



King County

K.C. Date Received _____

**CONSERVATION FUTURES (CFT) 2013 ANNUAL COLLECTIONS
APPLICATION FOR FUNDS**

PROJECT NAME: Union Shares – Protecting the Urban Growth Line

Applicant Jurisdiction(s): City of Redmond & King County

Open Space System: Evans/Bear Creek in WRIA 8
(Name of larger connected system, if any, such as Cedar River Greenway, Mountains to Sound, a Regional Trail, etc.)

Acquisition Project Size: 40 acres CFT Application Amount: \$500,000
(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/TDR Other:

CONTACT INFORMATION

Contact Names: Rob Odle (Redmond, City Planning Director) Phone: 425 263 0435
Darren Greve (King County TDR program manager) Phone: 206 263 0435

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PROJECT SUMMARY: The 40 acre Union Shares property is located immediately east of Redmond’s City limits, adjacent to the urban growth area (UGA) line, but on the rural side of the UGA line in King County’s jurisdiction; it is surrounded by an existing publicly owned greenbelt. For the past ten years the landowner has repeatedly proposed to the King County Executive and Council to re-zone the property from its rural zoning designation to urban zoning, to allow greater density through an expansion of King County’s UGA boundary. Each time King County denied this request.

The landowner’s most recent re-zone / UGA expansion proposal, occurred as a docket request as part of the County’s 2012 comprehensive Plan update. Discussions during this time sparked interest from the landowner, the City, and the County to consider outright acquisition of the land to permanently remove the threat of development and threat of urban expansion into the rural area in this part of King County.

The City and County seek to partner to allow the City to purchase the property. This will create the opportunity for the City and the WRIA 8 Forum to start the re-route of Evans Creek - a stream bearing Chinook salmon - away from an industrialized area and onto the subject property to provide enhanced salmon habitat. The re-route of Evans creek is an identified salmon restoration project in the WRIA 8 salmon recovery 3 year work plan.

The City has amassed \$2 million in local City funds to help acquire the property. These City funds, together with the requested CFT funds, and a creative city-county transfer of development right (TDR) agreement will bring enough value to enable a deal with the landowner.

In regards to TDR, the City’s Planning Department is supportive of amendments to City regulations to allow the property’s rural development rights to be transferred and sold by the current landowner for use inside the City limits. The City would consider making each rural TDR worth significant square footage to in-city developers, and the City would seek to find a willing buyer for additional development capacity through application of these TDRs. The estimate of TDR value to the landowner is \$1 - \$1.5 million, based on what the City would offer in terms of development capacity per TDR.

The value of the property is estimated to be \$4 million. Available cash funds (i.e. \$2M of city funds and \$500K CFT) would allow the City to acquire a portion of the property (roughly 25 of the 40 acres); the remaining 15 acres would be protected through TDR whereby 3 rural TDRs are issued by King County to the landowner who, simultaneously at closing, sells the 3 rural TDRs for \$1.5 million to an in-city developer. The 15 acres would be placed under a TDR conservation easement, and the fee interest to the 15 acres of land would be simultaneously deeded to the City by the landowner at closing.

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 type="checkbox"/> H. Passive recreation opportunity/unmet needs |

Salmon Habitat/Aquatic Resources:

Evans Creek is a key tributary to Bear Creek – both are Chinook Salmon bearing streams. The property, and the project to re-route Evans Creek onto the property, is listed in the WRIA 8 Salmon Recovery Plan. The project is on the WRIA 8 Three-Year Work Plan (project #N432A). This is evidence to the important aquatic resources and habitat conditions available on the subject property for salmon recovery in the Watershed. Currently Evans Creek runs through an industrial area which provides poor habitat and is harmful to spawning salmon. The City's plan, per the WRIA 8 work plan, is to re-route Evans Creek through the subject property to provide high quality habitat for Chinook salmon.

Scenic Resources:

The property abuts 196th street and provides an undeveloped rural scenic view from 196th street; this provides a scenic buffer to the urban area/City of Redmond that lies due west of the subject property.

Community Separator:

The property acts as a natural community separator – separating the low density rural area from the higher density urban area inside the City of Redmond.

Urban Passive-use natural area/greenbelt & Park/open space or natural corridor addition:

The property is adjacent to, and surrounded by, extensive land owned by the City of Redmond – it is a critical piece in Redmond's greenbelt that buffers the city's eastern edge from the rural area. These existing publicly owned areas adjacent to the property include: The Arthur Johnson Park, the Bear/Evans Creek Greenway, and the Perrigo Community Park. The addition of this property would build upon an extensive natural area, and passive recreational area, that is critical to salmon habitat and ensure the urban growth area stays in its current location.

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

Threat of loss of open space resources:

The property is currently 40 acres of RA-5 zoning; the property currently faces a high level of threat from subdivision into 8 – five acre residential lots; this would render the WRIA 8 salmon restoration plan for the site potentially unworkable. However, the property's location adjacent to the urban growth line creates an even greater concern and threat – i.e. if at some point in the future the UGA line is moved and urban level of density is allowed, then most all the potential open space and habitat benefit will be lost.

Ownership complexity:

The landowner, if he cannot make a deal with the city and county, will likely seek to develop the property. The complexity lies in working with a landowner who's property abuts the King County UGA line. This landowner feels his property is worth "X" because of very speculative value from urban-level development, when it really is worth "Y". The City and King County, however, feel that they can bring the landowner to a deal at a price where the landowner will be motivated to sell.

Partnerships:

The City and County are partnering to protect the land and prevent future possibility of urban encroachment into the rural area. This is a great example of a strong inter-jurisdictional partnership to strengthen growth management, mutually achieve and expand land conservation, and maintain the integrity of King County's urban growth line, while respecting private property rights.

Property identified in Community Plan:

The property, and the project to re-route Evans Creek onto the property, is listed in the WRIA 8 Salmon Recovery Plan. The Evans Creek Relocation project is a tributary to a Tier 1 area (Bear Creek). The project is on the WRIA 8 Three-Year Work Plan (project #N432A). The City of Redmond completed a study of whether to restore Evans Creek in place or to re-route it out of an industrial area. Based on the study results, the City is moving forward with relocating Evans Creek. In 2012, the City planned to begin design of the project, and plans to be under construction in 2014-2015.

TDR:

The City's Planning Department is supportive of amendments to City regulations to allow the property's rural development rights to be transferred and sold by the current landowner for use inside the City limits. The City would consider making each rural TDR worth significant square footage to in-city developers, and the City would seek to find a willing buyer for additional development capacity through application of these TDRs. The estimate of TDR value to the landowner is \$1 - \$1.5 million, based on what the City would offer in terms of development capacity per TDR.

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 property would be owned by the City of Redmond. The City Parks Department will maintain and steward the property. The City and other WRIA 8 stakeholders would engage in volunteer stewardship opportunities.

4. PROJECT BUDGET

1) TOTAL CFT APPLICATION AMOUNT ^a	CFT: \$500,000
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 property value:

Briefly note how land values have been estimated (i.e., appraisal, property tax assessment, asking price, letter of value or other means).

Estimate of value is based on both the landowner's appraisal and asking price, and City's assessment of value.

PROJECT COSTS	ESTIMATED DOLLAR AMOUNT OR RANGE
Total property interest value	\$4,000,000
Title and appraisal work	\$25,000
Closing, fees, taxes	\$10,000
Relocation	
Hazardous waste reports	
Directly related staff, administration and legal costs	\$10,000
Total Project Costs (CFT and other funds)	\$4,045,000

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)
City of Redmond Open Space / Parks funds	Committed February 2013	\$2,000,000
Total CFT Funds Previously Received This Project	0	0
Total Matching Funds and Past CFT Funds Currently Identified		\$2 million

Unidentified Remaining Match Need	n/a	n/a
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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.

n/a

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*)

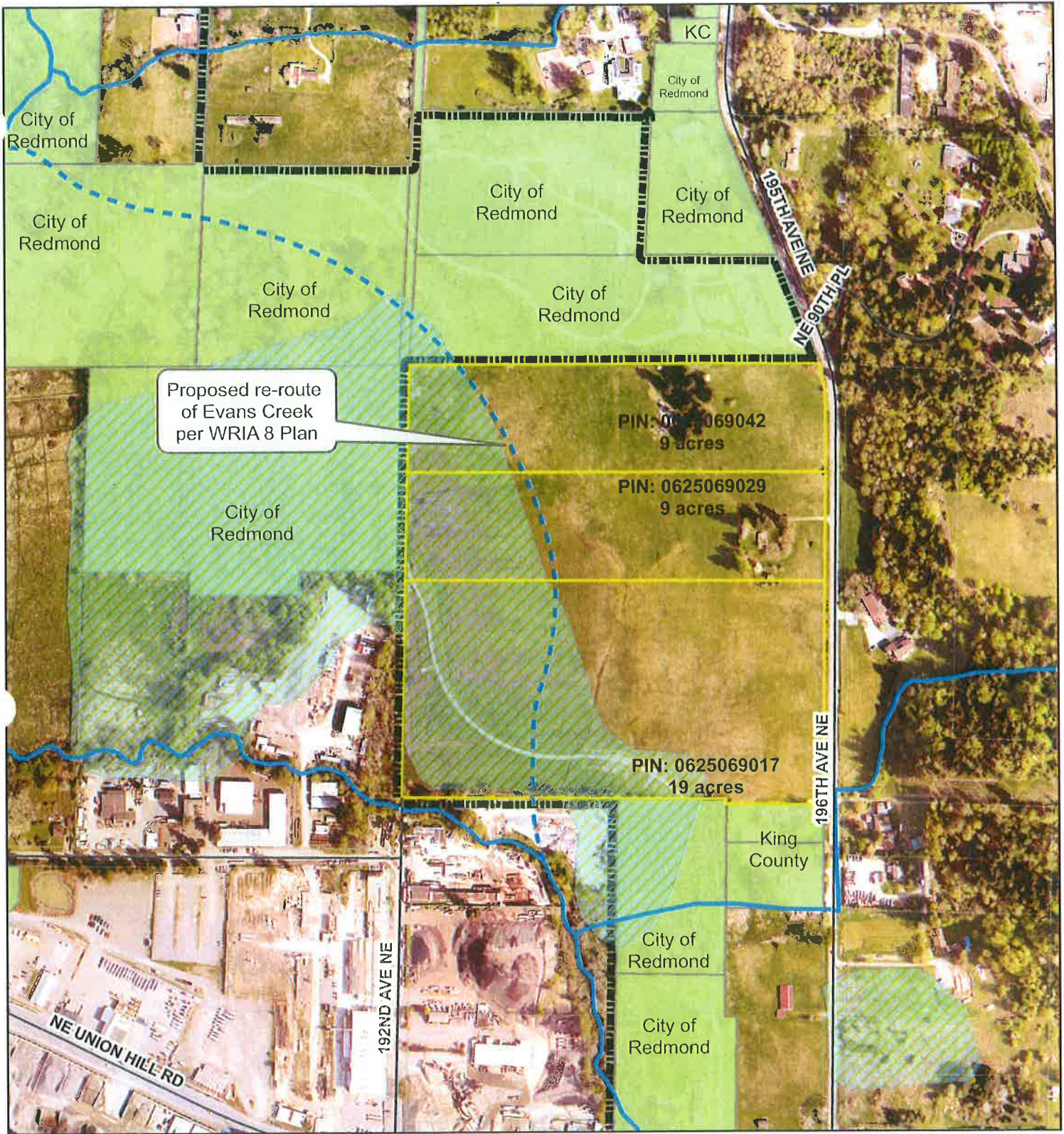
8 ½ x 11” maps are preferred, but 11 x 17” is acceptable if folded and hole-punched for insertion into a three-ring binder.

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.

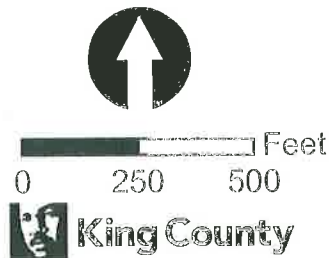
Location Map that shows the following:

- 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).*

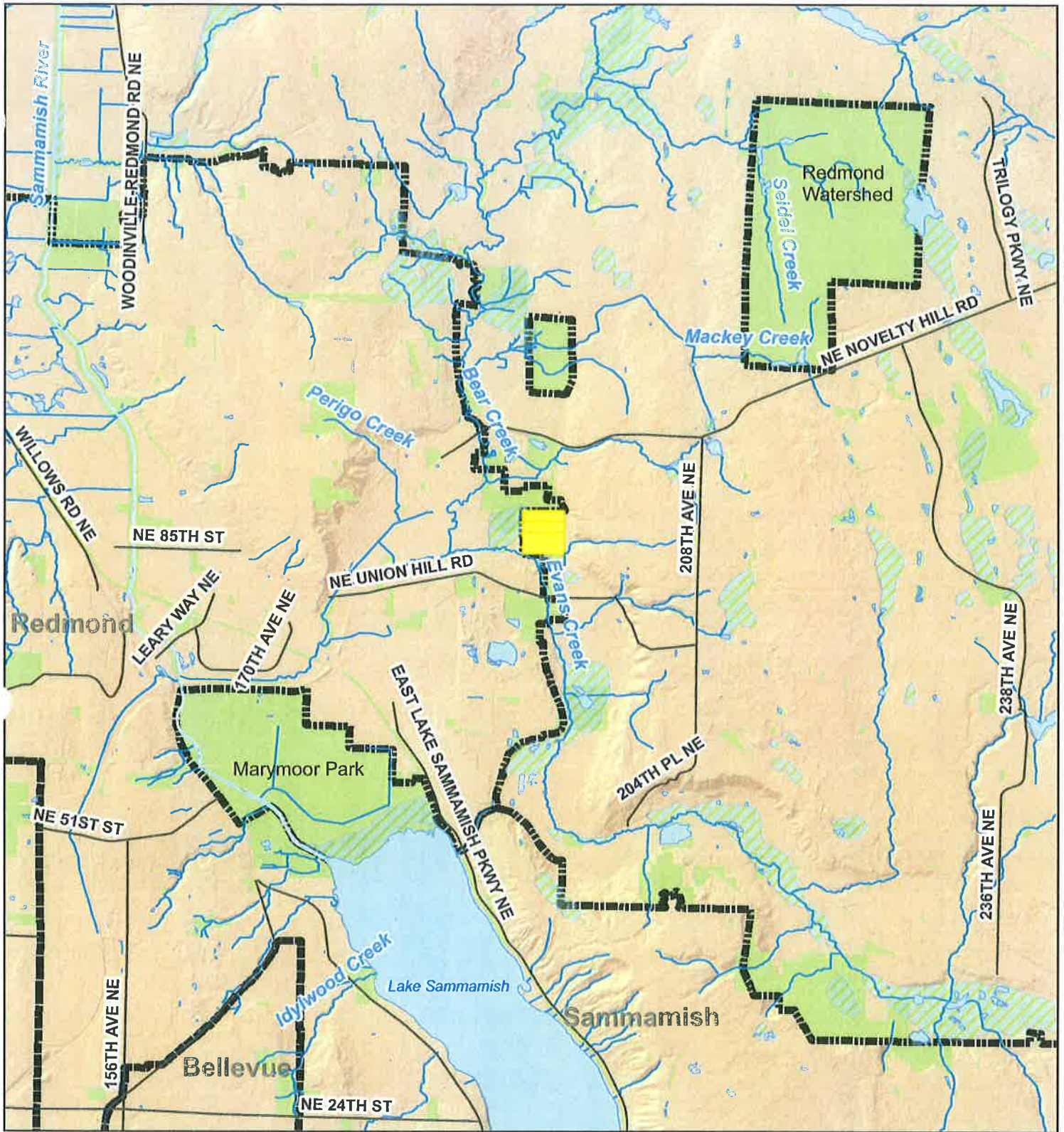


2013 CFT Application: Union Shares Property

-  Union Shares Property (37 acres)
-  Publicly-owned Lands
-  Streams
-  Mapped Wetland Areas
-  Redmond City Limits
-  Parcel Boundaries
-  Streets



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0 0.5 1 Miles



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