



King County

K.C. Date Received _____

CONSERVATION FUTURES (CFT) 2016 ANNUAL COLLECTIONS APPLICATION FOR FUNDS

PROJECT NAME: Cougar-Squak Corridor Addition

Applicant Jurisdiction(s): King County

Open Space System: Cougar/Squak Corridor

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

Acquisition Project Size: 5.6 acres

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

CFT Application Amount: \$891,000

(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.)

Acquire 5.6 acres adjacent to the major new Cougar/Squak Corridor Addition purchased in 2014 in partnership with Trust for Public Land. New acquisition provides a significant regional viewpoint accessed by surrounding King County owned lands. Potentially, King County would adjust the boundary through a Boundary Line Adjustment and sell 3.75 acres that has a large house. King County staff reviewed this scenario with Department of Permitting and Environmental Review and it is feasible. Sale of the 3.75 acres and house would allow up to \$450,000 to be returned to CFT/PL for reallocation after King County surpluses the house.

An appraisal has been completed and is being reviewed by King County. The property owner is willing to sell. This funding will allow the project to close and complete the trail network/destination viewpoint for the public. There is not public driving access to this viewpoint, but it would be a major hiking destination from the new trailhead off of SR 900.

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 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 or rare plant reserve

The site would be expected to host species such as deer, black bear, cougar, bobcat, pileated woodpecker, owls, and other small wildlife species. The contiguity of this forest with the adjacent preserved corridors of land adds significant importance to these stands. The King County Wildlife Habitat Network is mapped through Cougar/Squak Corridor. These acquisitions increase the amount of permanently protected open space, broaden the corridor width for wildlife movements, and decrease potential habitat fragmentation. The target parcel contains mixed species forest stands.

B. Scenic Resources

Recently acquired parcels provide a trail network and future parking off of SR 900. This property provides the destination viewpoint for that trail system and public access point.

G. Park/open space or natural corridor addition

The proposed acquisitions build on a large protected corridor of land: 3,200 acres at Cougar Mountain, about 600 adjacent acres at Cougar/Squak Corridor, 1581 acres at Squak Mountain State Park, 266 acres at Squak-Tiger Corridor, leading east to the 14,000 acre Tiger Mountain Forest complex, the Raging River State Forest and the Cedar River Watershed. These parcels offer opportunity to increase passive recreation trails and expand hiking opportunities throughout Cougar-Squak Corridor (where there have been recent CFT/PEL-funded acquisitions), and add a western access route into Squak Mountain State Park.

H. Passive recreation opportunity/unmet needs

This property provides a destination viewpoint that is not available on any of the surrounding landscape. The recently acquired parcels provide the opportunity for a large trailhead and parking area and a trail network that provide a route to this viewpoint destination. The trail network also provides a connection to other trails on Cougar/Squak Corridor and on to Squak Mountain State Park.

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

B. Threat of loss of open space resources

This property was in foreclosure and the neighbor purchased it intending to hold the property until it could be purchased for public open space. The landowner does not intend to hold on to the property and would sell it to private entity if King County does not purchase. With outstanding views, it is highly likely a large home would be constructed in this location, forever cutting off access for the public.

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

As mentioned above, the landowner is willing to sell but not able to hold the property indefinitely.

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

Both the Comprehensive Plan and the park Plan contain policies that direct acquisition, planning and stewardship of King County parks. The acquisition of this parcel 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)
- Emphasize acquisition and development of sites that provide for multiple benefits (Park Plan Policy CIP-120)

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.

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.

King County anticipates partnership with local stakeholder groups such as Issaquah Alps Trails Club, Washington Trails Association, and/or Mountains to Sound Greenway Trust.

4. PROJECT BUDGET

1) TOTAL CFT APPLICATION AMOUNT^a	CFT: \$457,500
2) TOTAL PEL APPLICATION AMOUNT^b	PEL: \$433,500

^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 determined through an appraisal and review. All title and appraisal work has been funded through REET.

PROJECT COSTS	ESTIMATED DOLLAR AMOUNT OR RANGE
Total property interest value	\$905,000
Title and appraisal work	\$0
Closing, fees, taxes	\$5,000
Relocation	\$0
Hazardous waste reports	\$0
Directly related staff, administration and legal costs	\$5,000
Total Project Costs (CFT and other funds)	\$915,000

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)
Parks Levy 2015	January 2015	\$24,000
Total CFT Funds Previously Received This Project		
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.

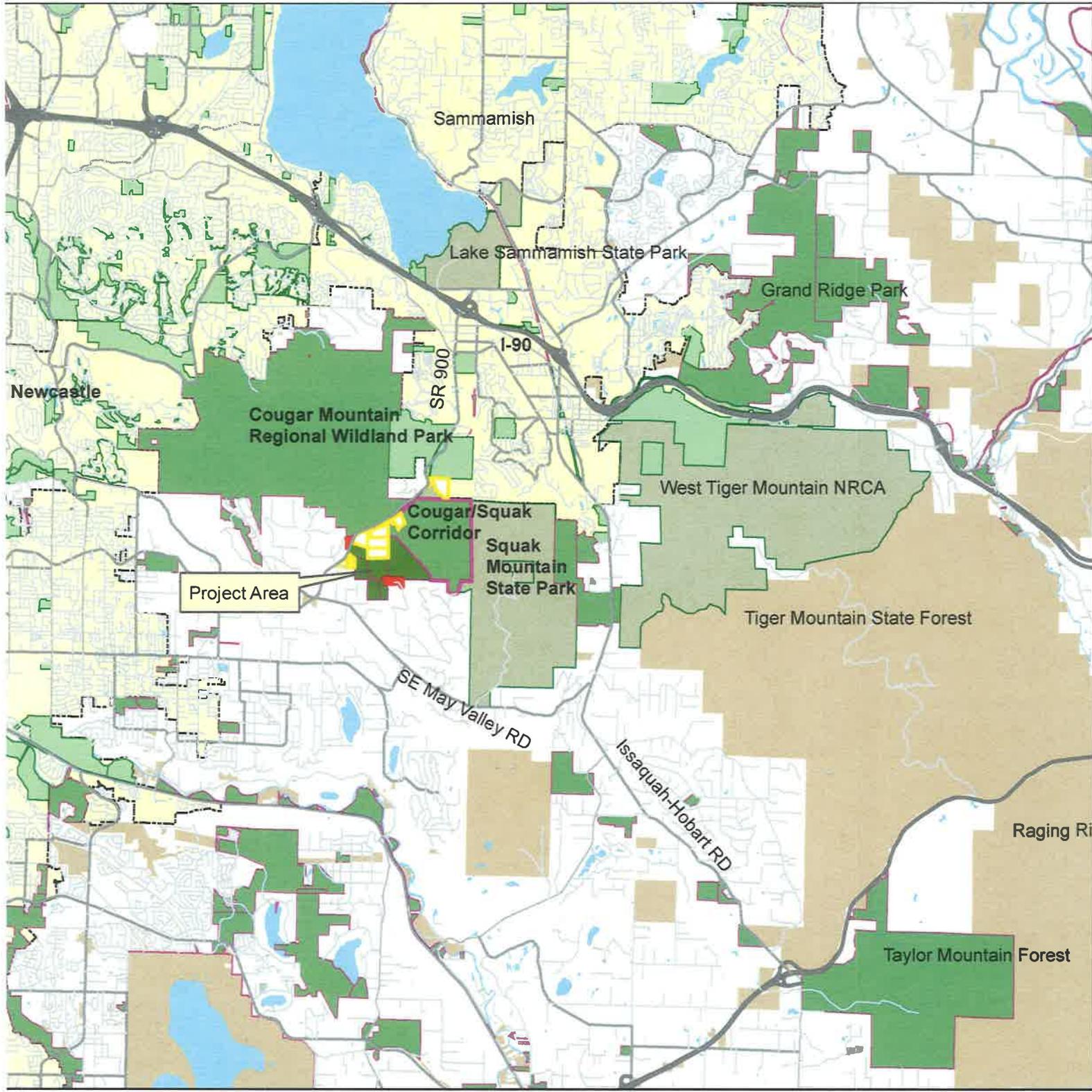
Site Map that shows the following:

- 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).*

Cougar-Squak Corridor Vicinity Map



- First Priority
 - Acquisition Underway
 - Second priority
 - Recent acquisitions
- Parks in King County**
- City
 - King County Parks
 - State
 - City
 - Publicly Owned Lands



King County
 Department of
 Natural Resources and Parks
 Parks and Recreation Division

March 16, 2015

The information included on this map has been compiled by King County staff from a variety of sources and is subject to change without notice. King County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. This document is not intended for use as a survey product. King County shall not be liable for any general, special, indirect, incidental, or consequential damages including, but not limited to, lost revenues or lost

Cougar-Squa Corridor Site Map

-  First Priority
-  Acquisition Underway
-  Second priority
-  Streams
-  Soft Surface Trails
-  King County Parks
-  State Parks



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