



King County

K.C. Date Received _____

**CONSERVATION FUTURES (CFT) 2013 ANNUAL COLLECTIONS
APPLICATION FOR FUNDS**

PROJECT NAME: Black Diamond Natural Area Addition

Applicant Jurisdiction(s): King County

Open Space System: Black Diamond Natural Area

(Name of larger connected system, if any, such as Cedar River Greenway, Mountains to Sound, a Regional Trail, etc.)

Acquisition Project Size: ~180 acres (9 parcels)

(Size in acres and proposed number of parcel(s) if a multi-parcel proposal)

CFT Application Amount: \$500,000

(Dollar amount of CFT grant requested)

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

CONTACT INFORMATION

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Seattle, WA 98104

Date: March 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.)

This proposal prioritizes nine parcels (180 acres) of forestland located adjacent to Black Diamond Natural Area, lying just north of the City of Black Diamond. Herbrand Ventures purchased 243 acres of forest from Plum Creek in 2012. King County targeted the three northwestern parcels in our 2012 grant application, parcels which contain an access road that connects two portions of the Black Diamond Natural Area, a road on which we have no legal access. This proposal expands the scope to six additional parcels that contain most of the trails and sensitive areas at the site (containing part of the 123-acre Lake Sonia/Ginder wetland complex).

A bike park on adjacent Real Life Church land has increased the mountain bike usage in this area. King County Parks is installing two parking lots on SR 169, west of the targeted parcels; the access road from the new parking lot leads directly across the target parcels to reach the northern portion of Black Diamond Natural Area and adjacent trails to the north. The bike park trails also link directly into the trails on the targeted parcels.

(The scope includes the three remaining parcels in Herbrand ownership though they are not prioritized, as they are more developable, more expensive, and not the highest priority for bike trails or aquatic habitat protection. The four Real Life Church parcels are also in the scope though they are not currently marketed.)

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 checked="" 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 type="checkbox"/> F. Urban passive-use natural area/greenbelt |
| <input type="checkbox"/> C. Scenic resources | <input checked="" 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 |

A. Wildlife habitat or rare plant reserve

The habitat value of this land is impacted by its history of tree harvest. Its current stand condition is fairly dense second-growth forest that could benefit from thinning treatment; the parcels are currently being harvested by landowner. The broader habitat value is the primary significance of protecting these parcels, as they lie adjacent to 833 acres of land already protected in the Black Diamond Natural Area and adjacent Henry's Ridge Open Space. Preserving these lands in permanent forest and preventing conversion of these forest stands to twenty-four 10-acre residential lots (parcels are zoned RA-10) adds to the overall land available to species for habitat use. The King County Comp Plan-mapped wildlife habitat network runs through the parcels along the Lake Sonia drainage.

B. Salmon habitat and aquatic resources

The target parcels contain streams which are likely seasonal, and a wetland system that is part of the Lake Sonia/Lake Ginder wetland complex, a 123-acre wetland containing sphagnum bog and scrub-shrub wetlands. Lake Sonia is located east of Black Diamond-Ravensdale Road SE, but tributary drainages are located through many of the Plum Creek parcels. While coho salmon use Ravensdale Creek for spawning and rearing where it runs through Black Diamond Natural Area to the north, fish use in these tributaries to Ravensdale Creek is not expected.

D. Community Separator

These lands are forested, vacant lands on the boundary of Black Diamond. The 2005 Black Diamond Open Space Protection Agreement placed three restrictions in this vicinity: a View Corridor Easement on the Real Life Church lands immediately adjacent to SR 169; and a trail easement running through the southernmost Herbrand parcels along the Black Diamond city boundary; and forest conservation easement on Ravensdale Ridge east of Black Diamond-Ravensdale Road SE. This acquisition helps to solidify a green boundary at or near the northern edge of Black Diamond.

G. Park/open space or natural corridor addition

As noted above, there are 833 acres of open space already adjacent to this site. Securing this land in public ownership will permanently preserve access on a popular trail/access route connecting two separate portions of Black Diamond Natural Area, as well as on associated forested trails on the remainder of the parcels.

H. Passive recreation opportunity/unmet needs

This forest road and the trails on the target parcels are part of a trail system on these lands that are seeing increasing use by the biking community (though they are also used by walkers and possibly in the future by equestrians). Losing this through-access between the current parking (and future parking lot) at SR 169 and the powerlines corridor to the north has a very significant impact on the recreational use of the site.

There are many in the Black Diamond community who have been concerned that the Yarrow Bay developments removed many timber company-owned open space lands from ongoing community use. These target parcels lie outside the city boundaries, but are that same type of publicly used timber company-owned open space that could be converted to private development and removed from public use. Preserving at least a portion of these lands contributes to land available to the community for perpetual use.

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.

- A. Educational/interpretive opportunity
- B. Threat of loss of open space resources
- C. Ownership complexity/willing seller(s)/ownership interest proposed
- D. Partnerships - 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 Credits (TDC) participation

B. Threat of loss of open space resources

As discussed in Section 1H above, a great deal of timber company-owned land has been converted to private use in the past in the Black Diamond area. These nine RA-10-zoned priority parcels could be converted to ~18 residential units. These forested lands are part of the open space currently available for community recreational use north of Black Diamond. In particular the loss of the access road would disconnect two portions of the natural area.

C. Ownership complexity/willing seller(s)/ownership interest proposed

Plum Creek had listed these parcels for \$2.1 million for 243 acres; Herbrand Ventures purchased the 243 acres for \$1.65 million in September 2012. Herbrand is logging the property and intends to sell the land after harvest. They have been willing to work with us to hold our priority parcels as we pursue funding for acquisition. Our appraisal of the nine target parcels is due back in mid-March 2013. We seek to phase our purchase using the existing \$470K in 2013 PEL funds, and closing on remaining parcels with 2014 Parks Levy & CFT. Herbrand is marketing the three parcels that we did not identify as priorities, where topography and fewer sensitive areas make development more feasible and therefore more expensive.

D. Partnerships - Describe any public or private partnerships that will enhance this project

We have active partnerships with the Evergreen Mountain Bike Alliance and the Real Life Church on Black Diamond Natural Area in support of passive recreational use on the site. EMBA has entered into a partnership agreement with us on Henry's Ridge Open Space just to the north, to steward, build, and maintain bike trails. These groups strongly support protection of these Plum Creek lands and preservation of the access road linking the portions of Black Diamond Natural Area. They would be a partner with us in stewarding trails on these properties if acquired.

E. Is the property identified in an adopted park, open space, comprehensive, or community plan?

Both the Comp Plan and the Park Plan contain policies that direct acquisition, planning, and stewardship of KC Parks. The acquisition of these parcels is consistent with the following policy direction:

- Be a “*regional provider of open spaces with a major focus on systems of open space corridors that conserve natural resources and provide recreation, education and interpretive opportunities, fish and wildlife habitat and scenic beauty.*” (Park Plan Policy G-101)
- Emphasize acquisition & development of sites that provide for multiple benefits (Park Plan Policy CIP-120)
- Preserve lands that serve as an urban separator (Comp Plan Policy U-182); lie within a designated Wildlife Habitat Network and contain wetlands and aquatic areas and their buffers (Comp Plan Policy E-107)

F. Transferable Development Credits (TDC) participation

This property is located within 5 miles of the city limits of Maple Valley which has been designated, by the King County Council, as a TDR sending area for the City's potential future development of the Summit Place property pending the County's eventual sale of the property to a private buyer. If King County purchases this rural property, the development rights would go into the TDR Bank; when the bank sells these credits into the City for future development at Summit Place, we can recapture funding and use the proceeds to further additional King County priority properties within the 5-mile area around Maple Valley.

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?

Once land is acquired, ongoing maintenance and monitoring under the responsibility of King County Parks would be funded via the 2008 Parks Maintenance Levy which funds the Parks Resource Program Section (field operations staff and natural resource volunteer coordinator). (A new proposed Parks Levy is expected to be on the ballot in fall 2013 for a public vote in King County, which would provide our new source of maintenance funds). Support would also be provided by King County Parks planning, and property managers who issue special use permits and resolve property encroachments.

If restoration work is needed, volunteer projects could also contribute greatly to site stewardship. As noted above, we anticipate that confirmed partnerships with Evergreen Mountain Bike Alliance and Real Life Church on adjacent lands would transfer to these new lands, assisting us with trail stewardship.

We assess forest health at all King County Parks sites. It is possible that this is a site on which forest stewardship activities may occur if recommended by such an assessment.

4. PROJECT BUDGET

1) TOTAL CFT APPLICATION AMOUNT^a	CFT: \$500,000
2) TOTAL PEL APPLICATION AMOUNT^b	Parks Levy – Regional Open Space Acquisition Funds: \$80,000

^a*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.*

^b*King County projects only, if applicable.*

Estimation of property value:

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

Our appraisal is due back in mid-March 2013. Early information on the appraisal suggests that the values will be slightly lower than \$1 million for the nine target parcels. This proposal is based on those estimates of value (allowing a slight cushion for negotiation). We will have appraisals back before the April site tours to help refine the estimated costs.

PROJECT COSTS	ESTIMATED DOLLAR AMOUNT OR RANGE
Total property interest value	\$1,000,000-1,025,000
Title and appraisal work	\$20,000
Closing, fees, taxes	\$4,000
Relocation	\$0
Hazardous waste reports	\$5,000
Directly related staff, administration and legal costs	\$5,000
Total Project Costs (CFT and other funds)	\$1,050,000

MATCHING FUNDS: Existing Sources (CFT can only provide a maximum of 50% of anticipated project costs)	DATE (Expended or Committed)	DOLLAR AMOUNT (Expended or Committed)
Parks Expansion Levy 2013 funds	January 2013	\$470,000
Total CFT Funds Previously Received <i>This Project</i>		
Total Matching Funds and Past CFT Funds <i>Currently Identified</i>		\$470,000
Unidentified Remaining Match Need		

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.

5. IN-KIND CONTRIBUTIONS FROM PARTNERSHIPS

Brief Activity Description	Dollar Value of In-kind Contribution	Status (Completed or Proposed)	Activity Date Range (Completion Date or Proposed Completion Date)
TOTAL			

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.

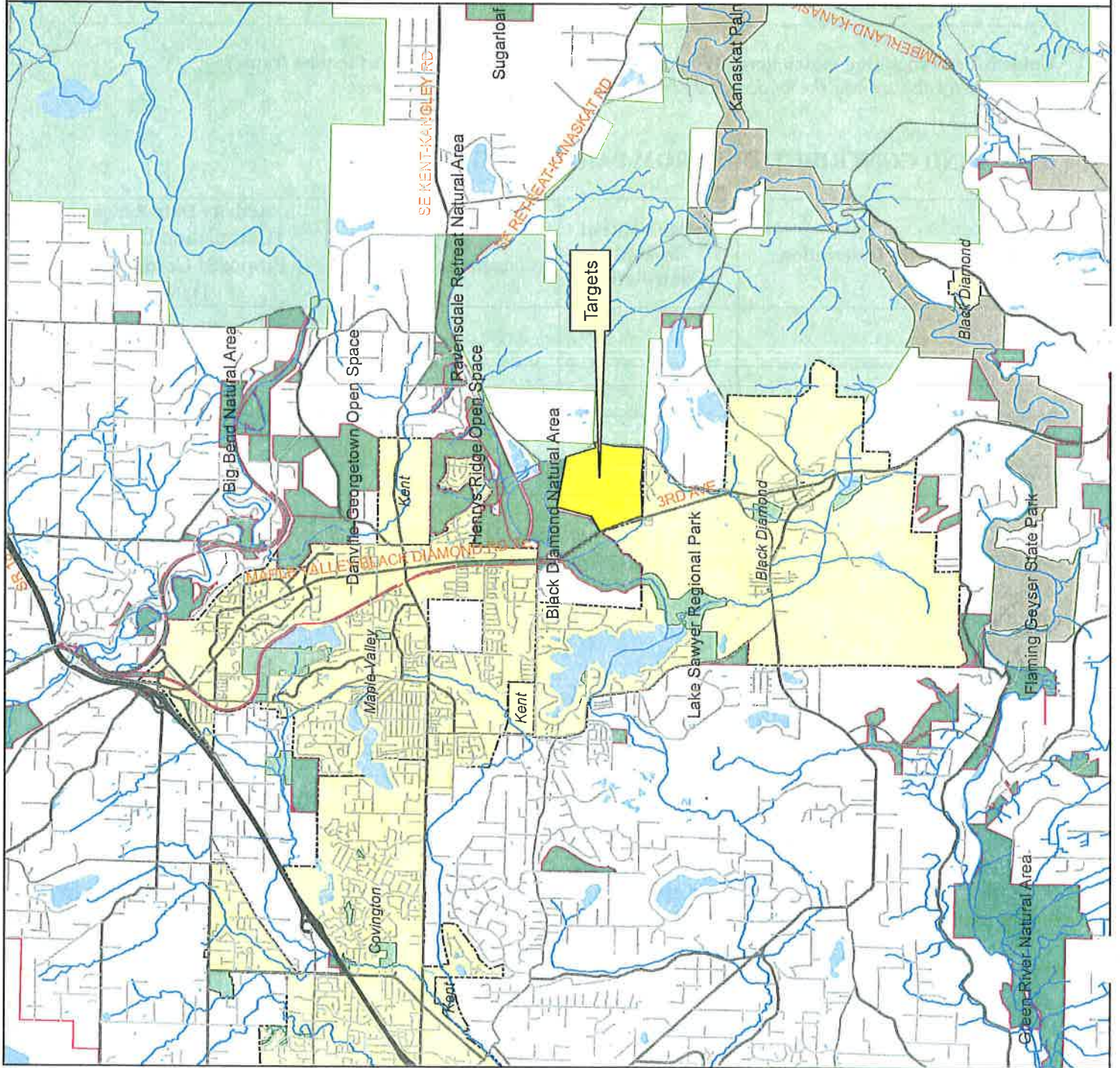
Site Map that shows the following:

- 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).*

Black Diamond Natural Area Additions Vicinity Map



Legend

Streams and Rivers

Water

City

Forest Production Districts

Parks in King County

MAINTTYPE

City

County

Federal

King County Parks

Non Profit Corporation

Other Government

Park District

Private

State



King County

Department of

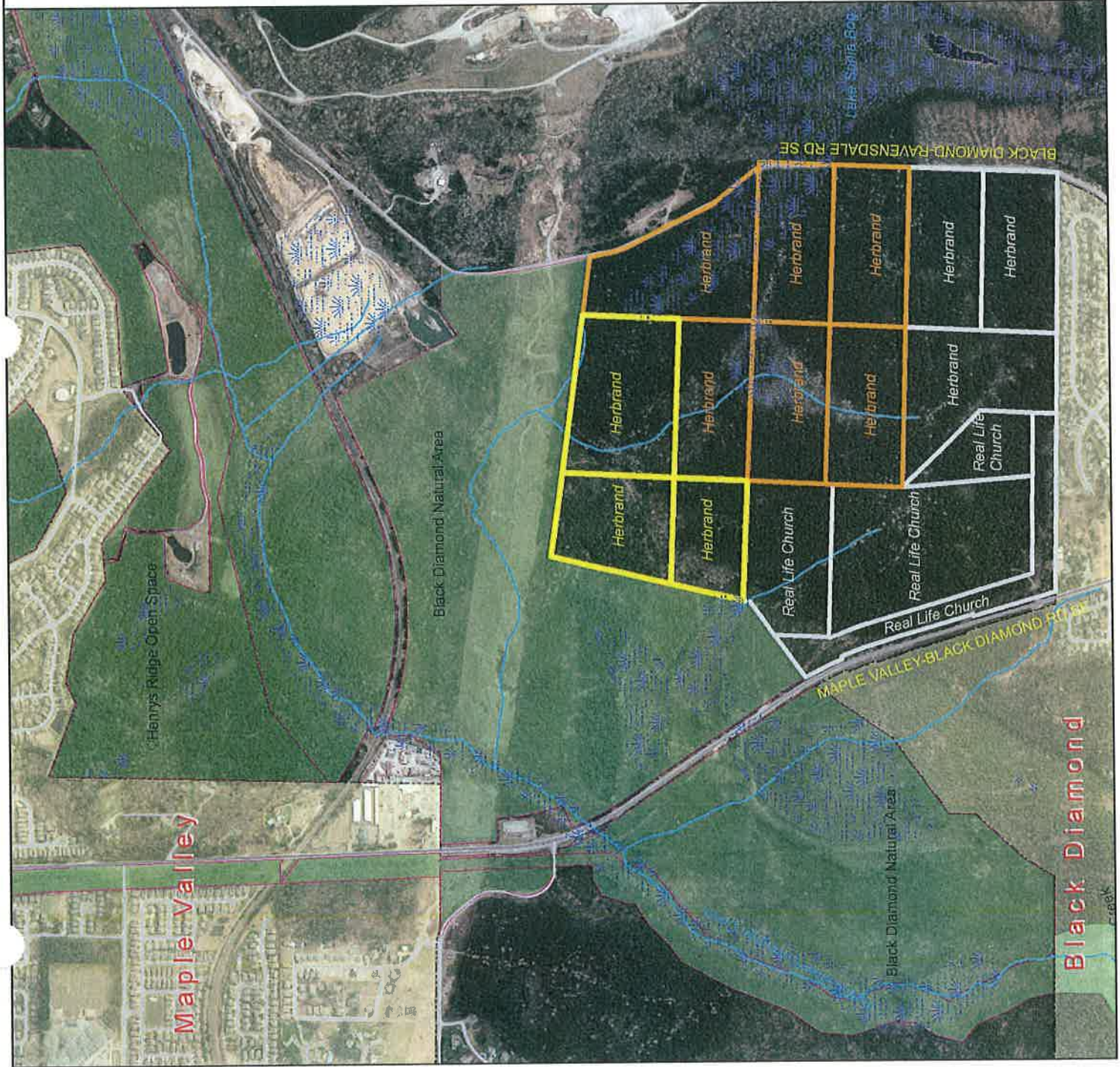
Natural Resources and Parks

Parks and Recreation Division

3/11/2013

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Black Diamond Natural Area Additions Site Map



Legend

- 1st Priority Targets
 - 2nd Priority Targets
 - Also in scope
 - City Parks
 - King County Parks
 - City
 - Streams and Rivers
- Wetlands**
- Wetlands



King County

Department of
Natural Resources and Parks
Parks and Recreation Division

3/8/2013

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Black Diamond Natural Area Additions Trails & Easements Map

"Future parking" areas shown off of SR 169.

2005 Black Diamond Open Space Protection Agreement (BDOSPA) easements shown:

- Trail Corridor
- Visual Corridor
- Forest/Development Rights Easement on Ravensdale Ridge

- Legend**
- 1st Priority Targets
 - 2nd Priority Targets
 - Also in scope
 - Soft Surface Trail
 - BDOSPA Trail Corridor
 - BDOSPA Visual Corridor
 - BDOSPA Forest/DR Easement
 - City Parks
 - King County Parks
 - City
 - Streams and Rivers
 - Wetlands
 - Wetlands



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 Department of
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3/8/2013

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