



King County

K.C. Date Received _____

CONSERVATION FUTURES (CFT) 2017 ANNUAL COLLECTIONS APPLICATION FOR FUNDS

PROJECT NAME: Dorre Don Natural Area Additions

Applicant Jurisdiction(s): **King County**

Open Space System: **Dorre Don Natural Area**

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

Acquisition Project Size: **15 acres (four parcels)**
(Size in acres and proposed number of parcel(s) if a multi-parcel proposal)

CFT Application Amount: **\$550,000**
(Dollar amount of CFT grant requested)

Parks Levy Request: **\$425,000**

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

CONTACT INFORMATION

Contact Name: **Tom Beavers**

Phone: **206-477-4743**

Title: **Senior Watershed Steward**

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Address: **201 S. Jackson St., Suite 600
Seattle, WA 98104**

Email: **tom.beavers@kingcounty.gov**

Date: **February 25, 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.)

This project would acquire four parcels as additions to the Dorre Don Reach Natural Area, east of Maple Valley on the Cedar River. All parcels are adjacent to the Natural Area. The two northern parcels are mostly forest, located within a rural subdivision. The larger of the parcels contains exceptional riverine and floodplain habitat where the Cedar River is avulsing. No river facilities are located on the properties. The small parcel connects the larger to a private road, and it contains similar age of forest.

The parcel just north of the Cedar River Trail is a location where the river is eroding the access road due to the Cedar River avulsing in this area. A significant portion of the property is located within the 100 year floodplain. This property is an acquisition donut hole where King County Park property is located to the north and south. The parcel has been a target by King County for 10 years; the landowner is a very willing seller at this time. Following acquisition, the 0.9 acre property would be restored with native planting along the Cedar River. The river is beginning to avulse the northeast portion of the property.

The southern parcel is a proposal to purchase the forested portion of a residential parcel. The property contains a significant high bank from the river, diverse forests, and riverfront adjacent to past acquisitions that were targeted for protection under a King County Executive-brokered development agreement in the 2000s. The home and clearing would be excluded from the acquisition with a boundary line adjustment, and King County would acquire the forested upland portion.

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 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 type="checkbox"/> H. Passive recreation opportunity/unmet needs |

Wildlife habitat: (High): These properties contain a mature second growth forest that contains a State Candidate species – the pileated woodpecker. Uncommon large mammals such as black bear, bobcat, cougar, elk, red fox and wood ducks occur on these properties.

Salmon habitat and aquatic resources: (High) The Cedar River flows adjacent to these properties. This section of the Cedar River contains threatened Chinook, and it contains coho and sockeye salmon. The properties/reach are within a high quality basin identified in the WRIA 8 Salmon Conservation Plan. Further, these parcels contain a high level of appropriate public access for viewing salmon.

Scenic Resources (High): The properties provide a unique view of the Cedar River that is visible from a county Natural Area.

Parks/open space or natural corridor addition (High): These properties are adjacent to a King County Natural Area. Further, they provide a critical link or inholding for expansion of the Natural Area.

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

Ownership complexity/willing sellers(s)/ ownership interest proposed (Medium): The owners have approached King County about a sale of the properties. The property owner, just north of the Cedar River trail, is highly motivated to sell. An appraisal has been started on this property.

Is the property identified in an adopted park, open space, comprehensive, or community plan? Yes, the properties are identified in the WRIA 8 Salmon Conservation 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?

These properties will become part of the Dorre Don Natural Area, and it will be administered by King County Parks. Ongoing stewardship and maintenance will be conducted and funded by King County Parks. This Natural area is already administered by a Parks Resource Coordinator. The new property additions would also be administered by the same person. King County Parks is aware of these potential acquisitions, and they support them.

4. PROJECT BUDGET

| | |
|--|-----------------------|
| 1) TOTAL CFT APPLICATION AMOUNT^a | CFT: \$550,000 |
| 2) TOTAL PEL APPLICATION AMOUNT^b | PEL: \$425,000 |

^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).

Land values are based on property tax assessment and recent sales in the area. An appraisal has been started for the property just north of the Cedar River trail.

| PROJECT COSTS | ESTIMATED DOLLAR AMOUNT OR RANGE |
|--|---|
| Total property interest value | \$881,000 |
| Title and appraisal work | 20,000 (5,000 ea.) |
| Closing, fees, taxes | 10,000 (2,500 ea.) |
| Relocation | - - |
| Hazardous waste reports | 4,000 (1,000 ea.) |
| Directly related staff, administration and legal costs | 60,000 (15,000 ea.)^c |
| Total Project Costs (CFT and other funds) | \$975,000 |

| 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) |
|---|--|---|
| Parks Levy funds requested in application | | \$425,000 requested in application |
| | | |
| | | |
| Total CFT Funds Previously Received <i>This Project</i> | | |

| | | |
|---|--|--|
| Total Matching Funds and Past CFT Funds Currently Identified | | |
| Unidentified Remaining Match Need | | |

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.

The requested funds would purchase the identified properties.

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).*



2016 CFT/Parks Levy Application Dorre Don Natural Area Additions

King County
Department of Natural Resources and Parks
Water and Land Resources Division

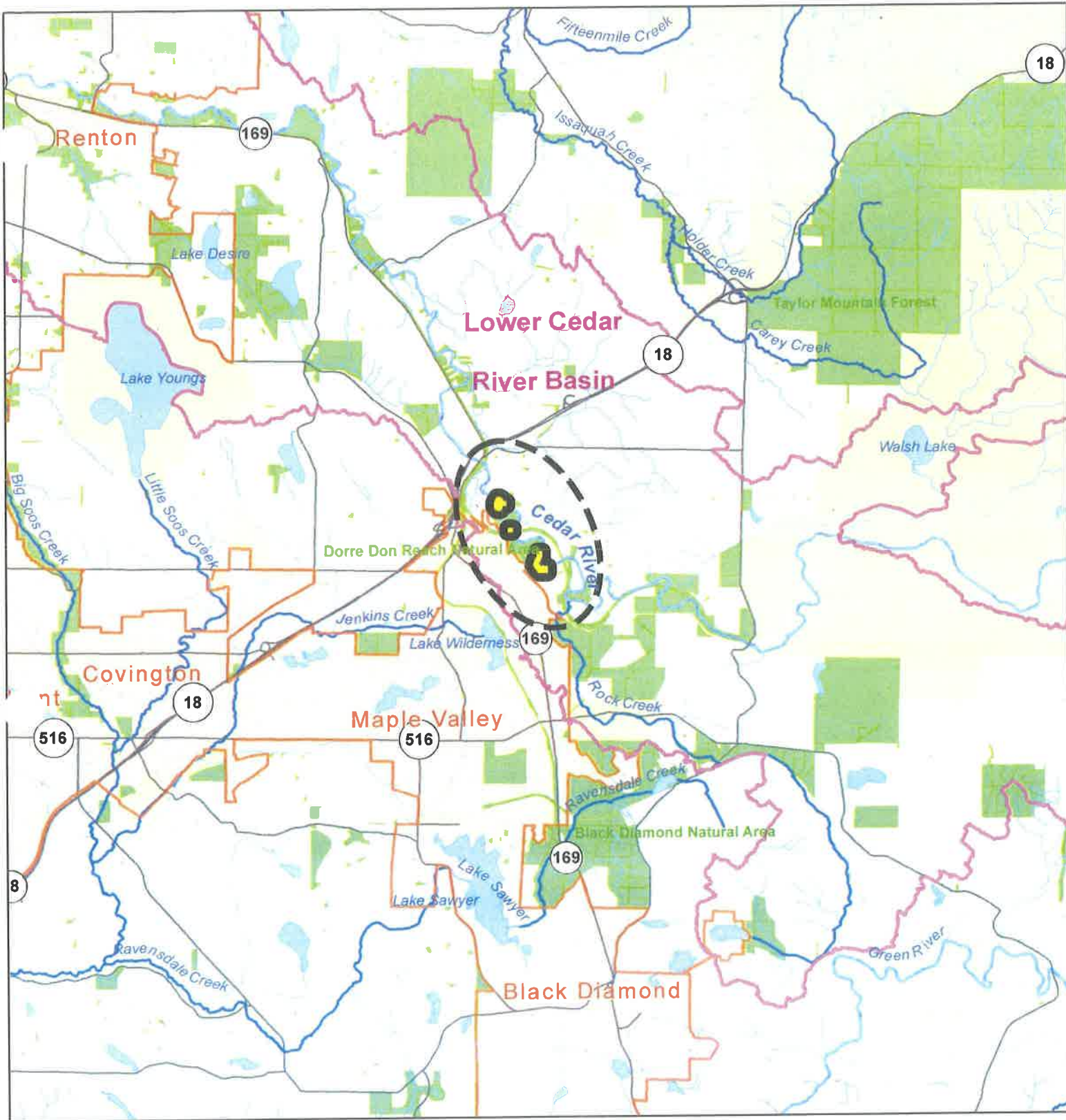
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-  Target Parcel
-  King County Ownership
-  Soft Surface Trail
-  Incorporated Area












March 4, 2016

Photo Year: 2015



2016 CFT/Parks Levy Application

Dorre Don Natural Area Additions Vicinity

-  Target Parcels
-  Area of Interest
-  King County Land or Easement
-  Publicly Owned Lands
-  Basin Boundary
-  Urban Growth Boundary
-  Incorporated Area
-  Major Watercourses
-  Watercourses

 **King County**
 Department of Natural Resources and Parks
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March 4, 2016