Workshop Overview

- Background on Conservation Futures
- Overview of 2019 process
- Funding source policies
- Application evaluation criteria
- Application review
Conservation Futures Tax Levy (CFT)

• Washington State-authorized property tax to conserve open space lands (RCW 84.34)

• King County was the first county to levy CFT in 1982

• CFT funds have preserved >100,000 acres in rural and urban King County
CFT Advisory Committee

• 16 members appointed by King County Council
• Review applications
• Funding recommendation report to King County Executive and Council

King County program coordinator

www.kingcounty.gov/CFT
## Overview of 2019 Process

<table>
<thead>
<tr>
<th>Timing</th>
<th>Action</th>
</tr>
</thead>
<tbody>
<tr>
<td>January</td>
<td>Announce application round for ~$40 million in CFT funding</td>
</tr>
<tr>
<td>March 6</td>
<td>Applications due</td>
</tr>
<tr>
<td>March-April</td>
<td>Project site visits</td>
</tr>
<tr>
<td>May-June</td>
<td>CFT Committee decision-making</td>
</tr>
<tr>
<td>July 1</td>
<td>Committee submits funding recommendation report to Executive &amp; Council</td>
</tr>
<tr>
<td>By end of 2019</td>
<td>Council approval of funding</td>
</tr>
</tbody>
</table>
Conservation Futures application process

Applications are due Wednesday, March 6, 2019, for King County Conservation Futures tax levy (CFT) funds. (Note: Spanish and Somali translations are available below).

King County anticipates having more than $40 million in funding to award to projects in 2019, due to the availability of bond-backed funds in addition to annual collections. Applications will be reviewed by the King County Conservation Futures Committee including field trips to each site in March & April. The Committee will make funding recommendations to the King County Executive and Council by July 1, and funding awards will be made by King County Council in the fall.

Conservation futures dollars can fund the purchase of open space lands such as natural areas, urban green spaces, passive parks, regional trails, farms, and forests. CFT project sites can be used for low-impact passive recreational activities, including hiking, walking, open play, riding bikes or horses on dispersed trails, picnicking, and gardening. CFT awards can be made to governmental agencies and qualified nature conservancy or historic preservation non-profits (non-governmental groups or individuals may apply but have to work in partnership with a governmental agency or nonprofit to carry out a project). Refer to the “Program Manual” for guidance.

Typically, CFT requires a dollar in match for each dollar of CFT awarded. This year, open space acquisition projects in the most underserved areas of the county referred to as ‘equity areas’ or ‘opportunity areas’ may seek a match waiver (a match waiver means that CFT could pay 100% of eligible acquisition project costs). Applicants need to demonstrate engagement and collaboration with the community, and submit two letters of support. Applicants seeking a match waiver must contact the CFT coordinator to discuss eligibility and receive a data report on the property.

Please review the following documents.

- CFT Application for 2019 (due March 6, 2019)
- Schedule for 2019
- Application Evaluation Criteria
- Program Manual
- CFT Outreach Flyer

There are three optional workshops for applicants and interested parties.
Who Can Apply For & Receive CFT Dollars?

• County code allows anyone to apply
• However, state statute limits the awards of CFT dollars only to the following parties:
  • County
  • Cities or towns
  • Metropolitan park districts or municipal corporations
  • Eligible nonprofits (with 501c3 tax exempt status):
    • historic preservation corporations
    • nature conservancy corporations
What Lands Can be Purchased with CFT Dollars?

By RCW 84.34 definition, open space lands would:

- conserve or enhance natural or scenic resources
- protect streams or water supply
- promote conservation of soils, wetlands, beaches, or tidal marshes
- enhance the value to the public of abutting or neighboring parks, forests, wildlife preserves, nature reservations, sanctuaries, or other open space
- enhance recreation opportunities
- preserve historic sites
- preserve visual quality along highway, road, and street corridors or scenic vistas
- retain urban open spaces
- preserve farm and agricultural land
What Interests Can be Purchased with CFT Dollars?

Eligible property interests that can be purchased include:

- Fee
- Conservation easement
- Development rights
- Other similar rights to conserve open space values
- Entire parcels or portions of parcels
Allowable Uses

Low-impact, passive recreational uses include

• hiking
• walking
• open play
Allowable Uses

Low-impact, passive recreational uses include

- gardening
- picnicking
- nature viewing
Allowable Uses

Low-impact, passive recreational uses include

• horseback riding
• mountain biking on dispersed trails
• fishing
15% limit

15% of the site may be developed or maintained with non-vegetative impervious surfaces

Trail surfaces are not subject to this limit, whether paved or soft-surface
15% Limit

Development in support of low-impact passive recreation is allowed, subject to the 15% limit, such as:

- parking lots/parking areas
- trailheads
- kiosks
- restrooms
- picnic tables
- picnic shelters
Incompatible Uses

Incompatible uses requiring intensive infrastructure, development, programming include:

- ballfields
- golf course
- disc golf course
- playground*
- mountain biking park with a high density of trails and/or constructed course features
- dedicated equestrian training area with constructed course features
Using CFT on a Portion of a Site

CFT can help fund purchase the eligible portion of the site.

Application may exclude a portion of site that is proposed for uses that are incompatible with CFT funding. Funds spent here don’t count toward CFT match.
Eligible Costs

• Purchase price for land/property interests
• Associated costs: title, appraisal, closing costs, real estate taxes, environmental assessment, etc.
• Staff, legal, and administrative costs

*CFT does not fund development or maintenance costs
*No prior authorization needed if spending funds prior to application or award
Invasive weeds in your open space?
Get help from the Healthy Lands Project!

• Starting in 2019, King County’s HeLP provides invasive weed control for new open space
  • For properties to be purchased through CFT
  • Anywhere in King County including cities
  • No cost for services

• After weeds are controlled, HeLP will assist with planning for long-term stewardship

• Conservation is good, but conservation with stewardship is even better!

HeLP is a project of the King County Noxious Weed Control Program. For information, contact Steve Burke, steven-j.burke@kingcounty.gov. To learn about invasive weeds, visit kingcounty.gov/weeds.
Matching Funds

Dollar-for-dollar match requirement, e.g.:
• $200,000 total project cost
• $100,000 of match + $100,000 of CFT

Match may consist of
• cash
• cash value of other open spaces acquired within the previous two years
• land trades valued by an appraisal

match property should be linked to the land under application, and meet CFT policies
Match Waiver: Equity/Opportunity Area Projects

Match waiver:
• CFT pays 100% of eligible acquisition costs

Purpose
• Add open space in the most underserved parts of the county, where past history of inequities, discrimination, and limited regional investment – including investment in open space – is evident today
• Help eliminate disparities in access to public open spaces and trails in communities with the greatest and most acute needs
Match Waiver: Two Methods to Qualify

Method #1. Areas within King County that meet all three of the specified criteria listed below qualify as being in an open space equity area:

a. **INCOME**: areas located in a census tract in which the median household income is in the lowest one-third for median household income for census tracts in King County;

b. **HEALTH**: areas located in a census tract in which hospitalization rates for asthma, diabetes, and heart disease are in the highest one-third for census tracts in King County; and

c. **OPEN SPACE ACCESS**: for areas within the Urban Growth Boundary, do not have a publicly owned and accessible park within one-quarter mile of a residence, or for areas outside the Urban Growth Boundary that do not have a publicly owned and accessible park within two miles of a residence.
Draft map of Method #1 criteria, available at: [http://kingcounty.gov/land-conservation](http://kingcounty.gov/land-conservation)
Click sidebar:
“Learn more about the LCI’s Equity Focus”
Match Waiver: Two Methods to Qualify

Method #2. Areas where the project proponent(s) can demonstrate, and the CFT Committee determines, that the following apply:

a. **OPEN SPACE ACCESS**: residents living in the area experience *disproportionately limited access to public open spaces*

as well as

b. **OTHER FACTORS**: demonstrated hardships such as, but not limited to, chronic low incomes, persistent poor health, or high rates of utilization of free and reduced price school meals.
Match Waiver: Data Report

#1. DOES PROPERTY MEET ALL 3 SPECIFIED CRITERIA?

<table>
<thead>
<tr>
<th>Criterion</th>
<th>Is criterion met?</th>
<th>How is criterion met?</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Income</td>
<td></td>
<td></td>
<td>Criterion is met if household income in census tract is within the lowest 1/3 of all census tracts in King County. (source: American Community Survey) The percentile data can be interpreted as follows: - 0-33rd percentiles indicate lower level of income - 34-66th percentiles indicate middle level of income - 67-100th percentiles indicate higher level of income</td>
</tr>
<tr>
<td>Hospitalization Rates</td>
<td></td>
<td></td>
<td>Criterion is met if hospitalization rates for asthma, diabetes, and heart disease are within the highest 1/3 of all census tracts in King County (source: King County Public Health) The percentile data can be interpreted as follows: - 0-33rd percentiles indicate lower level of hospitalization rates - 34-66th percentiles indicate middle level of hospitalization rates - 67-100th percentiles indicate higher level of hospitalization rates</td>
</tr>
<tr>
<td>Access to Open Space</td>
<td>N/A</td>
<td></td>
<td>Criterion is met if there is no publicly accessible open space within ¼ mile in an urban area (source: composite layer of park &amp; open space data)</td>
</tr>
</tbody>
</table>

Mandatory: If seeking match waiver, contact CFT Program Coordinator for data report

#2. ADDITIONAL RELEVANT CRITERIA WITH READILY AVAILABLE DATA

Applicant can use data results from the following criteria alongside results in #1 to provide other relevant information in the application.

<table>
<thead>
<tr>
<th>Criterion</th>
<th>Data Point</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>% Households At or Below 200% of the Federal Poverty Level</td>
<td></td>
<td>Percentile indicates how the percentage of households at or below 200% of the federal poverty level in this census tract compares to all other census tracts in King County (source: American Community Survey) The percentile data can be interpreted as follows: - 0-33rd percentiles indicate lower level of occurrence of poor households - 34-66th percentiles indicate middle level of occurrence of poor households - 67-100th percentiles indicate higher level of occurrence of poor households</td>
</tr>
<tr>
<td>Utilization Rate of Free &amp; Reduced Price School Meals</td>
<td></td>
<td>Percentile indicates how the utilization of free &amp; reduced price school meals for an elementary school compares to that of all other elementary schools in King County. (Note: data set is available for elementary schools; attendance areas for those schools are not readily available at this time; instead we mapped geographic adjacency of parcels to elementary schools to produce results.) (source: Washington Office of Superintendent of Public Instruction) The percentile data can be interpreted as follows: - 0-33rd percentiles indicate lower level of use of subsidized meals - 34-66th percentiles indicate middle level of use of subsidized meals - 67-100th percentiles indicate higher level of use of subsidized meals</td>
</tr>
<tr>
<td>Average Life Expectancy</td>
<td></td>
<td>Percentile indicates how the average life expectancy for this health reporting area (HRA) compares to that of all other HRAs in King County (HRAs are larger than census tracts) (source: King County Public Health) The percentile data can be interpreted as follows: - 0-33rd percentiles indicate lower level of life expectancy - 34-66th percentiles indicate middle level of life expectancy - 67-100th percentiles indicate higher level of life expectancy</td>
</tr>
</tbody>
</table>
### #3. ADDITIONAL RELEVANT SOURCES OF INFORMATION

Applicant can use data from sources such as, but not limited to, those identified below alongside results provided in this report for #1 and #2 to provide other relevant information in the application. Applicants can also draw on data sources other than these.

<table>
<thead>
<tr>
<th>Criterion</th>
<th>Source</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>School Health Data</td>
<td><a href="https://www.doh.wa.gov/DataandStatisticalReports/DataSystems/HealthyYouthSurvey/DataRequest">https://www.doh.wa.gov/DataandStatisticalReports/DataSystems/HealthyYouthSurvey/DataRequest</a></td>
<td>Washington State Department of Health “Healthy Use Survey,” Individuals may be able to request their neighborhood school data.</td>
</tr>
<tr>
<td>School Demographics &amp; School Languages</td>
<td><a href="http://reportcard.ospi.k12.wa.us/DataDownload.aspx">http://reportcard.ospi.k12.wa.us/DataDownload.aspx</a></td>
<td>WA Office of Superintendent of Public Instruction (OSPI). Individuals may be able to request or find their neighborhood school data.</td>
</tr>
<tr>
<td></td>
<td><a href="http://www.k12.wa.us/DataAdmin/default.aspx">http://www.k12.wa.us/DataAdmin/default.aspx</a></td>
<td></td>
</tr>
<tr>
<td>Exposure to Pollutants</td>
<td><a href="https://www.epa.gov/655200/what-655200">https://www.epa.gov/655200/what-655200</a></td>
<td>Environmental Protection Agency “EI Screen” (EI = Environmental Justice). Compiles data for pollutant exposure.</td>
</tr>
<tr>
<td>Renter Density</td>
<td><a href="https://factfinder.census.gov/faces/tableservices/jsf/pages/productview.xhtml?pid=ACS_17_1YR_S17028&amp;proptype=table">https://factfinder.census.gov/faces/tableservices/jsf/pages/productview.xhtml?pid=ACS_17_1YR_S17028&amp;proptype=table</a></td>
<td>American Community Survey data on owner/renter occupied.</td>
</tr>
<tr>
<td>RCO Match Reduction</td>
<td><a href="https://www.rco.wa.gov/grants/MatchReduction.sh.html">https://www.rco.wa.gov/grants/MatchReduction.sh.html</a></td>
<td>Match reduction eligibility for a state-wide grant program. See Interactive Map to view data for your area. RCO Match Reduction information does not correlate with qualifying for a CFT match waiver.</td>
</tr>
<tr>
<td></td>
<td><a href="https://svi.cdc.gov/factsheet.html">https://svi.cdc.gov/factsheet.html</a></td>
<td>CDC’s Social Vulnerability</td>
</tr>
</tbody>
</table>
Match Waiver: Mechanism

Application:
• Request equity/opportunity area determination based on data report or supplemental information.
• Make a case in application on supplemental form

Review:
• CFT Committee reviews application and data report, and applicant presents at a site visit.

Determination:
• CFT Committee determines whether project is in an equity area
  If so, project may be eligible for match waiver if funded
• CFT funding recommendation based project merits
# 2019 Funding Availability

>$40 million in Conservation Futures

<table>
<thead>
<tr>
<th>Funding Type</th>
<th>Availability</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Annual funding</td>
<td>Available end of the 4th quarter 2019</td>
<td>$17-18 million</td>
</tr>
<tr>
<td>Bond-backed funding</td>
<td>Available ~4th quarter 2019 (still TBD)</td>
<td>$24 million</td>
</tr>
</tbody>
</table>
What Makes a Competitive Bond Project?

• Acquisition can occur late 2019 or early 2020

• Transaction is highly likely to be successful

• Match is secured (or match waiver)

• Properties purchased in fee cannot be leased or sold to a private party
  
  o standard easements/TDR/farm covenants are OK
Disbursing CFT Funds

Agreements required prior to disbursing awards:

• Cities
  • Interlocal Cooperation Agreement
  • Amendments for each subsequent award
  • New streamlining amendment available

• Non-profits
  • Grant agreements

Funding can be disbursed at completion of project or incrementally once agreement is in place, e.g.:

• CFT funds placed in escrow for closing
• Progressive reimbursement as funds expended (invoices for title, appraisal, environmental assessment, etc.)
Application Evaluation Criteria

- Projects may meet some or all criteria
CRITERIA

1. OPEN SPACE RESOURCES
A. WILDLIFE HABITAT OR RARE PLANT RESERVE

• General habitat value, plant communities
• Relationship to larger systems or corridors
• If possible, identify key species (noting common vs. rare)
B. SALMON HABITAT AND AQUATIC RESOURCES

- Freshwater, estuary or marine
- Quality, condition of property
- Quality of basin, linkage to broader system
- Restoration needs
Bear Creek – Redmond

Longfellow Creek Addition - Seattle
C. SCENIC RESOURCES

Provide visual relief, often in an urban setting

Protect the following:

- **Viewpoint**: opportunity or setting to allow for viewing a scenic natural or cultural resource

- **View corridor**: prevention of a blocked view, foreground view corridors

- **Scenic resource**: The area being viewed.
Leschi Natural Area Addition - Seattle

Dairies in King County – King County

Clark Lake - Kent

Clark Lake - Kent
D. COMMUNITY SEPARATOR

- Natural land areas
- Define regional form, separate neighborhoods, communities, cities, counties, or waterways
- Scaled benefits: benefit increases with broader local or regional impact
Lower Green River APD - King County
Enumclaw Forested Foothills - King County
West Duwamish Greenbelt - Seattle

North Bend – Partnering for a Park
E. HISTORIC / CULTURAL

- Land only, not structure
- Historic: eligible for or designated on a local, State or Federal historic register
- Areas of cultural or tribal significance
F. URBAN PASSIVE – USE /
NATURAL AREA / GREENBELT

- Must be in Incorporated City or designated urban in unincorporated King County
- Priority based in part on size
- May contribute to larger green space
- Access to major water bodies also a priority
G. PARK, OPEN SPACE, OR NATURAL CORRIDOR ADDITION

- Property adjacent to or integrally linked to a park or open space system
- Meaningful contribution to the open space
- Critical links or inholdings highest priority
Kubota Gardens Addition - Seattle
H. PASSIVE RECREATION IN AREA WITH UNMET NEEDS

- Hiking, walking, biking, gardening, passive-use children’s play or nature viewing
- Need may be demonstrated in an adopted GMA-compliant plan
Duwamish River Habitat Corridor – Tukwila
I. PROJECTS THAT SEEK TO REDRESS HISTORIC DISPARITIES IN ACCESS TO OPEN SPACE IN EQUITY/OPPORTUNITY AREAS

New criterion for 2019

• Is project determined to be in equity/opportunity area?
• Does applicant provide evidence of community engagement and support?
Delridge Wetlands – Seattle
CRITERIA

2. ADDITIONAL FACTORS
A. EDUCATIONAL / INTERPRETIVE OPPORTUNITY

- Setting for meaningful education or interpretation of natural, historic, or cultural resources
- Access and availability is important
- Unique resource in King County area is a priority
Mercer Slough - Bellevue

South Park Plaza - Seattle

Shadow Lake Bog
B. THREAT OF LOSS OF OPEN SPACE RESOURCES

• How would the open space resources be harmed if the property is not acquired?

• Could off-site activities harm this property?

• Status of development permits, SEPA, etc: proposed, applied-for, or approved?
Cougar/Squak Corridor – King County
Wayne Golf Course – Bothell/King County
C. FEASIBILITY: OWNERSHIP COMPLEXITY, WILLING SELLER(S) & COMMUNITY SUPPORT

• How many property owners are there?
• Have the property owners been contacted?
• What is their level of interest?
• Do neighbors / communities support the proposal?
D. PARTNERSHIPS

- Public or private partnerships encouraged
- Includes volunteer efforts, provision of allowable facilities, stewardship, restoration, community outreach and education, etc.
Judd Creek – King County
Puget Ridge Edible Park’s mission is to increase the availability of locally grown, organic seasonal food for the residents of Puget Ridge neighborhood. Puget Ridge is part of an area of eastern West Seattle underserved by grocery stores and known as a “food desert” — any area in an urban setting where healthy, affordable food is difficult to obtain. The edible park is completely free to help garden in and harvest from!
OPPORTUNITIES FOR EXPANDED HABITAT ENHANCEMENT

Chinook Wind – King County/Tukwila
E. PROPERTY IDENTIFIED IN AN ADOPTED PLAN

- Comprehensive, park, natural resource, or other types of plans
- Identify, but do not include the plan(s)
FINAL
LAKE WASHINGTON/CEDE/SAMMAMISH WATERSHED (WRIA 8)
CHINOOK SALMON CONSERVATION PLAN

VOLUME I    JULY 2005

CITY OF KENT
PARK & OPEN SPACE PLAN 2016

Bellevue Parks & Open Space System Plan 2016
F. TRANSFERABLE DEVELOPMENT RIGHTS (TDR) PARTICIPATION

• TDR program must be adopted
• Property is a designated sending site; or
• Property is in designated receiving area
• How will project further TDR program goals?
Regional TDR Partnerships - King County
CRITERIA

3. STEWARDSHIP / MAINTENANCE

• How will the property be stewarded / maintained?
• Volunteer stewardship opportunities?
• Funding availability?
Taylor Creek Restoration - King County
Dakota Homestead – in Seattle
CRITERIA

4. REGIONAL SIGNIFICANCE

(Committee Recommends)

- Demonstrable regional visibility, use, ecological, cultural, historical, or other natural resource significance
- Visibility from park or public right-of-way
- Number of visitors
- Unique or highly important resource
5. MATCHING FUNDS

- Availability of matching funds (except for equity/opportunity area projects)
Application Review
CONSERVATION FUTURES TAX LEVY (CFT) APPLICATION FOR FUNDS
INSTRUCTIONS AND CONDITIONS
(Do not submit these two pages with the application)

APPLICATION INSTRUCTIONS

GENERAL INFORMATION
1. Please review these two pages of instructions and conditions. Please also review the following two documents
   (visit www.kingcounty.gov/CFT, see CFT application process sidebar):
   a. “Application Evaluation Criteria”
   b. “Program Manual”
2. All applicants must complete Pages 1 through 6 of this application. There are two supplemental forms:
   a. Supplemental Form #1: Equity/Opportunity Area Determination. Please only complete this form if you believe your project would provide open space in the most underserved parts of the county.
      Please review the first page of Supplemental Form #1 for more information. Mandatory: If seeking equity/opportunity area determination, contact Ingrid Lundin to discuss and obtain a data report.
   b. Supplemental Form #2: Non-Governmental Applicants. Please only complete this form if you are a non-governmental group or individual submitting an application.
3. Applications are due at 4 PM Wednesday, March 6, 2019, submitted in hard copy and by email as follows.
   a. Hard copy submittal: submit 20 copies of the application form and attachments, stapled and three-hole-punched. Send to: Ingrid Lundin, 201 S. Jackson St., Suite 600, Seattle, WA 98104.
   b. Electronic copy submittal: Email Ingrid.Lundin@kingcounty.gov with the following information. If submitting multiple project applications, please send one email per project.
      i. Electronic copy of application and all attachments.
      ii. Identify the site visit location for your project (specific address and/or location description).

MAP GUIDANCE
1. A site map and a location map are required. One additional attachment will be accepted (e.g., site photo).
2. 8 1/2” x 11” paper is preferred; 11 x 17” paper is acceptable if folded and stapled in application.
3. Site Map Guidance:
   a. Use aerial photo base layer.
   b. Preferred colors/shading:
      i. RED OUTLINE: Parcels that are current funding targets in project scope. Label with parcel numbers. Add diagonal stripe pattern for parcels where you know you will seek only an easement.
      ii. YELLOW OUTLINE: Future funding targets (not for current funding request)
      iii. GREEN SHADING: Existing nearby public open spaces. Please label park names or ownership.
   c. Consider showing nearby parcels funded in recent CFT awards which are not yet acquired.
   d. Show and label relevant features such as streams and lakes, roads, cities, urban growth boundary.
   e. If applicable, show location of proposed site development (e.g., parking) or site restoration.
4. Location Map Guidance:
   a. Show approximately a five-mile radius around the proposed acquisition.
   b. Show proposed acquisition targets, public open spaces, regional trails, colors as described above.
   c. Show relevant features such as streams and lakes, major roads, cities, urban growth boundary, agricultural or forest production district boundaries.

GENERAL CONDITIONS
1. Properties eligible for funding from CFT collections must meet the definitions of open space lands under RCW 84.34.020 and meet CFT Application Evaluation Criteria.
CONSERVATION FUTURES TAX LEVY (CFT) APPLICATION FOR FUNDS
INSTRUCTIONS AND CONDITIONS

(Do not submit these two pages with the application)

2. Project applications may include one or more parcels of land. Proposed acquisitions may include fee simple or less than fee acquisitions such as conservation easements.

3. Future use of the property is restricted to low impact, passive-use recreation. This means that development of facilities to support organized/structured athletic activities such as ballfields, courts, and gyms is not allowed. Future use is further limited to non-motorized use, except as is necessary for maintenance or staging areas, including entrance roads and parking to provide public access while protecting open space resources.

4. A maximum of 15% of the total surface area of a proposed acquisition project may be developed or maintained with non-vegetative impervious surfaces, if shown necessary to provide for public use while protecting open space resources. Trail surfaces (soft-surface and paved) are not included in the calculation of this restriction. This restriction may be waived in instances where the King County Council determines, after requesting a recommendation from the King County Conservation Futures Advisory Committee, that parking or other staging areas are necessary for the use of the site and will exceed the 15% limit, e.g., scenic viewpoints.

5. CFT project funds must be expended within two years of approval by King County Council. Unspent funds may be reallocated to a previously approved project or to a new project, unless applicant demonstrates to the CFT Committee a compelling reason for continuance of CFT project funding beyond the two-year limit.

MATCHING FUNDS

Except for projects in equity/opportunity areas as defined in KCC 26.12.003 E and discussed below, a recipient of CFT funding must commit to providing a matching contribution of no less than the amount of CFT funds awarded to the project before conservation futures tax funds are reimbursed. Eligible matching fund sources include:

- Cash
- Land trades with a valuation verified by MAI (Member of the Appraisal Institute) appraisal
- The cash value, excluding King County Conservation Futures contributions, of other open spaces acquired within the previous two years and not already used as match for CFT projects
- Land trades and cash value properties should be linked to the property under application, and meet conservation futures general conditions above

Projects in equity/opportunity areas may be eligible to receive CFT funds for the entire project cost without providing match dollars. KCC 26.12.003 E establishes two ways by which a property may qualify as being in an equity/opportunity area.

1. The project meets all three of the following specified criteria:
   (a) “areas located in a census tract in which the median household income is in the lowest one-third for median household income for census tracts in King County;”
   (b) “areas located in a census tract in which hospitalization rates for asthma, diabetes, and heart disease are in the highest one-third for census tracts in King County;” and
   (c) “for areas within the Urban Growth Boundary, [that] do not have a publicly owned and accessible park within one-quarter mile of a residence, or for areas outside the Urban Growth Boundary[] that do not have a publicly owned and accessible park within two miles of a residence.”

2. Alternatively, a project may qualify if “the project proponent or proponents can demonstrate, and the citizen oversight committee determines, that residents living in the area experience disproportionately limited access to public open spaces as well as demonstrated hardships such as, but not limited to, chronic low incomes, persistent poor health, or high rates of utilization of free and reduced price school meals.”

The CFT Committee will make a determination as to whether the project meets equity/opportunity area criteria and qualifies for match-free funding. The Committee will then determine whether to recommend to King County Council that the project receive a CFT funding award.
CONSERVATION FUTURES TAX LEVY (CFT) 
APPLICATION FOR 2020 FUNDS

<table>
<thead>
<tr>
<th>Project Name:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Applicant Jurisdiction:</td>
</tr>
</tbody>
</table>

| If applicable, Open Space System Name: |
| (Only if applicable, the name of a larger connected system, such as Cedar River Greenway, Mountains to Sound, a Regional Trail, etc.) |

| Proposed Project Acreage: |
| (Identify the acreage targeted under this year’s funding request) |
| CFT Funding Request: |
| (Dollar amount of CFT award requested) |

| Total Project Acreage: |
| (Estimate total acreage at project completion for multi-year projects) |
| KC PL Funding Request: |
| (King County Projects Only. Dollar amount of KC Parks Levy requested) |

Type of Acquisition(s): □ Fee Title  □ Conservation Easement  □ Other:

King County Council District in which project is located:

CONTACT INFORMATION

| Contact Name: |
| Phone: |
| Title: |
| Email: |
| Address: |
| Date: |

SECTION 1. PROJECT SUMMARY

*In the space below, provide a brief description of the project. Please reference how the targeted parcels are significant individually, and (if relevant) as part of a larger open space system, reach, or watershed.*
SECTION 2. OPEN SPACE RESOURCES

Before answering Sections 2 & 3, please review “King County Conservation Futures (CFT) Application Evaluation Criteria.” Please mark the checkbox for each criterion that applies to the parcels that are current funding targets. Then briefly describe in the space below how the proposed acquisition satisfies each marked criterion. Consider, if applicable, both the landscape and individual parcel level.

☐ A. Wildlife habitat or rare plant reserve  ☐ F. Urban passive-use natural area/greenbelt
☐ B. Salmon habitat and aquatic resources  ☐ G. Park/open space or natural corridor addition
☐ C. Scenic resources  ☐ H. Passive recreation opportunity/unmet needs
☐ D. Community separator  ☐ I. Equity/opportunity area projects that seek to redress historic disparities in access to open space
☐ E. Historic/cultural resources

I. OPEN SPACE RESOURCES

Please review the attached evaluation criteria. For the proposed acquisition parcel(s), please mark those criteria that apply and thoroughly, yet succinctly, describe in the space below how the proposed acquisition satisfies each marked criterion. Please clearly describe how these criteria might be met at a landscape level, and how they apply to individual parcels. If restoration is part of the plan, please briefly describe the current condition and the hoped for restored condition that is the goal of the acquisition.

A. Habitat benefit: Moss Lake Natural Area is extremely valuable from an ecological standpoint. The lake and associated bog and wetland comprise a rare habitat in King County, and the relatively unaltered nature of the area make it a unique resource. In addition, the surrounding upland forest provides valuable wildlife habitat. Several King County species of concern, including bald eagle, Varus’s swift, red-tailed hawk, painted woodpecker, hunched salmon, western toad and Diller’s ground squirrel. The proposed acquisition is just to the north of Moss Lake Natural Area and provides many of the same habitat benefits as the natural area.

G. Park/open space or natural corridor addition: The proposed acquisition would be added to the Moss Lake Natural Area. It also fills a gap in the landscape of public lands between the Markleberly State Forest owned and managed by Washington Department of Natural Resources.

H. Passive recreation opportunity/unmet needs: This area of King County is seeing a rapid increase in recreation including hiking, mountain biking and horseback riding. Washington Department of Natural Resources received a grant for recreation planning in the area and King County Parks is a partner in that effort. Likely the planning will result in development of new access points and trail connections.

Moss Lake Natural Area has a moderate amount of public use including hiking, horseback riding and mountain biking. The Markleberly State Forest to the north is an increasingly popular destination for recreation. The proposed acquisition is owned by a private timber company that allows public use by permit only. There are some existing trails on the property.
SECTION 3. ADDITIONAL FACTORS

Please mark the checkbox for each criterion that applies to the parcels that are the current funding targets. Then briefly describe in the space below how the proposed acquisition satisfies each marked criterion.

☐ A. Educational/interpretive opportunity
☐ B. Threat of loss of open space resources
☐ C. Feasibility: Ownership complexity/willing seller(s)/community support
☐ D. Describe any public or private partnerships that will enhance this project
☐ E. Is the property identified in an adopted park, open space, comprehensive, or community plan?
☐ F. Transferable Development Rights (TDR) participation

2. ADDITIONAL FACTORS

For the proposed acquisition parcels, please mark all criteria that apply and thoroughly, yet succinctly, describe in the space below how the proposed acquisition satisfies each marked criterion.

A. Educational opportunity: The proposed acquisition has opportunities for environmental education about hydrology and forest ownership. Because it has been managed as industrial timberland, there are different stages of forest growth as well as protected areas. The University of Washington College of the Environment has been involved in developing a forest ownership plan for Moon Lake Natural Area and will consider this property as a potential addition for future management.

B. Threat of loss of open space resources: While there is no development potential remaining on the proposed acquisition, the property is intensively managed for as industrial timberland. King County would manage the land with the intent to improve wildlife habitat and forest resiliency.

C. Ownership: King County has recently engaged with Campbell Global, a company that represents the landowner of the Schoonover Tree Farm. King County is interested in additional acquisitions in the tree farm. The landowner is willing to engage in discussions with King County on a limited basis and has agreed to suspend any parcel and receive an offer.

D. Public/private partnerships: There is an active Parks’ Ambassador at Moon Lake Natural Area. The Mountains to Sound Greenway Trust has been a long-time partner in this area and has been an active partner with the surrounding public land agencies in securing grants for land acquisition and restoration projects.

E. Adopted plans: This project has been identified in a process by the Mountains to Sound Greenway Trust known as “Stewardship Connections”. The Moon Lake Natural Area Stewardship Guidelines provide information about this parcel.
SECTION 4. PARCEL DETAILS

A. Please provide information about the parcels that are current and future funding targets.

i. **Parcels that are Current Funding Targets** - i.e., those parcels which would be acquired with requested funding, shown in red on your maps. Find this information on Assessor’s Report/Property Details accessed through King County iMAP (https://gismaps.kingcounty.gov/iMap/). Add more rows if needed.

<table>
<thead>
<tr>
<th>Parcel Number (do not use hyphen, e.g., 1234567890)</th>
<th>Acreage</th>
<th>Zoning ²</th>
<th>Assessor’s “Appraised Land Value” ³</th>
<th>Assessor’s “Appraised Improvements Value”</th>
<th>Estimated Cost to Purchase Desired Property Interest</th>
<th>Property Interest Sought (fee, easement, or TBD)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

ii. **Future Funding Targets** - i.e., those parcels shown in yellow on your maps. Please list the parcel numbers here (no additional information needed):

B. How did you estimate the cost to purchase parcels? (e.g., appraisal, estimate from assessor’s values, etc).

C. Are any parcels are enrolled in the Current Use Taxation program (a voluntary conservation program)? ⁴

² Please explain what the zoning designation means if you don’t think it would be evident to the committee.
³ Parcels enrolled in Current Use Taxation for “Forestry” may not have a valid “appraised land value” or acreage.
⁴ Visit www.kingcounty.gov/incentives, and use the “Interactive Map” to check enrollment for your target parcel(s).
SECTION 5. PROPERTY USE, STEWARDSHIP, AND MAINTENANCE

A. What is the intended future use of the property (e.g., passive recreation, habitat restoration, timber management, agricultural production)? Will this land be available for public use?

B. How will the property be stewarded and maintained, and using what funding? Does the property lend itself to volunteer stewardship opportunities or community participation?

C. What are the biggest challenges you anticipate in managing this site?

D. Will you be purchasing and demolishing any structures on the target parcel(s)? Explain why this is necessary.

E. Do you intend to reserve any part of the site for non-CFT-eligible activities, such as more intensive recreation or retaining a structure on a fee purchase? (Funds used for that purchase can’t count as CFT match.)
SECTION 6. PROJECT BUDGET

Please provide budget information for the parcels that are the current funding targets.

**FUNDING REQUEST**

<table>
<thead>
<tr>
<th>DESCRIPTION</th>
<th>REQUESTED AMOUNT</th>
</tr>
</thead>
<tbody>
<tr>
<td>CFT Funding Request</td>
<td>$</td>
</tr>
<tr>
<td>KC Parks Levy (PL) Request <em>(for county projects only)</em></td>
<td>$</td>
</tr>
<tr>
<td>Total Funding Request</td>
<td>$</td>
</tr>
</tbody>
</table>

**TOTAL CFT PROJECT COSTS**

<table>
<thead>
<tr>
<th>PROJECT COSTS</th>
<th>ESTIMATED DOLLAR AMOUNT OR RANGE</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total property interest value</td>
<td></td>
</tr>
<tr>
<td>Title and appraisal work</td>
<td></td>
</tr>
<tr>
<td>Closing, fees, taxes</td>
<td></td>
</tr>
<tr>
<td>Relocation costs</td>
<td></td>
</tr>
<tr>
<td>Hazardous waste reports</td>
<td></td>
</tr>
<tr>
<td>Directly related staff, administration and legal costs</td>
<td></td>
</tr>
</tbody>
</table>

*Only if applicable:* Value of land used as match

5 If you are providing cash match, ignore this instruction. If your match consists of a land trade or the cash value of recent open space purchases, please reflect the match property’s estimated value in the “Value of land used as match” row. Your “Total Estimated Project Costs” will include this match property’s estimated value.
FUNDING/MATCH TABLE

Please document the sources of match that you have secured, or intend to seek, towards the parcels that are the current funding targets. If you don’t yet have match secured, please note how you plan to obtain it.

If you seek a match waiver (based on equity/opportunity area determination), please write “Match Waiver Requested” in table below and complete Supplemental Form #1: Equity/Opportunity Area Determination.

<table>
<thead>
<tr>
<th>CFT FUNDING</th>
<th>Date Funding Secured</th>
<th>Dollar Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>CFT Funding Request</td>
<td>Date Funding Secured</td>
<td>Dollar Amount</td>
</tr>
<tr>
<td>Past CFT Funding Available (i.e., funds remaining from past awards, to be spent on current target parcels)</td>
<td>Date Funding Secured</td>
<td>Dollar Amount</td>
</tr>
<tr>
<td>MATCH FUNDING SECURED Sources/Status:</td>
<td>Date Funding Secured</td>
<td>Dollar Amount</td>
</tr>
<tr>
<td>MATCH FUNDING STILL SOUGHT Sources/ Plan to obtain match?:</td>
<td>Date Funding Anticipated</td>
<td>Dollar Amount</td>
</tr>
</tbody>
</table>
SECTION 7. BOND FUNDING POTENTIAL (SPECIAL SECTION FOR 2019)

Projects applying in 2019 may be able to qualify for bond-backed Conservation Futures funds, in addition to annual awards. Criteria A through D below are factors that may make projects most competitive for bond funding. Mark the checkbox for each criterion that applies to the parcels that are the current funding targets, and briefly describe in the space below how the proposed acquisition satisfies each marked criterion. Please note, if necessary, whether certain parcels in your scope meet the criteria, but other parcels in your scope do not.

☐ A. Acquisition can occur in late 2019 or soon thereafter
☐ B. Transaction is highly likely to be successful
☐ C. Match is secured
☐ D. Property acquired in fee will not be leased or sold for private benefit (i.e., leased to a private party or surplusled. Note that acquisition of conservation easements, TDR easements, farm covenants where underlying fee remains in private ownership is generally acceptable.)
Guidance for Applicant

Complete this supplemental form only if you seek a determination of whether your project is in an equity/opportunity area. Please thoroughly review the guidance on this page to determine whether your project may qualify.

**Mandatory:** Contact CFT Program Coordinator to receive a data report on how the target parcel(s) meet certain criteria. Complete this form using the data report, but also feel free to share additional relevant information to make the case that your project is in an equity/opportunity area.

Key Information on Equity/Opportunity Areas and Match Waivers

This program is intended to apply to projects that would provide open space in the most underserved parts of the county, where past history of inequities, discrimination, and limited regional investment—including investment in open space—is evident today. The program is intended to help eliminate disparities in access to public open spaces and trails in communities with the greatest and most acute needs.

Properties that are determined by the CFT Committee to be in an equity/opportunity area may qualify for a match waiver if the project is awarded CFT funds (a match waiver means that CFT could fund 100% of the eligible acquisition costs). Determination that a project is in an equity/opportunity area and qualifies for match waiver does not mean that the project would receive CFT funding. The Committee’s funding recommendation will be based on further evaluation of the project’s merits. King County Council makes final funding determination.

There are two different methods to establish whether the project qualifies as being in an equity/opportunity area (based on King County Code 26.12.003 E), and thereby may be eligible to receive CFT funding for the entire project cost without providing match dollars.

Method #1 (evaluated in Question 1 below in this supplemental form)

The project meets all three of the following specified criteria:

A. “Areas located in a census tract in which the median household income is in the lowest one-third for median household income for census tracts in King County;”

B. “Areas located in a census tract in which hospitalization rates for asthma, diabetes, and heart disease are in the highest one-third for census tracts in King County; and”

C. “For areas within the Urban Growth Boundary, [that] do not have a publicly owned and accessible park within one-quarter mile of a residence, or for areas outside the Urban Growth Boundary[] that do not have a publicly owned and accessible park within two miles of a residence.”

Method #2 (evaluated in Question 1 in this supplemental form)

If the project does not qualify under Method #1, it may qualify if:

“the project proponent or proponents can demonstrate, and the citizen oversight committee determines, that residents living in the area experience disproportionately limited access to public open spaces as well as demonstrated hardships such as, but not limited to, chronic low incomes, persistent poor health, or high rates of utilization of free and reduced price school meals.”

Equity/Opportunity Area proposals should have engagement and collaboration with community-based organizations and/or members of the community. Collaboration can be demonstrated through at least two letters of support and a description of community outreach held to date, or planned in the future. Proposals that demonstrate community support will be prioritized higher than those without demonstrated support.
If a project meets all three of the criteria below, then it qualifies as being in an equity/opportunity area and is eligible for a match waiver if project is recommended for CFT funding. Please indicate “yes” or “no” to each criterion below, and briefly describe how it meets that criterion (e.g., “this site’s census tract is in the 28th percentile of census tracts for income”).

<table>
<thead>
<tr>
<th>Does Project Meet These Criteria?</th>
<th>Yes</th>
<th>No</th>
</tr>
</thead>
<tbody>
<tr>
<td>1A. Located in a census tract in which the median household income is in the lowest one-third for median household income for census tracts in King County?</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Describe:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>1B. Located in a census tract in which hospitalization rates for asthma, diabetes, and heart disease are in the highest one-third for census tracts in King County?</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Describe:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>1C. For areas within the Urban Growth Boundary, that do not have a publicly owned and accessible park/open space within one-quarter mile of a residence, or for areas outside the Urban Growth Boundary, that do not have a publicly owned and accessible park/open space within two miles of a residence.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Describe (noting specifically what is the nearest open space &amp; how far away it is):</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
Instructions
If you answered “Yes” to all three criteria in Question 1, please skip Questions 2 and 3.
If you answered “No” to one or more of the criteria in Question 1, please answer Questions 2 and 3.

Question 2.
If a project does not meet all three of the criteria in Question 1, the CFT Committee may determine that projects qualify as being located in an equity/opportunity area if the project proponent can demonstrate limited open space access as well as other demonstrated hardships. Please share relevant information below.

2A. OPEN SPACE ACCESS. Do residents living in the area experience disproportionately limited access to public open spaces? (e.g. a freeway, major arterial, or river prevents access to nearby open spaces; the nearest open space is ½ mile away; etc)

2B. INCOME/ECONOMIC INFORMATION. You already reported on income data in Question 1A. Is there additional income information for the immediate area that the committee should consider? (e.g. federal poverty level, rate of utilization of free and reduced price school meals)

2C. HEALTH. You already reported on health data in Question 1B. Is there additional health information for the immediate area that the committee should consider?

2D. SOCIAL/DEMOGRAPHIC. Is there social or demographic information the Committee should consider? (e.g. % of population under 5; racial diversity; average life expectancy; diversity of languages spoken)

2E. Please briefly note any other information the Committee should consider, beyond what you presented above.
Question 3.
Please describe your community engagement and collaboration with community-based organizations and/or members of the community. Please provide at least two letters of support. If you have not engaged in such outreach, please describe your planned community outreach.

Question 4.
If the Committee determines that this project does not qualify as being in an equity/opportunity area, the Committee will need to know whether you still want to be awarded CFT funding for up to 50% of project costs, which would require a dollar-for-dollar match.

4A. If you do not qualify for a match waiver, do you want to be considered for a CFT award that would require a dollar-for-dollar match? Mark Yes or No. If you mark no, your project will only be recommended for CFT funding if you qualify for a match waiver.

<table>
<thead>
<tr>
<th>Yes</th>
<th>No</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Instructions
If you answered “Yes” to question 4A, please complete questions 4B and 4C.
If you answered “No” to question 4A, skip questions 4B and 4C. You are done with this supplemental form.

4B. If you answered “Yes” above, identify the reduced CFT funding amount you would seek only in the event that you don’t qualify for a match waiver. Typically that would represent 50% of your total project cost.

$ [suggested dollar amount]

4C. Describe what your strategy would be to raise the necessary matching funds.
### SUPPLEMENTAL FORM #2: NON-GOVERNMENTAL APPLICANTS

#### Guidance to Applicant
Complete this supplemental form only if you are a non-profit, community group, individual, or other type of non-governmental group applying for funds, to help provide information about your organization and determine eligibility for funding. Do not complete this form if you are applying from a governmental agency.

#### Key Information on Non-Governmental Applicant:
While community groups or individuals may submit applications, only two types of non-governmental entities may actually receive CFT funding to acquire property as based on state law:

- **nonprofit historic preservation corporation**: an organization which qualifies as being tax exempt under 26 U.S.C. section 501(c)(3) of the United States Internal Revenue Code of 1954, as amended, and which has as one of its principal purposes the conducting or facilitating of historic preservation activities within the state, including conservation or preservation of historic sites, districts, buildings, and artifacts. (RCW 64.04.130)

- **nonprofit nature conservancy corporation or association**: an organization which qualifies as being tax exempt under 26 U.S.C. section 501(c) (of the Internal Revenue Code) as it exists on June 25, 1976 and one which has as one of its principal purposes the conducting or facilitating of scientific research, the conserving of natural resources, including but not limited to biological resources, for the general public; the conserving of open spaces, including but not limited to wildlife habitat to be utilized as public access areas, for the use and enjoyment of the general public. (RCW 84.34.250)

#### 1. Nonprofit eligibility to receive CFT funding for acquisitions.

<table>
<thead>
<tr>
<th>Yes</th>
<th>No</th>
</tr>
</thead>
<tbody>
<tr>
<td>1A. Are you a nonprofit historic preservation corporation with 501(c) tax-exempt status?</td>
<td>□</td>
</tr>
<tr>
<td>1B. Are you a nonprofit nature conservancy corporation or association with 501(c) tax-exempt status?</td>
<td>□</td>
</tr>
<tr>
<td>1C. If you answered “No” to both 1A and 1B, are you applying in partnership with one of these two types of eligible nonprofits?</td>
<td>□</td>
</tr>
</tbody>
</table>

If you answered “Yes” to 1C, please describe how you are partnering with an eligible non-profit.

#### 2. Jurisdictional agency partnership.

<table>
<thead>
<tr>
<th>Yes</th>
<th>No</th>
</tr>
</thead>
<tbody>
<tr>
<td>2A. Does governmental agency of the jurisdiction in which your project is located know about your application?</td>
<td>□</td>
</tr>
<tr>
<td>2B. Does that government support your application?</td>
<td>□</td>
</tr>
<tr>
<td>2C. Are they willing to be a project partner and receive funding on your behalf?</td>
<td>□</td>
</tr>
</tbody>
</table>

Please describe your relationship with the governmental agency of the jurisdiction on this project:
SUPPLEMENTAL FORM #2: NON-GOVERNMENTAL APPLICANTS, continued

3. If you indicated above that you are not partnering with an eligible nonprofit or the jurisdictional government, how do you propose to make your project eligible to receive CFT funds?

4. Please help the Committee understand your organizational capacity. How long has your organization been in existence? What is your previous track record of success on similar projects? Do you have a project manager identified to successfully manage this property for the foreseeable future?

5. What long-term funding stream will pay for land management and maintenance, insurance, liability coverage, site development, and other costs associated with owning this land?

6. What would happen to this property if your organization ceased to exist? (e.g., is a CFT-eligible nonprofit identified as a successor in your articles of incorporation? Has the jurisdiction agreed to take ownership?)
Questions?

Additional Information:  
www.kingcounty.gov/CFT
Sidebar “CFT Application Process”

Contact Ingrid Lundin, CFT Program Coordinator  
(Ingrid.Lundin@kingcounty.gov or 206-477-4578)