



King County

K.C. Date Received _____

CONSERVATION FUTURES (CFT) 2017 ANNUAL COLLECTIONS APPLICATION FOR FUNDS

PROJECT NAME Patterson Creek Natural Area Addition

Applicant Jurisdiction(s): King County

Open Space System: Patterson 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: 39 acres (1 parcel) **CFT Application Amount:** \$ 1,750,000

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

(Dollar amount of CFT grant requested)

Parks Levy Request: \$1,750,000

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

CONTACT INFORMATION

Contact Name: Tom Beavers **Phone:** 206-477-4743

Title: Senior Watershed Steward **Fax:** 206-296-0192

Address: 201 S. Jackson St., Suite 600 **Email:** tom.beavers@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 parcel would be added to the Patterson Creek Natural Area. It supports recent DNR acquisition in the area, and it would offer further protection of the bog, in the parcel immediately to the north. Further, this parcel protects the headwaters of Evans Creek. It contains important wildlife habitat within the City of Sammamish. The parcel adds to the consolidation of King County Park property for area trails. King County should investigate partnerships with the City of Sammamish to help pay for the property. At this time, it is unclear who would hold the underlying fee. If held by the City, King County would contribute towards a Conservation Easement on the property to protect its ecological values.

Last year, King County purchased approximately 120 acres of adjacent State DNR-owned land. Funding did not allow the purchase of this 39 acre parcel, even though it was part of previous CFT/Parks levy applications for the past several years. This parcel is almost entirely forested with a mid to late seral stage coniferous forest. It also provides a significant buffer to one of most pristine sphagnum bogs in the county. These parcels, along with the adjacent Patterson Creek Natural Area, provide one of the last large intact habitat areas adjacent to a growing city for large mammals such as bears and cougars. This 39 acre property lies within the Urban Growth Area (UGA) and could be annexed to Sammamish and developed

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 checked="" 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 target parcel and the nearby Patterson Creek Natural Area provide excellent habitat conditions for bear, bobcat, cougar, river otter, beaver, pileated woodpecker, amphibians, native songbirds and other native species that require large territories and/or relative isolation from human communities.
- B. **Salmon Habitat and aquatic resources** – The Patterson Creek system supports coho, Chinook, steelhead/rainbow and cutthroat trout. According to Washington Department of Fish and Wildlife estimates, Patterson Creek accounts for 15% of the total WRIA 7 coho salmon production. While Patterson Creek is best known for its coho salmon population, several salmonids are abundant in the basin throughout the year. On the WRIA 8 side, this parcel supports coho salmon which inhabit Evans Creek. This is a key headwaters protection parcel for Evans Creek.
- C. **Scenic Resources** – The parcel has panoramic views of the Cascade Mountains.
- D. **Community Separator** - Acquisition of this parcel will preserve a contiguous greenbelt on the watershed divide viewable from Sammamish and the Issaquah-Fall City Road. Protection of this property will help preclude sprawl from the urbanizing and expanding City of Sammamish. Further, it will help maintain the rural character so highly valued by residents.
- F. **Urban passive-use natural area/greenbelt** – The acres will contribute significantly to the passive-use natural area/greenbelt along the Urban Growth Line separating the City of Sammamish from the rural Patterson Valley and headwaters of Evans Creek..
- G. **Park/open space or natural corridor addition** – This project will provide 39 acres of open space along the urban/rural divide.
- H. **Passive recreation opportunity/unmet need** – The property provides opportunities for passive recreation/trail linkages within Patterson Creek Natural Area and possibly to Soaring Eagle Park and other sites where appropriate.

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

B. Threat of loss of open space resources – The parcel spans the urban growth line and is highly desirable for development. Acquisition of this parcel will prevent additional development and associated habitat degradation and sprawl from nearby Sammamish.

C. Ownership complexity/willing seller(s)/ownership interest proposed – King County has been working with State DNR for several years on this project. Initially, DNR was willing to sell to the County through the Trust Land Transfer program which would have substantially reduced the purchase price. At this time, DNR is only will to sell to the county as full fee value.

D. Partnerships – The community and the Patterson Creek Basin Citizen’s Advisory Committee strongly support this property remaining in public ownership. Acquisition of this property would likely be in partnership with the City of Sammamish.

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 area will be managed as a Natural Area. Natural Areas are primarily managed to preserve and/or restore ecosystem processes. By working to keep the ecosystem processes in tact, we can preserve habitat conditions preferred by native species, thereby protecting our ecological heritage.

Management of Natural Areas begins with an analysis of landscape context for the site in question. Once landscape context has been determined, we are able to establish a set of goals for the site. A biological inventory of the site yields the data necessary to determine whether the land is on a trajectory to meet the site goals or whether it is in need of management interventions. The information is distilled into a series of site management recommendations. Examples of Site Management Guidelines for King County Natural Areas can be found on the web (<http://dnr.metrokc.gov/wlr/lands/natural/ecological.htm>).

Site Management Guidelines for a Natural Area are implemented by the Natural Resource Lands staff in the Department of Natural Resources and Parks. The Natural Resource Lands staff has an annual budget for land management. Resources are supplemented by volunteers and by grants for projects that have significant benefits to regional priorities, such as salmon conservation.

4. PROJECT BUDGET

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

^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).

The value is based on a recent appraised price by State DNR.

PROJECT COSTS	ESTIMATED DOLLAR AMOUNT OR RANGE
Total property interest value	\$ 3,500,000
Title and appraisal work	30,000
Closing, fees, taxes	20,000
Relocation	
Hazardous waste reports	2,500
Directly related staff, administration and legal costs	50,000
Total Project Costs (CFT and other funds)	\$3,602,500

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	Requested in application	1,750,000
Total CFT Funds Previously Received <i>This Project</i>		
Total Matching Funds and Past CFT Funds <i>Currently Identified</i>		
Unidentified Remaining Match Need		\$100,000 +

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 application requests “seed” money to start funding raising to purchase this property. A goal is to raise ~ \$3.6 million over three years. WA DNR staff have indicated that the property will remain in state ownership at this time. They understand that King County may try to raise the funds to purchase it in the future. The property will be re-appraised, by the State, when sufficient funds are raised. The property is currently valued at \$3,500,000. .

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)

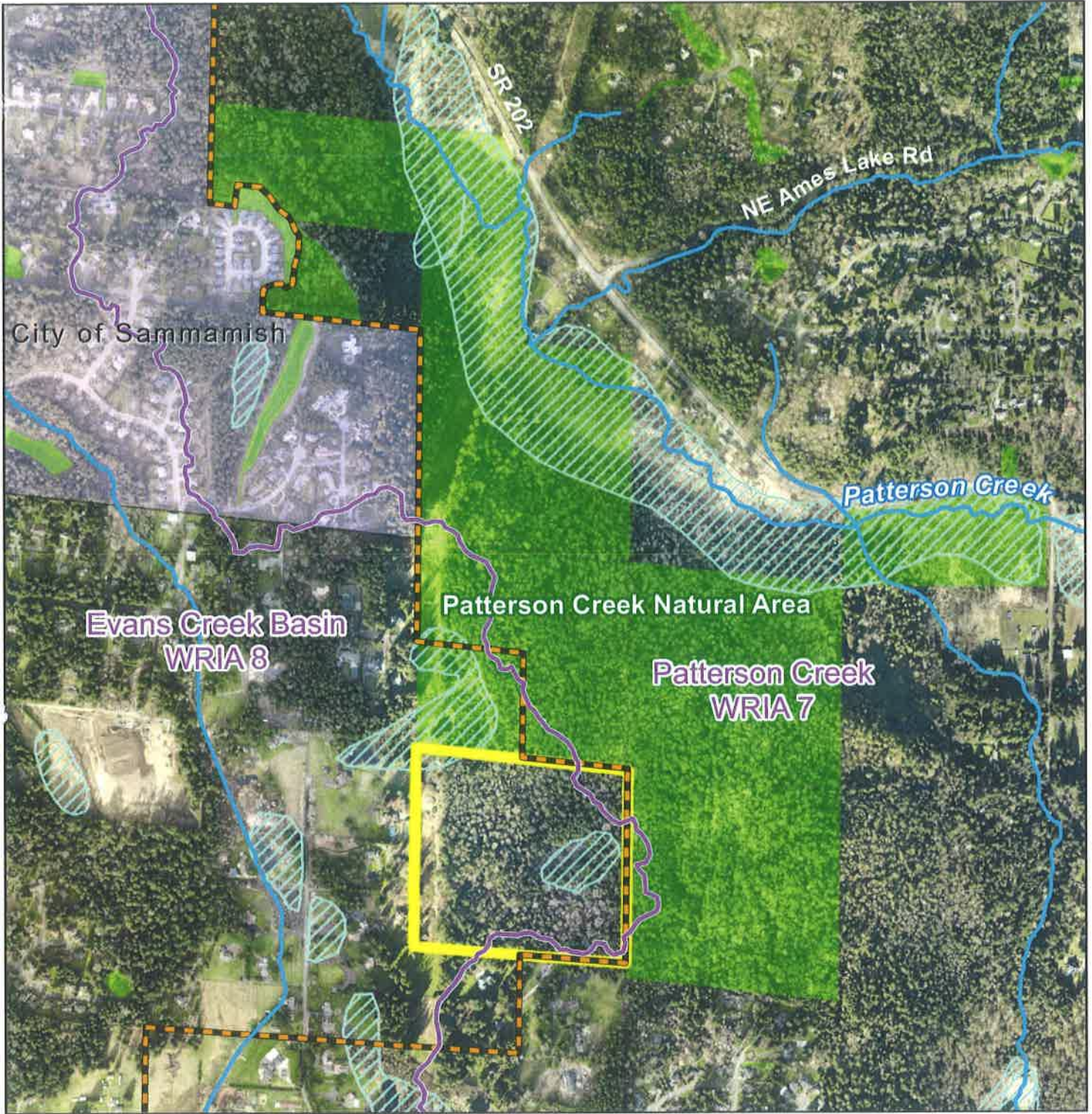
8 ½ x 11” maps are preferred, but 11 x 17” is acceptable if folded and hole-punched for insertion into a three-ring binder.

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 Patterson Creek Natural Area Addition

-  Basin Boundary
-  King County Ownership
-  Target Parcel
-  Urban Growth Boundary
-  Wetlands
-  Incorporated Area

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

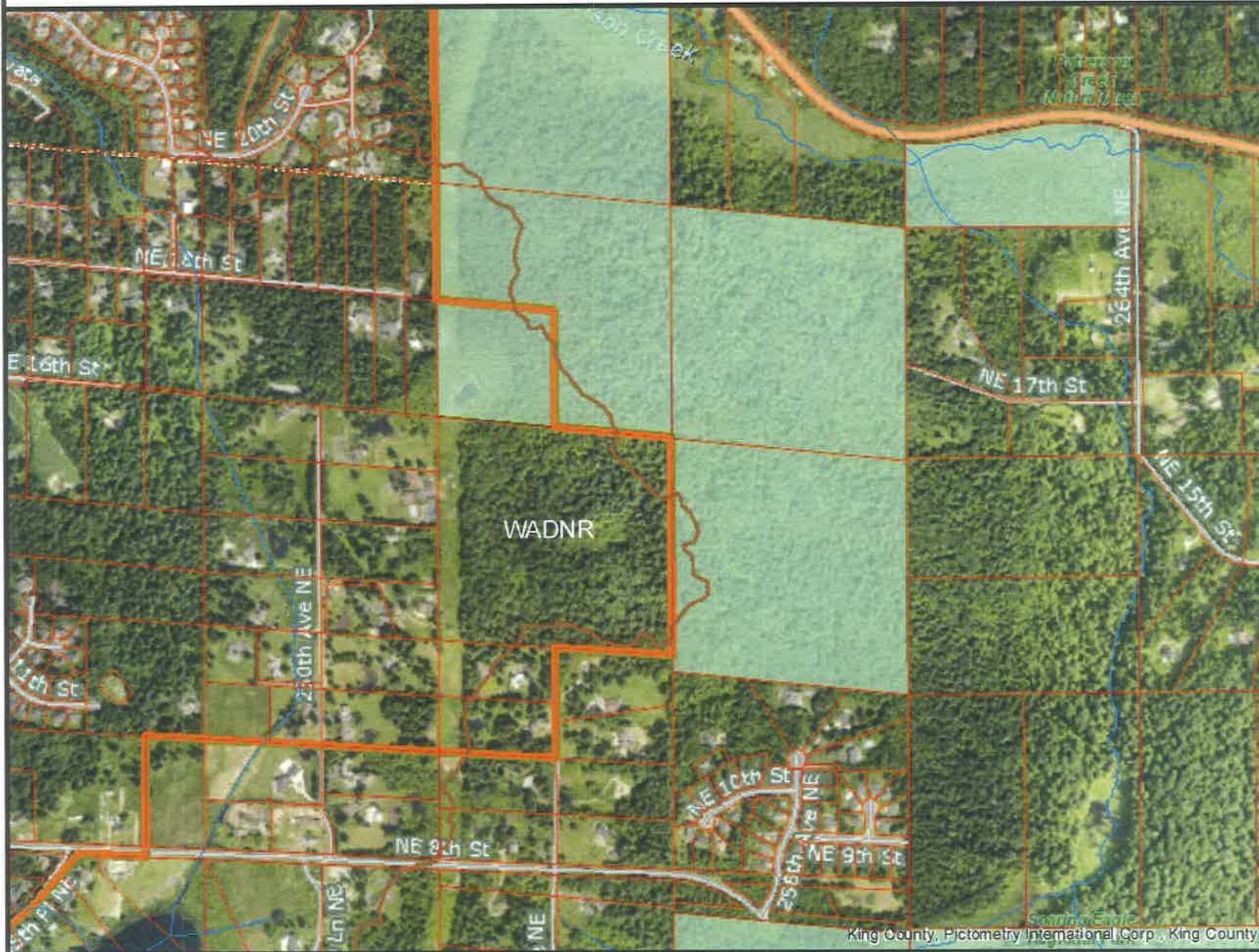
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March 8, 2016

Photo Year: 2015

WADNR aerial map



Legend

- Parcels
- Streams
- Drainage basins
- rural
- urban
- Regional trails
- Parks

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Date: 1/30/2016

Notes:



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