CONSERVATION FUTURES (CFT) 2017 ANNUAL COLLECTIONS
APPLICATION FOR FUNDS

PROJECT NAME    Lower Cedar River Conservation Area

Applicant Jurisdiction(s):   King County

Open Space System:      Mouth of Taylor Creek Natural Area
(Name of larger connected system, if any, such as Cedar River Greenway, Mountains to Sound, a Regional Trail, etc.)

Acquisition Project Size:  9.9 acres (2 parcels)  CFT Application Amount: $300,000
(Size in acres and proposed number of parcel(s) if a multi-parcel proposal)  (Dollar amount of CFT grant requested)

Parks Levy Request:      $300,000

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

CONTACT INFORMATION
Contact Name:  Tom Beavers
Title:  Senior Watershed Steward
Phone:  206-477-4743
Fax:  206-296-0192
Email:  tom.beavers@kingcounty.gov
Address:  201 S. Jackson St., Suite 600
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.)

This project partners with the King County Mitigation Reserves Program to purchase two properties upstream of a King County Natural Area so the wetland that King County created in the mid 2000’s can be expanded. The mitigation reserves program would purchase the northern parcel and this CFT/Parks levy funding would purchase the southern property. Both properties are needed to provide adequate mitigation credit and to create a significant wetland project, adjacent to an existing wetland.

Great fish and wildlife habitat can be created in this area. The current adjacent wetland looked like the subject property prior to its creation.

The two properties along Taylor Creek are the primary acquisition properties. These two properties are shown on the map attached to the application, 2016 CFT/Parks Levy Application, Mouth of Taylor Reach Natural Area Additions. In the event that a signed Purchase and Sale Agreement can not be executed with these Taylor Creek properties, a second map attached to this application, entitled Lower Cedar River Conservation Area, CFT/P Levy, 2012 Collections, would serve as secondary acquisition properties.
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.

☐ A. Wildlife habitat or rare plant reserve
☐ B. Salmon habitat and aquatic resources
☐ C. Scenic resources
☐ D. Community separator
☐ E. Historic/cultural resources
☐ F. Urban passive-use natural area/greenbelt
☐ G. Park/open space or natural corridor addition
☐ H. Passive recreation opportunity/unmet needs

Wildlife habitat or rare plant reserve: Following restoration, these Taylor Creek properties would contain habitat for waterfowl, native songbirds, red-tailed hawks, black-tailed deer, coyote, red-legged frog, long-toed salamander, bald eagle, and uncommon large mammals such as black bear, bobcat, cougar, elk, and red fox. Heron and wood ducks are also expected to use the area. These wildlife species occur on the adjacent properties that have been restored so they are expected to occur on these properties following restoration.

Salmon habitat and aquatic resources: The adjacent properties contain habitat for Chinook and coho. As these proposed acquisition properties are restored, they will contain similar habitat since they will be hydrologically and physically connected to Taylor Creek and the adjacent wetland.

Scenic resources: These properties provide a view of, and protects a view of, Taylor Creek, and a wetland mitigation project, including wetland creation, from a county road.

Park/open space or natural corridor addition: The proposed acquisition properties are adjacent to the Mouth of Taylor Reach Natural Area. The proposed acquisitions will provide a highly significant addition by virtue of its size. It will double the size of the Natural Area. The size of the existing wetland, that was previously restored, will also increase in size significantly.
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

Educational/Interpretive opportunity
The access afforded by the Cedar River Trail and the proximity to major urban areas creates opportunities for educational or interpretive features. Topics could focus on the river itself (e.g., the natural processes of gravel movement, woody debris recruitment, pool habitat formation); the fish and wildlife dependent on this natural corridor (e.g., salmon, river otters, eagles); stewardship and personal responsibility for ecological protection; or concepts related to creation of greenways and corridors. Further, this area is an excellent opportunity to educate and interpret the King County Wetlands Mitigation Program and wetland creation.

Threat of loss of open space resources
The primary acquisition properties are for sale. Foregoing current opportunities will delay open space conservation.

Ownership complexity/willing seller/ownership interest proposed
Multiple property owners in this reach area have indicated that they would negotiate with the County on a fee acquisition of their property. Several of these property owners have approached the County with these acquisition proposals. The primary acquisition properties, along Taylor Creek, are currently on the market. King County has already conducted an appraisal on these properties. The appraised value and the listed price are within range for a signed Purchase and Sale Agreement.

Partnerships
This project will partner with the King County Mitigation Reserves Program. The partnership will involve committing $380,000 of acquisition funds to purchase property. Further, the mitigation reserves program will create wetland and aquatic habitat, restoring the 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?

These properties will become part of the Mouth of Taylor Reach 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 AMOUNTa | CFT: $300,000 |
| 2) TOTAL PEL APPLICATION AMOUNTb | PEL: $300,000 |

*Allowable 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.

b*King 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).

The property value is based on an appraisal. Both properties are currently on the market and King County has completed an appraisal of both properties.

<table>
<thead>
<tr>
<th>PROJECT COSTS</th>
<th>ESTIMATED DOLLAR AMOUNT OR RANGE</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total property interest value</td>
<td>$ 920,000</td>
</tr>
<tr>
<td>Title and appraisal work</td>
<td>16,000 (8,000 each property)</td>
</tr>
<tr>
<td>Closing, fees, taxes</td>
<td>5,000 (2,500 each)</td>
</tr>
<tr>
<td>Relocation</td>
<td></td>
</tr>
<tr>
<td>Hazardous waste reports</td>
<td>$3,000 ( $1,500 each)</td>
</tr>
<tr>
<td>Directly related staff, administration and legal costs</td>
<td>$36,000 ($18,000 each)</td>
</tr>
<tr>
<td>Total Project Costs (CFT and other funds)</td>
<td>$ 980,000</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>MATCHING FUNDS: Existing Sources</th>
<th>DATE</th>
<th>DOLLAR AMOUNT</th>
</tr>
</thead>
<tbody>
<tr>
<td>(CFT can only provide a maximum of 50% of anticipated project costs)</td>
<td>(Expended or Committed)</td>
<td>(Expended or Committed)</td>
</tr>
<tr>
<td>King County Mitigation Reserves Program</td>
<td>committed</td>
<td>$380,000</td>
</tr>
<tr>
<td>Parks Levy Funding requested with application</td>
<td>requested</td>
<td>$300,000</td>
</tr>
<tr>
<td>Total CFT Funds Previously Received</td>
<td></td>
<td></td>
</tr>
<tr>
<td>This Project</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Total Matching Funds and Past CFT Funds Currently Identified</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

4 of 5
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.

Matching funds are not needed if $300,000 of Parks Levy funding is approved with this application.

5. IN–KIND CONTRIBUTIONS FROM PARTNERSHIPS

<table>
<thead>
<tr>
<th>Brief Activity Description</th>
<th>Dollar Value of In-kind Contribution</th>
<th>Status (Completed or Proposed)</th>
<th>Activity Date Range (Completion Date or Proposed Completion Date)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>TOTAL</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

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

Mouth of Taylor Reach Natural Area Additions

Target Parcels
King County Ownership

FEMA 100-year Floodplain

Photo Year: 2015

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

The information included on this map has been compiled by King County staff from a variety of sources and is subject to change without notice. King County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. This document is not intended for use as a survey product. King County shall not be liable for any general, special, indirect, incidental, or consequential damages including, but not limited to, lost revenues or lost profits resulting from the use or misuse of the information contained on this map. Any sale of this map or information on this map is prohibited except by written permission of King County.
2016 CFT/Parks Levy Application
Mouth of Taylor Reach
Natural Area Additions Vicinity

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

The information included on this map has been compiled by King County staff from a variety of sources and is subject to change without notice. King County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. This document is not intended for use as a survey product. King County shall not be liable for any general, special, incidental, incidental, or consequential damages including, but not limited to, lost revenues or lost profits resulting from the use or misuse of the information contained on this map. Any sale of this map or information on this map is prohibited except by written permission of King County.
Lower Cedar River Conservation Area • CFT/P Levy • 2012 Collections

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

Priority Area
Proposed Acquisition
Public Ownership
Extent of Reach

February 2011