



King County

K.C. Date Received _____

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

PROJECT NAME Cold Creek Natural Area Addition

Applicant Jurisdiction(s): King County Parks

Open Space System: Bear Creek System, WRIA 8

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

Acquisition Project Size: 11.8

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

CFT Application Amount: \$495,000

(Dollar amount of CFT grant requested)

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

CONTACT INFORMATION

Contact Name: Kelly Heintz

Phone: 206.375.3830

Title: Program Manager Natural Resource Lands

Fax: 206.296.8686

Address: 201 South Jackson, Suite 700

Email: kelly.heintz@kingcounty.gov

Seattle, WA 98104

Date: March 17, 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.)

The project proposes to acquire one and a half parcels of approximately 11.8 acres that will connect over 160 acres of Bassett Pond and Cold Creek Natural Areas to Cottage Lake Creek. The target parcels include 1500 feet along the north banks of Cottage Lake Creek between the outlet of Cottage Lake and NE 165th Street. Further, it includes 244 lin. ft. of lake-frontage.

Cottage Lake Creek is a major tributary to Bear Creek, a part of the Sammamish River Watershed and provides habitat to Chinook, Coho and cutthroat trout, as well as numerous terrestrial and aquatic mammals and amphibians. Further, these properties are designated for acquisition in the WRIA 8 Salmon Conservation Plan as a Tier I project.

The project will protect the riparian corridor and help preserve the water quality for the health of Bear Creek. It will protect a habitat corridor linking Cottage Lake to the Bassett Pond and Cold Creek Natural Areas. The project includes the following parcels:

Parcel #0726069012 – North half (5.8 acres): Provides habitat, protection for the riparian corridor, a class 1 wetland and class 2 aquifer recharge area;

Parcel # 0726069013 (6 acres): Preserves 244 feet of Cottage Lake shoreline, provides habitat, protection for the riparian corridor, a class 1 wetland and class 2 aquifer recharge area; and

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

- A. **Wildlife habitat:** Cold Creek and Cottage Lake Creeks, important tributaries to Bear Creek, play an important role in the efforts to protect, restore and increase public awareness of threatened salmon runs and the watershed habitats that sustain them. It provides a variety of habitats for resident and migratory birds, terrestrial and aquatic mammals, amphibians and reptiles. Cottage Creek is identified as Tier One in the Bear Creek Basin and WRIA 8 plans. It provides habitat for Chinook, Coho, sockeye, kokanee, steelhead and cutthroat trout, as identified in plans for Bear Creek and the adjacent Cold Creek Natural Area.
- B. **Salmon Habitat:** The project area is classified in Tier 1 of WRIA 8 and as a Class 2 Aquatic Recharge Area and includes a #1 rated wetland, along with Cottage Lake Creek. The project provides benefit to Chinook salmon by protecting riparian functions and the source of cold water from Cold Creek flowing into Cottage Lake Creek and Bear Creek. Maintaining this area in a healthy and productive state will help preserve water quality for the biological health of the Bear Creek system.
- C. **Scenic Resources:** These parcels allow an overview and views of the scenic Bassett Pond and Cold Creek Natural Areas and maintain open space along the shoreline.
- G. **Park/Open Space or Natural Corridor Addition:** This project will add 11.8 acres along Cottage Lake Creek and link the lake to over 160 acres of adjacent county-owned natural areas as well as adding to the county's extensive ownership focusing on protection of the high ecological value of the Bear Creek Basin.
- H. **Passive Recreation:** These parcels may provide public interpretive opportunities, as well as access to the creek and 244 feet of the Cottage Lake shoreline. Second priority acquisitions offer more opportunities for public access and facilities such as parking and trails.

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. Education and Interpretive opportunity: These parcels have a unique combination of multiple elements of value for interpretation, including a riparian corridor, lake shoreline, class #1 wetland, salmon habitat, and connectivity with the larger extensive Bear Creek Basin System.
- B. Threat of loss of open space values: Construction or expansion of residential structures would compromise open space values and limit opportunities. Current owners interested in selling.
- C. Ownership complexity/willing seller(s) ownership interest proposed: These parcels are owned by a combination of owners within the family that sold the adjacent Bassett Pond Natural Area to the county. The property is proposed for fee simple ownership to support future county uses of the site and the wishes of the current owners.
- D. Partnerships: It is anticipated that this site will become an extension of the adjacent Cold Creek and Bassett Pond Natural Areas and it could benefit from stewardship by community groups and/or the King County Parks Volunteer Program.
- E. Identified in plans: This acquisition project is supported by the Lake Washington/Cedar/Sammamish Watershed (WRIA 8) Chinook Salmon Conservation Plan, Project N320 (Cottage Lake Creek Reach 5,6- Bear Creek Waterways and Policy #N310 (Protect Cold Creek Headwaters/Recharge Area). The Cold Creek Natural Area Site Management Plan directs the county to work with adjacent property owners to apply a variety of approaches, including fee simple acquisition, to avoid negative effects of fragmentation that impacts fish and wildlife in the watershed.

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 King County staff with the assistance of volunteer efforts from community stakeholder groups and/ or the King County Parks Volunteer Program; groups that have facilitated or participated in volunteer projects in this area include the Water Tenders, Scout groups, Friends of Cottage Lake and the Overlake School. Multiple volunteer projects are likely to be scheduled on this site for restoration activities such as invasive weed control and native species plantings. These efforts will be funded as part of the King County Parks regular maintenance and operation funds supported by a voter approved levy.

4. PROJECT BUDGET

1) TOTAL CFT APPLICATION AMOUNT ^a	CFT: \$222,500
2) TOTAL PEL APPLICATION AMOUNT ^b	PEL: \$272,500

^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).

Land value has been estimated through appraisal and property tax assessments. Appraisal is almost complete and will be reviewed.

Previous CFT award provided funding for property assessment, landowner negotiations, title and appraisal.

Parcel #0726069012 – North half (5.8 acres):	\$275,000
Parcel # 0726069013 (6 acres):	\$175,000
10% for contingency	\$45,000

PROJECT COSTS	ESTIMATED DOLLAR AMOUNT OR RANGE
Total property interest value	\$490,000
Title and appraisal work	\$0
Closing, fees, taxes	\$5,000
Relocation	\$0
Hazardous waste reports	\$0
Directly related staff, administration and legal costs	\$0
Total Project Costs (CFT and other funds)	\$495,000

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 This Project	January 2014	\$25,000
Total Matching Funds and Past CFT Funds Currently Identified		
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)

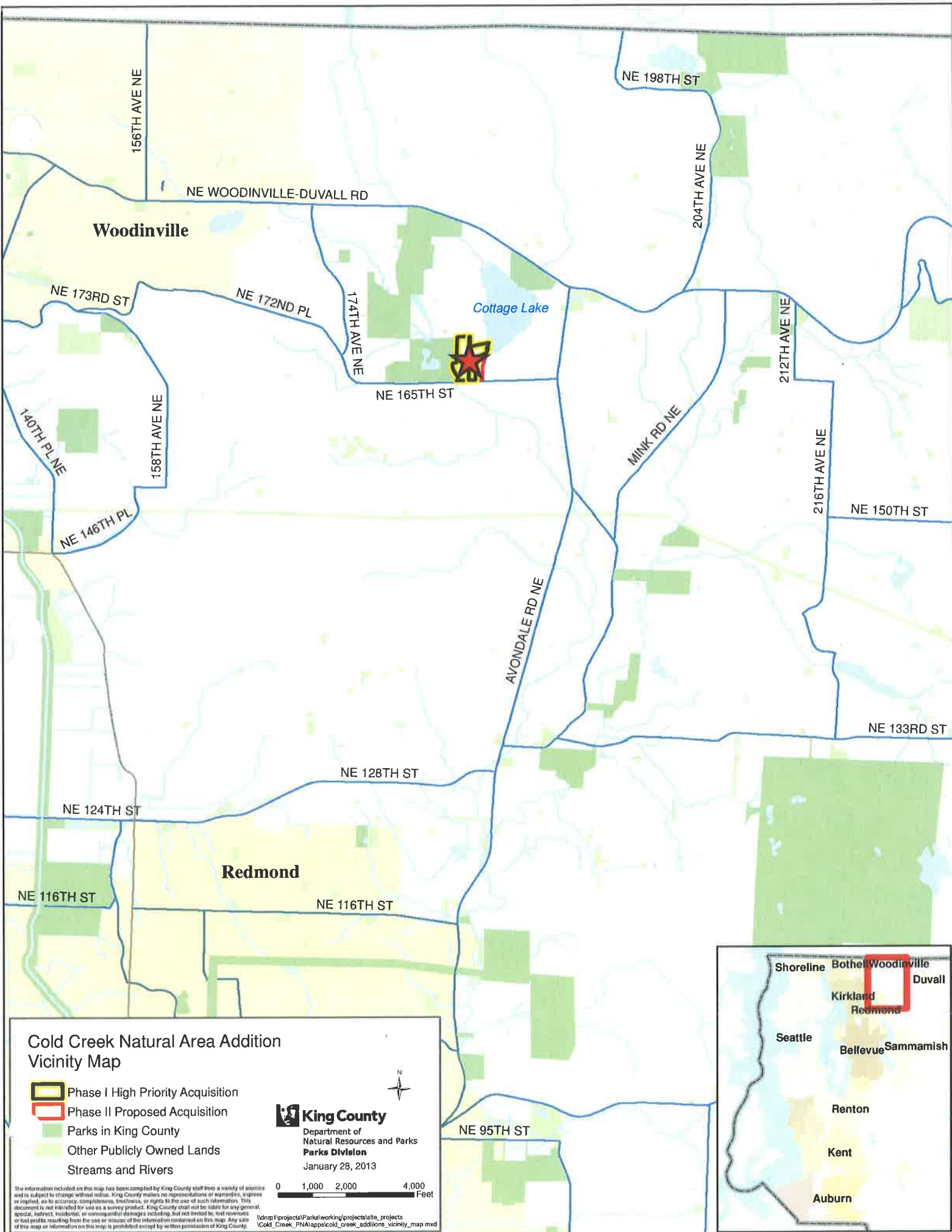
8 ½ x 11” maps are preferred, but 11 x 17” is acceptable if folded and hole-punched for insertion into a three-ring binder.

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).*



Cold Creek Natural Area

0726069013

0726069012

0726069056

0726069045

Cold Creek Natural Area

 First Priority

 Second Priority

0 65 130 260
Feet



King County

Department of
Natural Resources and Parks
Parks and Recreation Division

January 20, 2015

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