CONSERVATION FUTURES (CFT) 2014 ANNUAL COLLECTIONS
APPLICATION FOR FUNDS

PROJECT NAME Warsinske Property Acquisition

Applicant Jurisdiction(s): City of Kirkland

Open Space System: Juanita Heights Park
(Name of larger connected system, if any, such as Cedar River Greenway, Mountains to Sound, a Regional Trail, etc.)

Acquisition Project Size: 1.89 Acres  CFT Application Amount: $197,562K
(Size in acres and proposed number of parcel(s) if a multi-parcel proposal)  (Dollar amount of CFT grant requested)
919410-0410-09, 919410-0445-08, 919410-0485-09, 919410-0505-05, and 919410-0508-02

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

CONTACT INFORMATION
Contact Name: Jennifer Schroder  Phone: 425-587-3301
Title: Parks and Community Services Director  Fax: 425-587-3303
Address: 505 Market Street, Kirkland, 98033  Email: jschroder@kirklandwa.gov
Date: March 10, 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. (The Warsinske property includes 6 parcels, 1 parcel has a single family residence and 5 parcels are undeveloped. This request is for the 5 undeveloped parcels.)

The acquisition of parcels owned by Thomas and Joanne Warsinske will prevent encroachment by future development into the City of Kirkland’s 3.66 acres Juanita Heights Park, and will provide for an improved access into the park as well as contribute to the ecological health of Juanita Creek.
In addition, purchase of the open space conforms to the City’s Comprehensive Park, Open Space and Recreation Plan Policy 1.12 to preserve opportunities for people to observe and enjoy wildlife and wildlife habitat. It will also support the City’s Comprehensive Plan Goal NE-1, to protect natural systems and features from the potentially negative impacts such as land development. The open space is with Juanita Creek Watershed and the acquisition also supports WRIA 8 strategies of protecting and restoring natural processes and the habitats that they form which are necessary for the recovery and conservation of Chinook salmon. The property owner is a willing seller that prefers to sell their property to the City of Kirkland. The City of Kirkland has successfully negotiated a purchase and sale agreement with the owner and the acquisition is in Escrow with instructions to close by April 30, 2013.
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.

☐ A. Wildlife habitat or rare plant reserve
☐ B. Salmon habitat and aquatic resources
☐ C. Scenic resources
☐ D. Community separator
☐ E. Historic/cultural resources
☐ F. Urban passive-use natural area/greenbelt
☐ G. Park/open space or natural corridor addition
☐ H. Passive recreation opportunity/unmet needs

The Warsinske Property is contiguous to Juanita Heights Park and located within the Juanita Creek Watershed. The watershed encompasses an area of approximately 4224 acres. The basin flows south to Lake Washington. Rapid land use changes over the past 20 years have drastically changed the landscape surrounding Juanita Creek and the area is now considered “highly developed. This development and associated impervious surfaces (covering almost half the watershed) has affected the ecological health of the creek and the surrounding land. Protecting forested areas within the watershed provide valuable “natural infrastructure” to manage storm water.

This open space is surrounded by single family subdivisions, the Warsinske property will expand the Juanita Heights park users recreation experience of nature by walking among a healthy canopy of second growth Douglas fir Big Leaf maples, Western Red Cedar and other common natives such as vine maple, Oregon grape, salmonberry, Red Elderberry, Bracken Fern, Swamp gooseberry and Skunk cabbage. Examples of wildlife observed by neighbors include deer, coyote, hawks, frogs, pileated woodpecker and the bald eagle.
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

The City has a very successful volunteer natural areas restoration program called the Green Kirkland Partnership. The partnership involves volunteers, staff and community, all sharing in the goal to restore Kirkland’s forests into healthy sustainable lands. The Green Kirkland Partnership has to date 22 volunteer Park Stewards. The Stewards work with community groups, individuals and schools by leading restoration events. Stewards provide education and demonstration activities of best management practices in removing invasive plants and planting native plants to ensure ongoing legacy of these urban forested lands.

Juanita Heights Park’s Park Steward began last year, and has in addition to leading on-going restoration events in the park, developed and maintains a website: http://juanitaheightspark.com/habitat-quality-and-present-state/. The site provides a wealth of information of the native plant life in this open space, history of the park and restoration work occurring in the park.

The City is fortunate the Warsinske family value open space and desired to see their property be saved from becoming part of another subdivision. The City has successfully negotiated a purchase and sale agreement, and will close on the purchase by April 30, 2013.

In addition, purchase of the open space conforms to the City’s Comprehensive Park, Open Space and Recreation Plan Policy 1.12 to preserve opportunities for people to observe and enjoy wildlife and wildlife habitat. It will also support the City’s Comprehensive Plan Goal NE- 1, to protect natural systems and features from the potentially negative impacts such as land development.
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?

The Warsinske properties acquisition of 2.31 acres (6 parcels) will be added to the City’s Juanita Heights Park (3.66 acres) revising the total park land to 5.97 acres.

The increase to the existing maintenance responsibilities at Juanita Heights Park will minimally impact the current park maintenance staffing levels. In addition, the voters passed a park maintenance levy in 2012. The levy restores maintenance level (staffing and supplies) of Kirkland’s park system, which had experienced significant budget cuts over the last 4 years. Because of the levy, we will be hiring 4 additional positions in park maintenance this year.

The City has also a proven track record of working with volunteers to remove invasive plants such as English Ivy and Himalayan Blackberry. For example, last year over 4000 volunteer hours were logged in urban forest restoration projects.

The City of Kirkland places a high value and importance in stewardship of all of its natural resources. This commitment is demonstrated by way of the City’s adoption by resolution of the 2003 Natural Resource Management Plan. The Natural Resource Management Plan will guide the future City practices, programs, projects comprehensive plan elements and development regulations relating to natural resource management.

Also, a 20-Year Forest Restoration Plan, known as Green Kirkland Partnership was adopted by the Kirkland City Council February 2008. The City has currently 6 parks in restoration, and 22 volunteer Park Stewards. (The Park Levy also provided permanent funding for 3 fulltime staff positions to manage and implement the program).

4. PROJECT BUDGET

<table>
<thead>
<tr>
<th>1) TOTAL CFT APPLICATION AMOUNT*</th>
<th>CFT: $197,562</th>
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<tr>
<td>2) TOTAL PEL APPLICATION AMOUNT*</td>
<td>PEL:</td>
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*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 relocated 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.

*King County projects only, if applicable.

Estimation of property value:
The owner contacted the City and offered to sell their property (6 lots) at the assessed value of 794K. The City obtained the appraisal services of McKee & Schalka Real Estate Appraisal Services. The highest and best use was based on one single family residence; the appraised value is $600K. The Purchase and Sale agreement is for $610,000. The appraised value was itemized by lot. This application is for the 5 lots to remain as open space.

<table>
<thead>
<tr>
<th>PROJECT COSTS</th>
<th>ESTIMATED DOLLAR AMOUNT OR RANGE</th>
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<tr>
<td>Total property interest value</td>
<td>$385,000.</td>
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<td>Title and appraisal work</td>
<td>$3500 Appraisal</td>
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<td></td>
<td>Title Report</td>
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<td>Closing, fees, taxes</td>
<td>$6625.</td>
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<td>Relocation</td>
<td>0</td>
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<td>Hazardous waste reports</td>
<td>0</td>
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<tr>
<td>Directly related staff, administration and legal costs</td>
<td>0</td>
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<tr>
<td>Total Project Costs (CFT and other funds)</td>
<td>$395,125.</td>
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MATCHING FUNDS: Existing Sources
(CFT can only provide a maximum of 50% of anticipated project costs)

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<tr>
<th>DATE</th>
<th>DOLLAR AMOUNT</th>
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Total CFT Funds Previously Received This Project

Total Matching Funds and Past CFT Funds Currently Identified 2013

<table>
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<tr>
<th>DOLLAR AMOUNT</th>
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<td>$197,562.</td>
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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: N/A

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<tr>
<th>Brief Activity Description</th>
<th>Dollar Value of In-kind Contribution</th>
<th>Status (Completed or Proposed)</th>
<th>Activity Date Range (Completion Date or Proposed Completion Date)</th>
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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)

8¼ 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).