



King County

K.C. Date Received _____

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

PROJECT NAME Little Bear Creek

Applicant Jurisdiction(s): City of Woodinville

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

Acquisition Project Size: 10,900 SF **CFT Application Amount:** \$200,000
(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:

CONTACT INFORMATION

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Title: Assistant to the City Manager **Fax:** 425-489-2705

Address: 17301 133rd Ave NE **Email:** asheeks@ci.woodinville.wa.us

Woodinville, WA 98072 **Date:** 3/4/2013

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.)

Little Bear Creek is a key waterway and an important regional water basin. It is the second largest natural surface drainage system for the City of Woodinville and the largest and most undisturbed salmon-bearing stream in South Snohomish County. Property along the flood plain abutting the creek is currently used for a variety of commercial and industrial uses, many of which limit public access to this natural resource. The City currently owns park property located within this flood plain, and would like to purchase the adjacent property in order to provide better stewardship of the Little Bear Creek corridor by protecting the waterway, performing flood control measures, providing public pedestrian access, increasing passive recreation opportunities in the City, cleaning up contaminated soils, and providing environmental remediation. The property in consideration is located at 17700 134th Avenue NE, just north of Little Bear Creek Parkway. It is bounded on all sides by public land: by State Route 522 to the north, a WSDOT-owned buffer parcel to the southwest, and City-owned public right-of-way to the east. It is currently owned and occupied by an auto towing company/yard. A road accessing the property lies on top of a culvert system that significantly hinders salmon migration upstream. If the City acquires the property and removes the existing use, it can remove the road and culvert system and replace it with a single lane, pedestrian-oriented bridge.

The property fits into a larger vision of creating an open space resource along Little Bear Creek with a nonmotorized trail that connects the regional Sammamish River Trail with much of Woodinville's downtown core and neighborhoods via a north-south corridor along the creek. The project is aptly named Little Bear Creek Linear Park; a master plan for the park was completed in 2004. The City has been working towards the realization of this vision for several years, and in the past two years, has made progress in allocating resources towards this goal. In 2012, the City worked with the Adopt-A-Stream foundation to successfully remove a culvert downstream from the property and to visibly increase salmon flows to the stream. The Foundation is very interested in partnering with the City to do similar work at this location. News footage of this work, as well as video of the culvert at 134th near the subject property, can be seen at the following link:

<http://www.king5.com/news/environment/Sockeye-find-easier-path-through-Woodinville-thanks-to-Adopt-A-Stream-Foundation-172389011.html>

Additionally, the City has hired a consultant to study and create options for better land use, transportation access, and protection of the creek in the area near its confluence with the Sammamish River. The Northwest Gateway Study will further move the vision outlined in the Little Bear Creek Linear Park Master Plan to reality. The study is scheduled to be completed at the end of 2013 or early 2014.

In summary, Little Bear Creek, its flood plain area, and parkland alongside it, is an important environmental and recreational resource for the City of Woodinville. Acquisition of the parcel on 134th Avenue NE provides strategic access for the City of Woodinville to realize its goal of improving the environmental quality and flood plain management of the watershed while creating opportunities for regional recreational uses and habitat enhancement.

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

Salmon habitat and aquatic resources – Through acquisition of the property, the City will be able to provide soil remediation and prevent hazardous materials from leaching into Little Bear Creek, and carried on to the Sammamish River and to Puget Sound. The existing culverts have deteriorated and create a barrier for fish passage. By eliminating the commercial use of the property, the City can replace the existing culverts with a bridge that removes fish barriers, and decreases artificial shade and noise, all of which benefit migratory salmon. The Little Bear Creek riparian area contains various salmonid, bird, mammal, and reptilian species, and it is likely that restoration of vegetative habitat abundance and quality will measurably increase the numbers and diversity of these species.

Scenic resources – Much of the Little Bear Creek corridor is inaccessible to the public because of commercial land uses that directly abut the creek. The property to be acquired provides enhanced opportunities for trail users to enjoy and access the creek, which is now largely hidden from public view. The creek provides a refreshing contrast to the growing downtown commercial and mixed-use area of Woodinville.

Park/open space or natural corridor addition – Acquisition and conversion of the parcel to passive open space increases opportunities for connections throughout the city to local and regional trails and recreation areas, such as Wilmot Gateway Park, the Sammamish River Trail, and Rotary Park. Additionally, it provides a buffer between State Route 522 and Woodinville's downtown area. An existing WSDOT mitigation parcel lies adjacent to the property, as well as to an empty City-owned parcel. The City collects mitigation funding for tree planting, and could enhance the area with additional planting and habitat restoration.

Passive recreation opportunity/unmet needs – Various City master plans envision a trail along Little Bear Creek that provides the opportunity to construct a key trail connection through Woodinville to the greater region. The trail would connect nonmotorized transportation uses from the Sammamish River Trail to the west with Rotary Park and

Woodinville High School to the northeast, and eventually continuing into Snohomish County. The City's 2004 Little Bear Creek Linear Park Master Plan formalizes an action plan to pursue the gradual assembling of properties and easements alongside the creek for purposes of providing needed recreation benefits. One large mixed-use residential development is being planned in downtown Woodinville, and will require more open space for the increased downtown population.

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 proposed parcel serves as a piece of a future creekside trail that will connect to an existing interpretive site at the City's Rotary Park. The trail provides educational "windows" of opportunity for observing salmon runs and habitat. Throughout the length of the creek are places of significant vegetation, and in-stream features such as riffles, pools and glides that salmon and other fish may find functional and that provide visual and educational interest to humans. The trail would provide quarter mile markers for information and rest stops, an interpretative trail system, restoration of the Creek and adjacent wildlife habitat, and provide for human access to the Creek. Sites will be developed with decks for viewing, interpretive and educational signage, picnic tables if space permits and trail furniture.

Partnerships – The Adopt-A-Stream Foundation has indicated a strong interest in providing mitigation and habitat restoration to Little Bear Creek at this site. The Foundation is actively seeking grants to further their work on Little Bear Creek, including funding sources from the State Department of Fish and Wildlife. As previously mentioned, the Foundation recently completed a similar project a short distance downstream of the subject property. The King County Water Resources Inventory Area (WRIA) 8 is also keenly interested in seeing this project come to fruition.

Adopted City Plans – The following Council-adopted plans reference the location, trail, and/or culvert replacement:

- 2004 Little Bear Creek Linear Park Master Plan
- 2004 Parks, Recreation and Open Space Plan
- 2005 Non-Motorized Transportation Plan
- 2008 Downtown Little Bear Creek Corridor Master Plan
- 2009 Transportation Master Plan
- 2009 Stormwater Master Plan
- 2010 Shoreline Master Program
- 2013-2018 Capital Improvement Plan

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 City of Woodinville will maintain and provide stewardship of the property. The City currently receives grant money for volunteer habitat restoration projects, such as the Sammamish ReLeaf effort, which could be used to maintain the property, and the surrounding environs of Little Bear Creek. Acquisition of the property provides for more dedicated pedestrian access to the Little Bear Creek, opening up the entire creek watershed for increased volunteer activity and stewardship opportunities in habitat improvement efforts.

4. PROJECT BUDGET

1) TOTAL CFT APPLICATION AMOUNT ^a	CFT: \$200,000
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).

A Summary Appraisal of the property was conducted in February 2013, and was assessed at \$110,000, not including the temporary structures located on the site. With the value of additional structures included, we assume the property would be approximately \$150,000 in value.

PROJECT COSTS	ESTIMATED DOLLAR AMOUNT OR RANGE
Total property interest value	\$150,000
Title and appraisal work	\$15,000
Closing, fees, taxes	\$15,000
Relocation	\$150,000
Hazardous waste reports	\$50,000
Directly related staff, administration and legal costs	\$20,000
Total Project Costs (CFT and other funds)	\$400,000

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)
Real Estate Excise Tax I	TBD	\$100,000
King County Flood Control District Sub-Regional Opportunity Fund	TBD	\$50,000
City Stormwater Utility/Capital Improvement Reserves	TBD	\$50,000
Total CFT Funds Previously Received This Project		\$0
Total Matching Funds and Past CFT Funds Currently Identified		\$200,000
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.

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.

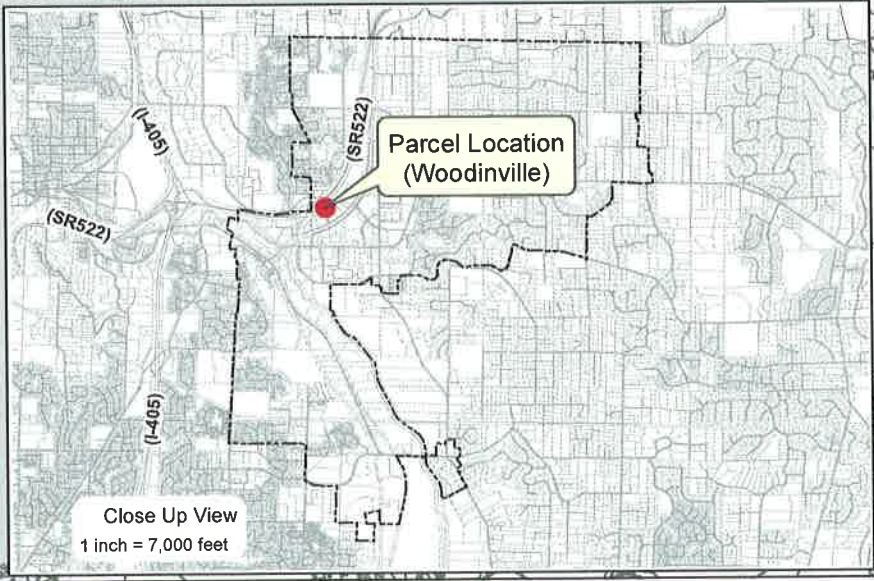
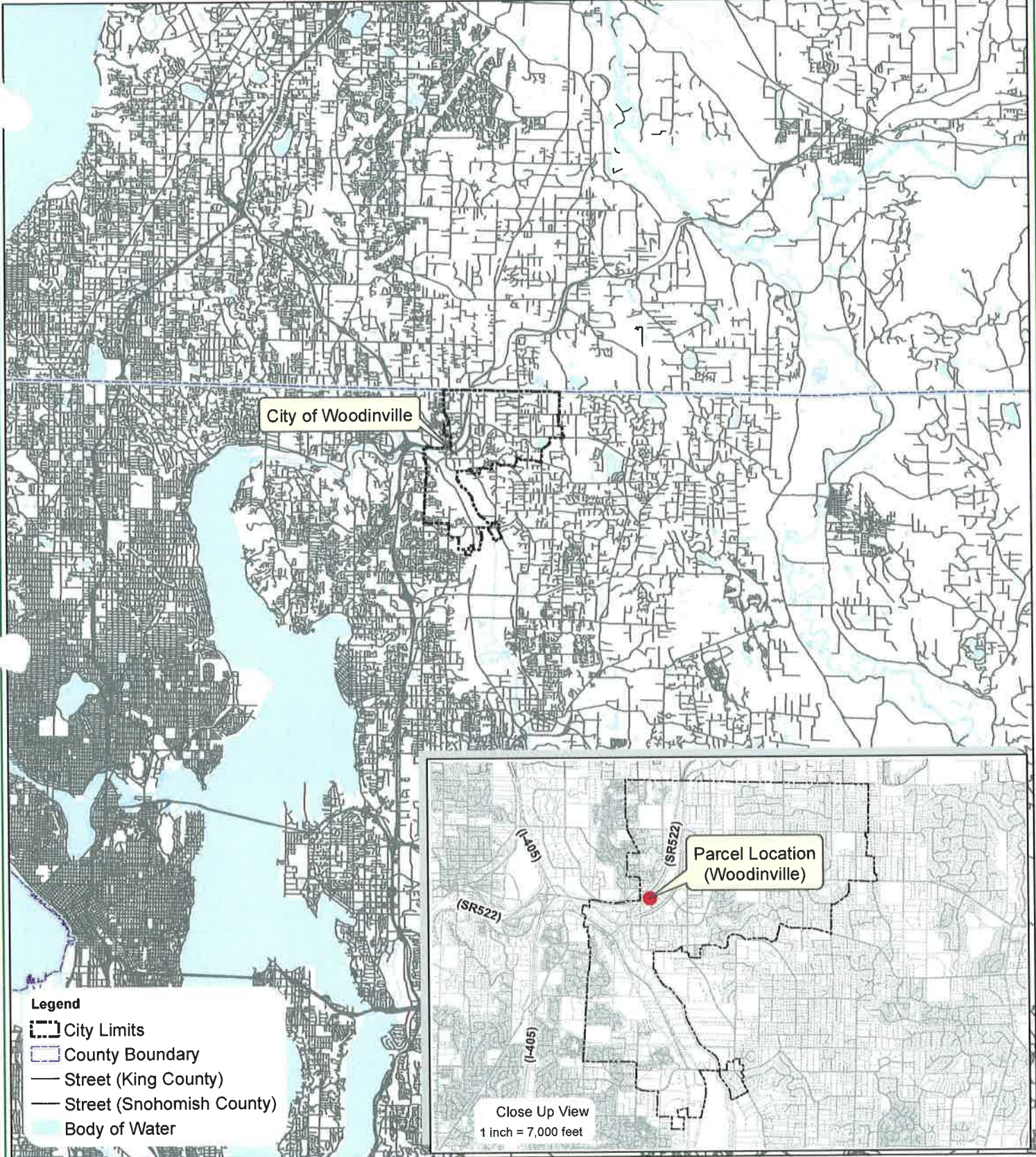
Site Map that shows the following:

- 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).*

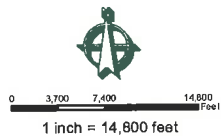
City of Woodinville



Legend

- City Limits
- County Boundary
- Street (King County)
- Street (Snohomish County)
- Body of Water


King County Conservation Grant Vicinity Map



File Name: Vicinity Map - KC Conservation Grant.mxd



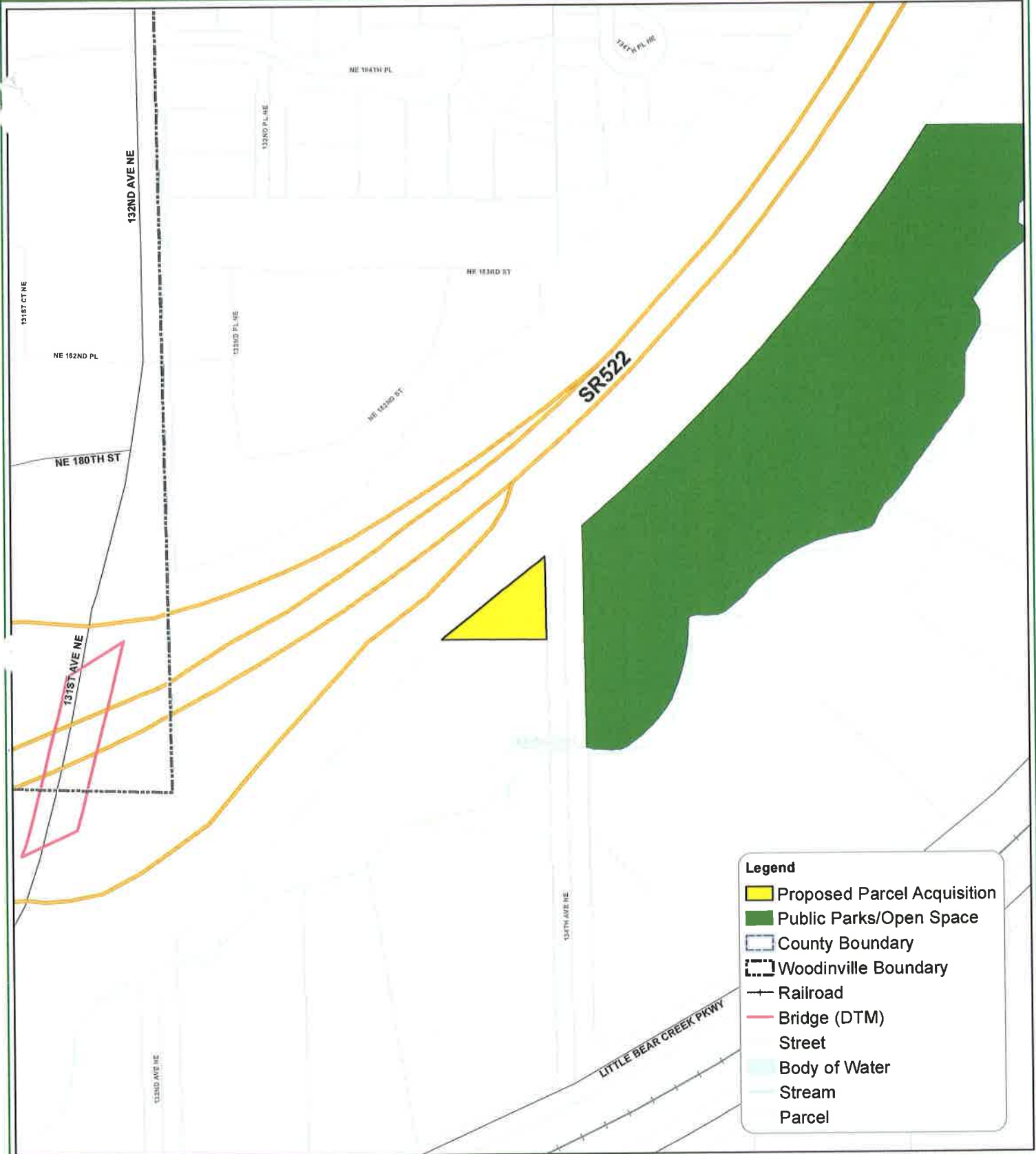
NO	DESIGN/REVISION	DATE	BY
1	Site Location	03/06/11	BOS
2			
3			
4			
5			



City of Woodinville
17301 - 133rd Ave NE
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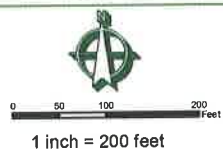
City of Woodinville



Legend

- Proposed Parcel Acquisition
- Public Parks/Open Space
- County Boundary
- Woodinville Boundary
- + Railroad
- Bridge (DTM)
- Street
- Body of Water
- Stream
- Parcel

King County Conservation Grant Site Map



File Name: Vicinity Map - KC Conservation Grant (Site).mxd



NO	DESIGN/REVISION	DATE	BY
1	Site Map	08/10/11	POS
2			
3			
4			
5			

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