



King County

K.C. Date Received _____

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

PROJECT NAME Maury Island Additions – Community Trails

Applicant Jurisdiction(s): King County Parks and Recreation Division

Open Space System: Vashon - Maury Island and Puget Sound

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

Acquisition Project Size: 71 acres, 9 parcels
(Size in acres and proposed number of parcel(s) if a multi-parcel proposal)

CFT Application Amount: \$300,000
(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 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 project on Maury Island is part of an ongoing effort to create a “green” and “accessible” corridor of public open space that connects Maury Island Marine Park on Puget Sound to Dockton Forest and Park on Quartermaster Harbor. This acquisition project is part of the Maury Island Community Trail Plan and would add 9 parcels totaling 71 acres to existing public open space in the area that includes the 325-acre Maury Island Marine Park, the 275-acre Maury Island Site (former Glacier mine site), and the 120-acre Dockton Park, Forest and Natural Area.

The current CFT/PEL request will target five priority parcels: 9001, 9006, 9007, 9026, and 9027. Acquisition of these parcels provides an excellent opportunity to reduce development and habitat fragmentation in the area, create new recreational trail connections between Maury Island Marine Park and the Dockton waterfront on Quartermaster Harbor, and protect Pacific Madrone forests near Puget Sound.

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

Wildlife habitat or rare plant reserve: The 5 target parcels, totaling 35 acres, are completely forested and consist of mature Pacific Madrone and Douglas-fir forests, as well as a mature red alder component

Salmon habitat and aquatic resources: The target parcels are at an elevation of 400 feet but are less one-half mile from the Puget Sound shoreline. This part of Puget Sound, known as the Maury Island Aquatic Reserve, provides near shore habitat for spawning Coho and chum salmon, as well as many other species of marine life. 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 Vashon and Maury Island streams. Preserving the forest will protect the island's groundwater recharge capacity, water quality and natural hydrologic function.

Scenic Resources: The target parcels provide a unique opportunity for the public to hike and ride through a Pacific madrone forest and to catch glimpses of Puget Sound in the distance.

Community Separator: The high density residential development known as Gold Beach is one-quarter mile from the target parcel 9001. The Gold Beach community of over 200 homes is nestled along the Puget Sound shoreline between Maury Island Marine Park and the Maury Island Site (former Glacier mine site). The target parcels provide a critical upland forest connection between the two Maury Island park sites and establish a natural buffer between the Gold Beach community and rural Maury Island.

Urban passive-use natural area/greenbelt: As mentioned above, the target parcels are very close to the Gold Beach residential community. Like many areas in this part of Maury Island, Gold Beach is the site of a former gravel mine. It was developed under outdated building codes and is essentially an urban residential community in rural King County. Current rural zoning codes would not allow such a residential development along the Puget Sound shoreline. The target parcels create a natural buffer and greenbelt between the Gold Beach community and rural Maury Island.

Park open space or natural corridor addition: At the landscape level, the 9 project parcels provide additional forested open space protection to Maury Island Marine Park, the Maury Island Site (former Glacier mine), and Dockton Park and Forest. Acquiring the project parcels eliminates the threat of development and preserves the forested open space connection with Puget Sound and adjacent open space park lands. The 5 target parcels are adjacent to the Maury Island Natural Area and Dockton Forest and Park. The target parcels protect acres of forest land, and provide a critical forest link between the former gravel site and the King County Roads forested parcel.

Passive recreation opportunity/unmet needs: The target parcels provide suitable forest and trail connection between the Maury Island Marine Park and other public lands on Maury Island. A trail route through the Gold Beach community is not feasible due to the proximity of the high density residences and the steep slopes. The long-range plan is for an island-wide trail system that connects Maury Island Marine Park on Puget Sound to Dockton Park on Quartermaster Harbor. The trail network provides opportunities for hiking, mountain biking, running, horseback riding and nature observation in a natural forested setting. King County staff, in partnership with the Friends of Maury Island Marine Park, are planning new trail routes in the Marine Park that will connect to the target parcels. The target parcels are a very important and critical step in fulfilling the long term Maury Island Community Trail vision.

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

Educational/interpretive opportunity: The properties offer excellent opportunities to implement natural resource and ecological interpretation and outdoor education. As more of Maury Island is preserved and protected as public open space, it is anticipated that increasing numbers of King County residents will visit this unique outdoor environment which includes over two miles of protected shoreline and intact Pacific Madrone forests. The Friends of Maury Island Marine Park received a King County Parks Community Partnership Grant and have installed interpretive signs at an overlook in the park. The interpretive signs were completed by a Vashon Island artist and cover a range of topics including Pacific Madrone forests, near-shore ecology and marine wildlife, and mining and cultural history. The signs were developed with assistance from Vashon-Maury Island Audubon, and the Vashon Heritage Society. New interpretive signage could be placed at future trailheads and along trails on the target parcels.

Threat or loss of open space resources: Like much of Puget Sound, Maury Island has experienced growth and an increasing population. In fact, studies show that the population is decreasing in rural King County but increasing on Vashon-Maury Island. There are many new homes on Maury Island's limited land base. The target properties are zoned for rural residential development. Acquiring the parcels adds permanent protection to the forests and natural resources of Maury Island.

Ownership complexity/willing seller(s)/ownership interest proposed: King County is currently negotiating acquisition of parcels 9124, 9125, 9126 and 9080, also known as the "Maury 4", with the owner LaSalle. These 4 parcels received 2013 CFT funding. The same owner also owns the 20-acre parcel 9001. This owner has expressed high interest in selling to King County once he can work out his legal matters. Adams, the owner of parcels 9006, 9007, 9026, and 9027 is very anxious and willing to sell to King County as soon as we can secure funding.

Partnerships: Maury Island Marine Park was a former gravel mine site that was purchased and converted into a public park in 1994. The park has been preserved through strong and valued partnerships with Vashon and Maury Island citizens and non-profit stakeholders, which now form the Friends of Maury Island Marine Park. The Friends have helped guide restoration of the shoreline and low impact development of the site. The Friends, in partnership with the VMI Land Trust, Vashon Nature Center, Vashon Parks District and VMI Horse Association, fully support and advocate for the expansion of the Marine Park to make the forest and trail connection to other public open space lands on Maury Island.

Identification in an adopted plan: All of the proposed project parcels fulfill the major goals and recommendations outlined in the *2010 King County Open Space Plan*, which includes preservation of open space, protection of fish and wildlife habitat, increased public access to natural resource lands, and providing recreation opportunities. The proposed project parcels also fulfill recommendations outlined in King County's adopted *Comprehensive Plan* under the *Vashon Community Plan*: acquire additional park sites in sensitive natural areas; preserve a public trail system on the islands that serves multiple uses; preserve and develop trails on public lands; and, establish trail corridors that connect park and open space areas, provide access to shorelines and incorporate features of special interest. The project proposal fulfills goals and recommendations in the draft "*Vashon-Maury Island Community Trails Plan*" which was created by the VMI Land Trust, VMI Horse Association, KC Parks and many other citizen trail users on Vashon and Maury Islands.

All of the project properties contain upland forests near the Puget Sound shoreline. The protection and preservation of forest lands and shorelines on Maury Island are identified in the following plans: *Maury Island Conservation Initiative, 2004 WA DNR Maury Island Aquatic Reserve Management Plan, 2004 Ecological Economic Evaluation for Maury Island, Washington, 2005 Green-Duwamish and Central Puget Sound Salmon Habitat Plan, 2005 Vashon – Maury Island Watershed Plan, 2006 Puget Sound Salmon Recovery 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?

The target properties will become part of Maury Island Marine Park and Dockton Forest and will be managed and maintained per the 2010 Parks and Open Space Plan and King County Parks' best management practices for natural resource and open space park lands. Stewardship of rural natural lands such as Dockton Forest and Maury Island Marine Park is performed by King County Parks' staff through the Natural Resource Lands Program and in partnership with King County's Basin Steward program. King County Parks' Natural Resource Lands Program is funded by a citizens approved Parks levy.

Stewardship of Maury Island Marine Park is performed by King County Parks' staff in partnership with the Friends of Maury Island Marine Park and the Vashon – Maury Island Land Trust. King County Parks has two full-time employees (FTE) working on Vashon and Maury Island year round with two to four additional seasonal employees in the summer.

In 2013 and 14, King County Parks received over \$1 million in grant funds from the Washington State Department of Natural Resources' "Puget Sound Corps" program to remove invasive plants and plant native plants on the former gravel mine areas at the Marine Park. This was part of a statewide "boots on the ground" jobs program to complete site restoration along Puget Sound shorelines. This program also built new trails that ultimately will connect to the project parcels. King County Parks has committed \$350,000 in capital funds to maintain the Marine Park in 2015 and 2016.

The Friends of the Marine Park received a KC Parks Community Partnership Grant to create site amenities like an overlook and picnic shelter on the beach, and to install interpretive signs on the near shore ecology.

4. PROJECT BUDGET

1) TOTAL CFT APPLICATION AMOUNT^a	CFT: \$300,000
2) TOTAL PEL APPLICATION AMOUNT^b	PEL: \$300,000

^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).

. The values for the target parcels are based upon 2014 appraisal.

Phase 1 target parcels		Phase 2		
Adams (15 ac)		Ballard (5 ac)	9063	\$100,000
9006,9007,9026,9027	\$450,000	Pilhal (1 ac)	9059	\$ 25,000
LaSalle (20 ac)		Johnson (20 ac)	9041	\$149,000
9001	\$360,000	Emmer (10 ac)	9040	\$5,000
Sub-total (35 ac)	\$810,000	Subtotal (36 ac)		\$279,000
		TOTAL (71 ac)		\$1,089,000

PROJECT COSTS	ESTIMATED DOLLAR AMOUNT OR RANGE
Total property interest value	\$1,089,000
Title and appraisal work	\$10,000
Closing, fees, taxes	\$5,000
Relocation	
Hazardous waste reports	\$2,500
Directly related staff, administration and legal costs	\$5,000
Total Project Costs (CFT and other funds)	\$1,115,000

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)
WA DOE funds were used for appraisals	September 2014	\$10,000

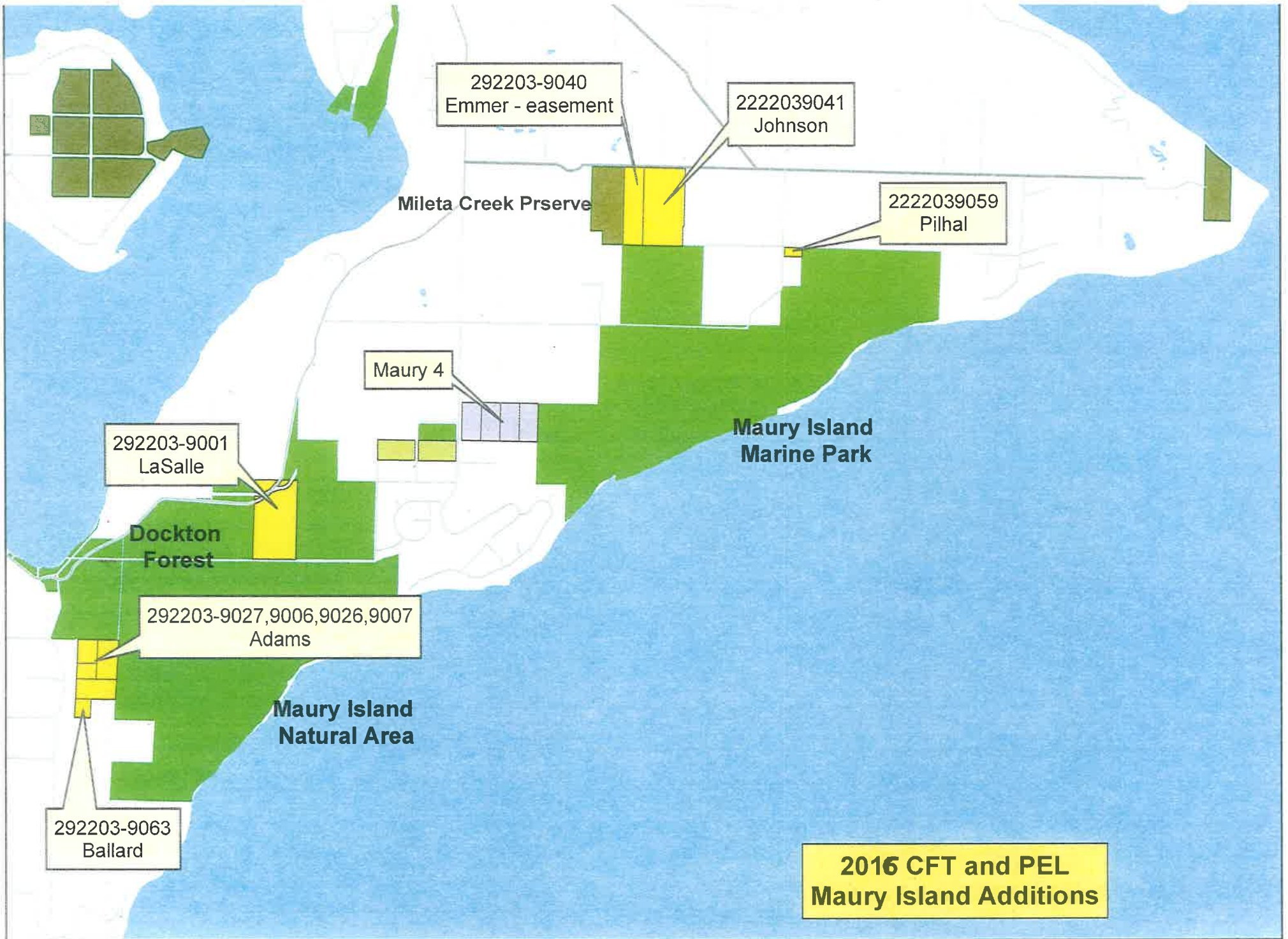
Unidentified remaining match need: What funds are anticipated and what is the time frame?

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

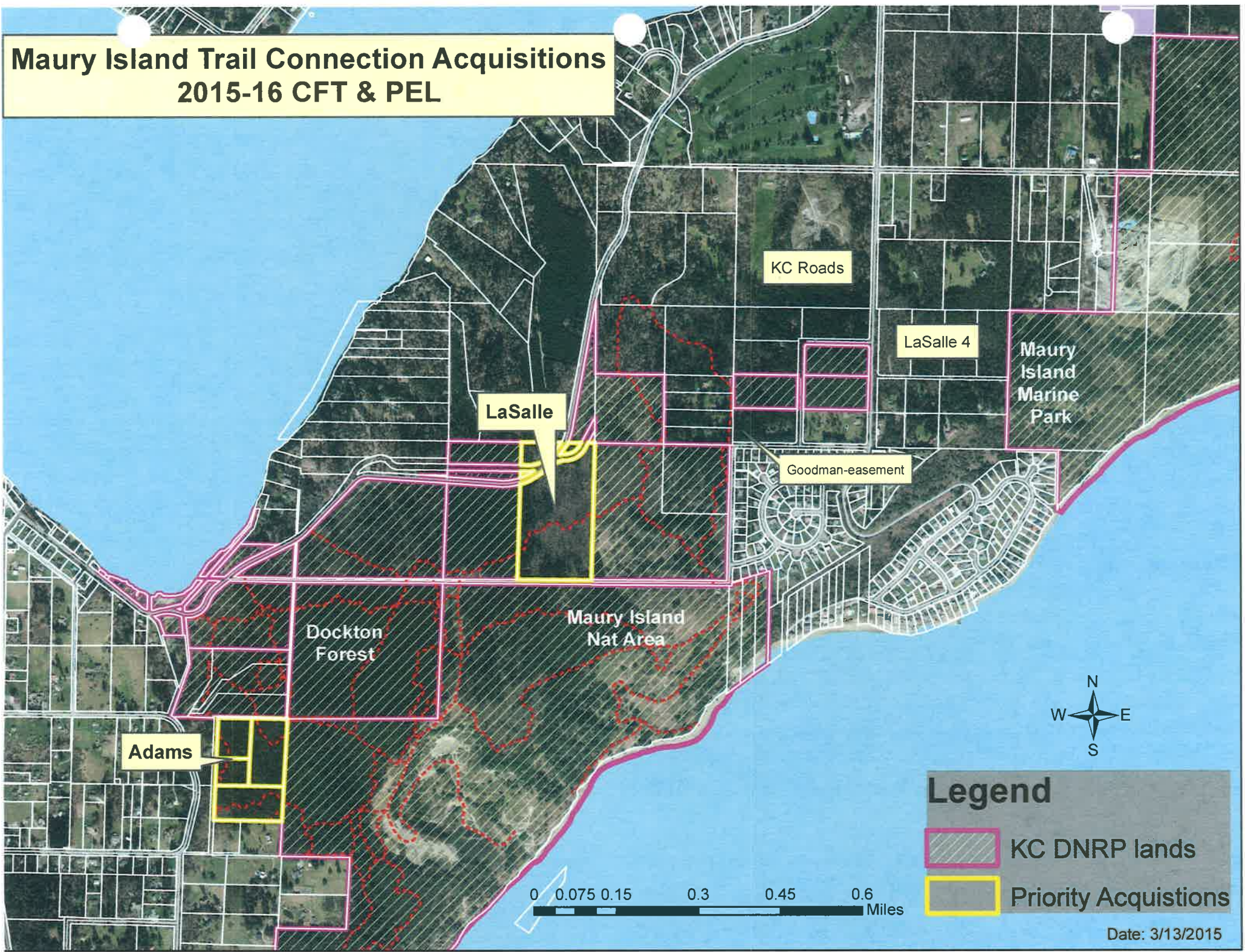
This project is also requesting \$300,000 of 2016 Park Expansion Levy funds to act as match for the current CFT request of \$300,000.

5. IN-KIND CONTRIBUTIONS FROM PARTNERSHIPS

Brief Activity Description	Dollar Value of In-kind Contribution	Status (Completed or Proposed)	Activity Date Range (Completion Date or Proposed Completion Date)
TOTAL	0		



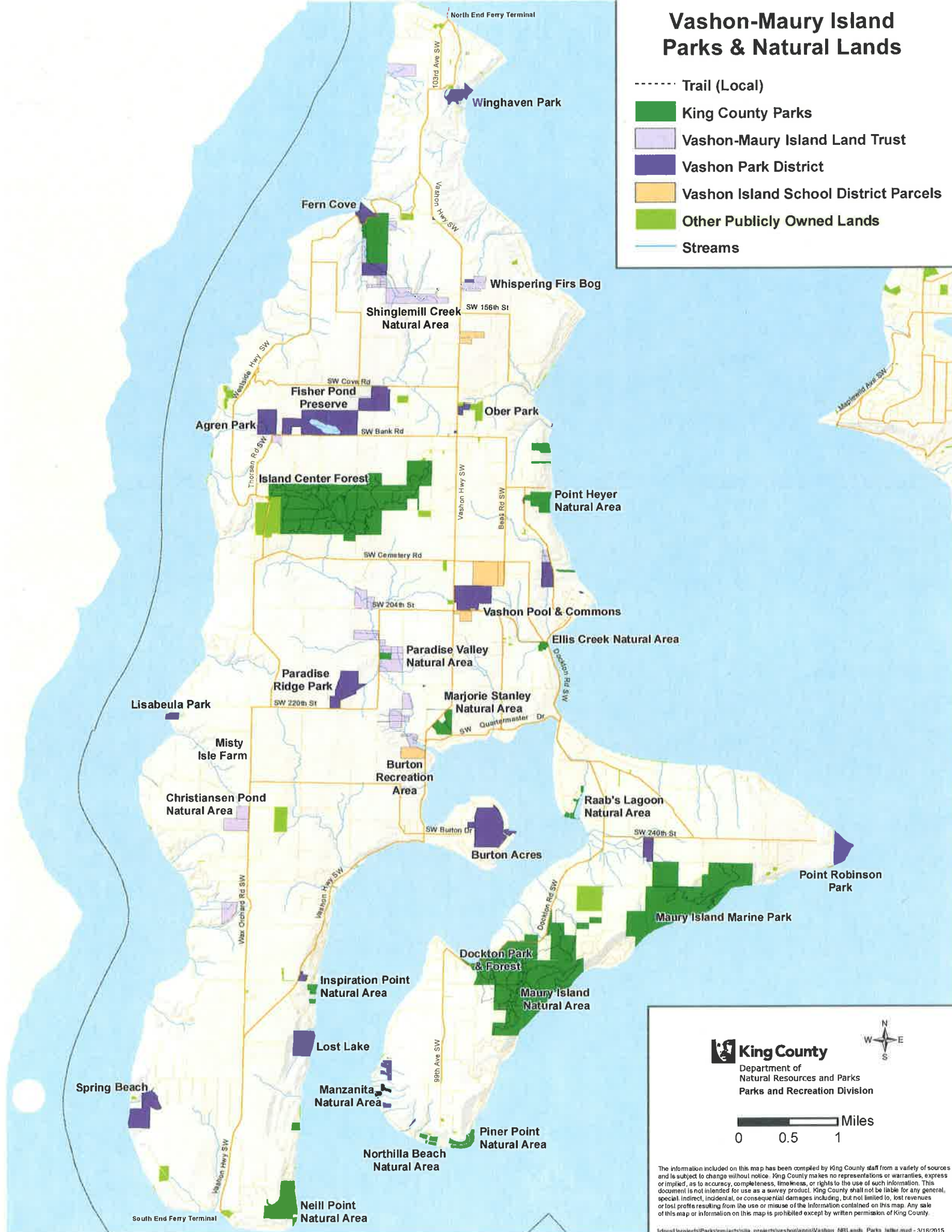
Maury Island Trail Connection Acquisitions 2015-16 CFT & PEL



Date: 3/13/2015

Vashon-Maury Island Parks & Natural Lands

- Trail (Local)
- King County Parks
- Vashon-Maury Island Land Trust
- Vashon Park District
- Vashon Island School District Parcels
- Other Publicly Owned Lands
- Streams



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



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