



King County

K.C. Date Received _____

**CONSERVATION FUTURES (CFT) 2015 ANNUAL COLLECTIONS
APPLICATION FOR FUNDS**

PROJECT NAME: Enumclaw Forested Foothills Trailhead _____

Applicant Jurisdiction(s): King County _____

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

Acquisition Project Size: 240 acres _____
(Size in acres and proposed number of parcel(s) if a multi-parcel proposal)

CFT Application Amount: \$450,000 _____
(Dollar amount of CFT grant requested)

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

CONTACT INFORMATION

Contact Name: Ingrid Lundin _____ Phone: 206-477-4578

Title: Natural Lands Planner _____ Fax: 206-296-0192

Address: 201 S. Jackson Street, Suite 700 _____ Email: Ingrid.Lundin@kingcounty.gov
Seattle, WA 98104 _____ Date: March 2014

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.)

This acquisition seeks to secure a publicly owned entry point to the White River Forest. There are very few points where the public can safely park and legally access the White River Forest.

White River Forest was sold by Hancock Timber to the Muckleshoot Tribe in 2013; the Tribe is currently considering implementing a King County development rights easement on the 43,000 acres in King County. Whether or not the easement is put into place, recreational trail use would be determined by the Tribe, which has given preliminary commitment that they will continue trail access by the public.

The grant scope includes several possible entry points, as we will need to determine the best location, landowner willingness, connection to White River Forest trails, possibility for parking, etc. The likely target is 240 acres located in the Forest Production District (FPD) northeast of Enumclaw. The property would be managed for passive recreation and forestry. Trails already exist across the site, many on old forest road beds. Additional development on the site may include development of additional trails, and a parking area to accommodate vehicles & horse trailers. We will likely need to renegotiate access easement to the site on existing private road in order to support public usage.

1. OPEN SPACE RESOURCES

Please review the attached evaluation criteria. For the proposed acquisition parcel(s), please (1) mark only those criteria that apply, and (2) thoroughly, yet succinctly describe *in the space below* how the proposed acquisition satisfies each marked criteria.

- | | |
|---|---|
| <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 type="checkbox"/> F. Urban passive-use natural area/greenbelt |
| <input 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

This acquisition is contiguous with hundreds of thousands of acres of forest in the FPD, extending east to the Cascade Mountains. This 240-acre site represents one of the westernmost points of the FPD, and therefore is particularly important to retain in forested cover to provide a habitat buffer between urbanizing Enumclaw, the Agricultural Production District, and working forest lands. These Cascade lowland forests offer habitat for large mammals such as elk, bear, cougar, and a wide variety of other species.

B. Salmon habitat and aquatic resources

The eastern parcel of the targeted 240 acres contains approximately 2,000 feet of Newaukum Creek at River Mile 12. Newaukum Creek originates in the forested Cascade Foothills east of this site, and flows through the target parcels before reaching the Enumclaw Plateau floor. The creek supports many salmonid species in its lower reaches, and in this vicinity likely supports coho and cutthroat trout. Acquisition of this site is in keeping with WRIA 9 Salmon Habitat Plan's general goals of preventing loss of forested cover, and specifically with the plan's Recommendation MG-6: "Newaukum Creek restoration between RM 0-14.3."

D. Community separator

As noted in 1A, the property has key importance as a buffer between rural residential development and the working forests of the Forest Production District. Preventing conversion to residential development on these parcels helps to maintain a clear boundary between the two types of land uses.

G. Park/open space or natural corridor addition

It must be noted that there is no long-term right of access to White River Forest. The Tribe controls public use of the Forest. If the Tribe accepts the King County development rights easement (still under consideration) that easement allows the Tribe to permit public access, but the easement itself does not guarantee public access.

The 240-acre property is a gateway to the White River Forest, but it is also of a size that could stand alone as a property on which the community could trailer in and ride even if the Tribe ends access to the White River Forest. This capacity for being a stand-alone site is a key reason why these 240 acres would be prioritized as an acquisition.

Other potential access points to be evaluated: securing property off 408th; improving a limited-access easement at 424th; at the Transfer Station at 440th where access crosses Weyerhaeuser land; an entry road off of SR 410 near old Weyerhaeuser mill (now private) and adjacent parking lot (Tribe/Weyerhaeuser).

H. Passive recreation opportunity/unmet needs

As noted in 1G, this proposal represents an opportunity to secure a permanent and publicly available access point to the locally and regionally used White River Forest. The existing trails at the Forest represent a significant recreation asset to the equestrian, hiking, and mountain biking community. However, there are few if any access points which provide a safe parking area for horse trailers, and provide a legal and publicly owned access route to the site. Currently many of the access points are privately controlled and the trails are used only by the private landowners' permission. This site may provide public access to the forest, but could also be a publicly owned local riding area.

2. ADDITIONAL FACTORS

For the proposed acquisition parcel(s), please (1) mark all criteria that apply, and (2) 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

The key partner is the Enumclaw Forested Foothills Recreation Association (EFFRA). EFFRA's vision is to market the Enumclaw area as a recreation 'mecca' serving local and regional populations. As a key connector to one of Enumclaw's recreational assets, this entry point to the Forest may provide educational/interpretive opportunity to convey information to the public using the site. Information could be both directional (e.g. appropriate uses, regulations, trail maps) and educational (e.g. ecological and forest significance).

B. Threat of loss of open space resources

The owners of the 240 acres are currently logging under a multi-year forest plan. Sale and residential development might be a next step on the parcel following logging as this land was purchased as an investment property. This factor is important on two levels. At a regional level, the lost opportunity to preserve this parcel would mean the loss of an access point to the 43,000-acre White River Forest, as noted in 1G & 1H above. At a site-specific level, the threat would be that an owner who chooses residential development on the site may remove the property from working forest land use.

C. Ownership complexity/willing seller(s)/ownership interest proposed

The 240 acres are owned by several individuals who are considering their willingness to sell this investment property, and they may be holding onto the property for the short term future. Approaching them with an appraisal and offer would be the only way to determine their level of commitment, though we need to do so at a time when appraisal/offer would be current when we receive funding. We are targeting fundraising for a possible value of \$1.1 million. We have existing funds that could appraise the property, though the appraisal needs to be timed with when we would secure funds.

D. Partnerships - Describe any public or private partnerships that will enhance this project

The key partner is EFFRA. EFFRA created a "Comprehensive Management Vision," a plan for the area focusing on recreational opportunities and habitat protection that was funded by a "Rivers, Trails, and Conservation Assistance" grant from the National Park Service. EFFRA's membership and board includes not only recreation- and habitat-focused citizen advocates, but members of local, county, state, and federal agencies, major forest landowners, habitat-focused nonprofit and stakeholder groups, and local developers. EFFRA's umbrella also includes the Backcountry Horsemen – Tahoma Chapter who are active partners with King County in managing trails and access on other sites.

E. Is the property identified in an adopted park, open space, comprehensive, or community plan?

The idea of preserving connections to White River Forest is supported in EFFRA's Comprehensive Management Vision. As noted in 1B, the acquisition supports the WRIA 9 Salmon Habitat Plan Recommendation MG-6 to protect Newaukum Creek.

Both the Comp Plan and the Park Plan contain policies that direct acquisition, planning, and stewardship of KC Parks. The acquisition of these parcels is consistent with the following policy direction:

- Be a "regional provider of open spaces with a major focus on systems of open space corridors that conserve natural resources and provide recreation, education and interpretive opportunities, fish and wildlife habitat and scenic beauty." (Park Plan Policy G-101)
- Emphasize acquisition and development of sites that provide for multiple benefits (Park Plan Policy CIP-120)

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?

If acquired in fee by King County, typical King County maintenance includes regular site inspections to identify and address any issues arising on site in regard to public health and safety, property encroachments, natural resource damage, infrastructure damage, trail condition, etc. If a parking area is developed on site, then inspections and maintenance are much higher in frequency to ensure appropriate use of the parking area. Depending on access easement for the site (as is or renegotiated) we may have to pay costs towards maintaining the entrance road.

We anticipate a strong partnership with EFFRA and Backcountry Horsemen to help keep an eye on the property conditions on a regular basis, and to identify and help maintain appropriate trails on the site.

King County Parks maintenance work would be funded with Parks Levy operating funds. Depending on opportunity and site plans, there may be capital or operating work on site which is eligible for specific trail or restoration grants; for forest harvest revenues; or for recreational amenity development with local stakeholder groups through Parks' Community Grants Program.

4. PROJECT BUDGET

1) TOTAL CFT APPLICATION AMOUNT^a	CFT: \$450,000
2) TOTAL PEL APPLICATION AMOUNT^b	PEL: \$450,000

^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 describe how land values have been estimated, i.e. appraisal, property tax assessment, asking price, letter of value or other means.

We are estimating valuation of fee at ~\$1,100,000 based on ~\$4,500 per acre for forest-zoned land. Actual value will need to be determined by an appraisal.

ESTIMATED PROJECT COSTS (dollars)	(a range may be included)
Total property interest value	\$1,090,000
Title and appraisal work	\$8,000
Closing, fees, taxes	\$10,000
Relocation	\$0
Hazardous waste reports	\$0
Directly related staff, administration and legal costs	\$8,000
Total Project Costs (CFT and other funds)	\$1,115,000

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)
King County 2010 & 2012 Parks Expansion Levy	Secured in 2010 & 2012 King County budget	\$174,960
King County 2009 Budget Proviso (REET 1)	Secured in 2009 King County budget	\$40,707
Total CFT Funds Previously Received <i>This Project</i>		
Total Matching Funds and Past CFT Funds <i>Currently Identified</i>		\$215,667
Unidentified Remaining Match Need		

Unidentified remaining match need: What funds are anticipated, and what is the time frame?

Please discuss briefly how the unidentified remaining match need above will be met:

King County has secured \$214,667 in REET 1 and Parks Expansion Levy.

Requested CFT dollars would be matched with existing REET/PEL and requested Parks Levy dollars.

5. IN-KIND CONTRIBUTIONS FROM PARTNERSHIPS

No in-kind activities to date, other than ongoing work by EFFRA in advocacy for this acquisition, and general planning efforts in the area. We anticipate that future work would occur on site by our EFFRA and Backcountry Horsemen partners to assist with trail maintenance. Also, in-kind work or contribution is often a condition of the King County Community Partnership Grants program, if such a grant is pursued for access or parking development.

6. ATTACHED MAPS (*Note: Two maps are now required; 1) site map and 2) general location*

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

Site Map that shows the following:

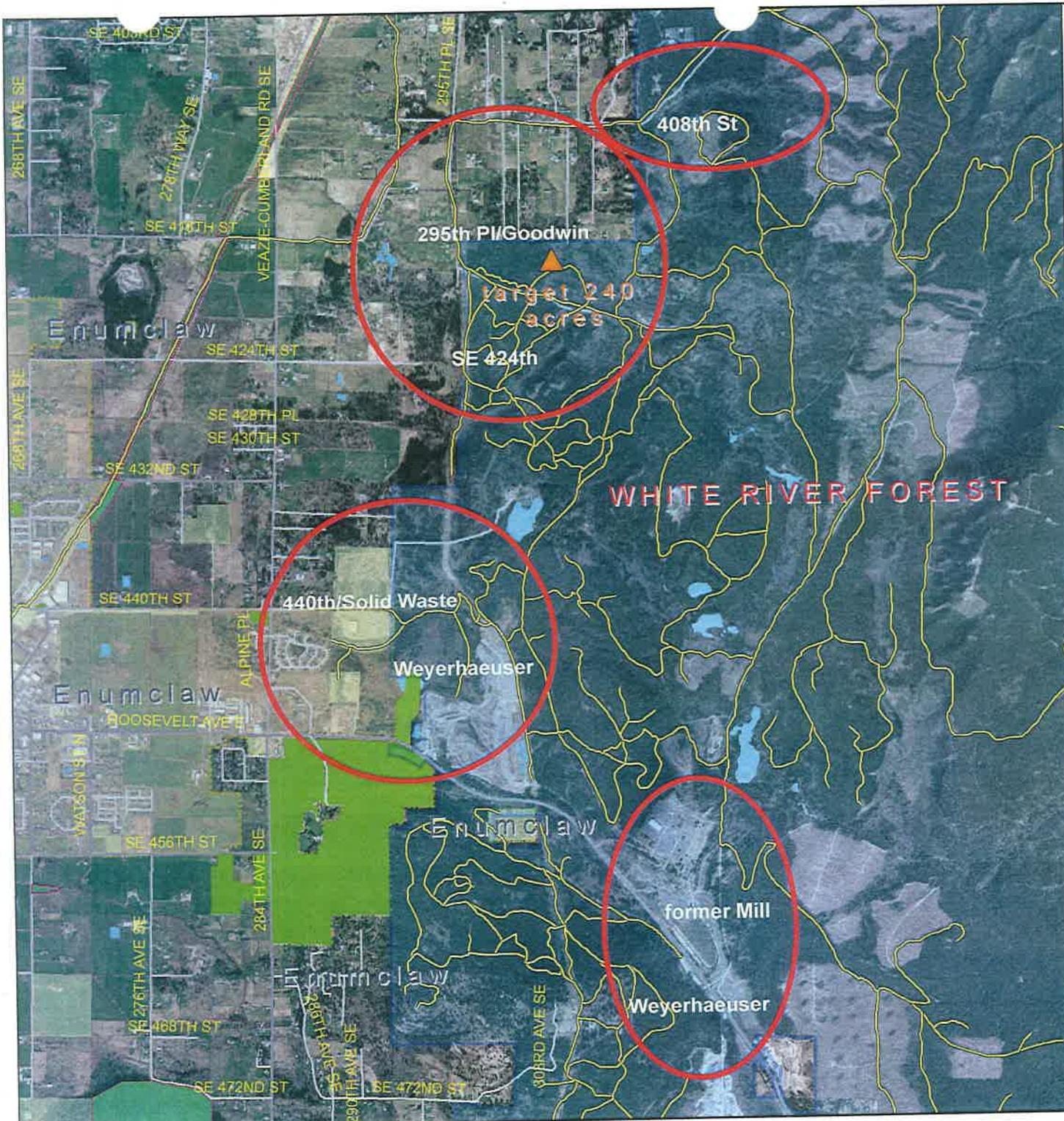
- Each parcel proposed for acquisition in yellow or distinct shading and an indication of any parcel proposed for less than fee simple acquisition, such as a conservation easement;
- Location of any proposed development to the site such as parking, trails or other facilities;
- Location of any proposed site restoration;
- Existing adjacent public (local, state or federal) park 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).*

Enumclaw Forested Foothills Trailhead

Vicinity Map



-  Grant Scope Areas
-  EFFRA Trails
-  Forest Production Districts
-  City Parks
-  King County Parks
-  Publicly Owned Lands
-  City



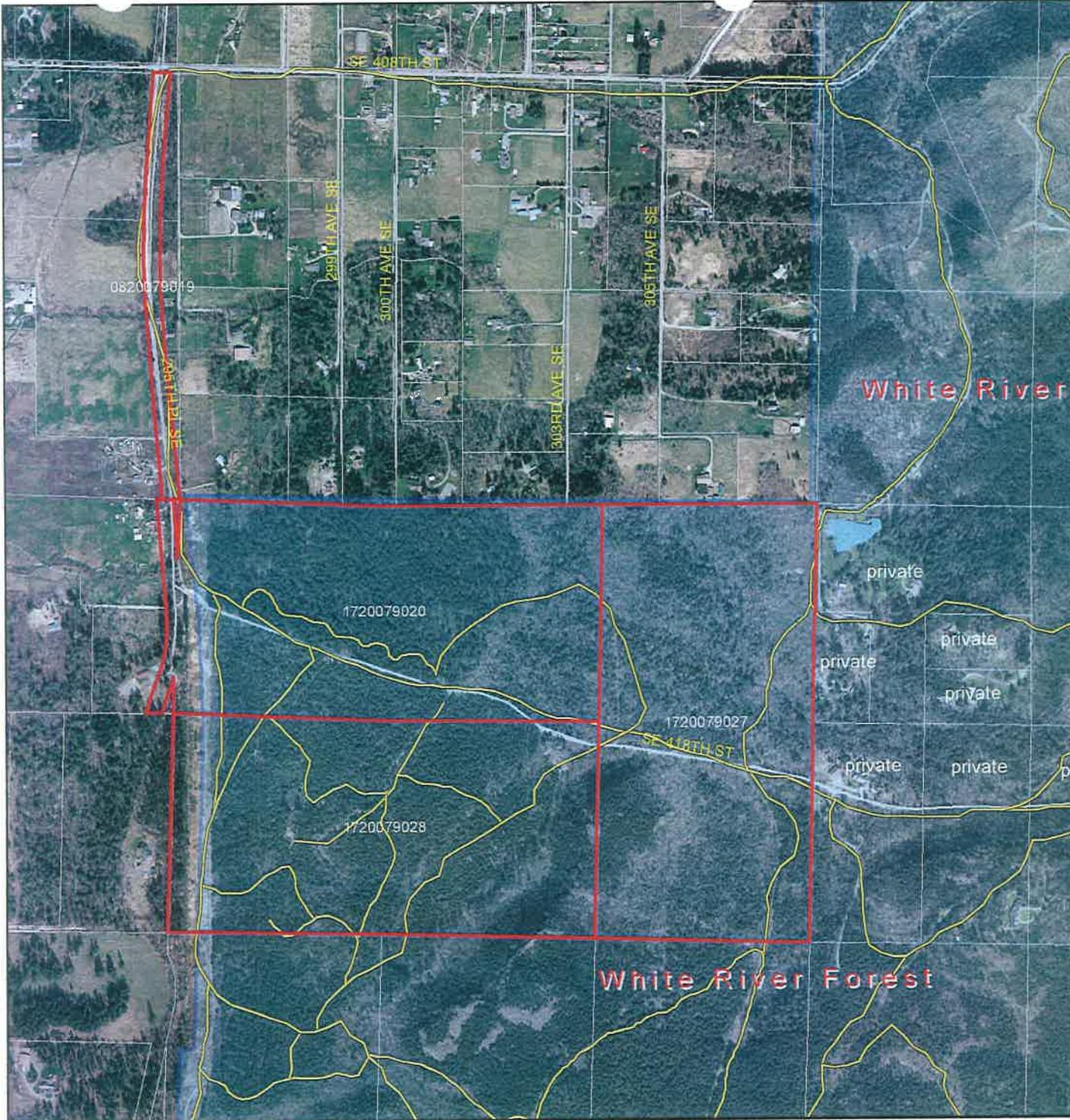
King County
 Department of
 Natural Resources and Parks
 Parks and Recreation Division

2/20/2014

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Enumclaw Forested Foothills Trailhead

Site Map 295th PI SE/Goodwin



- Target Parcels
- EFFRA Trails
- Forest Production Districts
- Publicly Owned Lands
- City



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