



King County

K.C. Date Received _____

CONSERVATION FUTURES (CFT) 201⁴ ANNUAL COLLECTIONS APPLICATION FOR FUNDS

PROJECT NAME Bear Creek Rehabilitation

Applicant Jurisdiction(s): City of Redmond

Open Space System: Bear & Evans Creek Trail & Greenway

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

Acquisition Project Size: 14.65 acres

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

CFT Application Amount: \$66,925.00

(Dollar amount of CFT grant requested)

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

CONTACT INFORMATION

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Redmond, WA 98073

Date:

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 Bear Creek Rehabilitation project site is located at the mouth of Bear Creek in Redmond. The project covers the lower ~3,000 feet of the channel (reach 1 in the Chinook Conservation Plan), and is bounded by SR-520 to the south, and Bear Creek Parkway to the north. The eastern project limit is Bear Creek reach 2, restored by WSDOT in 1999 and the western project limit is the Sammamish River. WSDOT is a significant funding partner in the current project, and WSDOT will be utilizing the stream rehabilitation as mitigation for off-site critical areas impacts.

The existing stream channel in the project reach was straightened and armored by the Army Corps of Engineers in the early 1960's, creating a barrier to juvenile fish moving into the system to rear. Adjacent wetland and floodplain areas were filled and the profile steepened in the lower 1,000 feet of the channel. The project will involve construction of ~3,500 feet of new channel in open space to the north of the existing channel. This allows for a more natural channel meander pattern, reconnection with the floodplain, and a more gradual profile. Habitat features such as large wood and streambed gravel will be added to the stream and over 10 acres of riparian buffer will be restored with native vegetation. The subject parcel is approximately 14.6 acres. It is located near the junction of King County's Sammamish River Trail and the City of Redmond's Bear Creek Trail. The Bear Creek Trail will be rebuilt further from the stream channel with the rehabilitation (as required by permit). The parcel also adjoins the Sammamish River Greenway and the Bear and Evans Greenway.

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 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 type="checkbox"/> C. Scenic resources | <input type="checkbox"/> G. Park/open space or natural corridor addition |
| <input type="checkbox"/> D. Community separator | <input type="checkbox"/> H. Passive recreation opportunity/unmet needs |

Wildlife habitat or rare plant reserve: The subject property is part of the regionally important open space corridors along Bear Creek and provides connectivity for wildlife including listed Chinook salmon and candidate coho salmon. In addition to providing vital salmon habitat the Bear Creek corridor supports a wide variety of migratory birds. No rare plants are known on the site, but the site offers excellent opportunities for control of invasive weeds and enhancement of native riparian forest as part of the planned stream rehabilitation.

Salmon habitat and aquatic resources: “Bear Creek Basin, located in a mixed urban and rural area of northern King County, provides some of the highest quality fresh water habitat in the county. It contains spawning and rearing habitat for salmon populations entering from Lake Washington, freshwater mussels in large beds, rare freshwater sponges, and biologically diverse areas for birds and wildlife.” (as described on the King County website - Waterways 2000 program description). The Bear Creek basin provides excellent spawning and rearing habitat for chinook, coho, kokanee and sockeye salmon as well as cutthroat trout.

Scenic resources: The adjacent Bear Creek Trail provides good public access along the edge of the site (by permit condition, the existing trail will move north out of the habitat enhancement area).

Community separator: The serves as a greenbelt located between Redmond Town Center and SR-520. This property provides a visual and aural buffer between the trail and heavily traveled SR-520 to the south.

Historic/cultural resources: A cultural site has been identified on the subject property. A portion of the site will be preserved, and a portion of the site will be recovered prior to implementation of habitat enhancements.

Park/open space or natural corridor addition: The parcel is an integral link in the regionally significant open space system connecting the Sammamish River Trail and Bear and Evans Trail and Greenway.

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

Educational/interpretive opportunity: The proximity of the Bear Creek trail to the open space acquisition, the proposed habitat enhancement, and cultural resources lends itself to interpretive opportunities. At least one interpretive sign and a story pole carved by a local tribe are planned in conjunction with the rehabilitation project.

Threat of loss of open space resources: The site was previously designated as permanent open space associated with the adjacent shopping center. Acquisition by the City will foster enhancement rather than simply preservation of the site.

Ownership complexity/willing seller(s)/ownership interest proposed: Redmond secured the site by fee ownership in November 2012.

Is the property identified in an adopted park, open space, comprehensive, or community plan?
The City's Parks, Arts, Recreation, Culture, Conservation Plan (PARCC Plan - 2010) includes the "Town Center Open Space", and associated trails. Park properties adjoining the Town Center Open Space include Bear Creek Park, the Heron Rookery, and Slough Park.

Bear Creek is identified in the Lake Washington/Cedar/Sammamish Watershed (WRIA 8) Chinook Conservation Plan (King County 2005), as a primary subarea "to protect and restore salmon habitat and habitat forming processes in Bear Creek that contribute to the life cycle requirements of adult and juvenile salmon for spawning and rearing." Purchase of this property will prevent the degradation of existing high quality habitat, help reduce runoff and fine sediments entering Bear Creek and foster restoration of riparian conditions.

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?

Planned stream rehabilitation and habitat enhancements will be implemented by the City of Redmond with several funding partners, including WSDOT, King County Flood Control District, and King Conservation District. Restoration plantings will be monitored and maintained by City-funded contract crews for a minimum of 10 years.

The City of Redmond has made significant commitments to maintenance of its restoration sites. Our contract crews visit a typical site a couple of times each year to control invasive weeds, clean up litter, and replant if needed. The payoff for these efforts is better plant establishment, and a sense of pride from visitors to the sites. The City continues to budget significant funds to ensure a high level of maintenance beyond project monitoring required by permits.

4. PROJECT BUDGET

1) TOTAL CFT APPLICATION AMOUNT ^a	CFT: \$66,925.00
2) TOTAL PEL APPLICATION AMOUNT ^b	PEL:

^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).

Summary appraisal by a third party MAI appraiser

PROJECT COSTS	ESTIMATED DOLLAR AMOUNT OR RANGE
Total property interest value	132,000.00
Title and appraisal work	670.14
Closing, fees, taxes	1,182.60
Relocation	
Hazardous waste reports	
Directly related staff, administration and legal costs	
Total Project Costs (CFT and other funds)	\$133,852.74

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)
City of Redmond – Stormwater CIP	11/7/2012	\$133,852.74
Total CFT Funds Previously Received <i>This Project</i>		N/A
Total Matching Funds and Past CFT Funds <i>Currently Identified</i>		\$133,852.74
Unidentified Remaining Match Need		0

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.

None

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)
N/A			
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)

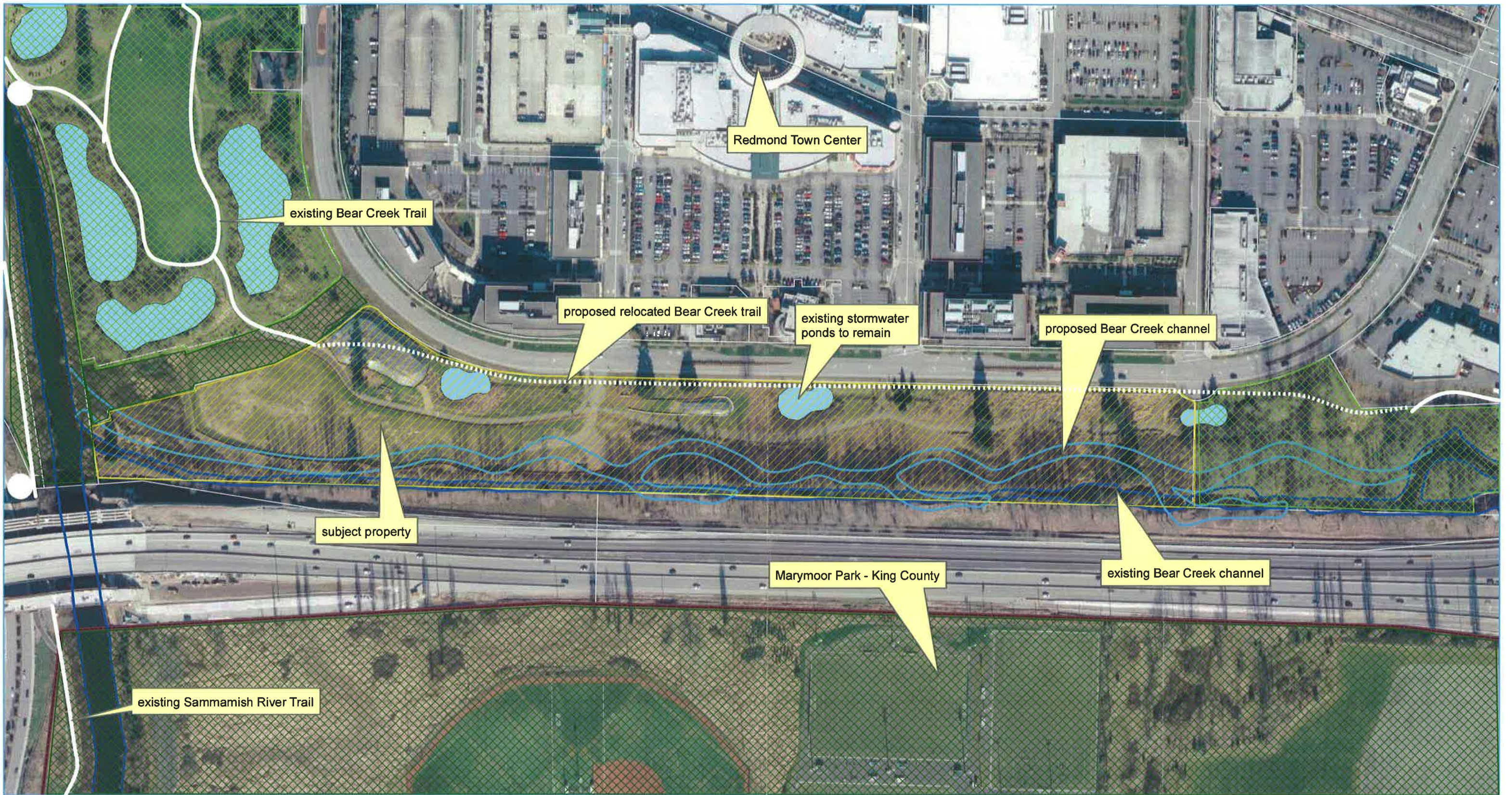
8 ½ x 11” maps are preferred, but 11 x 17” is acceptable if folded and hole-punched for insertion into a three-ring binder.




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).*



-  subject property
-  other public open space
-  private open space



150 75 0 150 Feet



Redmond - Bear Creek

8 TRAILS



Exhibit 8-5: Proposed and Existing Trail Network

