



King County

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

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

**PROJECT NAME Middle Fork Snoqualmie Natural Area Addition** \_\_\_\_\_

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

**Open Space System: Middle Fork Snoqualmie Natural Area/Natural Resource Conservation Area** \_\_\_\_\_  
*(Name of larger connected system, if any, such as Cedar River Greenway, Mountains to Sound, a Regional Trail, etc.)*

**Acquisition Project Size: 58 Acres (Target parcel: 6.51 acres) CFT Application Amount: \$59,305** \_\_\_\_\_  
*(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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**Title: Natural Lands Program Manager** \_\_\_\_\_ **Fax: (206) 263-6217** \_\_\_\_\_

**Address: 201 S Jackson** \_\_\_\_\_ **Email: kelly.heintz@kingcounty.gov** \_\_\_\_\_

**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 proposed project is to acquire a 6.5-acre parcel and one of the last remaining private inholdings in the Middle Fork Snoqualmie River Valley encompassing over 100,000 acres of public land owned by the US Forest Service, Washington Department of Natural Resources and King County. Acquisition of this parcel has long been a priority for many stakeholder groups and is supported by the multi-agency MidForc Concept Plan and Washington Department of Natural Resources Snoqualmie Corridor Recreation Plan. There are three other parcels in this area with one owner that are in the scope of this grant but the owner is unwilling to sell at this time. If these targeted properties are not acquired, they could be converted for residential and private use, causing loss of forest cover, fragmentation and degradation to important fish and wildlife habitat, impacts to the scenic character and reduced opportunities for low impact recreational use in a highly popular visited area of the county.

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

### Wildlife habitat or rare plant reserve

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, 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-436). Resident elk also utilize lands within the project area. Members of the Upper Snoqualmie Valley Elk Management Group have expressed an interest in conserving additional elk habitat lands.

### Salmon habitat and aquatic resources

The Middle Fork Snoqualmie River is a Class 1 Stream and a Shoreline of Statewide Significance. In addition, the Middle Fork Snoqualmie Natural Area is a Waterways 2000 Program site. That program was created to protect some of the County's threatened high-quality riparian habitat and aquatic biological systems by preventing loss of critical spawning and rearing habitat. Waterways also stressed the systems' role in preserving passive use recreation, scenic and cultural resources; conserving wildlife and enhancing existing protected resources.

Tributaries located with the target parcel area join the Middle Fork Snoqualmie River. Snoqualmie Falls, located below the project area, acts as a natural barrier to anadromous salmonids, but above the falls, significant populations of resident cutthroat and rainbow trout occur in the river. Spawning and rearing habitat for these trout species occur in both the mainstem as well as perennial tributaries. Bull trout, a species listed as threatened, are also assumed to live above the falls. The target parcels contain year round spring fed streams which support a stable population of cutthroat, but undersized culverts block passage. Public ownership of the parcels would facilitate stream restoration and replacement of the culverts.

### Scenic resources

The target parcel is within the Mountains to Sound Greenway (Greenway). Acquisition of this parcel will create larger scenic open space area, filling in gaps in vast public ownership, consistent with the Greenway's goal of protecting open space lands from Seattle to Central Washington in order to enhance scenic beauty, conserve wildlife habitat and provide for recreational opportunities. The Greenway has formally expressed support of this acquisition. In addition, views of the surrounding landscape (including nearby peaks) can be seen from this project.

### Park/open space or natural corridor addition

These target parcels lie within a large and critical natural open space corridor, in the vicinity of King County's 660 acre Middle Fork Snoqualmie Natural Area and east of Washington State Department of Natural Resources' (WADNR) 11,000-acre Middle Fork Snoqualmie Natural Resource Conservation Area (NRCA). The properties lie south of Snoqualmie Forest, east of the Snoqualmie River and northwest of the City of Snoqualmie; they are located in rural King County within WRIA7 (Snohomish), Snoqualmie River Basin.

### Passive recreation opportunity/unmet needs

Snoqualmie Valley is an extremely popular location for outdoor recreation, located within 35 miles from Seattle, accessible to over 1 million people. Acquiring this parcel would result in new and increased experiences for low impact trail users. Mailbox Peak Trailhead (access to a 6 mile trail), located on nearby stat- owned land is already well-used and after the road improvement project is completed, there will be a need for additional recreation opportunities. Letters of support sent to the County by stakeholders (Middle Fork Outdoor Recreation

Coalition (MidFORC), Mountains To Sound Greenway Trust, Alpine Lakes Protection Society, Mountaineers and Valley Camp Ministries) during the previous grant rounds indicate broad support for the project.

## 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

### **Threat of loss of open space resources**

This proposed acquisition project is needed to fill a void in a significant matrix of protected county, state and federal lands. Although 98% of the 10,000 acre Middle Fork Snoqualmie Valley is publicly owned, there are several key threatened priority parcels remaining, these target parcels are among those. These parcels are adjacent to King County's Middle Fork Snoqualmie Natural Area and WADNR's Middle Fork Snoqualmie NRCA. If these targeted properties are not acquired, they could be developed further for residential use, causing loss of forest cover, fragmentation and degradation to wildlife habitat, impacts to the scenic character and reduced opportunities for passive recreational use of the property.

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

The landowner of target parcel is a willing seller.

### **Partnerships**

King County and Washington Department of Natural Resources are working together on a larger strategy to conserve remaining priority threatened properties within the entire Middle Fork Snoqualmie Gateway Project area that was outlined in the initial CFT grant application. Completion of the project acreage of this proposed acquisition will involve a phased approach.

Both King County Parks and WADNR partners with various stakeholders to plan and maintain backcountry trails; such groups could also help with trail maintenance on these targeted parcels. In addition, a watershed-wide invasive weed effort has been occurring in the Middle Fork basin, carried out by a number of groups and public agencies (Mountains to Sound Greenway, King County, WADNR, the Native Plant Society and MidFORC). Hundreds of miles of roads, trails, and riverbanks have been surveyed and weed control has occurred on hundreds of acres, acquisition of these properties would ensure that effort could be continued in this key area.

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

Both the **2012 King County Comprehensive Plan (KCCP)**, as amended, and the **2010 King County Open Space Plan** contain policies that direct acquisition, planning, and stewardship of KC Parks. The acquisition of these parcels is consistent with these policies as follows:

#### **The Open Space Plan policies direct Parks to:**

- focus regional open space efforts on the natural watershed systems and regional systems such as the wildlife habitat network and Mountains to Sound Greenway
- conserve lands that accommodates backcountry trails/adds to a backcountry trail network
- acquire lands that provide connectivity with existing county ownership and provide multiple benefits/functions
- assist with conservation of forest land and facilitate those lands as viable working resource lands

#### **The Parks, Recreation and Open Space Chapter (Ch. 6) of the 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-117)

- Forest land owned by King County shall provide large tracts of forested property. . . that protect areas from development or provide a buffer between commercial forestland and adjacent residential development. (Policy P-114).
- 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)
- Important natural habitat and biological diversity should be protected, preserved and enhanced (P-109)

**The Middle Fork Snoqualmie Natural Area Site Management Plan (1999) recommends:**

- acquiring properties that buffer the natural area, provide connection between natural area and other resource lands and preserve habitat corridors within the area.

### 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 next to an existing King County Natural Area managed and monitored by King County Parks. Proximity to existing park sites and facilities creates efficiencies in management. Site monitoring would be funded by the Parks Levy. Several user groups would likely be interested/willing to support and assist with site monitoring, and restoration, invasive control and trail projects through volunteer events. This is a high priority area for both Forterra and Mountains to Sound Greenway Trust so additional resources for planning, development and stewardship may likely be available through those organizations.

### 4. PROJECT BUDGET

<b>1) TOTAL CFT APPLICATION AMOUNT<sup>a</sup></b>	<b>CFT: \$59,305</b>
<b>2) TOTAL PEL APPLICATION AMOUNT<sup>b</sup></b>	<b>PEL: \$59,305</b>

<sup>a</sup>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.

<sup>b</sup>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).*

Land value was estimated using assessed value.

<b>PROJECT COSTS</b>	<b>ESTIMATED DOLLAR AMOUNT OR RANGE</b>
Total property interest value	<b>\$93,610</b>
Title and appraisal work	<b>\$10,000</b>
Closing, fees, taxes	<b>\$5,000</b>
Relocation	<b>\$0</b>
Hazardous waste reports	<b>\$0</b>
Directly related staff, administration and legal costs	<b>\$10,000</b>
<b>Total Project Costs (CFT and other funds)</b>	<b>\$118,610</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)
Parks Levy		\$59,305
<b>Total CFT Funds Previously Received</b> <i>This Project</i>		\$0
<b>Total Matching Funds and Past CFT Funds</b> <i>Currently Identified</i>		\$0
<b>Unidentified Remaining Match Need</b>		\$0

**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

<b>Brief Activity Description</b>	<b>Dollar Value of In-kind Contribution</b>	<b>Status</b> (Completed or Proposed)	<b>Activity Date Range</b> (Completion Date or Proposed Completion Date)
<b>TOTAL</b>			

### 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).*

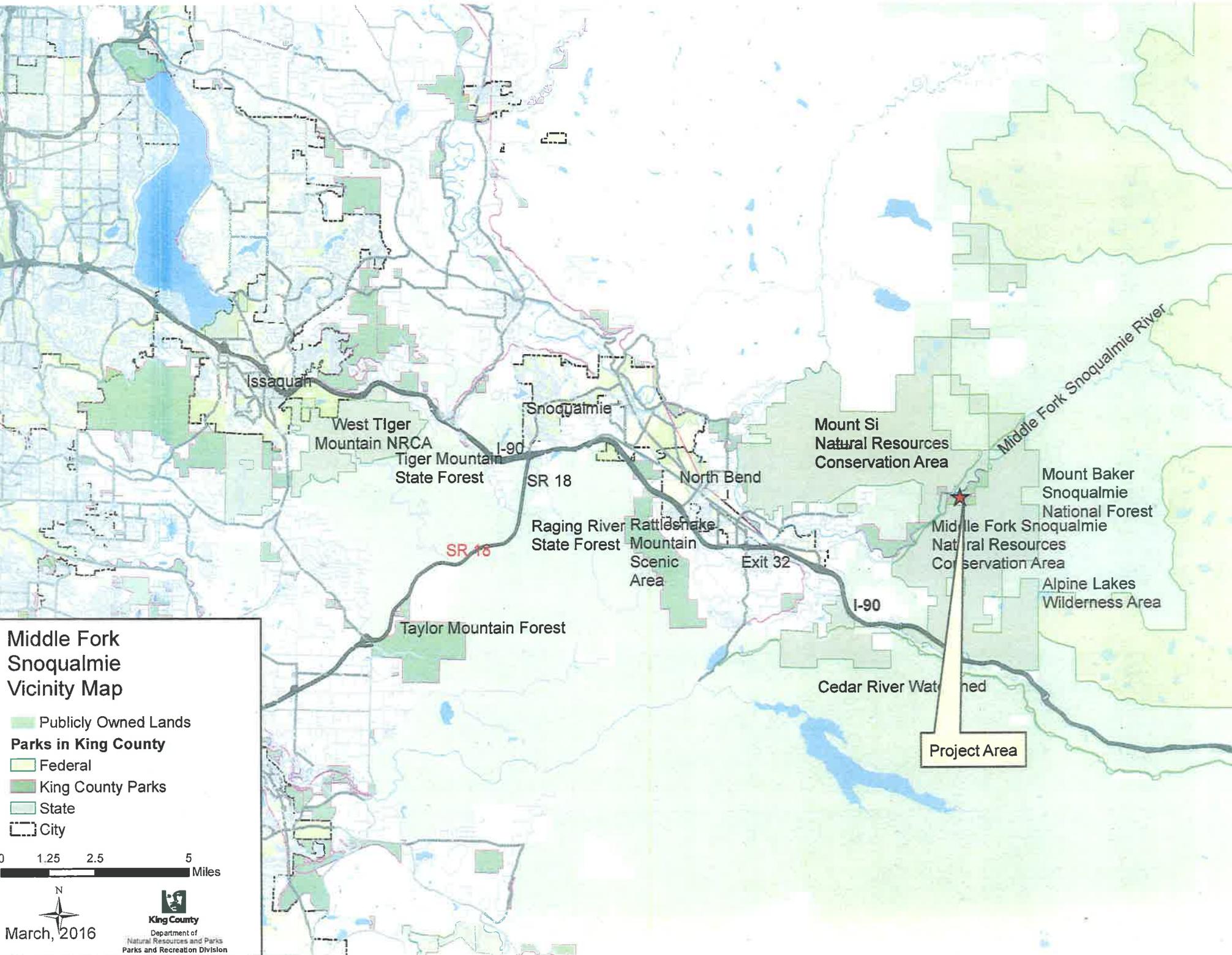
# Middle Fork Snoqualmie Vicinity Map

- Publicly Owned Lands
- Parks in King County**
- Federal
- King County Parks
- State
- City

0 1.25 2.5 5 Miles



March, 2016



Mount Si  
Natural Resources  
Conservation Area  
WA State DNR

SE Middle Fork Road

Middle Fork Snoqualmie River

Middle Fork Snoqualmie  
Natural Area  
King County Parks

Middle Fork Snoqualmie  
Natural Resources  
Conservation Area  
WA State DNR

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### Middle Fork Snoqualmie Site Map

-  Target Parcel
-  In-scope\_parcels
-  King County Parks
-  State
-  Water



December 22, 2015

**King County**

Department of  
Natural Resources and Parks  
Parks and Recreation Division

