



King County

K.C. Date Received _____

CONSERVATION FUTURES (CFT) 2015 ANNUAL COLLECTIONS APPLICATION FOR FUNDS

PROJECT NAME: Issaquah Creek Waterways Program

Applicant Jurisdiction(s): City of Issaquah

Open Space System: Lake Sammamish/Issaquah Creek Waterways Program (WRIA #8) & 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: 11.45 acres (10 properties) CFT Application Amount: \$500,000

(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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Title: Director, Parks and Recreation Fax: 425-837-3309

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PO Box 1307 Issaquah, WA 98027 Date: March 7, 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 Issaquah Creek Waterways Program is a City of Issaquah program to acquire creek-side properties that have identified high resource values. With financial help through King County, state grant programs and the passing of Parks and Recreation Bonds, the City has acquired many creek-side properties, including Issaquah Creek Park; Confluence Park; Tollé Anderson Park; Berntsen Park; Squak Valley Park South; property additions to Squak Valley Park North; Ingi Johnson Park; Corra Park; and, several properties that comprise the South Issaquah Creek Greenway, including the Whitaker property. Many of the properties that were identified in previous CFT applications were also acquired, including the Cuff, Davidson, Chevalier, Murphy and Pritt properties.

To continue the City's efforts to protect aquatic and riparian resources, this grant application is focusing on the acquisition of ten (10) properties: Hampton (1.61 ac.) and Kalnoski (1 ac) properties, located downstream and north of Emily Darst Park; Elekes (.5 ac), Hailstone (.39 ac.) and McKay (.5 ac) properties, which connect Berntsen and Confluence Parks; Lalanne (.19 ac) and Taylor (.59) properties near the city's downtown core; and Lapsansky (2.26 ac.), Mohandessi (1.25 ac) and Mohl (3.16 ac.) properties, which would expand the South Issaquah Creek Greenway.

The Issaquah Creek/Lake Sammamish Waterways Program is a comprehensive and integrated program developed by King County and the City of Issaquah for the protection and preservation of in-stream and riparian resources within the Issaquah Creek Basin. The program focuses on the full 18-mile length of the creek from its headwaters at King County's Taylor Mountain Forest to its mouth located at Lake Sammamish State Park. The program involves acquisition of key properties; habitat enhancement and restoration projects; incentives to landowners for conservation easements, and projects that will enhance fish and wildlife habitat. The program is also part of the implementation strategy for the following plans: 1996 Issaquah Creek Basin and Nonpoint Action Plan; 1996 Lake Sammamish Water

Quality Management Plan; 2003 Stream Inventory and Habitat Evaluation Report; King County Comprehensive Plan; WRIA 8 Chinook Salmon Conservation Plan; 2006 Stream and Riparian Areas Restoration Plan; and, 2009 City of Issaquah Comprehensive Plan/Parks Element.

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 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 type="checkbox"/> D. Community separator | <input type="checkbox"/> H. Passive recreation opportunity/unmet needs |

A. Wildlife Habitat or Rare Plant Reserve. The Issaquah Creek Basin includes almost 20,000 acres of public lands which provide excellent upland habitat values for both aquatic and terrestrial wildlife. The Issaquah Creek corridor provides critical habitat for endangered, threatened or unique species such as Chinook salmon, great blue heron, and bald eagles. The surrounding upland areas of Taylor, Tiger, Squak and Cougar Mountains and Grand Ridge provide habitat for wintering elk and deer, black bear, cougar and other species. The ten identified sites provide unique in-stream and riparian habitat values within an urban setting. The value of connected blocks of land along the creek will facilitate the provision of major regional connections of land and habitat within the Issaquah Creek Basin.

B. Salmon Habitat and Aquatic Resources. The Issaquah Creek corridor is one of the seventeen (17) identified Waterways 2000 resource rich basins. The King County Basin Plan cites the creek as a “quintessential salmon stream” because of its high water quality and identified salmonid spawning and rearing habitat. The creek is a key stream for Coho, and also supports Chinook, Sockeye, Cutthroat and Steelhead. The subject properties are located within the identified Locally Significant Resource Area (SRA), which “is to preserve both the structure and the functions of the area.” The purpose of an identified SRA is to highlight the need to protect the creek and limit disturbances on the functional and structural integrity of the streams, wetlands, and riparian habitat found along the creek. Additionally, the WRIA 8 Conservation Plan developed ‘Actions for the Plan’ including Land Use Planning; Site Specific Habitat Protection and Restoration Projects; and, Public Outreach and Education. Through this grant application, the City of Issaquah is continuing its efforts to protect and restore Issaquah Creek consistent with the actions identified in the WRIA 8 Conservation Plan.

C. Scenic Resources. The Issaquah Creek corridor has high scenic and open space values through the city and into the rural area located south of the City. In 1992, the City of Issaquah held public “visioning” workshops to identify the values and issues that were important to the public in order to preserve the future character of Issaquah. The protection and preservation of Issaquah Creek was the number one priority for city residents, especially for its scenic value as the creek wends its way through the City. Other comments reflected the importance of the creek to the community by including a goal to view the creek as it passes through the City’s urban commercial and residential neighborhoods. In addition, views from the creek properties not only include Issaquah Creek, but the surrounding open space/public lands of the “Issaquah Alps,” specifically Tiger and Squak Mountains. For the 2009 Parks Plan, the City worked with Hebert Research on a public opinion survey. Several questions related to protection and preservation of natural open space. The overwhelming majority of the residents (76%) responded that protection of Issaquah Creek, and its resources, were very important. A corollary response was that residents wanted more walking paths and trails throughout the city, especially where the trail allowed viewing of Issaquah Creek. As shown from the 1992 Visioning process through to the 2009 Parks Plan, Issaquah Creek is an important scenic “asset” to the community.

F. Urban Passive–Use Natural Area/Greenbelt. The ten identified sites are located on the main stem of Issaquah Creek and are identified within the Issaquah Creek/Lake Sammamish Waterways Program as part of the open space system to preserve and protect creek resources. As part of this program, the City and County have acquired several properties and sites along the length of the creek and have identified other sites for acquisition in order to increase the urban and rural open space/natural area. At this time, the mouth and headwaters of the creek are protected at Lake Sammamish State Park and King County’s Taylor Mountain Forest, respectively. The Waterways Program also identified key properties along the length of the creek to continue the protection and preservation of open space and wildlife resources, and to provide passive recreational opportunities for the public.

G. Park/Open Space, or Natural Corridor Addition. The Issaquah Creek/Lake Sammamish Waterways Program identifies resource sensitive properties for acquisition and which should be included as part of the publicly owned natural creek corridor (2003 Stream Inventory and Habitat Evaluation Report and WRIA 8 Conservation Plan). The City has acquired several properties along the creek in order to increase its parks and natural areas/open space system

as noted in the Project Summary. Acquisition of properties along the creek will provide strategic links in creating and protecting park, open space and add to the natural corridor from the mouth to the headwaters of Issaquah Creek.

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 City and County have sponsored environmental educational and interpretive opportunities to foster public awareness and stewardship of the creek's natural resources. One of the programs is the integrated watershed environmental education program developed by the Mountains to Sound Greenway Trust, which identifies and emphasizes the importance of watershed protection. In addition, the City also initiated the Lake Sammamish Basin Community Link Program that "connects" community members with their watershed by instituting wetland monitoring and stewardship projects. Also the City sponsors Issaquah Stream Teams to document stream water quality. Other opportunities to provide educational and interpretive information are through the City's creek stewardship program, led by the Open Space Steward. The stewardship program includes public volunteer projects that monitor, remove invasives, and plant native riparian species at various project locations along the creek and Sammamish lakeshore.

B. Threat of loss of open space resources. The Issaquah area is under intense development pressure and growth. Within the last 15 years, three residential and residential/commercial development projects have been built (e.g., Foothills, Talus and Issaquah Highlands). The City has also adopted a Central Issaquah Plan, which will guide the long-term evolution of the City's primary commercial areas. The Central Issaquah Plan includes Issaquah Creek and identifies properties for acquisition as part of the City's "green necklace." If the identified project sites are developed, an opportunity to protect and preserve the riparian corridor, beyond the required development setbacks, would be lost. Acquisition of key Issaquah Creek Waterways sites, along with the implementation of transfer of development rights, current use taxation and conservation easements, will significantly reduce the risk of harm to the Lake Sammamish and the Issaquah Creek system. Development that could cause substantial erosion and hydrological changes to the system would be prevented, or reduced, by preservation of these ten properties.

C. Ownership complexity/willing seller(s)/ownership interest proposed. An appraisal has been completed on the Hampton property. Staff has had conversations with the Hailstone, Hampton, Kalnoski, Lalanne, Taylor, Lapsansky and Mohl parcel owners to determine their interest in selling their properties and all are very amenable to pursuing further discussion. Staff currently is initiating contact with the Elekes, McKay and Mohandessi, property owners.

D. Partnerships. The City of Issaquah and King County have jointly developed the Issaquah Creek/Lake Sammamish Waterways Program as part of an integrated and ecologically based management program for the creek, lake and watershed. Other agency partners for watershed protection are the "Issaquah Alps" and Upper Snoqualmie River Valley Interagency Committee (composed of the WA Dept. of Natural Resources, WA State Parks and Recreation, U.S. Forest Service, King County, City of Seattle – Cedar River Watershed, and City of Issaquah). Besides the interagency partnership, the agencies and City have formed working partnerships with groups and organizations that support the protection of Issaquah Creek, including: Friends of the Issaquah Salmon Hatchery (FISH), Issaquah Rivers and Streams Board, Trout Unlimited, Kiwanis, Save Lake Sammamish, Mountains to Sound Greenway Trust, and Issaquah Alps Trails Club. These public agencies and organizations have provided unlimited support and resources to re-establish the biological function of the Issaquah Creek Basin.

E. Is the property identified in an adopted park, open space, comprehensive, or community plan? In 1992, the City led a community based visioning process, "Issaquah Forum '92." The four top priorities listed by the community were: 1. Preserve Issaquah Creek; 2. Preserve animal habitat and wildlife corridors; 3. Preserve the view of the surrounding wooded hillsides and Mt. Rainier; and, 4. Preserve and create more green spaces and corridors. Moreover, these goals were identified and continue to be important to city residents as shown by the public opinion surveys conducted as part of the 2006 and 2014 Parks and Recreation Bonds (in which citizens cited protecting wildlife habitat, preserving open space, and acquiring land around creeks and streams as the top priority for funding) and the 2009 Parks Element/Comprehensive Plan. The City incorporated these goals in its 2009 Parks Element/Comprehensive Plan. The acquisitions are also consistent with the Issaquah Creek Basin and Nonpoint Action Plan, 1996 Lake Sammamish

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?

Over the last 20 years, the City has acquired and provided monitoring programs and stewardship activities of its creek-side and upland properties. Also, the City has committed the Open Space Steward, Parks Planner/Interagency Coordinator, Parks Maintenance personnel, Public Works – Engineering Surface Water Manager, Office of Sustainability staff, and funding resources for the management of these open space/waterways land as well as obtaining grants for the implementation of riparian enhancement/re-vegetation projects. Along with King County, Save Lake Sammamish and the Mountains to Sound Greenway Trust, the City sponsors volunteer stewardship activities during the fall and spring months.

All ten sites identified in this application are ideal candidates for stewardship projects. In 2010, the City implemented a major restoration project at Squak Valley Park – North. During summer 2014, the City anticipates initiating the creek restoration project at the Confluence Parks area. Although riparian vegetation is found on the ten proposed acquisition sites, invasive species like blackberries are also firmly established. It would be appropriate to include the ten sites in the City’s stewardship program to remove the invasives and to replant native species to supplement the established riparian species.

4. PROJECT BUDGET

1) TOTAL CFT APPLICATION AMOUNT^a	CFT: \$500,000
2) TOTAL PEL APPLICATION AMOUNT^b	PEL: \$0

^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).

An appraisal has been completed for the Hampton property. For the other nine properties, staff used King County Assessor’s property tax assessments as well as Zillow and recent comps to determine a general value for the properties.

PROJECT COSTS	ESTIMATED DOLLAR AMOUNT OR RANGE
Total property interest value	\$3,399,239
Title and appraisal work	\$ 15,000
Closing, fees, taxes	\$ 30,000
Relocation	N/A
Hazardous waste reports	\$ 20,000
Directly related staff, administration and legal costs	\$ 25,000
Total Project Costs (CFT and other funds)	\$3,489,239 + \$5,594,056 (match) = \$9,083,295

MATCHING FUNDS: Existing Sources	(Date) Expended or Committed	(Dollar Amount) Expended or Committed
Popp Property (Squak Valley Park North/ Iss. Crk. WaterWays)	Acquisition completed December 2009	\$ 163,495 expended
Popp Property #2 (Squak Valley Park North/ Iss. Crk. WaterWays)	Acquisition completed December 2009	\$ 153,495 expended
Stoner Property (Squak Valley Park North/ Iss. Crk. WaterWays)	Acquisition completed December 2009	\$ 149,495 expended
Klein Property (Squak Valley Park North/ Iss. Crk. WaterWays)	Acquisition completed December 2009	\$ 65,395 expended
Bolliger Property (Cybil-Madeline Park/Iss. Crk. WaterWays)	Acquisition completed March 2009	\$2,690,000 expended
Stacey/Flewell Property (Squak Valley Park North & South (Iss. Crk. WaterWays)	Acquisition completed February 2013	\$370,904 expended
Pritt Property (Iss. Crk. Waterways)	Acquisition completed 2013	\$851,272 expended
Total CFT Funds Previously Received <i>This Project</i>		\$400,000 (2012) + \$500,00 (2013) + 250,000 (2014) = \$1,150,000 committed
Total Matching and Past CFT Funds <i>Currently Identified</i>		\$4,444,056 + \$1,150,000 = \$5,594,056
Unidentified Remaining Match Need		\$3,489,239

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.

If successful, the City of Issaquah will use CFT grant funds as “seed” money for the submittal of additional grant applications, for example Recreation and Conservation Office WWRP – Urban Wildlife Habitat Program or Riparian Program grant applications. The match may also be achieved through the use of 2014 Park Bond funds which include approximately \$2 million for open space.

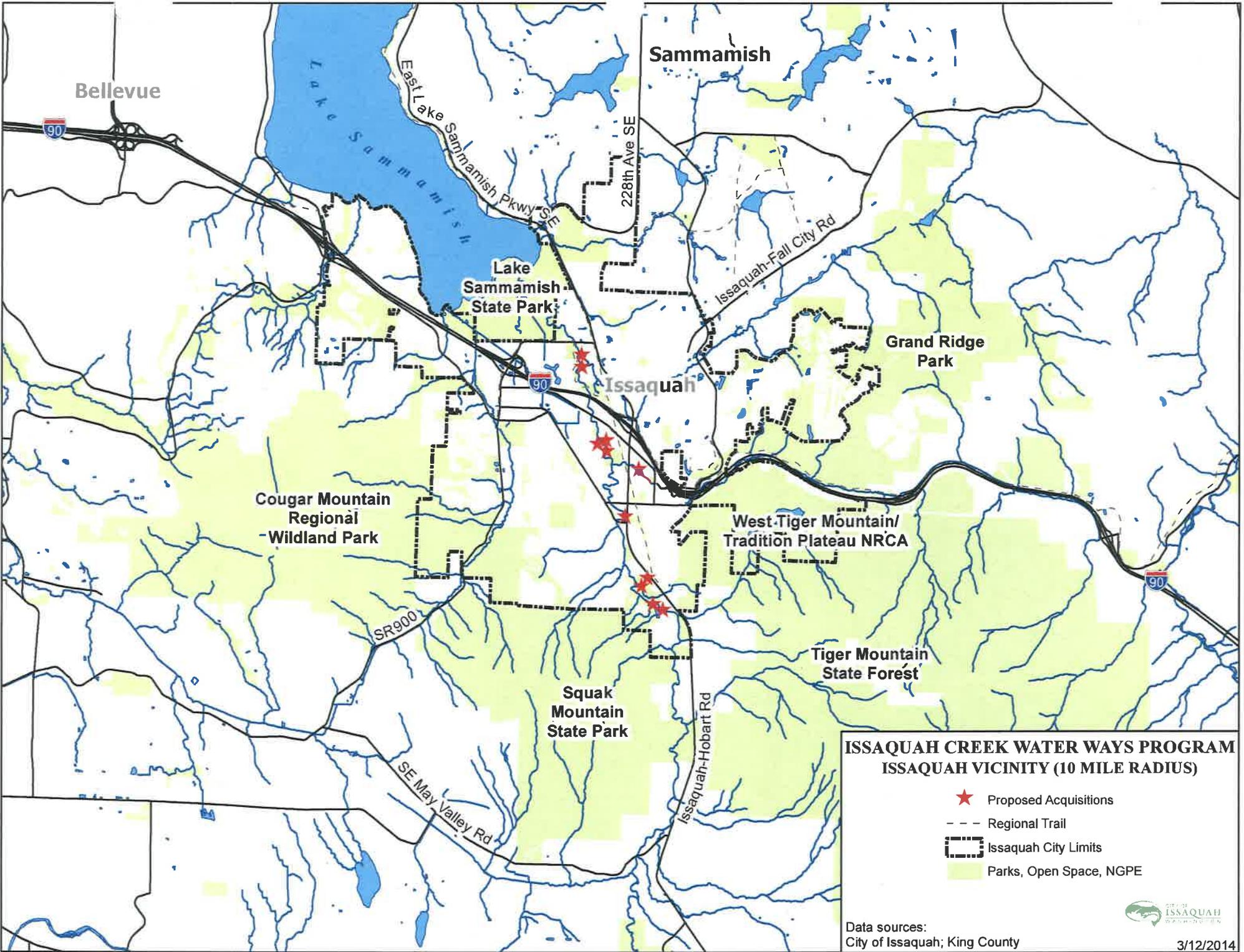
5. IN-KIND CONTRIBUTIONS FROM PARTNERSHIPS

Brief Activity Description	Dollar Value of In-kind Contribution	Status (Completed or Proposed in future?)	Activity Date Range (When was activity completed? Or date proposed in future)
Issaquah Creek Water Ways Stewardship Projects w/ MTSG Trust	3828.5 volunteer hours at \$13/hour = \$49,770.50	Completed	2012
Washington Conservation Corps	1,040 hours at \$9.19/hour = \$9,557.60	Completed	2013
Americorps	65 hours at \$9.19/hour = \$597.35	Completed	2013
Other Groups (e.g. Scout groups and individual volunteers)	265 volunteer hours at \$13/hour = \$3,445.00	Completed	2013
TOTAL	\$63,370.45		

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.

Please see attached.

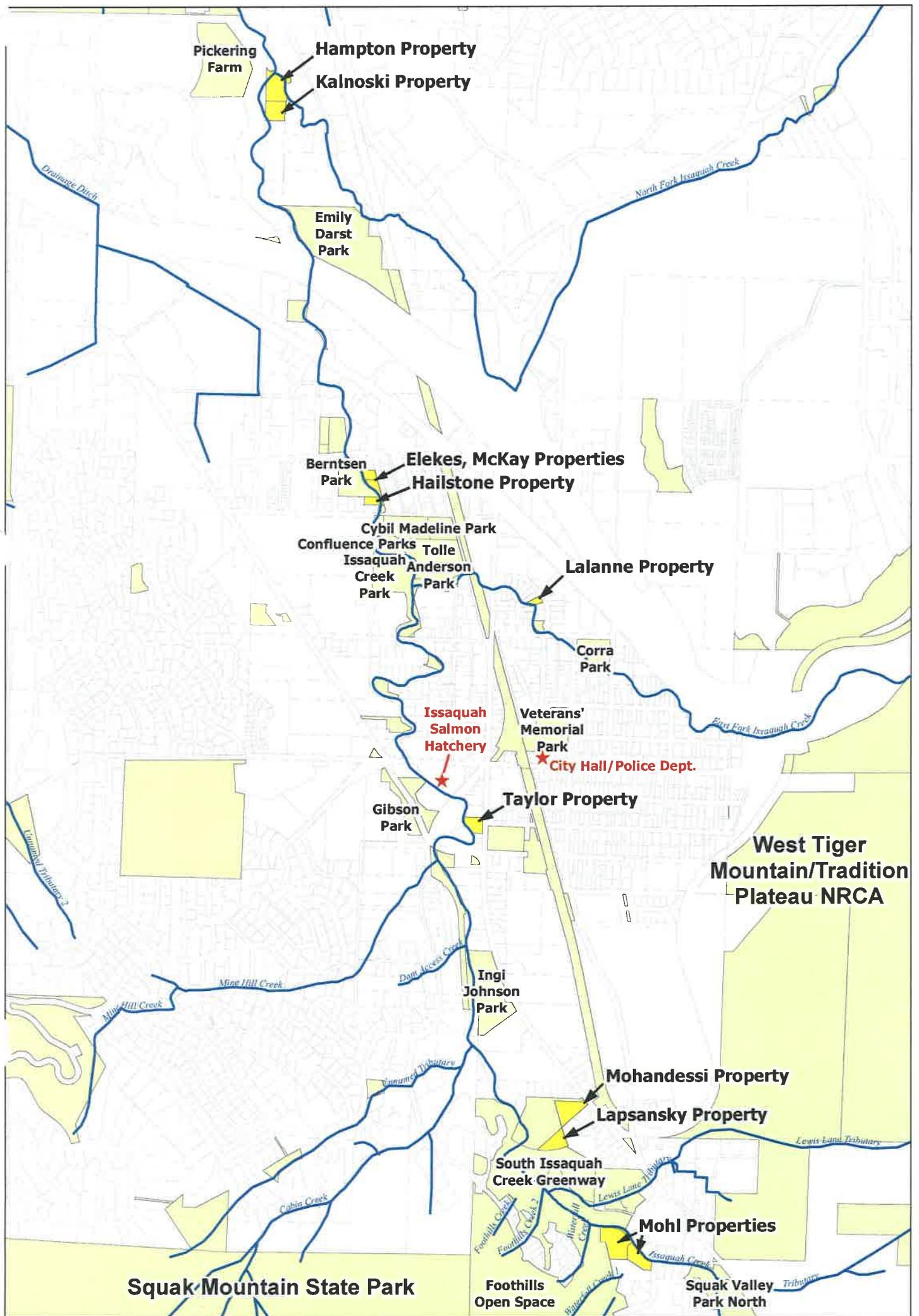


**ISSAQUAH CREEK WATER WAYS PROGRAM
ISSAQUAH VICINITY (10 MILE RADIUS)**

- ★ Proposed Acquisitions
- - - Regional Trail
- Issaquah City Limits
- Parks, Open Space, NGPE

Data sources:
City of Issaquah; King County





ISSAQUAH CREEK WATER WAYS PROGRAM



Proposed Acquisitions
 City Owned Parks, Open Space

