CONSERVATION FUTURES (CFT) 2015 ANNUAL COLLECTIONS
APPLICATION FOR FUNDS

PROJECT NAME: Bellevue’s Park & Open Space System

Applicant Jurisdiction(s): City of Bellevue

Open Space System: Bellevue’s Park & Open Space System connecting Lake Washington, throughout Bellevue to Lake Sammamish, with open space trail corridor connections to the Mountains to Sound Greenway, Cougar Mountain Wildland Park and other regional trails and open spaces including the BNRR corridor partnership as may be determined sometime in the future.

Acquisition Project Size: Estimated 5 acres CFT Application Amount: $1,000,000
(Size in acres and proposed number of parcel(s) if a multi-parcel proposal) (Dollar amount of CFT grant requested)

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

CONTACT INFORMATION

Contact Name: Lorrie Peterson Phone: (425) 452-4355 & Cell: (425) 922-9099
Title: Manager Fax: ----
Address: PO Box 90012 Email: lpetersen@bellevuewa.gov
Date: March 9, 2014

PROJECT SUMMARY. Bellevue remains the 5th largest city in WA, with a population of more than 130,000 that provides more than 140,000 jobs. While business booms downtown, much of Bellevue’s 31 square miles, thrives with woody neighborhoods and a vast network of green spaces (many funded with CFT) that keep people calling the place "a city in a park." Bellevue recognizes the importance of working with partners to protect open space, critical in preserving the quality of life the community values, and has a proven track record of securing sites with CFT funding. Last year, CFT allocated funds towards property within the Bridle Trails neighborhood. The Bridle Trails Citizens Neighborhood Park & Open Space Committee is in their final stages of evaluating the acquisition, with plans to recommend to the Bellevue City Council this spring. City would complete feasibility studies & negotiate the acquisition this year, with CFT and matching City of Bellevue Parks & Natural Areas Levy funding. The City & Moon/Ross families are in the final stages of completing a transaction of their in-holding within the Mercer Slough, using matching CFT funds. This 2015 application is similar to previous applications in that it seeks matching funds to enable the permanent conservation and protection of highly important open spaces that have been identified on the map for many years. This is part of a multi-decade, multiple-parcel project along the greenway that serves a multitude of benefits such as: ● providing strategic community separators in densely-populated urban areas; ● providing scenic amenities along local arterial roads; ● containing important songbird and urban wildlife habitat; and ● featuring community trail access and key connections to regional systems; ● and is highly important to residents throughout King County. Since January, we have received written notification from both the Vasa Park Board relating to their 5.75 acres of uplands that would include a right of first refusal over the balance of their private park; and a letter from the Farin & Benitez families who are willing to sell several of their parcels adjacent to Kelsey Creek Park. (Some would be used for Transportation mitigation, while other areas would specifically benefit the Park. The City is evaluating the properties & would work with CFT to identify which areas would be funded with matching CFT funds. The City is also evaluating the possible acquisition of 5 acres of property within Newport Hills neighborhood that is currently for sale. This property would protect a large open space tract and create a trail connection towards Lake Washington if a sale based on the fair market value of the property could be evaluated.
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

A. Wildlife Habitat or Rare Plant Reserve – Medium. The properties under consideration contribute to a functioning wildlife habitat system within Bellevue’s Greenway that protects key habitat. The Forest Condition monitoring indicates that 72% of Bellevue Park System’s forested natural areas are in Class 1 or Class 2 health categories (approximately 1,200 acres). Bellevue has a focused Forest Management Program that restores and enhances degraded Class 3 and Class 4 sites, and continues to plant trees, native shrubs and ground cover plantings, contributing to functioning wildlife habitat systems.

B. Salmon Habitat and Aquatic Resources – Medium. All sites within the greenway benefit adjacent wetlands and/or streams and are part of the Lake Washington Watershed. Creeks navigate through commercial areas and public open spaces where the habitats are generally conducive to use by salmonids due to the presence of many large pools as well as cutthroat trout and Coho year round. Some of the sites have hillside terraces that are really important as cold water seeps in springs which maintain cooler water especially during high summer temperatures. Many offer a high level of public access to offer trails and viewing that offer exceptional educational experiences for the public.

C. Scenic Resources – High. These properties identified are some of the last remaining large tracts of undeveloped open space left in Bellevue. Acquisition of these properties protects the open space character that has been Bellevue’s natural scenic backdrop for generations. These are all well-traveled transportation corridors, that provide unique views, that may include Lake Sammamish, or territorial views along the Greenway, and the loss of these properties would significantly impact the scenic resources for the commuters, as well as the natural setting for adjoining neighborhoods and the larger community.

D. Community Separator — Medium-High. These properties provide undeveloped, natural land separating a number of large neighborhoods, from intense urban development, including Kelsey Creek, Lake Sammamish & Newport Hills neighborhoods. These properties are also part of the larger Greenways and Open Space System in Bellevue that connect to King County’s regional system. The City, in partnership with King County and other jurisdictions, has been assembling open space tracts over many decades to form a coordinated open space system that connects to regional destinations but also serves to separate incompatible land uses from residential neighborhoods from higher densities and intense traffic corridors.

E. N/A

F. Urban Passive-Use Natural Area/Greenbelt – High. Acquiring & preserving open space for citizens who live and work in Bellevue is a priority. Acquiring large tracts of lands this mission by expanding Bellevue’s existing passive-use Open Space and Greenway System connecting Lake Washington east towards Lake Sammamish, and South towards Cougar Mountain Wildland Park.

G. Park, Open Space, or Natural Corridor Addition – High. Bellevue is nationally recognized for its “Lake-to-Lake Greenway System” and has taken great pride in securing open space that will preserve the quality of life resident’s love. This proposal will continue this effort and secure critical in-holdings to continue Bellevue’s vision to protect, preserve open spaces that are ecologically significant sensitive areas; serve as buffers between uses and link open space; and provide trails, wildlife corridors, and greenways. Acquisition will remove development threats on these key sites.

H. Passive Recreation Opportunity/unmet needs – High. The City’s 2010 adopted P&OS Plan identifies the need to complete the City’s visionary greenway system, protect critical open space areas & provide passive park amenities. The Eastside continues to increase in population at an intense rate, with the parks & open spaces serving those living, working and playing in Bellevue.
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 – Medium. Bellevue offers a variety of environmental education opportunities for students. All of the programs focus on increasing awareness, appreciation, and stewardship of the City’s natural, historic and cultural sites. The City’s extensive park and open space system, interlaced with a network of trails, provides the ideal setting for the delivery of our programs. Topics include: Watershed to Wetlands; Ways of Wildlife; Forest Discovery; Trails Across Time; Bird Watching, Open Space tours; etc. Acquisition of key parcels throughout the Greenway would provide opportunities to increase the number of educational/interpretive opportunities in Bellevue for residents as well as greater King County residents. In addition, in partnership with the Pacific Science Center and other agencies, the City offers educational and interpretive opportunities pertaining to the Greenway at the Mercer Slough Environmental Education Center. The Department also sponsors the annual Natural Resource Week, during which specialists from State, County, and local agencies offer environmental education and interpretation at Kelsey Creek Park and Mercer Slough Nature Park. The Department also has an ongoing Stewardship Saturday program where community groups volunteer to help to plant trees, restore and maintain open space, and steward the natural resources in Bellevue. Salmon and water quality monitoring in the area have been developed as part of the long-term neighborhood and local school efforts to educate both adults and children in environmental quality programs.

B. Threat of loss of open space resources - High. Over the years, the property owners on the attached map have previously expressed their interest in selling to the City at some point in the future. At this time, the following owners have notified the City of their interest in selling this year: Vasa Park/uplands overlooking Lake Sammamish, whereby the Vasa Board has sent a letter to the City; Open Space adjacent to Kelsey Creek Park, whereby the family desires to sell numerous parcels this year; and five acres of undeveloped land listed for sale in Newport Hills adjacent to City-owned park land, that would protect key open space and provide for a future trail towards Lake Washington. Bellevue needs to find a way to secure the properties identified on the attached map before development commences and the neighborhoods learn that what they thought was City open space was actually undeveloped private land. By then it would be too late to preserve the property, and the natural resources would be lost forever.

C. Ownership complexity/willing seller(s)/ownership interest proposed - Medium. The City has been notified by several property owners identified in Section 2(B) above that they desire to sell their properties. With that, the City is currently working with them to reach tentative agreements for Council consideration, and is seeking matching funding that’s necessary to make as many of these preservation efforts a reality. These areas are identified within the City’s Parks & Open Space System Plan.

D. Partnerships – High. Bellevue provides significant funding towards partnerships throughout Bellevue working together with groups such as the Pacific Science Center, Bellevue Botanical Garden Society, Stream Team volunteers, Audubon Society, and other community groups, that provide ongoing stewardship of Bellevue’s open space. Acquiring these properties would increase existing partnerships to construct a key trail connection, creating opportunities to work with adjoining property owners as well as other interested neighborhood groups to establish new partnerships.

E. Is the property identified in an adopted park, open space, comprehensive, or community plan? Yes, the City of Bellevue’s Comprehensive Plan and the 2010 Parks & Open Space System Plan, have numerous goals & policies that support preserving open space and neighborhood parks.

F. Transferable Development Credits (TDC) participation. The City and King County have previously entered into an Interlocal Agreement (IA) relating to Transfer of development rights within Bel-Red Subarea, although that IA does not pertain to this application.
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?
In 2008, the Bellevue residents approved a Parks & Natural Areas Levy that provides funding for acquisition and park development throughout Bellevue. Another key piece to the Levy is that it also provides funding for ongoing maintenance to ensure the properties acquired and/or developed are maintained. Bellevue has a coordinated volunteer management program that can provide ongoing volunteer opportunities to help restore and maintain properties acquired, including the well-known Stewardship Saturday and Stream Team programs. Residents consistently give Bellevue high satisfaction ratings for its clean and well-maintained parks. Residents also identify, as top priorities, preserving open spaces and natural areas for people, fish, birds and other animals. Bellevue delivers first-rate service and manages excellent programs and is national recognized including the National Recreation and Park Association in 2005 gave the Parks & Community Services Department the National Gold Medal Award for Parks and Recreation Management.

4. PROJECT BUDGET

<table>
<thead>
<tr>
<th>1) TOTAL CFT APPLICATION AMOUNT</th>
<th>CFT: $1,000,000</th>
</tr>
</thead>
<tbody>
<tr>
<td>2) TOTAL PEL APPLICATION AMOUNT</td>
<td>PEL: N/A</td>
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</table>

* 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).
It is assumed by in-house appraiser that a minimum of $2.0 Million Dollars will be necessary to acquire properties within the Greenway this year. The City is prepared to conduct feasibility work, including but not limited to an MAI appraisal and appraisal review, plat engineering, wetland delineations, etc., to determine fair market value of the properties and to stretch the funding as far as possible to acquire as many parcels as possible, with matching CFT funding.

<table>
<thead>
<tr>
<th>PROJECT COSTS</th>
<th>ESTIMATED DOLLAR AMOUNT OR RANGE</th>
</tr>
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<tbody>
<tr>
<td>Total property interest value</td>
<td>$2,000,000</td>
</tr>
<tr>
<td>Title and appraisal work</td>
<td>50,000</td>
</tr>
<tr>
<td>Closing, fees, taxes</td>
<td>15,000</td>
</tr>
<tr>
<td>Relocation</td>
<td>0</td>
</tr>
<tr>
<td>Hazardous waste reports</td>
<td>10,000 (estimated)</td>
</tr>
<tr>
<td>Directly related staff, administration and legal costs</td>
<td>20,000</td>
</tr>
<tr>
<td>Total Project Costs (CFT and other funds)</td>
<td>$2,095,000 (Estimated)</td>
</tr>
</tbody>
</table>
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.

An important expectation by the Bellevue City Council is that staff will actively seek matching funds to leverage Bellevue Levy dollars, whereby King County Conservation Futures is an integral partner. Together, Bellevue Levy and King County Conservation Futures funding would be sufficient to acquire properties within Bellevue’s Park & Open Space Greenway.

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>Stewardship Saturdays and other City-wide programs provide on-going volunteer efforts to preserve the Park &amp; Open Space greenway.</td>
<td>None for this application. Included to identify the on-going commitment to working with Volunteers and partnerships.</td>
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</table>

After property is acquired the Natural Resource Division of the Parks & Community Services Department works with neighborhood organizations to establish an on-going partnership for their new park asset.

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).
Currently working with Bridle Trails Neighborhood Park Committee for acquisition in 2014.

Right of first refusal over Vasa Park.

Fee acquisition over Vasa Uplands.
Vasa Park & Open Space: Vasa Uplands - Potential Acquisition of Open Space Adjacent to City Owned Norelius Property

- **Vasa Park Parking Lot**: 7.45 Acres
- **Right of First Refusal**
- **Vasa Park Waterfront**: 5.28 Acres, 555 Linear Feet
- **Right of First Refusal**

Potential Acquisition

- **Potential trailhead** - may include picnic shelter, playground kiosk, bollards, and parking
- **Potential trail route TBD**
- **Vasa Park Uplands**: 5.75 Acres

Mountains to Sound Greenway
Potential trailhead location TBD - may include kiosk, bollards, and parking.

Proposed Trails TBD
Sidewalk access route to Newcastle Beach Park

Potential trail easement TBD

Proposed Trails TBD

Potential Trailhead - may include picnic shelter, playground, kiosk, bollards, and parking