



**King County**

K.C. Date Received \_\_\_\_\_

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

**PROJECT NAME:** South Covington Park – Jenkins Creek Trail Acquisition

Applicant Jurisdiction(s): City of Covington

Open Space System: Jenkins Creek-Soos Creek-Green River

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

Acquisition Project Size: 2.25 (2 parcels)  
*(Size in acres and proposed number of parcel(s) if a multi-parcel proposal)*

CFT Application Amount: \$484,206  
*(Dollar amount of CFT grant requested)*

Type of Acquisition(s):  Fee Title  Conservation Easement  Other: \_\_\_\_\_

**CONTACT INFORMATION**

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Covington, WA 98042

Date: March 6, 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.)*

Covington seeks funding support from the Conservation Futures Trust to acquire two parcels of land for South Covington Park. These two parcels play several important roles in Covington’s parks, recreation, open space and trail plans. The parcels are part of the Jenkins Creek corridor, which is approximately five miles long in and around Covington and includes several other city and county park properties. The corridor provides high quality habitat and is known to support wildlife such as black bears and ESA listed winter steelhead. Further, the creek corridor is the location of an important community connector, the Jenkins Creek Trail. The parcels targeted in this application are two of the three needed for South Covington Park and are important to the trail corridor as they will serve as a trail head in addition to being a nexus with the city’s new town center, which is being developed across the street. (Parcel #1 probably already has enough CFT funds allocated from the previous two cycles and is not included in this application.) When the trail system is complete, cyclists and pedestrians will be able to arrive at this point from all around the city, as well as from neighboring cities and the unincorporated area, due to planned connections with the Soos Creek and Cedar River Trails. The new park will address a critical shortage of neighborhood parks by serving new multi-family housing currently under construction across the street from the park. It will also provide a buffer between the unincorporated rural area east of the park parcels, and the newly urbanizing area west of the park parcels.

## 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 – This property is part of the Jenkins Creek corridor, which extends for approximately 5 miles in and around Covington. The parcels are part of a 62-acre class 2 wetland that occupies much of the stream corridor between Covington Way and Highway 516. The stream channel actively moves around within the wetland corridor, providing a large diversity of habitats. The bulk of the forested stream corridor was present in the 1936 photos of the area, indicating that most of the forested wetland is in a mature and relatively natural condition. This stream supports Coho and Chinook salmon and Steelhead, as well as Western Pearlshell mussels. The densely wooded corridor supports mammals such as black bear, bobcat, deer and coyote, and birds such as Northern Goshawk, Bald Eagle, Pileated Woodpecker, Wood Duck, Great Blue Heron, Goldfinch and hummingbirds. As recently as 2005, an eagle was nesting within the wetland, just north of one of the target parcels.

Salmon Habitat and Aquatic Resources – Jenkins Creek is a tributary to Soos Creek and the Green River, and is upstream from the state's Soos Creek Salmon Hatchery. This portion of Jenkins Creek is known to support Western Pearlshell mussels and provide juvenile rearing habitat for Coho salmon and ESA listed winter Steelhead. It likely provides rearing habitat for ESA listed Chinook salmon as well, but their distribution in this stream system has not been actively studied. Jenkins Creek is identified in the WRIA 9 plan for preservation and restoration of existing rearing and spawning habitats and preserving forest cover throughout the basin. The parcels provide shade to help cool stream water temperature and converting residential lawns to native vegetation will help to address temperature TMDL pollution concerns. This property will be accessible by bicycle path and is adjacent to Covington's developing new town center and thus will provide a high level of appropriate public access for viewing salmon and other wildlife and educational opportunities.

Scenic Resources – The stream corridor and this property are natural scenic resources that will become even more important in the future. Currently this area of the city is low density residential development, but was recently up-zoned to allow for mixed commercial-residential development. The city is actively in the process of developing a new town center, including a new Town Center Park, across the street to the west of the stream corridor and the proposed acquisition. Protecting the three parcels proposed for acquisition will preserve scenic views from the new Town Center Park and improve the current scenic resource which will become even more important as the area north, south and west of it becomes more urbanized and developed.

Community Separator – This property is part of a greenbelt that helps define King County's regional character. The east edge of this property is also the city limit and the urban growth boundary line. For a little over a mile, the Jenkins Creek corridor defines the edge of the urban/rural boundary. At the location of the proposed purchase the corridor separates the urban look and feel of the new town center from the rural area of unincorporated King County.

Urban Passive-Use Natural Area/Greenbelt – The property itself is part of a larger system of undeveloped, natural land area that is currently used as a wildlife corridor and in the future will be used for the Jenkins Creek Trail corridor. The two parcels targeted in this application total 2.25 acres. Including the parcel currently being acquired, the park will be 5.65 acres. The Jenkins Creek corridor within and near Covington is over 24 acres, in addition to the adjacent 62 acre class 2 wetland mentioned above.

Passive Recreation Opportunity/Unmet Needs – Acquiring this park creates passive recreation opportunities such as bicycle riding, walking, picnicking, playground use, and wildlife and salmon viewing, as part of the Jenkins Creek Trail and South Covington Park. Covington's Comprehensive Plan identifies a need to purchase and develop 6.6 acres of park space to meet the needs of the rapidly growing neighborhood, as well as nine miles of trail to meet a citywide need. Development of South Covington Park will meet 85% of the need for this neighborhood and provide a critical portion of the Jenkins Creek Trail. This park will serve the adjacent downtown residential housing, as well as the rest of the city and regional visitors that will utilize the town center. The property also provides one of the few opportunities for the city to provide public access to a Shoreline of the State as called for in the city's Shoreline Master Plan.

## 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** – Due to its location on a community trail and across the street from the new town center and Town Center Park we have a unique opportunity to provide a high level of appropriate public access to the shoreline for salmon habitat and wildlife viewing. The interpretive program being developed for Covington Community Park will be expanded and used on the Jenkins Creek Trail and at South Covington Park, providing excellent access by city residents, groups and individuals from throughout the region that will be arriving at the town center via Jenkins Creek Trail.

**Threat of Loss of Open Space Resources** – This area of the city was recently up-zoned from low density residential to mixed use residential-commercial. The city is actively pursuing development of the new town center across the street. New commercial buildings and businesses have recently been built and opened nearby. A 352 unit, 5-6 story apartment complex is currently under construction across the street. Fortunately, the target parcels do not currently have development proposals, but the land owners tell us they are frequently approached by realtors asking if they want to sell their property for commercial development. All three landowners prefer to sell to the city, but we must act before they run out of patience.

**Feasibility** – This application focuses on parcels #2 and #3 for fee simple acquisition from willing sellers. South Covington Park has been listed in the parks capital improvement program and comprehensive plan for a decade. These planning documents have been reviewed and updated numerous times and there is wide community support for acquiring trail right of way for the Jenkins Creek Trail and property for South Covington Park. The city has already completed due diligence on all three parcels needed for the park, including environmental studies and appraisals. Note: our previous applications focused on parcel #1. That parcel has received its maximum funding from CFT, and is expected to be acquired later this year.

**Partnerships** – The city is committed to stewardship of the property and public education programming. We actively coordinate and cooperate with the Middle Green River Coalition at Covington's Cedar Creek Park and Covington Community Park. Both organizations seek additional opportunities to partner on stewardship and public education efforts but currently there are no plans in place for these parcels.

**Identified in Plans** –

**South Covington Park** is identified in the following plans:

- Parks Capital Improvement Program, 2006 (#1019)
- Parks, Recreation and Open Space Plan (PROS) Plan, 2010 (NH-2, Map 8 – Potential Acquisition Areas; Table 21 – 6 Year CIP)
- Comprehensive Plan, 2010 (Ch. 6 – Parks and Recreation Element, Figure 6.3, p. 29; Ch. 10 – Capital Facilities Element, p. 11)

**Jenkins Creek Trail** is identified in the following plans:

- Parks Capital Improvement Program, 2006 (#1087)
- Parks, Recreation and Open Space Plan (PROS) Plan, 2010 (Map 9 – Proposed Trails and Bikeways; Table 21 – 6 Year CIP)
- Comprehensive Plan, 2010 (Ch. 6 – Parks and Recreation Element, Figure 6.3, p. 29; Ch. 10 – Capital Facilities Element, p. 11)

### 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 city is committed to the ongoing stewardship of all the park parcels. They will become South Covington Park and a portion of the Jenkins Creek Trail, both of which will be part of the city's routine park maintenance and funded in the Parks Fund. The eastern portion of the property and stream corridor lend themselves to volunteer stewardship. The city currently partners with the Middle Green River Coalition in other parks and we anticipate working with them in this park, but we do not yet have scope of work or agreement for South Covington Park.

### 4. PROJECT BUDGET

|  |                |
|--|----------------|
| 1) TOTAL CFT APPLICATION AMOUNT <sup>a</sup> | CFT: \$484,206 |
| 2) TOTAL PEL APPLICATION AMOUNT <sup>b</sup> | PEL:           |

<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).*

Property values were established by appraisal in June 2014. An appraisal review and environmental studies have already been completed.

| PROJECT COSTS (Parcels #2 and #3)                      | ESTIMATED DOLLAR AMOUNT OR RANGE |
|--|----------------------------------|
| Total property interest value                          | \$ 855,000                       |
| Title and appraisal work                               | \$ 11,500                        |
| Closing, fees, taxes                                   | \$ 91,913                        |
| Relocation   | \$ -                             |
| Hazardous waste reports                                | \$ 10,000                        |
| Directly related staff, administration and legal costs | \$ -                             |
| <b>Total Project Costs (CFT and Other Funds)</b>       | <b>\$ 968,413</b>                |

| <b>MATCHING FUNDS: Existing Sources</b><br>(CFT can only provide a maximum of 50% of anticipated project costs)        | <b>DATE</b><br>(Expended or Committed)       | <b>DOLLAR AMOUNT</b><br>(Expended or Committed)  |
|--|--|--|
|  |  |  |
| <b>Total CFT Funds Previously Received</b><br><i>This Project (South Covington Park, Parcel #1)</i>                    | Nov 2013 – Committed<br>Nov 2014 – Committed | \$ 200,000 – Committed<br>\$ 450,000 – Committed |
| <b>Total Matching Funds and Past CFT Funds</b><br><i>Currently Identified (RCO Grant for Parcel #1)</i>                | July 2015 – Anticipated                      | \$ 558,519 – Anticipated                         |
| <b>Unidentified Remaining Match Need</b><br><i>Currently estimated need for South Covington Park parcels #2 and #3</i> | July 2017 – Anticipated                      | \$ 484,206 – Anticipated                         |

**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.*

The city will apply to the Washington State Recreation and Conservation Office (RCO) in 2016 for an acquisition grant of \$484,206. If successful, funds will be available in 2017. If both applications are fully funded this should be sufficient to complete acquisition. Other possible sources of funding include: legislative appropriation, future King County Park Levy, KCD jurisdiction and competitive funds, and city surface water management funds. In addition, the city is exploring partnering with WRIA-9 and the Middle Green River Coalition to restore the salmon habitat on these parcels where they abut Jenkins Creek.

Note: the city has already reached concept level agreement with Liz Johnston, Conservation Director at Forterra, that Forterra would purchase and hold the property if the sellers wanted to act before the city could line up all the funding.

**5. IN-KIND CONTRIBUTIONS FROM PARTNERSHIPS**

| <b>Brief Activity Description</b> | <b>Dollar Value of In-kind Contribution</b> | <b>Status</b><br>(Completed or Proposed) | <b>Activity Date Range</b><br>(Completion Date or Proposed Completion Date) |
|-----------------------------------|---|--|---|
|                                   |   |  |   |
| <b>TOTAL</b>                      |   |  |   |

**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)**

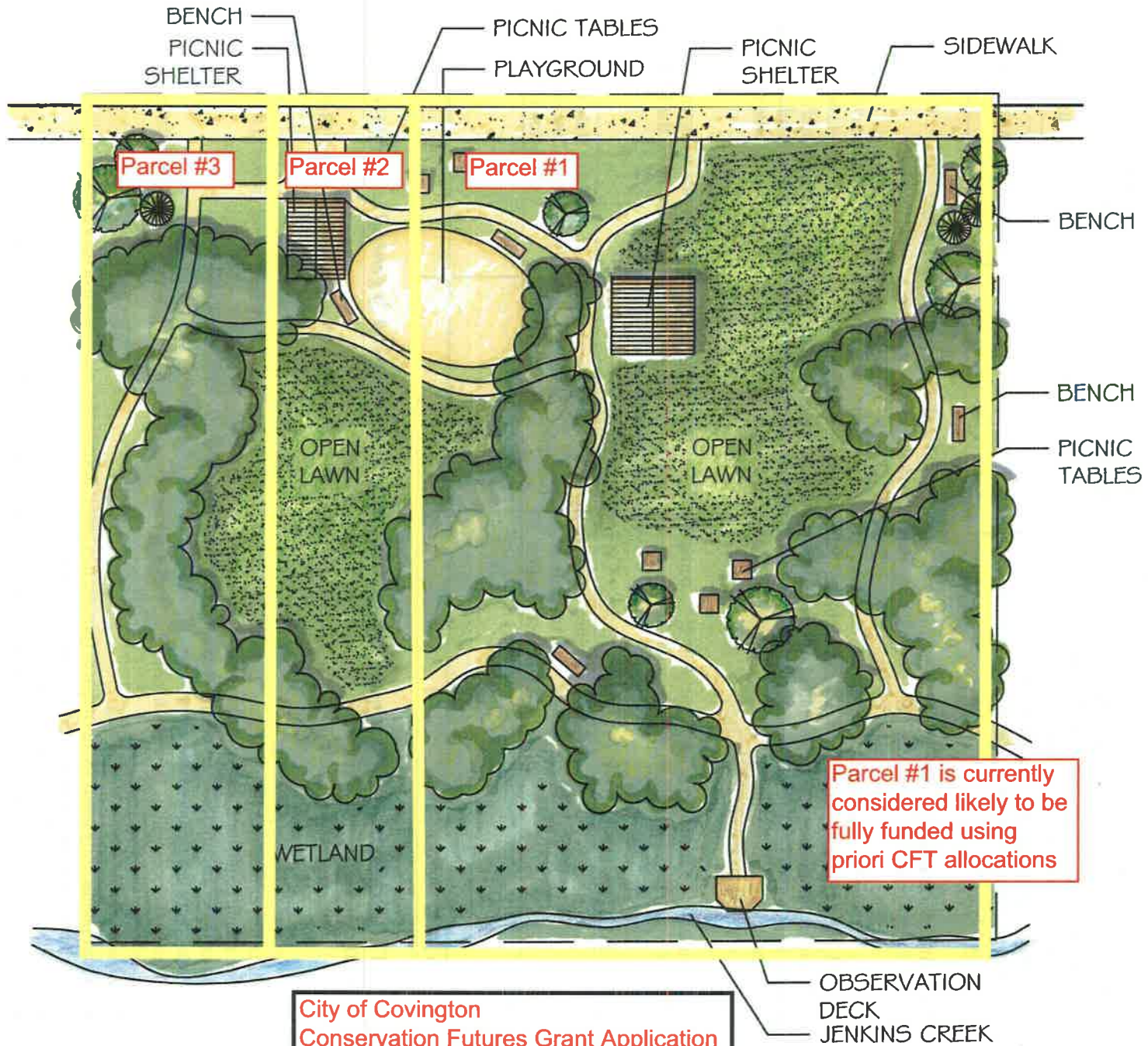
8 ½ x 11” maps are preferred, but 11 x 17” is acceptable if folded and hole-punched for insertion into a three-ring binder.

**Site Map that shows the following:**

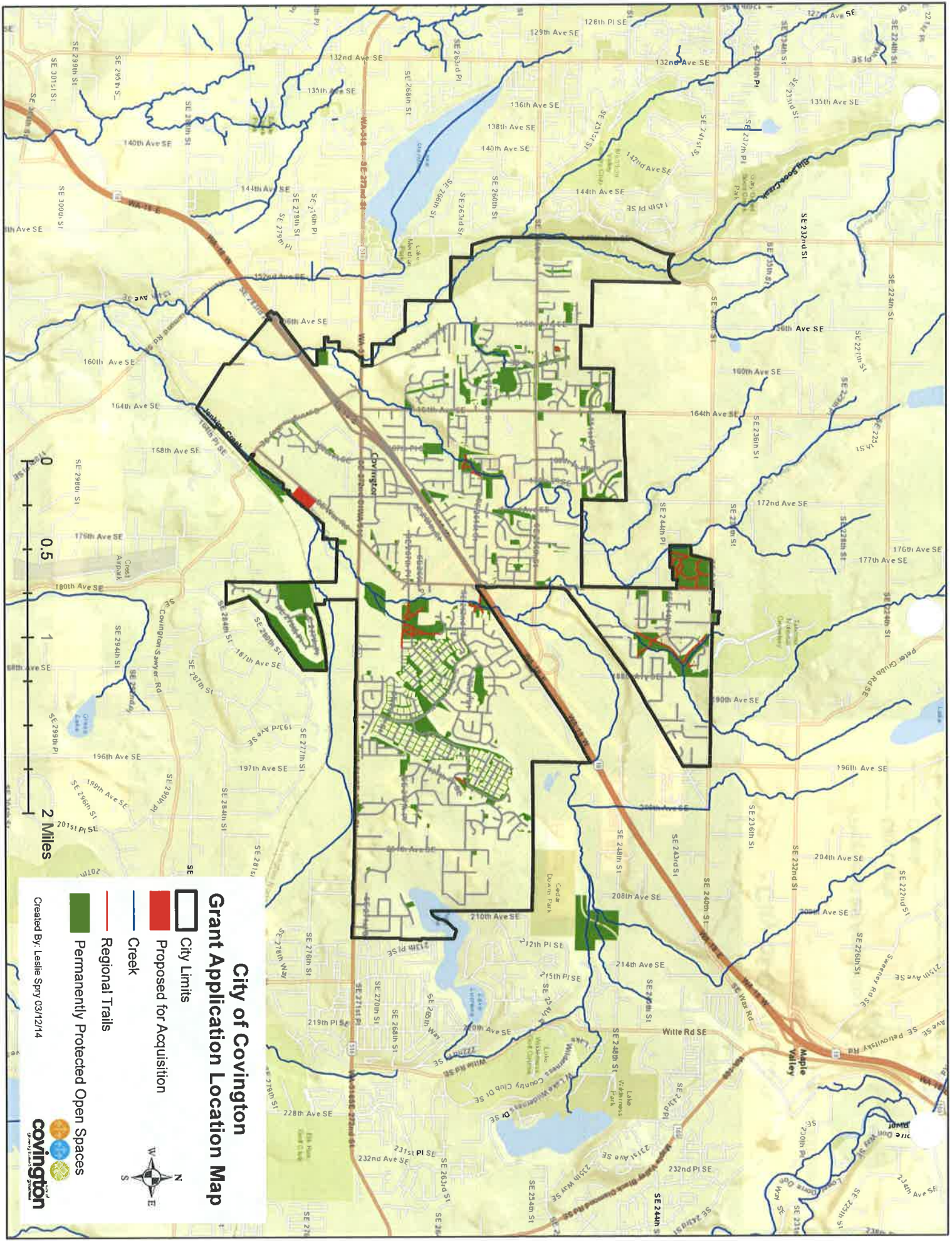
- Each parcel proposed for acquisition in yellow or distinct shading and an indication of any parcel proposed for less than fee simple acquisition, such as a conservation easement;
- Location of any proposed development to the site such as parking, trails or other facilities;
- Location of any proposed 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).*



City of Covington  
 Conservation Futures Grant Application  
 Site Map



# City of Covington Grant Application Location Map

- City Limits
- Proposed for Acquisition
- Permanently Protected Open Spaces
- Creek
- Regional Trails

Created By: Leslie Spry 03/12/14



