



**King County**

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

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

**PROJECT NAME: Patterson / Evans Headwaters**

Applicant Jurisdiction(s): King County

Open Space System: Patterson Creek Natural Area

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

Acquisition Project Size: 178 acres (5 parcels).

CFT Application Amount: \$712,311

*(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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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)*

The goal of this project is to acquire 160 acres of State DNR-owned land that spans the Patterson and Evans watersheds and an additional privately owned vacant parcel in the Patterson Creek basin. The State DNR parcels span WRIA 7 and 8, are almost entirely forested with a mid to late seral stage coniferous forest and also capture one of most pristine sphagnum bogs in the county. These parcels, along with the adjacent Patterson Creek Natural Area, provide one of the last large intact habitat areas adjacent to a growing city for large mammals such as bears and cougars. Fifty of the 160 acres lie within the Urban Growth Area (UGA) and could be annexed to Sammamish and developed. This UGA area correlates to the approximate area that drains to Evans Creek versus Patterson Creek.

Originally, the State had offered to have the County purchase these parcels under the Trust Land Transfer (TLT) Program. That offer has since been rescinded due to changes within the TLT program and therefore we need to raise additional funds to purchase the entire property at full fee value. While WRIA 7 was the lead in previous applications, the increase in cost to the county for this purchase has led to the sharing of the cost of purchase between WRIA 7 and WRIA 8 to preserve these critical headwater areas and perched bog. The scope of this project includes a privately owned vacant parcel seated within the Patterson Creek Natural Area. This landowner has been patiently awaiting closure on the DNR property in order for the county to purchase their parcel. All parcels will be added to the Patterson Creek Natural Area and increase habitat connectivity within, and between, the Patterson and Evans basins. This project is also in partnership with the TDR program; the development units will be sold to Sammamish under and interlocal agreement.

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

- A. **Wildlife habitat or rare plant reserve** – The current target parcels and the nearby Patterson Creek Natural Area provide excellent habitat conditions for bear, bobcat, cougar, river otter, beaver, pileated woodpecker, amphibians, native songbirds and other native species that require large territories and/or relative isolation from human communities. In 1995, freshwater mussels were observed in Patterson Creek and in Tributary 0383 downstream of the Patterson Creek Natural Area.
- B. **Salmon Habitat and aquatic resources** – The Patterson Creek system supports coho, Chinook, steelhead/rainbow and cutthroat trout. According to Washington Department of Fish and Wildlife estimates, Patterson Creek accounts for 15% of the total WRIA 7 coho salmon production. While Patterson Creek is best known for its coho salmon population, several salmonids are abundant in the basin throughout the year. Adult Chinook Salmon have recently been found just downstream of the target parcels. As the population recovers, it is likely their range will expand throughout this reach. The WRIA 7 fish distribution maps show "known" Steelhead trout in Patterson Creek on one of the target parcels and "presumed" based on habitat conditions in Tributary 0383. Steelhead trout were listed under ESA as "threatened" in 2007.
- C. **Scenic Resources** – Two parcels in the south have panoramic views of the Cascade Mountains. The north parcels provide a territorial view of the Patterson Creek Valley and the surrounding hillside.
- D. **Community Separator** - Acquisition of these parcels will preserve a contiguous greenbelt on the watershed divide viewable from Sammamish and Issaquah-Fall City Road. Protection of these properties will help preclude sprawl from the urbanizing and expanding City of Sammamish into the Patterson Valley and help maintain the rural character so highly valued by residents.
- F. **Urban passive-use natural area/greenbelt** – The acres will contribute significantly to the passive-use natural area/greenbelt along the Urban Growth Line separating the City of Sammamish from the rural Patterson Valley.
- G. **Park/open space or natural corridor addition** – This project will potentially provide 160 acres of open space along the urban/rural divide.
- H. **Passive recreation opportunity/unmet need** – Property provides opportunities for passive recreation/trail linkages within Patterson Creek Natural Area and possibly to Soaring Eagle Park and other sites where appropriate.

## 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

- B. Threat of loss of open space resources** – The parcels span the urban growth line and are highly desirable for development. Acquisition of these parcels will prevent additional development and associated habitat degradation and sprawl from nearby Sammamish.
- C. Ownership complexity/willing seller(s)/ownership interest proposed** – King County has been working with State DNR for several years on this project. Initially, DNR was willing to sell to the county through the Trust Land Transfer program which would have substantially reduced the purchase price. At this time, DNR is only will to sell to the county as full fee value. DNR has indicated that they are NOT willing to phase the project so remaining funds will need to be raised in this grant cycle or DNR will walk away from this project. An updated appraisal is underway to set the stage to close in early 2015 if funding is secured. The privately owned target parcel has a willing seller and has waited patiently while the county has worked on the DNR property.
- D. Partnerships** – The community and the Patterson Creek Basin Citizen’s Advisory Committee strongly support this property remaining in public ownership. This project is also in partnership with the City of Sammamish; the recipient of the development rights through an interlocal agreement.
- E. Is the property identified in an adopted park, open space, comprehensive, or community plan.-** Patterson Creek was identified as a high priority basin in Waterways 2000. Part of this property drains to Tributary 0383. Due to its importance within the Patterson Creek drainage, several parcels on Tributary 0383, including the target parcels, were identified for acquisition in Waterways 2000. The 2004 Patterson Creek Rapid Rural Reconnaissance Report identified loss of forest cover as an important factor to address for the long term health of the watershed. The DNR lands were identified in this report as important forested areas to protect. The project is consistent with the goals of Snohomish River Basin Salmon Conservation Plan (2005) that has been adopted as part of the NOAA approved Puget Sound Chinook Recovery Plan. The project is also listed on the Snohomish Basin (WRIA 7) 3-year Work Plan and the Snoqualmie 2015 Project Book.
- F. Transferable Development Credits (TDC) participation** – This project is in partnership with the TDR Program and the City of Sammamish through an interlocal agreement.

### 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?*

This area will be managed as a Natural Area. Natural Areas are primarily managed to preserve and/or restore ecosystem processes. By working to keep the ecosystem processes in tact, we can preserve habitat conditions preferred by native species, thereby protecting our ecological heritage.

Management of Natural Areas begins with an analysis of landscape context for the site in question. Once landscape context has been determined, we are able to establish a set of goals for the site. A biological inventory of the site yields the data necessary to determine whether the land is on a trajectory to meet the site goals or whether it is in need of management interventions. The information is distilled into a series of site management recommendations. Examples of Site Management Guidelines for King County Natural Areas can be found on the web (<http://dnr.metrokc.gov/wlr/lands/natural/ecological.htm>).

Site Management Guidelines for a Natural Area are implemented by the Natural Resource Lands staff in the Department of Natural Resources and Parks. The Natural Resource Lands staff has an annual budget for land management. Resources are supplemented by volunteers and by grants for projects that have significant benefits to regional priorities, such as salmon conservation.

### 4. PROJECT BUDGET

<b>TOTAL CFT APPLICATION AMOUNT*</b>	<b>\$712,311</b>
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*\*Allowable 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.*

**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.*

**Property values have been provided by acquisition staff based on assessed and appraised values.**

<b>ESTIMATED PROJECT COSTS (dollars)</b>	<b>(a range may be included)</b>
Total property interest value (5 parcels)	<b>\$3,552,500</b>
Title and appraisal work	<b>\$20,000</b>
Closing, fees, taxes	<b>\$7,000</b>
Relocation	<b>NA</b>
Hazardous waste reports	<b>\$500</b>
Directly related staff, administration and legal costs	<b>\$45,000</b>
<b>Total Project Costs (CFT and other funds)</b>	<b>\$3,625,000</b>

<b>MATCHING FUNDS SOURCES</b>	<b>Date Expended or Committed</b>	<b>Match Funds Expended or Committed (Amount)</b>
King County Parks Levy	Secured	\$1,240,663
CFT	Secured	\$566,814
TDR program (Parks Levy funding)	Secured	\$392,901
<b>Total Matching Funds Currently Identified</b>		<b>\$2,200,378</b>
<i>Unidentified Remaining Match Need:</i>	Parks Levy 2014 application	\$712,311

**Unidentified remaining match need**

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

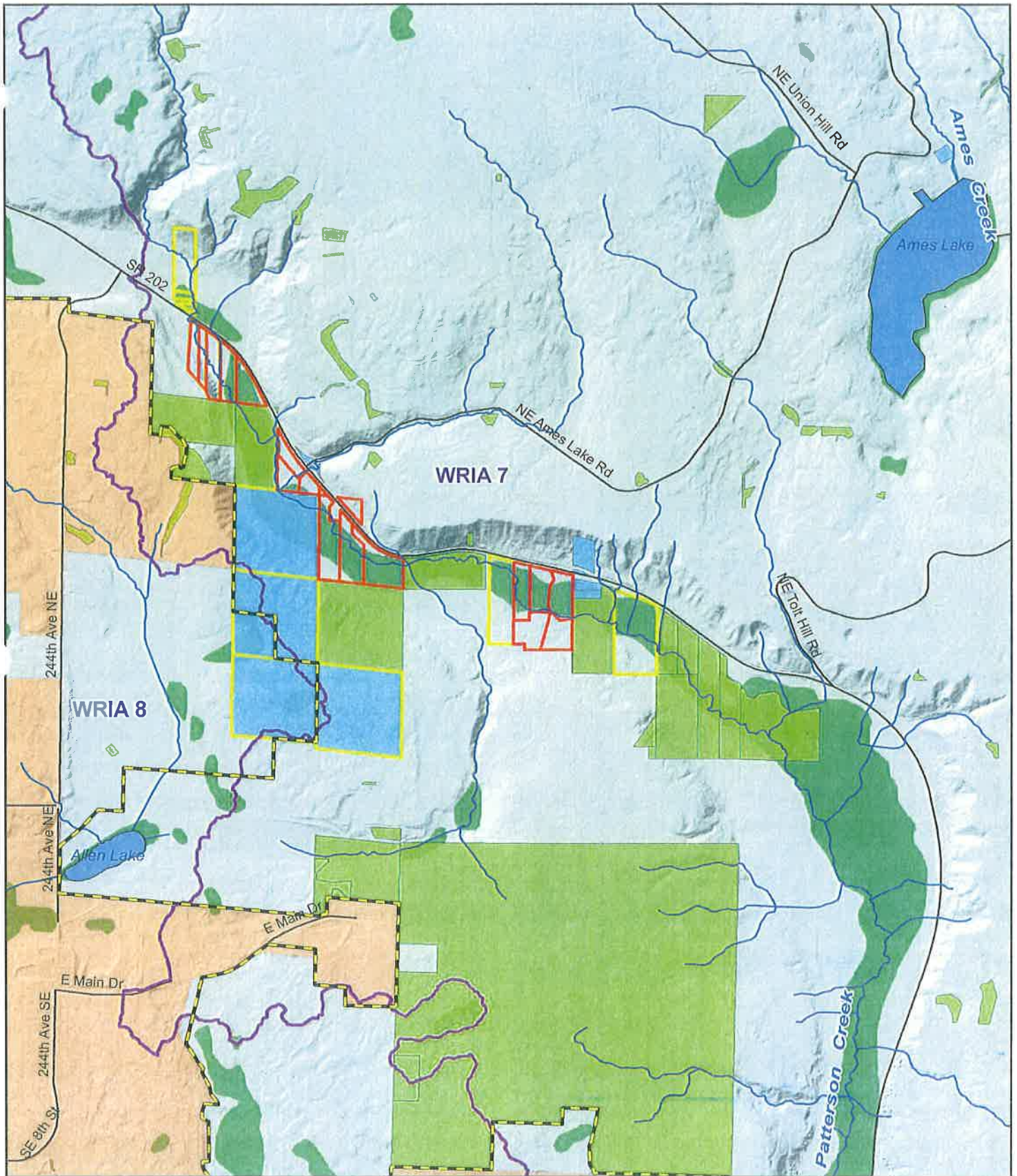
Remaining match is captured in the 2014 Parks Levy application.

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

<b>There may be opportunities for in-kind contributions as the project develops.</b>	<b>Dollar Value of In-kind Contribution</b>	<b>Status (Completed, or Proposed in future?)</b>	<b>Activity Date Range (When was activity completed? or, date proposed in future)</b>
<b>TOTAL</b>			

**6. ATTACHED MAP**





# Patterson Creek Natural Area Additions

## Priority Parcels

- FIRST
- SECOND
- WRIA Boundary
- Urban Growth Boundary

- Incorporated Areas
- County Owned
- State Owned
- Wetlands
- Roads



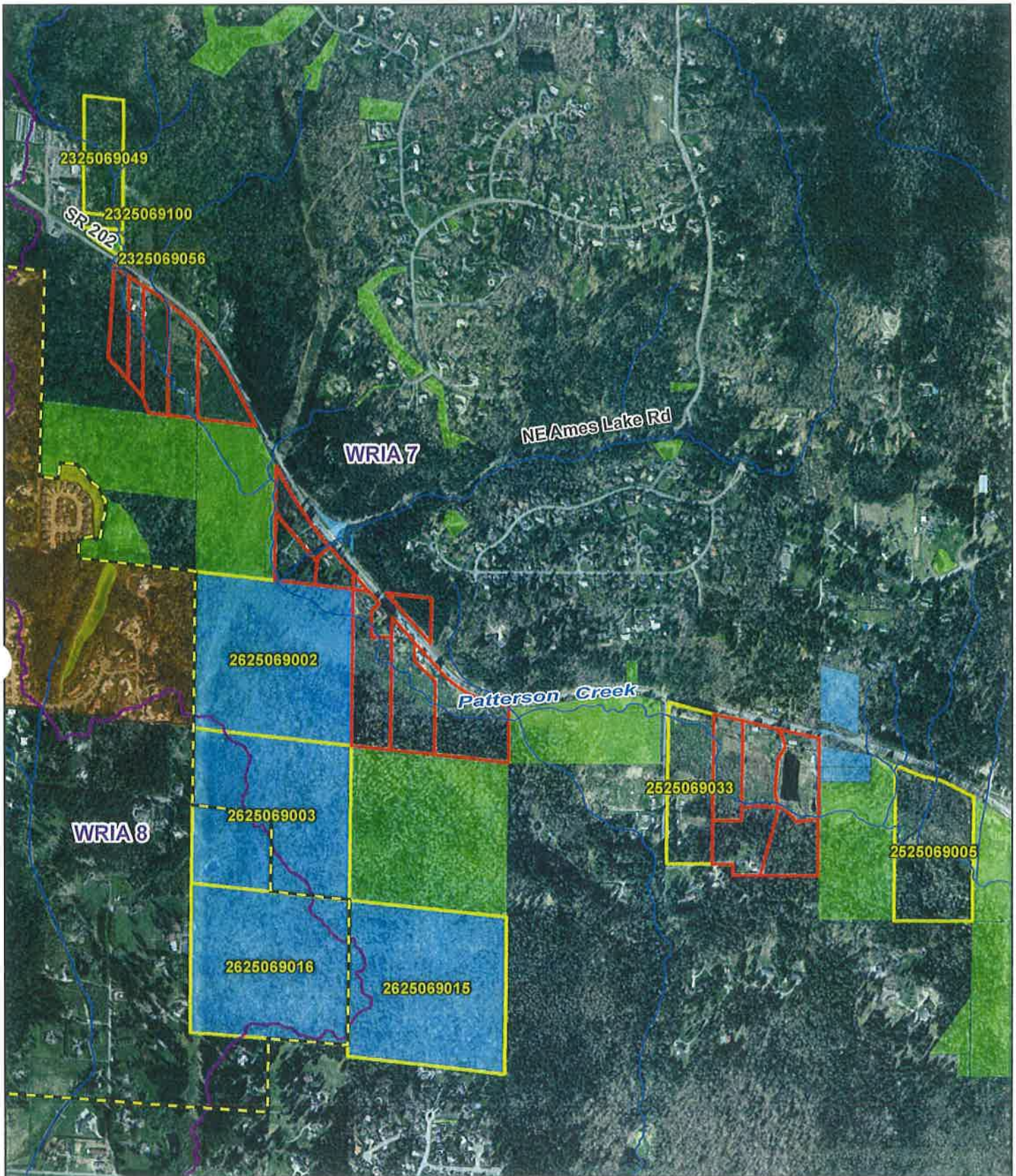
**King County**

Department of Natural Resources and Parks  
Water and Land Resources Division

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# Upper Patterson Creek Natural Area Additions



### Priority Parcels

- FIRST
- SECOND
- WRIA Boundary

- Urban Growth Boundary
- Incorporated Areas
- County Owned
- State Owned



**King County**

Department of Natural Resources and Parks  
Water and Land Resources Division