



King County

K.C. Date Received _____

CONSERVATION FUTURES (CFT) 2017 ANNUAL COLLECTIONS APPLICATION FOR FUNDS

PROJECT NAME: Snoqualmie Valley Mill Site - Regional Trail & Open Space

Applicant Jurisdiction(s): King County Parks

Open Space System: Regional Trail

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

Acquisition Project Size: 268 acres CFT Application Amount: \$175,000

(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

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Seattle, WA 98104 Date: March 9, 2016

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.)

CFT and Parks Levy funds are requested to purchase (in fee) approximately 268 acres (11 parcels) in and around the historic Snoqualmie Mill site to secure the final 0.5-mile missing link in the 31.5-mile Snoqualmie Valley Trail regional corridor, from Duvall to Rattlesnake Lake. This project will acquire the historic rail bed for future development of a regional trail (approximately 11.8 acres) and preserve additional land as open space (see attached map).

Acquiring the missing link in the Snoqualmie Valley Trail corridor has been a high priority for King County Parks (Parks) for over 20 years. In December 2015, Parks purchased 66 acres from Snoqualmie Mill Ventures totaling \$1.6 million. And in December 2012, Parks acquired the 28-acre Kellogg property for \$550,000. These recent acquisitions secured critical segments of the historic rail bed that will accommodate future development and completion of the Snoqualmie Valley Trail.

The remaining missing link parcels are currently owned by Weyerhaeuser Real Estate Development Company (WREDCO). Recent discussions with WREDCO representatives have indicated a willingness to move forward with the sale depending on valuation and the environmental due diligence process.

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

A. Wildlife habitat or rare plant reserve

The Cascade forests are linked to Puget Sound lowland habitat along the Snoqualmie River watershed through Wildlife Habitat Networks, designated in the King County Comprehensive Plan (KCCP). These targeted parcels are located approximately one-half mile from a designated Wildlife Habitat Network and would contribute to habitat mobility and as an additional buffer to those mandated 300 foot wide corridors. Habitat networks are comprised of natural vegetation linking priority wildlife habitat with critical areas, their buffers, trails and open space. KCCP Policies E-107 and E-483 require the designation and mapping of habitat networks for threatened, endangered, and priority species and direct that connections within these corridors be protected to reduce the impacts of habitat fragmentation and be managed to help enhance priority habitat within them. The wildlife inhabiting this area is typical of west side mature second growth forest habitats and thus includes a variety of migratory and resident birds (approximately 80 species), mammals, amphibians and fish. Species known to use this area are: black bear, cougar, coyote, bobcat, mule deer, raccoon, mountain beaver, barred owls, pileated woodpecker, Pacific tree frog, Pacific giant salamander and red-legged frogs (which are Species of Local Importance as designated in KCCP Policy E-487). The city has a large elk range delineated on their Priority Fish and Wildlife map and salmon are active in the adjacent river. All wetlands and streams and their buffers are designated as fish and wildlife habitat conservation areas.

C. Scenic resources

Protection of lands along regional trail corridors creates a larger scenic open space buffer and significantly enhances trail users' experience. The Snoqualmie Valley Trail corridor is an integral part of the Mountains to Sound Greenway (MTSG). Acquisition of these parcels would be consistent with MTSG's goal of protecting open space lands along a 100-mile corridor of Interstate 90 from Seattle to Central Washington in order to enhance scenic beauty, conserve wildlife habitat and provide recreational opportunities. The acquisition also includes the Snoqualmie Mill Pond (aka Borst Lake). In addition, views of the surrounding landscape (Cascade foothills, Issaquah Alps and adjacent valley) can be seen from these parcels.

D. Community separator

Several of these proposed parcels include the Snoqualmie Valley Trail corridor which provides a visual and functional separation between the City of Snoqualmie and lands within rural King County. Most of the subject properties lie within a recently annexed area to the City of Snoqualmie; several parcels lie just outside the city limits in the unincorporated, rural area.

E. Historic/Cultural Resources:

Historically, the property served as a part of a busy Snoqualmie Mill site – with Lake Borst used to store logs prior to processing. The mill site was developed and utilized for commercial, industrial and residential purposes for nearly 100 years. From 1917 to 2003, the Snoqualmie Falls Lumber Co. and its parent company, Weyerhaeuser, operated a large sawmill on the site. The trail corridor parcels are a part of two former transcontinental railways, the Northern Pacific and the Chicago, Milwaukee, St. Paul and Pacific, that served the historically important logging and timber industry in the valley. The conversion of former rail lines to trails keeps alive the spirit and experience of mobility through the landscape. Overall, the site offers many opportunities as a historic/cultural destination as well as target location to bolster the city of Snoqualmie's tourism and economic initiatives. The Snoqualmie area has long been a tourist destination based on the existence of Snoqualmie Falls, with a spectacular height of 268 feet, and the adjacent Salish Lodge. The historic train depot transports tourists

from downtown to the 'Falls' and back, as well as to North Bend.

G. Park/open space or natural corridor addition

A large component of the property is essentially considered to be open space or recreational land. The property has significant frontage along the Snoqualmie River and includes Lake Borst, a large lake with an island, comprising approximately 145 acres. The areas outside of the lake are moderately to somewhat heavily forested. Acquisition of this site would add to a number of significant publicly-owned open space lands along the Snoqualmie Valley Trail corridor, including Tolt-MacDonald Park, Griffin Creek and Three Forks Natural Areas and the Meadowbrook Farm as well as the permanently protected 90,000 acre Snoqualmie Forest and the 570-acre Tokul Creek Forest easement sites. The Snoqualmie Valley Trail also meanders past working farms, many of which are preserved Farmland Preservation properties.

H. Passive recreation opportunity/unmet needs

Acquisition of these parcels would allow King County Parks to move forward with planning, design and construction of the gap in the Snoqualmie Valley Trail from Tokul Road to Mill Pond Road, providing a contiguous 31.5-mile recreational trail through the rural towns of Duvall, Carnation, Snoqualmie, Preston, Fall City and North Bend for multiple users (hikers, bikers and equestrians). The site is located near the downtown area of the city of Snoqualmie, which is situated west of North Bend, and east of Issaquah, in eastern King County. All three growing cities are adjacent to I-90, providing easy access to passive recreation opportunities. The city of Snoqualmie has seen a relatively large amount of growth most of which can be attributed to the development of Snoqualmie Ridge. The Snoqualmie Valley Trail is also used by many different types of trail users to access a significant number of smaller trail networks on both public land and privately owned land. Therefore, the future trail and protected public open space at the site will provide significant passive recreation opportunities both locally and regionally.

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. Educational/interpretive opportunity

The parcels include the missing link on a highly used corridor and provide excellent opportunities for reaching a large number and wide variety of trail users. In addition, acquisition of these parcels could provide opportunities for various interpretive facilities including educational signage related to cultural history, as well as the importance of conserving urban separators, scenic greenbelts and restoring wildlife habitat. In addition, since the target parcels include the historic rail corridor within the former Snoqualmie Mill site and provide views of nearby forest production lands, the history and importance of forestry and the railroad could be part of the educational message.

B. Threat of loss of open space resources

WREDCO has indicated a willingness to sell if the valuation meets expectations and if they can reach agreement with King County on the environmental due diligence process. If the properties are not acquired, it would jeopardize the County's ability to acquire the final missing link in the 31.5-mile regional trail corridor and develop the trail. In addition, an opportunity would be lost for placing in public ownership over 260 acres of scenic open space resources that would provide passive recreation, wildlife habitat viewing and rural, small town experiences.

C. Ownership complexity/willing seller(s)/ownership interest proposed

The properties are not currently on the market, but the current owner, WREDCO, has expressed an interest in selling to the county for purposes of completing the regional trail.

E. Is the property identified in an adopted park, open space, comprehensive, or community plan?

Both the **King County Comprehensive Plan (KCCP)** and the **2010 King County Open Space Plan** contain policies that direct acquisition, planning, and stewardship of KC Parks and Regional Trails. The acquisition of these parcels is consistent with these policies as follows.

The Open Space Plan policies direct Parks to:

- acquire lands that add to a Regional Trail Corridor as identified in the 2008 Regional Trails Needs Report and the 2004 Regional Trail Inventory Guidelines
- focus regional open space efforts on the natural watershed systems and regional systems such as the wildlife habitat network and the Mountains to Sound Greenway; and conserve lands that provide connectivity with existing county ownership
- emphasize acquisition and development of sites that provide multiple benefits and functions
- resolve a resource/land management issue, such as maintenance access

The Parks, Recreation and Open Space Chapter (Ch. 6) of the KCCP states:

- King County shall complete a regional trails system, linking trail corridors to form a countywide network. King County will continue to primarily own the land necessary for the operation and management of the trail system (Policy P-106)
- KC Parks should facilitate educational and interpretive programs that further the enjoyment, understanding and appreciation of the natural, cultural and recreational resources. (Policy P-107)

The *King County Parks Regional Trail Needs Report*, the County's long-term regional trails capital development program, specifies the build out of the Snoqualmie Valley Trail corridor in this location. The proposed acquisition will secure the final missing link in the trail in and around the historic Snoqualmie Mill site. The report also includes the following policy direction:

- One of the highest priority project implementation focus areas is providing connectivity, ensuring that connections or missing links are completed in the regional trail network to enhance usability, increasing the network's value for recreation and as a transportation alternative.

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 target properties are located on and adjacent to the existing regional trail corridor, managed and maintained by King County Parks. Proximity to existing park sites and facilities creates efficiencies in management. Site stewardship would be funded by the Parks Levy (which includes funding for stewardship of new acquisitions and capital funds for facility development). In addition, King County Parks has expanded its Regional Trails Ambassador and Adopt-a-Trail programs over the last few years, increasing the programs' effectiveness in facilitating citizen and community group involvement in helping provide enhanced monitoring of trails, litter control and assisting with education about, and compliance with, trail use rules. Lastly, the King County Volunteer Program sponsors numerous restoration events and this site would provide an excellent location for events that would help facilitate replanting of disturbed areas and control of invasive plants.

4. PROJECT BUDGET

1) TOTAL CFT APPLICATION AMOUNT^a	CFT: \$175,000
2) TOTAL PEL APPLICATION AMOUNT^b	PEL: \$175,000

^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).

An appraisal dated January 8, 2015 valued the property at \$475,000.

Approximately 10 percent has been added to adjust for the value in March 2016.

There are relatively high staff costs associated with this transaction due to attorney/legal costs.

PROJECT COSTS	ESTIMATED DOLLAR AMOUNT OR RANGE
Total property interest value	\$529,000
Title and appraisal work	\$5,000
Closing, fees, taxes	\$5,000
Relocation	\$0
Hazardous waste reports	\$10,000
Directly related staff, administration and legal costs	\$40,000
Total Project Costs (CFT and other funds)	\$589,000

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)
Conservation Futures (Existing funds)	2015 Allocation and Re-allocation	\$239,035
Park Levy	2017 Request	\$175,000

Total CFT Funds Previously Received <i>This Project</i>	2015 CFT Allocation and Re-allocation	\$239,035
Total Matching Funds and Past CFT Funds <i>Currently Identified</i>	Park Levy 2017	\$175,000
Unidentified Remaining Match Need	CFT	\$175,000

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.

This project is requesting \$175,000 of 2017 Park Levy funds to serve as the matching requirement for the CFT request of \$175,000.

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.

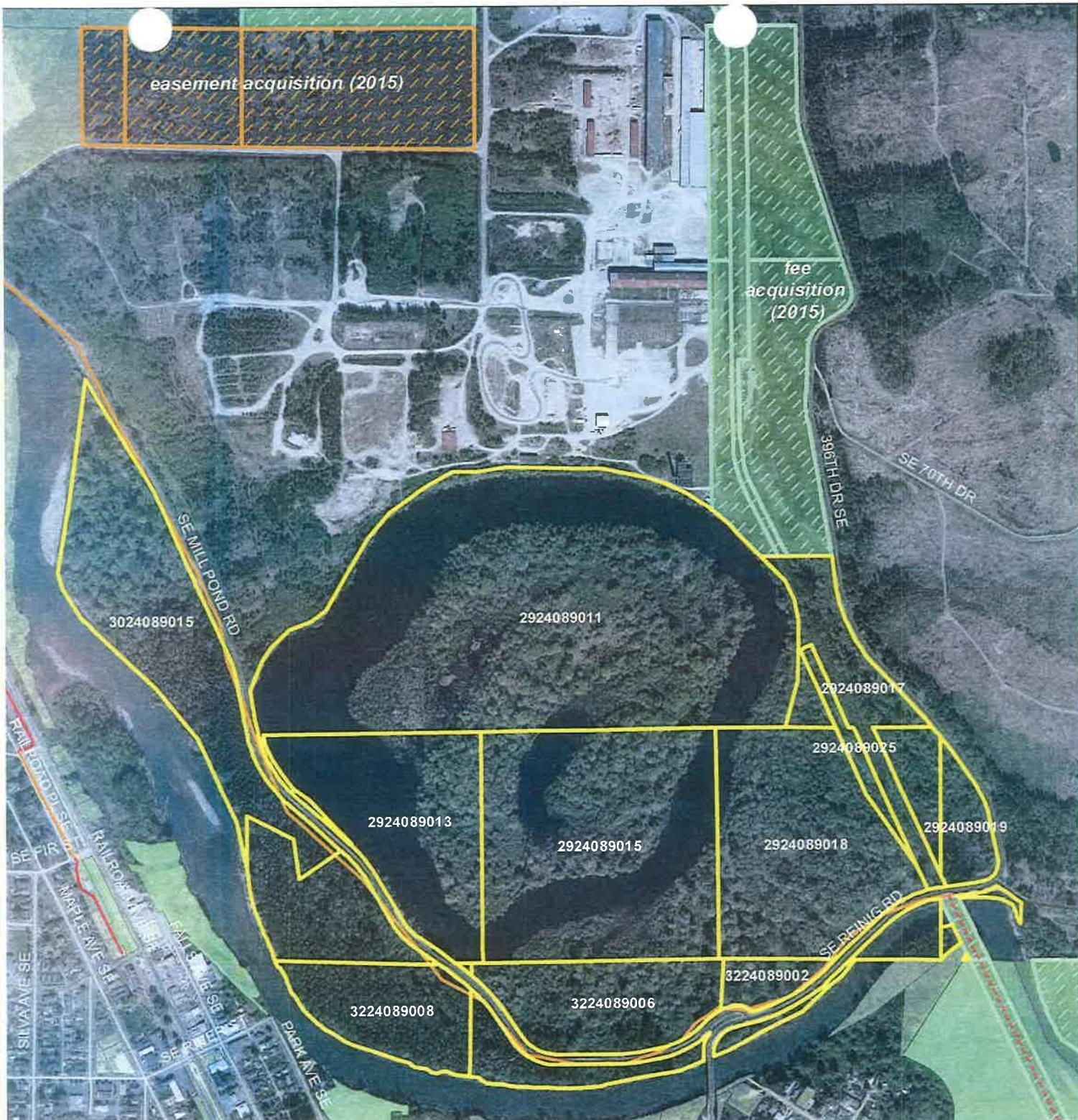
Site Map that shows the following:

- 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).*

Snoqualmie Valley Trail Missing Link



-  Target Parcels
-  On Street Trail
-  Paved Trail
-  Soft Surface Trail
-  Surface Unknown

King County Parks Property Interests

-  Easement
-  Owned in Fee
-  City Parks
-  King County Parks
-  Publicly Owned Lands

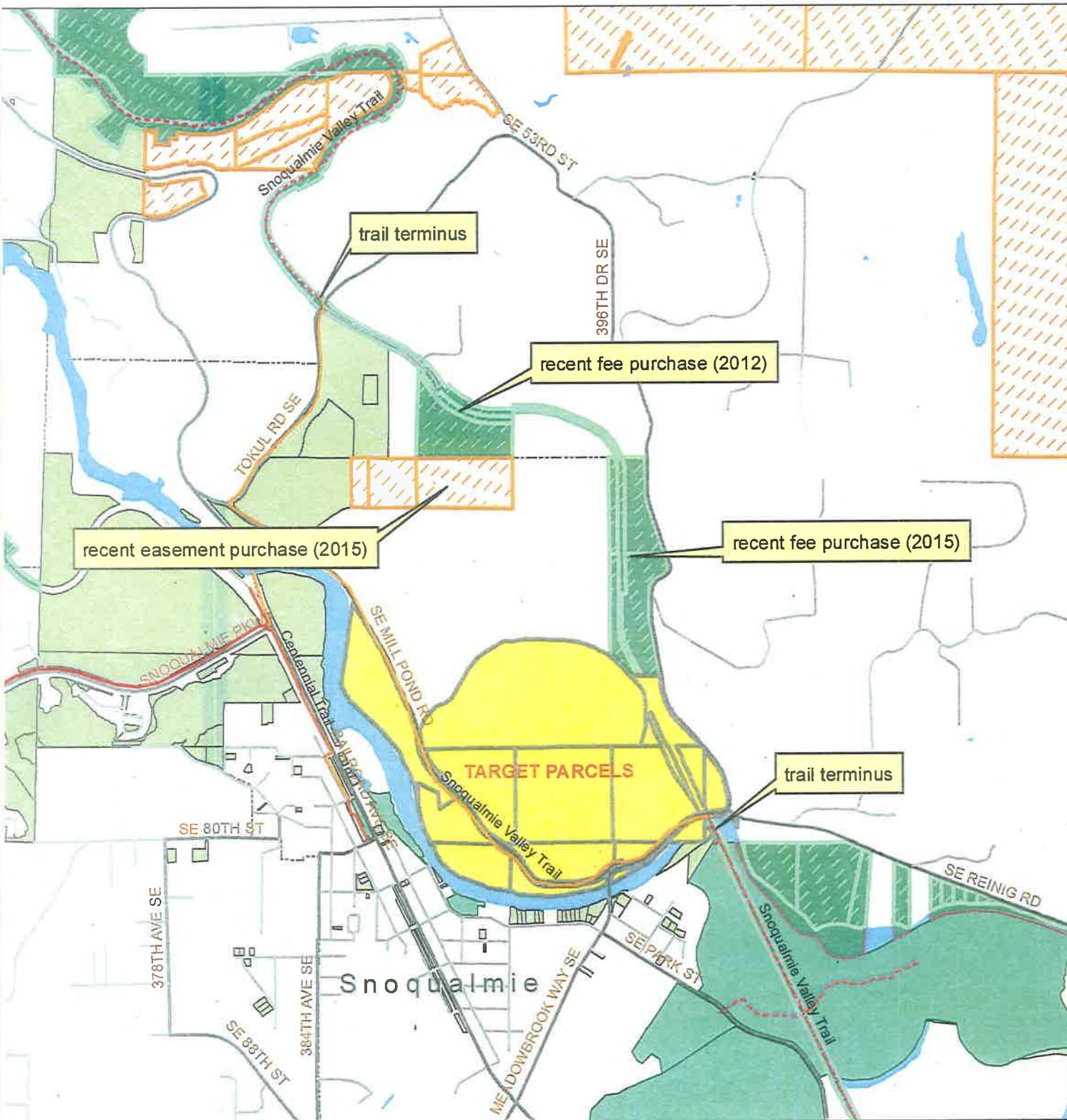


King County
 Department of
 Natural Resources and Parks
 Parks and Recreation Division

1/20/2016

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Snoqualmie Valley Trail Missing Link



- Target Parcels
- On Street Trail
- Paved Trail
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- Surface Unknown
- King County Parks Property Interests**
- Easement
- Owned in Fee
- City Parks
- King County Parks
- Publicly Owned Lands
- Water
- City



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