



King County

K.C. Date Received _____

**CONSERVATION FUTURES (CFT) 2016 ANNUAL COLLECTIONS
APPLICATION FOR FUNDS**

1. PROJECT NAME: Bear Creek Waterways _____

Applicant Jurisdiction(s): King County _____

Open Space System: Paradise Lake and Lower Bear Creek Natural Areas _____
(Name of larger connected system, if any, such as Cedar River Greenway, Mountains to Sound, a Regional Trail, etc.)

Acquisition Project Size: 51.35 acres (5 parcels) _____
(Size in acres and proposed number of parcel(s) if a multi-parcel proposal)

CFT Application Amount: \$800,000 _____
(Dollar amount of CFT grant requested)

Parks Levy Amount: \$810,000

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

CONTACT INFORMATION

Contact Name: Tom Beavers _____ **Phone: 206 477 4743** _____

Title: Senior Watershed Steward _____ **Fax: 206 296 0192** _____

Address: 201 S. Jackson St., Suite 600 _____ **Email: tom.beavers@kingcounty.gov** _____
Seattle, WA 98104 _____ **Date: March 16, 2015** _____

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.)

This grant request seeks to prioritize several priority acquisitions in this basin. All the properties are filling in donut holes or consolidating adjacent public ownership around existing Natural Areas. All landowners have contacted the county to sell their property, and there is a high probability that several of these parcels will sell to another buyer if not funded this year.

At Paradise Lake, the Stevens properties continue the targeted CFT/PL requests over the past three years, with a 17-acre conservation easement (~\$340K of the property interest request) preserving headwater forests with a public access component across the pipeline. Additionally, a 5-acre, vacant, forested parcel is targeted in fee (~\$220K of the property value request). This property borders Bear Creek.

At Lower Bear Creek Natural Area on the edge of Redmond, the acquisitions contribute urban separator functions. The acquisition of 3 acres along the stream corridor at LittleBit Therapeutic Riding Center (~\$150K of the property interest request) connects recent acquisitions and preserves the riparian corridor.

The nearby Green parcels (~\$800K of the property interest request) contain 27 undeveloped acres of streams and associated wetlands contiguous with adjacent public property. The TDR program is interested in accepting these Lower Bear Creek development rights into their bank.

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 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 |

Wildlife habitat or rare plant reserve – High - This upland and aquatic habitat supports a variety of mammals including deer, black bear, cougar, and bobcat as well as many migratory birds.

Salmon habitat and aquatic resources - High: These properties are listed as needed acquisitions for implementation of the WRIA 8 Salmon Conservation Plan as Projects N268, N272, and N218. For the Stevens property, the primary goal is to protect the headwaters of Bear Creek by keeping this area in forest cover and preserving associated wetlands. The primary Waterways goal in reach A is to protect salmon runs and riverine habitat systems, encourage participation of property owners, and to foster stewardship through citizen and government partnerships, and environmental education. The salmonid species benefiting from this project are Chinook, coho, sockeye, steelhead, cutthroat, and kokanee. King County has been very successful working with property owners in Reach A during the Waterways 2000 program with over an 80% participation rate. This cooperative relationship has resulted in the purchase in fee of 120 acres, purchase of an additional 52 acres of conservation easements, and enrollment of over 200 acres in property tax reductions programs that retain conservation areas and rural land uses. The goal of the Green and Little Bit acquisitions is to protect undeveloped property along Reach 6 of Bear Creek. Following acquisition, the invasive plants on these properties would be removed and the areas would be planted with native plants. Large wood may be added to encourage pool development and sorting of sediment.

Scenic resources – High – The properties provide local views of continuous forest habitat and wetlands. The primary acquisition properties complement the scenic resources of the adjacent Paradise Lake and Lower Bear Creek Natural Areas. The Little Bit and Green properties provide important scenic views along Avondale Road and Novelty Hill Road, respectively, adjacent to the City of Redmond.

Community Separator – High – The Little Bit and Green properties will add to a greenbelt that helps define the City of Redmond. These properties border the urban growth line with the City of Redmond and they are along Bear Creek, a major regional waterway.

Park/open space or natural corridor addition – High - These properties contribute significantly to already protected habitat within the Paradise Lake and Lower Bear Creek Natural Areas. These properties, along with already protected public land and properties enrolled in the Public Benefit Rating System, provide a network of habitat connectivity along Bear Creek in this reach and into other Bear Creek drainage sub basins. On the Stevens Conservation Easement, the property owner has agreed to public access on the pipeline right of way.

Passive recreation opportunity/unmet needs – High- Acquisition of the Little Bit and Green properties will create and preserve passive recreation use such as hiking, walking, and biking. The City of Redmond has approached King County about an Easement across the Green properties to continue their multi use trail that runs between NE 95th St. and Union Hill road. The Little Bit acquisition allows public access between NE 106th St and Novelty Hill road.

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

Threat of loss of open space resources (Medium): The Green family prefers to sell the property to the County as Open Space. However, if the County is not interested, the owner is likely to sell it to a developer to develop the property as single family residences. Such action would have a serious impact on the open space resources.

Ownership complexity/willing seller(s)/ownership interest proposed (Medium). The owners of all these properties have approached King County about a sale of the property.

Is the property identified in an adopted park, open space, comprehensive, or community plan? Yes, all the properties are identified in the WRIA 8 Salmon Conservation Plan

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's plan for providing site stewardship will be based on standards and protocols commonly accepted and followed by resource planners and land managers charged with managing natural areas whose primary purpose and use is fish and wildlife habitat preservation. Basic site information will be gathered and incorporated into site management activities for both short and longer-term stewardship of the site. Depending on actual needs, funding for stewardship, maintenance or restoration will come from different sources, such as Surface Water Stewardship funds, but not from county general fund sources. Stewardship and Maintenance will be provided by King County Parks.

4. PROJECT BUDGET

1) TOTAL CFT APPLICATION AMOUNT^a	CFT: \$800,000
2) TOTAL PEL APPLICATION AMOUNT^b	PEL: \$810,000

^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).

The Stevens property valuation is based on recent appraisals of the property from previous CFT/PEL grant applications. The Little Bit property has been appraised. The Green properties are based on property tax assessment.

PROJECT COSTS	ESTIMATED DOLLAR AMOUNT OR RANGE
Total property interest value	\$1,510,000
Stevens (CE) 16.8 acres	\$340,000
Stevens (fee) along Bear Creek	\$220,000
Little Bit (fee) 2.8 acres	\$150,000
Green (fee) 17.8 acres (western property)	\$450,000
Green (fee) 8.79 (eastern property)	\$350,000
Title and appraisal work	20,000
Closing, fees, taxes	15,000
Relocation	-
Hazardous waste reports	5,000
Directly related staff, administration and legal costs	60,000
Total Project Costs (CFT and other funds)	\$1,610,000

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)

Total CFT Funds Previously Received <i>This Project</i>		none
Total Matching Funds and Past CFT Funds <i>Currently Identified</i>		none
Unidentified Remaining 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.

The requested funds will purchase all the properties.

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)
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)

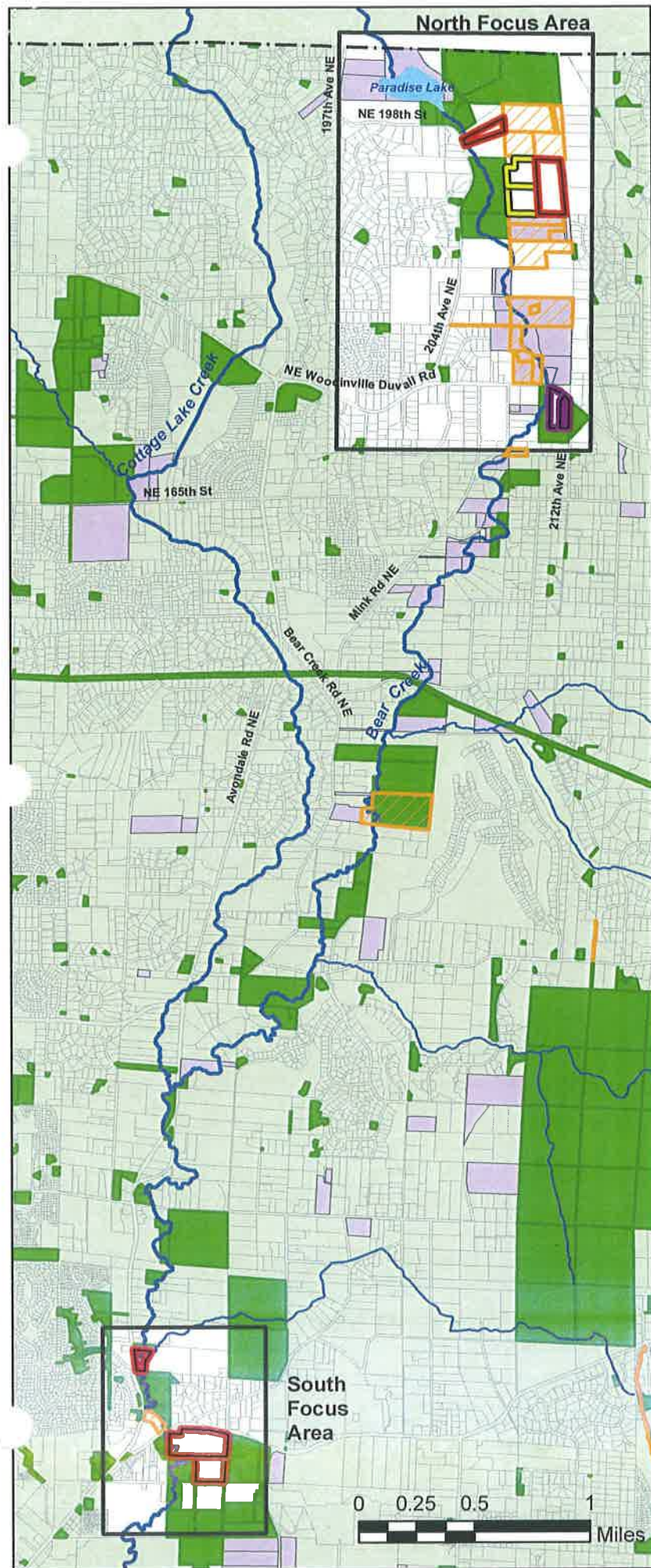
8 ½ x 11” maps are preferred, but 11 x 17” is acceptable if folded and hole-punched for insertion into a three-ring binder.

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).*



Bear Creek Waterways

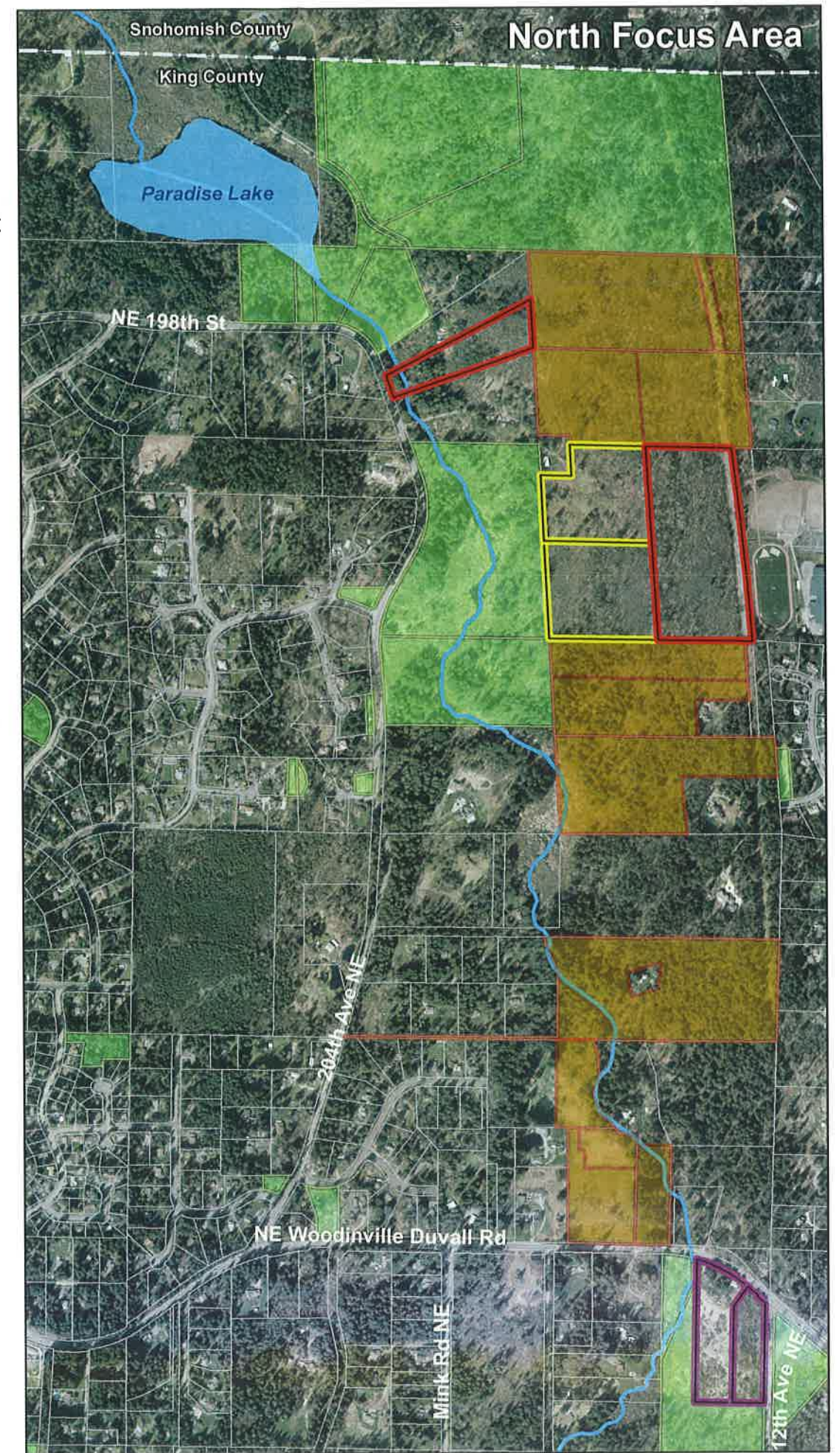
Parks Levy and CFT Grant Application 2016 Annual Collections

- Primary Acquisition Properties
- Proposed Acquisition
- Funded, Under Negotiations
- Conservation Easement
- PBRs/Timberland
- County Boundary
- Public Fee Ownership
- Parcel Boundary



Focus Area Map

- Primary Acquisition Properties
- Proposed Acquisition
- Funded, Under Negotiations
- Conservation Easement
- Public Fee Ownership



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