



King County

K.C. Date Received _____

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

PROJECT NAME: Issaquah Creek Conservation _____

Applicant Jurisdiction(s): **King County** _____

Open Space System: **Middle Issaquah Creek Natural Area** _____

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

Acquisition Project Size: **8.2 acres (1 parcel and**
(Size in acres and proposed number of parcel(s) if a multi-parcel proposal)

CFT Application Amount: \$175,000
(Dollar amount of CFT grant requested)

a portion of a second

Parks Levy Amount: \$200,000

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

CONTACT INFORMATION

Contact Name: **Tom Beavers** Phone: **206 477 4743** _____

Title: **Senior Watershed Steward** Fax: **206 296 0192** _____

Address: **201 S. Jackson St., Suite 600** Email: **tom.beavers@kingcounty.gov** _____

Seattle, WA 98104 Date: **March 16, 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 adds to the Middle Issaquah Creek Natural Area, it protects a stream corridor of a perennial, unnamed tributary to Issaquah Creek, and it provides access to a 20 acre, undeveloped, forested, property owned by State DNR. The State plans to transfer this property to King County, without cost, in the 2017-2019 biennium. The property owner approached the County last year about a sale, and he has been waiting for this to be prioritized for acquisition. The proposed acquisition is a vacant, forested, undeveloped property, and a portion of a developed parcel. The portion proposed for acquisition does not contain any structures, and it is also forested. During the sale, the two properties would be merged into one through a lot line adjustment process. There is a concern that this property could be sold, and the access to the WA DNR property would be lost given the recovery of the real estate market if this property is not purchased soon. This acquisition, in effect, would purchase 28.2 acres for \$375,000 when you include the WA DNR property. King County would not accept the DNR property without access. The DNR property does not have current access. The property contains

wetlands and forested habitat which provide habitat for passerine birds, small mammals, amphibians, raptors, and beaver.

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

Wildlife habitat: (High): This property contains a mature second growth forest that contains a State Candidate species – the pileated woodpecker. Uncommon large mammals such as black bear, bobcat, cougar, elk, red fox and wood ducks occur on this property.

Salmon habitat and aquatic resources : (High) A tributary to Issaquah Creek flows through the property. Issaquah Creek is a high priority sub-basin in the WRIA 8 Salmon Conservation Plan, and this area is identified in the Plan for acquisition. This acquisition is on the 3-year implementation list. A significant portion of the property contains wetlands, which provide re-charge to Issaquah Creek during lower summer and early fall flows. The forested habitat slows surface water runoff and enhances ground water supply. This section of Issaquah Creek contains threatened Chinook, and it contains coho and sockeye salmon.

Parks/open space or natural corridor addition: (High) This property is adjacent to a King County Natural Area, and it provides key access to a 20-acre property, owned by State DNR. WADNR wants to transfer their property, without cost, to King County. The County requires access to accept the WADNR property.

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.

- | |
|---|
| <input type="checkbox"/> A. Educational/interpretive opportunity |
| <input checked="" type="checkbox"/> B. Threat of loss of open space resources |
| <input checked="" type="checkbox"/> C. Ownership complexity/willing seller(s)/ownership interest proposed |
| <input type="checkbox"/> D. Partnerships - Describe any public or private partnerships that will enhance this project |
| <input checked="" type="checkbox"/> E. Is the property identified in an adopted park, open space, comprehensive, or community plan? |
| <input type="checkbox"/> F. Transferable Development Credits (TDC) participation |

Threat of loss of open space resources (Medium): The owner prefers to sell the property to the County as Open Space. However, if the County is not interested, the owner is likely to sell it to a developer to develop the property as a single family residence. Such action would have a serious impact on the open space resources.

Ownership complexity/willing seller(s)/ownership interest proposed (Medium). The owner has approached King County about a sale of the property.

Is the property identified in an adopted park, open space, comprehensive, or community plan? Yes, the project is identified in the WRIA 8 Salmon Conservation Plan

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?

This property will become part of the Middle Issaquah Creek Natural Area, and it will be administered by King County Parks. Ongoing stewardship and maintenance will be conducted and funded by King County Parks. This Natural Area is already administered by a Parks Resource Coordinator. The new property addition would also be administered by the same person. King County Parks is aware of this potential acquisition, and they support it.

4. PROJECT BUDGET

1) TOTAL CFT APPLICATION AMOUNT ^a	CFT: \$175,000
2) TOTAL PEL APPLICATION AMOUNT ^b	PEL: \$200,000

^aAllowable 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.

^bKing 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 values are based on property tax assessment and recent sales in the area.

PROJECT COSTS	ESTIMATED DOLLAR AMOUNT OR RANGE
Total property interest value	\$350,000
Title and appraisal work	5,000
Closing, fees, taxes	2,500
Relocation	-
Hazardous waste reports	1,000
Directly related staff, administration and legal costs	16,500
Total Project Costs (CFT and other funds)	\$375,000

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		none
Total Matching Funds and Past CFT Funds Currently Identified		none
Unidentified Remaining 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.

The request funds would purchase the identified properties.

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*)

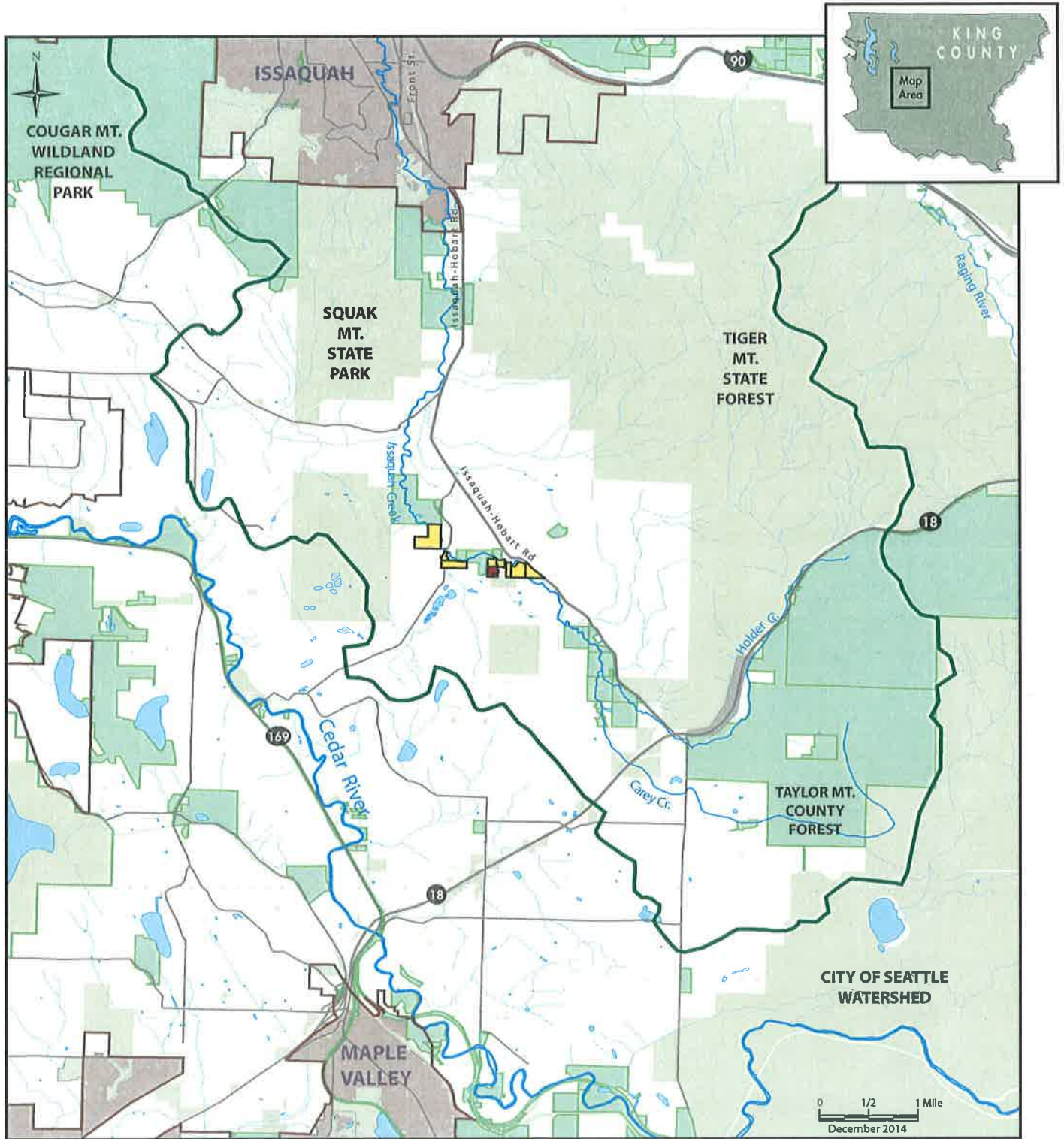
8 ½ x 11” maps are preferred, but 11 x 17” is acceptable if folded and hole-punched for insertion into a three-ring binder.

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).*



ISSAQUAH CREEK/LAKE SAMMAMISH WATERWAYS

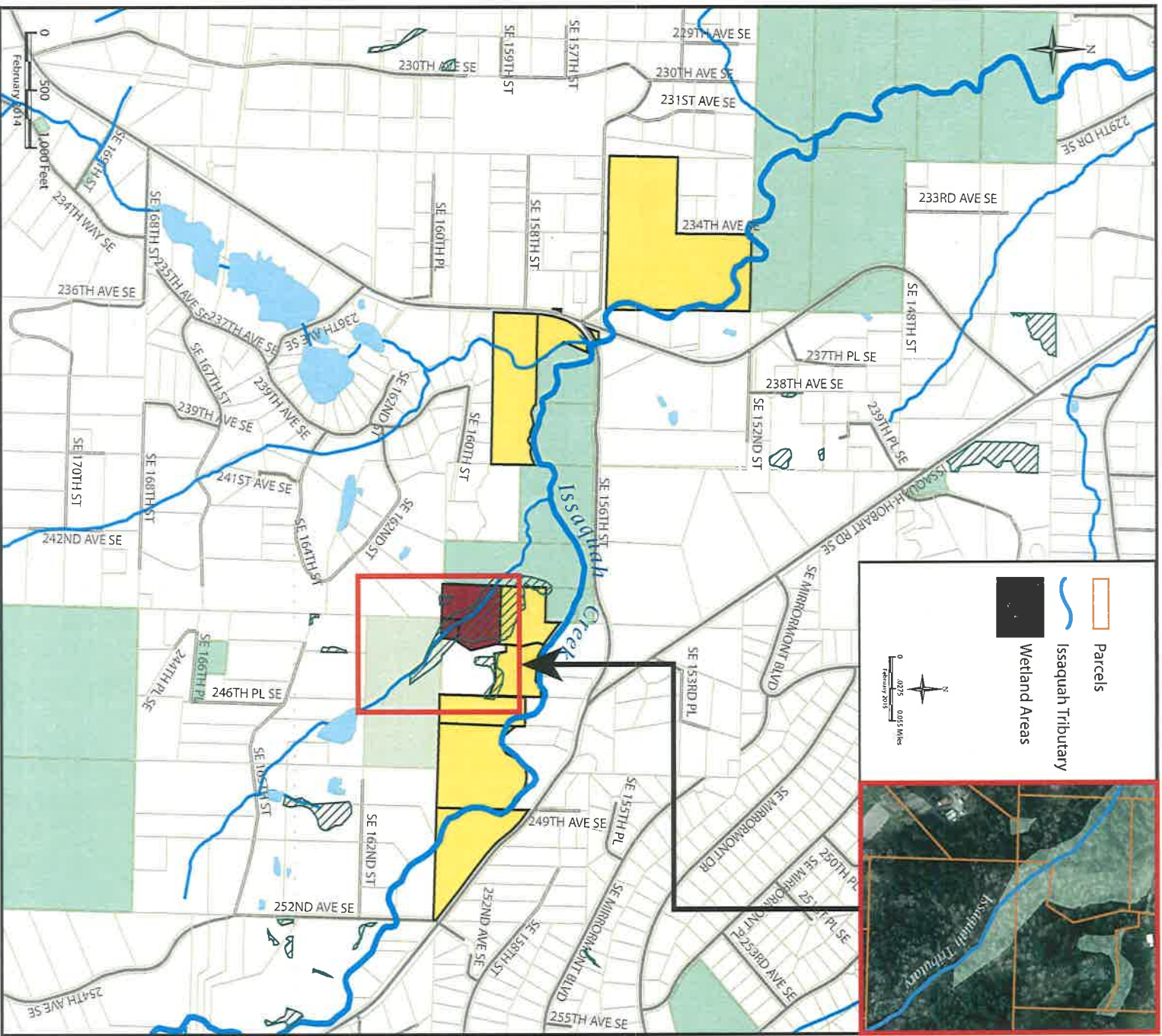
Issaquah Creek Protection 2015
Vicinity Map

- | | | | |
|---|------------------------------|---|-------------------------------|
|  | Primary Target Parcel |  | Issaquah Creek Basin Boundary |
|  | Target Parcels |  | Urban Growth Boundary |
|  | King County Land or Easement |  | Stream |
|  | Other Public Land |  | Road |
|  | Incorporated Area |  | Lake |

 **King County**
Department of
Natural Resources and Parks
Water and Land Resources Division

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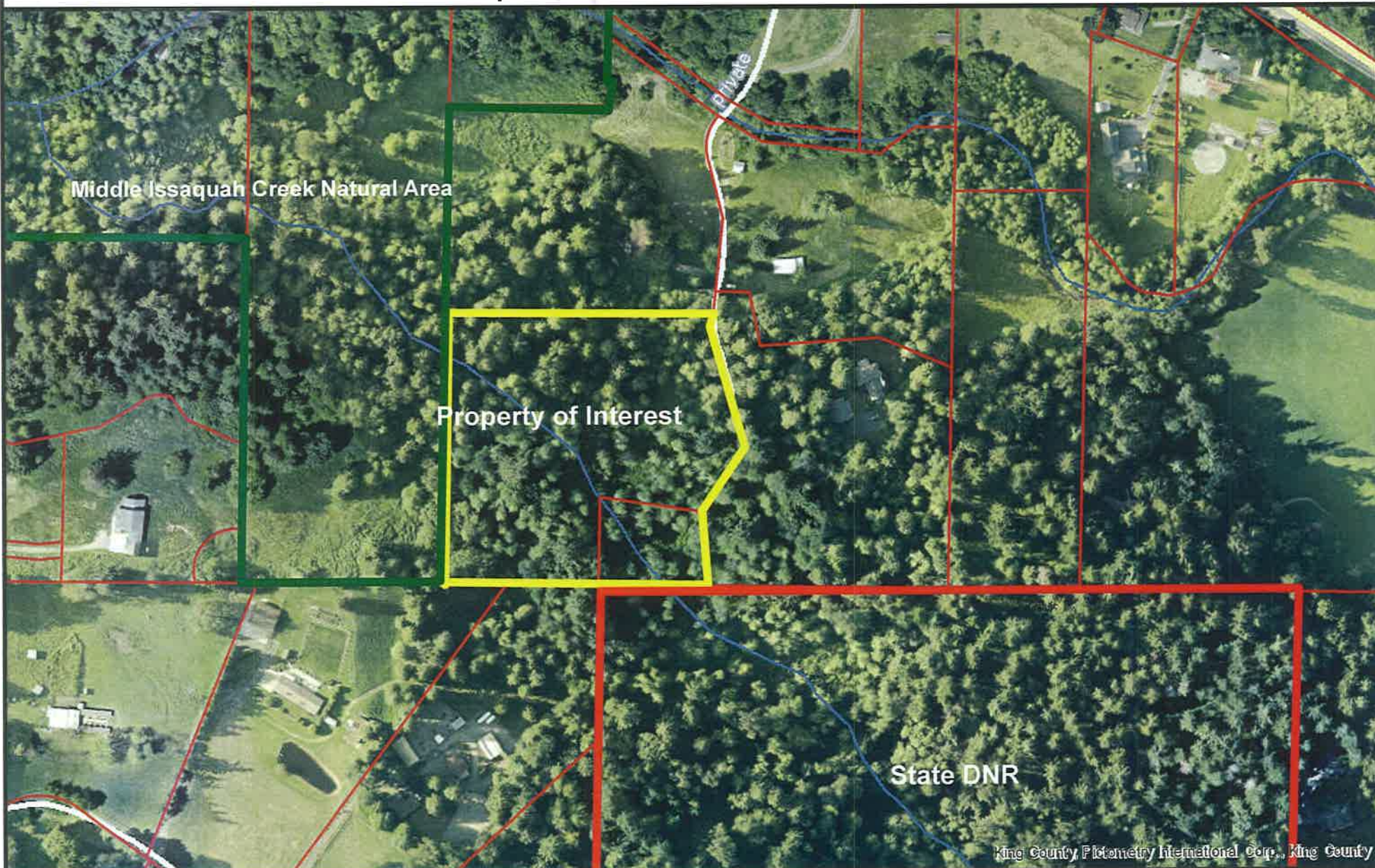
ISSAQUAH CREEK/LAKE SAMMAMISH WATERWAYS Issaquah Creek Protection 2015

- Primary Target Parcel
- Target Parcels
- King County Land or Easement
- Other Public Land
- Stream
- Road
- Lake
- Wetland

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Issaquah Creek Protection 2015



King County, Pictometry International Corp., King County

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1 in : 376 feet

0 0.04 0.08 Miles



 **King County**
GIS CENTER

Date: 3/12/2015

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