CONSERVATION FUTURES (CFT) 2016 ANNUAL COLLECTIONS APPLICATION FOR FUNDS

PROJECT NAME Snoqualmie Corridor Recreation Partnership

Applicant Jurisdiction(s): King County

Open Space System: Rattlesnake Mtn Scenic Area/Mountains to Sound Greenway/Snoqualmie Corridor
(Name of larger connected system, if any, such as Cedar River Greenway, Mountains to Sound, a Regional Trail, etc.)

Acquisition Project Size: 6 parcels, 59.6 acres CFT Application Amount: $330,000
(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: Kelly Heintz Phone: 206.375.3830
Title: Program Manager Natural Resource Lands Fax: 206.296.0192
Address: 201 S. Jackson Street, Suite 700 Email: Kelly.heintz@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.)

The proposal reflects a King County-Washington Department of Natural Resources (WADNR) partnership to support recreational access to public lands from I-90, stemming from the draft WADNR Snoqualmie Corridor Recreation Plan (2014). A number of these project areas are identified as part of the broader scope of the grant.

Priority parcels are 59.6 acres owned by five willing landowners adjacent to 1,860-acre Rattlesnake Mountain Scenic Area and the West Tiger Mountain Natural Resources Conservation Area. King County and WADNR co-own Rattlesnake Mountain. Protecting these parcels adjacent to Rattlesnake Mountain Scenic Area and West Tiger Mountain NRCA for habitat, wildlife, forest health, recreation, and scenic values has been a long-term priority for the Mountains to Sound Greenway Trust and WADNR. WADNR has been unable to secure State RCO funds, and cannot use trust land funds here. King County is now leading fundraising efforts. As co-owners of the Rattlesnake Mountain Scenic Area, King County and WADNR work together on stewardship and management of the site.

The Rattlesnake parcels are identified for a local access trailhead serving the North Bend community and others accessing off I-90 Exit 31. The site would provide a new trail connection up to Rattlesnake for hiking use, and...
possibly also providing a mountain biking link over to the Raging River Forest where biking activities will be focused. This is a Phase 1 priority under the draft corridor plan.

The Trust for Public Land has secured options with the landowners at Exit 31, and will make offers based on appraisals in summer 2015. Their options allow until early 2016 to complete the purchase. A 2015 CFT application for this site was approved and provided $225,000 in funding. $175,000 of this funding request will allow King County to purchase the identified parcels at Exit 31. $125,000 of this request will provide funding to purchase the inholding at Exit 20 adjacent to the West Tiger Mountain NRCA. $30,000 will provide funding to purchase the property at Tollgate. The Rattlesnake Mountain parcels are the highest priority.

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

These forested parcels build on the extensive forest already conserved at Rattlesnake. WDFW identified several priority habitats at Rattlesnake: old-growth/mature forest, riparian, freshwater wetland and snags and logs. An I-90 wildlife under-crossing (one of only a handful along I-90 in the Snoqualmie/North Bend area) is directly adjacent to the target parcels. The undercrossing provides a direct wildlife connection between Tollgate/Meadowbrook Farms and other protected lands along the Snoqualmie north of I-90, and the tens of thousands of acres in the Rattlesnake/Raging River Forest/Tiger Mountain/Cedar River Watershed corridor south of I-90.

The area is used by a variety of wildlife including owls, pileated woodpecker, peregrine falcon, osprey, black bear, bobcat, cougar, fox, coyote, elk, blacktail deer and a variety of other mammals, birds, insects and amphibians. The WDFW database lists an individual occurrence of northern spotted owl (federal listed), an individual occurrence of osprey (state monitored), breeding peregrine falcon (state sensitive), migrating Columbia black-tailed deer (priority Species), and a regular concentration of migrating Roosevelt elk at the site.

B. Salmon habitat or aquatic resources

This project contains Kimball Creek and tributaries that flow to the Snoqualmie River, which supports Chinook, Coho, Chum, and Pink Salmon, and steelhead rainbow, cutthroat and bull trout populations. Preserving forested headwaters and uplands in the stream basin contributes to the health of the downstream watershed.

C. Scenic resources

These lands are a priority acquisition in the Mountains to Sound Greenway. The Greenway is a 100-mile landscape of forests, wildlife habitat and open spaces along Interstate 90, a National Scenic Byway. These parcels are highly visible from and adjacent to I-90. Acquisition of priority parcels will halt development on properties with high scenic value in the heart of the Mountains-to-Sound Greenway.

G. Park/open space or natural corridor addition

These were high priority parcels identified for acquisition in the 1998 Rattlesnake Management Plan, and represent some of the last remaining targeted inholdings in the Rattlesnake Mountain Scenic Area. Acquisition of priority parcels is important for species protection in that they fill gaps in public ownership and provide important buffer to lands that have had significant investment and focus for conservation.

H. Passive recreation opportunity/unmet needs:

These parcels are identified in the draft Snoqualmie Corridor Recreation Plan prepared by WADNR as a new local access trailhead serving the North Bend community, and serving others accessing off I-90 at Exit 31.
Publicly maintained W Ribary Way/415th Way SE leads to the site. The site would provide a new trail connection up to Rattlesnake for hiking use, and possibly also providing a mountain biking link over to the Raging River Forest where biking activities will be focused. Parking lot and/or trailhead may be developed on site. This acquisition and trailhead proposal is a Phase 1 priority under the draft corridor plan. The other main Rattlesnake access points are Exit 27 and Cedar River Watershed/Rattlesnake Ledge, several miles driving distance away.

The broader scope also includes potential future work at several exits on I-90 targeted as priorities under the Snoqualmie Corridor Recreation Plan, where WADNR/King County partnership may target acquisitions to address and improve recreational opportunity to our joint lands in this important recreational corridor.

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

B. Threat of loss of open space resources
These parcels have a high potential to be subdivided into 21 lots and developed and/or logged. The site has a mixture of RA-10 zoning (52.3 acres; 6 potential lots) and RA-5 zoning (1.18 acres; 1 potential lot). The city boundary of North Bend is 350 feet east of the easternmost parcel. Their proximity to I-90 and many recent nearby developments make these properties likely candidates for conversion to residential use.

C. Ownership complexity/willing seller(s)/ownership interest proposed
Multiple times in the past (most recently 2008), MTSGT, DNR, and King County have been unable to secure interest and commitment from landowners. We now have a unique opportunity to pursue purchase. The Trust for Public Land has now secured options with the landowners, and will make offers based on appraisals this year. Their options allow until early 2016 to complete the purchase. We propose fee acquisition. WADNR and King County have built a solid partnership for stewardship and management of this site.

D. Partnerships
The Trust for Public Land a lead partner and is leading the transaction activities, including landowner negotiations, appraisals, and other due diligence. WADNR is a key partner in future management of this property. WADNR strongly supports King County leading this acquisition, as their own requests for RCO grant funds for these properties have remained unfunded and they are unable to use state trust dollars on this site. Mountains to Sound Greenway Trust has been a strong advocate for the property for years, supporting WADNR’s efforts, bringing the county’s attention to these parcels, and working with TPL on current acquisition efforts.

E. Is the property identified in an adopted park, open space, comprehensive or community plan?
The Rattlesnake Mountain Scenic Area Management Plan (1998) provides direction for the protection and management of the ecological systems at this site. The management plan identifies this project as a high priority for acquisition. Acquisitions were prioritized according to the guidelines established in the State of Washington Natural Resources Conservation Areas Statewide Management Plan (1992). The King County Open Space Plan contains 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)

This project is part of the Mountains to Sound Greenway (the Greenway). The Greenway is a 100-mile landscape of forests, wildlife habitat and open spaces along Interstate 90, a National Scenic Byway.
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?

King County and WADNR will discuss how we can partner on site maintenance on these acquisitions. Approach may be similar to how we approached the remainder of Rattlesnake which is shared KC-WADNR ownership. We will determine whether a WADNR ownership interest is needed to allow that maintenance partnership to occur.

King County Parks’ maintenance work would be funded with Parks Levy operating funds (funded 2014-2019 due to recent vote in August 2013). 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 assess forest health at all King County Parks sites. It is possible that this is a site on which forest stewardship activities may occur if recommended by such an assessment.

Depending on opportunity and site plans, there may be capital or operating work on site which is eligible for specific trail or restoration grants, or for recreational amenity development with local stakeholder groups through Parks’ Community Grants Program.

King County anticipates partnership with local stakeholder groups such as Washington Trails Association, and/or Mountains to Sound Greenway Trust.

4. PROJECT BUDGET

| 1) TOTAL CFT APPLICATION AMOUNT\(^a\) | CFT: $277,500 |
| 2) TOTAL PEL APPLICATION AMOUNT\(^b\) | PEL: $52,500 |

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

Land values were estimated based on appraisals for the Rattlesnake Mountain properties. Additional properties at Tollgate and Exit 20 were estimated from property tax assessments.

<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>$312,000</td>
</tr>
<tr>
<td>Title and appraisal work</td>
<td>$5,000</td>
</tr>
<tr>
<td>Closing, fees, taxes</td>
<td>$8,000</td>
</tr>
<tr>
<td>Relocation</td>
<td>$0</td>
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<tr>
<td>Hazardous waste reports</td>
<td>$0</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>$330,000</td>
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</tbody>
</table>
MATCHING FUNDS: Existing Sources
(CFT can only provide a maximum of 50% of anticipated project costs)

<table>
<thead>
<tr>
<th>Parks Levy 2015</th>
<th>January 2015</th>
<th>$225,000</th>
</tr>
</thead>
</table>

Total CFT Funds Previously Received

This Project

Total Matching Funds and Past CFT Funds
Currently Identified

Unidentified Remaining Match Need

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.

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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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).
Snoqualmie Corridor Recreation Partnership Vicinity Map

- In scope parcels
- King County Easement
- Publicly Owned Lands

Parks in King County
- City
- Federal
- King County Parks
- State

North Bend
Rattlesnake Mountain Scenic Area
Exit 31
Exit 27
Exit 22
Exit 20

Taylor Mountain Forest
Cedar River Watershed
Tiger Mountain State Forest
Raging River State Forest
Taylor Mountain Forest

3/17/11

King County
Department of Natural Resources and Parks
Parks and Recreation Division
January 20, 2015

Kevin Brown
King County Parks Division
Department of Natural Resources and Parks
201 South Jackson Street, Suite 700
Seattle, WA 98104-3855

Re: Rattlesnake Mountain Scenic Area and Snoqualmie Corridor Partnership

Dear Kevin,

As co-owners of the Rattlesnake Mountain Scenic Area, King County and the Washington State Department of Natural Resources (DNR) have been working together on stewardship and management of the site. As you prepare for this year’s applications to the Conservation Futures Tax Levy Program (CFT) and pursue land acquisition near Rattlesnake Mountain and in the Snoqualmie Corridor, I want to assure you that DNR remains committed to our partnership with King County. If King County is able to secure CFT funding and purchase land in the Snoqualmie Corridor including parcels at Exits #20 and #31, DNR will work with you to help secure funding and construct facilities that will provide public access to Rattlesnake Mountain Scenic Area, the Raging River, Tiger Mountain and King County Parks’ land including Grand Ridge, Mitchell Hill and Duthie Hill.

Our partnership at Rattlesnake Mountain Scenic Area has been a model for interagency cooperation. King County Parks Division resource coordinators have kept trails open and sustainable and have controlled invasive plants. DNR secured funding and contracted with the Mountains to Sound Greenway Trust (MTSGT) to build a sustainable trail across the mountain; DNR designed the Rattlesnake Mountain Trailhead and worked with the MTSGT to build it. The trailhead is on land owned by the US Forest Service and the City of Snoqualmie maintains the parking lot, gate, and bathrooms. We have submitted grant applications to the Washington Wildlife and Recreation Program for parcels in the Snoqualmie Corridor but have not been awarded funding.

CFT funding is the only way to purchase lands in the Snoqualmie Corridor which provide critical links for public access to DNR and King County lands. These properties are near major transportation hubs and provide non-motorized connections to the cities of Seattle, Bellevue, Issaquah, North Bend and Snoqualmie. DNR is committed to a continued robust partnership with King County.

Sincerely,

[Signature]

Doug McClelland
Assistant Region Manager
South Puget Sound Region