



King County

K.C. Date Received _____

CONSERVATION FUTURES (CFT) 2016 ANNUAL COLLECTIONS APPLICATION FOR FUNDS

**PROJECT NAME: Little Bear Creek Property Acquisition – Supplement to 2013
CFT Award**

Applicant Jurisdiction(s): City of Woodinville

Open Space System: N/A

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

Acquisition Project Size: 2.3 acres (99,776 sq. feet)

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

CFT Application Amount: \$57,500

(Dollar amount of CFT grant requested)

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

CONTACT INFORMATION

Contact Name: Alexandra Sheeks

Phone: 425-877-2266

Title: Assistant to the City Manager

Fax: 425-489-2705

Address: 17301 133rd Ave NE

Email: asheeks@ci.woodinville.wa.us

Woodinville, WA 98072

Date: 3/13/15

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 project is supplemental and enhanceive to the City's 2013 grant award for purchase of a 10,900 square foot property along Little Bear Creek and 134th Ave NE. This application is for the purchase of an adjacent 99,776 square foot property that is currently owned by WSDOT. On February 13, 2015, WSDOT provided official notification per RCW 47.12.055 of its intent to dispose of the property. If the City does not act to retain the property, it could be sold to a private party at auction, or to the adjacent commercial property owner, which houses a towing yard. The City received a CFT grant in 2013 for purchase of the towing yard. While the City continues to actively pursue acquisition of the tow yard property with the owner, it would be highly beneficial for the City to take advantage of this new opportunity to acquire lands for future open space, passive recreation, enhancement, and protection of Little Bear Creek. The City currently owns a 6.5 acre foot property to the east of the tow yard and WSDOT properties.

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

Salmon habitat and aquatic resources – Through acquisition of the property, the City will be able to ensure that this property and the surrounding area remains in public ownership, rather than being subject to private development. Paired with the planned acquisition of the adjacent tow yard property, the City will be able to assemble land directly adjacent to Little Bear Creek and provide for riparian habitat enhancement, including the removal of a culvert and vehicle bridge that crosses the creek and is needed currently to provide access to the tow yard.

Scenic resources – Much of the Little Bear Creek corridor is inaccessible to the public because of commercial land uses that directly abut the creek. The property to be acquired provides enhanced opportunities for trail users to enjoy and access the creek, which is now largely hidden from public view. The creek provides a refreshing contrast to the growing downtown commercial and mixed-use area of Woodinville.

Park/open space or natural corridor addition – Acquisition of the parcel will ensure that the property and surrounding environs remain passive open space and will increase opportunities for connections throughout the city to local and regional trails and recreation areas, such as Wilmot Gateway Park, the Sammamish River Trail, and Rotary Park. Additionally, it provides a buffer between State Route 522 and Woodinville's downtown area. The City collects mitigation funding for tree planting and could enhance the area with additional planting and habitat restoration.

Passive recreation opportunity/unmet needs – Various City master plans envision a trail along Little Bear Creek that provides the opportunity to construct a key trail connection through Woodinville to the greater region. The trail would connect nonmotorized transportation uses from the Sammamish River Trail to the west with Rotary Park and Woodinville High School to the northeast, and eventually continuing into Snohomish County. The City's 2004 Little Bear Creek Linear Park Master Plan formalizes an action plan to pursue the gradual assembling of properties and easements alongside the creek for purposes of providing needed recreation benefits. One large mixed-use residential development is being planned in downtown Woodinville, and will require more open space for the increased downtown population.

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

Threat of loss of open space resources – If the property is not purchased, it could be lost to private ownership through sale or auction. WSDOT’s procedures for disposing of surplus property include notifying local jurisdictions and adjacent property owners of the surplus property, then putting the property up for auction. Cities and adjacent property owners may express interest in acquiring the property before it is put up for auction. There is a possibility that the towing yard business adjacent to this property would be interested in purchasing it for additional vehicle storage, an outcome that would set the City further back in its effort to restore the area and remove the fish-restricting culvert on Little Bear Creek. While the City is also discussing acquisition of the tow yard property with its owner, the City does not want to miss out on the opportunity to own this property directly abutting Little Bear Creek.

Educational/Interpretive Opportunity – The proposed parcel serves as a piece of a future creekside trail that will connect to an existing interpretive site at the City’s Rotary Park. The trail provides educational “windows” of opportunity for observing salmon runs and habitat. Throughout the length of the creek are places of significant vegetation, and in-stream features such as riffles, pools and glides that salmon and other fish may find functional and that provide visual and educational interest to humans. The trail would provide quarter mile markers for information and rest stops, an interpretative trail system, restoration of the Creek and adjacent wildlife habitat, and provide for human access to the Creek. Sites will be developed with decks for viewing, interpretive and educational signage, picnic tables if space permits and trail furniture.

Partnerships – The Adopt-A-Stream Foundation has indicated a strong interest in providing mitigation and habitat restoration to Little Bear Creek at this site. The Foundation is actively seeking grants to further their work on Little Bear Creek, including funding sources from the State Department of Fish and Wildlife. In 2012, the Foundation completed a similar project a short distance downstream of the subject property. The King County Water Resources Inventory Area (WRIA) 8 is also keenly interested in seeing this project come to fruition.

Adopted City Plans – The following Council-adopted plans reference the location, trail, and/or culvert replacement:

- 2004 Little Bear Creek Linear Park Master Plan
- 2004 Parks, Recreation and Open Space Plan
- 2005 Non-Motorized Transportation Plan
- 2008 Downtown Little Bear Creek Corridor Master Plan
- 2009 Transportation Master Plan
- 2009 Stormwater Master Plan
- 2010 Shoreline Master Program
- 2015-2020 Capital Improvement Plan

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 Woodinville will maintain and provide stewardship of the property. The City currently receives grant money for volunteer habitat restoration projects, such as the Sammamish ReLeaf effort, which could be used to maintain the property, and the surrounding environs of Little Bear Creek. Acquisition of the property provides for more dedicated pedestrian access to the Little Bear Creek, opening up the entire creek watershed for increased volunteer activity and stewardship opportunities in habitat improvement efforts.

4. PROJECT BUDGET

1) TOTAL CFT APPLICATION AMOUNT ^a	CFT: \$57,500
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).

A Summary Appraisal of the adjacent tow yard property was conducted in February 2013 and was assessed at \$110,000, or \$10 per square foot. Applying the same \$10 per square foot price for this property would indicate a value of \$1,000,000. However, this property is substantially unusable because of the 150-foot buffer next to Little Bear Creek. Additionally, the property will retain WSDOT’s limited road access requirements on all but the east side of the property. A private owner who developed the property would be required to install significant road frontage improvements, including repair of the current deteriorating bridge that crosses Little Bear Creek and provides access to the property from the south. This renders the property at a substantially lower market value, possibly lower even than the tow yard.

The City is working with WSDOT to obtain a fair price or alternative means of consideration in exchange for the property.

PROJECT COSTS	ESTIMATED DOLLAR AMOUNT OR RANGE
Total property interest value	\$50,000
Title and appraisal work	\$15,000
Closing, fees, taxes	\$15,000
Relocation	\$0
Hazardous waste reports	\$15,000
Directly related staff, administration and legal costs	\$20,000
Total Project Costs (CFT and other funds)	\$115,000

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)
King Conservation District Funds	2015 Current Balance Available	\$17,500
Capital or General Funds	2015-16 Biennial Budget	\$40,000
Total CFT Funds Previously Received This Project		
Total Matching Funds and Past CFT Funds Currently Identified		\$57,500
Unidentified Remaining Match Need		\$0

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.

Matching funds from City capital or general funds to be determined at time of acquisition. Possible sources may include general fund reserves, real estate excise tax, or other available capital revenues.

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.

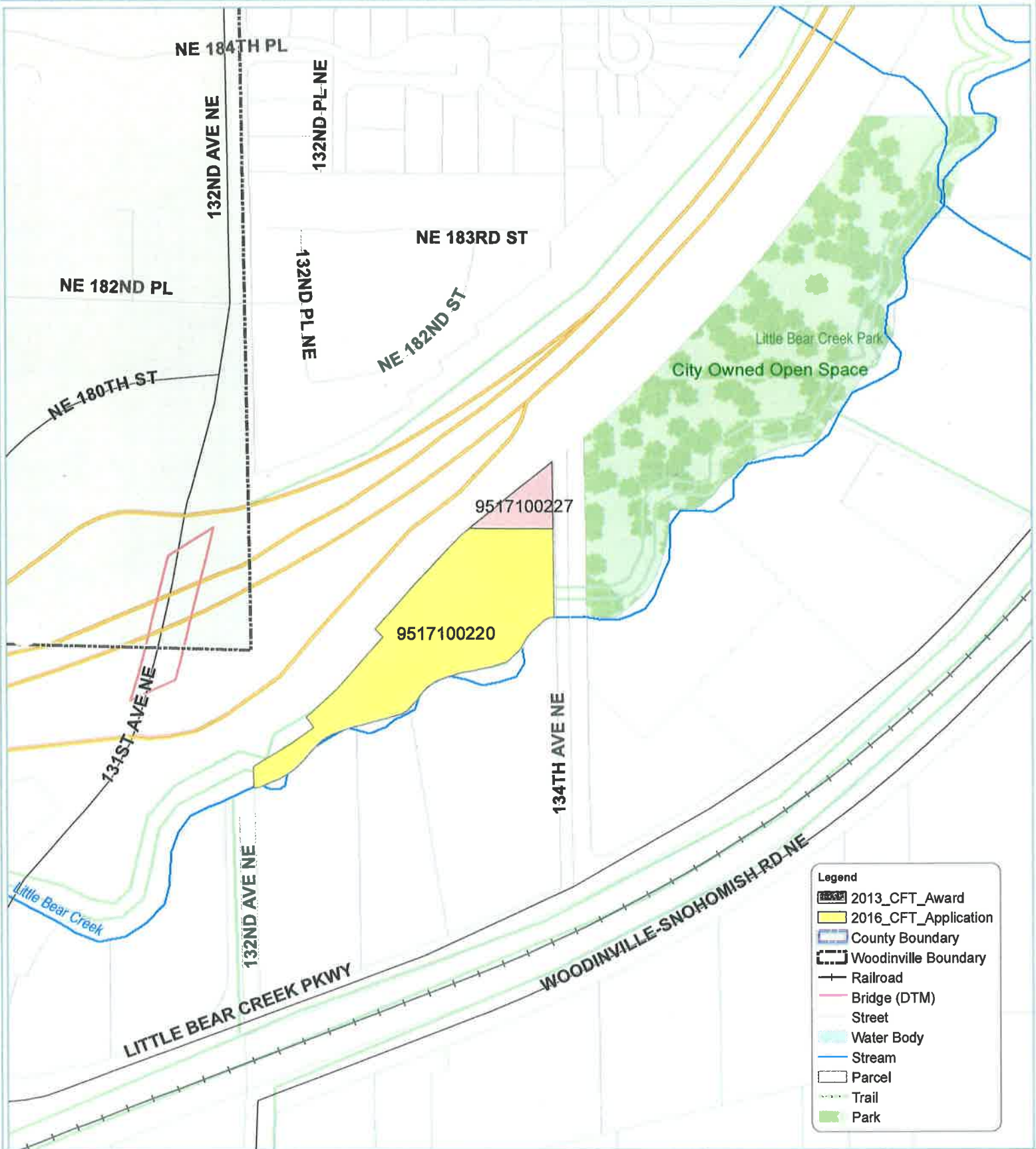
Site Map that shows the following:

- 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).*

City of Woodinville



Legend

- 2013_CFT_Award
- 2016_CFT_Application
- County Boundary
- Woodinville Boundary
- Railroad
- Bridge (DTM)
- Street
- Water Body
- Stream
- Parcel
- Trail
- Park

2016 City of Woodinville CFT Application (Site Map)



1 inch = 250 feet

0 62.5 125 250 Feet







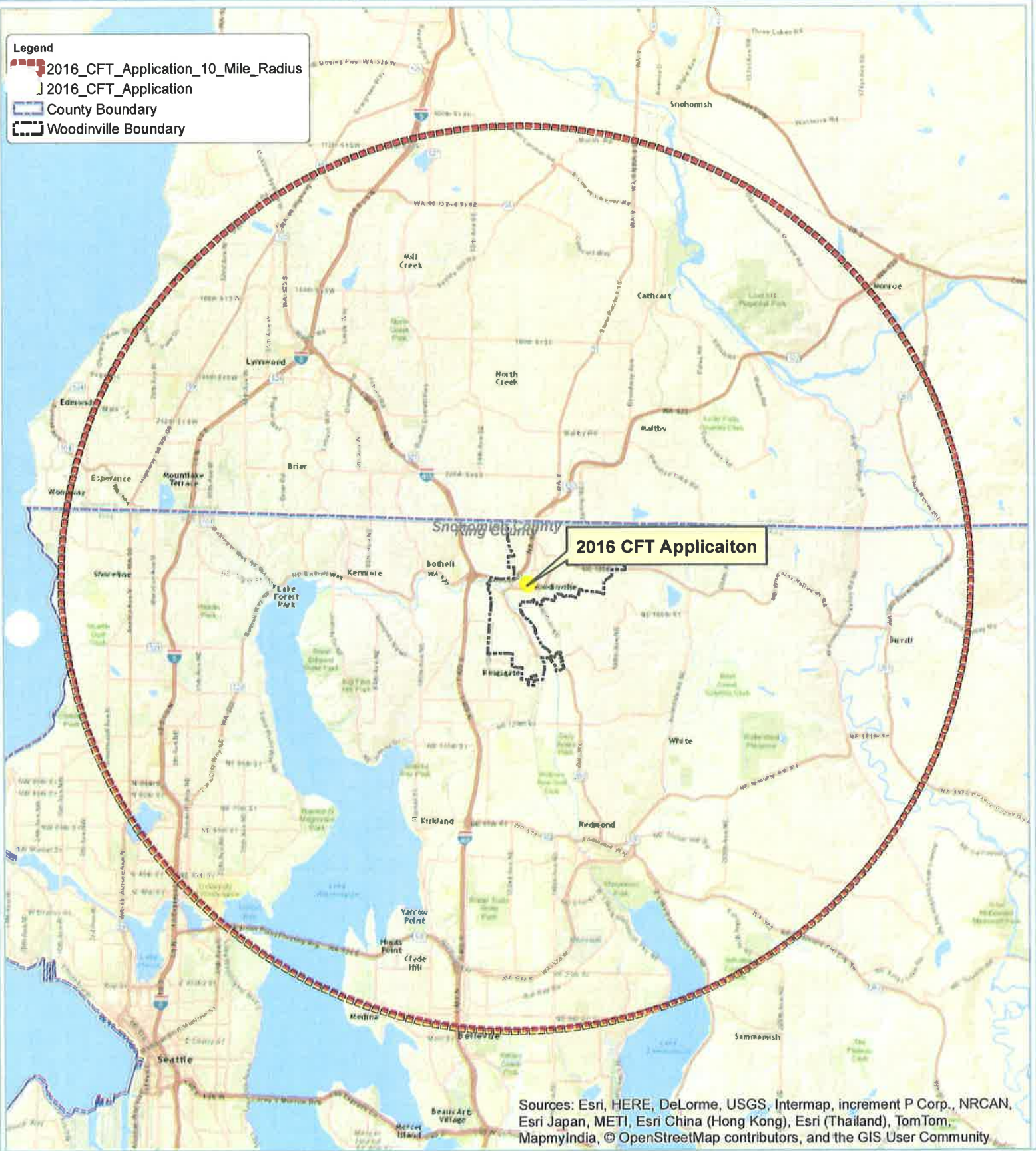
NO	DESIGN/REVISION	DATE	BY
1	Version 1	03/11/16	AU
2			
3			
4			
5			

City of Woodinville
 17301 - 133rd Ave NE
 Woodinville, WA 98072
 www.ci.woodinville.wa.us
 425-498-2700

Disclaimer
 Any use of or reliance upon the information contained in this document is at the user's sole risk. The City of Woodinville does not warrant the accuracy, reliability, completeness or quality of such information. The City expressly disclaims any warranty of such accuracy or reliability for any particular purpose with respect to such information. The City further disclaims all responsibility for any damage, injury or loss resulting therefrom.

City of Woodinville

- Legend**
-  2016_CFT_Application_10_Mile_Radius
 -  2016_CFT_Application
 -  County Boundary
 -  Woodinville Boundary



2016 CFT Application

Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), TomTom, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

16 City of Woodinville CFT Application (Location Map)



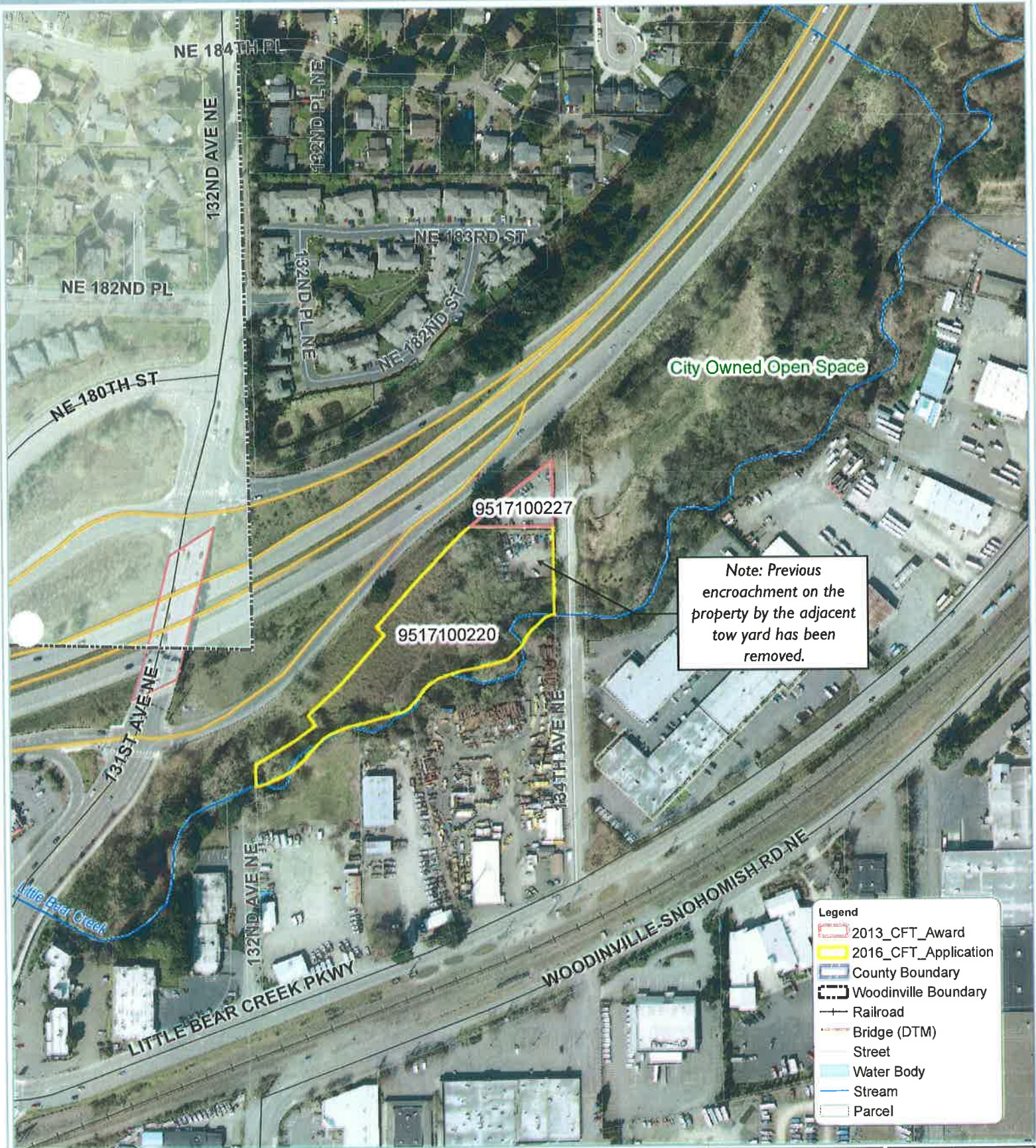
NO	DESIGN/REVISION	DATE	BY
1	Version 1	06/11/15	AU
2			
3			
4			
5			



City of Woodinville
17301 - 133rd Ave NE
Woodinville, WA 98072
www.ci.woodinville.wa.us
425-489-2700

Disclaimer
Any use of or reliance upon the information contained in this document is at the user's sole risk. The City of Woodinville does not warrant the accuracy, currency, completeness or quality of such information. The City expressly disclaims any warranty of merchantability or fitness for any particular purpose with respect to such information. The City further disclaims all responsibility or liability for any damage, injury or loss resulting therefrom.

City of Woodinville



Note: Previous encroachment on the property by the adjacent tow yard has been removed.

Legend

- 2013_CFT_Award
- 2016_CFT_Application
- County Boundary
- Woodinville Boundary
- Railroad
- Bridge (DTM)
- Street
- Water Body
- Stream
- Parcel

2016 City of Woodinville CFT Application (Site Map)



NO	DESIGN/REVISION	DATE	BY
1	Version 1	03/11/15	AU
2			
3			
4			
5			



City of Woodinville
17301 - 133rd Ave NE
Woodinville, WA 98072
www.ci.woodinville.wa.us
425-489-2700

Disclaimer
Any use of or reliance upon the information contained in this document is at the user's sole risk. The City of Woodinville does not warrant the accuracy, adequacy, completeness or quality of the information. The City expressly disclaims any liability for any damages, injury or loss resulting therefrom.