



King County

K.C. Date Received \_\_\_\_\_

CONSERVATION FUTURES (CFT) 201<sup>4</sup> ANNUAL COLLECTIONS  
APPLICATION FOR FUNDS

PROJECT NAME Green River Trail Addition – Titus Pit #1

Applicant Jurisdiction(s): King County

Open Space System: Green River Valley and Green River Trail  
*(Name of larger connected system, if any, such as Cedar River Greenway, Mountains to Sound, a Regional Trail, etc.)*

Acquisition Project Size: 41.43 Acres CFT Application Amount: \$72,500  
*(Size in acres and proposed number of parcel(s) if a multi-parcel proposal)* *(Dollar amount of CFT grant requested)*

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

CONTACT INFORMATION

Contact Name: Robert Foxworthy Phone: 206-263-6206  
Title: Regional Trails Coordinator Fax: 206-263-6217  
Address: 201 S. Jackson Street, 7<sup>th</sup> Floor, KSC-NR-0700 Email: Robert.foxworthy@kingcounty.gov  
Seattle, WA 98104 Date: March 7, 2013

PROJECT SUMMARY:

*(In the space below, provide a brief but comprehensive description of the project. This should include the overall watershed, reach, trail or open space system if appropriate and specific targeted parcels and how they are significant individually and as part of an overall system.)*

Property is located along and east of the Green River in WRIA 9 opposite the Horsehead Bend Natural Area. The 41-plus-acre site will provide an opportunity to retain salmon habitat and substantial natural open space along and overlooking the Green River while also providing a potential corridor for the extension of the Green River Trail. The site is recognized as an Urban Separator in the King County Comprehensive Plan. With this acquisition that function would continue. The site is bisected by Green River Road SE and 94<sup>th</sup> Place S, and is being surplusd by King County Road Services. Evaluation criteria in all applicable categories (below) are rated as High Value.

## 1. 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 criteria. 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.

- |   |   |
|---|---|
| <input type="checkbox"/> A. Wildlife habitat or rare plant reserve          | <input type="checkbox"/> E. Historic/cultural resources                           |
| <input checked="" type="checkbox"/> B. Salmon habitat and aquatic resources | <input checked="" type="checkbox"/> F. Urban passive-use natural area/greenbelt   |
| <input checked="" type="checkbox"/> C. Scenic resources                     | <input type="checkbox"/> G. Park/open space or natural corridor addition          |
| <input checked="" type="checkbox"/> D. Community separator                  | <input checked="" type="checkbox"/> H. Passive recreation opportunity/unmet needs |

B. The site currently provides high quality salmon habitat along the Green River and is important for flood control allowing for river movement as well as providing space to maintain the integrity of the existing Green River Road SE. Additional riparian planting along the river could enhance the site function even further. In order to effectively implement such a restoration project along the river, it is imperative to maintain this parcel in functioning condition. High value: site provides high quality salmon habitat and the possibility of greater enhanced habitat while also providing important flood control.

C. The property is the site of an abandoned gravel pit and steep slopes east of and overlooking the Green River Valley opposite the "Horsehead Bend" on the Green River. The parcel is comprised of densely forested slopes and benches rising from the river over the remnants of a natural and pastoral agricultural landscape. The scenic character of the site sharply contrasts the more urban and industrial character in the valley west and north in Kent. High value: site provides extraordinary views of one of the last natural stretches of the Green River and associated natural landscape within the valley.

D. The site acts as a natural urban separator and natural open space buffer between urban and industrial uses in the Green River Valley and residential areas of Kent to the east. High value: the 41-plus-acre site provides a natural greenbelt between the increasingly developed Green River Valley and east Kent along a natural stretch of the Green River.

F. The site is currently predominantly natural habitat with a range of conservation values. Green River Road runs through the western portion of the parcel near the Green River. Most of the site outside of a narrow regional trail corridor near the road would remain undisturbed in its natural state. High value: the property is more than 41 acres in size and provides direct access to the Green River.

H. Future regional trail development would extend the Green River Trail from its existing terminus opposite Green River Road south through the site toward North Green River Park. Trail development would likely be restricted to a narrow, relatively level corridor adjacent to the upland side of existing Green River Road. High value: the property may provide the only practical route for the extension of the Green River Trail between Kent and Auburn, a critical connection in the Regional Trails System.

## 2. ADDITIONAL FACTORS

For the proposed acquisition parcel(s), please mark all criteria that apply and thoroughly, yet succinctly, describe **in the space below** how the proposed acquisition satisfies each marked criteria.

- |   |
|---|
| <input type="checkbox"/> A. Educational/interpretive opportunity  |
| <input checked="" type="checkbox"/> B. Threat of loss of open space resources   |
| <input checked="" type="checkbox"/> C. Ownership complexity/willing seller(s)/ownership interest proposed                           |
| <input type="checkbox"/> D. Partnerships - Describe any public or private partnerships that will enhance this project               |
| <input checked="" type="checkbox"/> E. Is the property identified in an adopted park, open space, comprehensive, or community plan? |
| <input type="checkbox"/> F. Transferable Development Credits (TDC) participation  |

B. While the site is largely constrained by steep slopes and its close proximity to the Green River, this acquisition and use of the property will ensure that there is no future loss of open space resources on this large parcel zoned

R-1. This will help maintain the existing scenic natural landscape and ecological functions associated with this portion of the Green River Valley. High value: while no development is currently proposed because the property has been in public ownership, its sale would likely result in near-term residential development, which would be a serious impact to open space resources and the potential siting of the Green River Trail.

C. Site is now being surplusd by King County Road Services. Roads Services has been alerted that King County Parks is interested in acquiring the property. Parks seeks to secure the entire site from Road Services with this application. High value: King County Road Services is selling and is working with King County Parks Division to transfer ownership.

E. Site is being secured for the possible future extension of the Green River Trail between Kent and Auburn. This project is listed in King County’s Regional Trails Needs Report (RTNR) and King County Comprehensive Plan, Parks chapter. The site will provide a potential alternative routing for the trail, which has been challenged with alignment issues in this area. The site is designated as an Urban Separator in the Comprehensive Plan Land Use Map.

**3. STEWARDSHIP AND MAINTENANCE**

*How will the property be stewarded and maintained? Does the property lend itself to volunteer stewardship opportunities? How will ongoing stewardship and maintenance efforts be funded?*

Because the majority of the site will be left undisturbed, limited stewardship and maintenance is anticipated. Prior to regional trail development the site will be reviewed for anticipated ongoing maintenance activities including any identified necessary initial cleanup actions. King County Parks maintenance crews will then visit the site periodically and necessary maintenance activities will be undertaken by staff or, where appropriate and feasible, by Parks’ volunteers. Once the regional trail extension is developed regular trail maintenance activities would be programmed and undertaken similar to King County Parks’ other regional trail maintenance. The South Trail Maintenance Unit would inspect the facility and take stewardship over all needs associated with the trail and related facilities. Ongoing site maintenance activities would also continue ongoing. Riverside restoration projects may also be undertaken by King County and these would be monitored and stewarded by appropriate professional staff or volunteers. High value: King County Parks has a longstanding track record of land use management and the funding necessary to continue management of the property.

**4. PROJECT BUDGET**

<b>1) TOTAL CFT APPLICATION AMOUNT<sup>a</sup></b>	<b>CFT: \$72,500</b>
<b>2) TOTAL PEL APPLICATION AMOUNT<sup>b</sup></b>	<b>PEL: \$72,500 (See below)</b>

<sup>a</sup>Allowable CFT acquisition costs (Ordinance 14714): The disbursement of funds shall be made only for capital project expenditures that include costs of acquiring real property, including interests in real property, and the following costs: the cost of related relocation of eligible occupants, cost of appraisal, cost of appraisal review, costs of title insurance, closing costs, pro rata real estate taxes, recording fees, compensating tax, hazardous waste substances reports, directly related staff costs and related legal and administrative costs, but shall not include the cost of preparing applications for conservation futures funds.

<sup>b</sup>King County projects only, if applicable.

**Estimation of property value: \$120,000**

*Briefly note how land values have been estimated (i.e., appraisal, property tax assessment, asking price, letter of value or other means).*

King County Real Estate Services has appraised the property to provide an anticipated target value for sale by Road Services. That information has been shared with King County Parks. While this estimate is not a final appraisal, the RES estimate is considered to be an accurate estimate of market value and more solid than the Assessor’s stated value.

<b>PROJECT COSTS</b>	<b>ESTIMATED DOLLAR AMOUNT OR RANGE</b>
Total property interest value	\$120,000
Title and appraisal work	\$10,000
Closing, fees, taxes	\$2,000
Relocation	\$0.00
Hazardous waste reports	\$6,000
Directly related staff, administration and legal costs	\$7,000
<b>Total Project Costs (CFT and other funds)</b>	<b>\$145,000</b>

<b>MATCHING FUNDS: Existing Sources</b> (CFT can only provide a maximum of 50% of anticipated project costs)	<b>DATE</b> (Expended or Committed)	<b>DOLLAR AMOUNT</b> (Expended or Committed)
<b>2014 Parks Levy – Regional Open Space Acquisition funds</b>	January 2014 (Committed upon passage of the 2014 Parks Levy)	\$72,500
<b>Total CFT Funds Previously Received This Project</b>	N/A	\$0.00
<b>Total Matching Funds and Past CFT Funds Currently Identified</b>	January 2014	\$72,500
<b>Unidentified Remaining Match Need</b>	N/A	\$0.00

**Unidentified remaining match need: What funds are anticipated and what is the time frame?**  
*Please briefly discuss how the unidentified remaining match need above will be met.*

All matching funds have been identified.

## 5. IN-KIND CONTRIBUTIONS FROM PARTNERSHIPS

<b>Brief Activity Description</b>	<b>Dollar Value of In-kind Contribution</b>	<b>Status</b> (Completed or Proposed)	<b>Activity Date Range</b> (Completion Date or Proposed Completion Date)
No in-kind contributions from partnerships are required or have been identified	N/A	N/A	N/A
<b>TOTAL</b>	N/A	N/A	N/A

**6. ATTACHED MAPS** (*Two maps are now required: 1) site map and 2) general location map; you may also include one additional map, aerial photo or site photo*)

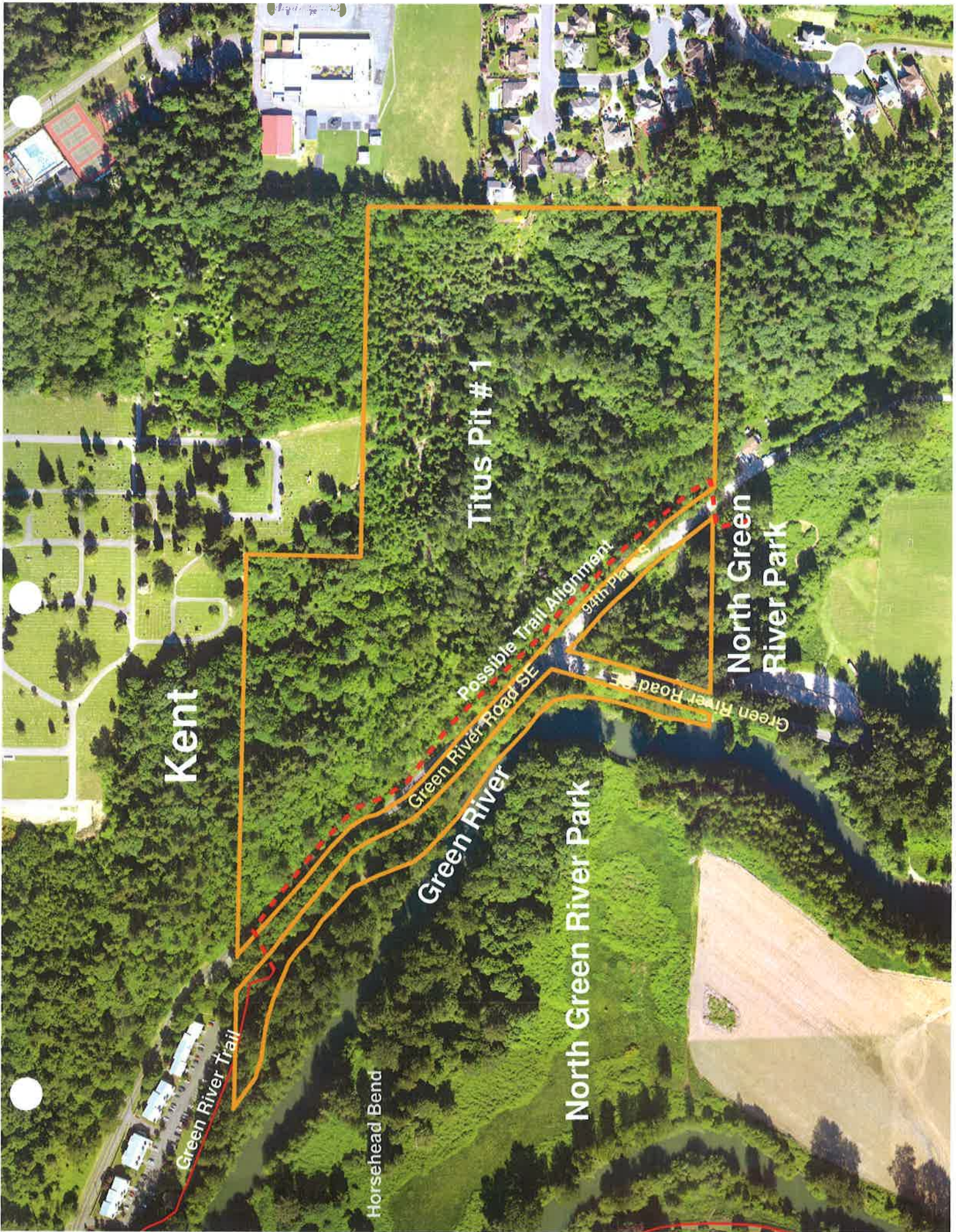
8 ½ x 11” maps are preferred, but 11 x 17” is acceptable if folded and hole-punched for insertion into a three-ring binder.

***Site Map that shows the following:***

- Each parcel proposed for acquisition in yellow or distinct shading and an indication of any parcel proposed for less than fee simple acquisition, such as a conservation easement;
- Location of any proposed development to the site such as parking, trails or other facilities;
- Location of any proposed site restoration;
- Existing adjacent public (local, state or federal) parks or open spaces labeled and shown in dark green or distinct shading.

***Location Map that shows the following:***

- Other permanently protected open spaces (private, non profit, institutional, etc.) shown in light green or distinct shading;
- Major water courses such as creeks, rivers, lakes or wetlands;
- Major roads, arterial roads or regional trails.
- *Map scale: This map should show approximately a ten-mile radius around the proposed acquisition(s).*



Kent

Titus Pit # 1

North Green  
River Park

Green River

Green River Road SE

Green River Road NE

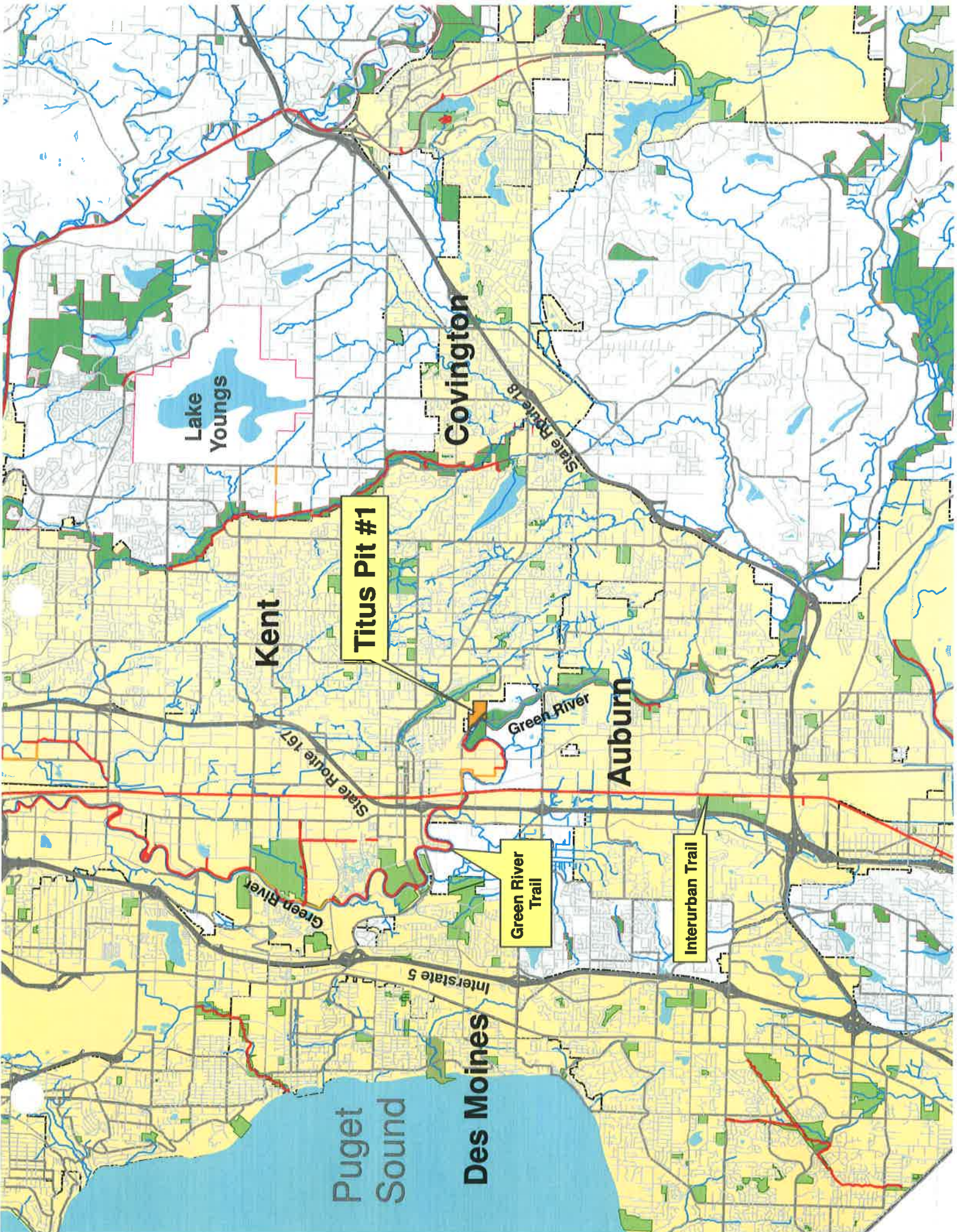
Green River Trail

Horsehead Bend

North Green River Park

Possible Trail Alignment

94th Place



Lake Youngs

Covington

Kent

Titus Pit #1

Green River

Auburn

Green River Trail

Interurban Trail

Puget Sound

Des Moines

State Route 167

State Route 18

Interstate 5