



King County

K.C. Date Received _____

CONSERVATION FUTURES (CFT) 2016 ANNUAL COLLECTIONS APPLICATION FOR FUNDS

PROJECT NAME: Bellevue's Greenway & Open Space System

Applicant Jurisdiction(s): City of Bellevue

Open Space System: Bellevue's Greenway & Open Space System connecting Lake Washington, throughout Bellevue to Lake Sammamish, with open space trail corridor connections to the Mountains to Sound Greenway, Cougar Mountain Wildland Park and other regional trails and open spaces including the BNRR corridor partnership as may be determined sometime in the future.

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

Acquisition Project Size: 1 Parcel/5 Acres for Park & Open Space CFT Application Amount: \$772,500

(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: Placeholder for potential partnership opportunities relating to BNRR corridor for future consideration.

CONTACT INFORMATION

Contact Name: Lorrie Peterson Phone: (425) 452-4355 & Cell: (425) 922-9099

Title: Parks Property & Acquisitions Manager Fax:----

Address: PO Box 90012 Email: lpeterson@bellevuewa.gov

Date: March 9, 2015

PROJECT SUMMARY. Bellevue is the 5th largest city in WA, with a population of more than 134,400 that provides an estimated employment of 138,000. Much of Bellevue's 31 square miles, thrives with woody neighborhoods and a vast network of green spaces (many funded with CFT) that keep people calling the place "a city in a park." Bellevue recognizes the importance of working with partners to protect open space, critical in preserving the quality of life the community values, and has a proven track record of securing sites with CFT funding. In 2014, the City acquired the Ginzburg property, identified by the Bridle Trials Community Association as a key acquisition for their neighborhood. A scope change was approved by the CFT Board in January, contingent upon final KC approval later this year. After many decades of negotiations, the City successfully purchased the Moon/Ross properties within Mercer Slough, funded in part with CFT. The City continues to work with the Vasa Park Board to reach a tentative agreement for their uplands adjacent to City-owned property. This application is similar to previous applications in that it seeks matching funds to enable the permanent conservation and protection of highly important open spaces that have been identified on the map for many years. This is part of a multi-decade, multiple-parcel project along the greenway that serves a multitude of benefits such as: • providing strategic community separators in densely-populated urban areas; • providing scenic amenities along local arterial roads; • containing important songbird and urban wildlife habitat; and • featuring community trail access and key connections to regional systems; • and is highly important to residents throughout King County. We continue to evaluate sites identified on the map when owners desire to sell, with this year's effort targeting Newport Hills neighborhood. We are working with the listing agent & property owner to reach a tentative agreement for property that would expand the future park & open space. As in recent applications, BNSF continues to be identified as a placeholder, so this significant regional opportunity may be eligible for funding towards additional open space buffers, trail heads and connections throughout Bellevue, when the opportunity arises. Use of CFT funds for that purpose would require additional confirmation from the Committee and King County relating to specific parcels, as no sites have been identified at this time.

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 |

- A. Wildlife Habitat or Rare Plant Reserve – Medium.** Newport Hills neighborhood contains lowland forest, typical of the vegetation which once covered Puget Sound. The woods abound in Douglas-fir and western hemlock, with some western red cedar, big-leaf maple, and alder mixed in. Bellevue's Greenway protects key habitat including the adjacent City-owned Tyler property and the nearby Coal Creek Natural area. The Forest Condition monitoring indicates that 72% of Bellevue Park System's forested natural areas are in Class 1 or Class 2 health categories (approximately 1,132 acres). Bellevue's Forest Management Program restores and enhances degraded Class 3 and Class 4 sites, plants trees, native shrubs and ground cover plantings, throughout the park system, contributing to a functioning wildlife habitat systems.
- B. Salmon Habitat and Aquatic Resources – Medium.** Streams within the City of Bellevue range from shoreline streams (Mercer Slough), major tributaries to Lake Washington and Lake Sammamish (Coal Creek, Kelsey Creek, and Lewis Creek), and smaller tributaries and headwater segments. According to the City's Watershed Planner/Supervisor, the coniferous forest within Coal Creek Natural Area & Newport Hills neighborhood offer seeps and springs, wetlands that contribute to the potential for red legged frogs and salamander. There is a small creek on the western side of the Patterson property. The property acquired would be folded into the overall City's stewardship & management of the park and open space system.
- C. Scenic Resources – Medium.** Acquisition would protect open space while providing visual relief in a densely populated urban area, including traveling along I-405 as this wooded hillside is visible from I-405.
- D. Community Separator – Medium** acquiring this parcel would protect undeveloped, natural area. This property would also be part of the larger Greenways and Open Space System in Bellevue. The City, in partnership with King County and other jurisdictions, has been assembling open space tracts over many years to form a coordinated open space system that connects to regional destinations, but also serves to separate incompatible land uses from residential neighborhoods from higher densities and intense traffic corridors, such as nearby I-405.
- E. N/A**
- F. Urban Passive-Use Natural Area/Greenbelt –High.** Acquiring & preserving open space for citizens who live and work in Bellevue is a priority. Acquiring parcels within Newport Hills continues this mission by expanding Bellevue's existing Parks, Open Space and Greenway System connecting Lake Washington east towards Lake Sammamish, and South towards Cougar Mountain Wildland Park and now focusing South in Newport Hills that, through a variety of City-owned property and potential easements, would connect to the nearby 112th Park & Ride, and connecting to sidewalks would create a connection to Newcastle Beach Park on Lake Washington. Most of the remaining undeveloped properties in Newport Hills are rapidly converting to residential development. Acquiring the Patterson property, adjacent to City-owned Tyler property continues to protect natural open space and begin to create the trail corridor through public lands and potentially private easements, further expanding the greenway.
- G. Park, Open Space, or Natural Corridor Addition – High.** Bellevue is nationally recognized for its "Lake-to-Lake Greenway System". The parcel within Newport Hills would protect and preserve open space that are ecologically significant sensitive areas; and provide trails, wildlife corridors, and greenways. The property is adjacent to the City-owned Tyler property that will provide a variety of park, open space & stewardship benefits.
- H. Passive Recreation Opportunity In Area with Unmet Needs – High.** The City's adopted P&OS Plan identifies the need to complete the City's visionary greenway system, protect critical open space areas & provide passive park amenities. Acquiring the site would protect 10 acres in one location for on-going stewardship & other park benefits. An example of possible stewardship options is attached. A master planning effort with the community would determine amenities. City would provide immediate stewardship of the site.

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 – Medium. Acquiring property within Newport Hills will enhance the educational opportunities offered by the City and eliminate the possibility of the open spaces being further developed for housing. The Parks Departments' Natural Resource Section work with volunteers in parks located within the greenway throughout Bellevue as part of our on-going Stewardship Saturdays or Eco-Friday events where volunteers resurface or create new trails, remove invasive plants such as ivy, bindweed or Himalayan blackberry, maintain and monitor restoration sites, or plant native plant species.

B. Threat of loss of open space resources - High. The property, adjacent to City-owned Tyler, is currently listed for sale. The housing market is rebounding with Developers purchasing the last remaining open spaces within Bellevue for redevelopment. This would significantly detract from the natural open space experience within Newport Hills neighborhood and the vision to connect trails through public and private lands to connect to Park & Ride and on to Newcastle Beach Park would be lost. The City has a long-standing history of working with property owners when they are ready to consider a sale and prioritize sites within the greenway based upon willing sellers and potential timing of a transaction. The listing agent and owner have been working with the City while we complete feasibility studies.

C. Ownership complexity/willing seller(s)/community interest proposed – High. The property is currently listed for sale and the City is currently working with the listing agent and property owners to evaluate the property. The City will work closely with the Newport Hills neighborhood association to develop a plan for future park and open space stewardship.

D. Partnerships – High. Bellevue provides significant funding towards partnerships throughout Bellevue working together with groups such as the Pacific Science Center, Bellevue Botanical Garden Society, Stream Team volunteers, Audubon Society, Newport Hills neighborhood association, and other community organizations. These partnerships provide ongoing stewardship of Bellevue's open spaces. We are confident that the Newport Hills neighborhood association within this area would volunteer their time and energy working in partnership with the City. The City continues to have a thriving volunteer base and would fold the parcels acquired into the on-going stewardship program to actively remove invasive species and introduce more varieties of native plant species within these parcels

E. Is the property identified in an adopted park, open space, comprehensive, or community plan? Yes, the City of Bellevue's *Comprehensive Plan* and the 2010 *Parks & Open Space System Plan*, have numerous goals & policies that support preserving open space and neighborhood parks.

F. Transferable Development Credits (TDC) participation. The City and King County have previously entered into an Interlocal Agreement (IA) relating to Transfer of development rights within Bel-Red Subarea, although that IA does not pertain to this application.

3. STEWARDSHIP AND MAINTENANCE

How will the property be stewarded and maintained? Does the property lend itself to volunteer stewardship opportunities? How will proposed stewardship and maintenance efforts be funded?

In 2008, the Bellevue residents approved a Parks & Natural Areas Levy that provides funding for acquisition and park development that includes acquisitions throughout Bellevue. Another key piece to the Levy is that it also provides funding for on-going maintenance to ensure the properties acquired and/or developed are maintained. Prior to future park and open space master planning, the Natural Resource staff would provide stewardship of this property and remove invasive plants and provide interim trail connections to the adjacent City-owned Tyler property for community benefits. Bellevue has a coordinated volunteer management program that can provide ongoing volunteer opportunities to help restore and maintain properties acquired, including the well-known Stewardship Saturday and Stream Team programs. Residents consistently give Bellevue high satisfaction ratings for its clean and well-maintained parks. Residents also identify, as top priorities, preserving open spaces and natural areas for people, fish, birds and other animals. Bellevue delivers first-rate service and manages excellent programs and is national recognized including the National Recreation and Park Association in 2005 gave the Parks & Community Services Department the National Gold Medal Award for Parks and Recreation Management.

4. PROJECT BUDGET

1) TOTAL CFT APPLICATION AMOUNT ^a	CFT: \$772,500
2) TOTAL PEL APPLICATION AMOUNT ^b	PEL: N/A

^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).

Property is listed for sale for \$1,500,000. The City is currently conducting feasibility studies, including but not limited to title review, an MAI appraisal and appraisal review, plat engineering study, environmental site assessment, etc.; to determine fair market value of the property.

PROJECT COSTS	ESTIMATED DOLLAR AMOUNT OR RANGE
Total property interest value	\$1,500,000
Title and appraisal work	32,000
Closing, fees, taxes	5,000
Relocation	0
Hazardous waste reports	5,000
Directly related staff, administration and legal costs	3,000
Total Project Costs (CFT and other funds)	\$1,545,000

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)
In 2008, the Bellevue residents approved a Parks & Natural Areas Levy that provides funding for acquisition and park development.	Funds will be allocated at time of acquisition.	50% Match for Acq., plus will request reimbursement of allowable acquisition costs.
Total CFT Funds Previously Received <i>This Project</i>	--	--
Total Matching Funds and Past CFT Funds <i>Currently Identified</i>	--	--
Unidentified Remaining Match Need	\$0.00	

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

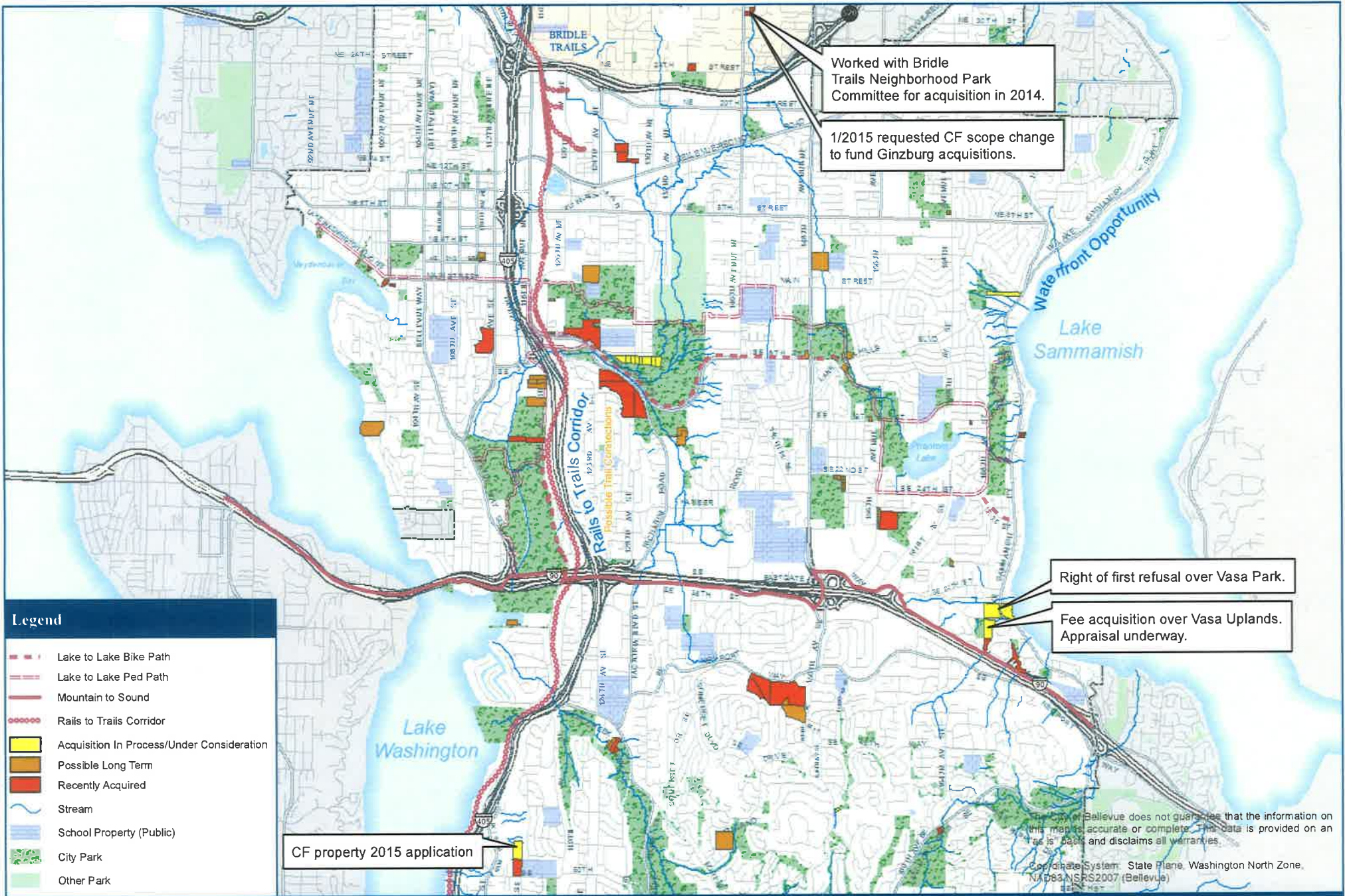
Please briefly discuss how the unidentified remaining match need above will be met.

An important expectation by the Bellevue City Council is that staff will actively seek matching funds to leverage Bellevue Levy dollars, whereby King County Conservation Futures is an integral partner. Together, Bellevue Levy and King County Conservation Futures funding would be sufficient to acquire the property.

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)
At this time, there are no specific in-kind contributions identified for this acquisition. However, Bellevue has an exceptional track record of working with partnerships. Highlights of the City's exceptional commitment to volunteers and community groups include: Stewardship Saturday, Enhancement Project Volunteers - Stewardship Saturdays, Enhancement Project Volunteers - Arbor Day-Earth Day projects, Master Naturalist Program - 25 active Master Naturalists in Bellevue's program, may be the only one or a limited number of Master Naturalist program in the State of Washington; Well KEPT Program - 26+ year program providing youth employment and environmental education and training.	None for this application. Included to identify the on-going commitment to working with Volunteers and partnerships.		
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)



- Legend**
- Lake to Lake Bike Path
 - Lake to Lake Ped Path
 - Mountain to Sound
 - RAILS TO TRAILS CORRIDOR
 - Acquisition In Process/Under Consideration
 - Possible Long Term
 - Recently Acquired
 - ~ Stream
 - School Property (Public)
 - City Park
 - Other Park

CF property 2015 application

Worked with Bridle Trails Neighborhood Park Committee for acquisition in 2014.

1/2015 requested CF scope change to fund Ginzburg acquisitions.

Right of first refusal over Vasa Park.

Fee acquisition over Vasa Uplands. Appraisal underway.

The City of Bellevue does not guarantee that the information on this map is accurate or complete. This data is provided on an "as is" basis and disclaims all warranties.

Coordinate System: State Plane, Washington North Zone, NAD83, NAD83SR2007 (Bellevue)



Bellevue Parks, Open Space & Greenway System



Sources: City of Bellevue



POTENTIAL TO WORK WITH ADJACENT PROPERTY OWNERS TO CREATE A NON-MODIFIED TRAIL CONNECTING TO KING COUNTY PARKS: BLUE LAKE WASHINGTON BLVD AND ON TO NEWCASTLE BEACH PARK

ADJACENT PROPERTY OWNER HAS EXPRESSED INTEREST IN EXPLORING A BOUNDARY LINE ADJUSTMENT TO INCORPORATE PART OF HER OPEN SPACE INTO THIS CITY PARK & OPEN SPACE

King County Conservation Futures Application - Patterson Property

Purpose of this rendering is to analyze the potential park & open space benefits of acquiring the "Patterson" parcel. A master planning effort with the community would be completed to determine actual Park & Open Space amenities. Any potential acquisition is contingent upon review and approval by the Bellevue City Council