

**Attachment 2:
Project Descriptions of DNRP's 2017 Parks Levy – Regional Open Space Acquisition Proposals**

WRIA 8: Winterbrook Farm (Tom Beavers, WLRD)

PL Request	\$350,000
CFT Request <i>(CFT match status)</i>	\$150,000 <i>(match is requested & awarded PL funds)</i>
Subtotal: CFT + PL Request	\$500,000

Total Project Cost	~\$2,000,000 – to be determined
Funding Already Secured	\$400,000 CFT + \$200,000 PL
Additional Funding Sought	TDR; may need future CFT-PL request
Will current funding request complete priority acquisitions?	No – funding request does not complete priorities.

Project Description: Acquire fee and/or easement on 80 acres of Winterbrook Farm (owned by Issaquah School District) connecting Squak Mountain State Park with Cedar Hills Landfill/Log Cabin Reach Natural Area.

Currently this property is a rural school site owned by Issaquah School District. This property was historically a dairy farm, and its farm structures appear eligible for historic resource listing (haybarn, farmhouse, chicken coop, milking parlor). The site has been used for horses/equestrian center in the more recent past. Property likely has limited use for farming crops; main use would seem to be for small livestock.

Issaquah seeks to divest themselves of this property. DNRP has appraised the property. There is a significant difference in opinion on price between the appraisal & the landowner.

King County may work with PCC Farmland Trust to purchase the property. Under that scenario, PCC may retain the northern two parcels and lease to tenant farmers. King County would hold an easement on those parcels ensuring farm protections, trail access, Parks maintenance access, and habitat protection associated with the wildlife habitat corridor. King County Parks would own the southern two parcels.

If PCC is not a partner, the northern two parcels may end up in WLRD ownership and the southern two in Parks (TBD).

TDR may be able to bring funding to the transaction, though feasibility still being investigated.

Habitat Benefit: The property sits between Cedar Hills Landfill to the south and Squak Mountain State Park to the north. This site is a public land connector linking several thousand acres in the Cougar-Squak-Tiger complex to the north, to the Issaquah basin and Cedar Hills Landfill/Log Cabin Reach Natural Area to the south. The wildlife habitat network in the Comprehensive Plan is mapped through here. McDonald Creek runs east through the property.

Recreation Benefit: Possible trail connection between Squak Mountain State Park and this site. If additional acquisitions made and/or landfill decommissioned (2030 or so?) then could have trails running over to Log Cabin Reach NA/Issaquah Creek.

Plan Priority: N/A

Parcels included in Scope: 162306-9010 (20 ac), 162306-9085 (20 ac), 162306-9011 (20 ac), 162306-9086 (20ac).