



King County

K.C. Date Received _____

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

PROJECT NAME Upper Bear Creek Waterways 2014

Applicant Jurisdiction(s): King County

Open Space System: Paradise Lake Natural Area
(Name of larger connected system, if any, such as Cedar River Greenway, Mountains to Sound, a Regional Trail, etc.)

Acquisition Project Size: 20 acres
(Size in acres and proposed number of parcel(s) if a multi-parcel proposal)

CFT Application Amount: \$175,000
(Dollar amount of CFT grant requested)

Parks Levy:

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 11, 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 continues to implement the Waterways 2000 report and the WRIA 8 Salmon Conservation Plan. It seeks to acquire key parcels for the protection and conservation of riparian habitat, floodplain, habitat-forming process areas, adjacent wetlands, and upland headwaters as outlined in the two Plans. Further, the project will contribute to the protection of water quantity, water quality, and aquatic habitat in the Bear Creek basin.

Last year, the CFT Citizens Committee recommended funding to purchase a 20 acre Conservation Easement on the Stevens property just south of the Paradise Lake Natural Area. This Conservation Easement was purchased in March 2013. The primary acquisition property, under this grant proposal, is to purchase another 20 acre Conservation Easement on the property just south of the one just purchased. (Refer to the attached map.) This property is owned by the same family.

The habitat benefit is to protect Bear Creek and Paradise Lake by keeping the headwaters in forest use. The development potential would be eliminated with the purchase of the Conservation Easement.

The Stevens property, located at the headwaters of Paradise Lake (north focus area on the site map), has been a County focus for over 15 years.

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 |
| <input type="checkbox"/> D. Community separator | <input type="checkbox"/> H. Passive recreation opportunity/unmet needs |

Wildlife habitat or rare plant reserve – High - This upland habitat of Bear Creek supports a variety of mammals including deer, black bear, cougar, and bobcat as well as many migratory birds.

Salmon habitat and aquatic resources - High: This project is on the 3 year implementation list of the WRIA 8 Salmon Conservation Plan. It is identified as Project N272. The primary goal is to protect the headwaters of Bear Creek by keeping this area in forest cover. The primary Waterways goal in reach A is to protect salmon runs and riverine habitat systems, encourage participation of property owners, and to foster stewardship through citizen and government partnerships, and environmental education. The salmonid species benefiting from this project are Chinook, coho, sockeye, steelhead, cutthroat, and kokanee. King County has been very successful working with property owners in Reach A during the Waterways 2000 program with over an 80% participation rate. This cooperative relationship has resulted in the purchase in fee of 120 acres, purchase of an additional 52 acres of conservation easements, and enrollment of over 200 acres in property tax reductions programs that retain conservation areas and rural land uses.

Scenic resources – High – The property provides local views of continuous forest habitat. The primary acquisition property complements the scenic resources of the adjacent Paradise Lake Natural Areas.

Park/open space or natural corridor addition – High - The properties would contribute significantly to already protected habitat within the Paradise Lake Natural Areas. This parcel, along with already protected public land and properties enrolled in the Public Benefit Rating System, provide a network of habitat connectivity along Bear Creek in this reach and into other Bear Creek drainage sub basins.

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.

- | |
|---|
| <input type="checkbox"/> A. Educational/interpretive opportunity |
| <input checked="" type="checkbox"/> B. Threat of loss of open space resources |
| <input checked="" type="checkbox"/> C. Ownership complexity/willing seller(s)/ownership interest proposed |
| <input type="checkbox"/> D. Partnerships - Describe any public or private partnerships that will enhance this project: |
| <input checked="" type="checkbox"/> E. Is the property identified in an adopted park, open space, comprehensive, or community plan? |
| <input checked="" type="checkbox"/> F. Transferable Development Credits (TDC) participation |

Threat of loss of open space resources: The property owner has approached the County about a sale of the primary acquisition property. They have delayed placing their property on the market, pending interest by the Citizens Committee.

Ownership complexity/willing seller/ownership interest proposed. The property owner has approached the County about a sale of the primary acquisition property. The seller is highly motivated. The Conservation

Easement that was purchased in March 2013 demonstrates the willingness of the property owner to negotiate with the County on a sale.

Property identified in an adopted plan: These parcels are identified in the WRIA 8 Salmon Conservation Plan and the Waterways 2000 Report for acquisition and resource protection. The Stevens property has been a very high propriety for acquisition since the Waterways 2000 Report.

Transferable Development Credits (TDC) participation: King County could enroll the property into its TDR program. At time of closing ,the County would purchase the development rights and place them into the King County TDR Bank for later sale for increased density inside the County’s Urban Growth Area (UGA); specifically into the cities of Redmond and Kirkland pending city-county TDR interlocal agreements.

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?

King County’s plan for providing site stewardship will be based on standards and protocols commonly accepted and followed by resource planners and land mangers 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, but not from county general fund sources. Stewardship and Maintenance will be provided by King County Parks.

4. PROJECT BUDGET

1) TOTAL CFT APPLICATION AMOUNT ^a	CFT: \$175,000
2) TOTAL PEL APPLICATION AMOUNT ^b	PEL: \$ 0

^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 Relocation Expenses:

Briefly note how these costs have been estimated.

Land value and project costs have been estimated based on the adjacent Conservation Easement. This proposed Conservation Easement is very similar to the Easement recently acquired. .

PROJECT COSTS	ESTIMATED DOLLAR AMOUNT OR RANGE
Total property interest value	\$310,000
Title and appraisal work	10,000
Closing, fees, taxes	2,500
Relocation	
Hazardous waste reports	2,500
Directly related staff, administration and legal costs	\$ 25,000
Total Project Costs (CFT and other funds)	\$350,000

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)
Cooperative Watershed, KCD	Pending award	\$ 175,000
Total CFT/PEL Funds Previously Received <i>This Project</i>	11/2012	\$150,000 CFT, expended
Total Matching Funds and Past CFT Funds <i>Currently Identified</i>	Pending award	\$ 175,000
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.

Matching funds from the Cooperative Watershed or KCD grant would be awarded in September 2014.

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.

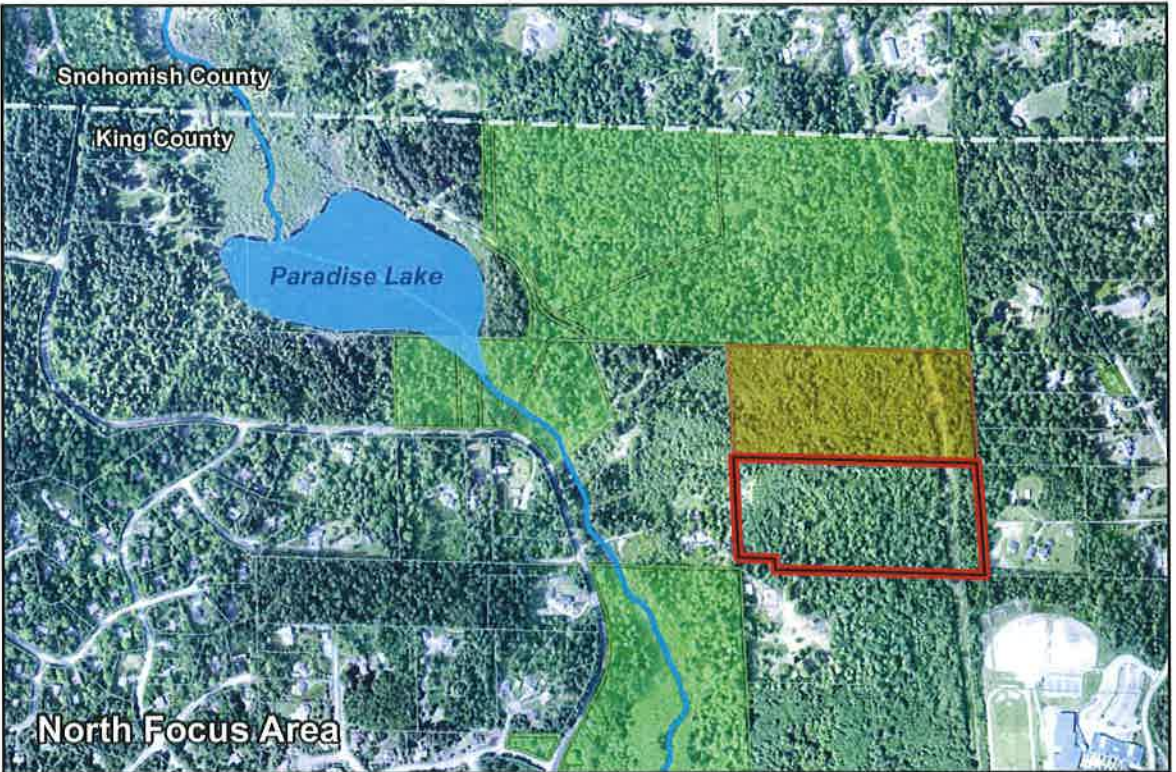
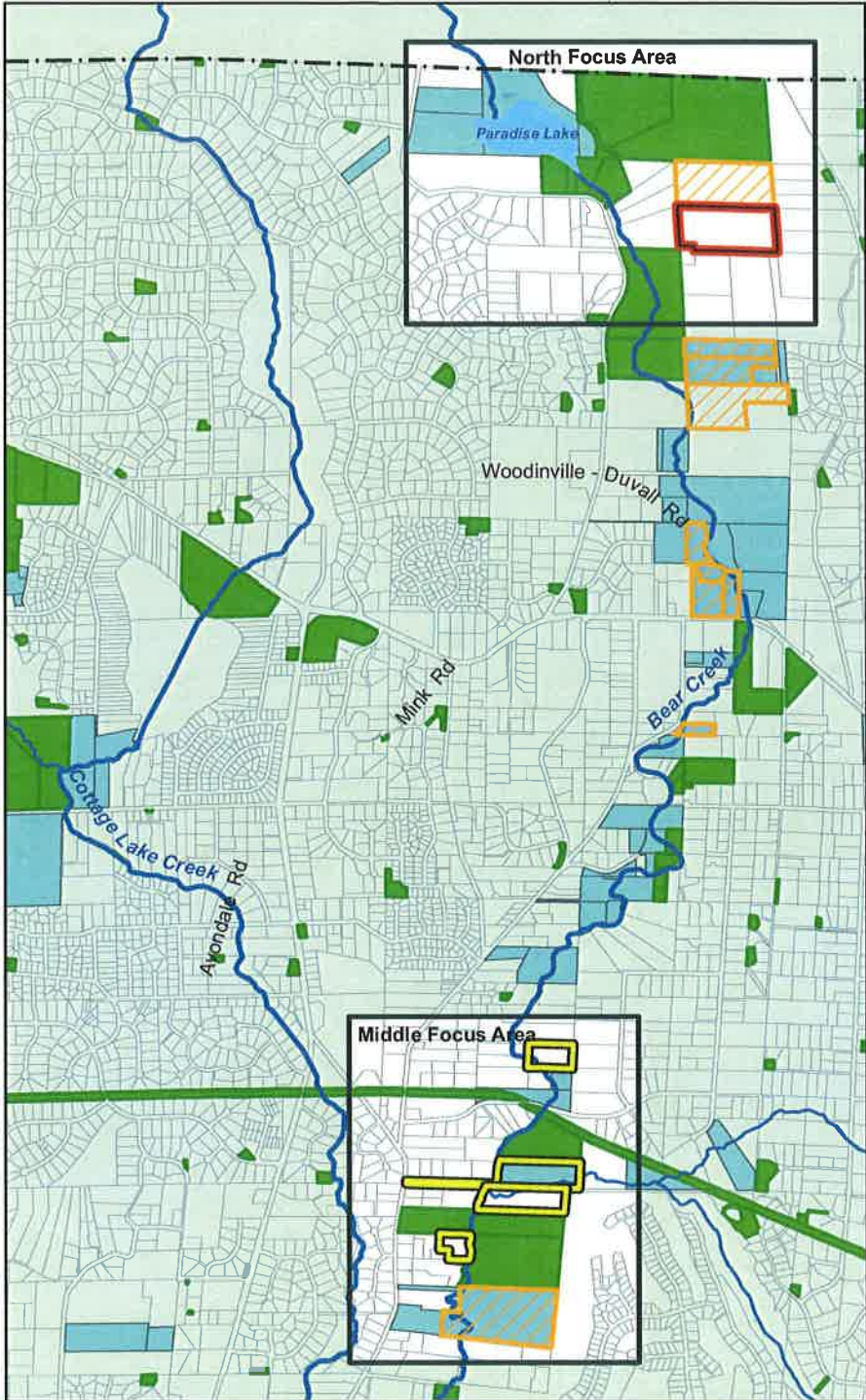
Location Map that shows the following:

- 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).*


Bear Creek Waterways

Parks Levy and CFT Grant Application 2014 Annual Collections

-  Primary Acquisition Property
-  Proposed Acquisition
-  Public Fee Ownership
-  Conservation Easement
-  PBRs/Timberland
-  County Boundary
-  Parcel Boundary



Focus Area Maps

-  Primary Acquisition Property
-  Proposed Acquisition
-  Public Fee Ownership
-  Conservation Easement



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



The information included on this map has been compiled by King County staff from a variety of sources and is subject to change without notice. King County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. King County shall not be liable for any general, special, indirect, incidental, or consequential damages including, but not limited to, lost revenues or lost profits resulting from the use or misuse of the information contained on this map. Any sale of this map or information on this map is prohibited except by written permission of King County.