



King County

K.C. Date Received _____

**CONSERVATION FUTURES (CFT) 2014 ANNUAL COLLECTIONS
APPLICATION FOR FUNDS**

PROJECT NAME Issaquah Creek Conservation

Applicant Jurisdiction(s): King County

Open Space System: Middle Issaquah Creek Natural Area

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

Acquisition Project Size: 25 acres

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

CFT Application Amount: \$600,000

(Dollar amount of CFT grant requested)

2014 Parks Levy: \$600,000

(Regional Open Space Acquisition Funds)

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

CONTACT INFORMATION

Contact Name: Tom Beavers **Phone:** 206-205-5620

Title: Senior Watershed Steward **Fax:** 206-296-0192

Address: 201 S. Jackson St., Suite 600, Seattle, WA **Email:** tom.beavers@kingcounty.gov

Date: March 5, 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 project proposes to purchase a 25 acre property along Issaquah Creek to protect aquatic and riparian habitat and to help implement the WRIA 8 Salmon Conservation Plan and the Issaquah Creek Basin Plan. The CFT Citizens Committee recommended funding to acquire this property in 2010. The King County Council adopted their recommendation. King County was unable to reach an agreement on value with the property owner, and the funds were spent on other acquisition priorities along Issaquah Creek, including purchase of the Bonomi Conservation Easement and the 34 acre Dunn property. After property negotiations closed on this 25 acre property, the owner went into foreclosure. This 25 acre property is now owned by a bank, and the bank wants to sell the property.

This project will contribute to the protection of water quantity, water quality, and aquatic habitat in the Issaquah Creek drainage basin. Issaquah Creek supports ESA-listed Chinook, char, sockeye, coho, kokanee, and cutthroat

and it is a WRIA 8 core area for Chinook production. The project reach is part of a wildlife corridor that incorporated Tiger Mountain and Squak Mountain State Forests, Taylor Mountain Forest and connect to the City of Seattle watershed.

This stream reach, identified as Reach 12 in the WRIA 8 Salmon Conservation Plan, stretches from the confluence of Carey and Holder Creeks downstream to where Issaquah Creek crosses the Cedar Grove Road. Acquisition of this property is identified as Projects # I 249 and I 250 in the Salmon Conservation Plan. Further, they are on the 3 year implementation list, and it is a Tier I project. Further, this application targets properties identified in the Waterways 2000 report.

If the County is unable to purchase the primary acquisition property, the attached map shows secondary properties to acquire.

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 checked="" type="checkbox"/> C. Scenic resources | <input checked="" type="checkbox"/> G. Park/open space or natural corridor addition |
| <input type="checkbox"/> D. Community separator | <input type="checkbox"/> H. Passive recreation opportunity/unmet needs |

Wildlife Habitat or Rare Plant Reserve – High – This reach of Issaquah Creek is identified as part of a Wildlife Network in the King County Comprehensive Plan (2004). The parcels provide a link in the wildlife corridor that incorporates Tiger Mountain and Squak Mountain State Forests, Taylor Mountain Forest, the City of Seattle Watershed and other protected forests in the Issaquah and surrounding drainage basins. The target properties provide diverse and complex riparian habitat. The suite of vegetation communities across the landscape provides a wide variety of habitats for many species, including black bear, elk, deer, cougar, bobcat, bald eagles, herons osprey woodpeckers, and several amphibians. These attributes make this a high value resource for Wildlife habitat.

Salmon habitat and aquatic resources – High – These properties are identified on the 3 year list of the WRIA 8 Salmon Conservation Plan for acquisition protection. They are identified as Projects I249 and I 250. According to the Salmon Conservation Plan, these projects have a High Benefit to Chinook and High Ease of Implementation. They are Tier I acquisitions in the Salmon Conservation Plan

Scenic resources – High - This reach provides an opportunity to view and protect a view of the Issaquah Creek corridor from the Issaquah-Hobart Road.

Park/open space or natural corridor addition – High - The target parcels provide an area of open space that is surround by the 14,500 acre Tiger Mountain State Forest to the northeast, Taylor Mountain Forest to the southwest and Squak Mountain State park and Cougar Mountain to the northwest. By virtue of its size, current level of functionality, and threat of development, these acquisitions will be a highly significant addition to the open space system. It adds significantly to the current Middle Issaquah Creek Natural Area. These acquisitions also provide a vital link the Wildlife Network identified in the King County Comprehensive Plan. The property has public access off of 252nd Ave SE.

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

Education/interpretive opportunity – This project rates high because several community groups including Issaquah Basin Action Team, Issaquah Alps, Cascade Land Conservancy, Backcountry Horsemen, Friends of Issaquah Creek Salmon hatchery, Save Lake Sammamish, Friends of Taylor Mountain and Mountains to Sound Greenway Trust have been active with stewardship and education activities throughout the Issaquah Creek Watershed basin. King County has been proactive with several community groups in the Basin and it works closely with the City of Issaquah and community groups to provide organized stewardship and education opportunities.

Threat of loss of open space resources – The primary acquisition property is owned by a bank that wants to divest itself of this property. The County has been trying to purchase this property for the past 5 years. The CFT Citizens Committee awarded this property funds in 2010, but the County was unable to reach an agreement on value with the property owner. In 2012, the property was foreclosed and it is now owned by a bank. If this property is not purchased by the County for conservation, it will be sold to a private party and many of the open space resources will likely be adversely impacted or lost altogether including wildlife habitat, salmon habitat and aquatic resources, scenic resources, open space, and natural corridor resources.

Ownership complexity/willing sellers(s)/ownership interest proposed – The primary acquisition property is owned by a bank. King County staff have been contacting the bank weekly to get updates on when the property will hit the market. Further, the bank has been informed that the County is interested in purchasing it. The bank has not been able to tell King County staff when the property will become available for the market, but it is believed it will be within the next year.

Partnerships – Describe any public or private partnerships that will enhance this project - King County is not interested in the single family home or barn/garage. Following purchase, the County will consider subdividing the property and selling a small lot with the house and barn/garage. Sale proceeds would be distributed back to the Citizens Committee. The subdivision process is expected to take a year.

Following purchase, the aquatic and riparian habitat on the property can be restored and enhanced. King County's Water and Land Resources Division (WLRD), King County Parks, and Friends of the Cedar River Watershed have partnered on Cedar River and Issaquah Creek restoration/habitat enhancement projects. "Friends" provide the volunteers, Parks provides planting plans, technical expertise, and site maintenance, and WLRD provides funding for plants and materials. The primary acquisition property has great potential for a volunteer projects, given its location and close proximity to a County road.

Is the property identified in an adopted park, open space, comprehensive, or community plan? The Issaquah Creek basin was recommended as one of the highest aquatic resource basins in the County by the Waterways Advisory Panel. This section of Issaquah Creek was identified as a Regionally Significant Resource Area (p 3-7) in the Issaquah Creek Final Basin and Non-point Action Plan (1996). Further, this reach was identified as a high priority acquisition site (Chapter 12, page 13) WRIA 8 Chinook Salmon Conservation Plan (2005) and as part of a Wildlife Network (ch 4, Environment) in the King County Comprehensive Plan (2004).

Transferable Development Credits (TDC) application- The Cathay Bank property is in a designated focus area for the County's TDR agreement with City of Issaquah. If we purchase this property, the development rights

would go into the TDR Bank; when the bank sells these credits into the City, the County can recapture funding and use the proceeds to further additional King County priority properties in this area.

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?

The property will be maintained and stewarded by King County Parks. It will be classified as a “Natural Area”. The Parks Resource Coordinator that stewards and maintains the other sections of the Middle Issaquah Creek Natural Area will care for this property.

Further, as described above, it offers great potential for volunteer stewardship. King County Parks already has a strong volunteer program. In the Issaquah Creek drainage basin, many of these volunteer stewardship activities have occurred in the Log Cabin Natural Area.

King County’s plan for providing site stewardship will be based on standards and protocols commonly accepted and followed by resource planners and land managers charged with managing natural areas whose primary purpose and use is fish and wildlife habitat preservation. Basic site information will be gathered and incorporated into site management activities for both short and longer-term stewardship of the site. Depending on actual needs, funding for stewardship, maintenance or restoration will come from different sources, such as surface water stewardship funds, grants, but not from county general fund sources.

4. PROJECT BUDGET

1) TOTAL CFT APPLICATION AMOUNT^a	CFT: \$600,000
2) TOTAL PEL APPLICATION AMOUNT^b	PEL: \$600,000

^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).

This property was appraised by King County in 2011. The estimation of property value was based on this appraisal and changes in the real estate market since then by a King County review appraiser.

PROJECT COSTS	ESTIMATED DOLLAR AMOUNT OR RANGE
Total property interest value	\$1,150,000
Title and appraisal work	\$10,000
Closing, fees, taxes	\$10,000
Relocation	
Hazardous waste reports	\$ 5,000
Directly related staff, administration and legal costs	\$25,000
Total Project Costs (CFT and other funds)	\$1,200,000

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 Levy	Pending award	\$600,000
Total CFT/PEL Funds Previously Received This Project	11/2010	\$300,000 CFT, expended \$300,000 PEL, expended
Total Matching Funds and Past CFT Funds Currently Identified		
Unidentified Remaining Match Need		none

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*)

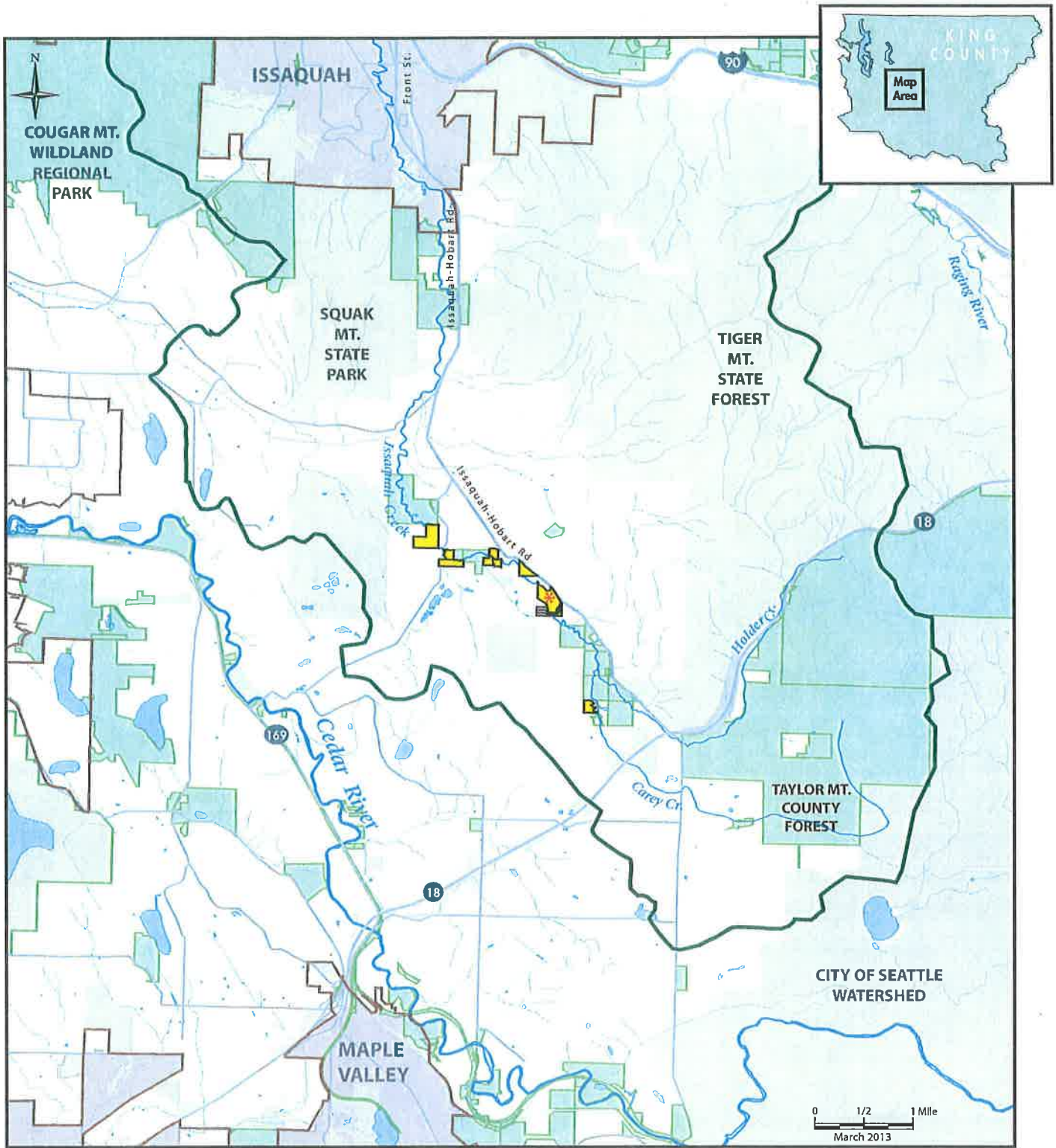
8 ½ x 11” maps are preferred, but 11 x 17” is acceptable if folded and hole-punched for insertion into a three-ring binder.

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).*



ISSAQUAH CREEK/LAKE SAMMAMISH WATERWAYS

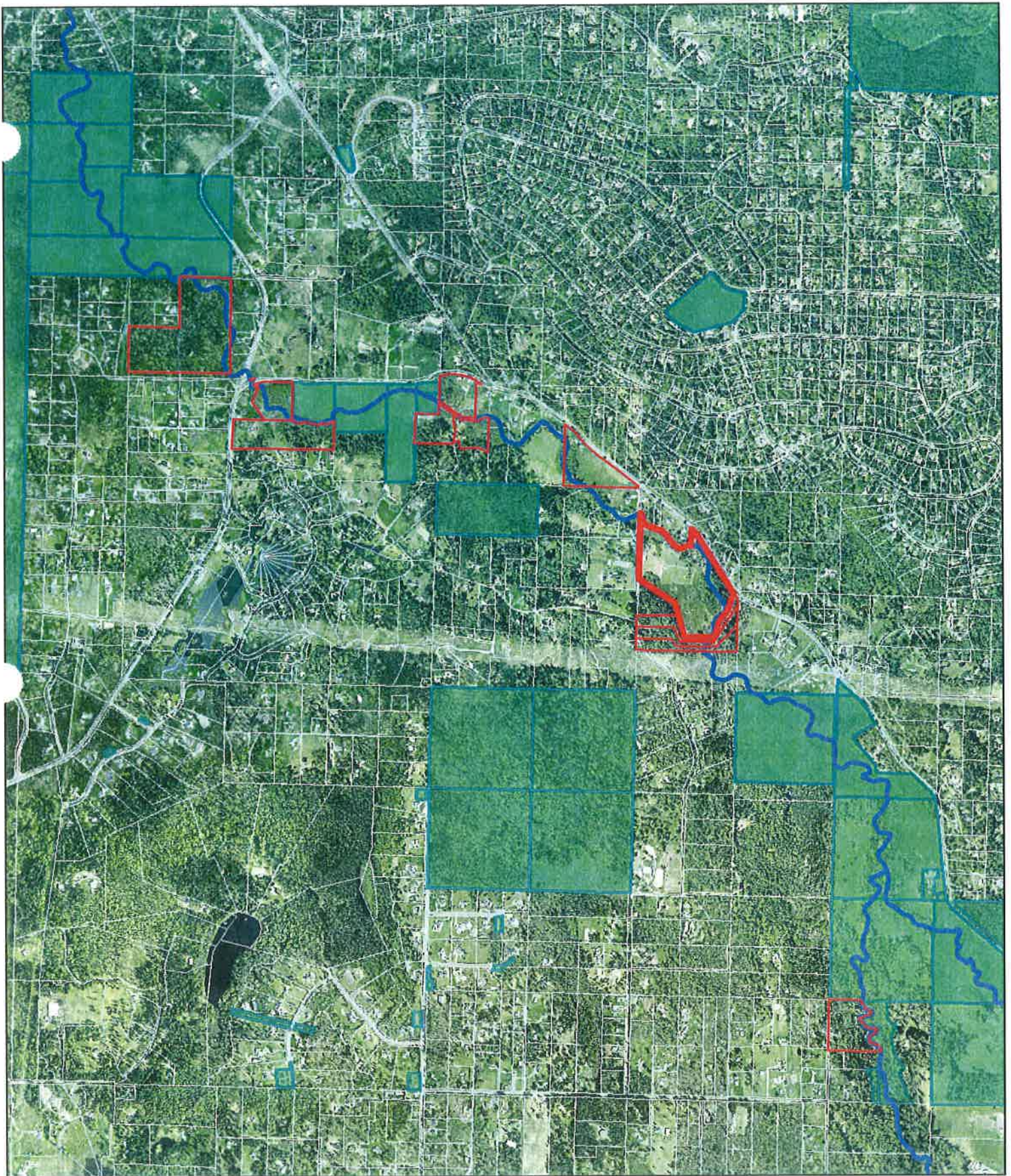
Issaquah Creek Conservation Protection 2014

-  Primary Target Parcel
-  Target Parcels
-  King County Land or Easement
-  Other Public Land
-  Incorporated Area
-  Issaquah Creek Basin Boundary
-  Urban Growth Boundary
-  Stream
-  Road
-  Lake

King County
 Department of
 Natural Resources and Parks
Water and Land Resources Division

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CFT/2014 Parks Levy
 Issaquah Creek Conservation

- Priority Acquisition
- Publicly Owned Lands
- Other Proposed Acquisitions
- Issaquah Creek

