



King County

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

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

### PROJECT NAME: Bellevue's Greenway & Open Space System

Applicant Jurisdiction(s): City of Bellevue

Open Space System: Bellevue's Greenway & Open Space System connecting Lake Washington, throughout Bellevue to Lake Sammamish, with open space trail corridor connections to the Mountains to Sound Greenway, Cougar Mountain Wildland Park and other regional trails and open spaces including the BNRR corridor partnership as may be determined sometime in the future.

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

Acquisition Project Size: Estimated 1 or 2 parcels/1-2 acres      CFT Application Amount: \$774,000  
*(Size in acres and proposed number of parcel(s) if a multi-parcel proposal)*      *(Dollar amount of CFT grant requested)*

Type of Acquisition(s):     Fee Title     Conservation Easement     Other: Placeholder for potential partnership opportunities relating to BNRR corridor for future consideration.

### CONTACT INFORMATION

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Date: March 12, 2013

**PROJECT SUMMARY.** Bellevue is the 5<sup>th</sup> largest city in WA, with a population of more than 130,000. It provides more than 140,000 jobs. Much of Bellevue's 31 square miles, thrives with woodsy neighborhoods and a vast network of green spaces (many funded with CFT) that keep people calling the place "a city in a park." Bellevue recognizes the importance of working with partners to protect open space, critical in preserving the quality of life the community values, and has a proven track record of securing sites with CFT funding. In 2012 the City acquired the Somerset/Moalem property in South Bellevue, and expect to reach agreements for acquisitions within Mercer Slough & Sunich Open Space this year. This application is similar to previous applications in that it seeks matching funds to enable the permanent conservation and protection of highly important open spaces that have been identified on the map for many years. This is part of a multi-decade, multiple-parcel project along the greenway that serves a multitude of benefits such as: ● providing strategic community separators in densely-populated urban areas; ● providing scenic amenities along local arterial roads; ● containing important songbird and urban wildlife habitat; and ● featuring community trail access and key connections to regional systems; ● and is highly important to residents throughout King County. We continue to evaluate sites identified on the map when owners desire to sell, with this year's effort targeting Bridle Trails. We are working with the Bridle Trails Community Club, a non-profit corporation, whose purpose includes "to ensure that all public and private activities which affect the area are consistent with the short and long term needs, desires, goals and objectives of the residents of the area". The plan is to identify properties that could be acquired in early 2014. This is a proven partnership, that recently resulted in the City's acquisition of 2.01 acres for park and open space uses. Both entities are energized to identify the next priority. As in last year's application, I've continued to identify the BNRR as a placeholder, so this significant regional opportunity may be eligible for funding towards additional open space buffers, trail heads and connections throughout Bellevue. Use of CFT funds for this purpose would require additional confirmation from the Committee and King County relating to specific parcels, as no sites have been identified at this time.

## 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 checked="" 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 checked="" type="checkbox"/> D. Community separator                    | <input checked="" type="checkbox"/> H. Passive recreation opportunity/unmet needs   |
- A. Wildlife Habitat or Rare Plant Reserve – Medium.** Bridle Trails neighborhood contains lowland forest, typical of the vegetation which once covered Puget Sound. The woods abound in Douglas-fir and western hemlock, with some western red cedar, big-leaf maple, and alder mixed in. Bellevue’s Greenway protects key habitat. The Forest Condition monitoring indicates that 72% of Bellevue Park System’s forested natural areas are in Class 1 or Class 2 health categories (approximately 1,132 acres). From 2009 to 2012 Bellevue’s Forest Management Program has restored and enhanced over 50 acres of degraded Class 3 and Class 4 sites, planted over 10,000 trees and 100,000 native shrubs and ground cover plantings, contributing to a functioning wildlife habitat systems.
- B. Salmon Habitat and Aquatic Resources – Medium.** Streams within the City of Bellevue range from shoreline streams (Mercer Slough), major tributaries to Lake Washington and Lake Sammamish (Coal Creek, Kelsey Creek, and Lewis Creek), and smaller tributaries and headwater segments. A number of headwaters of streams are located within Bridle Trails, which is an integral/critical component for the health of streams. There is historical data that the habitat is generally conducive to use by salmonoids, and that sockeye and Coho have made it up to the headwaters in Bridle Trails. According to the City’s Watershed Planner/Supervisor, the coniferous forest within Bridle Trails neighborhood offer seeps and springs, wetlands that contribute to the potential for red legged frogs and salamander. Although we are confident in assuming the property acquired would protect open space/wildlife habitat, it is unknown at this time if the property selected would contain a stream. The property acquired would be folded into the overall City’s stewardship & management of the park and open space system.
- C. Scenic Resources – High.** Bridle Trails residents have been instrumental in protecting and retaining its open space, natural character and the Community Club has requested the City acquire additional park and open spaces for on-going stewardship. Acquisition would protect open space while providing visual relief in a densely populated urban area.
- D. Community Separator – High** acquiring these parcels would protect undeveloped, natural area. These properties would also be part of the larger Greenways and Open Space System in Bellevue and connect to King County’s regional system and Bridle Trails State Park. The City, in partnership with King County and other jurisdictions, has been assembling open space tracts over many years to form a coordinated open space system that connects to regional destinations but also serves to separate incompatible land uses from residential neighborhoods from higher densities and intense traffic corridors.
- E. N/A**
- F. Urban Passive-Use Natural Area/Greenbelt – Low/Medium.** Acquiring & preserving open space for citizens who live and work in Bellevue is a priority. Acquiring parcels within Bridle Trails continues this mission by expanding Bellevue’s existing Parks, Open Space and Greenway System connecting Lake Washington east towards Lake Sammamish, and South towards Cougar Mountain Wildland Park and now focusing North through Bridle Trails.
- G. Park, Open Space, or Natural Corridor Addition – High.** Bellevue is nationally recognized for its “Lake-to-Lake Greenway System”. The parcels within Bridle Trails would be protect and preserve open spaces that are ecologically significant sensitive areas; and provide trails, wildlife corridors, and greenways.
- H. Passive Recreation Opportunity/unmet needs – High.** The City’s adopted P&OS Plan identifies the need to complete the City’s visionary greenway system, protect critical open space areas & provide passive park amenities.

## 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 – Medium.** Acquiring property within Bridle Trails will enhance the educational opportunities offered by the City and eliminate the possibility of the open spaces being further developed for housing. The Parks Departments' Natural Resource Section work with volunteers in parks located within the greenway throughout Bellevue as part of our on-going Stewardship Saturdays or Eco-Friday events where volunteers resurface or create new trails, remove invasive plants such as ivy, bindweed or Himalayan blackberry, maintain and monitor restoration sites, or plant native plant species. In 2012, there were 314 Environmental Education Programs, with 3017 participants.

**B. Threat of loss of open space resources - Medium.** The housing market is rebounding with Developers purchasing the last remaining open spaces within Bellevue for redevelopment. This would significantly detract from the natural open space experience within Bridle Trails neighborhood. The City has a long-standing history of working with property owners when they are ready to consider a sale and prioritize sites within the greenway based upon willing sellers and potential timing of a transaction. The Bridle Trails Community Club is actively engaged in identifying properties within Bridle Trails for consideration in early 2014.

**C. Ownership complexity/willing seller(s)/ownership interest proposed - Medium.** The City has received communication from interested sellers, as well as continuing to contact additional property owners to gauge their interest. The City will work closely with the Bridle Trails Community Club and other community groups within Bridle Trails to identify properties for consideration in early 2014. This partnership has had great success in that, the City & Bridle Trails Community Club worked in partnership, resulting in the City's acquisition of 2 acres for parks and open space purposes. We look to add to this success story by following a similar process to identify the property that best serves the citizens.

**D. Partnerships – High.** Bellevue provides significant funding towards partnerships throughout Bellevue working together with groups such as the Pacific Science Center, Bellevue Botanical Garden Society, Stream Team volunteers, Audubon Society, Bridle Trails Community Club, and other community organizations. These partnerships provide ongoing stewardship of Bellevue's open spaces. We are confident that the Bridle Trails Community Club and other organizations within this area would volunteer their time and energy working in partnership with the City. The City continues to have a thriving volunteer base and would fold the parcels acquired into the on-going stewardship program to actively remove invasive species and introduce more varieties of native plant species within these parcels

**E. Is the property identified in an adopted park, open space, comprehensive, or community plan?** Yes, the City of Bellevue's *Comprehensive Plan* and the 2010 *Parks & Open Space System Plan*, have numerous goals & policies that support preserving open space and neighborhood parks.

**F. Transferable Development Credits (TDC) participation.** The City and King County have previously entered into an Interlocal Agreement (IA) relating to Transfer of development rights within Bel-Red Subarea, although that IA does not pertain to this application.

### 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?*

In 2008, the Bellevue residents approved a Parks & Natural Areas Levy that provides funding for acquisition and park development that includes acquisitions in Bridle Trails. . Another key piece to the Levy is that it also provides funding for on-going maintenance to ensure the properties acquired and/or developed are maintained. Over the last 6 years, Bellevue has restored 72 acres; planted 21,600 trees; planted 196,500 native shrubs over 220 individual planting projects. Bellevue has a coordinated volunteer management program that can provide ongoing volunteer opportunities to help restore and maintain properties acquired, including the well-known Stewardship Saturday and Stream Team programs. Residents consistently give Bellevue high satisfaction ratings for its clean and well-maintained parks. Residents also identify, as top priorities, preserving open spaces and natural areas for people, fish, birds and other animals. Bellevue delivers first-rate service and manages excellent programs and is national recognized including the National Recreation and Park Association in 2005 gave the Parks & Community Services Department the National Gold Medal Award for Parks and Recreation Management.

### 4. PROJECT BUDGET

|  |                |
|--|----------------|
| 1) TOTAL CFT APPLICATION AMOUNT <sup>a</sup> | CFT: \$774,000 |
| 2) TOTAL PEL APPLICATION AMOUNT <sup>b</sup> | PEL: N/A       |

<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).*

It is assumed by in-house appraiser that a minimum of \$1.5 Million Dollars will be necessary to acquire property within Bridle Trails. The City is prepared to conduct feasibility work, including but not limited to an MAI appraisal and appraisal review to determine fair market value of the properties.

| PROJECT COSTS  | ESTIMATED DOLLAR AMOUNT OR RANGE |
|--|----------------------------------|
| Total property interest value                          | \$1,500,000                      |
| Title and appraisal work                               | 20,000                           |
| Closing, fees, taxes                                   | 5,000                            |
| Relocation   | 0                                |
| Hazardous waste reports                                | 3,000 (estimated)                |
| Directly related staff, administration and legal costs | 20,000                           |
| <b>Total Project Costs (CFT and other funds)</b>       | <b>\$1,548,000</b>               |

| <b>MATCHING FUNDS: Existing Sources</b><br>(CFT can only provide a maximum of 50% of anticipated project costs)                   | <b>DATE</b><br>(Expended or Committed)          | <b>DOLLAR AMOUNT</b><br>(Expended or Committed) |
|---|---|---|
| In 2008, the Bellevue residents approved a Parks & Natural Areas Levy that provides funding for acquisition and park development. | Funds will be allocated at time of acquisition. | 50% Match                                       |
| <b>Total CFT Funds Previously Received This Project</b>   | --  | --  |
| <b>Total Matching Funds and Past CFT Funds Currently Identified</b>   | --  | --  |
| <b>Unidentified Remaining Match Need</b>  | \$0.00  |   |

**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.*

An important expectation by the Bellevue City Council is that staff will actively seek matching funds to leverage Bellevue Levy dollars, whereby King County Conservation Futures is an integral partner. Together, Bellevue Levy and King County Conservation Futures funding would be sufficient to acquire property within Bridle Trails.

**5. IN-KIND CONTRIBUTIONS FROM PARTNERSHIPS**

| <b>Brief Activity Description</b>  | <b>Dollar Value of In-kind Contribution</b>  | <b>Status</b><br>(Completed or Proposed) | <b>Activity Date Range</b><br>(Completion Date or Proposed Completion Date) |
|--|--|--|---|
| We fully anticipate the on-going commitment by the Bridle Trails Community Club to contribute their time and energy working with the City as it pertains to the property acquired. However, at this time, there is no in-kind contributions identified for this acquisition. Highlights of the City's exceptional commitment to volunteers and community groups include: Stewardship Saturday, Enhancement Project Volunteers - over 6 years – 7,400 volunteers provided 29,580 hours of volunteer service; 2012 Stewardship Saturday, Enhancement Project Volunteers – 1173 volunteers, 4692 hours on 46 projects ; 2012 Arbor Day-Earth Day – 15 projects, 419 volunteers, 1676 volunteer hours with 885 trees and native shrubs planted; 2012 Master Naturalist Program – 25 active Master Naturalists in Bellevue's program, may be the only one or a limited number of Master Naturalist program in the State of Washington, Volunteered 1048 hours in 2012; Well KEPT Program – 25+ year program providing youth employment and environmental education and training. 2012 Well KEPT – 10 resident teens, 7,400 feet of trail renovated and 130 trees planted. | None for this application. Included to identify the on-going commitment to working with Volunteers and partnerships. |  |   |
| <b>TOTAL</b>   |  |  |   |

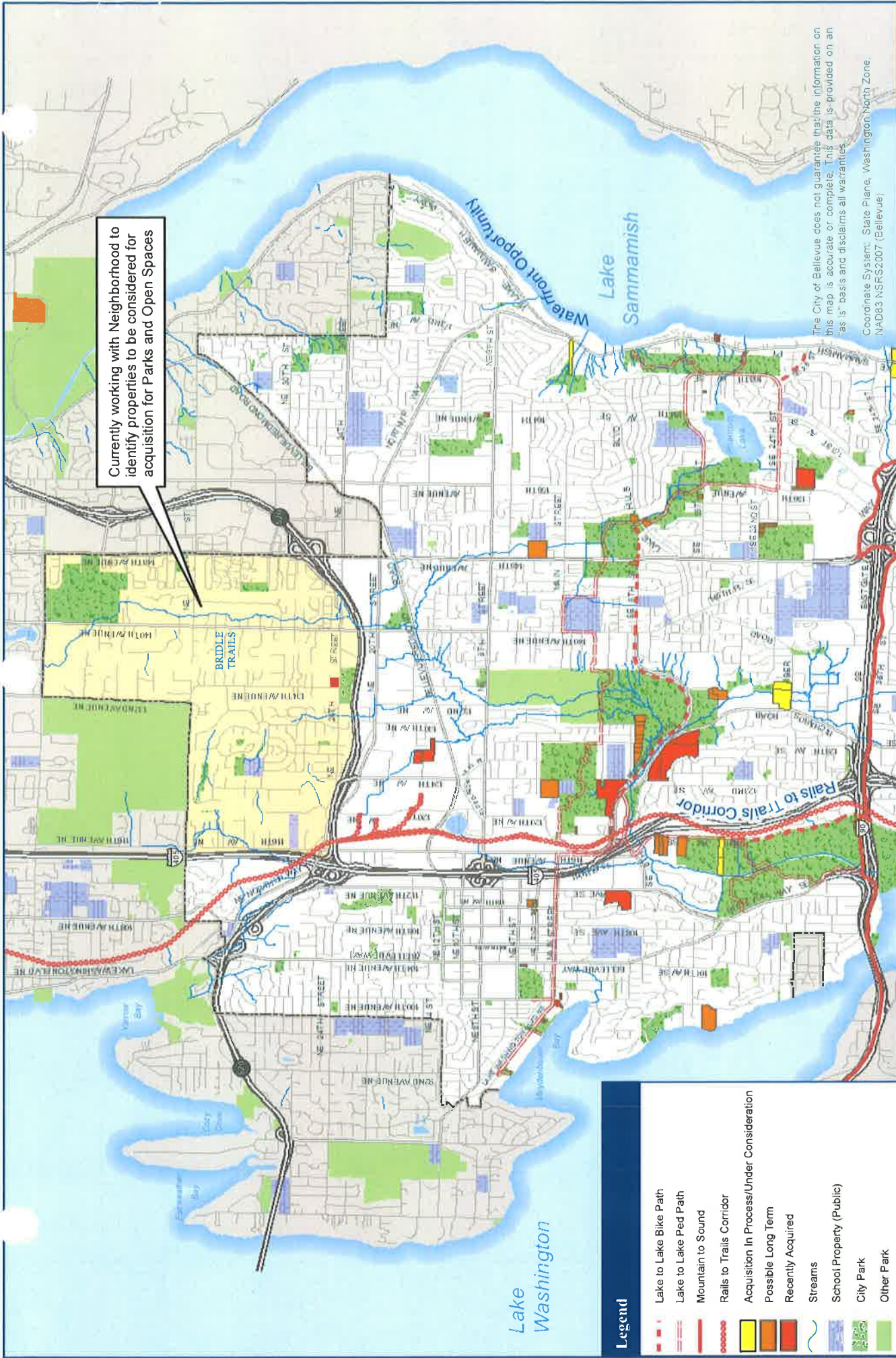
**6. ATTACHED MAPS (Two maps are now required: 1) site map and 2) general location map; you may also include one additional map, aerial photo or site photo)**

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;





Currently working with Neighborhood to identify properties to be considered for acquisition for Parks and Open Spaces

The City of Bellevue does not guarantee that the information on this map is accurate or complete. This data is provided on an "as is" basis and disclaims all warranties.  
 Coordinate System: State Plane, Washington North Zone, NAD83 NSRS2007 (Bellevue)



# Bellevue Park Open Space & Greenway System

- Legend**
- Lake to Lake Bike Path
  - Lake to Lake Ped Path
  - Mountain to Sound
  - Rails to Trails Corridor
  - Acquisition In Process/Under Consideration
  - Possible Long Term
  - Recently Acquired
  - Streams
  - School Property (Public)
  - City Park
  - Other Park





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### About Us

**The Bridle Trails Community Club mission** is to protect, enhance and preserve the existing residential and equestrian character of the Bridle Trails area. The BTCC engages with the City of Bellevue and other appropriate entities on matters relevant to the residents of the Bridle Trails subarea and the local community.

Examples of topics the BTCC engages on:

- Transportation
- Resident Health and Safety
- Park Preservation
- Tree Canopy Maintenance and Preservation
- Commercial Development
- Power Outage Prevention and PSE Emergency Response
- Commercial Expansion
- Road and Neighborhood Improvements
- Equestrian Preservation

### BRIDLE TRAILS COMMUNITY CLUB MEMBERSHIP

Become a member and enjoy the BTCC newsletter three times a year.  
 Dues are: **1 year = \$20 (or 2 years = \$35, 3 years = \$50)**

Please send your check to:

**Bridle Trails Community Club  
 P.O. Box 1534  
 Bellevue, WA 98009**

Complimentary 'New Neighbor' newsletter sent upon request

### Bridle Trails Area

If you live in the area outlined below, you are a Bridle Trails resident. We are an organized, active community group, and would like to represent your interests in the neighborhood as well as with the City of Bellevue. Please join us at a General Meeting, or drop us a note. And welcome to the neighborhood!



# City of Bellevue Parks & Natural Areas Levy

November 4, 2008 Voter Initiative



## **Background**

With the city's existing parks levy expiring this year, voters are being asked to consider a new funding measure to provide additional investments in Bellevue's nationally accredited park system. The measure would replace the purchasing power of the expiring bonds. Following significant public input, Bellevue City Council approved the measure for the November 4 ballot.

## **The Parks & Natural Areas Levy**

This measure includes funding to enhance and maintain the Bellevue Parks & Open Space System. If approved, the package would accomplish the following:

- Protect water quality in Bellevue's lakes and streams and preserve natural areas throughout the city;
- Enhance existing parks such as Bellevue Downtown Park, Surrey Downs, Crossroads Community Park and Bellevue Botanical Garden;
- Invest in sportsfields, trails, community parks, and neighborhood parks; and
- Maintain improvements consistent with Bellevue Parks' standards.

Specific project funding details are further described below:

### **Acquisition Opportunity Funding (\$10M)**

Dedicate resources to obtain land that complements the existing parks system to increase public access to lake shores, preserve open space, protect water quality, increase trail connectivity and create opportunities for new neighborhood parks.

### **Eastgate Area Community Park (\$6M)**

This 27-acre undeveloped site will be improved following a community-based plan to preserve natural areas and add new recreational amenities.

### **Neighborhood Park Development (\$5M)**

Smaller-scale parks will be developed with amenities such as play equipment, open space, and trail connections. Proposed sites are along Lake Sammamish and in the Bridle Trails neighborhoods.

### **Downtown Park (\$5M)**

Complete additional phase of the Downtown Park master plan, including completion of the circle around the waterfall and reflecting pond.

### **Surrey Downs Community Park (\$3.5M)**

Transferred to the City from county ownership in 2005, this park will be improved to offer new sport and recreational amenities for the neighborhood and broader community.

### **Sports Field Improvements (\$3M)**

Building on the expanded capacity of Robinswood Sports Fields, additional synthetic fields will be installed to improve safety and play at Wilburton Hill and Newport Hills parks.

### **Bellevue Botanical Garden (\$2M)**

Planned improvements will expand opportunities for visitors to experience botanical displays and educational programs.

### **Expansion of Crossroads Community Center to Support Youth Performing Arts (\$2M)**

A larger, improved facility will help meet the facility needs of the City's youth performing arts programs.

### **Lewis Creek Park Phase II (\$2M)**

Group picnic areas and more trail connections will complete the planned improvements to this community park.

### **Trail and Natural Area Improvements (\$2M)**

Investments within the City's 1,800-acre open space system will improve forest conditions and stabilize slopes to reduce erosion in the Coal Creek Natural Area, and create hiking and walking trails throughout the City.

## **Cost**

If approved, this measure would cost a typical homeowner about \$71 per year for the next 20 years, or 12 cents per \$1,000 of assessed value. This measure was set to replace the expiring 1988 Bellevue Park Bond which had an average property tax rate of 17 cents per \$1,000 of assessed value.

## **Additional Information**

If you have questions about the Bellevue Parks & Natural Areas Levy, please call the Bellevue Parks & Community Services Department at 425-452-2805.