



**King County**

K.C. Date Received \_\_\_\_\_

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

**PROJECT NAME: Island Center Forest Additions**

**Applicant Jurisdiction(s): King County DNRP, Parks and Recreation Division**

**Open Space System: Judd Creek basin, Island Center Forest, Vashon Island**

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

**Acquisition Project Size: 97.5 acres; 9 parcels**

**CFT Application Amount: \$250,000**

*(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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**201 South Jackson Street, Suite 700 Seattle, WA 98104**

**Date March 13, 2014**

**PROJECT SUMMARY:**

*(In the space below, provide a brief, but comprehensive description of the project including goals and significance of this project)*

This is a multi-year acquisition project that preserves 9 parcels and 97.5 acres of upland forest that are immediately adjacent to Island Center Forest (ICF). The project complements recent CFT-funded acquisitions to preserve additional open space around Island Center Forest. Island Center Forest and Natural Area, the largest public open space preserve on Vashon Island, is a 409-acre complex of forest and ecological lands owned by King County. In 2004, at the request of Vashon Island citizens, 200 acres of Washington State DNR Trust lands were transferred to King County. In 2004 and 2005, King County and the Vashon Maury Island Land Trust collaborated on the CFT funded acquisition of 83 acres of forest and wetlands known as Mukai Pond and Meadowlake Pond. An additional 86 acres of forest land owned by King County's Solid Waste Division was also incorporated into Island Center Forest in 2006. And in 2012, the 40-acre Gateway parcel was acquired next Mukai Farm.

The current acquisition proposal protects and preserves upland forests threatened by development that protect the headwaters of Judd Creek. Judd Creek is both the largest watershed on the island (3,149 acres) and most developed (residential, commercial and agricultural).

Two of the parcels would be protected by conservation easements and seven through fee ownership. The current request will target two parcels for acquisition, 9001 and 9162, and one parcel, 9002, for a conservation easement. Acquisition of parcel 9162 would eliminate a long standing private inholding. Funds from a Washington State Department of Ecology grant will be used to conduct appraisals.

There is support from the Friends of Island Center Forest and local non-profits: Vashon-Maury Island Land Trust, Vashon Forest Stewards, Vashon-Maury Horse Association, Vashon-Maury Audubon.

## 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 | E. Historic/cultural resources  |
| <input checked="" type="checkbox"/> B. Salmon habitat and aquatic resources   | 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 checked="" type="checkbox"/> H. Passive recreation opportunity/unmet needs   |

**Wildlife habitat or rare plant reserve:** The priority target parcels are located at the northern extent of the Judd Creek headwaters. They are part of a broad functioning habitat corridor of forests and forested wetlands, open water, scrub/shrub wetlands and meadows that connect to Meadowlake and Mukai Ponds as well as Fisher Pond and the Shinglemill Creek basin to the north. All three target parcels are undeveloped and are dominated by intact, mature and healthy second growth Douglas-fir forests. The area supports eagles, osprey and red-tailed hawk. Black tailed deer are common in the forests.

**Salmon habitat and aquatic resources:** The ICF additions would preserve forests and wetlands in the headwaters of the Judd Creek watershed. One of Judd Creek's northern tributaries flows through target parcel 9001. The Judd Creek headwaters are largely protected and remain ecologically intact. Acquisition of all parcels would preserve native riparian vegetation, conserve the current low level of impervious surface in the watershed, and prevent future development. Judd Creek is Vashon Island's largest single source of fresh water to Puget Sound, and provides habitat for cutthroat trout, Coho and chum salmon. The aquatic resource value of these acquisitions is high as much of the area is in a high groundwater recharge area. Groundwater provides base flow for all Vashon streams. Preserving the function and integrity of these forest and wetland complexes will protect the island's groundwater recharge capacity, water quality and Judd Creek's natural hydrologic function.

**Scenic Resources:** The Island Center Forest additions provide a variety landscapes in which to view and observe birds and wildlife that inhabit upland forests, forest edges, shrub/scrub and forested wetlands. The target properties also offer a unique opportunity to view and walk through mature and healthy second-growth Douglas-fir forests that are approaching 100 years in age.

**Community Separator:** The 409-acre Island Center Forest is surrounded by 5 and 10-acre rural residential properties and is adjacent to Vashon Island's business and residential "town center". The target parcels are undeveloped and will help reduce the encroachment of residential development along Island Center Forest's boundary.

**Park open space or natural corridor addition:** All 3 target parcels provide critical and significant additions to Island Center Forest. The project complements recent CFT and PEL funded acquisitions to preserve additional open space around Island Center Forest. Island Center Forest and Natural Area (ICF), the largest public open space preserve on Vashon Island, is a 409-acre complex of forest and ecological lands owned by King County. In 2004, at the request of Vashon Island citizens, 200 acres of Washington State DNR Trust lands were transferred to King County. In 2004 and 2005, King County and the Vashon Maury Island Land Trust collaborated on the CFT funded acquisition of 83 acres of forest and wetlands known as Mukai Pond and Meadowlake Pond. An additional 86 acres of forest land owned by King County's Solid Waste Division was also incorporated into Island Center Forest in 2006. CFT and PEL funds were used to acquire the 40-acre Gateway parcel next to Mukai Farm in 2012, and a vacant 5-acre parcel next to Cemetery Trailhead in 2013.

**Passive recreation opportunity/unmet needs:** A passive, low impact trail will be developed through the target parcel 9001 to connect with the 9-mile trail network in ICF which connects to Vashon's "town center". Parcel 9162 is a private inholding that has an existing road. Conversion of this parcel and road to public ownership would better facilitate public access to the Mukai Pond trailhead. The long-range plan is for an island-wide trail system that would connect the old Burton School site and the mouth of Judd Creek at Quartermaster Harbor through the Judd Creek watershed to Island Center Forest. There is also a long term goal to connect Island Center Forest with Fisher Pond and down Shinglemill Creek to Colvos Passage at Fern Cove.

## 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

**Educational/interpretive opportunity:** The target properties offer excellent opportunities to complement and improve upon ongoing natural resource interpretation and outdoor education about forests, streams, wildlife and wetlands at ICF. The Friends of Island Center Forest received a Community Partnership Grant from King County Parks to develop and install kiosks and interpretive signs in 2010. The signs cover a range of topics including forests, forest soils, tree snags, wetlands, birds, carbon sequestration and cultural history. The grant also funded a beautiful shelter that can be used as an outdoor class room during inclement weather. Currently, the Headwaters Program at the Homestead School and the Vashon Wilderness Program use Island Center Forest as an outdoor education "class room."

**Threat or loss of open space resources:** Vashon Island continues to experience growth and an increasing population in the post-recession period. There are many new homes along Island Center Forest's boundary. All three target properties are zoned for residential development. Target parcels 9162 and 9001 are undeveloped and zoned respectively for 10 and 5-acre residential building units. Preserving them adds significantly to the open space resources at ICF.

**Ownership complexity/willing seller(s)/ownership interest proposed:** King County and Land Trust staff have met with the owner of target parcels 9001 and 9002. The owners are very willing to sell the 5-acre 9001 in fee, and set up a 3-acre conversation easement on 9002. Acquiring the inholding parcel 9162 has been a long standing goal for King County and the Land Trust. Numerous attempts have been made to acquire the parcel but the owners have showed no willingness to sell over the past 10 years. The Land Trust contacted the owners in late 2013 and they expressed a willingness to consider an offer. An appraisal is being conducted at the time of this application.

**Partnerships:** The history and creation of Island Center Forest has been built upon King County's strong and valued partnerships with Vashon citizens and non-profit stakeholders, which now form the Friends of Island Center Forest. To date, these partnerships have preserved 409- acres of forests and wetlands that make up Island Center Forest. The Friends of ICF include the Vashon Forest Stewards, Vashon Maury Island Land Trust, Vashon Maury Island Audubon, Vashon Park District, Vashon Maury Island Horse Association and the Vashon Sportsmen Club, as well as local citizens and neighbors. King County staff meets monthly with the Friends of ICF. The Friends of ICF support the acquisition of the project properties.

**Identification in an adopted plan:** The three properties complement the goals and mission outlined in the *Island Center Forest Site Management Guidelines*. These guidelines were developed with much public input. Island Center Forest is managed in a collaborative and cooperative effort between King County and the Friends of Island Center Forest. The guidelines are available at <http://www.kingcounty.gov/recreation/parks/trails/backcountry/islandcenterforest.aspx>

The three properties are part of the Judd Creek headwaters. Protections of these headwaters are identified in: *2007 King County Vashon Island Greenprint*, *2004 Vashon-Maury Island Rapid Rural Reconnaissance*, *2002 Vashon Parks' Park, Recreation & Open Space Plan*, *1996 Vashon-Maury Island Groundwater Management Plan* and *1986 Vashon Community Plan and Area Zoning*.

Both the *King County Comprehensive Plan (KCCP)* and the *2010 King County Open Space Plan* contain policies that direct acquisition, planning, and stewardship of public open space lands.

### 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 properties will become part of the Island Center Forest and Natural Area. Using an adaptive management approach, the properties will be stewarded and maintained per the *Island Center Forest Site Management Guidelines*. King County staff will build upon ongoing collaboration with the Friends of Island Center Forest including the Vashon Maury Island Land Trust (VMILT) and the Vashon Forest Stewards (VFS).

In recent years, VMILT obtained grant funds and restored old pasture lands near Mukai Pond by removing invasive plants and replanting the areas with native trees and shrubs. In collaboration with Washington State ecology staff, VMILT has undertaken a long term effort to eradicate bull frogs from Vashon Island, including ICF's Mukai and Meadowlake Ponds

The Vashon Forest Stewards (VFS) is a local non-profit that promotes and conducts ecologically sustainable forest management. VFS helped develop the forest management plan for ICF. Working with the King County forester, VFS has managed one commercial harvest thinning at ICF and will be managing a forest harvest and thinning in 2014. VFS has also obtained community forestry grants to work with local students planting trees and removing invasive plants at Island Center Forest.

The properties are well suited for volunteer stewardship and will complement past and ongoing efforts at ICF. Volunteers have helped with invasive plant removal, trail maintenance and tree planting. In the winter of 2010, the Friends of Island Center Forest and Vashon Island volunteers planted over 1000 trees at the borrow pit site of the former Vashon land fill, which is now part of ICF. The borrow pit planting was funded by a carbon sequestration research project.

Stewardship of natural lands and open space such as Island Center Forest is supported by King County Parks staff and programs that are funded by the 2013 citizen approved park levy. The levy received overwhelming public support. The 200 acres of former state trust lands at ICF are managed as a working forest and timber harvest revenues are used to support ICF operations.

King County will continue to collaborate and partner with regional and local stakeholders to secure funding for stewardship and restoration projects at ICF.

### 4. PROJECT BUDGET

|  |                |
|--|----------------|
| 1) TOTAL CFT APPLICATION AMOUNT <sup>a</sup> | CFT: \$250,000 |
| 2) TOTAL PEL APPLICATION AMOUNT <sup>b</sup> | PEL: \$250,000 |

<sup>a</sup>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 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.*

<sup>b</sup>King 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).*

Values are for all 9 parcels and are based upon property tax assessments. The current application is targeting two parcels for acquisition and one for a conservation easement. Appraisals for the three target parcels are being completed at the time of the application submittal and should be known by the date of the site visit.

| <b>PROJECT COSTS</b>                                   | <b>ESTIMATED DOLLAR AMOUNT OR RANGE</b> |
|--|---|
| Total property interest value                          | <b>\$1,444,000</b>                      |
| Title and appraisal work                               | <b>\$50,000</b>                         |
| Closing, fees, taxes                                   | <b>\$10,000</b>                         |
| Relocation   | <b>0</b>                                |
| Hazardous waste reports                                | <b>0</b>                                |
| Directly related staff, administration and legal costs | <b>\$10,000</b>                         |
| <b>Total Project Costs (CFT and other funds)</b>       | <b>\$1,514,000</b>                      |

| <b>MATCHING FUNDS: Existing Sources</b><br>(CFT can only provide a maximum of 50% of anticipated project costs) | <b>DATE</b><br>(Expended or Committed) | <b>DOLLAR AMOUNT</b><br>(Expended or Committed) |
|---|--|---|
| Washington State Department of Ecology Grant  | September 2013                         | \$10,000 (title and appraisal work***)          |
| PEL   | Current                                | \$250,000                                       |
| <b>Total CFT Funds Previously Received<br/>This Project</b>   |  | 0   |
| <b>Total Matching Funds and Past CFT Funds<br/>Currently Identified</b>   |  | \$260,000                                       |
| <b>Unidentified Remaining Match Need</b>  |  | 0   |

\*\*\* Appraisals for the three target parcels are being completed at the time of this application submittal and should be known by the date of the site visit.

**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.* NA

**5. IN-KIND CONTRIBUTIONS FROM PARTNERSHIPS**

| <b>Brief Activity Description</b> | <b>Dollar Value of In-kind Contribution</b> | <b>Status</b><br>(Completed or Proposed) | <b>Activity Date Range</b><br>(Completion Date or Proposed Completion Date) |
|-----------------------------------|---|--|---|
| NA                                |   |  |   |
| <b>TOTAL</b>                      |   |  |   |



# Island Center Forest Additions 2014 CFT - Park Levy

Priority

3123039162 - Fee  
Yokoyama - 20 acres

3123039151 - 4 acres  
3123039024 - 30 acres  
3123039152 - 5 acres  
Katschke - fee

Priority

0122029001 - 5 acres  
Siebold - fee

0122029002  
Siebold - Cons/trail easement

0622039188 - 13 acres  
Wilson/Olsen - fee

0622039187 - 13 acres  
Law - fee

Priority

0122029057  
Francisco - Cons/trail easement

0 700 1,400 2,800 Feet



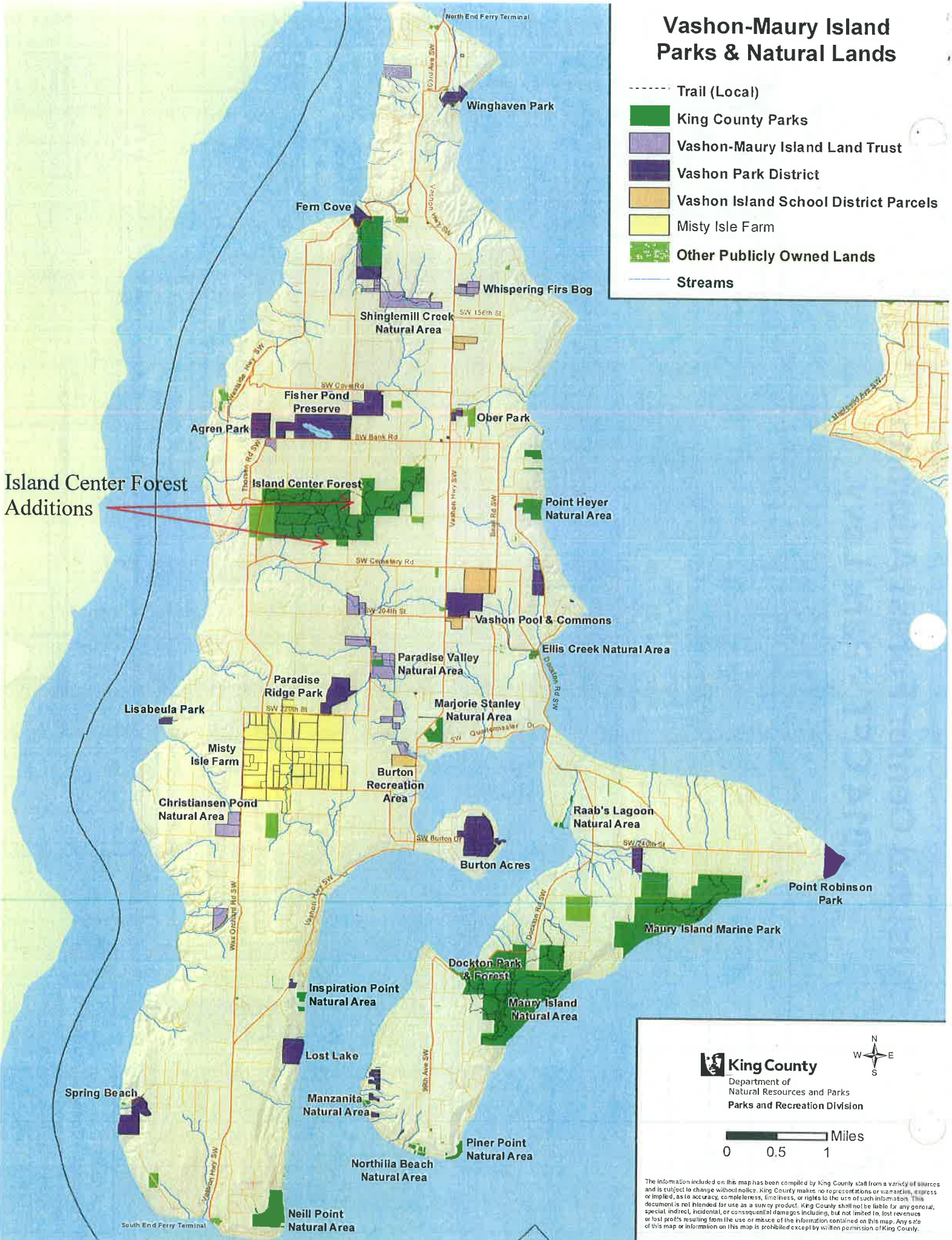
King County  
Department of  
Natural Resources and Parks  
Parks and Recreation Division

January 10, 2014

# Vashon-Maury Island Parks & Natural Lands

-  Trail (Local)
-  King County Parks
-  Vashon-Maury Island Land Trust
-  Vashon Park District
-  Vashon Island School District Parcels
-  Misty Isle Farm
-  Other Publicly Owned Lands
-  Streams

Island Center Forest Additions



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



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