



**King County**

K.C. Date Received \_\_\_\_\_

**CONSERVATION FUTURES (CFT) 2017 ANNUAL COLLECTIONS  
APPLICATION FOR FUNDS**

**PROJECT NAME: Island Center Forest Additions**

**Applicant Jurisdiction(s): King County DNRP, Parks and Recreation Division**

**Open Space System: Judd Creek basin, Island Center Forest, Vashon Island**

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

**Acquisition Project Size: 8 acres; 3 parcels**

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

**CFT Application Amount: \$350,000**

*(Dollar Amount of CFT grant requested)*

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

**CONTACT INFORMATION**

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**201 South Jackson Street, Suite 700 Seattle, WA 98104**

Date **March 8, 2016**

**PROJECT SUMMARY:**

*(In the space below, provide a brief, but comprehensive description of the project including goals and significance of this project)*

The current request preserves ~~3 parcels and 8 acres~~ that are adjacent to Island Center Forest and the interim Town Loop Trail corridor, and will allow us to abandon the 103rd right-of-way for construction of the permanent Town Loop Trail.

This proposal is part of an ongoing long term acquisition effort that preserves multiple parcels of open space lands adjacent to Island Center Forest, Vashon Island. The project complements recent CFT and PEL-funded acquisitions. These acquisitions protect and preserve open space lands that support the headwaters of Judd Creek, Vashon Island's largest and most significant watershed, and provide passive recreation trail connections between Vashon's town center and Island Center Forest.

The target parcels are adjacent to Vashon's business center and are threatened by development. The current proposal will preserve their historic rural character as public open space and forest land, and create a unique "Gateway" to the Town Loop Trail and a "Green Connection" between Island Center Forest and Vashon's town center.

The current request will target three parcels for acquisition: 9132, 9068, and 9066. The project also creates trail connections south and east of Island Center Forest via easements across multiple parcels: 9151, 9024, 9152, 9179, 9006, 9004, 9007, 9008, 9023, 9188 and 9187.

There is enthusiastic support from the Friends of Island Center Forest and local non-profits: Vashon-Maury Island Land Trust, Vashon Nature Center, Vashon Forest Stewards, Vashon-Maury Horse Association, Vashon-Maury Audubon.

## 1. OPEN SPACE RESOURCES

Please review the attached evaluation criteria. For the proposed acquisition parcel(s), please (1) mark only those criteria that apply, and (2) thoroughly, yet succinctly describe **in the space below** how the proposed acquisition satisfies each marked criteria.

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> A. Wildlife habitat or rare plant reserve | E. Historic/cultural resources  |
| <input checked="" type="checkbox"/> B. Salmon habitat and aquatic resources   | x 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   |

**Wildlife habitat or rare plant reserve:** The target parcels are at the northeastern extent of the Judd Creek headwaters. They are part of a broad functioning habitat corridor of wetlands, open water, scrub/shrub wetlands, meadow, fields and forests that include Meadowlake Pond, Mukai Pond, and Fisher Pond to the north. The area supports Eagles, Osprey, Great Blue Herons, Red-tailed hawk. Black tailed deer are common.

**Salmon habitat and aquatic resources:** The ICF additions would preserve undeveloped open space lands in the headwaters of the Judd Creek watershed. The headwaters are largely protected and remain ecologically intact. Acquisition of the target parcels would conserve the current low level of impervious surface in the watershed and prevent future development. Judd Creek is Vashon Island's largest single source of fresh water to Puget Sound, and provides habitat for cutthroat trout, Coho and chum salmon. The aquatic resource value of these acquisitions is high as much of the area is in a high groundwater recharge area. Groundwater provides base flow for all Vashon streams. Preserving the function and integrity of these forest and wetland complexes will protect the island's groundwater recharge capacity, water quality and Judd Creek's natural hydrologic function. The target parcels have critical wetlands on them that contribute to Judd Creek's headwaters.

**Scenic Resources:** The Island Center Forest additions provide a variety landscapes in which to view and observe birds and wildlife that inhabit upland fields, meadows, forests, forest edges, shrub/scrub and forested wetlands.

**Community Separator:** The target parcels are adjacent to Vashon Island's business and residential "town center". It will become an important connection to the 400-acre Island Center Forest, which is the largest public open space on Vashon Island. The target parcels provide an opportunity to create a "Gateway" trailhead to the Town Loop Trail and access to Island Center Forest within one block from the island's post office.

**Urban passive-use natural area/greenbelt:** The target parcels are adjacent to Vashon's town center and high density residential area. These parcels provide a "green connection" between Island Center Forest and Vashon's business and residential center, and a "Gateway" to the Town Loop Trail.

**Park open space or natural corridor addition:** All 3 parcels provide critical and significant connections to Island Center Forest. Preserving the 8-acre target parcels removes the threat of development and helps retain Vashon Island's rural character. Equally important is the opportunity to create a "Gateway" trailhead to the Town Loop Trail.

**Passive recreation opportunity/unmet needs:** A passive, low impact trail will be developed through the target parcels to create a connection between the 9-mile trail network in Island Center Forest and the proposed Town Loop Trail. The Town Loop trail will provide an off-road community path that will connect Vashon Island's two primary areas of business, culture and education: Town Center and Center. This network of trails and paths that connect island residents from areas of social activity to areas of protected open space is part of a community trails plan created by the Vashon-Maury Island Land Trust, King County Parks, and the Vashon Horse Association in 2011.

## 2. ADDITIONAL FACTORS

For the **proposed acquisition parcel(s)**, please (1) mark all criteria that apply, and (2) 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

**Educational/interpretive opportunity:** Due to their proximity to Vashon's town center, the properties offer an ideal opportunity to provide historic, cultural and natural resource interpretation and outdoor education. They also provide an opportunity to create an iconic and cultural gateway to the Town Loop Trail.

**Threat or loss of open space resources:** Like the rest of Puget Sound, Vashon Island has experienced growth and an increasing population. All three properties are zoned for rural residential development. The proximity to Center and Town Center makes the properties highly susceptible to development. Preserving them adds significantly to the open space resources on Vashon, and preserves the historic rural character of the area.

**Ownership complexity/willing seller(s)/ownership interest proposed:** The three owners are prepared to develop the properties but are also very willing to see their properties become public open space and part of Island Center Forest and the Town Loop Trail. Target parcels need to be purchased as soon as possible. Remainder of project is very suitable for long term phasing.

**Partnerships:** The history and creation of Island Center Forest has been built upon King County's strong and valued partnerships with Vashon citizens and non-profit stakeholders, which now form the Friends of Island Center Forest. To date, these partnerships have preserved thousands of acres of forests and wetlands across Vashon and Maury Island. The Friends of ICF include the Vashon Forest Stewards, Vashon Maury Island Land Trust, Vashon Maury Island Audubon, Vashon Park District, Vashon Maury Island Horse Association and the Vashon Sportsmen Club, as well as local citizens and neighbors. The Friends of ICF support the acquisition of these properties

**Identification in an adopted plan:** Both the **King County Comprehensive Plan (KCCP)** and the **2016 King County Open Space Plan** contain policies that direct acquisition, planning, and stewardship of public open space lands: Be a regional provider of open spaces with a major focus on systems of open space corridors that conserve agricultural lands, natural resources and provide recreation, education and interpretive opportunities, fish and wildlife habitat and scenic beauty; Acquire lands that provide land and trail connectivity; Assist with conservation of forest and wetlands; Emphasize acquisition and development of sites that provide for multiple benefits and functions. The three properties complement the goals and mission outlined in the *Island Center Forest Site Management Guidelines*. The three properties are part of the Judd Creek headwaters. Protection of these headwaters are identified in: *2007 King County Vashon Island Greenprint*, *2004 Vashon-Maury Island Rapid Rural Reconnaissance*, *2002 Vashon Parks' Park, Recreation & Open Space Plan*, *1996 Vashon-Maury Island Groundwater Management Plan* and *1986 Vashon Community Plan and Area Zoning*.

## 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 properties will become part of Island Center Forest and will be managed and maintained per the Island Center Forest Site Management Guidelines.

The site is very well suited to volunteer stewardship. The Friends of Island Center Forest and Vashon citizens have helped with invasive plant removal, trail maintenance and restoration along the 103<sup>rd</sup> Ave right of way, also known as the Town Loop Trail corridor. The Vashon Land Trust received a King County Parks Community Partnership Grant to make improvements to the Town Loop Trail corridor.

Stewardship of rural natural lands such as Island Center Forest is performed by King County Parks staff and programs that are funded by a citizens approved levy.

#### 4. PROJECT BUDGET

1) TOTAL CFT APPLICATION AMOUNT <sup>a</sup>	CFT: \$350,000
2) TOTAL PEL APPLICATION AMOUNT <sup>b</sup>	PEL: \$350,000

Parcel Number	Owner	Acres	Assessed Value	Estimated cost to purchase	Address (if any)	Zoning	Structures on site?
<b>Target parcels</b>							
312303-9132	POINT ROBINSON PROPERTIES L	2.18	113,900	200,000		R8	No
312303-9068	LORENZANA ELINORE E	2.86	143,000	250,000		R8	No
312303-9066	GULLEDGE PAUL+CLAY EARL	2.86	108,500	225,000		IP	No
		8		<b>\$675,000</b>			
<b>Easements</b>							
0122029004	Volpe		Easement	\$5,000			
0122029007	Cemetery		Easement	\$5,000			
0122029008	Cemetery		Easement	\$5,000			
0622039023	Sportsmen Club		Easement	\$5,000			
3123039179	Steffens		Easement	\$5,000			
0622039006	Steffens		Easement	\$5,000			
0622039157	Gruenewald		Easement	\$5,000			
9026	Alberthal		Easement	\$15,000			
				<b>\$50,000</b>			
<b>Long term</b>							
622039188	Wilson/Olsen	13	127,000	250,000	NA	RA5	No
622039187	Law	13	132,000	250,000	NA	RA5	No
3123039151	Katschke	4	206,000	300,000	10705 SW 188TH ST	RA5	Yes
3123039024	Katschke	30	338,000	850,000	10705 SW 188TH ST	RA5	Yes
3123039152	Katschke	5	134,000	200,000	10705 SW 188TH ST	RA5	No
		65		<b>\$1,850,000</b>			

#### 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).

Values for the three target parcels are estimates based on current market conditions on the island. Formal appraisals are will be conducted in late March and early April 2016.

<b>PROJECT COSTS</b>	<b>ESTIMATED DOLLAR AMOUNT OR RANGE</b>
Total property interest value	<b>\$2,575,000</b>
Title and appraisal work	<b>\$15,000</b>
Closing, fees, taxes	<b>\$2,500</b>
Relocation	
Hazardous waste reports	
Directly related staff, administration and legal costs	<b>\$15,000</b>
<b>Total Project Costs (CFT and other funds)</b>	<b>\$2,607,500</b>

<b>MATCHING FUNDS: Existing Sources</b> (CFT can only provide a maximum of 50% of anticipated project costs)	<b>DATE</b> (Expended or Committed)	<b>DOLLAR AMOUNT</b> (Expended or Committed)
2017 PEL	2016	Approx. \$50,000
<b>Total CFT Funds Previously Received</b> <i>This Project</i>	2016	\$300,000 expended
<b>Total Matching Funds and Past CFT Funds</b> <i>Currently Identified</i>		
<b>Unidentified Remaining Match Need</b>		\$350,000

**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 also requesting \$350,000 of 2017 Park Expansion Levy funds to act as match for the current CFT request of \$350,000.

**5. IN-KIND CONTRIBUTIONS FROM PARTNERSHIPS: None**

# Vashon-Maury Island Parks & Natural Lands

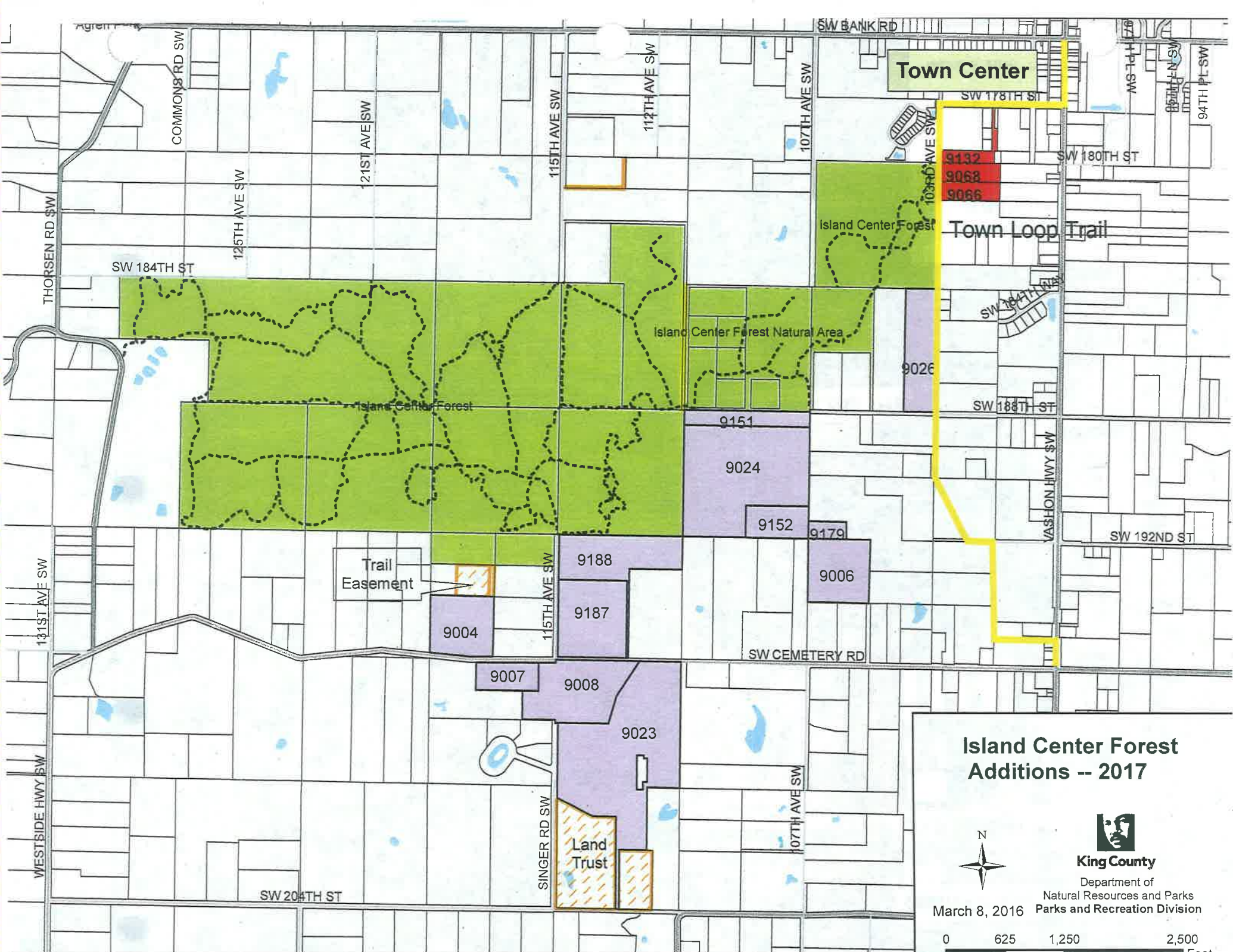
- King County Parks
- Vashon-Maury Island Land Trust
- Vashon Park District
- Vashon Island School District Parcels
- Other Publicly Owned Lands
- King County Parcels
- Streams



**King County**  
 Natural Resources and Parks  
 Parks and Recreation Division

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## Island Center Forest Additions -- 2017

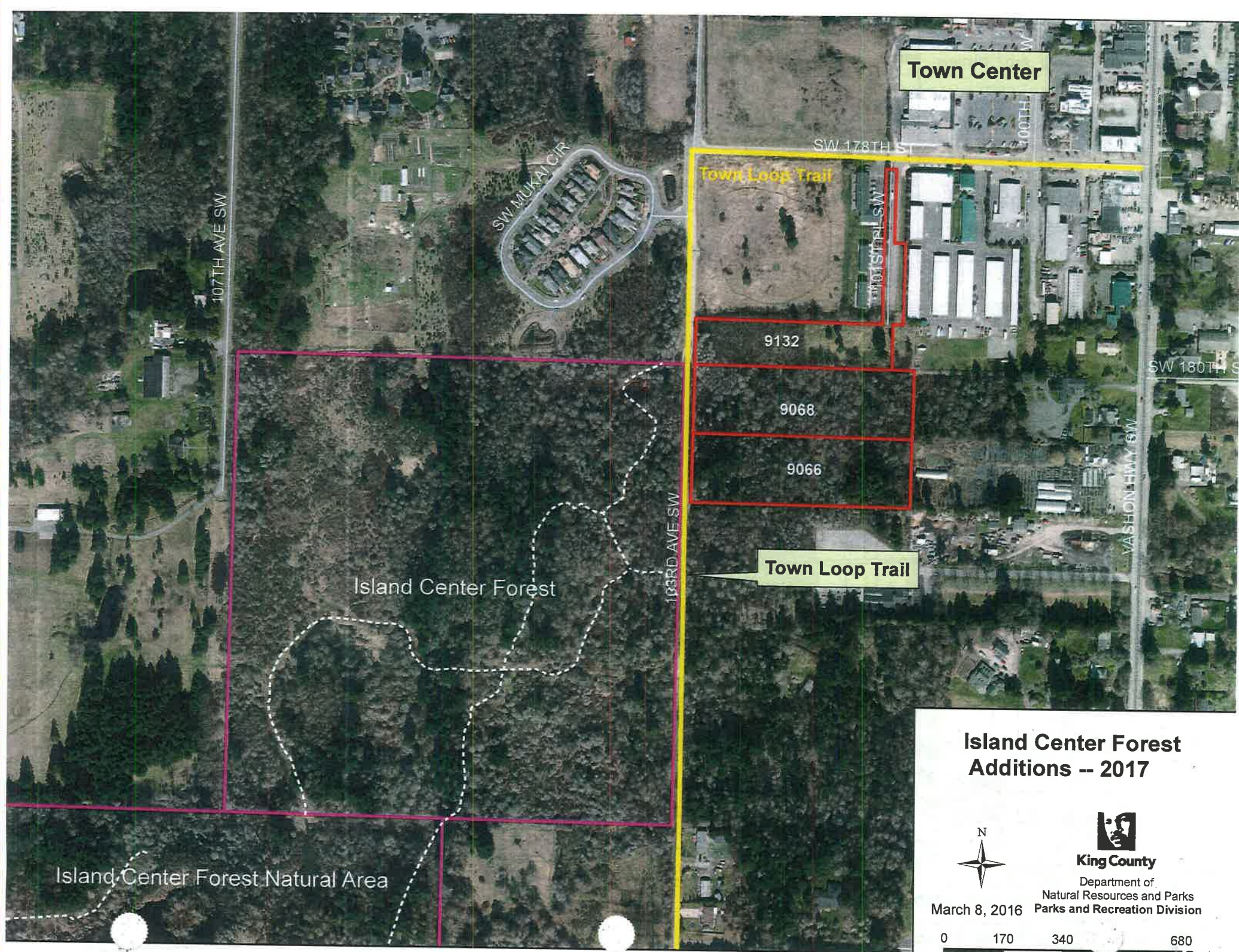


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Department of  
Natural Resources and Parks  
Parks and Recreation Division

March 8, 2016





Town Center

Town Loop Trail

9132

9068

9066

Town Loop Trail

Island Center Forest

Island Center Forest Natural Area



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