



King County

K.C. Date Received _____

CONSERVATION FUTURES (CFT) 2016 ANNUAL COLLECTIONS APPLICATION FOR FUNDS

PROJECT NAME: Cedar Downs Site Addition

Applicant Jurisdiction(s): King County

Open Space System: Cedar Downs Site/Cedar Creek Park

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

Acquisition Project Size: ~8 acres

(Size in acres and proposed number of parcel(s) if a multi-parcel proposal)

CFT Application Amount: \$165,000

(Dollar amount of CFT grant requested)

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

CONTACT INFORMATION

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Seattle, WA 98104

Date: March 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 project would purchase approximately 8 undeveloped acres of a 10-acre developed parcel as an addition to the north side of Cedar Downs Site/Cedar Creek Park. The acquisition would protect forest contiguous with 112 acres in existing public lands (SE 248th Street extends to the east and west of this parcel but there is no right-of-way through this parcel) and preserve land along a Jenkins Creek tributary stream.

King County owns Cedar Downs Site and plans to acquire Cedar Creek Park from Covington in 2015. We will demolish the homes, and allow people to walk trails through Cedar Creek Park (site has been closed due to renters). Our trail system may extend north into this new parcel if acquired, working with our active community partners Friends of Cedar Creek Park (FCCP) who help steward the existing public lands and have worked hard to develop the existing trail system. A future regional Covington Highlands Trail is planned through Cedar Downs Site/Cedar Creek Park and this site offers additional open space amenity off of the regional trail as well.

The landowner of the target parcel is a willing seller with urgency to sell (purchase cannot wait for a year as they have already purchased another property and need to sell this one in 2015/early 2016). They contacted the county at the recommendation of FCCP offering to sell the undeveloped 8 acres of their land to King County. We have confirmed with DPER that they could approve an exempt segregation leaving a ~2-acre residential lot (with potential adjustments needed for septic/well issues).

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 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

We will acquire second growth forest that is contiguous with the stands at Cedar Downs Site/Cedar Creek Park. This site is located in an increasingly urbanizing area between Maple Valley & Covington, therefore preserving forested corridors for wildlife habitat and refuge is important in this location. This parcel could be subdivided and another home built, therefore the acquisition prevents additional development adjacent to public land.

B. Salmon habitat and aquatic resources

The site contains a Jenkins Creek tributary. StreamNet maps coho migration through this stream, with steelhead and Chinook migration within one mile downstream. Acquisition will bring the stream corridor into public ownership and preserve the riparian forest surrounding the stream, preventing potential additional habitat degradation from clearing for a new residence.

D. Community separator

This acquisition extends the community separator function provided by Cedar Downs Site/Cedar Creek Park. The existing public land complex is located on the rural side of the urban growth boundary. From Cedar Downs Park, the incorporation pattern is as follows:

- To the southeast & east side of Cedar Downs is incorporated Maple Valley;
- To the southwest of Cedar Downs is incorporated Covington (where a Yarrow Bay development is being built);
- To the west of Cedar Downs is within the UGB and designated for future annexation to Covington (and proposed for future development by Yarrow Bay);
- All the land surrounding Cedar Creek Park & the proposed acquisition is rural, lying outside the UGB.

This acquisition extends the public land corridor into the rural area and helps build the size of the publicly owned land along the urban edge.

G. Park/open space or natural corridor addition

As has been already addressed, we are expanding Cedar Creek Park and Cedar Downs Site by this acquisition. If we are successful with this purchase, we may inquire with adjacent landowners along the stream corridor to the north to expand the protected area along the stream. Adjacent property to east is already preserved as a 9-acre open space tract for a development.

H. Passive recreation opportunity/unmet needs

Existing backcountry trails from the south could be extended north from Cedar Downs Site/Cedar Creek Park through site. These hiking trails are regularly used by the local community from adjacent neighborhoods to the south, where current and future developments by Yarrow Bay (on adjacent lands to the south and west) are expected to significantly increase the use of this overall open space complex. Extending trails north through Cedar Creek Park and into this new property expand trail use opportunities.

This site is adjacent to the planned Covington Highlands Regional Trail route at SE 248th St. A preferred trail route for Covington Highlands Trail is mapped immediately to the east of the target parcel, but the priority parcel under this grant may not be a likely parcel for actual trail siting (however we should note that if future regional trail planning identified an alternative preferred route running through this parcel, that could be a potential use of this property). The acquisition of public land here increases the open space buffer around the trail and provides potential amenities off of the trail.

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

There may be educational opportunity here as a component of the overall Cedar Creek Park/Cedar Downs Site complex. The Friends of Cedar Creek Park is our site partner and may be interested in participating or providing interpretive opportunity on the property. They have helped produce kiosks and signage elsewhere on the adjacent public lands.

B. Threat of loss of open space resources

As noted earlier in the application, this property could be subdivided and built out with another home. This land is immediately adjacent to Cedar Creek Park's northern property boundary, and nearby development could have negative spillover or aesthetic effects on the park. We have willing landowners who will work with us to protect the undeveloped portion of this property.

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

The landowner of the target parcel is a willing seller with urgency to sell (purchase cannot wait for a year as they have already purchased another property and need to sell this one in 2015/early 2016). They contacted the county offering to sell the undeveloped 8 acres of their land to King County. We have confirmed with DPER that they could approve an exempt segregation leaving a ~2-acre residential lot (with potential adjustments needed for septic/well issues).

D. Partnerships

Friends of Cedar Creek Park (FCCP) has been an active partner at this site. They were awarded a King County Community Partnership Grant in 2013-2014 that funded trail work with WTA and volunteers to establish a new trail system through the park, produce maps, and establish signage. They have greatly expanded community participation in and ownership of the site, and have fostered positive community use of the park by neighbors and local users. Leaders in FCCP brought this property to the attention of King County and have supported pursuit of acquisition.

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

Both the Comp Plan and the Park Plan contain policies that direct acquisition, planning, and stewardship of KC Parks. The acquisition of these parcels is consistent with the following policy direction:

- Be a "regional provider of open spaces with a major focus on systems of open space corridors that conserve natural resources and provide recreation, education and interpretive opportunities, fish and wildlife habitat and scenic beauty." (Park Plan Policy G-101)
- Preserve lands that serve as an urban separator (Comp Plan Policy U-182).

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 Parks' maintenance work would be funded with Parks Levy operating funds (funded 2014-2019 due to recent vote in August 2013).

Typical King County maintenance includes regular site inspections to identify and address any issues arising on site in regard to public health and safety, property encroachments, natural resource damage, infrastructure damage, trail condition, etc. If a parking area is developed on site, then inspections and maintenance are much higher in frequency to ensure appropriate use of the parking area.

We assess forest health at all King County Parks sites. It is possible that this is a site on which forest stewardship activities may occur if recommended by such an assessment.

Depending on opportunity and site plans, there may be capital or operating work on site which is eligible for specific trail or restoration grants, or for recreational amenity development with local stakeholder groups through Parks' Community Grants Program, or for restoration work through the volunteer program.

We anticipate Friends of Cedar Creek Park to be an active partner on site stewardship, trail maintenance, and conservation.

4. PROJECT BUDGET

1) TOTAL CFT APPLICATION AMOUNT^a	CFT: \$165,000
2) TOTAL PEL APPLICATION AMOUNT^b	PEL: \$165,000

^a*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.*

^b*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).

We are estimating \$300,000 as a rough land value for the 8-acre portion of the 10-acre parcel. The assessed value is \$581,000 for the entire 10-acre parcel (\$251,000 improvements AV, \$330,000 land AV). There will be costs required for an exempt lot segregation.

PROJECT COSTS	ESTIMATED DOLLAR AMOUNT OR RANGE
Total property interest value	\$300,000
Title and appraisal work	\$5,000
Closing, fees, taxes	\$3,000
Relocation	
Hazardous waste reports	\$2,000
Directly related staff, administration and legal costs	\$20,000 (includes exempt lot segregation)
Total Project Costs (CFT and other funds)	\$330,000

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>		
Total Matching Funds and Past CFT Funds <i>Currently Identified</i>		
Unidentified Remaining Match Need		

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)
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).*

Cedar Downs Site Addition 2016 CFT-PL Application

Vicinity Map

-  Target Parcel
-  Regional Trail - proposed route
-  Regional Trail - preferred route
-  King County Parks
-  City Parks
-  Publicly Owned Lands
-  Incorporated City
-  Urban Growth Boundary

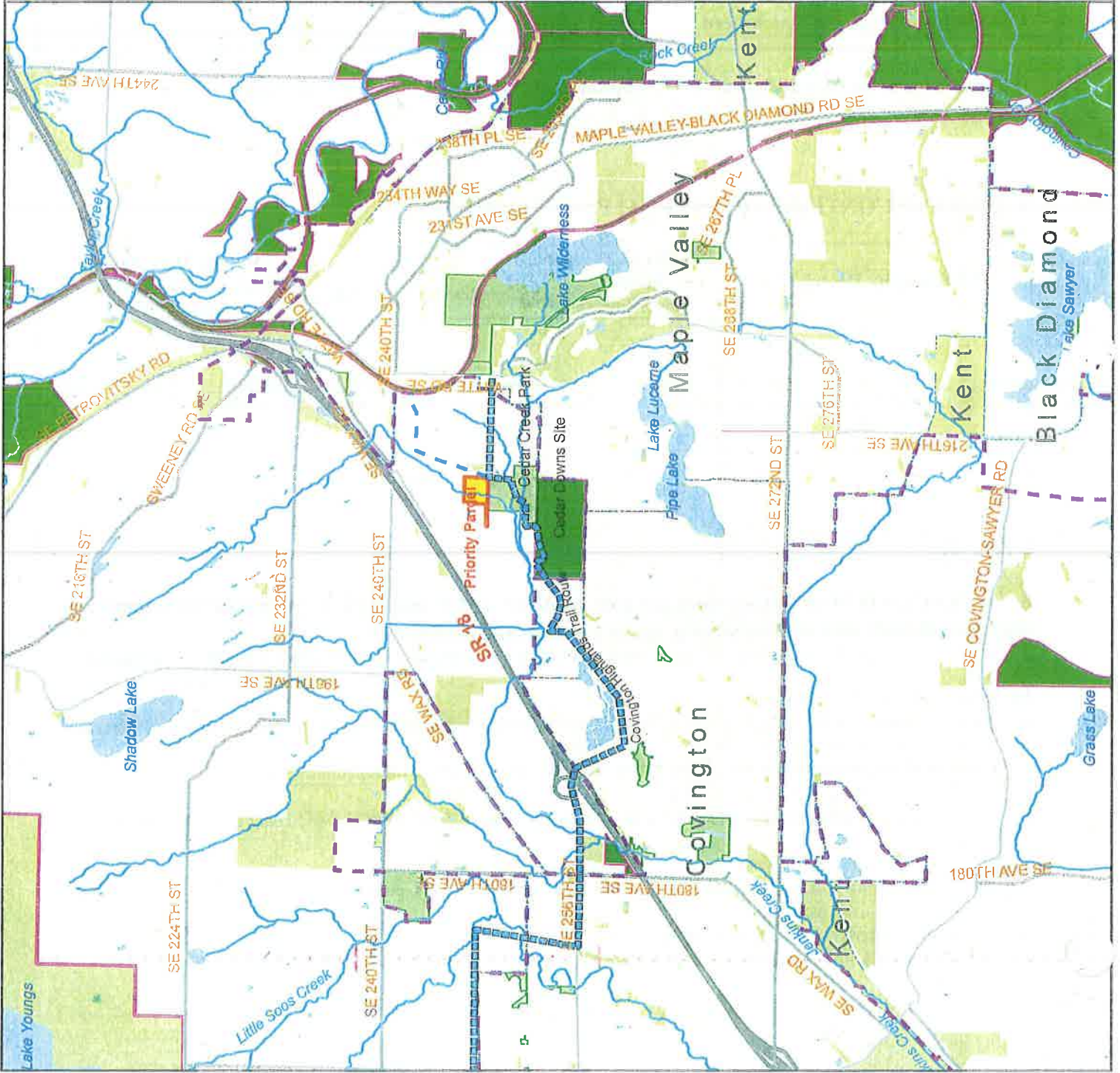


King County

Department of
Natural Resources and Parks
Parks and Recreation Division

1/8/2015

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Cedar Downs Site Addition 2016 CFT-PL Application

Site Map

-  Priority Parcel
-  Regional Trail - proposed route
-  Regional Trail - preferred route
-  Existing backcountry trail
-  King County Parks
-  City Parks
-  Publicly Owned Lands
-  Incorporated City
-  Urban Growth Boundary



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Friends of Cedar Creek Park | Projects Our Projects.

What started as a community effort to save a natural area has grown into stewardship and a commitment to preserve the stream alive. We continue to build on our success of acquiring 119 acres and in fact it was being overrun by jeeps and other ORVs until the community stepped in to halt the illegal trespass. Even now without an organized presence the park it can be the victim of absentee landlords resulting in illegal activities such as ORV use, meth labs, and garbage dumping. We're working on developing the park to be a draw for hikers, mt. bikers, dog walkers, and others who want to enjoy this area.



Community Building

They key to a great park is having a strong community stewardship program. Due to government budget cuts both King County and Covington have been unable to put any effort into stewarding the 119 acres and in fact it was being overrun by jeeps and other ORVs until the community stepped in to halt the illegal trespass. Even now without an organized presence the park it can be the victim of absentee landlords resulting in illegal activities such as ORV use, meth labs, and garbage dumping. We're working on developing the park to be a draw for hikers, mt. bikers, dog walkers, and others who want to enjoy this area.

Additionally we are expanding the friends group to include the surrounding community and recreational users who can work cooperatively with King County and the city to get things moving.

Trail Building

Build trail and they will come! Cedar Creek Park currently has a trail network but by adding some key linkages, closing unsustainable trails, and improving existing trails it will be an even better destination for an afternoon trail run, mt. bike ride, or casual hike.



We've completed the new one mile trail loop that through beautiful forest.

In the future the hope is to connect the Soos Creek trail to the Cedar River trail via the old road that runs through the northern edge of the park. Stay tuned for updates as that progresses.

Trail Mapping & Trail Signs

The new trail map is online. For most of us we need directions to find a hidden natural area, trails, and interesting landscapes. Now we have one for Cedar Creek Park. The goal is use this trail as the template that we can use to map other trails in our other project area, the Green River George Greenway.

The next step is to work with local community volunteers to create color coded trail signs to help visitors navigate their way through the park and keep them on track.

For a Downloadable PDF of the new trail map visit our Trail Page under projects.

