CONSERVATION FUTURES (CFT) 2015 ANNUAL COLLECTIONS
APPLICATION FOR FUNDS

PROJECT NAME: Snoqualmie Corridor Recreation Partnership

Applicant Jurisdiction(s): King County

Open Space System: Rattlesnake Mtn Scenic Area/Mountains to Sound Greenway
(“Name of larger connected system, if any, such as Cedar River Greenway, Mountains to Sound, a Regional Trail, etc.”)

Acquisition Project Size: ~134 acres
(Size in acres and proposed number of parcel(s) if a multi-parcel proposal)

CFT Application Amount: $250,000
(Dollar amount of CFT grant requested)

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

CONTACT INFORMATION
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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.)

The proposal reflects a King County-Washington Department of Natural Resources (WADNR) partnership to support recreational access to public lands from I-90, stemming from the draft WADNR Snoqualmie Corridor Recreation Plan (2014). A number of these project areas are identified as part of the broader scope of the grant.

Priority parcels are 134 acres owned by four willing landowners adjacent to 1,860-acre Rattlesnake Mountain Scenic Area. King County and WADNR co-own Rattlesnake Mountain. Protecting these parcels adjacent to Rattlesnake Mountain Scenic Area for habitat, wildlife, forest health, recreation, and scenic values has been a long-term priority for Mountains to Sound Greenway and WADNR. WADNR has been unable to secure State RCO funds, and cannot use trust land funds here. King County is now leading fundraising efforts. WADNR is the primary site manager for Rattlesnake, so we may partner with WADNR on site maintenance here.

These Rattlesnake parcels are identified for a local access trailhead serving the North Bend community and others accessing off I-90 Exit 31. The site would provide a new trail connection up to Rattlesnake for hiking use, and possibly also providing a mountain biking link over to the Raging River Forest where biking activities will be focused. This is a Phase 1 priority under the draft corridor plan.

The Trust for Public Land has secured options with the landowners, and will make offers based on appraisals in late March/early April 2014. Their options allow until early 2016 to complete the purchase. Therefore this 2015 request is Phase 1; Phase 2 will seek the remaining 2016 grant funds next year.

1 of 5
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.

- A. Wildlife habitat or rare plant reserve
- B. Salmon habitat and aquatic resources
- C. Scenic resources
- D. Community separator
- E. Historic/cultural resources
- F. Urban passive-use natural area/greenbelt
- G. Park/open space or natural corridor addition
- H. Passive recreation opportunity/unmet needs

1. OPEN SPACE RESOURCES

A. Wildlife habitat or rare plant reserve

These forested parcels build on the extensive forest already conserved at Rattlesnake. WDFW identified several priority habitats at Rattlesnake: old-growth/mature forest, riparian, freshwater wetland and snags and logs. An I-90 wildlife under-crossing (one of only a handful along I-90 in the Snoqualmie/North Bend area) is directly adjacent to the target parcels. The undercrossing provides a direct wildlife connection between Tollgate/Meadowbrook Farms and other protected lands along the Snoqualmie north of I-90, and the tens of thousands of acres in the Rattlesnake/Raging River Forest/Tiger Mountain/Cedar River Watershed corridor south of I-90.

The area is used by a variety of wildlife including owls, pileated woodpecker, peregrine falcon, osprey, black bear, bobcat, cougar, fox, coyote, elk, blacktail deer and a variety of other mammals, birds, insects and amphibians. The WDFW database lists an individual occurrence of northern spotted owl (federal listed), an individual occurrence of osprey (state monitored), breeding peregrine falcon (state sensitive), migrating Columbia black-tailed deer (priority Species), and a regular concentration of migrating Roosevelt elk at the site.

B. Salmon habitat or aquatic resources

This project contains Kimball Creek and tributaries that flow to the Snoqualmie River, which supports Chinook, Coho, Chum, and Pink Salmon, and steelhead rainbow, cutthroat and bull trout populations. Preserving forested headwaters and uplands in the stream basin contributes to the health of the downstream watershed.

C. Scenic resources

These lands are a priority acquisition in the Mountains to Sound Greenway. The Greenway is a 100-mile landscape of forests, wildlife habitat and open spaces along Interstate 90, a National Scenic Byway. These parcels are highly visible from and adjacent to I-90. Acquisition of priority parcels will halt development on properties with high scenic value in the heart of the Mountains-to-Sound Greenway.

G. Park/open space or natural corridor addition

These were high priority parcels identified for acquisition in the 1998 Rattlesnake Management Plan, and represent some of the last remaining targeted inholdings in the Rattlesnake Mountain Scenic Area. Acquisition of priority parcels is important for species protection in that they fill gaps in public ownership and provide important buffer to lands that have had significant investment and focus for conservation.

H. Passive recreation opportunity/unmet needs:

These parcels are identified in the draft Snoqualmie Corridor Recreation Plan prepared by WADNR as a new local access trailhead serving the North Bend community, and serving others accessing off I-90 at Exit 31. Publicly maintained W Ribary Way/415th Way SE leads to the site. The site would provide a new trail connection up to Rattlesnake for hiking use, and possibly also providing a mountain biking link over to the Raging River Forest where biking activities will be focused. Parking lot and/or trailhead may be developed on site. This acquisition and trailhead proposal is a Phase 1 priority under the draft corridor plan. The other main Rattlesnake access points are Exit 27 and Cedar River Watershed/Rattlesnake Ledge, several miles driving distance away.

The broader scope also includes potential future work at several exits on I-90 targeted as priorities under the Snoqualmie Corridor Recreation Plan, where WADNR/King County partnership may target acquisitions to address and improve recreational opportunity to our joint lands in this important recreational corridor.
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

B. Threat of loss of open space resources
These parcels have a high potential to be subdivided into 21 lots and developed and/or logged. The site has a mixture of RA-10 zoning (52.4 acres; 5 potential lots) and RA-5-P zoning (81.24 acres; clustered 16-lot subdivision). The city boundary of North Bend is 350 feet east of the easternmost parcel. Their proximity to I-90 and many recent nearby developments make these properties likely candidates for conversion to residential use.

C. Ownership complexity/willing seller(s)/ownership interest proposed
Multiple times in the past (most recently 2008), MTSGT, DNR, and King County have been unable to secure interest and commitment from landowners. We now have a unique opportunity to pursue purchase. The Trust for Public Land has now secured options with the landowners, and will make offers based on appraisals in late March/early April 2014. Their options allow until early 2016 to complete the purchase. Therefore this 2015 request is Phase 1; Phase 2 will seek the remaining 2016 grant funds next year.

We propose fee acquisition. We will discuss ownership and management arrangements with WADNR who is the lead manager on our co-owned Rattlesnake Mountain Scenic Area, to determine whether to partner in ownership and/or management of the site.

D. Partnerships
The Trust for Public Land a lead partner and is leading the transaction activities, including landowner negotiations, appraisals, and other due diligence. WADNR is a key partner in future management of this property. WADNR strongly supports King County leading this acquisition, as their own requests for RCO grant funds for these properties have remained unfunded and they are unable to use state trust dollars on this site. Mountains to Sound Greenway Trust has been a strong advocate for the property for years, supporting WADNR’s efforts, bringing the county’s attention to these parcels, and working with TPL on current acquisition efforts.

E. Is the property identified in an adopted park, open space, comprehensive or community plan?
The Rattlesnake Mountain Scenic Area Management Plan (1998) provides direction for the protection and management of the ecological systems at this site. The management plan identifies this project as a high priority for acquisition. Acquisitions were prioritized according to the guidelines established in the State of Washington Natural Resources Conservation Areas Statewide Management Plan (1992).

The King County Open Space Plan contains 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)

This project is part of the Mountains to Sound Greenway (the Greenway). The Greenway is a 100-mile landscape of forests, wildlife habitat and open spaces along Interstate 90, a National Scenic Byway.

F. Transferable Development Credits (TDC) application
The Rattlesnake property is in a focus area for the County’s adopted TDR agreement with City of Bellevue. We are placing the development rights in the TDR Bank; when the bank sells these credits into the City, we can recapture funding and use the proceeds to further additional King County priority properties in this area.
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?

King County and WADNR will discuss how we can partner on site maintenance on these acquisitions. Approach may be similar to how we approached the remainder of Rattlesnake which is shared KC-WADNR ownership. We will determine whether a WADNR ownership interest is needed to allow that maintenance partnership to occur.

King County Parks’ maintenance work would be funded with Parks Levy operating funds (funded 2014-2019 due to recent vote in August 2013). 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.

We assess forest health at all King County Parks sites. It is possible that this is a site on which forest stewardship activities may occur if recommended by such an assessment.

Depending on opportunity and site plans, there may be capital or operating work on site which is eligible for specific trail or restoration grants, or for recreational amenity development with local stakeholder groups through Parks’ Community Grants Program.

King County anticipates partnership with local stakeholder groups such as Washington Trails Association, and/or Mountains to Sound Greenway Trust.

4. PROJECT BUDGET

| 1) TOTAL CFT APPLICATION AMOUNT | CFT: $250,000 |
| 2) TOTAL PEL APPLICATION AMOUNT | PEL: $250,000 |

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.

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).

Estimated project need is $1,000,000. This is based on early, unreviewed appraisals. We anticipate that by the time of the CFT committee fieldtrip, we will have final reviewed appraisals. By that date, TPL might have extended offers to the landowners as well.

Phase 1 request seeks half the funding in 2015; Phase 2 will seek the other half of the funding in 2016.

Application may be made to RCO in WWRP Local Parks category, though we are not yet approved to apply by King County management (RCO WWRP Urban Wildlife applications by WADNR have not ranked highly enough to receive funding).

<table>
<thead>
<tr>
<th>PROJECT COSTS</th>
<th>ESTIMATED DOLLAR AMOUNT OR RANGE</th>
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<tbody>
<tr>
<td>Total property interest value</td>
<td>$950,000 estimated</td>
</tr>
<tr>
<td>Title and appraisal work</td>
<td>$0 (TPL has paid)</td>
</tr>
<tr>
<td>Closing, fees, taxes</td>
<td>$40,000</td>
</tr>
<tr>
<td>Relocation</td>
<td>$0</td>
</tr>
<tr>
<td>Hazardous waste reports</td>
<td>$0</td>
</tr>
<tr>
<td>Directly related staff, administration and legal costs</td>
<td>$10,000</td>
</tr>
<tr>
<td>Total Project Costs (CFT and other funds)</td>
<td>$1,000,000 estimated</td>
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</tbody>
</table>
MATCHING FUNDS: Existing Sources (CFT can only provide a maximum of 50% of anticipated project costs)

<table>
<thead>
<tr>
<th>DATE</th>
<th>DOLLAR AMOUNT</th>
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Total CFT Funds Previously Received This Project

Total Matching Funds and Past CFT Funds Currently Identified

Unidentified Remaining Match Need

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.

Phase 1 request seeks half the funding in 2015; Phase 2 will seek the other half of the funding in 2016.

Application may be made to RCO in WWRP Local Parks category, though not yet approved to apply by King County management (RCO WWRP Urban Wildlife applications by WADNR have not ranked highly enough to receive funding).

5. IN–KIND CONTRIBUTIONS FROM PARTNERSHIPS

<table>
<thead>
<tr>
<th>Brief Activity Description</th>
<th>Dollar Value of In-kind Contribution</th>
<th>Status (Completed or Proposed)</th>
<th>Activity Date Range (Completion Date or Proposed Completion Date)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Trust for Public Land investments: timber cruise, appraisals, envi site inspections (staff time and cost of purchase of two-year options not included)</td>
<td>$50,000</td>
<td>Mostly completed, some costs pending</td>
<td>2013-2016</td>
</tr>
<tr>
<td>TOTAL</td>
<td>$50,000</td>
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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).
Snoqualmie Corridor Recreation Partnership Vicinity Map

- Initial Targets

Legend:
- In scope
- King County Parks
- Publicly Owned Lands

Scale: 0 - 12,400 Feet

3/12/2014
Snoqualmie Cedar Recreation Partnership
Rattlesnake Area Map

- Priority
- In scope

King County Parks Property
- King County Easement
- King County Parks
- Publicly Owned Lands
- Soft Surface Trail
- City

City of
King County Parks and Recreation Division

Map scale:
0 1,500 2,300 4,600 Feet

3/11/2014