



King County

K.C. Date Received _____

CONSERVATION FUTURES (CFT) 2017 ANNUAL COLLECTIONS APPLICATION FOR FUNDS

PROJECT NAME Emerald Necklace/Soaring Eagle Park Addition

Applicant Jurisdiction(s): King County

Open Space System: Soaring Eagle Park/Ravenhill Open Space/Patterson Creek Natural Area (vicinity)
(Name of larger connected system, if any, such as Cedar River Greenway, Mountains to Sound, a Regional Trail, etc.)

Acquisition Project Size: 160 acres **CFT Application Amount:** \$750,000
(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:** 3/13/2015

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.)

This grant request would provide for the acquisition of 8 parcels totaling 160 acres that would both serve as an addition to Soaring Eagle Park and address some of the missing links associated with the proposed "Emerald Necklace", a interjurisdictional effort to create a continuous 28-mile trail that encircling the Sammamish Plateau within, and adjacent to, the City of Sammamish and unincorporated rural zoned lands to the east. This trail proposed trail project would connect to many local/community trails currently located on public lands within the City of Sammamish and the regional trails that surround the City. Approximately 80% of the proposed Emerald Necklace trail is already in place.

This builds upon feasibility and initial acquisition assessment work conducted using 2015 Parks Levy funds and is consistent with that grant's scope to focus initial acquisitions north of the County's Soaring Eagle Park to the City's Evan Creek Preserve, through the upper Patterson Creek area on other King County lands and one remaining WADNR parcel.

This trail project involves a partnership between King County, the City of Sammamish, Sammamish Friends, Issaquah Alps Trail Club and the Mountains to Sound Greenway. This proposal would add to a set of existing trails (involving a combination of backcountry and regional trails and sidewalk/roadside linkages) that already ring much of the Sammamish Plateau.

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

A. *Wildlife habitat or rare plant reserve*

The Wildlife Habitat Network as designated in the King County Comprehensive Plan (KCCP) runs through, and adjacent to, a large majority of public lands located within the Emerald Necklace corridor, including King County's Patterson Creek Natural Area, and Soaring Eagle, Grand Ridge and Duthie Hill Parks. Wildlife habitat networks are made of natural vegetation linking priority species wildlife habitat with critical areas, their buffers, trails and parks/open space. Conservation of more lands within the project corridor would conserve more segments of the Wildlife Network and decrease fragmentation consistent with KCCP Policy E-410,

The wildlife inhabiting the target area is typical of west side mature second growth forest habitats and thus includes a variety of migratory and resident birds, mammals, amphibians and fish. Species known to use this general area include: black bear, cougar, coyote, bobcat, mule deer, raccoon, mountain beaver, barred owls, pileated woodpecker, Pacific tree frog, Pacific giant salamander and red-legged frogs. These are Species of Local Importance as designated in KCCP Policy E-436.

B. *Salmon habitat or aquatic resources*

The streams originating in Sammamish and traversing sections of the Emerald Necklace are major spawning areas for the Lake Sammamish native kokanee population. The project focus area (and much of the existing trail corridor area) lies primarily within the Patterson Creek basin system which supports coho, Chinook, steelhead/rainbow and cutthroat trout. Patterson Creek is an important tributary to the Snoqualmie River with is part of the Snohomish Basin (WRIA 7). According to estimates from the WA ST Dept. of Fish and Wildlife, Patterson Creek accounts for 15% of the total coho salmon production in the Snoqualmie Watershed (WRIA 7). Portions of the target project area also lie within the Evans Creek, a sub area of Bear Creek Basin; it is considered a "satellite" area for chinook salmon in which chinook are present most years but are less abundant than in core areas. Evans Creek is home to chinook as well as substantial populations of coho and sockeye salmon.

The parcels include an intact wetland and the headwaters of Tributary 0383 that feeds into Patterson Creek. The wetlands are surrounded but intact native forests with minimal invasive plants. The wetlands have some current degradation caused reed canary grass. Tributary 0383 is home to Steelhead Trout listed as threatened under ESA as well as coho salmon. Steelhead Trout have been found on the target parcels up to the ponds where there is a naturally formed beaver dam. Protection of the forest and wetlands on these parcels will protect hydrology and sediment processes downstream for threatened Chinook and steelhead trout in Patterson Creek.

The Snohomish River Basin Salmon Conservation Plan calls for "preservation and restoration of hydrologic and sediment processes," as the highest priority actions in this area. This means protection and restoration of wetlands and forest cover are the most important actions in the Patterson Creek subbasin.

C. Scenic resources

The Emerald Necklace corridor is an integral part of the Mountains to Sound Greenway (MTSG) and adding linkages to these would be consistent with MTSG's goal of protecting open space lands within the Greenway's boundaries. In addition, the target parcels provide panoramic views of the valley and Cascade foothills and mountains to the east.

D. Community separator

Conservation of lands within the project area will contribute to achieving a contiguous greenbelt and urban separator between the City of Sammamish and rural unincorporated King County along the designated urban growth boundary,, adding to the large acreage of largely connected King County Park lands that provide a visual and functional separation between the development of Issaquah, Sammamish, Fall City, and Preston; and other public lands within rural King County and along the I-90 corridor.

G. Park/open space or natural corridor addition

These target parcels could create additions and connections to: King County's Ravenhill Open Space site (26 acres); Soaring Eagle Park (600 acres), Patterson Creek Natural Area (329 acres); land currently owned by WA ST Dept. of Natural Resources (approx. 40 acres) as well as the City of Sammamish's Beaver Lake Preserve (67 acres). The remaining WADNR land is proposed to be acquired by the county in the near future. The subject lands lie within the Patterson Creek Basin of the Snoqualmie Watershed; described as a strategic open space focus area in the King County 2010 Parks/Open Space Plan. Lastly, much of the Emerald Necklace trail corridor is within the proposed King County Regional Trail corridor segment identified as the East Plateau Trail; other future linkages would connect to the existing East Lake Sammamish Regional Trail.

H. Passive recreation opportunity/unmet needs:

Lands conserved under this Emerald Necklace project proposal would allow for an extension of the existing trail system, mostly under public ownership. Soaring Eagle Park currently contains approximately 12 miles of backcountry trails used by equestrians, hikers, runners, and mountain bikers. Beaver Lake Preserve contains another 12 miles of trails. The City of Sammamish's population is approximately 60,000 and the City of Issaquah's is about 32,000; thus the proposed Emerald Necklace trail system would serve as a multifaceted trail system surrounding a fairly extensive urban core as well as serve as a regional attraction that has easy access along the I-90 corridor, making it accessible to over 1 million people.

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

Since the target Emerald Necklace parcels would be an addition to a large network of connected of public lands there are excellent opportunities to build upon interpretive messaging; possible themes include educational information about the area's cultural history and natural resources (fish and wildlife habitat value, importance of invasive control and forest and riparian area restoration).

B. Threat of loss of open space resources

If these properties are sold to a private landowner who intends to develop or log the property, it would reduce the likelihood of conserving habitat and future trail connections between key public lands. This

project area is a critical section of the remaining 20% of “missing link” portion needed to be preserved in order to complete the Emerald Necklace trail network. The forest cover on the target parcels could be impacted and fragmented by clearing or development, impacting the riparian corridor for both Patterson and Evans Creeks. Additionally, the target properties contain significant wetlands.

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

The target properties have been identified as priorities for acquisition since the King County Parks acquired Soaring Eagle Park (formerly known as Section 36 Regional park) in 1993 and developed the first Master Plan in 1997. The attorney representing Greenbird LLC, the owner of the property, contacted King County in late 2014 to inquire about the County’s interest in acquiring the property and granted permission so staff could inspect the parcels. Title report and an appraisal have been obtained and reviewed. The owner has expressed initial willingness to phase the sale of all 8 parcels over the next couple of years.

D. *Partnerships*

King County has begun discussions with the Trust for Public Land (TPL) on this acquisition. TPL may acquire the property, with the County acquiring interest in the properties from TPL through a phased approach. The Emerald Necklace involves a partnership between King County, the City of Sammamish, Sammamish Friends, Issaquah Alps Trail Club and the Mountains to Sound Greenway. Sammamish Walks and Sammamish Backyard Wildlife Habitat are also project supporters. In 2015 Sammamish notified King County that they have earmarked \$250,000 to support this project’s vision. The City owns some of the connecting links in the Emerald Necklace corridor (Evans Creek Preserve, a portion of Soaring Eagle Park, Beaver Lake Preserve, Trossachs Boulevard Trail Easement, and various other trail and open space segments).

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

Both the King County Comprehensive Plan (KCCP) and the King County Parks, Trails, Natural Areas and Open Space Plan (Park Plan) contain policies that direct acquisition, planning, and stewardship of King County Parks. The acquisition of these parcels is consistent with the following policies:

Park Plan Policies (Policy F-101 PAD 117) direct Parks to:

- be a regional provider of open spaces with a major focus on systems of open space corridors that conserve natural resources and provide recreation, education and interpretive opportunities, fish and wildlife habitat and scenic beauty,
- have a regional trail network that offers recreation options and migration corridors for wildlife,
- focus regional open space efforts on the natural watershed systems and regional systems such as the wildlife habitat network and Mountains to Sound Greenway,

The Parks, Recreation and Open Space Chapter (Ch. 6) of the 2012 KCCP states:

- Open space sites should be acquired when identified in the King County Park, Recreation, and Open Space Plan...to protect contiguous tracts of working resource lands or ecological resources. (Policy P-119)
- KC Parks should facilitate educational and interpretive programs that further the enjoyment, understanding and appreciation of the natural, cultural and recreational resources. (P-105)
- King County will preserve wildlife corridors and riparian habitat, as well as open space areas separating Urban and Rural Areas as part of its open space system. (P-103)
- King County will continue to provide and manage a backcountry trail system on its lands in collaboration with other public and private landholders. (P-108)
- Trails should be acquired when identified in King County Trails Plans, the Regional Trails Needs Report or when identified as part of a regional community trail network. (P-120)

In addition, during the mid-1990’s Soaring Eagle Master Planning process, these parcels were identified as acquisition priorities.

F. Transferable Development Credits (TDC) participation

The proposed project target is located in an a 700+ acre area of rural forests and pasturelands within the Patterson Creek watershed near the City of Sammamish that has been designated at TDR “sending site” under a 2011 TDR agreement between King County and the City of Sammamish. Revenue from the sale of development rights from properties within this sending site area as well as TDR amenity funds provided to the City by the County may be available to help contribute funds to the purchase of these properties.

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?

This property would be an addition to an existing KC Park site, thus stewardship would primarily involve the expansion of work already carried out by KC Parks staff funded by the Parks Levy. In addition, several user groups would likely be interested and willing to support and assist with site monitoring, restoration and trail construction and maintenance projects through volunteer events, and via the Park Adopt- a-Park and Park Ambassador Programs. Groups that have participated in the types of stewardship activities on adjacent lands include the Washington Trails Association, Issaquah Alps Trail Club, Evergreen Mountain Bike Alliance Mountains to Sound Greenway, and equestrian groups (Backcountry Horsemen and the Sammamish Saddle Club).

4. PROJECT BUDGET

1) TOTAL CFT APPLICATION AMOUNT^a	CFT: \$750,000
2) TOTAL PEL APPLICATION AMOUNT^b	PEL: \$750,000

^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).

PROJECT COSTS	ESTIMATED DOLLAR AMOUNT OR RANGE
Total property interest value	\$1, 475,000
Title and appraisal work (<i>Appraisal and title work were funded with 2015 Parks Levy funds</i>)	See note to left
Closing, fees, taxes	\$ 15,000
Relocation	N/A
Hazardous waste reports	N/A
Directly related staff, administration and legal costs	\$ 10,000
Total Project Costs (CFT and other funds)	\$ 1,500,000

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)

Total CFT Funds Previously Received <i>This Project</i>	2015 Parks Levy	\$ 25,000
Total Matching Funds and Past CFT Funds <i>Currently Identified</i>	2015 Parks Levy	\$ 25,000
<i>NOTE: The City of Sammamish has \$250,000 earmarked for the Emerald Necklace project but has not finalized their decision about use of those funds. They may use those funds for future acquisition or development grant application.</i>		
Unidentified Remaining Match Need	N/A	

NOTE: We anticipate this will be a multi-year grant request, seeking funding for up to 2-3 rounds of CFT & Parks Levy – Regional Open Space Acquisition funds.

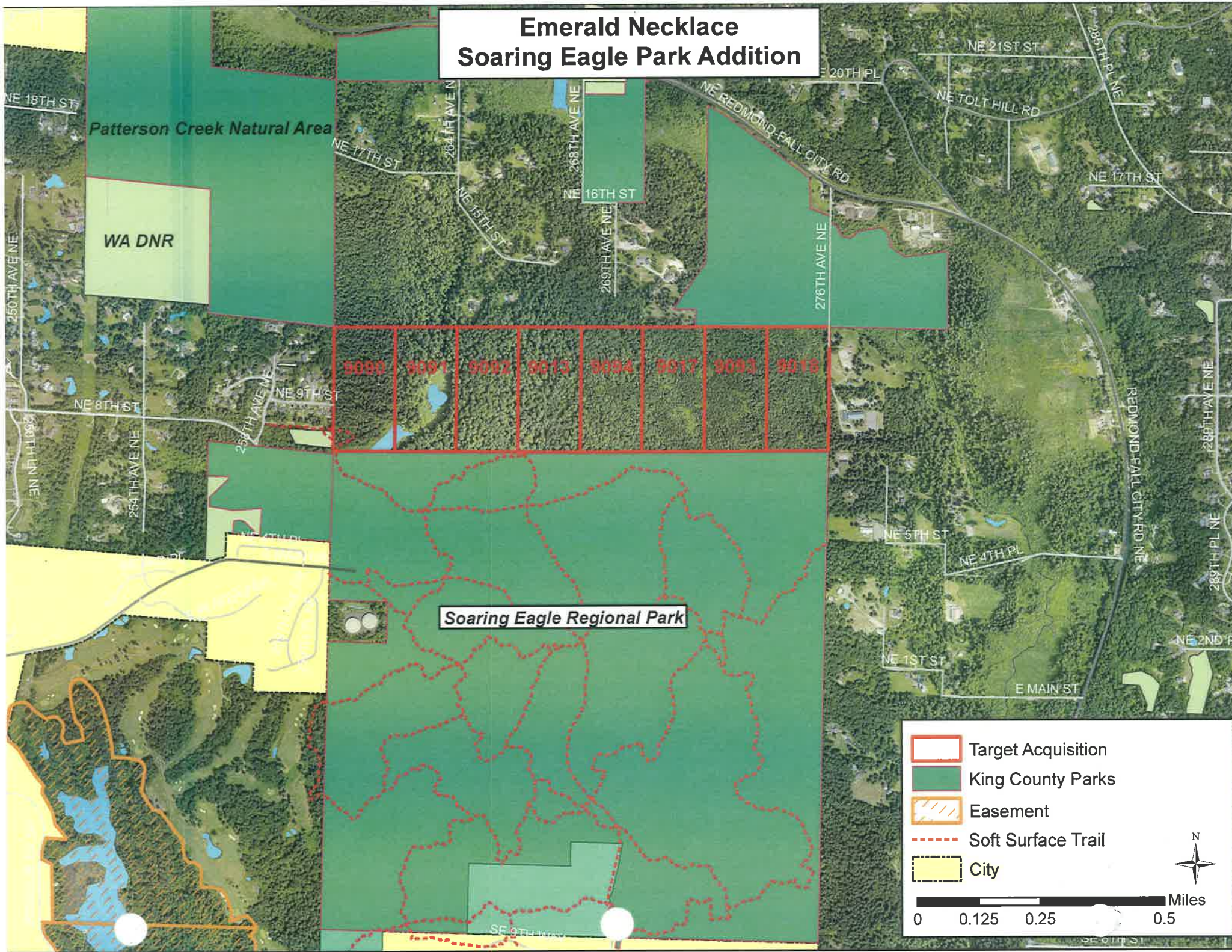
Unidentified remaining match need: What funds are anticipated and what is the time frame?
Please briefly discuss how the unidentified remaining match need above will be met.

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)
Sammamish Friends, the primary stakeholder advocacy group is evaluating trail route options, assessing needs for easement/fee acquisitions and conducting public outreach to garner support for this project. They also have capacity to do some fund raising.	TBD		
Mountains to Sound Greenway has provided some initial assistance by creating maps to support initial feasibility work and trail assessment efforts.	TBD		
TOTAL	TBD		

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.*)

Emerald Necklace Soaring Eagle Park Addition



Patterson Creek Natural Area

WA DNR

Soaring Eagle Regional Park

9000 9001 9002 9013 9004 9017 9003 9015

- Target Acquisition
- King County Parks
- Easement
- Soft Surface Trail
- City

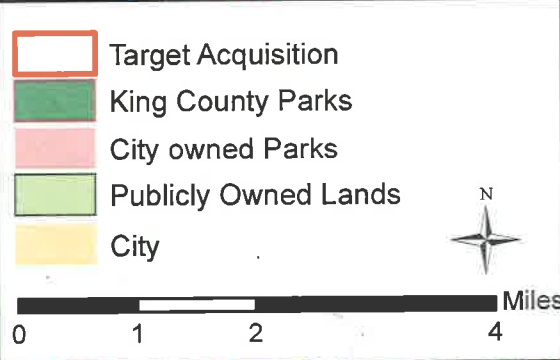
N
Miles
0 0.125 0.25 0.5

Emerald Necklace Soaring Eagle Park Addition

NE Redmond-Fall City Rd

Soaring Eagle
Regional Park

Beaver Lake



Legend:

- Target Acquisition
- King County Parks
- City owned Parks
- Publicly Owned Lands
- City

Scale: 0 1 2 4 Miles

North arrow pointing up.

