

PROJECT SUMMARY FORM – 2013 Review
Acquisition-Related Grants for Conservation Futures and/or Parks Expansion Levy funds

General Information:

Project name: Tall Chief Golf Course

This proposal seeks to purchase the Tall Chief property by reallocation of remaining CFT funds into the existing CFT project known as "TDR farmers market"

Project proponent: KC DNRP/Darren Greve

Acquisition type (*fee/easement/development rights*): fee and development rights

Inventory into which acquisition will be placed: King County farmland preservation

Total acreage of proposed project: 191 acres

Parcel information (add additional rows if needed for multiple parcels):

| Parcel Number | Owner | Acreage | Assessed Value | Estimated cost to purchase | Address (if any) | Zoning | Structures on site? |
|-------------------------------------------|------------------------|---------|-----------------------------------|----------------------------|-------------------------------------|-----------------|---------------------|
| 052407-9002 052407-9025 052407-9026 | TALL CHIEF GOLF INC | 191 ac | \$1.9 M \$315,000 \$290,000 | \$3-\$4M | 1313 W SNOQUALMIE RIVER RD SE | RA-10 & RA-5 | Yes |
| | | | | | | | |

Funding

| | |
|-----------------------------|-----------|
| PEL Request | \$0 |
| CFT Request | \$500,000 |
| Subtotal: CFT + PEL Request | \$500,000 |

| | |
|-------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------|
| Total cost to complete acquisition project: | \$3 - \$4 million |
| Funding already secured (indicate source & amount) | \$450,000 of CFT via the TDR farmland project |
| Additional funding to be sought beyond CFT & PEL (indicate source, amount, and timing) | Potentially \$2M – from 2 potential partners (one private party and the Pike Place Market Public Development Authority) |
| Will current funding request allow for acquisition project completion?(yes or no) | yes |

Project Description

Specific geographic location: The Tall Chief property is located in the Snoqualmie Valley on the west side of the river, south of the city of Carnation; it is in the immediate vicinity of the Jubilee farm and Huschle farm – two successful farmland preservation transactions, using CFT funds, completed by the TDR program in the last 2 years.

Brief project summary (*e.g. goals and significance of project; cost-effectiveness; partnerships*):

The 191 acre rural property is located adjacent to, but outside of, the county's Agricultural Production District (APD) in the Snoqualmie Valley; as such it is rural zoned (RA-10) and therefore has the potential to be converted into a rural subdivision. Within the next month the owners are awaiting final hearing examiner approval of a permit for an 18 lot subdivision.

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The Tall Chief property presents a very unique opportunity for the County to convert an abandoned golf course, that is under threat of development, back to a productive farm. The property, with its high quality soils and areas above/outside of the floodplain, holds great potential for active farming. If the County can complete this transaction, it would also provide the opportunity to *expand* the County's Agricultural Production District (APD) to include these 191 acres, and thereby re-zone the land from rural zoning to agricultural zoning with a permanent farmland conservation easement.

The County has been working with the current landowner/developer towards a potential purchase of the property. They are willing sellers if the appraisal valuation meets expectations. We recently began the appraisal process - after both parties were able to come to agreement on process, timing, and general understanding of valuation approach. However, this didn't occur when the CFT Committee was making its reallocation recommendations in early March.

The County is also working with two partners that may be interested in buying and owning the land after KC purchases a conservation easement/development rights. These partners have great interest in playing a central role in resurrecting farming on this property. In this way the County would purchase a farmland conservation easement/development rights which would reduce the cost for the partners to buy and own the land; as owners they would manage it back to an active and productive farming operation, and as a potential incubator for new and up-and-coming local farmers.

The County's two potential partners include the Pike Place Market Public Development Authority (Pike Place Market PDA) and a private party. At this point in time the county is facilitating discussions with the partners to work through ownership scenarios to meet their respective ownership objectives.

The Tall Chief appraisal will be completed in early May, soon after which the County will update the CFT Committee as to whether or not the valuation will enable a sale of the property. If a transaction is to occur it would take place this summer 2013.

We urge the CFT Citizen's Committee to consider applying unallocated CFT funds to the existing TDR Farmland project to create the opportunity for King County to potentially close on this transaction this summer.

Habitat benefit: The property has existing wetlands that provide habitat for a variety of aquatic and bird species; the functioning of these wetlands would be enhanced if managed as a working farm that balances ecological restoration with agricultural production.

Intended future public use of site: Active farm that supplies the Pike Place Market and other farmers markets in King County

Is the project included in an existing plan? no

Project readiness (e.g. *urgency/threat, willing seller, will this funding allow project to close*): The property is under threat of development and has a subdivision permit pending in spring 2013; the landowner is a willing seller assuming the county and owner can reach agreement on valuation.

Scalability (e.g. *Are there opportunities to phase the project over multiple years? What are the consequences of receiving partial funding?*): The seller has indicated they will move forward on obtaining permits to subdivide the property into 18 residential lots and sell these lots to individual buyers if they cannot complete an up-front and one-time sale of the entire property with King County.

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