



King County

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

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

PROJECT NAME LAKE BOREN OPEN SPACE ACQUISITION

Applicant Jurisdiction(s): CITY OF NEWCASTLE

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

Acquisition Project Size: 3.52 ACRES (2)  
(Size in acres and proposed number of parcel(s) if a multi-parcel proposal)

CFT Application Amount: ~~\$886,000~~ Revised to \$256,000  
(Dollar amount of CFT grant requested) See Committee Report.

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

### CONTACT INFORMATION

Contact Name: MARK RIGGS, P.E. Phone: (425) 649-2444 ext. 124

Title: PUBLIC WORKS DIRECTOR Fax: N/A

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VS

### 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.)*

Two parcels (site) are proposed to be acquired by the City of Newcastle. Most of the 3.52-acre site is heavily vegetated, except for two homes, two gravel driveways and wood bridge across Boren Creek. The site is in May Creek Basin, part of Lake Washington's Watershed. The site is surrounded by public ownership. Lake Boren Park is south and west. Lake Boren itself is north. Vacant public property and Coal Creek Parkway are east. Newcastle is targeting site acquisition for four reasons.

1. **Lake Boren Park Expansion:** Currently, City staff are evaluating improvements at Lake Boren Park, which could include trail expansion in the form of a woodland trail and a wetland boardwalk on the site.
2. **Flooding Decrease:** The wood bridge that accesses the homes is in Lake Boren's floodplain. During large storm events, Boren Creek flow is impeded by the bridge, which creates a backwatering affect into Lake Boren and has caused severe and nuisance flooding on the north shoreline for the past 30 years. Removal of homes will allow for bridge removal.
3. **Water Quality Improvement:** The two homes are not connected to public sewer. The parcels contain old septic drainfield systems near Boren Creek. The septic systems do not meet current King County Health Department regulations. The removal of the homes and septic systems will result in a water quality improvement to the watershed.
4. **Old Growth Tree Preservation:** There are several very large trees on these properties which include a 5-foot diameter Douglas fir and western red cedar. An arborist believes these trees are 300-800 years old. Under public ownership, the trees can be monitored and protected more easily.

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

- A. Wildlife habitat or rare plant species: The City of Newcastle's proposed acquisition of two privately owned parcels (site) would provide 3.52 acres of wildlife habitat under new public ownership. Approximately 90% of the site is currently vegetated and that vegetation would remain. The vegetation is a combination of mature old growth evergreen and deciduous trees, wetland scrub-shrub vegetation and degraded wetland buffer habitat. Existing local wildlife includes black bear, raccoon, squirrel, deer, cougar, bobcats, amphibians and many bird species. Wildlife would continue to use the site. Rare plant species have not been observed on the site. The City is willing to restore and enhance degraded wetland and stream buffers following the removal of the homes, driveways, etc.
- B. Salmon habitat and aquatic resources: Salmon habitat exists on the site, specifically in Boren Creek on the east side of the site and Lake Boren to the north. The site's low point is Boren Creek which drains Lake Boren, located immediately north of the site. Boren Creek flows approximately one mile south until the confluence with May Creek. May Creek flows several miles northwest until discharging into Lake Washington. Boren Creek contains fish and fish habitat. Lake Boren is stocked with rainbow trout every couple years by Washington State Department of Fish and Wildlife. Although it is a fairly rare occurrence, several residents have observed Chinook and Coho salmon in Boren Creek. There are several partial barriers to salmon migration downstream in Boren Creek, but they are not considered impassible barriers for salmon. Aquatic resources are present as evidenced by Boren Creek, several contiguous wetlands to Boren Creek and Lake Boren to the north. Boren Creek is essentially the low point in the north-south orientation in the Newcastle plateau between I-405 and Cougar Mountain.
- C. Scenic resources: The site's scenic resources are considerable. Resources include several old growth evergreen trees, at least three wetlands and Boren Creek. Also, Lake Boren abuts the site to the north and lake views are visible from the site.
- D. Community separator: The site would act as a community separator between Coal Creek Parkway and Lake Boren Park. Removal of the two homes would create a more uniform Lake Boren Park boundary with Coal Creek Parkway.
- E. Historic/cultural resources: These resources probably do not apply to this site.
- F. Urban passive-use natural area greenbelt: The site meets this criteria significantly. Urban passive use would be accomplished. Ultimately, a trail would be built in this woodland / wetland area that would provide access to Lake Boren Park from Coal Creek Parkway. The Boren Creek greenbelt is regionally significant as it stretches nearly 1.5 miles from north to south. The greenbelt is centered on Boren Creek and stretches from Lake Boren to the north down to the confluence with May Creek to the south. There are only two road crossings of Boren Creek from the north edge of Lake Boren down to May Creek.
- G. Park/open space or natural corridor addition: This criteria is met. Lake Boren Park would be expanded by several acres, specifically in the form of open space and natural corridor addition. Future restoration would include removal of invasive non-native vegetation such as Himalayan blackberry and knotweed. Enhancement of the wetland and wetland / stream buffers would occur in the future by planting native trees and shrubs, possibly as a Wetland Mitigation Banking Site and/or in partnership with an active local non-profit organization called the Weed Warriors.
- H. Passive recreation opportunity/unmet needs: The acquisition of these properties allows the City to build a new trail from Lake Boren's south shoreline to Coal Creek Parkway. This trail opportunity would be a major public benefit. The trail could be a series of boardwalks and/or a pedestrian bridge above Boren Creek and Lake Boren's floodplain.

## 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: Following hopeful property acquisition and the addition of a trail, there is the opportunity to provide educational sign placards in front of the mature native vegetation. This could be an interpretive opportunity for the local elementary schools. There are several stands of old-growth western red cedar trees. Sign placards could provide a history of the trees.
- B. Threat of loss of open space resources: If this property is not acquired by the City, then the homes will likely be demolished and re-developed with new homes. Consequently, the threat of loss of open space resources is definitely present.
- C. Ownership complexity/willing seller(s)/ownership interest proposed: Current ownership of the site is by two different property owners. The smaller property (tax parcel number 342405-9103) is owned by Paul Moore. The home on this parcel has not been occupied in for at least five years. The surrounding forest has begun to overtake the home as blackberry vines have crawled over the roof and into the home. During the past several years, Mr. Moore has approached the City of Newcastle about selling his property to the City. City of Newcastle City Manager Rob Wyman has been in contact with Mr. Moore about a potential purchase / sale agreement. This property can likely be purchased by the City.

The larger property (tax parcel number 342405-9073) is now owned by Christy Doolittle. The previous property owner, Frank Holt, passed away approximately one year ago at the age of approximately 90. Mrs. Doolittle is the daughter of Mr. Holt. Mrs. Doolittle has also been in contact with Rob Wyman about the City purchasing the Holt property.

Appraisals of both properties were performed on August 5, 2013 by James Greenleaf, MIA of McKee & Shalka (1200 Sixth Avenue, Suite 1805, Seattle, Washington 98101, Phone: (206) 343-8909, Fax: (206) 386-5777). The appraisal on the Moore Property was \$190,000. The appraisal on the Holt Property was \$230,000. The total site's appraised value was \$420,000. In February 2012, Zillow.com showed the value of the Moore Property to be \$325,000 and the Holt Property to be \$511,000. The total value of the site per Zillow is \$836,000. Newcastle staff believes the values on Zillow.com are more accurate than the appraised values, because the appraisal occurred approximately nine months ago. However, Zillow.com's value is probably higher than what could be expected on the open market, because both parcels are significantly constrained by critical areas (wetland, streams, etc.). Net development area is not accounted for in Zillow's value.

- D. Partnerships: If the site were to be acquired by the City, then there will likely be partnerships forged between the City and Weed Warriors, as described above for weed removal, planting native trees and shrubs, etc. Also, there would be a partnership between the City and Newcastle Trails (another local non-profit) in order to develop a trail through the site. In addition, there would likely be a partnership between the City and various local Boy Scout troops, as many Eagle Scouts help build trails and sign kiosks in Newcastle.
- E. Is the property identified in an adopted park, open space, comprehensive, or community plan?: During the past several years, the City's Economic and Community Development Committee has identified this site as a super location for a trail that would connect Lake Boren Park to Coal Creek Parkway.
- F. Transferable Development Credits (TDC) participation: The City of Newcastle does not have this development process available.

### 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 property will be stewarded and maintained by the City of Newcastle, specifically Newcastle's Public Works Department. The PW Department has a maintenance division with six full time employees and three seasonal employees to support the site's needs. Volunteer opportunities by the community for this site would be encouraged. Much of the site has been overtaken by Himalayan blackberry and knotweed. The City of Newcastle partners with the Weed Warriors (WW) (<http://www.newcastleweedwarriors.org>), a local non-profit agency, who remove invasive plants, restore degraded environments and foster a responsibility to public areas. The WW and their volunteers have provided nearly 8,000 hours of community service on projects in Newcastle. The WW would be called upon to help remove the non-native invasive vegetation and restore the environment to its historic native conditions. The City also partners with Newcastle Trails (NT) (<http://www.newcastletrails.org>), a local non-profit agency, who helps build and maintain trails in Newcastle. Thousands of volunteer hours have been provided by NT to build and maintain trails in Newcastle. NT would help build a trail on the site. NT is invaluable in trail routing, trail construction methods, and soliciting volunteers. Stewardship and maintenance efforts would be funded through the City Public Works Operating Fund. The trail construction project would be funded through Parks Capital Project P-005 (Trails Acquisition and Development) which typically has an annual budget of \$40,000/year.

### 4. PROJECT BUDGET

1) TOTAL CFT APPLICATION AMOUNT <sup>a</sup>	CFT: 886,000
2) TOTAL PEL APPLICATION AMOUNT <sup>b</sup>	PEL: NOT APPLICABLE

<sup>a</sup> 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.

<sup>b</sup> 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). SEE SECTION 2 ABOVE. APPRAISAL ON PROPERTIES OCCURRED IN 2013. BOUNDARY AND WETLAND SURVEYS WERE PERFORMED IN FALL 2013. WETLAND DELINEATION REPORT WAS RECENTLY COMPLETED.

PROJECT COSTS	ESTIMATED DOLLAR AMOUNT OR RANGE
Total property interest value	<del>836,000</del> 716,000
Title and appraisal work	10,000 (APPRAISAL ALREADY PERFORMED)
Closing, fees, taxes	10,000
Relocation	0
Hazardous waste reports, SURVEY, WETLAND REPORT	20,000 (ALREADY PERFORMED)
Directly related staff, administration and legal costs	10,000
<b>Total Project Costs (CFT and other funds)</b>	<del>886,000</del> <b>\$256,000</b>

See committee Report

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)
CITY OF NEWCASTLE SWM FUND S-031	READY IN 2014 OR 2015	\$ 443,000
Total CFT Funds Previously Received This Project	NONE	\$ 0
Total Matching Funds and Past CFT Funds Currently Identified		\$ 443,000
Unidentified Remaining Match Need		\$ 443,000

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.

THE MATCH WILL HELP CITY OF NEWCASTLE ACQUIRE THESE TWO PARCELS.  
 \$443,000 THE MONEY WILL BE NEEDED IN 2014 OR 2015...  
 IT'S UNLIKELY THAT THIS WOULD EXTEND INTO 2016.

## 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)
WELD REMOVAL, PLANTING OF NATIVE TREES AND SHRUBS	NOT SURE YET	PROPOSED	2015-2017
CONSTRUCTION OF TRAIL	NOT SURE YET	PROPOSED	2016-2017
<b>TOTAL</b>			

## 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 1/2 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:*

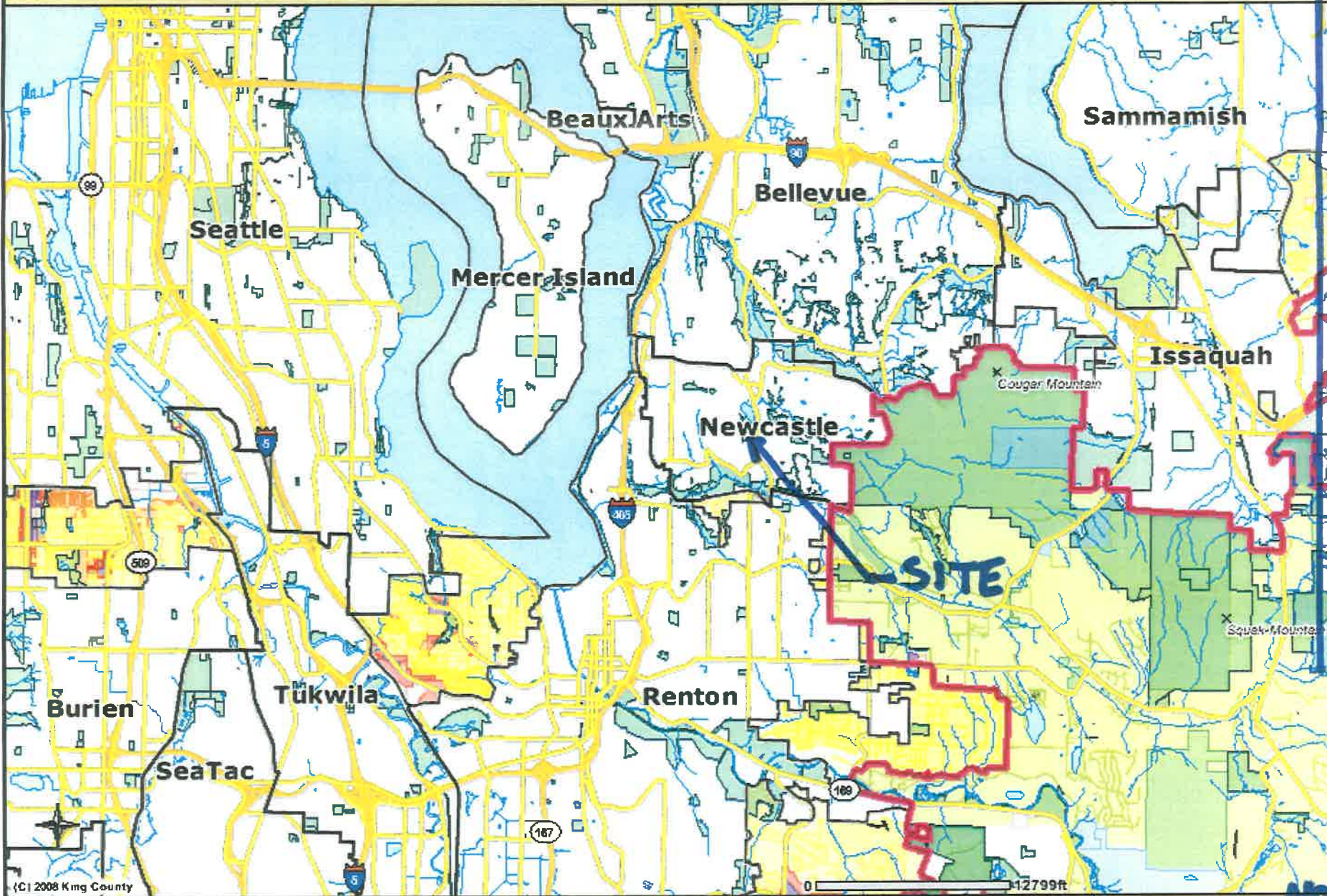
- Each parcel proposed for acquisition in yellow or distinct shading and an indication of any parcel proposed for less than fee simple acquisition, such as a conservation easement;
- Location of any proposed development to the site such as parking, trails or other facilities;
- Location of any proposed 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).*

# iMAP

GENERAL LOCATION MAP



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Date: 3/11/2014 Source: King County iMAP - Property Information (<http://www.metrokc.gov/GIS/iMAP>)

# SITE MAP

## iMAP



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