CONSERVATION FUTURES (CFT) 2016 ANNUAL COLLECTIONS
APPLICATION FOR FUNDS

PROJECT NAME: Enumclaw Forested Foothills Trailhead

Applicant Jurisdiction(s): King County

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

Acquisition Project Size: 155 acres  CFT Application Amount: $400,000
(Size in acres and proposed number of parcel(s) if a multi-parcel proposal)  (Dollar amount of CFT grant requested)

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

CONTACT INFORMATION
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Title: Natural Lands Planner  Fax: 206-296-0192
Address: 201 S. Jackson Street, Suite 700  Email: Ingrid.Lundin@kingcounty.gov
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 acquisition will permanently preserve a 155-acre property located just east of Enumclaw City limits in the Forest Production District (FPD). The entry driveway is on a public road near the King County Transfer Station, where wide road shoulders on 440th Ave SE already provide horse trailer parking where people park and then ride into White River Forest (across Muckleshoot & Weyerhaeuser land). This target property has been owned by one couple for decades; since the early 1970s, after her husband’s death, she held weddings here at “Little Lake Ranch,” where visitors were drawn to the scenic lake, forests, meadow, and even peacocks on the grounds.

There are very few points where the public can safely park and legally access the White River Forest. White River Forest was sold by Hancock Timber to the Muckleshoot Tribe in 2013. The Tribe has not issued a firm statement on long-term public use, but to date they have continued the same level of public use as under Hancock and have not given indication that this will change.

The property would be managed primarily for passive recreation and forestry. Existing roads and trails may be complemented by new routes and connections into the existing trails on adjacent White River Forest & Weyerhaeuser lands.
1. OPEN SPACE RESOURCES

Please review the attached evaluation criteria. For the proposed acquisition parcel(s), please (1) mark only those criteria that apply, and (2) thoroughly, yet succinctly describe in the space below how the proposed acquisition satisfies each marked criteria.

☐ A. Wildlife habitat or rare plant reserve
☐ B. Salmon habitat and aquatic resources
☐ C. Scenic resources
☐ D. Community separator
☐ E. Historic/cultural resources
☐ F. Urban passive-use natural area/greenbelt
☐ G. Park/open space or natural corridor addition
☐ H. Passive recreation opportunity/unmet needs

A. Wildlife habitat or rare plant reserve
This acquisition is contiguous with hundreds of thousands of acres of forest in the FPD, extending east to the Cascade Mountains. This 155-acre site represents one of the westernmost points of the FPD, and therefore is particularly important to retain in forested cover to provide a habitat buffer between urbanizing Enumclaw and working forest lands. These Cascade lowland forests offer habitat for large mammals such as elk, bear, cougar, and a wide variety of other species.

B. Salmon habitat and aquatic resources
The western portion of this property is in WRIA 9, while the eastern portion with its lake and associated wetlands are in WRIA 10 in the Boise Creek headwaters. These water bodies provide habitat for many types of waterfowl and likely contain, though no data is available as to populations. Acquisition of this site is in keeping with WRIA 9 and WRIA 10 Salmon Habitat Plans’ general goals of preventing loss of forested cover in the upper watersheds.

C. Scenic resources
In addition to the mature forest, the property has a beautiful lake with a small forested island, and on the north edge of the property there is a hill with a view of Mt. Rainier (the actual viewpoint might be on Muckleshoot land but is accessed through the target property).

D. Community separator
As noted in 1A, the property has key importance as a buffer between rural residential development (rural residential and also incorporated Enumclaw) and the working forests of the Forest Production District. Preventing conversion to residential development on these parcels helps to maintain a clear boundary between the two types of land uses.

G. Park/open space or natural corridor addition
This site lies between a city-owned landfill which is permanent open space, and the tens of thousands of acres of working forest at the White River Forest, and adjacent Weyerhaeuser land to the south. This acquisition will preserve forest-zoned parcels in open space and forest stewardship use, rather than having residential uses within the FPD.

H. Passive recreation opportunity/unmet needs
The White River Forest has few legal entry points. Currently many of the access points are privately controlled and the trails are used only by the private landowners permission. At 440th Ave SE, there is already is horse trailer parking opportunity along the road, and a trail current enters Muckleshoot and Weyerhaeuser property at the eastern road terminus.

The site complements existing White River Forest access here, offering opportunity for new trails within the property (for hiking, equestrian, and/or biking uses); a new trail linkage from the site to existing White River Forest trails on the eastern part of the target parcels; and the scenic lake and viewpoint. King County may install parking on this target property, or may see whether 440th Ave SE road shoulder parking is adequate for the sites use - inviting people to walk or ride up the public road 292nd Ave SE and enter the property either via the driveway or creating a new trail entry point.

The property itself provides scenic opportunity and it could be a passive recreation destination for both local and regional visitors. Altogether, Enumclaw has fewer than 100 acres of park land within the city limits and this could provide additional regional open space/passive recreational opportunity adjacent to the city.
2. ADDITIONAL FACTORS
For the proposed acquisition parcel(s), please (1) mark all criteria that apply, and (2) 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
The key partner is the Enumclaw Forested Foothills Recreation Association (EFFRA). EFFRA’s vision is to market the Enumclaw area as a recreation ‘mecca’ serving local and regional populations. As a key connector to one of Enumclaw’s recreational assets, this entry point to the Forest may provide educational/interpretive opportunity to convey information to the public using the site. Information could be both directional (e.g. appropriate uses, regulations, trail maps) and educational (e.g. ecological and forest significance). There are several buildings on site which we need to determine whether to demolish or retain. Our Enterprise group may consider whether to retain structures for public use (in which case we’d purchase that portion with non-CFT funds).

B. Threat of loss of open space resources
The elderly landowner will be selling the property, and there may be potential for one or more new residences on site (at minimum, one; more than that would depend on whether the six small parcels represent legal lots). Our purchase will likely remove the residences on site and allow the entire 155 acres to be an undeveloped corner of the Forest Production District. We would likely conduct forest stewardship activities on site to promote forest and ecological health, demonstrate environmentally sound forest management, and provide opportunities for education and passive recreation.

C. Ownership complexity/willing seller(s)/ownership interest proposed
Landowner is willing, and due to elderly age and her need for a cash flow, time is of the essence to make this purchase as soon as possible. She has other parties interested in this property. We intend to make an offer (with a funding contingency) in Spring 2015. She may be interested in a life estate lease (to be determined in negotiations).

D. Partnerships - Describe any public or private partnerships that will enhance this project
The key partner is EFFRA. EFFRA created a “Comprehensive Management Vision,” a plan for the area focusing on recreational opportunities and habitat protection that was funded by a “Rivers, Trails, and Conservation Assistance” grant from the National Park Service. EFFRA’s membership and board includes not only recreation- and habitat-focused citizen advocates, but members of local, county, state, and federal agencies, major forest landowners, habitat-focused nonprofit and stakeholder groups, and local developers. EFFRA’s umbrella also includes the Backcountry Horsemen – Tahoma Chapter who are active partners with King County in managing trails and access on other sites.

E. Is the property identified in an adopted park, open space, comprehensive, or community plan?
The idea of preserving connections to White River Forest is supported in EFFRA’s Comprehensive Management Vision. 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)
- 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?

We may be negotiating a life estate lease on the property depending on how negotiations proceed. In that case, all or a portion of the site may be closed to the public for a period of time until the lease terminates.

We need to determine whether to demolish or retain the structures. Our Enterprise group may consider whether to retain structures for public, non-maintenance-related uses – in which case we would spend Parks Levy or REET funds on the structures. Our Operations group may consider whether to retain structures for maintenance of the site – in which case we could spend CFT funds there.

If acquired in fee by King County, 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 anticipate a strong partnership with EFFRA and Backcountry Horsemen to help keep an eye on the property conditions on a regular basis, and to identify and help maintain appropriate trails on the site.

King County Parks maintenance work would be funded with Parks Levy operating funds. Depending on opportunity and site plans, there may be capital or operating work on site which is eligible for specific trail or restoration grants; for forest harvest revenues; or for recreational amenity development with local stakeholder groups through Parks’ Community Grants Program.

4. PROJECT BUDGET

<table>
<thead>
<tr>
<th>1) TOTAL CFT APPLICATION AMOUNT(^a)</th>
<th>CFT: $400,000</th>
</tr>
</thead>
<tbody>
<tr>
<td>2) TOTAL PEL APPLICATION AMOUNT(^b)</td>
<td>PEL: $400,000</td>
</tr>
</tbody>
</table>

\(^a\)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 describe how land values have been estimated, i.e. appraisal, property tax assessment, asking price, letter of value or other means.

Our request above is based on an approximate price of $1.2 million. We have about $435,000 in existing funds (REET, PEL 2010 & 2012, Parks Levy 2015, CFT 2015). At the March 3, 2015 CFT meeting I received approval to move the funds to this target parcel (from the past target Goodwin property) – contingent upon the committee approving of the property during the April site visit, and then recommending the requested 2016 funds.

We have an appraisal underway due in mid-March and we would like to make an offer this spring that has a funding contingency.

If the committee recommends our full 2016 funding request, we would proceed with a Phase 1 acquisition using existing funds during Summer 2015.
### ESTIMATED PROJECT COSTS (dollars)

<table>
<thead>
<tr>
<th>Description</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total property interest value</td>
<td>~$1,200,000</td>
</tr>
<tr>
<td>Title and appraisal work</td>
<td>$8,000</td>
</tr>
<tr>
<td>Closing, fees, taxes</td>
<td>$5,000</td>
</tr>
<tr>
<td>Relocation</td>
<td>$0</td>
</tr>
<tr>
<td>Hazardous waste reports</td>
<td>$0</td>
</tr>
<tr>
<td>Directly related staff, administration and legal costs</td>
<td>$8,000</td>
</tr>
<tr>
<td><strong>Total Project Costs (CFT and other funds)</strong></td>
<td>~$1,220,000</td>
</tr>
</tbody>
</table>

### MATCHING FUNDS: Existing Sources

<table>
<thead>
<tr>
<th>Description</th>
<th>Date</th>
<th>Dollar Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>King County 2010 &amp; 2012 Parks Expansion Levy</td>
<td>Secured in 2010 &amp; 2012</td>
<td>$175,000 awarded</td>
</tr>
<tr>
<td>King County 2009 Budget Proviso (REET 1)</td>
<td>Secured in 2009 King County budget</td>
<td>$40,707 awarded</td>
</tr>
<tr>
<td>King County 2015 Parks Levy</td>
<td>Secured in 2015 King County Budget</td>
<td>$200,000 awarded</td>
</tr>
<tr>
<td><strong>Total CFT Funds Previously Received This Project</strong></td>
<td>Secured in 2015 King County Budget</td>
<td>$25,000 awarded</td>
</tr>
<tr>
<td><strong>Total Matching Funds and Past CFT Funds Currently Identified</strong></td>
<td></td>
<td>$440,707 awarded; ~$435K remains</td>
</tr>
<tr>
<td><strong>Unidentified Remaining Match Need</strong></td>
<td>None</td>
<td>None</td>
</tr>
</tbody>
</table>

Unidentified remaining match need: What funds are anticipated, and what is the time frame?

*Please discuss briefly how the unidentified remaining match need above will be met.*

N/A

### 5. IN-KIND CONTRIBUTIONS FROM PARTNERSHIPS

No in-kind activities to date, other than ongoing work by EFFRA in advocacy for this acquisition, and general planning efforts in the area. We anticipate that future work would occur on site by our EFFRA and Backcountry Horsemen partners to assist with trail maintenance. Also, in-kind work or contribution is often a condition of the King County Community Partnership Grants program, if such a grant is pursued for access or parking development.

### 6. ATTACHED MAPS (Note: Two maps are now required; 1) site map and 2) general location

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) park 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).
Ennumclaw
Forested Foothills
2016 CFT-PL Application

Vicinity Map

- EFFRA Trails
- Priority Parcels
- Grant Scope Areas
- Goodwin
- Publicly Owned Lands
- Forest Production Districts
- City

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1/8/2015

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Aerial view of subject property looking northwest from the south
Lady Turns Ranch Into Wedding Site

ENUMCLAW, Wash. (AP) — If you're tired of traditional weddings, then drive past the city dump, the pickle factory, Pete's swimming pool and then up a dirt road and straight into the forest to a secluded wedding haven called Little Lake Ranch.

In clear twilight, Mt. Rainier, snowcapped and ponderous, broods over the scene.

There will be lots of witnesses—ducks, swans, peacocks, cattle and geese.

Lady Vera, in a shining salmon-colored gown, seemed to have more fun than anybody.

"I'm not really Lady Vera or Lady Dyar," she said. "I'm not a lady, just Mrs., but people have always called me Lady and I'm used to it. But isn't this marvelous?"

The charge is about $50 for a small wedding party and goes higher depending on the type of ceremony, Lady Vera said.

One thing Lady Vera doesn't guarantee is the price of admission—the success of the marriage.

"That's outside my department," she said.