

This funding request is for feasibility funds (title, due diligence, appraisal, and acquisition staff time). The scope of proposed acquisition will be worked out during discussions between King County and Campbell Global.

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 |

A. *Wildlife habitat or rare plant reserve*

The Wildlife Habitat Network as designated in the King County Comprehensive Plan (KCCP) transects (east/west) the northern third of the Snoqualmie Forest and runs adjacent to its perimeter on the west side of the Forest. 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 Snoqualmie/Skykomish watershed, within which the Snoqualmie Forest is located, supports wild runs of coho, chinook, pink, chum and steelhead salmon. The 2005 Snohomish River Basin Salmon Conservation (WRIA 7) Plan lists acquisition of land and retention of forest cover as recommended actions to protect and restore salmon runs and responds to recent listings of Puget Sound Chinook salmon and bull trout as threatened under ESA.

C. *Scenic resources*

The Snoqualmie Forest is an integral part of the Mountains to Sound Greenway (MTSG); further protecting lands within this area is consistent with MTSG's goal of conserving habitat lands, working landscapes and recreation spaces within the Greenway's boundaries. Supporting the Greenway's goals is a key priority for King County. The Snoqualmie Forest provides a visual and functional green wall bordering and enhancing the scenic character of the Snoqualmie Valley.

G. *Park/open space or natural corridor addition*

These target parcels would result in additions and connections to King County's existing Snoqualmie Forest conservation easement (90,000 acres). In addition, potential additional fee acquisitions to provide enhanced trail connectivity and/or trailheads have been initially proposed adjacent to King County's Moss Lake Natural Area (372 acres), Tolt River Natural Area (280 acres), Griffin Creek Natural Area (70 acres) and Tokul Creek Forest (700 acres). The subject lands lie within the Snoqualmie Watershed described as a strategic open space focus area in the King County 2010 Parks/Open Space Plan.

H. *Passive recreation opportunity/unmet needs:*

The proposal to acquire additional working forest conservation easements on the Snoqualmie Forest would not necessarily secure public access, but many large commercial forest landowners (including previous owners of the subject properties) have permitted public use of their lands. This proposal will also further exploration of the suitability and feasibility of acquiring key parcels in fee or easement to support future trail connectivity and trailhead facility to publicly managed and accessible lands.

Snoqualmie Forest has hundreds of miles of trails and logging roads that accommodate a wide variety and (in some areas), a fairly extensive recreation use. Due to the fact that Snoqualmie Forest is located within close proximity to an extensive urban core as well as has easy access along the I-90 corridor, it is 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 targeted parcels would be an addition to a large network of thousands of acres of connected and conserved 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 working lands, 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 commercially log the property, those activities would adversely impact the lands' scenic and natural resource values. The properties could be developed for residential use, causing loss and of forest cover, fragmentation and degradation to wildlife habitat, impacts to the scenic character and reduced opportunities for passive recreational use of the property. In addition, there would be a lost opportunity for safe trailhead parking serving various types of backcountry trail users on the lands being considered for fee acquisition. Lastly, there would be an increased potential for uncontrolled and inappropriate use of existing County easement lands by off road vehicles, target shooting, hunting and dumping – which cause degradation of the land's ecological and recreational values.

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

Formal discussions with the landowner (Campbell Group) have not yet occurred but are planned in the near future. In addition, the company has a policy of allowing use of its forested lands for various recreation purposes via a permit process, similar to how previous landowners (Weyerhaeuser and Hancock) managed public access. Therefore the conservation easement the County is seeking to acquire would not be inconsistent with their existing land management policies.

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,
- 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)
- 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)
- Forest land owned by King County shall provide large tracts of forested property...that will remain in active forestry, protect areas from development or provide a buffer between commercial forestland and adjacent residential development. (Policy P-114).

F. Transferable Development Credits (TDC) participation

The proposed project target is located in an identified key TDR sending site area; the original working forest conservation easement was acquired in 2004 via the County’s TDR Program resulting in the conservation of almost 90,000 acres and the transfer of 990 development rights.

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?

Any easement or fee land acquired would be an addition to an existing KC Park site, thus stewardship would primarily involve the expansion of maintenance and monitoring work already carried out by KC Parks staff and funded by the Parks Levy. In addition, several user groups would likely be interested and willing to 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 trail construction and maintenance activities on King County park lands include the Washington Trails Association, Issaquah Alps Trail Club, Evergreen Mountain Bike Alliance Mountains to Sound Greenway, and equestrian groups (such as the Backcountry Horsemen and the Sammamish Saddle Club).

4. PROJECT BUDGET

1) TOTAL CFT APPLICATION AMOUNT ^a	CFT: \$ 25,000
2) TOTAL PEL APPLICATION AMOUNT ^b	PEL: \$ 25,000

^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	Feasibility study only
Title and appraisal work	Up to \$40,000 based on this proposed feasibility
Closing, fees, taxes	\$ N/A
Relocation	N/A
Hazardous waste reports	N/A
Directly related staff, administration and legal costs	\$ 10,000
Total Project Costs (CFT and other funds)	\$ 50,000

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>	N/A	
Total Matching Funds and Past CFT Funds <i>Currently Identified</i>	N/A	
Unidentified Remaining Match Need	N/A	

Unidentified remaining match need: What funds are anticipated and what is the time frame?

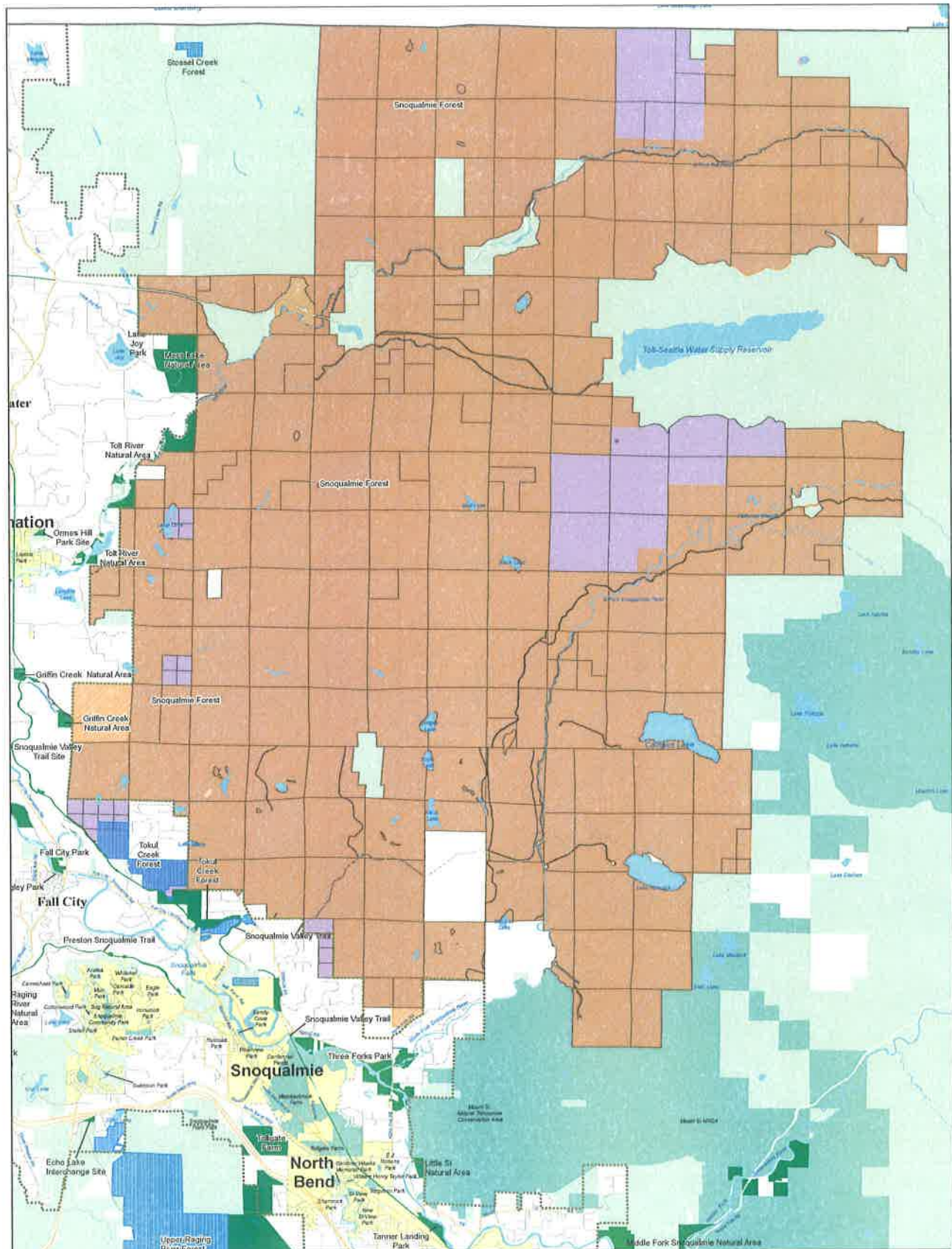
Please briefly discuss how the unidentified remaining match need above will be met.

None at this time; anticipate a future request for acquisition funds once the feasibility work is complete.

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.



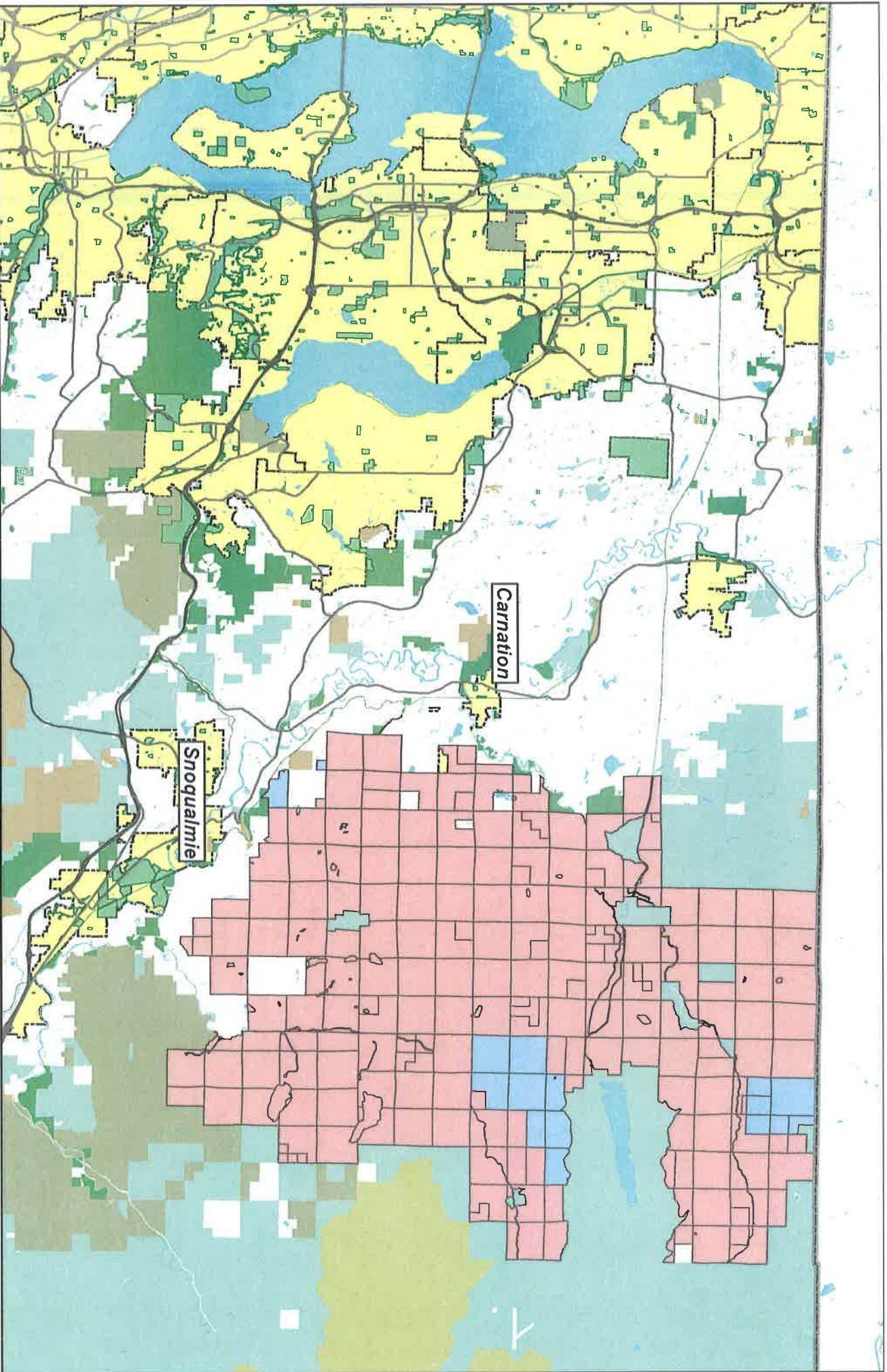
King County Parks, Trails, Natural and Resource Lands

Snoqualmie Forest Area

- Hancock Ownership
- King County Parks
- Snoqualmie Forest Easement
- Other Parks
- Forest Production District
- Other King County Parks Easement
- King County Boundary
- Other Publicly Owned Lands
- Cities (Incorporated Area)



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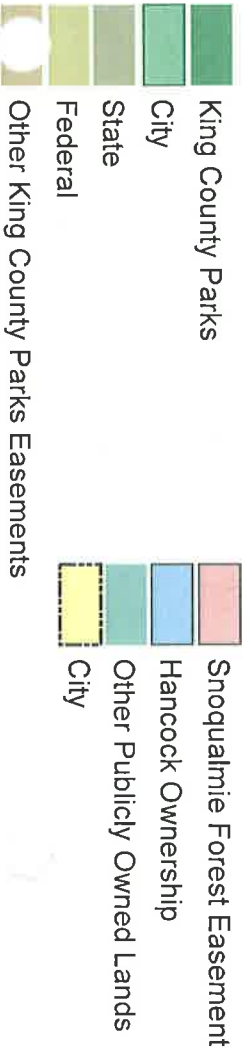
Snoqualmie Forest Area



King County

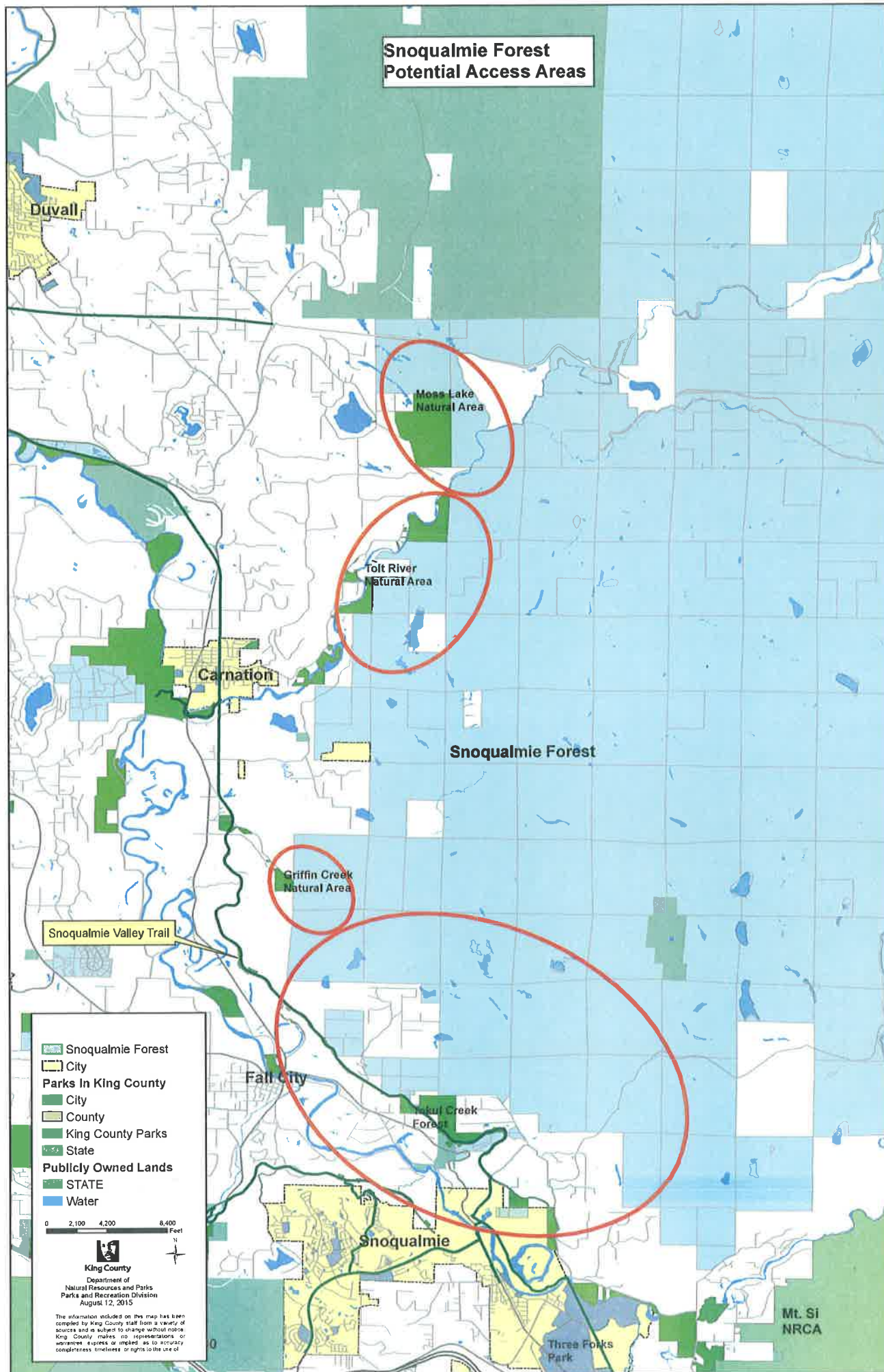


Department of
Natural Resources and Parks
Parks and Recreation Division



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**Snoqualmie Forest
Potential Access Areas**



- Snoqualmie Forest
- City
- Parks In King County**
- City
- County
- King County Parks
- State
- Publicly Owned Lands**
- STATE
- Water

0 2,100 4,200 8,400 Feet



Department of
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August 12, 2015

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