



King County

K.C. Date Received _____

CONSERVATION FUTURES (CFT) 2016 ANNUAL COLLECTIONS APPLICATION FOR FUNDS

PROJECT NAME: Wetland 14/Spring Lake-Lake Desire Additions (AMENDED)

Applicant Jurisdiction(s): King County

Open Space System: Wetland 14/Spring Lake-Lake Desire/McGarvey Park Complex

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

Acquisition Project Size: 20 acres

(Size in acres and proposed number of parcel(s) if a multi-parcel proposal)

CFT Application Amount: \$410,500

(Dollar amount of CFT grant requested)

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

CONTACT INFORMATION

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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.)

This proposal has two focus areas which will add to the 925-acre complex of public land at Wetland 14 NA, McGarvey Park Open Space, Petrovitsky Park, and Spring Lake/Lake Desire Park. The "1. Wetland 14" and "2. Spring Lake/Lake Desire" designations used in this grant do not reflect priority order.

1. Wetland 14 Natural Area (\$536K of the request): This proposal targets the last remaining 15-acre inholding at the 51-acre Wetland 14 Natural Area. King County purchased 41 acres in 1998 from the current owner; CFT funded the 2014 purchase of an adjacent parcel that contains the Wetland 14 access road. Past bog restoration in 2001-2 helped to repair hydrologic processes, remove invasives, and add native plants in support of the rare sphagnum peat community at the site. Acquisition of this Wetland 14 inholder parcel will allow for removal of home, restoration of lawn, and potential restoration of the western portion of this 33-acre bog. We will be able to encourage new passive recreational use to this site which is mostly closed to public use due to security needs of the inholder.

2. Spring Lake-Lake Desire Park (\$285K of the request): At the south end of Spring Lake-Lake Desire Park, the acquisition of a 5-acre fee property and a trail easement will allow us to make a trail between to the east to connect the 11+ miles at Spring Lake complex with the 2+ miles at Peterson Lake Natural Area. The fee parcel acquisition would allow removal of a home and structures and restoration of 5 acres, and the outlet to Spring Lake is mapped through the parcel. ***The reason for the amended application is: Spring Lake parcel is in foreclosure, and we were told by the bank that it had sold (therefore we dropped it from the grant). On 3/19/2015 the bank contacted us to say the sale fell through and they would like to receive a contingent offer. We therefore are amending the application to include this parcel.***

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 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 |

A. Wildlife habitat or rare plant reserve

1. Wetland 14 Natural Area contains a peat bog and headwaters for Lake Desire. The original peat bog was 33 acres, though mining impacted most of the site. A capital project restored the county-owned portion of the site in 2001-2002, repairing hydrologic processes, removing invasives, and adding native plants. The peat bog still has intact sphagnum peat plant communities relatively rare in the county (including hemlock, Labrador tea, cranberry, Sphagnum mosses). Wetland 14 is known to be used by great blue heron and migratory waterfowl. There may be potential for a mitigation reserves project here to restore this headwater wetland & bog.

2. Spring Lake-Lake Desire The designated wildlife habitat network runs through Wetland 14 and Spring Lake-Lake Desire Park. Mammal use includes deer, coyote, river otter, and bear. A study at McGarvey Park Open Space identified nearly 80 bird species observed or expected to be observed at the site.

B. Salmon habitat and aquatic resources

1. Wetland 14 is connected to Lake Desire via a fish-bearing stream and wetland complex (eventually, Peterson Creek) draining to the Cedar. Preserving forested headwaters helps maintain the integrity of the entire subbasin. Lake Desire is not expected to support salmon, but is thought to contain cut-throat trout.

2. Spring Lake-Lake Desire parcels contain the confluence where Spring Lake & Lake Desire stream outlets form Peterson Creek. Coho salmon spawning and rearing is mapped through this parcel (StreamNet). The 83-acre Category 1 wetland at Spring Lake extends onto this site (which contains bog, scrub-shrub, forested & open water habitat types – Lower Cedar River Wetland #28 in King County Wetland inventory).

C. Scenic resources

1. Wetland 14 target parcel supports local scenic views of Wetland 14. There are a few locations at east and west side where trails could reach the wetland/lake and provide visitors with scenic views.

D. Community separator

1. Wetland 14 property has a function as a minor community separator, buffering the densely developed rural neighborhood to the northeast (½-acre parcels). The target parcel is zoned RA-2.5-SO; while there are sensitive area restrictions it may have the potential for more intensive development.

G. Park/open space or natural corridor addition

Both sites add to 925 acres of contiguous protected land in this area. The Wetland 14 acquisition allows removal of the home and full restoration of the wetland at the Lake Desire headwaters, and new trail access opportunity. The Spring Lake parcel will allow removal of a home, restoration, and trail linkages.

H. Passive recreation opportunity/unmet needs

1. Wetland 14 acquisition will allow us to invite the public to enter from the east or connect from western trails to enjoy a new trail system with beautiful wetland views, which will complement the adjacent 11+ miles of backcountry trails (currently the inholder's presence limits access). We can consider whether a parking area is needed on the eastern entry point or if road shoulder parking suffices. We can determine whether to decommission the road through the site or leave the road for maintenance and forest access purposes.

2. Spring Lake-Lake Desire acquisition presents a unique opportunity to have a single transaction link the 11+ miles of existing backcountry trails at Spring Lake Complex with the 2+ miles of trails at Peterson Lake. The panhandle extending to 196th Ave SE (located a bit south of the private road SE 196th Street) should be able to provide a legal trail route between the parks. A former road bed already links existing public trails to the north, to the site (trail creation and possibly a small bridge will be needed to formalize trail connections).

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

A. Educational/interpretive opportunity

1. Wetland 14 Natural Area could provide signage and/or interpretive opportunity about bogs, wetlands, restoration, wildlife and bird habitat, or other conservation themes. It could also offer birding opportunity for youth/public.

B. Threat of loss of open space resources

1. Wetland 14 Natural Area This 15-acre parcel is zoned RA-2.5-SO, so there could be potential for subdivision and additional development at the site (within applicable sensitive area & zoning restrictions – this is within a Wetland Management Area special district overlay which applies pervious service and native vegetation standards). The landowner has lived here for decades, and we wish to secure opportunity to purchase the land from a willing seller, and prevent sale to another landowner and inholder.

2. Spring Lake-Lake Desire This 5-acre parcel has a degraded, partially constructed home and outbuildings. Rather than serve as a residential property, this site and Peterson Creek corridor could be restored as open space. Restoration here would complement habitat restoration occurring on the Transfer of Development Rights-enrolled parcel to the north & west (the landowner works for King Conservation District); it is this landowner who will also sell us a trail easement as the second aspect of this grant proposal.

C. Ownership complexity/willing seller(s)/ownership interest proposed

1. Wetland 14 Natural Area The landowner has discussed sale of her property with King County for the past three years. She has had inquiries recently from other interested parties, but would like to sell her property to King County in 2016 to achieve long-term protection of her land. We have retained funds from the 2013 grant to fund appraisal later in 2015 if our application for 2016 funds is successful.

2. Spring Lake-Lake Desire We tried since fall 2014 to work with the bank that owned this foreclosed property. They were unwilling to entertain a contingent offer and informed us in February that the property was under contract and it was no longer available (at which point we removed it from this application). On 3/19/2015 they contacted us and let us know that the sale had fallen through (likely due to the very degraded condition of the structures). The bank is now willing to entertain a contingent offer providing us time to secure funding in this grant round. We initiated title work on 3/20/2015 to issue a contingent offer as soon as possible. The trail easement will be acquired from the willing landowner of the parcel to the north & west who already has a TDR easement on his site.

E. Is the property identified in an adopted park, open space, comprehensive, or community plan?

Acquisition and restoration of the entirety of Wetland 14 was a high priority for the Peterson Creek Subarea in the 1997 Cedar River Basin Plan. Key goals at the site were to acquire the entire wetland, restore habitat, restore water quality, protect remnant bog, and improve hydrologic buffering of downstream areas.

Both the Comp Plan and the Park Plan contain policies that direct acquisition, planning, and stewardship of KC Parks. The acquisition of these parcels is consistent with the following policy direction:

- Prioritize acquisitions of land adjacent to or provide connection to existing public open space lands or that are inholdings (Park Plan Policy CIP-123)
- “Acquisitions of lands....that provide continuity or appropriate public access where it does not exist should be considered priority acquisitions, as should acquisition of land or easement that are adjacent to, or provide a connection between, existing public open space lands or that are in-holdings.” (Park Plan Policy CIP-123)

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 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, or for restoration work through the volunteer program. The mitigation reserves program may be involved in restoration of the site if work is prioritized here.

4. PROJECT BUDGET

1) TOTAL CFT APPLICATION AMOUNT ^a	CFT: \$410,500
2) TOTAL PEL APPLICATION AMOUNT ^b	PEL: \$410,500

^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).

1. Wetland 14 represents \$536K of the request:

We are planning for \$530K property interest value + \$20K costs (\$550K total).

We retained \$14,000 from the 2013 funds that were awarded for work on this inholding, however the landowner wanted to wait until late 2015 to appraise her property to capture market recovery.

2. Spring Lake represents \$285K of the request:

a. **5-acre fee purchase:** We are planning for \$250k property interest value + \$15K costs (\$265K total).

b. **Trail easement:** We are planning for \$10K easement value + \$10K costs (\$20K total)

PROJECT COSTS	ESTIMATED DOLLAR AMOUNT OR RANGE
Total property interest value	\$790,000
Title and appraisal work	\$25,000
Closing, fees, taxes	\$5,000
Relocation	
Hazardous waste reports	\$2,000
Directly related staff, administration and legal costs	\$14,000
Total Project Costs (CFT and other funds)	\$836,000 (\$14K of this is already secured therefore request totals \$821,000)

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)
1116951 Parks Levy Wetland 14	2013	\$7,000
Total CFT Funds Previously Received <i>This Project – 1116241 Wetland 14</i>	2013	\$7,000
Total Matching Funds and Past CFT Funds <i>Currently Identified</i>		
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

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*)

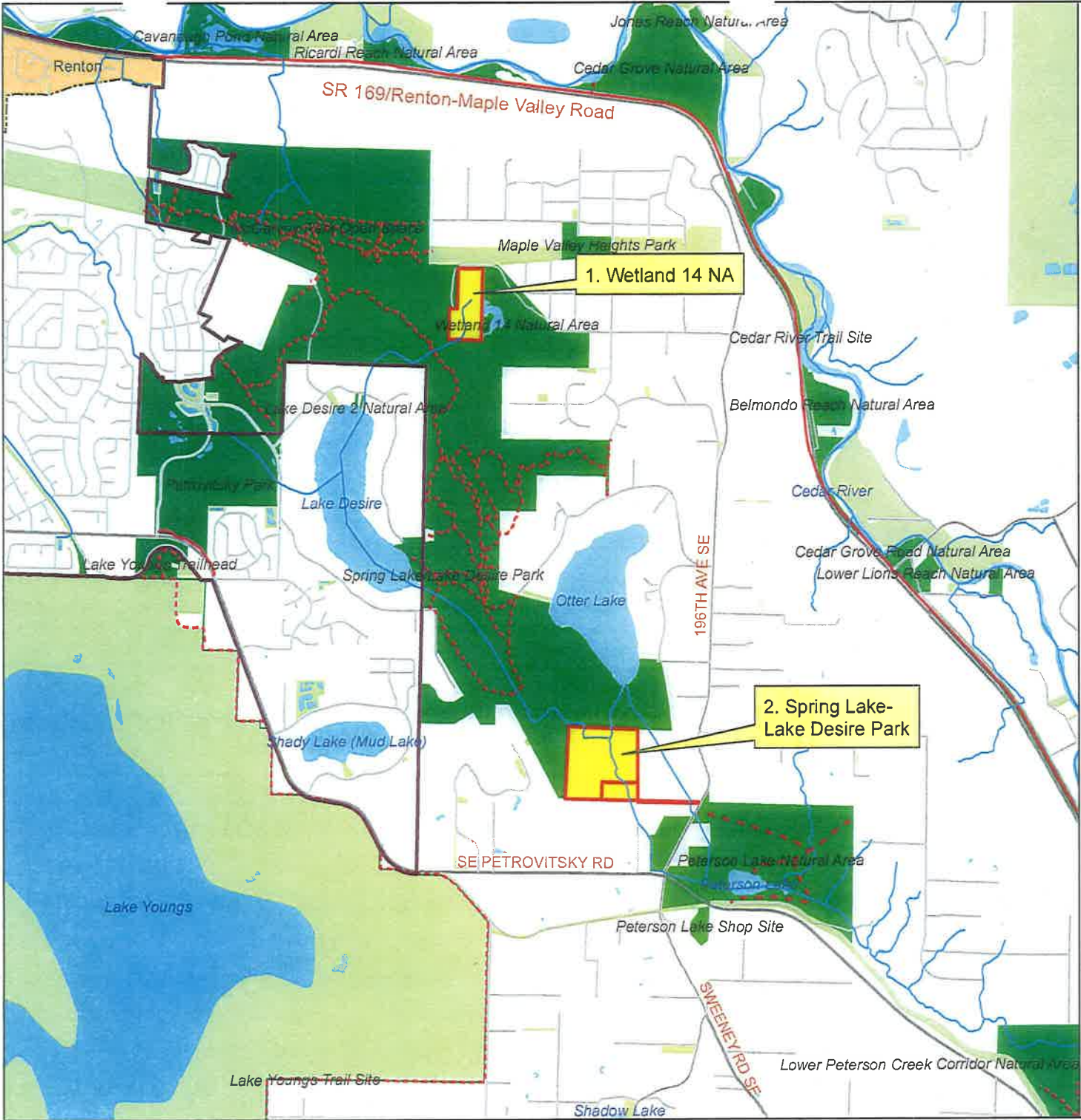
8 ½ x 11” maps are preferred, but 11 x 17” is acceptable if folded and hole-punched for insertion into a three-ring binder.

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).



WETLAND 14/SPRING LAKE-LAKE DESIRE ADDITIONS

2016 CFT-PL Application

Vicinity Map

("1. & 2." designations do not reflect priority order)

-  Priority Parcels
-  Paved Trail
-  Soft Surface Trail
-  King County Parks
-  City Parks
-  Publicly Owned Lands
-  Streams and Rivers
-  Incorporated City
-  Urban Growth Boundary



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

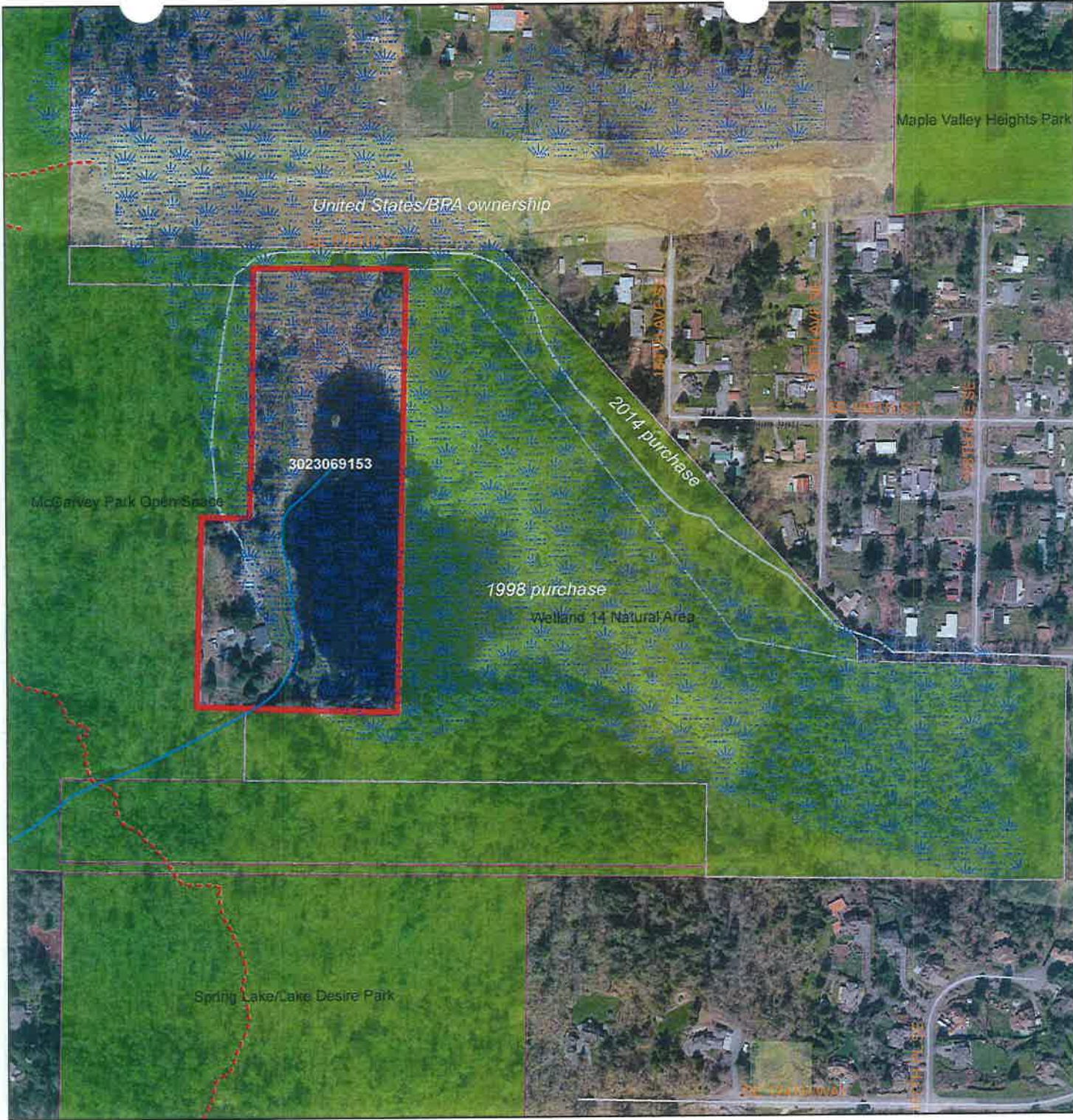
3/23/2015

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WETLAND 14/SPRING LAKE-LAKE DESIRE ADDITIONS

2016 CFT-PL Application

Site Map - 1. Wetland 14 NA



-  Priority Parcel
-  Past Wetland 14 Acqs
-  Publicly Owned Lands
-  King County Parks
-  Soft Surface Trail
-  Streams and Rivers
- All Wetlands in King County**
-  All Wetlands in King County



King County
Department of
Natural Resources and Parks
Parks and Recreation Division
3/23/2015

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**WETLAND 14/SPRING LAKE-LAKE
DESIRE ADDITIONS**

2016 CFT-PL Application

**Site Map - 2. Spring Lake-
Lake Desire Park Addition**



-  Priority Parcels
-  Paved Trail
-  Soft Surface Trail
- All Wetlands in King County**
-  All Wetlands in King County
-  Streams and Rivers
-  Parcel
-  King County Parks
-  Publicly Owned Lands



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