



King County

K.C. Date Received _____

CONSERVATION FUTURES (CFT) 2016 ANNUAL COLLECTIONS APPLICATION FOR FUNDS

PROJECT NAME Wayne Golf Course Back Nine

Applicant Jurisdiction(s): OneBothell

Open Space System: Sammamish River Greenway

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

Acquisition Project Size: 5 parcels totaling 37.72 acres **CFT Application Amount:** \$1,250,000

(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: James McNeal **Phone:** 425-466-2599

Title: President **Fax:** _____

Address: 16314 Valhalla Drive, Bothell, WA 98011 **Email:** james@onebothell.org

Date: 3/18/2015

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.)

In 1996 a portion of the development rights to the Wayne Golf Course were purchased by the City of Bothell using an allocation of \$889,776 from the 1993 Regional Conservation Futures Acquisition Program. The rights purchase protected 45.61 acres on the front nine of the golf course as a view corridor for the Burke-Gilman Trail. Today, the owners of the back nine are actively pursuing a sale and development of the unprotected back nine parcels. The City of Bothell took no action on its option to purchase these parcels, which led a group of citizens to form OneBothell in an effort to purchase, conserve, and restore the back nine.

The properties sit along the Sammamish River and are part of the Sammamish River basin, which feeds into the North Lake Washington basin. There's a year round stream designated as 0068 that has been identified for restoration but has never been activated due to private land ownership. Salmon habitat along the Sammamish River is highly degraded. Acquisition of the Wayne Golf Course is a rare opportunity to protect substantial acreage in a primarily urban area. Additionally, the site is adjacent to Bothell's Blyth Park and sits at the terminus of three highly used regional trails: the Burke-Gilman Trail, Sammamish River Trail, and Tolt Pipeline Trail.

The opportunity to protect from development these parcels as both a high value recreation site and as a site for critical salmon habitat restoration is rare and cannot be missed. Conservation of the site would also leverage the initial CFT investment from 1993, and preserve a greenway along the river that currently exists. This site also meets the criteria outlined in King County Council Motion 14302, granting it priority for consideration by the Conservation Futures Citizen Oversight Committee.

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 checked="" 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. The site serves as important habitat for many semi-common and rare species of native animals. Ongoing residential development directly to the south of the site has severely limited the remaining habitat in the area. Additional development will push resident species further into residential areas, and the downtown core. Animals seen recently include black-tailed deer, coyotes, nesting bald eagles, several species of ducks and geese, owls and hawks.

B. The site provides a rare opportunity to conserve high value salmon habitat in an urban area. The site is in an area identified in the WRIA 8 Plan as critical to restoring chinook to the North Lake Washington basin. The golf course sits along 4,500 linear feet of river frontage and would provide an opportunity to restore critical habitat used by ESA-listed steelhead and coho salmon, chinook, sockeye, as well as the rare Lake Sammamish kokanee, in the process of being listed as endangered, all in a river whose water temps can exceed levels fatal for salmonids. A diminishing salmon population adversely affects Puget Sound killer whales, an endangered species largely dependent on salmon. There's also a year round stream on the site, designated as 0068, that has been identified for restoration. As noted in a letter from WRIA 8 supporting acquisition of the property, salmon habitat along the Sammamish River is highly degraded and acquiring the course would provide a significant opportunity to implement restoration priorities identified in the WRIA 8 Plan on a large scale.

C. The site provides a sweeping view corridor of the Sammamish River for users of nearby parks, trails, and roadways. This view corridor is of high value, and provides the public an opportunity to see several species of native species in addition to a major river.

D. The site is part of a currently continuous greenbelt that follows the Sammamish river as it bi-sects Bothell. It serves as a connection between Blyth Park and the conservation easement currently existing on the front nine of Wayne Golf Course. Loss of these parcels would eliminate a large segment of the greenbelt along the river, and breakup the habitat corridor adjacent to large-scale residential development south of the site.

E. Yellow Apple Ranch was built in 1922 and planted an apple orchard in 1938. The house is on the Bothell Historic Inventory. It is possible that it might qualify for the Local Landmark Register if we were to nominate it. Wayne was a well-known stop for riverboats. Farmers transported produce down the Sammamish River to Seattle. The earliest recorded boat was named the "Squak" in 1884. It is well known that steamboat trips stopped at Wayne for their meals.

F. The parcels are located within an incorporated city, and include undeveloped stretches of secondary forest on the hillside leading to the Sammamish River. The site is more than 37 acres in total and will greatly improve access to the Sammamish River for the public. Development would encroach on the natural area buffering the Tolt Pipeline Trail, and would degrade the already limited natural area used as a wildlife corridor by native species.

G. The site is adjacent to several park and open space resources. The parcels are adjacent to Blyth Park, the Tolt Pipeline Trail, and would expand access to the start/end points of the Sammamish River Trail and Burke-Gilman Trail. The site is also adjacent to the existing conservation easement that exists on the front nine of the golf course. This site would provide a critical link to connect all of these regional park resources, and preserve the greenbelt that runs along the Sammamish River.

H. The city of Bothell has a defined deficit of park space, and acquisition of this site is supported by policies outlined in both the City of Bothell Parks, Recreation & Open Space Action Program as well as in the City's Comprehensive Plan. Bothell's 2014 Parks, Recreation & Open Space Action Program identifies an overall shortage of 675.5 acres of core parkland to meet recommended national standards.

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. If the site is acquired numerous opportunities will be available to develop and incorporate interpretive and educational activities. The back nine is home to several native species, and is a major migratory passage for returning salmon. The restoration work on the site will provide excellent opportunities to educate the public about how our actions affect the species in this region, and engage us in improving the quality of life for the people, plants, and animals, who live here. The Yellow Apple Ranch site, which has on it several surviving fruit trees, could be considered for an interpretive center for education on early farming, the history of the area and land restoration. These factors present an enormous education opportunity.

B. The site is imminently threatened by residential development. The back nine parcels are currently zoned residential, and could be developed with single-family homes at any time. The original owners are actively engaged in development negotiations, and without a competitive offer to dissuade development, the site will likely become a housing development. This will result in a loss of public access via the existing golf course, will result in the loss of the view corridor of the river and eliminate the opportunity for any restoration work or expansion of the regional parks in the area.

D. Acquisition is supported by the state legislative delegation from the 1st district, King County Councilmember Rod Dembowski, WRIA 8, and many other community groups and environmental non-profits. Saving this site will require a collaborative effort, and much of the groundwork has been laid.

This site also meets the criteria outlined in King County Council Motion 14302, giving the site priority consideration by the Conservation Futures Oversight Committee.

E. The City of Bothell Parks, Recreation & Open Space Action Program and Bothell Comprehensive Plan both reference acquisition of the Wayne Golf Course Back Nine. The plans also specifically mention the importance of preserving open space throughout the city and acquiring natural areas and wildlife habitat.

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 of Bothell and its soon to be formed Parks & Recreation Department are the desired entity to maintain the site in the long term. Ideally, this site will become part of an expanded Blyth Park, trailhead for the Tolt Pipeline Trail, and a habitat area for native wildlife and salmon. The site is not envisioned to continue operation as a golf course.

Habitat restoration work lends itself well to long-term volunteer stewardship opportunities, and continuing educational opportunities. These activities are envisioned to be funded primarily through grants and salmon restoration dollars.

Other opportunities also exist to use parts of the site as a regional development mitigation bank. Should such a program take place, it would provide capital resources to preserve and restore the site.

4. PROJECT BUDGET

1) TOTAL CFT APPLICATION AMOUNT ^a	CFT: \$1,250,000
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:

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

No appraisal of the property is currently available. Assessed value of the site in its current state is about \$1.07 million. It is estimated that the property is worth in more than twice that amount as a development site.

PROJECT COSTS	ESTIMATED DOLLAR AMOUNT OR RANGE
Total property interest value	At least \$2,500,000
Title and appraisal work	Unknown
Closing, fees, taxes	Unknown
Relocation	Unknown
Hazardous waste reports	Unknown
Directly related staff, administration and legal costs	Unknown
Total Project Costs (CFT and other funds)	At least \$2,500,000

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)
None at this time.		

Total CFT Funds Previously Received <i>This Project</i>		\$0.00
Total Matching Funds and Past CFT Funds <i>Currently Identified</i>		\$0.00
Unidentified Remaining Match Need		\$1,250,000

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.

OneBothell is in ongoing, productive, discussions with the State Legislature, King County, the City of Bothell, WRIA 8, Forterra, and potential private funders. Each of the sources may in the near future have resources to commit to the project, or may be able to identify resources that OneBothell may be able to access to put toward the purchase of the Wayne Golf Course. Additional resources may be available from a potential regional mitigation bank program.

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*)

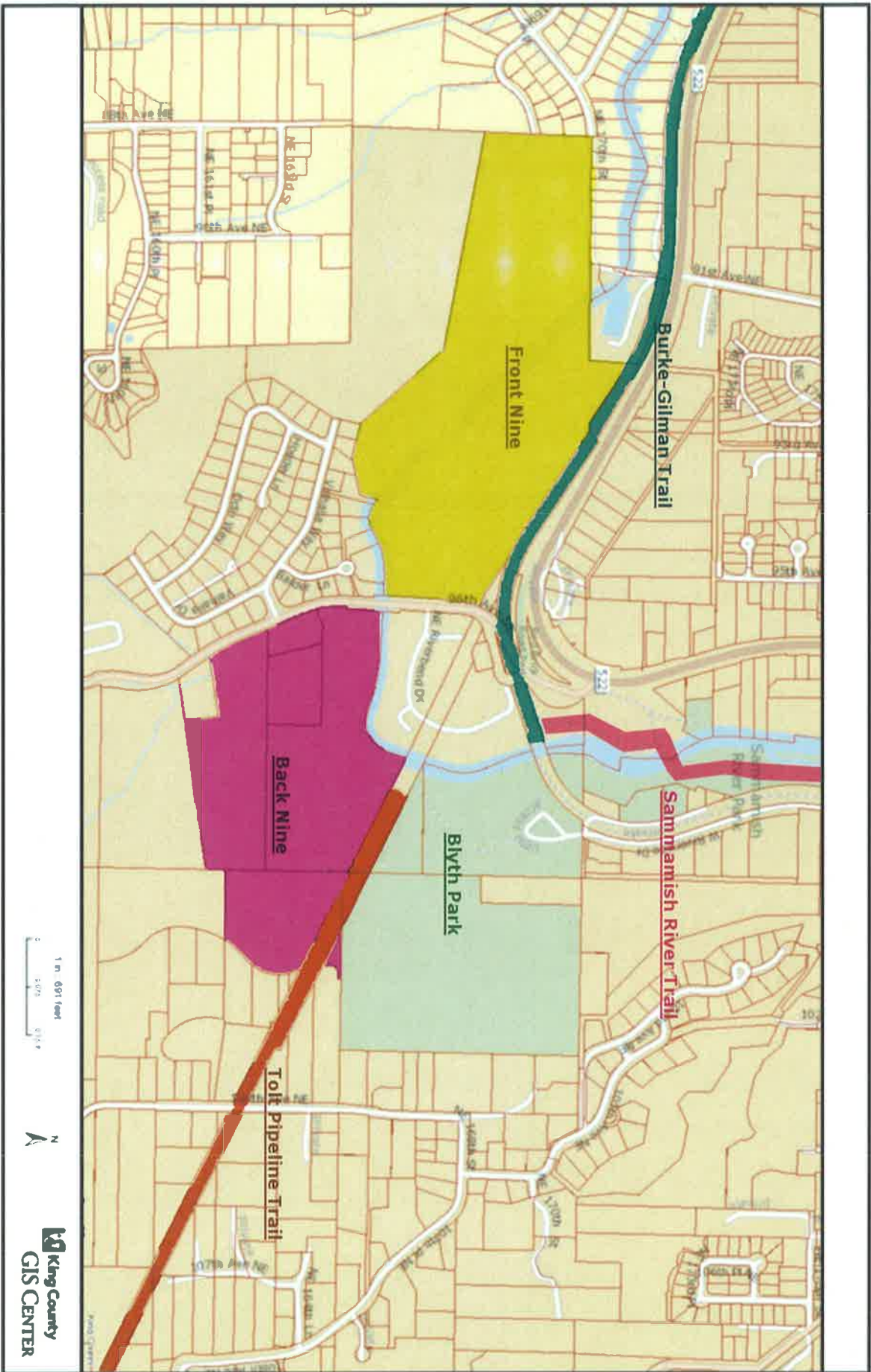
8 ½ x 11” maps are preferred, but 11 x 17” is acceptable if folded and hole-punched for insertion into a three-ring binder.

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).*

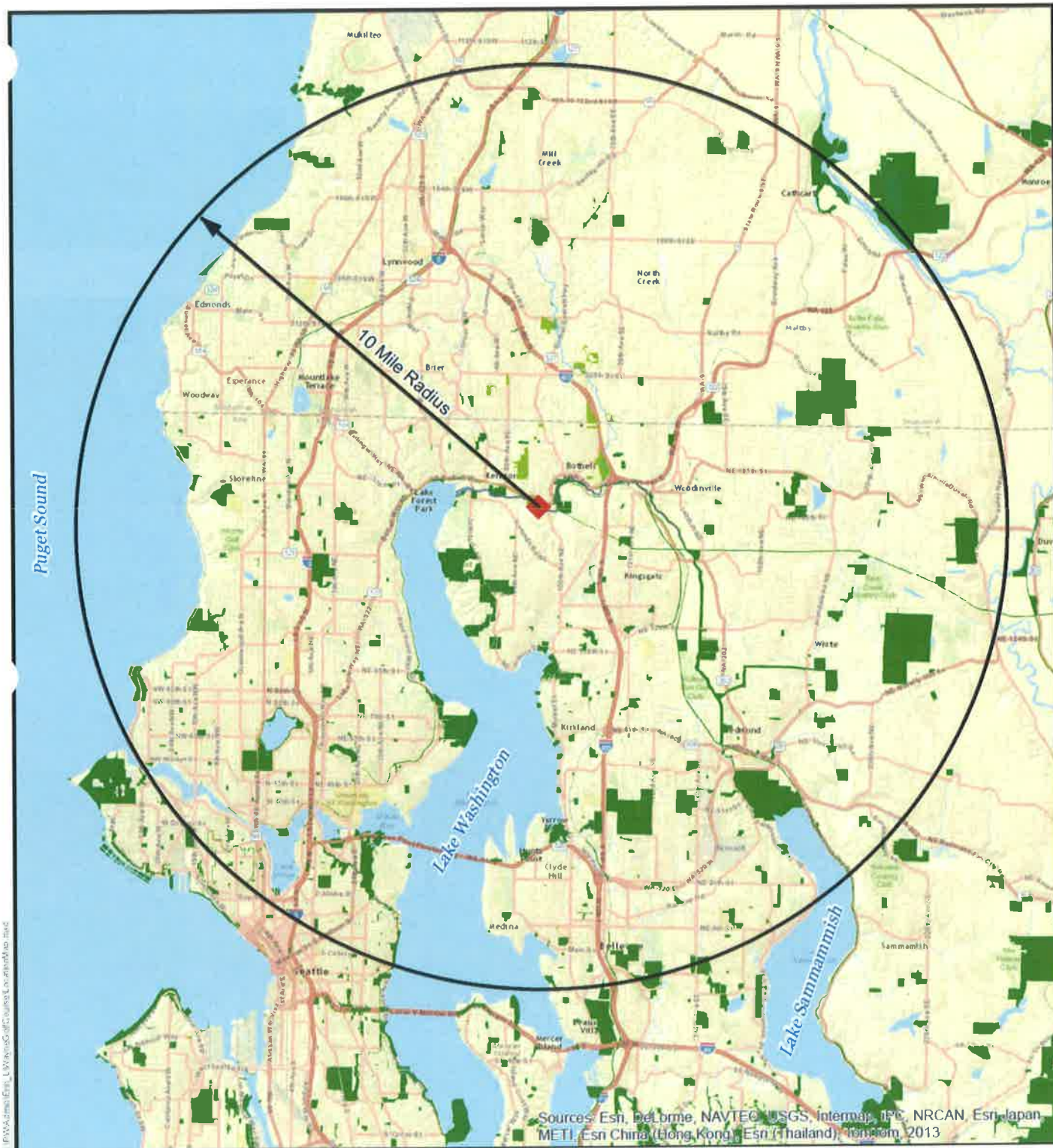


1 in. = 691 feet
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King County
GIS CENTER





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-  Wayne Golf Course
-  Public Parks and Open Space
-  Other Protected Open Space



Washington State Vicinity