



King County

K.C. Date Received _____

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

PROJECT NAME Raging River Forest Addition (Echo Lake)

Applicant Jurisdiction(s): King County

Open Space System: Mountains to Sound, Snoqualmie/Snohomish Watershed
(Name of larger connected system, if any, such as Cedar River Greenway, Mountains to Sound, a Regional Trail, etc.)

Acquisition Project Size: 10 tax parcels, approx. 105 acres **CFT Application Amount:** \$415,000
(Size in acres and proposed number of parcel(s) if a multi-parcel proposal) (Dollar amount of CFT grant requested)

Tax Parcels: 022307-9043, -9036, -9014, -9013, -9015, -9035, -9016, -9037, -9050, -9084.

Type of Acquisition(s): Fee Title Conservation Easement Other:
(Note: WA DNR would acquire fee title ownership)

CONTACT INFORMATION

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Title: Natural Resource Lands Program Manager **Fax:** 206.263.6217

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Seattle, WA 98104 **Date:** March 13, 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 would allow the acquisition of 10 tax parcels totaling over 100 acres (within the Snoqualmie Watershed, in the Interstate 90 and State Highway 18 interchange area) through a conservation partnership between Trust for Public Land (TPL), Mountains to Sound Greenway, King County and Washington State Department of Natural Resources (WADNR). The county would acquire a forest conservation easement which would remove the parcels' development rights (DRs) and limit residential development but allow non-motorized passive recreation use and working forest management. The DRs would be placed in the TDR Bank, making them available for resale. The State would acquire the underlying fee and become the custodian of the land. The acquisition would build on both King County's and the State's investment to conserve the Raging River headwaters for long term forestry, fish and wildlife habitat and public low impact recreation as well as provide connectivity between thousands of acres of public land in the vicinity.

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

As described throughout this application, acquisition of these lands would preserve wildlife habitat on, and connectivity between, very large acreage of public ownership in the area. These subject parcels contain, and add to, forested habitat in the area that supports at least two WA State Department of Fish and Wildlife priority species: pileated wood pecker and the band tailed pigeon. Larger mammals occupying the general forested habitat include coyotes, black bear, blacktail deer and elk. Smaller mammals include porcupine, mountain beaver, raccoon and the striped skunk; in addition, a large variety of birds benefit from the forested canopy. Wetter areas support Pacific tree frogs, northern red-legged frogs and long-toed salamanders.

B. Salmon habitat and aquatic resources

Both the Raging River and Echo Lake/Creek are key salmonid habitats. The headwaters of the Raging River (a tributary to the Snoqualmie River), are considered one of the most important Chinook salmon habitats in the region.

C. Scenic resources

The lands are a significant missing link in a swath of conserved forest lands connecting Tiger Mountain to the Cedar River Watershed. They are located in a key portion of the Mountains to Sound Greenway corridor along Interstate 90 (I-90), which is the busiest highway through the Cascade Mountains; an average of 27,000 vehicles travelling over the pass each day. Additionally, the Greenway portion of I-90 is federally designated National Scenic Byway. Scenic views are afforded from the property as well.

G. Park/open space or natural corridor addition

This acquisition would be an addition King County's Upper Raging River Forest Conservation Easement Site (almost 6000 acres) and State DNR's Raging River Forest. At Rattlesnake Mountain and Raging River, King County, DNR and the USFS manage over 14,000 acres in a seamless ownership. Since 1993, a regional effort has been underway to conserve the forest lands between Tiger Mountain and Seattle's Cedar River Watershed; conserved forests on Rattlesnake and Taylor Mountains and the Upper Raging River Basin provide an opportunity for permanent connection between the Issaquah Alps and the Cascades. Only a few inholdings and key edge properties are needed to complete this regional effort; this acquisition project is one of those.

H. Passive recreation opportunity/unmet needs

Acquisition of these parcels would provide enhanced opportunities for non-motorized recreation by facilitating critical trail linkages between thousands of acres of publicly managed lands located south of I-90 through the creation of a seamless network between those lands--including connections between King County and Washington State DNR ownerships on Rattlesnake Mountain, Snoqualmie Point, Taylor Mountain, and in the Raging River State Forest. Specifically, it provides for passive recreational access from the Rattlesnake Mountain trailhead Exit #27 (on I-90) to the 10,000 acre Raging River State Forest, managed by WADNR and protected with a working forest conservation easement held by King County. Due to its location near the City of Seattle and several large suburban cities, it is easily accessible to over 1 million people and is within an area that has been (and continues to be) heavily used for recreation purposes.

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

A. Educational/interpretive opportunity

These lands would both enhance existing recreation use and facilitate new use. Backcountry trails and trailheads provides a wealth of opportunities to install interpretive signage regarding pre/historical uses of the land, value of forests and forestry as well as about the lands' natural resources, including fish and wildlife habitat.

B. Threat of loss of open space resources

The size, location and zoning of the subject parcels place them at high risk for development. That risk is increase by the family members' desire to market the parcels for sale in the very near future. Acquisition would prohibit conversion to residential development and help support retention of working forests and associated fish and wildlife habitat and passive recreation use.

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

These parcels have been a Mountains to Sound Greenway priority acquisition for about 15 years but earlier attempts to obtain the owners' interest/willingness to sell and agreement on selling price were unsuccessful. This is a complex acquisition involving numerous family members. After repeated attempts to help facilitate consensus among the family, they are now willing to sell and have negotiated an option with the Trust for Public Land (TPL), who will manage this multi-agency transaction. If current negotiations fail, due to the number of owners, it will be very difficult to resume negotiations in the future.

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

As mentioned in C. above, this is a Mountains to Sound Greenway priority. In addition, TPL is negotiating the sale for King County and Washington State Department of Natural Resources. TPL is helping fund an appraisal and offering the use of their revolving funds to bridge the gap between sellers' desired time to close on the property and when public agency funds are available to acquire the property.

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

Retention of forest lands, preservation of backcountry trails and facilitating passive recreation access to appropriate public lands are high priority goals included in the WRIA 7 Salmon Recovery Plan, the 2012 King County Comprehensive Plan and the 2010 Park, Recreation and Open Space Plan. In addition, the priority of the Transfer of Development Rights Program is to reduce development potential in the Rural Area and Resource Lands by encouraging the transfer of development rights from private rural lands into the Urban Growth Area. Also, acquisition of properties that enhance passive recreation access and use has been a specific priority recommendation in the planning work done to date for State DNR's Snoqualmie Corridor Recreation Plan, which will provide management guidance for 3,000 acres of DNR managed lands in the general vicinity. Lastly, the County's Open Space Plan directs Parks to work to implement the Mountains to Sound Greenway vision.

F. Transferable Development Credits (TDC) participation

Seller will enroll in the Transfer of Development Rights Program with the intention of selling the parcels' development rights (DRs) to King County; as a result of that sale, the County will obtain a working forest conservation easement and place the DRs into the TDR Bank. Proceeds from the future sale of the DRs will further King County's priorities in other areas. This geographic area is a priority sending area for the City of Bellevue, increasing the opportunity for the DRs to be sold. The Washington State Department of Natural Resources will acquire the underlying fee interest, and will be bound by the conditions of that perpetual conservation easement. This acquisition strategy is similar to that previously used in the 5900 acre Raging River Forest transaction in 2009.

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?

Staff costs for monitoring the terms of the conservation easement (although anticipated to be minimal) would be funded by the King County voter supported 2014 Parks Levy – Regional Open Space Acquisition funds. Since the property would be managed by State, King County would have no responsibility for stewardship or maintenance; the State relies partially on funds from the Discover recreational use permit for such activities. DNR partners with the Mountains to Sound Greenway Trust Washington Trails Association and Washington Conservation Corps. Trail crews and volunteers managed by these organizations have contributed to significant projects in this landscape including major renovation and maintenance of trails, and invasive weed surveys and control.

4. PROJECT BUDGET

1) TOTAL CFT APPLICATION AMOUNT^a	CFT:	\$415,000
2) TOTAL PARKS LEVY APPLICATION AMOUNT^b	PARK LEVY:	\$415,000

^aAllowable 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.

^bKing County projects only, if applicable.

(Note: Parks Levy means the 2014 Park Levy – Regional Open Space Acquisition Funds)

Estimation of property value: \$800,000

Briefly note how land values have been estimated (i.e., appraisal, property tax assessment, asking price, letter of value or other means). Property value was estimated in consultation with Trust for Public Land, WA DNR and based on assessed values and recent acquisitions of similar properties. Administrative costs for title reports, appraisals, escrow and administrative costs were estimated based on general advice from the County’s Open Space Acquisitions Office.

PROJECT COSTS	ESTIMATED DOLLAR AMOUNT OR RANGE
Total property interest value	\$800,000
Title and appraisal work	\$ 10,000
Closing, fees, taxes	\$ 5,000
Relocation	\$ 0
Hazardous waste reports	\$ 5,000
Directly related staff, administration and legal costs	\$ 10,000
Total Project Costs (CFT and other funds)	\$830,000

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)
2014 Parks Levy - Regional Open Space Acquisition funds.	TBD, likely January /2014	\$415,000
Total CFT Funds Previously Received This Project	N/A	\$ 0
Total Matching Funds and Past CFT Funds Currently Identified	N/A	\$ 0
Unidentified Remaining Match Need	N/A	\$ 0

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.

The matching funds are subject to allocation of Parks Levy.

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)
TPL will likely pay for half of appraisal	\$ 3000	proposed	March or April 2013
TOTAL	\$ 3000		

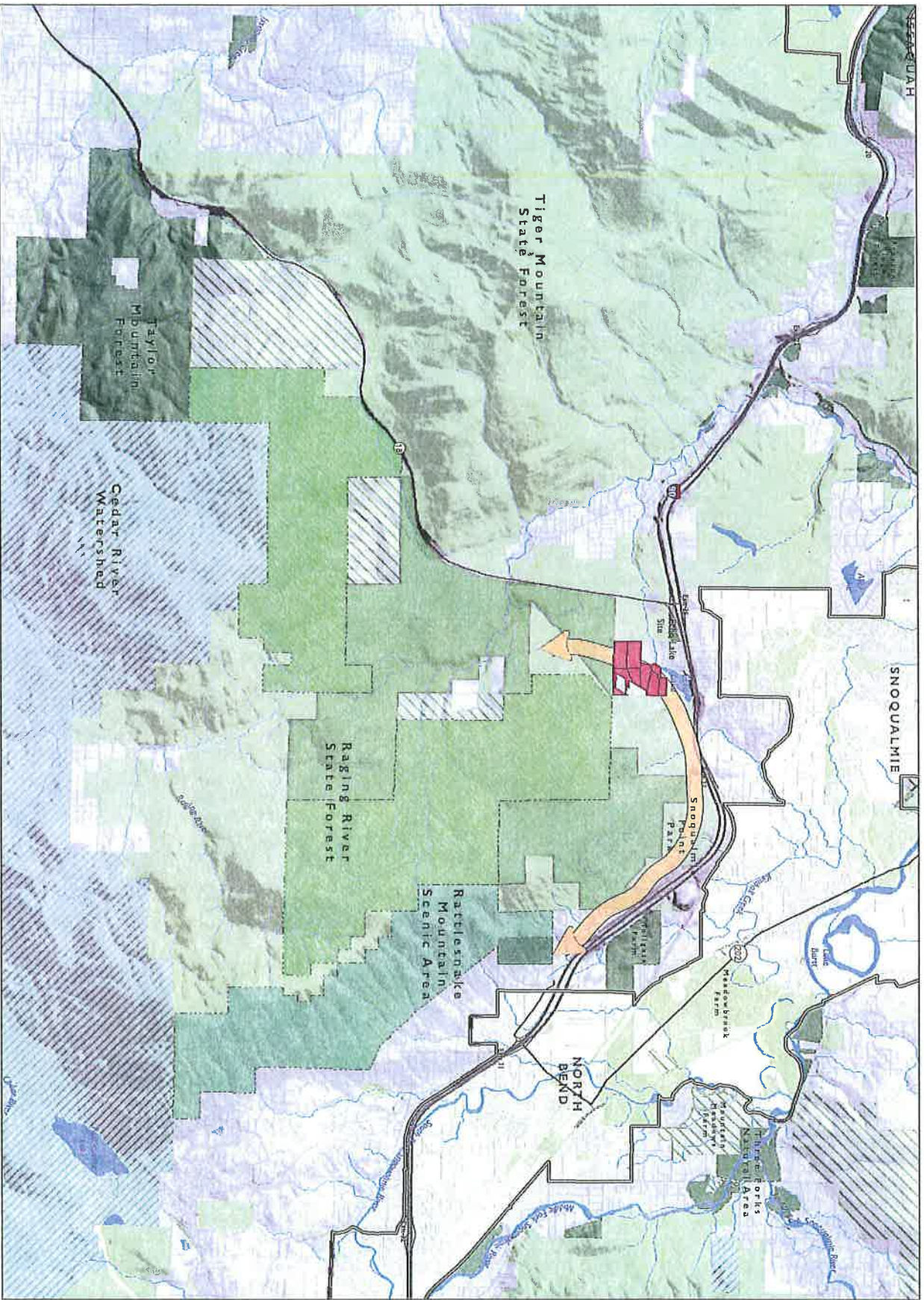
6. ATTACHED MAPS (Two maps are now required: 1) site map and 2) general location map; you may also include one additional map, aerial photo or site photo)

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:

Location Map

RAGING RIVER FOREST/ECHO LAKE, WHITAKER PARCELS

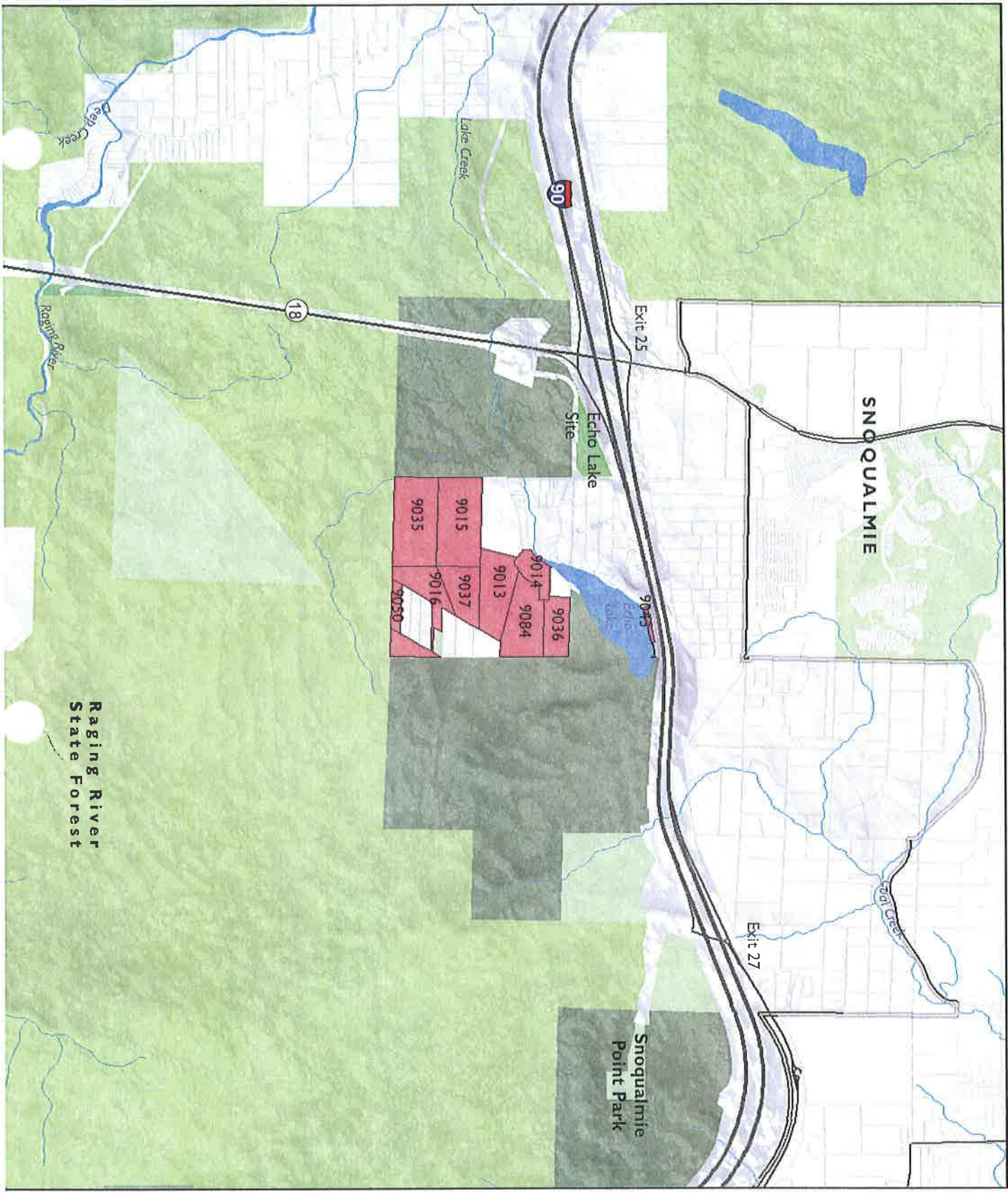


- Whitaker Parcels
- King County Interest
- Joint Ownership
- WPCD Trust Land
- Conservation Easement
- Owned in Fee
- Other Public Lands
- Preserved Private Lands
- Municipal Watersheds
- Urban Growth Area
- Potential Rec Corridors



Mountains to Sound
Greenway Trust
mtsgreenway.org
March, 2013

RAGING RIVER FOREST / ECHO LAKE, WHITAKER PARCELS

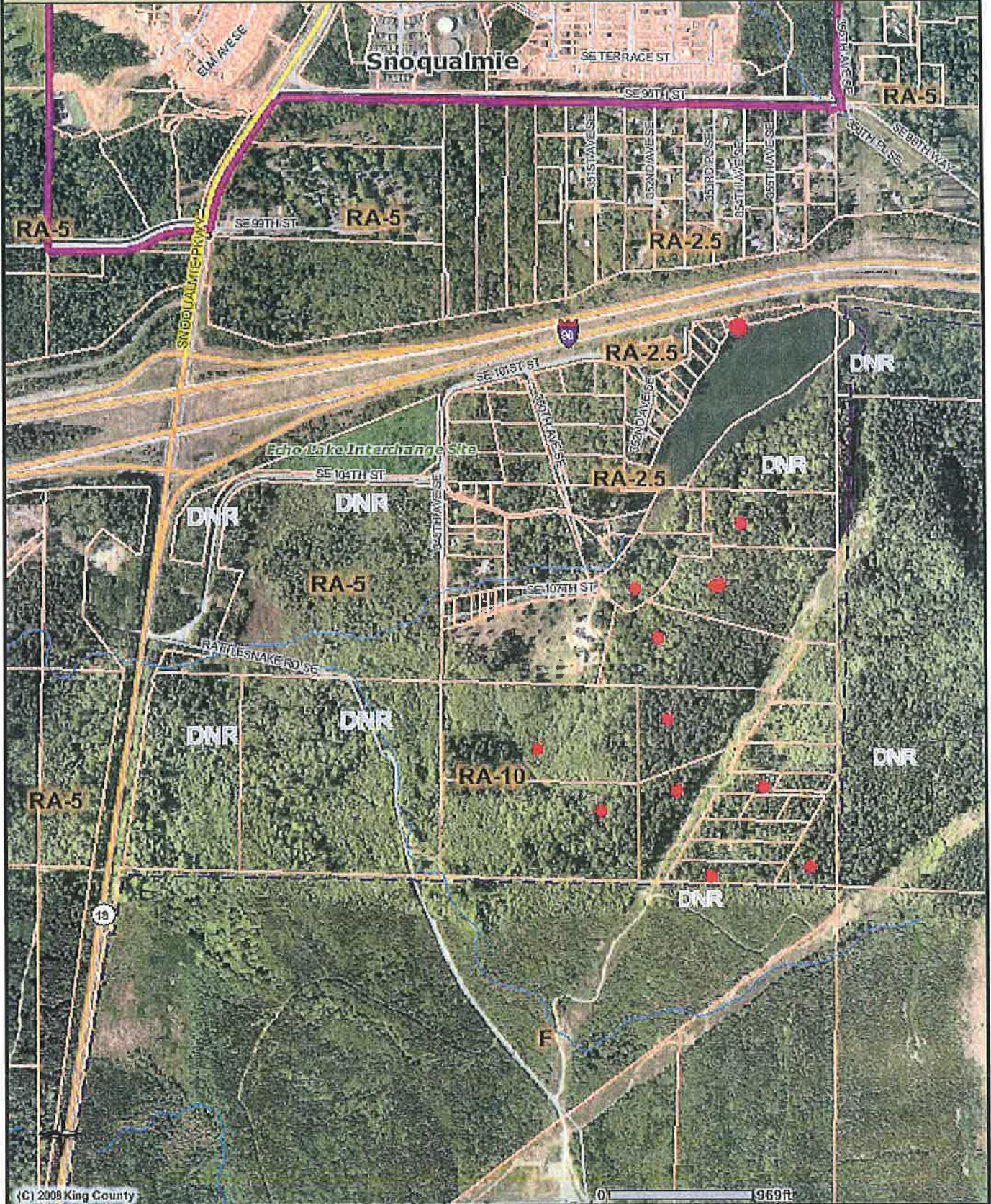


- Whitaker Parcels
- Land Ownership
- Private
- King County Parks
- WA DNR
- USFS
- Other Public Lands
- Urban Growth Area



Mountains to Sound
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Echo Lake - vicinity



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Date: 1/15/2013

Source: King County iMAP - Property Information (<http://www.metrokc.gov/GIS/iMAP>)



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