CONSERVATION FUTURES (CFT) 2016 ANNUAL COLLECTIONS
APPLICATION FOR FUNDS

PROJECT NAME: Island Center Forest Additions
Applicant Jurisdiction(s): King County DNRP, Parks and Recreation Division
Open Space System: Judd Creek basin, Island Center Forest, Vashon Island
(Name of larger connected system, if any, such as Cedar River Greenway, Mountains to Sound, a Regional Trail, etc.)

Acquisition Project Size: 12 acres, 3 parcels CFT Application Amount: $300,000
(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
Contact Name: David Kimmett Phone (206) 477-4573
Title: Natural Resource Lands Project/Program Manager Fax (206) 263-6217
Address: King County Parks and Recreation Division email david.kimmett@kingcounty.gov
201 South Jackson Street, Suite 700 Seattle, WA 98104 Date March 16, 2015

PROJECT SUMMARY:
(In the space below, provide a brief, but comprehensive description of the project including goals and significance of this project)

This proposal is part of an ongoing long term acquisition effort that preserves multiple parcels of open space lands adjacent to Island Center Forest, Vashon Island. The project complements recent CFT and PEL-funded acquisitions. These acquisitions protect and preserve open space lands that support the headwaters of Judd Creek, Vashon Island's largest and most significant watershed, and provide passive recreation trail connections to other public and private lands. These parcels are adjacent to Vashon's business center and are threatened by development. The current proposal will preserve their historic rural character as public open space and farm land.

The current proposal priority, in partnership with the Vashon-Maury Island Land Trust, will conserve and protect three farm parcels that have been owned by the Matsuda family since 1930. The Land Trust would own in fee and King County would purchase a conservation and trail easement that would provide permanent protection to the properties.

The current request will target three parcels for acquisition: 9002, 9101, 9183; and, multiple parcels for conservation and/or trail easements: 9157, 9179, 9006, 9151, 9024, 9152, 9004, 9008, 9023.

Funds from a Washington State Department of Ecology grant will be used to conduct appraisals. There is enthusiastic support from the Friends of Island Center Forest and local non-profits: Vashon-Maury Island Land Trust, Vashon Nature Center, Vashon Forest Stewards, Vashon-Maury Horse Association, Vashon-Maury Audubon.
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

Wildlife habitat or rare plant reserve: The target parcels are at the northeastern extent of the Judd Creek headwaters. They are part of a broad functioning habitat corridor of wetlands, open water, scrub/shrub wetlands, meadow, fields and forests that include Meadowlake Pond, Mukai Pond, and Fisher Pond to the north. The area supports Eagles, Osprey, Great Blue Herons, Red-tailed hawk. Black tailed deer are common.

Salmon habitat and aquatic resources: The ICF additions would preserve undeveloped open space lands in the headwaters of the Judd Creek watershed. The headwaters are largely protected and remain ecologically intact. Acquisition of the target parcels would conserve the current low level of impervious surface in the watershed and prevent future development. Judd Creek is Vashon Island’s largest single source of fresh water to Puget Sound, and provides habitat for cutthroat trout, Coho and chum salmon. The aquatic resource value of these acquisitions is high as much of the area is in a high groundwater recharge area. Groundwater provides base flow for all Vashon streams. Preserving the function and integrity of these forest and wetland complexes will protect the island’s groundwater recharge capacity, water quality and Judd Creek’s natural hydrologic function. There is a pond on one of the parcels. The long term goal is to preserve existing native riparian vegetation around the pond and along the inlet and outlet channels to the pond.

Scenic Resources: The Island Center Forest additions provide a variety landscapes in which to view and observe birds and wildlife that inhabit upland fields, meadows, forests, forest edges, shrub/scrub and forested wetlands.

Community Separator: The target parcels are adjacent to Vashon Island’s business and residential “town center”. It will become an important connection to the 400-acre Island Center Forest, which is the largest public open space on Vashon Island.

Historic/cultural resources: The Matsuda family farm has been an active farm since 1930. Strawberries were grown on the farm in the 30’s and 40’s. The Matsuda’s were sent to prison camps during World War II but returned to the island to continue to raise strawberries until the mid-80’s. It is currently managed for hay production to support local island livestock farmers. From a recent article in the Vashon Beachcomber, “the Matsuda Farm is a good example of the changes Vashon has experienced from being agricultural based economy in the early-to-mid 20th century to the commuter/service based economy in the early 21st century. From a time when land was primarily used for agriculture to today when land is used for housing and recreation."

Park open space or natural corridor addition: All 3 parcels provide critical and significant connections to Island Center Forest. Preserving the 12-acre target parcels removes the threat of development and helps retain Vashon Island’s rural character.

Passive recreation opportunity/unmet needs: A passive, low impact trail will be developed through the target parcels to create a connection between the 9-mile trail network in Island Center Forest and the proposed Town Loop Trail. The Town Loop trail will provide an off-road community path that will connect Vashon Island’s two primary areas of business, culture and education: Town Center and Center. This network of trails and paths that connect island residents from areas of social activity to areas of protected open space is part of a community trails plan created by the Vashon-Maury Island Land Trust, King County Parks, and the Vashon Horse Association in 2011.
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

Educational/interpretive opportunity: The Matsuda family farm played an important part of Vashon Island's cultural and agricultural history during the twentieth century. The properties offer an ideal opportunity to provide historic, cultural and natural resource interpretation and outdoor education, including a showcase farm to present "best farm practices".

Threat or loss of open space resources: Like the rest of Puget Sound, Vashon Island has experienced growth and an increasing population. All three properties are zoned for rural residential development. The proximity to Center and Town Center makes the properties highly susceptible to development. Preserving them adds significantly to the open space resources on Vashon, and preserves the historic rural character of the area.

Ownership complexity/willing seller(s)/ownership interest proposed: The owners are very much interested in preserving their historic farm properties and are most willing to sell to the Land Trust. The Land Trust would own in fee and King County would purchase a conservation and trail easement that would provide permanent protection to the properties.

Partnerships: The history and creation of Island Center Forest has been built upon King County's strong and valued partnerships with Vashon citizens and non-profit stakeholders, which now form the Friends of Island Center Forest. To date, these partnerships have preserved thousands of acres of forests and wetlands across Vashon and Maury Island. The Friends of ICF include the Vashon Forest Stewards, Vashon Maury Island Land Trust, Vashon Maury Island Audubon, Vashon Park District, Vashon Maury Island Horse Association and the Vashon Sportsmen Club, as well as local citizens and neighbors. The Friends of ICF support the acquisition of the Matsuda properties.

Identification in an adopted plan: Both the King County Comprehensive Plan (KCCP) and the 2010 King County Open Space Plan contain policies that direct acquisition, planning, and stewardship of public open space lands: Be a regional provider of open spaces with a major focus on systems of open space corridors that conserve agricultural lands, natural resources and provide recreation, education and interpretive opportunities, fish and wildlife habitat and scenic beauty; Acquire lands that provide land and trail connectivity; Assist with conservation of forest and farm land and facilitate those lands as viable working resource lands; Emphasize acquisition and development of sites that provide for multiple benefits and functions. The three properties complement the goals and mission outlined in the Island Center Forest Site Management Guidelines. The three properties are part of the Judd Creek headwaters. Protection of these headwaters are identified in: 2007 King County Vashon Island Greenprint, 2004 Vashon-Maury Island Rapid Rural Reconnaissance, 2002 Vashon Parks' Park, Recreation & Open Space Plan, 1996 Vashon-Maury Island Groundwater Management Plan and 1986 Vashon Community Plan and Area Zoning.
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 Land Trust will be the primary steward of the property. According to the easement conditions, King County will partner with the Land Trust on stewardship activities and conduct annual monitoring of the three properties. Please see the attached document outlining the long term stewardship of the site.

4. PROJECT BUDGET

| 1) TOTAL CFT APPLICATION AMOUNT | CFT: $300,000 |
| 2) TOTAL PEL APPLICATION AMOUNT  | PEL: $300,000 |

*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.

*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).

Values for the three target parcels are based upon an offer letter from the owners to the Land Trust. Mandatory appraisals for the three target parcels will be completed in April 2015 using WA DOE funds.
<table>
<thead>
<tr>
<th>PROJECT COSTS</th>
<th>ESTIMATED DOLLAR AMOUNT OR RANGE</th>
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</thead>
<tbody>
<tr>
<td>Total property interest value</td>
<td>$600,000</td>
</tr>
<tr>
<td>Title and appraisal work</td>
<td>$8000</td>
</tr>
<tr>
<td>Closing, fees, taxes</td>
<td>$2,500</td>
</tr>
<tr>
<td>Relocation</td>
<td></td>
</tr>
<tr>
<td>Hazardous waste reports</td>
<td></td>
</tr>
<tr>
<td>Directly related staff, administration and legal costs</td>
<td>$5,000</td>
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<tr>
<td>Total Project Costs (CFT and other funds)</td>
<td>$615,500</td>
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**MATCHING FUNDS: Existing Sources**

<table>
<thead>
<tr>
<th>Washington State Department of Ecology Grant</th>
<th>DATE (Expended or Committed)</th>
<th>DOLLAR AMOUNT (Expended or Committed)</th>
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<tbody>
<tr>
<td></td>
<td>April 2015</td>
<td>$15,500 for title and appraisal work</td>
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| Total CFT Funds Previously Received This Project       |                             | 0                                     |
| Total Matching Funds and Past CFT Funds Currently Identified |                             | $15,500                               |
| Unidentified Remaining Match 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.

This project is also requesting $300,000 of 2016 Park Expansion Levy funds to act as match for the current CFT request of $300,000.

**5. IN–KIND CONTRIBUTIONS FROM PARTNERSHIPS**

<table>
<thead>
<tr>
<th>Brief Activity Description</th>
<th>Dollar Value of In-kind Contribution</th>
<th>Status (Completed or Proposed)</th>
<th>Activity Date Range (Completion Date or Proposed Completion Date)</th>
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<tbody>
<tr>
<td>Vashon Land Trust purchase of fee values of parcels.</td>
<td>~$10,000</td>
<td>Proposed</td>
<td>January 2016</td>
</tr>
<tr>
<td>Value of easements to be sold by the Land Trust to King County.</td>
<td>$500,000</td>
<td>Proposed</td>
<td>January 2016</td>
</tr>
<tr>
<td>TOTAL</td>
<td>$10,000</td>
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<td></td>
</tr>
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</table>
Island Center Forest Additions
2016 CFT - Park Levy

3123039151 - 4 acres
3123039024 - 30 acres
3123039152 - 5 acres
Katschke - fee

3123039179, 0622039006
Steffens - Cons-Trail easement

0622039187 - 13 acres
Law - fee

0622039188 - 13 acres
Wilson/Olsen - fee

0622039183, 9101, 9002
Matsuda - Fee, Cons-Trail easement

0622039157
Gruenewald - Fee, Cons-Trail easement

0122029007, 9008
Cemetery - Cons/trail easement

0122029004
Volpe - Cons/trail easement

0622039023
Sportsmen Club - Cons/trail easement

January 12, 2014
FREQUENTLY ASKED QUESTIONS
Matsuda Farm
Fall 2014

Why should we be protecting farmland?
<Part of the mission of the Vashon-Maury Island Land Trust is to preserve the rural character of the Island. Nearly every land trust across the country is involved in farmland preservation.
<Farmers help protect wildlife habitat by maintaining weed-free landscapes with lots of edge habitats preferred by songbirds and raptors.
<Conserved farms provide a buffer against development. “Pavement is forever.”
<Executive Dow Constantine has declared that farmland preservation is one of his strategies for buffering the effects of global warming in King County.
<Producing and buying food on island closes a loop that creates a more healthy local economy.

Why would the Land Trust want to buy a farm?
<By owning Matsuda Farm, the Vashon Land Trust can manage the succession from one farmer to the next over time -- thereby assuring that the farm does not lie fallow and become weed-infested or get converted to an estate property.
<Owning the farm allows the Land Trust to work with the community to develop a farm plan that supports other Island farmers and builds markets for local organic farm products.
<Preserving Matsuda Farm allows us to play a role in keeping alive the unique history of Japanese immigrant families on Vashon.
<Matsuda Farm will eventually become part of a trail system that highlights connections between Vashon, Center, Island Center Forest, and Mukai Farm.

What is the plan for Matsuda Farm?
<In the short term, the Land Trust will continue to rent the farmhouse and hay the pastures -- an adequate holding pattern for land that has been in continual agricultural production since 1930.
<This will give us the time to work with experts in the community and the region to develop a farm plan, and to find the right tenant(s) for the farm.
<In the meantime, the Land Trust is raising funds to make major repairs to the farmhouse.
<Matsuda Farm includes an irrigation pond with documented water rights, making it one of the best sites on Vashon for developing a Community Farm.

Heisuke and Mitsuno Matsuda built this farmhouse in 1930.
This is not the disputed Mukai farmhouse.
MATSUDA FARM
Executive Summary

PURPOSE:
Efforts to preserve farmland on Vashon and Maury Islands over the years have included agricultural zoning, current use taxation, and the Farmland Preservation Program (purchase of development rights by King County). While these programs help to keep farming alive on Vashon, many farms are less than fully productive, while farmland for new farmers is prohibitively expensive. The Vashon Land Trust has the opportunity to purchase twelve acres of the historic Matsuda Farm and make it available for farming in a way that could support the entire community.

GOALS:
- To conserve Matsuda Farm as a community asset
- To preserve open space
- To increase local food production
- To provide educational and recreational opportunities

DISCUSSION:
Conservation of farmland can prevent development and preserve certain habitat qualities. Executive Constantine had tagged the conservation of working farms as one of his top priorities. For Vashon, increasing local food supply can also build resilience against natural disasters such as earthquakes.

The high price of farmland is one of the biggest limitations to maintaining and increasing farming on Vashon. The costs of building farm infrastructure (fencing, irrigation, hoop houses, etc.) is also a significant limiting factor. Across western Washington, local governments and non-profits are struggling to find answers to these challenges.

While conservation easements are typically used to preserve farmland, these easements include no tools for passing the land from one farmer to the next. With the Land Trust in the ownership role at Matsuda Farm, we could control these transitions by owning and leasing the land at an affordable rate for food production, education, and research.

Other opportunities might present themselves at Matsuda Farm:
- Trail linkage from Center to Island Center Forest and would emphasize ICF as Vashon's Central Park.
- The Farm could provide partnership opportunities with island non-profits such as Vashon Island Growers Association, the Food Bank, the School District, Vashon Community Care, and the Interfaith Council to Prevent Homelessness.
- The proximity to the schools could provide opportunities for educational programming. Other government-supported farmer training and education programs might be attracted to the Farm.
- Our presence in the east fork drainage of Judd Creek might boost our ability to create better creek buffers and farm planning on other farms in this flash-prone section of Judd Creek.