



King County

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

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

**PROJECT NAME: Pinnacle Peak Park Addition**

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Applicant Jurisdiction(s): King County

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Open Space System: Pinnacle Peak Park

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

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Acquisition Project Size: ~23 acres (2 parcels)

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

CFT Application Amount: \$165,000

*(Dollar amount of CFT grant requested)*

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

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### CONTACT INFORMATION

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Seattle, WA 98104

Date: March 2013

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### 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.)*

Acquire two inholding parcels adjacent to the southeast side of Pinnacle Peak Park. Project protects lands, removes potential for new development, eliminates inholdings, and provides opportunity to restore habitat. This site is incredibly popular in south King County, often referred to as the Mount Si of the south end for the steep hike it provides (and the increasingly crowded trail conditions). Site has 270-degree views of Cascades, Mt. Rainier, and Olympics.

Parks shares a road maintenance agreement with four privately owned parcels in this corner of the park. We are already negotiating with three of the four inholders in spring 2013. This proposal targets the one remaining inholder who shares our access easement. If the inholders who share the access easement are all removed, Parks will no longer need to maintain the steep and challenging road to the site; it could be converted to a hiking trail.

The additional target is an adjacent parcel with no legal access with a very willing landowner. Owner is willing to sell, frequently contacts KC Parks about his property. Property is currently on the market.

## 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 checked="" type="checkbox"/> H. Passive recreation opportunity/unmet needs   |

### A. Wildlife habitat or rare plant reserve

Very few areas in King County have the following habitat elements all within a mile radius: mainstem river, floodplain, side-channels, perennial streams, large forested wetlands, associated riparian areas, steep slopes, upland forests, and farmland. There are many parcels in the vicinity that have not yet been developed, which means that significant habitat diversity exists. The area identified in this grant provides habitat for wildlife that thrive in less-developed portions of the county, namely ruffed grouse, bald eagle, osprey, elk, cougar, black bear, bobcat, mink, and river otter. One of 10 registered elk herds in the state (Mt. Rainier – White River Unit) spends a significant amount of time along the White River, Pinnacle Peak, and Enumclaw Plateau.

### B. Salmon Habitat/Aquatic Resources

Preventing development on upland slopes contributes to the integrity of the land contributing drainage to the White River. The White River supports Chinook, steelhead, and bull trout which have all been listed as Threatened Species under the federal Endangered Species Act.

### C. Scenic Resources

Views from Pinnacle Peak are breathtaking, encompassing the Cascades and Mount Rainier east through the Olympics. The parcels proposed for acquisition in this grant are within an area noted to be one of the most scenic in the state. This region has a number of scenic elements including the White River (originates from Mt. Rainier National Park), Red Creek, Wetland 45, Pinnacle Peak, and nearby farmlands.

### G. Park/Open Space or Natural Corridor Addition

King County Parks' Pinnacle Peak Park is 287 in size. Since 2007 we have expanded the part to the south, adding 114 acres to the south side of the park (with an additional 14 acres under negotiation). In the vicinity, other public lands include: a city of Enumclaw park immediately to the south, a 2,100-acre Puget Sound Energy habitat property just downstream on the White River, and King County Rivers program properties just upstream.

### H. Passive Recreation Opportunity

This south side of the mountain is increasingly popular with hikers. The trail up the south side of the mountain is a shared access road with inholding parcels, on which hikers and dogs use the same road as residents' cars. Three of the four remaining inholders were targeted with 2013 grant funds, and are currently under negotiation. This 2014 request targets the last inholder with road access. Removing this last inholder will allow us to reduce road conflicts, and would end obligations to maintain the steep access road to residential traffic standards. We applied for an RCO grant to develop a parking lot at the south side of the mountain (funding TBD later in 2013), and this would also be a priority for parking lot construction under the proposed Parks Levy.

## 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**

These two target parcels have the potential to be developed into residential homes, removing them from inclusion in Pinnacle Peak Park. These parcels have the same 270-degree views as the neighboring Parks-owned properties, and would be an attractive location for a home. If developed, there is potential for continued user conflicts with inholder home and vehicles on the access road, as well as infringement on the scenic value of the site.

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

The western parcel has been targeted since 2007 when Parks began purchasing lands on the south side of Pinnacle Peak. Though the several co-owners of the parcel refused Parks' offer in 2007, their representative has recently contacted King County again that they understand the change in market conditions, and that they are interested in selling to the county.

The eastern parcel is the 2<sup>nd</sup> priority under the grant. The site has no legal access (though they have permission to cross nearby properties to reach the site), and is being actively marketed now. The owner has been interested in selling to King County over this past year (though we did not have funds to purchase); due to family circumstances he needs to sell right away. We have been in contact with real estate agent to share our intentions to secure grant funds.

### **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)
- “*...priority acquisitions [include] land or easement that are adjacent to, or provide a connection between, existing public open space lands or that are in-holdings.*” (Park Plan Policy CIP-123)

### 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.

### 4. PROJECT BUDGET

<b>1) TOTAL CFT APPLICATION AMOUNT<sup>a</sup></b>	<b>CFT: \$165,000</b>
<b>2) TOTAL PEL APPLICATION AMOUNT<sup>b</sup></b>	<b>Parks Levy: \$165,000</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:

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

WLRD acquisition program provided the estimates of value. Estimates were that the western parcel would be \$175-200K, and eastern parcel \$40-80K.

<b>PROJECT COSTS</b>	<b>ESTIMATED DOLLAR AMOUNT OR RANGE</b>
Total property interest value	<b>\$290,000</b>
Title and appraisal work	<b>\$15,000</b>
Closing, fees, taxes	<b>\$10,000</b>
Relocation	<b>N/A</b>
Hazardous waste reports	<b>\$5,000</b>
Directly related staff, administration and legal costs	<b>\$10,000</b>
<b>Total Project Costs (CFT and other funds)</b>	<b>\$330,000</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>Total CFT Funds Previously Received</b> <i>This Project</i>		
<b>Total Matching Funds and Past CFT Funds</b> <i>Currently Identified</i>		
<b>Unidentified Remaining Match Need</b>		

**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**

<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)
<b>TOTAL</b>			

**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).*

# Pinnacle Peak Park Vicinity Map

## Legend

### Parks in King County

#### MAINTYPE

-  City
  -  County
  -  Federal
  -  King County Parks
  -  Non Profit Corporation
  -  Other Government
  -  Park District
  -  Private
  -  State
-  King County Boundary
  -  Streams and Rivers
  -  Forest Production Districts
  -  Agricultural Production District
  -  Water
  -  City

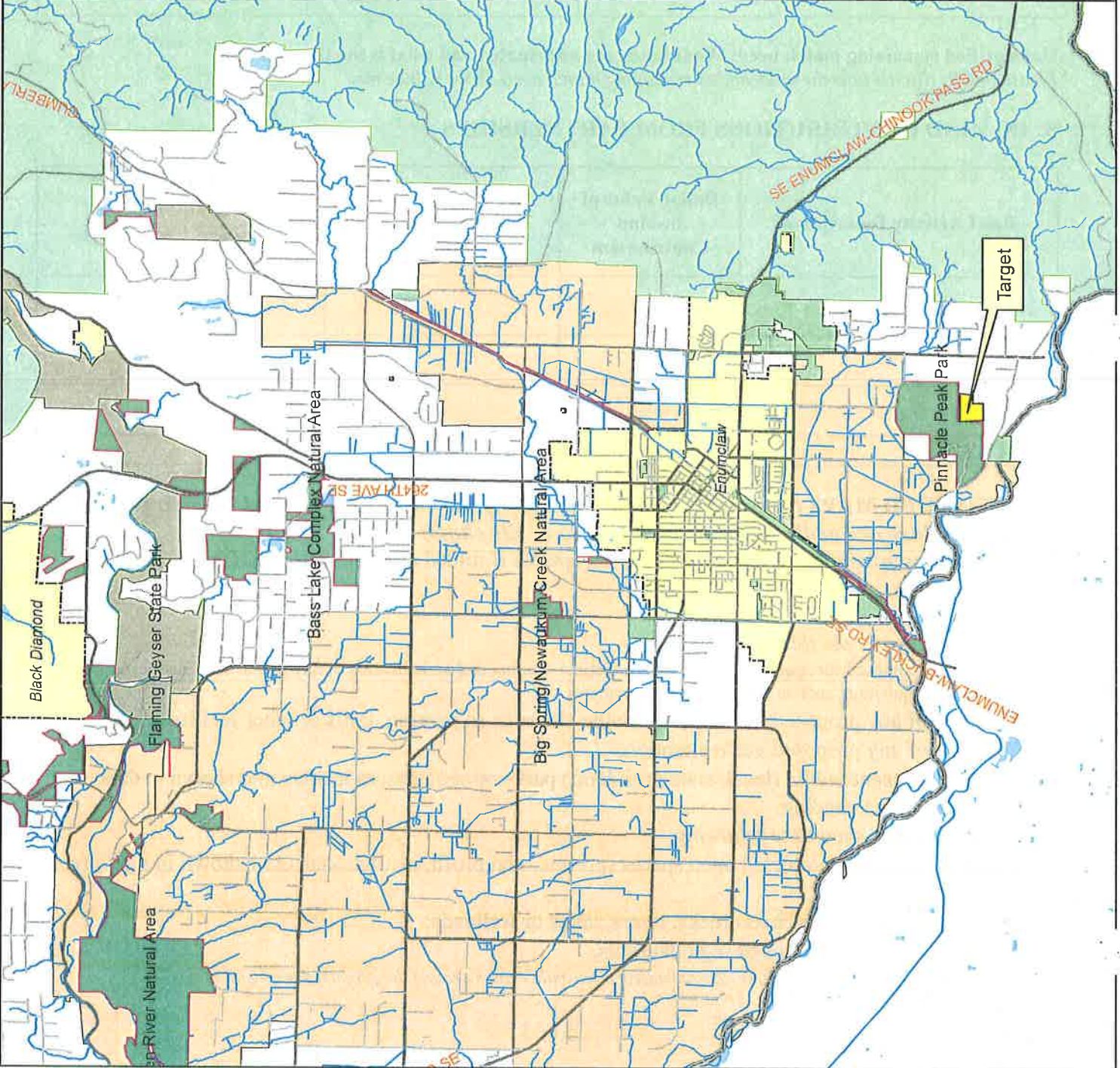


**King County**

Department of  
Natural Resources and Parks  
Parks and Recreation Division

3/11/2013






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Target










# Pinnacle Peak Park Site Map

## Legend

-  Target parcels
-  Under negotiation
-  in scope of current & past grants
-  Soft Surface Trail
-  Streams and Rivers

## Parks in King County

### MAINTTYPE

-  City
-  County
-  Federal
-  King County Parks
-  Non Profit Corporation
-  Other Government
-  Park District
-  Private
-  State



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