



King County

K.C. Date Received _____

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

PROJECT NAME: Sugarloaf Mountain Forest Access

Applicant Jurisdiction(s): King County

Open Space System: Sugarloaf Mountain Forest

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

Acquisition Project Size: ~9 acres

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

CFT Application Amount: \$80,000

(Dollar amount of CFT grant requested)

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

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 seeks to secure public access to Sugarloaf Mountain Forest, a goal for King County Parks since we acquired the site in 2001. The property was purchased through the transfer of development rights program, without legal public access. The 285-acre forest is accessible for maintenance via a maintenance-only easement off of Kent-Kangley Road SE; visitors to the site trespass on private property to reach it.

We seek to purchase a portion of the target parcel, including the road currently encumbered by our access easement. We may, in the future, establish a parking lot on the entrance of the property.

This is one of the sites identified as a priority for improved public access by the 2012 Parks Levy Task Force, which considered establishing and improving public access to sites a very important goal for the county to pursue.

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 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

Sugarloaf Mountain Forest has a varied-age forest cover reflecting a long history of harvests at the site. While portions of the site have 40 to 50-year-old forest stands, much of the site was harvested in the early 1990s. The site is expected to support black-tailed deer, elk, bear, coyote, cougar, fox, weasel; small mammals such as rabbit, chipmunk, etc; birds such as ruffed grouse, flicker, woodpecker, pygmy owl.

C. Scenic resources

Sugarloaf Mountain is an isolated mountain surrounded by flatter lands to the north, west, and south. The mountain rises 600 feet above the surrounding elevations. It is a noted visual feature in the landscape to surrounding residents and recreationalists in the Ravensdale, Kanaskat, and Kangley vicinities. The mountain also has views from the slopes and mountain top; travelling the site's roads around the mountain a visitor can access views from all compass points. Securing this public access to the site will allow visitors to legally access the site and its scenic resources.

G. Park/open space or natural corridor addition

This acquisition clearly adds significant value to the site, providing a means by which public can access the property. Without such access, the 285 acres of land preserved at the site perform a habitat function but do not contribute to a recreational function.

H. Passive recreation opportunity/unmet needs

This acquisition meets a very significant need for the Parks Division, to provide public access to our property. Once public access is secured, we can invite the general public to access the site. The site is used for hiking, mountain biking and horseback riding. Unauthorized off-road vehicle use also occurs. The forest roads on the site are the primary areas of use, though a few backcountry trails also exist. We may in the future develop a parking lot at the site on this target acquisition (whether that would accommodate horse trailers would require further evaluation depending on site conditions).

Long-term regional trail plans envision a Landsburg-to-Kanaskat Trail in the vicinity. While the regional trail is planned to run west of this property, there is a small possibility that this land could be a possible route for the regional trail if no other route is available.

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

We have the opportunity to work with a willing landowner to secure access at this time. If property is sold and new landowner is unwilling, we would not be able to establish this public access route. We could try to work with other nearby landowners, but it would require establishing a new entry point into the site. Part of the value of "open space resources" in this case is the passive recreational value that comes with having public access to the site, in addition to the habitat and forestry value of having the property in public ownership.

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

Willing landowner, interested in selling approximately nine acres to us, which should leave him with two development units on his 19.33-acre, RA-5-zoned property. The exact footprint of the purchase is to be determined, but conceptual footprint is shown on the site map. Purchase would at a minimum include the existing access road to the site.

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

The acquisition of these parcels is consistent with the following policy direction:

- *"Acquisitions of lands....that provide continuity or appropriate public access where it does not exist should be considered priority acquisitions, as should acquisition of 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

1) TOTAL CFT APPLICATION AMOUNT ^a	CFT: \$80,000
2) TOTAL PEL APPLICATION AMOUNT ^b	Parks Levy: \$80,000

^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.

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 an estimate of value.

PROJECT COSTS	ESTIMATED DOLLAR AMOUNT OR RANGE
Total property interest value	\$130,000
Title and appraisal work	\$10,000
Closing, fees, taxes	\$3,000
Relocation	\$0
Hazardous waste reports	\$5,000
Directly related staff, administration and legal costs	\$12,000 (requires boundary line adjustment)
Total Project Costs (CFT and other funds)	\$160,000

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)
Total CFT Funds Previously Received This Project		
Total Matching Funds and Past CFT Funds Currently Identified		
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.

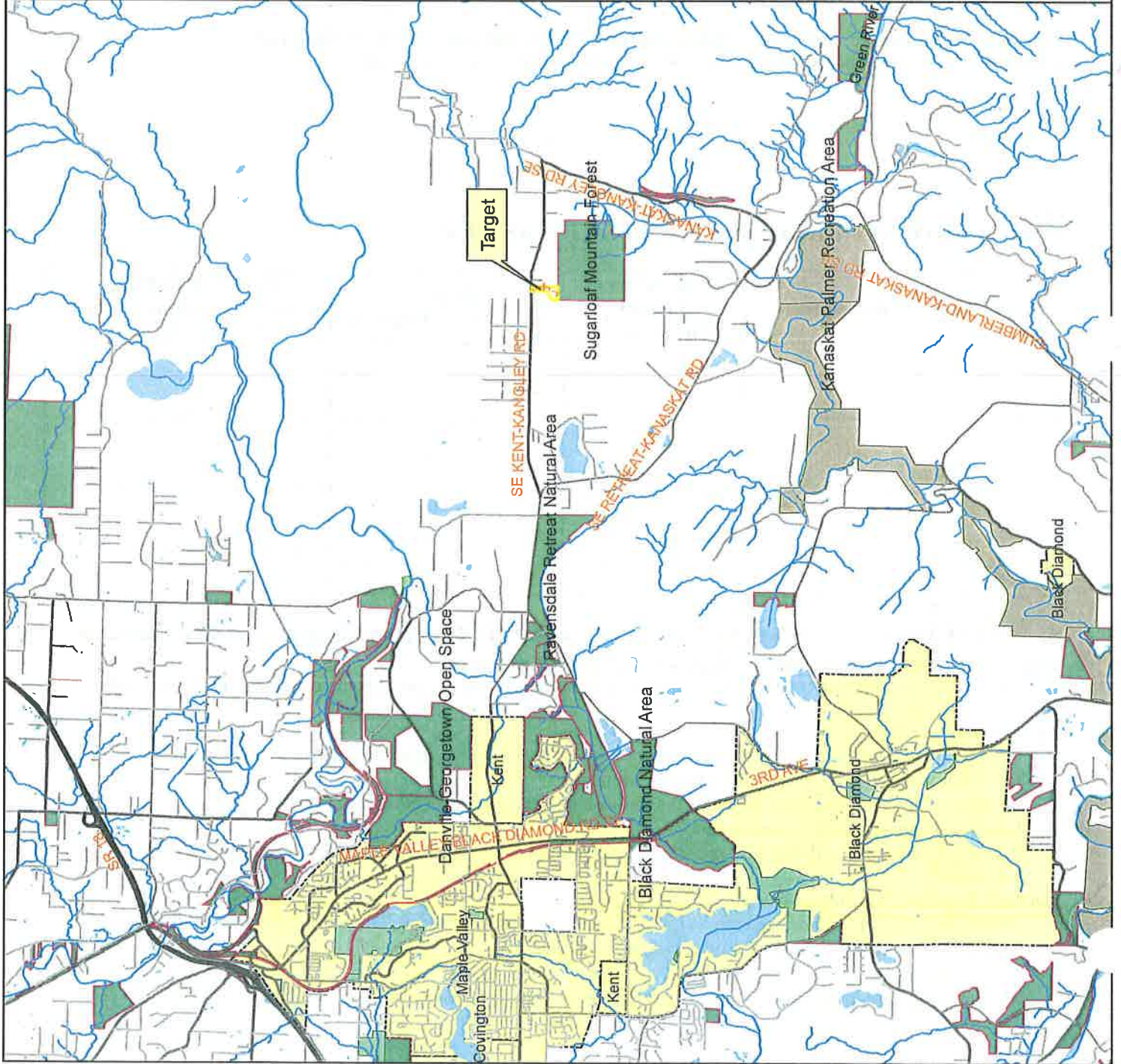
Site Map that shows the following:

- 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).*

Sugarloaf Mtn Forest Vicinity Map



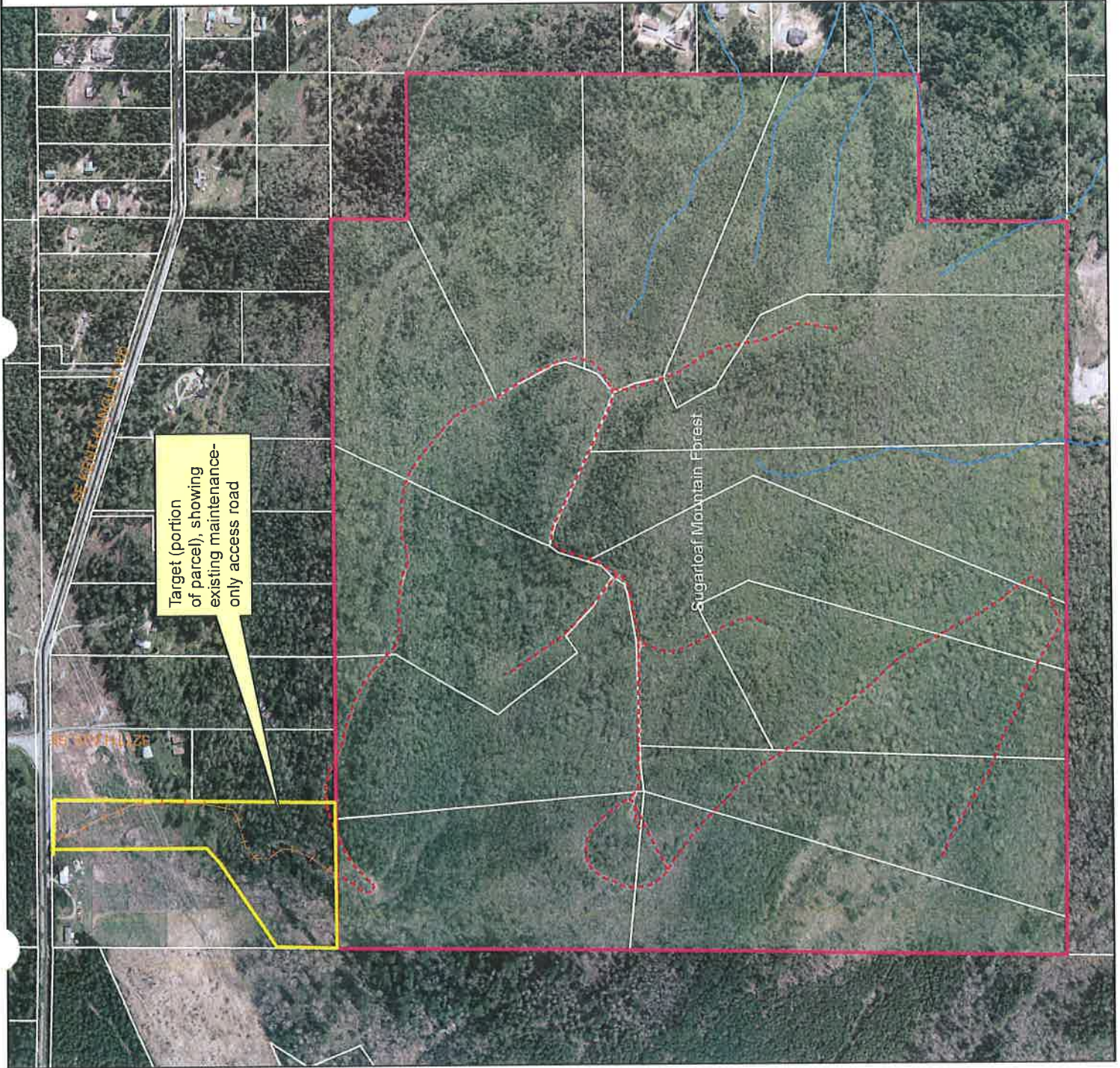
King County

Department of
Natural Resources and Parks
Parks and Recreation Division

3/11/2013

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Sugarloaf Mtn Forest Site Map



King County
Department of
Natural Resources and Parks
Parks and Recreation Division

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