



King County

K.C. Date Received _____

CONSERVATION FUTURES (CFT) 2015 ANNUAL COLLECTIONS APPLICATION FOR FUNDS

PROJECT NAME: Juanita Heights Park Expansion & Trail Project

Applicant Jurisdiction(s): City of Kirkland

Open Space System: Juanita Heights Park/Juanita Creek Watershed

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

Acquisition Project Size: 2.19 Acres

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

919410-2020, 919410-2075, 919410-2095, 375450-0210, 375450-0215, 375450-0220

CFT Application Amount: \$300K

(Dollar amount of CFT grant requested)

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

CONTACT INFORMATION

Contact Name: Jennifer Schroder

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Date: March 18, 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 6 properties discussed in this application are all undeveloped wooded parcels comprising 2.19 acres. They are adjacent to one another and are owned by Leonard Smith (1.47 acres) and 4 other individuals.

These 6 woodlands parcels, located on the southern slope of Finn Hill (Goat Hill), are a keystone for expansion of Juanita Heights Park and provide the greenbelt needed for a trail that will connect the foot of Finn Hill near Juanita Beach Park to the crest of Finn Hill via Juanita Heights Park.

Although the 6 parcels are not immediately adjacent to the current boundary of Juanita Heights Park, an unopened right of way – suitable for a trail – connects one of the parcels to the park today. The parcels will provide a wooded link between Juanita Heights Park and 117th Place/120th St at the bottom of the hill, not far from Juanita Beach Park. The owner of several lots to the immediate east and north of the 6 parcels has advised the City that she is willing to donate a portion of her property bordering these parcels, facilitating access to 117th Place/120th Street. This donation will enhance the wooded greenbelt that the proposed acquisitions will create; also, the donation will ensure that a path from the bottom of the hill to the Juanita Heights Park can be created even if some of the parcels that are the subject of this application cannot be acquired in the immediate future.

Finally, the City anticipates that privately owned woodlands between the park and the Smith parcel can be acquired in the near future for park use, thus connecting the existing park seamlessly to the 6 parcels that are the subject of this application.

Preservation of the woodlands on these parcels, which are steeply sloped, will minimize landslide and erosion risks, and will contribute to the ecological health Juanita Creek, which runs along the base of Finn Hill.

The purchase the 6 parcels and their preservation as open space conform to the City's Comprehensive Park, Open Space and Recreation Plan Policy 1.12 to preserve opportunities for people to observe and enjoy wildlife and wildlife habitat. It will also support the City's Comprehensive Plan Goal NE- 1, to protect natural systems and features from the potentially negative impacts such as land development. The open space is with in Juanita Creek Watershed and the acquisition also supports WRIA 8 strategies of protecting and restoring natural processes and the habitats that they form which are necessary for the recovery and conservation of Chinook salmon. Finally, the acquisition promotes the City's goal of enhancing pedestrian connectivity within neighborhoods and also connecting neighborhoods via trail systems to the Cross-Kirkland Corridor.

Several of the property owners of the subject parcels have already expressed a willingness to sell their lots to the City of Kirkland. Others are being contacted by Finn Hill Neighborhood Alliance, the neighborhood association with which the City is working on this project. We anticipate that purchase and sale agreements will be negotiated within the next twelve months.

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 type="checkbox"/> D. Community separator | <input checked="" type="checkbox"/> H. Passive recreation opportunity/unmet needs |

The subject parcels are connected to Juanita Heights Park via an easement and are located within the Juanita Creek Watershed. The watershed encompasses an area of approximately 4224 acres. The basin flows south to Lake Washington. Rapid land use changes over the past 20 years have drastically changed the landscape surrounding Juanita Creek and the area is now considered "highly developed." This development and associated impervious surfaces (covering almost half the watershed) have affected the ecological health of the creek and the surrounding land. Protecting forested areas within the watershed provide valuable "natural infrastructure" to manage storm water.

This open space is bordered by single family subdivisions. The parcels, which can be accessed via an easement connecting it to Juanita Heights Park, will expand the Juanita Heights Park users' recreation experience of nature by walking among a healthy canopy of second growth Douglas fir Big Leaf maples, Western Red Cedar and other common natives such as vine maple, Oregon grape, salmonberry, Red Elderberry, Bracken Fern, Swamp gooseberry and Skunk cabbage. Examples of wildlife observed by neighbors include deer, coyote, hawks, frogs, pileated woodpecker and the bald eagle. As noted above, the parcels will also provide an essential link for a trail extending from the foot of Finn Hill to Juanita Heights Park and the crest of Finn Hill.

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

The City has a very successful volunteer natural areas restoration program called the Green Kirkland Partnership. The partnership involves volunteers, staff and community, all sharing in the goal to restore Kirkland's forests into healthy sustainable lands. The Green Kirkland Partnership has to date 22 volunteer Park Stewards. The Stewards work with community groups, individuals and schools by leading restoration events. Stewards provide education and demonstration activities of best management practices in removing invasive plants and planting native plants to ensure ongoing legacy of these urban forested lands.

Juanita Heights Park's Park Steward began in 2012 and will assume responsibility for monitoring the health of the woods and vegetation on the Smith parcel. The Steward has, in addition to leading on-going restoration events in the park, developed and maintains a website: <http://juanitaheightspark.com/habitat-quality-and-present-state/>. The site provides a wealth of information of the native plant life in this open space, history of the park and restoration work occurring in the park.

In addition, purchase of the open space conforms to the City's Comprehensive Park, Open Space and Recreation Plan Policy 1.12 to preserve opportunities for people to observe and enjoy wildlife and wildlife habitat. It will also support the City's Comprehensive Plan Goal NE- 1, to protect natural systems and features from the potentially negative impacts such as land development.

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 proposed acquisition of 2.19 acres (6 parcels) will be added to the City's Juanita Heights Park (approximately 6 acres), expanding the total park land to approximately 8 acres.

The increase to the existing maintenance responsibilities at Juanita Heights Park will minimally impact the current park maintenance staffing levels. In addition, the voters passed a park maintenance levy in 2012. The levy restores maintenance level (staffing and supplies) of Kirkland's park system, which had experienced significant budget cuts over the last 4 years. Because of the levy, the City has been able to hire additional positions in park maintenance.

The City has also a proven track record of working with volunteers to remove invasive plants such as English Ivy and Himalayan Blackberry. For example, last year over 8900 volunteer hours were logged in urban forest restoration projects.

The City of Kirkland places a high value and importance in stewardship of all of its natural resources. This commitment is demonstrated by way of the City's adoption by resolution of the 2003 Natural Resource Management Plan. The Natural Resource Management Plan will guide the future City practices, programs, projects comprehensive plan elements and development regulations relating to natural resource management.

Also, a 20-Year Forest Restoration Plan, know as Green Kirkland Partnership was adopted by the Kirkland City Council February 2008. The City has currently 6 parks in restoration, and 22 volunteer Park Stewards. (The Park Levy also provided permanent funding for 3 fulltime staff positions to manage and implement the program).

4. PROJECT BUDGET

1) TOTAL CFT APPLICATION AMOUNT ^a	CFT: \$300,000
2) TOTAL PEL APPLICATION AMOUNT ^b	PEL:

^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:

Property values estimations are based on 2015 assessed values and current market information concerning the likely value of the relevant parcels in terms of development potential.

PROJECT COSTS	ESTIMATED DOLLAR AMOUNT OR RANGE
Total property interest value	\$550,000
Title and appraisal work	\$17,500 Appraisal Title Reports (5 reports)
Closing, fees, taxes	\$32,500 (5 closings)
Relocation	0
Hazardous waste reports	0
Directly related staff, administration and legal costs	0
Total Project Costs (CFT and other funds)	\$600,000.

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)
Acquisition Fund – 2012 Park Levy	2015	\$275,000
Finn Hill Neighborhood Alliance Contribution	2015	\$ 25,000
Total CFT Funds Previously Received This Project		0
Total Matching Funds and Past CFT Funds Currently Identified	2015	\$300,000
Unidentified Remaining Match Need		

Unidentified remaining match need: What funds are anticipated and what is the time frame? N/A
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)
Assistance in contacting property owners, procuring appraisals, negotiating purchase prices and closing transactions	\$25,000	In process	2015-216
TOTAL	\$25,000		

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.

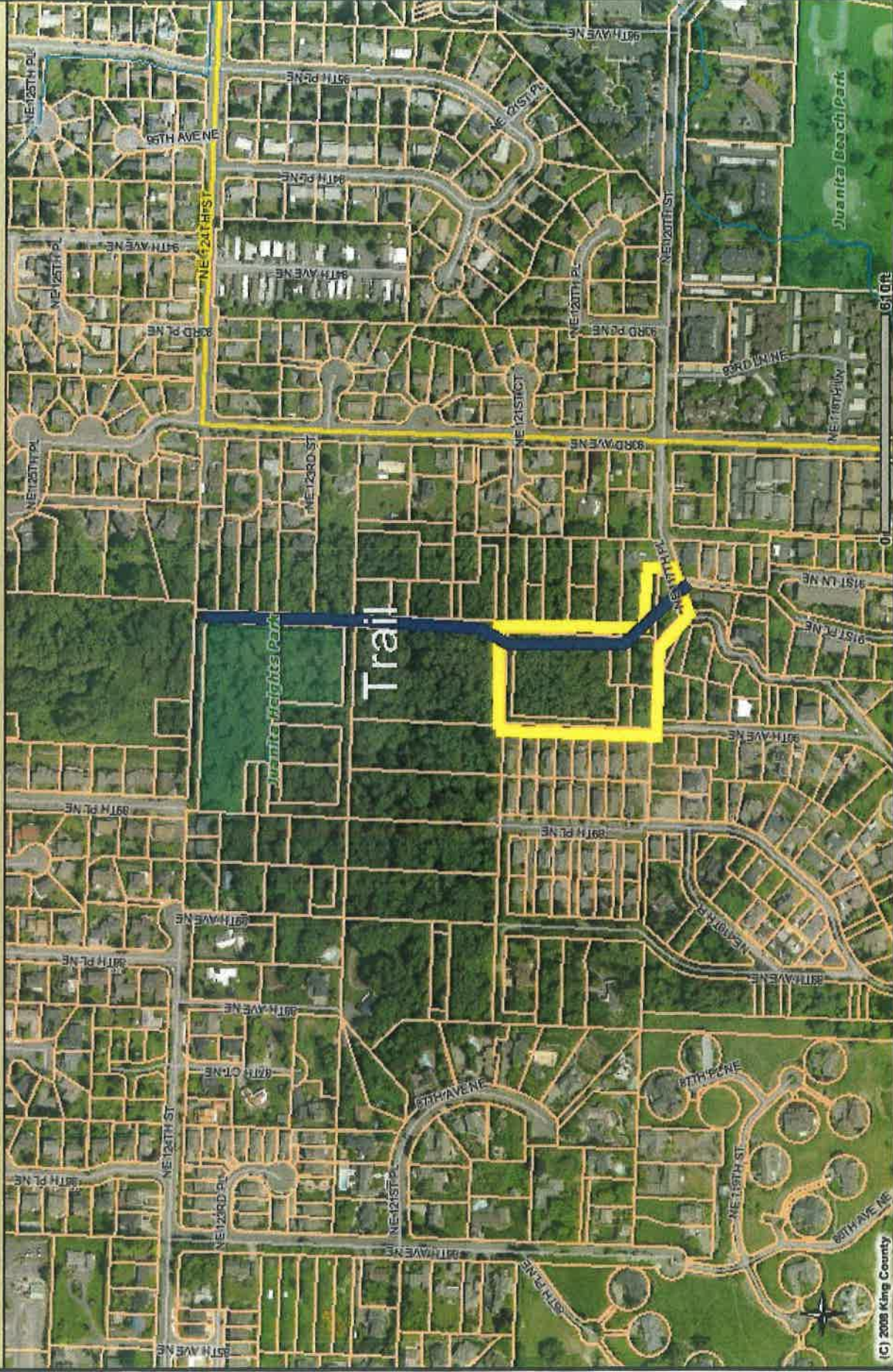
Site Map that shows the following:

- 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).*

iMAP



(C) 2008 King County

COMMENTS: The Six Lots are outline in Yellow.

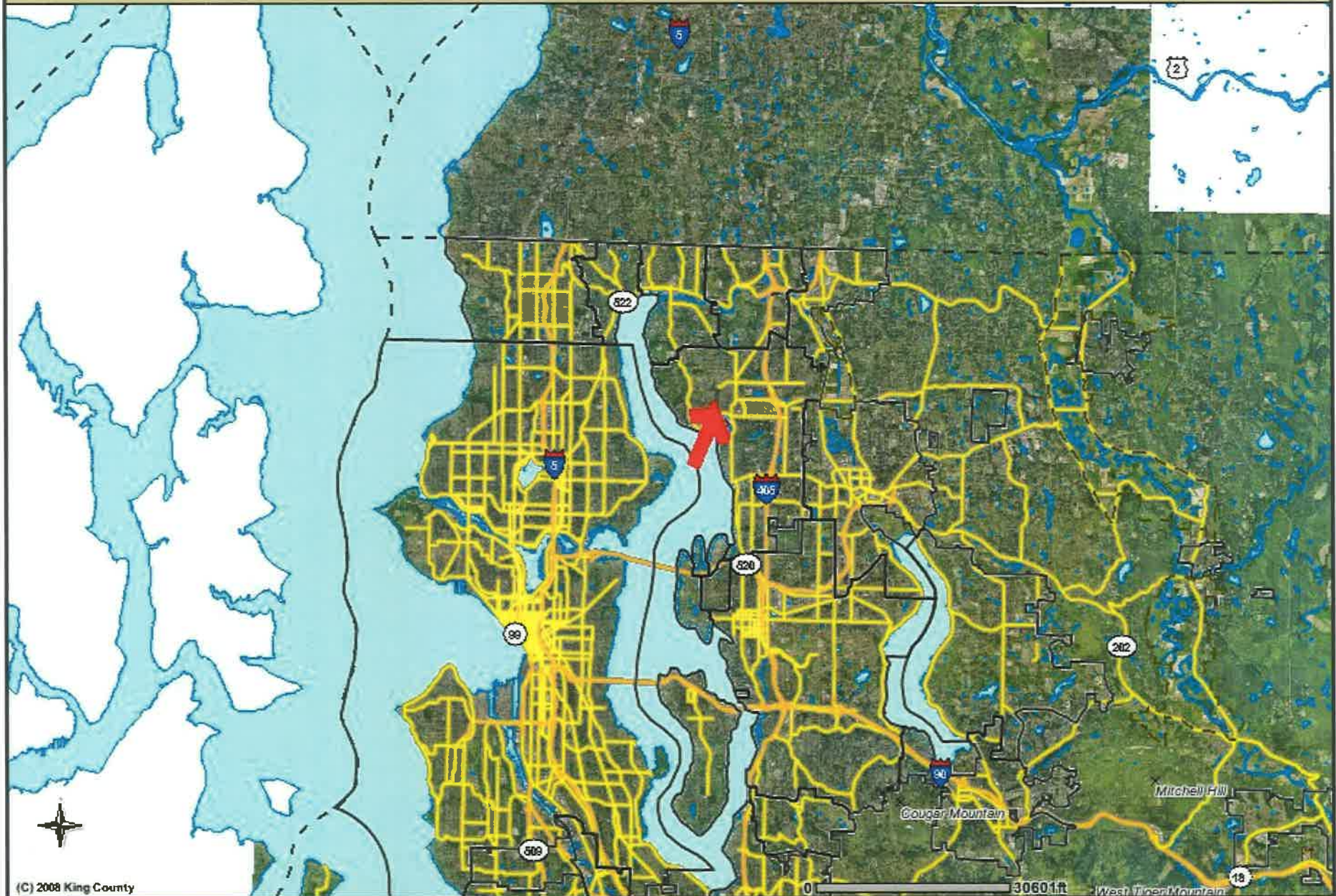
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Date: 3/18/2015 Source: King County iMAP - Property Information (<http://www.metrokc.gov/GIS/IMAP>)



King County

iMAP



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