CONSERVATION FUTURES (CFT) 2016 ANNUAL COLLECTIONS
APPLICATION FOR FUNDS

PROJECT NAME: Protecting Farmland with Regional TDR (existing project)
Applicant Jurisdiction(s): King County

Open Space System:
Active farmlands in WRIA’s 7, 8, and 9 that contribute to the local food supply and sell in city farmers markets

Acquisition Project Size: approx 260 acres farmland CFT Application Amount: $500,000
Type of Acquisition(s): X Fee Title X Conservation Easement □ Other:

CONTACT INFORMATION
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Title: TDR and Mitigation Program Supervisor Fax:
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Address: 201 South Jackson St., Suite 600 email: Darren.greve@kingcounty.gov
Seattle, WA 98104 Date: March 18, 2015

PROJECT SUMMARY:
This proposal for 2016 funds seeks to build on the successes of the existing CFT/TDR farmland project by requesting $500,000 to protect a range of farms in the Snoqualmie and Enumclaw APDs. Notably these are smaller farms that are not active dairies and thus not part of the FPP/TDR dairy CFT project.

Cities in King County are showing strong interest and willingness to partner with King County in efforts to accept development rights from unprotected rural farmlands that supply the local food system, and sell produce in weekly farmers markets, retailers, and/or restaurants. Foremost among these cities is Seattle, which in 2013 partnered with King County to accept 800 rural TDRs into its Downtown and South Lake Union neighborhoods for increased height and density. The priority for the 800 TDRs is farmland development rights (the first 200 TDRs sold into the City must be from designated farmland). Since 2013 49 TDRs have been sold into Seattle via the City-County TDR agreement, and 29 are pending in Q3 2015.

Since 2011, six farms and 431 acres of active farmland have been permanently protected through this project; these protected farms include the following:
1. Huschle Farm in 2011 (23 acres)
2. Bonomi Farm in 2012 (124 acres)
3. Jubilee Farm in 2012 (108 acres)
4. SummerRun Farm 2014 (20 acres)
5. Van Strom Farm 2014 (21 acres)
6. Sinnema Farm 2014 (135 acres)
A total of $1.12 million in previously awarded 2011-2015 CFT funds awarded to this project were used to protect these six farms; all acquisitions were matched with TDR funds and/or partner funds, with the exception of the Bonomi farm which was matched with PEL and KCD funds. The project now has a fund balance of $143,000.

The following six farms, which total 260 acres, are priorities for the 2016 CFT funds; landowners of all six farms have indicated willingness.

1. Wayne Horton Farm (40 acres, Enumclaw APD)
2. Magnochi Farm (60 acres adjacent to City of Carnation in Snoqualmie APD)
3. Rusch Farm (40 acres, Snoqualmie APD)
4. Casey Farm (20 acres, Snoqualmie APD)
5. Cody Van Hoof (40 acres, Enumclaw APD)
6. Schneider Farm (60 acres, Green River APD)

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.

★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

Unprotected farm properties are critically important for local agriculture and food production. In addition, protecting farmland via TDR creates a connection with the County’s urban population as many urban residents depend on these types of farm properties to supply local at neighborhood farmers markets, restaurants, and food retailers.

Equally important, in these days of significant flooding, farm properties identified for acquisition have high flood retention value. Preservation of these properties will not only help retain local food production sources, but will also reduce the impact of future flooding which is predicted to increase with climate change. Many of these farm properties also have riparian and salmon habitats which can be permanently protected from development impacts through permanent TDR conservation easements. The TDR easements can enable and facilitate the restoration of these important habitats and ecological functions on private lands.

In addition, these farmlands provide significant viewseshed and scenic benefits from the public roads that cross the County’s rural agricultural areas.
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

This project will specifically advance the King County Executive’s initiative for local farm protection and local food production as described in the Executive’s 2015 “Kitchen Cabinet” goals. Specifically, this project will:

(1) Advance the goal of turning 400 net new acres into agricultural production – i.e. the 60 acre Magnochi Farm is a perfect candidate to turn unprotected fallow and unused farmland back into production through coordination with the KCD and the County’s agricultural drainage assistance program “ADAP”; the landowner has indicated strong interest and desire to invest in his farmland to return it back into production.

(2) Sustain an “opportunity fund” to protect a range of different types of farmland, using TDR and CFT funds. The County is increasingly finding out about farm landowners’ interest and willingness to sell development rights and protect their farm at varying times that do not line up with the timing of the CFT applications. This project seeks to continue and sustain the farmland protection CFT/TDR fund to secure easements and/or fee purchases of farmland (for the county to lease in the future) to enable quick action to protect farms.

All CFT funds will be matched with TDR bank funds received through sales of development rights. Development rights have been sold from the Huschle, Jubilee, Sinnema, and Summer Run farms; these sales along with future pending sales in 2015/16 are the source of the TDR fund match to CFT. This revolving of funds through TDR sales leverages scarce CFT acquisition funds resulting in more farmland protection. In so doing, this project “links” the growing urban population to the County’s important rural agricultural lands, and helps catalyze city-county partnerships to transfer development rights from rural farm lands into cities.

King County has a population of nearly 1.9 million. The PSRC predicts the current County population will increase 42% (724,000 new residents) by 2040. Based on the King County 2007 Buildable Lands Report, the rural and resource areas of the County will reach buildout, under current zoning, in the next 20-25 years. The next 20 years will see mounting pressure to development some of King County’s agricultural areas as the coming population seeks an increase in land supply for housing.
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?

Farmlands that receive a TDR conservation easement will be monitored and the easements maintained in coordination by the King County Farmlands Program and the King County TDR Program.

4. PROJECT BUDGET

| 1) TOTAL CFT APPLICATION AMOUNT<sup>a</sup> | CFT: $500,000 |
| 2) TOTAL PEL APPLICATION AMOUNT<sup>b</sup> | PEL: 0 |

<sup>a</sup>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.

<sup>b</sup>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).

<table>
<thead>
<tr>
<th>PROJECT COSTS</th>
<th>ESTIMATED DOLLAR AMOUNT OR RANGE</th>
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<tbody>
<tr>
<td>Total property interest value</td>
<td>$1,000,000</td>
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<tr>
<td>Title and appraisal work</td>
<td>$25,000</td>
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<td>Closing, fees, taxes</td>
<td>$</td>
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<tr>
<td>Relocation</td>
<td>n/a</td>
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<tr>
<td>Hazardous waste reports</td>
<td>n/a</td>
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<tr>
<td>Directly related staff, administration and legal costs</td>
<td>$10,000</td>
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<td>Total Project Costs (CFT and other funds)</td>
<td>$1,035,000</td>
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<tr>
<td>MATCHING FUNDS: Existing Sources (CFT can only provide a maximum of 50% of anticipated project costs)</td>
<td>DATE (Expended or Committed)</td>
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<tr>
<td>TDR Bank</td>
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<tr>
<td>Total CFT Funds Previously Received This Project</td>
<td>$1.12 million</td>
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<tr>
<td>Total Matching Funds and Past CFT Funds Currently Identified</td>
<td></td>
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<td>Unidentified Remaining Match Need</td>
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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.

n/a

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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<td>TOTAL</td>
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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)*

8½ x 11” maps are preferred, but 11 x 17” is acceptable if folded and hole-punched for insertion into a three-ring binder.
Protecting Farmlands through Regional TDR (MAP 1) (CFT Application - March 2015)

LEGEND

- Farms Pending TDR Protection
- TDR-protected Farms
- Non-Farm TDR Easements
- Urban Growth Area Boundary
- Incorporated Cities
- Public Lands
Protecting Farmlands through Regional TDR (Casey) (CFT Application - March 2015)

LEGEND
- Farms Pending TDR Protection
- Non-Farm TDR Easements
- TDR-protected Farms
- Protected Farmland
- Public Lands
- Urban Growth Area Boundary
- Incorporated Cities
Protecting Farmlands through Regional TDR (Magnochi) (CFT Application - March 2015)

LEGEND
- Yellow: Farms Pending TDR Protection
- Orange: TDR-protected Farms
- Green: Non-Farm TDR Easements
- Red: Urban Growth Area Boundary
- Light Blue: Incorporated Cities
- Public Lands

MAGNOCHI FARM Protection Pending
Protecting Farmlands through Regional TDR (Rusch) (CFT Application - March 2015)

LEGEND
- Farms Pending TDR Protection
- TDR-protected Farms
- Protected Farmland
- Non-Farm TDR Easements
- Urban Growth Area Boundary
- Incorporated Cities
- Public Lands
Protecting Farmlands through Regional TDR (MAP 2) (CFT Application - March 2015)

LEGEND
- Farms Pending TDR Protection
- Non-Farm TDR Easements
- TDR-protected Farms
- Protected Farmland
- Public Lands
- Urban Growth Area Boundary
- Incorporated Cities

SCHNEIDER FARM Protection Pending
VAN HOOF FARM Protection Pending
HORTON FARM Protection Pending
Van Hoof Farm Protected 2014
Protecting Farmlands through Regional TDR (Van Hoof) (CFT Application - March 2015)

LEGEND
- Farms Pending TDR Protection
- Non-Farm TDR Easements
- TDR-protected Farms
- Urban Growth Area Boundary
- Incorporated Cities
Protecting Farmlands through Regional TDR (Horton) (CFT Application - March 2015)

LEGEND

- Farms Pending TDR Protection
- Non-Farm TDR Easements
- TDR-protected Farms
- Urban Growth Area Boundary
- Incorporated Cities
- Public Lands
Protecting Farmlands through Regional TDR (Schneider) (CFT Application - March 2015)

LEGEND
- Farms Pending TDR Protection
- Non-Farm TDR Easements
- TDR-protected Farms
- Urban Growth Area Boundary
- Protected Farmland
- Incorporated Cities

SCHNEIDER FARM Protection Pending
ABOUT THIS MAP
This map shows King County farms protected through King County Transfer of Development Rights in partnership with City of Seattle. The map shows the area in the City of Seattle where Transferable Development Rights (TDRs) from protected farms are being used to create more compact development.

As of spring 2015, King County has protected nine farms (totaling 567 acres) through the transfer of development rights. Other protected farm and shown on the map has been protected over the last 35 years through the purchase of development rights under King County's Farmland Protection Program.

March 2015

Farmlands Map
King County – Seattle Transfer of Development Rights (TDR)

Farms Protected by TDR
Farms Pending TDR Protection
City of Seattle TDR Receiving Area
Other Protected Farmland
Agricultural Production District: Incorporated Areas
Urban Growth Area Boundary

Skanska
400 Fairview
used 27 TDRs
TDRs from Snoqualmie Forest

SchnitzerWest
501 Fairview
used 22 TDRs
TDRs from Jubilee Farm, Nature’s Last Stand Farm, & Hammond Farm

Trammel Crow
1007 Stewart St.
used 19 TDRs
TDRs from Sinnema Farm & Jubilee Farm

Touchstone
1812 Boren St.
used 10 TDRs
TDRs from Summer Run Farm & Snoqualmie Forest

Sinnema Farm
134 acres, 18 TDRs
Owner: Steve and Nancy Sinnema
Leases land for dairy cows

Summer Run Farm
20 acres, 4 TDRs
Owner: Catherine Baerwald
Supplying the Ballard farmers market with local produce

Van Hoof Dairy
69 acres, 4 TDRs
Owner: Donald and Delores Van Hoof
Dairy operation supplying local milk to downtown

Hammond Farm
40 acres, 8 TDRs
Owner: Phil Hammond
Grazes cattle for local beef production

Snoqualmie Forest
Foster Farm
135 acres, 19 TDRs
Owner: Steve and Terry Foster
Grows corn and grass to feed Snoqualmie Valley dairy cows

Jubilee Farm
106 acres, 13 TDRs
Owner: Erick and Wendy Hawkswinson
Jubilee Farm is Snoqualmie Valley’s largest Community Supported Agriculture (CSA) operation

Nature’s Last Stand
23 acres, 3 TDRs
Owner: John and Anna Huschle
Supplying the Ballard and University District farmers market for over 16 years

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