



King County

K.C. Date Received _____

CONSERVATION FUTURES (CFT) 2015 ANNUAL COLLECTIONS APPLICATION FOR FUNDS

PROJECT NAME: Snoqualmie Valley Mill Site - Regional Trail & Open Space _____

Applicant Jurisdiction(s): King County Parks _____

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

Acquisition Project Size: Approx. 350 acres
(Size in acres and proposed number of parcel(s) if a multi-parcel proposal) _____ CFT Application Amount: \$650,000
(Dollar amount of CFT grant requested) _____

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

CONTACT INFORMATION

Contact Name: Monica Leers _____ Phone: 477.4575 _____

Title: Section Manager, Capital Planning _____ Fax: 263.6217 _____

Address: 201 South Jackson St., Suite 700 _____ Email: monica.leers@kingcounty.gov _____

Seattle, WA 98104 _____ Date: March 13, 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.)

CFT and Parks Levy funds are requested to purchase (in fee) approximately 350 acres (up to 19 parcels) in and around the historic Snoqualmie Mill site to secure the final 1-mile missing link in the 31.5-mile Snoqualmie Valley Trail regional corridor, from Duvall to Rattlesnake Lake. This project will acquire the historic rail bed for future development of the trail (approximately 11.8 acres) and preserve additional land as open space (see attached parcel map and matrix).

Parks has worked with Snoqualmie Mill Ventures, Weyerhaeuser, Point32 and Forterra over the last year to discuss acquisition of this critical missing link in King County's regional trails system. Recent meetings with the landowners (Weyerhaeuser and Snoqualmie Mill Ventures) have indicated a willingness to move forward with acquisition depending on funding availability and valuation. Snoqualmie Mill Ventures will retain approximately 200 acres of previously disturbed area within the mill site for future redevelopment.

This project received \$1 million in REET funds in the 2014 Parks CIP budget. This project is adjacent to the 28-acre Kellogg property which the county acquired in December 2012 thanks to CFT (\$256,000) and Parks Levy (\$266,000) funding approved in the 2013 county budget. Acquisition of the Kellogg property also secured a critical missing link in the Snoqualmie Valley Trail system.

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 checked="" type="checkbox"/> A. Wildlife habitat or rare plant reserve | <input checked="" type="checkbox"/> E. Historic/cultural resources |
| <input 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 checked="" type="checkbox"/> D. Community separator | <input checked="" type="checkbox"/> H. Passive recreation opportunity/unmet needs |

A. Wildlife habitat or rare plant reserve

The Cascade forests are linked to Puget Sound lowland habitat along the Snoqualmie River watershed through Wildlife Habitat Networks, designated in the King County Comprehensive Plan (KCCP). These targeted parcels are located approximately one-half mile from a designated Wildlife Habitat Network and would contribute to habitat mobility and as an additional buffer to those mandated 300 foot wide corridors. Habitat networks are comprised of natural vegetation linking priority wildlife habitat with critical areas, their buffers, trails and open space. KCCP Policies E-107 and E-483 require the designation and mapping of habitat networks for threatened, endangered, and priority species and direct that connections within these corridors be protected to reduce the impacts of habitat fragmentation and be managed to help enhance priority habitat within them. The wildlife inhabiting this area is typical of west side mature second growth forest habitats and thus includes a variety of migratory and resident birds (approximately 80 species), mammals, amphibians and fish. Species known to use this area are: black bear, cougar, coyote, bobcat, mule deer, raccoon, mountain beaver, barred owls, pileated woodpecker, Pacific tree frog, Pacific giant salamander and red-legged frogs (which are Species of Local Importance as designated in KCCP Policy E-487).

C. Scenic resources

Protection of lands along regional trail corridors creates a larger scenic open space buffer and significantly enhances trail users' experience. The Snoqualmie Valley Trail corridor is an integral part of the Mountains to Sound Greenway (MTSG). Acquisition of these parcels would be consistent with MTSG's goal of protecting open space lands along a 100-mile corridor of Interstate 90 from Seattle to Central Washington in order to enhance scenic beauty, conserve wildlife habitat and provide recreational opportunities. The acquisition also includes the Snoqualmie Mill Pond (aka Borst Lake). In addition, views of the surrounding landscape (Cascade foothills, Issaquah Alps and adjacent valley) can be seen from these parcels.

D. Community separator

Several of these proposed parcels include the Snoqualmie Valley Trail corridor which provides a visual and functional separation between the City of Snoqualmie and lands within rural King County. Most of the subject properties lie within a recently annexed area to the City of Snoqualmie; several parcels lie just outside the city limits in the unincorporated, rural area.

E. Historic/Cultural Resources:

The Snoqualmie Mill site was developed and utilized for commercial, industrial and residential purposes for nearly 100 years. From 1917 to 2003, the Snoqualmie Falls Lumber Co. and its parent company, Weyerhaeuser, operated a large sawmill on the site. The trail corridor parcels are a part of two former transcontinental railways, the Northern Pacific and the Chicago, Milwaukee, St. Paul and Pacific, that served the historically important logging and timber industry in the valley. The conversion of former rail lines to trails keeps alive the spirit and experience of mobility through the landscape. In the 1990's, Weyerhaeuser's sawmill office served as the location of the "Sheriff's office" in the TV series Twin Peaks. Since the closure of the sawmill, a portion of the property was repurposed as a competitive rally car driving facility. Overall, the site offers many opportunities as a historic/cultural destination as well as target location to bolster the city of Snoqualmie's tourism and economic initiatives.

G. Park/open space or natural corridor addition

Acquisition of these parcels secures the final 1.0-mile missing link in the Snoqualmie Valley Trail corridor that will provide a contiguous 31.5 mile destination recreation trail from the north county boundary to the John Wayne Pioneer Trail in Iron Horse State Park, which further provides trail linkages across the Cascade Mountains to central Washington. The Snoqualmie Valley Regional Trail meanders past working farms, many of which are preserved Farmland Preservation properties, as well as numerous publicly owned open space sites, including the permanently protected 90,000 acre Snoqualmie Forest and the 570 acre Tokul Creek Forest easement sites. Significant public lands along the trail corridor include Tolt-MacDonald Park, Griffin Creek and Three Forks Natural Areas and the Meadowbrook Farm.

H. Passive recreation opportunity/unmet needs

Acquisition of these parcels would allow King County Parks to move forward with planning, design and construction of the 1 ½ -mile gap in the Snoqualmie Valley Trail from Tokul Road to Mill Pond Road, providing a contiguous 31.5-mile recreational trail through the rural towns of Duvall, Carnation, Snoqualmie, Preston, Fall City and North Bend for multiple users (hikers, bikers and equestrians). Additionally, the site may provide a location for public access, such as a trailhead facility (parking/restrooms), accommodating users of the regional trail system. Interpretive signage could be added providing opportunities to educate park visitors about the natural and cultural resources of the valley.

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

A. Educational/interpretive opportunity

The parcels include the missing link on a highly used corridor and provide excellent opportunities for reaching a large number and wide variety of trail users. In addition, acquisition of these parcels could provide a possible location for a trailhead that would facilitate opportunities for various interpretive facilities including educational signage related to cultural history, as well as the importance of conserving urban separators, scenic greenbelts and restoring wildlife habitat. In addition, since the target parcels include the historic rail corridor within the former Snoqualmie Mill site and provide views of nearby forest production lands, the history and importance of forestry and the railroad could be part of the educational message.

B. Threat of loss of open space resources

The owner of the Snoqualmie Mill Ventures parcels has indicated a willingness to sell if the transaction can be accomplished in 2014-2015 and the valuation meets expectations. If the properties are not acquired at this time, the entire site could be redeveloped for residential, commercial and industrial use. This scenario would jeopardize the County's ability to acquire the final missing link in the 31.5-mile regional trail corridor and develop the trail. In addition, an opportunity could be lost for creating a trailhead parking area for hikers, bikers, equestrians and restoring the former rail bed and surrounding areas to provide passive recreation, wildlife habitat viewing and rural scenic experience. The Snoqualmie Valley Trail is also used by many different types of trail users to access a significant number of smaller trail networks on both public land and privately owned land.

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

The properties are not currently on the market, but the current owners, Snoqualmie Mill Ventures and Weyerhaeuser, have expressed an interest in selling to the county for purposes of completing the regional trail.

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

Both the **King County Comprehensive Plan (KCCP)** and the **2010 King County Open Space Plan** contain policies that direct acquisition, planning, and stewardship of KC Parks and Regional Trails. The acquisition of these parcels is consistent with these policies as follows.

The Open Space Plan policies direct Parks to:

- acquire lands that add to a Regional Trail Corridor as identified in the 2008 Regional Trails Needs Report and the 2004 Regional Trail Inventory Guidelines
- focus regional open space efforts on the natural watershed systems and regional systems such as the wildlife habitat network and the Mountains to Sound Greenway; and conserve lands that provide connectivity with existing county ownership
- emphasize acquisition and development of sites that provide multiple benefits and functions
- resolve a resource/land management issue, such as maintenance access

The Parks, Recreation and Open Space Chapter (Ch. 6) of the KCCP states:

- King County shall complete a regional trails system, linking trail corridors to form a countywide network. King County will continue to primarily own the land necessary for the operation and management of the trail system (Policy P-106)

- KC Parks should facilitate educational and interpretive programs that further the enjoyment, understanding and appreciation of the natural, cultural and recreational resources. (Policy P-107)

The *King County Parks Regional Trail Needs Report*, the County's long-term regional trails capital development program, specifies the build out of the Snoqualmie Valley Trail corridor in this location. The proposed acquisition will secure the final missing link in the trail in and around the historic Snoqualmie Mill site. The report also includes the following policy direction:

- One of the highest priority project implementation focus areas is providing connectivity, ensuring that connections or missing links are completed in the regional trail network to enhance usability, increasing the network's value for recreation and as a transportation alternative.

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 target properties are located on and adjacent to the existing regional trail corridor, managed and maintained by King County Parks. Proximity to existing park sites and facilities creates efficiencies in management. Site stewardship would be funded by the Parks Levy (which includes funding for stewardship of new acquisitions and capital funds for facility development). In addition, King County Parks has expanded its Regional Trails Ambassador and Adopt-a-Trail programs over the last few years, increasing the programs' effectiveness in facilitating citizen and community group involvement in helping provide enhanced monitoring of trails, litter control and assisting with education about, and compliance with, trail use rules. Lastly, the King County Volunteer Program sponsors numerous restoration events and this site would provide an excellent location for events that would help facilitate replanting of disturbed areas and control of invasive plants.

4. PROJECT BUDGET

1) TOTAL CFT APPLICATION AMOUNT ^a	CFT: \$650,000
2) TOTAL PEL APPLICATION AMOUNT ^b	PEL: \$650,000

^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 note how land values have been estimated (i.e., appraisal, property tax assessment, asking price, letter of value or other means). In the absence of appraised, fair market valuations, the assessed valuations were used to provide a rough estimate of overall project cost. An appraisal bid request process is underway. Bids are due on March 26th and are expected to be awarded the week of April 1st. The appraisal process is anticipated to take 6 weeks.

PROJECT COSTS	ESTIMATED DOLLAR AMOUNT OR RANGE
Total property interest value	\$1,100,000 (based on 2013 Assessed Values)
Title and appraisal work	Est. \$100,000
Closing, fees, taxes	TBD
Relocation	n/a
Hazardous waste reports	TBD
Directly related staff, administration and legal costs	Est. \$25,000
Total Project Costs (CFT and other funds)	\$1,225,000

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)
Parks Levy	2015 Request	\$650,000
Real Estate Excise Tax 1 (funding approved for acquisition and trail design)	2014 Adopted King County budget	\$1 million

Total CFT Funds Previously Received This Project	n/a	n/a
Total Matching Funds and Past CFT Funds Currently Identified		\$1 million REET (portion to be used for trail design)
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)
n/a			
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).*

**KING COUNTY PARKS DIVISION
CONSERVATION FUTURES APPLICATION 2015
SNOQUALMIE VALLEY MILL SITE**

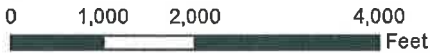
Parcel #	Owner	2013 AV	Acreage	Notes
Acquisition Targets				
2924089028	SMV	\$24,300.00		5 rail corridor
2924089003	SMV	\$254,100.00		19 rail corridor (land \$84,000 + improvements \$170,100)
2924089002	SMV	\$58,800.00		13 adjacent to rail corridor
2924089023	SMV	\$2,000.00		0.48 adjacent to rail corridor
2924089022	SMV	\$14,800.00		1 adjacent to rail corridor
		\$354,000.00	38.48	
2924089017	Weyerhaeuser	\$11,200.00		11 rail corridor
2924089018	Weyerhaeuser	\$36,000.00		33 adjacent to rail corridor
2924089025	Weyerhaeuser	\$9,000.00		2 adjacent to rail corridor
2924089019	Weyerhaeuser	\$41,000.00		5 adjacent to rail corridor
2924089011	Weyerhaeuser	\$85,500.00		85 millpond and island
2924089015	Weyerhaeuser	\$44,000.00		41 millpond and island
2924089013	Weyerhaeuser	\$35,000.00		34 millpond and island
3224089002	Weyerhaeuser	\$11,000.00		4 adjacent to mill pond
3224089006	Weyerhaeuser	\$26,000.00		19 adjacent to mill pond
3024089015	Weyerhaeuser	\$27,400.00		27 adjacent to river
3224089008	Weyerhaeuser	\$20,000.00		11 adjacent to river
		\$346,100.00	272.00	
		\$700,100.00	310.48	
Proportional Acquisition - Portion to be acquired by KC/Portion to be retained by SMV				
2924089006	SMV	\$443,200.00		40 South of Kellogg/acquire portion north of road only
3024089001	SMV	\$219,800.00		20 South of Kellogg/acquire portion north of road only
3024089069	SMV	\$143,400.00		13 South of Kellogg/acquire portion north of road only
		\$806,400.00	73	(totals will depend on boundary line adjustment)
Parcels To Be Retained by SMV				
2924089009	SMV	\$1,487,400.00		136 mill buildings, Dirtfish course
3024089070	SMV	\$19,000.00		1
3024089004	SMV	\$38,700.00		38
		\$1,545,100.00	175	

Snoqualmie Valley Mill Site

Site Map

Legend

- City
- King County Parks Property Interests
 - Easement
 - Fee, Managed by Others
 - Implied Responsibility
 - Managed by Agreement
 - Owned in Fee
 - Water Land Resources



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



Snoqualmie

SE MILL POND RD

