



King County

K.C. Date Received _____

CONSERVATION FUTURES (CFT) 2017 ANNUAL COLLECTIONS APPLICATION FOR FUNDS

PROJECT NAME Upper Bear Creek Waterways

Applicant Jurisdiction(s): King County

Open Space System: Paradise Lake Natural Area/Upper Bear 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: 16.8 ace CE, 5.1 ac Fee (two 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)

Park Levy: \$350,000

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

CONTACT INFORMATION

Contact Name: Tom Beavers

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Email: tom.beavers@kingcounty.gov

Seattle, WA 98104

Date: March 8, 2015

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.)

The Stevens property acquisitions are a continuation of the acquisition efforts, in this area, over the past 3 years for CFT and Parks Levy applications. This application focuses on two parcels. The Conservation Easement (parcel I015, 16.8 acres) will protect the headwaters of Bear Creek and keep it in trees. Parcel 0060, 5.1 acres, a fee acquisition, will protect important habitat along Bear Creek. The 5.1 acre property is located along Bear Creek, and it is adjacent to 204th Ave NE.

This project continues to implement the Waterways 2000 report and the WRIA 8 Salmon Conservation Plan. It seeks to acquire 2 key parcels for the protection and conservation of riparian habitat, floodplain, habitat-forming process areas, adjacent wetlands, and upland headwaters as outlined in the two Plans. Further, the project will contribute to the protection of water quantity, water quality, and aquatic habitat in the Bear Creek basin.

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

Wildlife habitat or rare plant reserve – High - This upland and aquatic habitat supports a variety of mammals including deer, black bear, cougar, and bobcat as well as many migratory birds.

Salmon habitat and aquatic resources - High: These properties are listed as needed acquisitions for implementation of the WRIA 8 Salmon Conservation Plan as Projects N268 and N272. The primary goal is to protect the headwaters of Bear Creek by keeping this area in forest cover and preserving associated wetlands. The primary Waterways goal in reach A is to protect salmon runs and riverine habitat systems, encourage participation of property owners, and to foster stewardship through citizen and government partnerships, and environmental education. The salmonid species benefiting from this project are Chinook, coho, sockeye, steelhead, cutthroat, and kokanee. King County has been very successful working with property owners in Reach A during the Waterways 2000 program with over an 80% participation rate. This cooperative relationship has resulted in the purchase in fee of 120 acres, purchase of an additional 52 acres of conservation easements, and enrollment of over 200 acres in property tax reductions programs that retain conservation areas and rural land uses.

Scenic resources – High – The property provides local views of continuous forest habitat and wetlands. The primary acquisition properties complement the scenic resources of the adjacent Paradise Lake and Upper Bear Creek Natural Areas.

Park/open space or natural corridor addition – High - These properties contribute significantly to already protected habitat within the Paradise Lake and Upper Bear Creeks Natural Areas. These properties, along with already protected public land and properties enrolled in the Public Benefit Rating System, provide a network of habitat connectivity along Bear Creek in this reach and into other Bear Creek drainage sub basins. On the Stevens Conservation Easement, the property owner has agreed to public access on the pipeline right of way.

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: The property owner has approached the County about a sale of the primary acquisition properties. They have delayed placing their property on the market, pending interest by the Citizens Committee. The property owner is able to wait until January of 2017 to start the acquisition process, but they are unable to wait longer.

Ownership complexity/willing seller/ownership interest proposed. The property owner has approached the County about a sale of the primary acquisition properties. The seller is highly motivated. The Conservation Easements that were purchased in 2013, 2014, and 2015 demonstrates the willingness of the Stevens family to negotiate with the County on a sale.

Property identified in an adopted plan: These parcels are identified in the WRIA 8 Salmon Conservation Plan and the Waterways 2000 Report for acquisition and resource protection. All the properties have been a very high priority for acquisition since the Waterways 2000 Report, adopted in February 1995.

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?

King County's plan for providing site stewardship will be based on standards and protocols commonly accepted and followed by resource planners and land managers charged with managing natural areas whose primary purpose and use is fish and wildlife habitat preservation. Basic site information will be gathered and incorporated into site management activities for both short and longer-term stewardship of the site. Depending on actual needs, funding for stewardship, maintenance or restoration will come from different sources, such as Surface Water Stewardship funds, but not from county general fund sources. Stewardship and Maintenance will be provided by King County Parks.

4. PROJECT BUDGET

1) TOTAL CFT APPLICATION AMOUNT ^a	CFT: \$ 300,000
2) TOTAL PEL APPLICATION AMOUNT ^b	PEL: \$ 350,000

^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).

Land value and project costs have been estimated based on the adjacent Conservation Easement for the Stevens property. This proposed Conservation Easement is very similar to the Easement recently acquired. The fee acquisition is based on an estimate of similar vacant properties in the area.

PROJECT COSTS	ESTIMATED DOLLAR AMOUNT OR RANGE	
	CE	Fee
Total property interest value	\$310,000	\$ 260,000
Title and appraisal work	\$ 10,000	\$ 10,000
Closing, fees, taxes	\$ 2,500	\$ 2,500
Relocation		
Hazardous waste reports	\$ 2,500	\$ 2,500
Directly related staff, administration and legal costs	\$ 25,000	\$ 25,000
Total Project Costs (CFT and other funds)	\$350,000	\$ 300,000

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)
Parks Levy	Requested with application	\$350,000 requested
Total CFT Funds Previously Received This Project	0	0
Total Matching Funds and Past CFT Funds Currently Identified	0	0
Unidentified Remaining Match Need		

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.

Parks levy funds are requested to match this CFT application

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*)

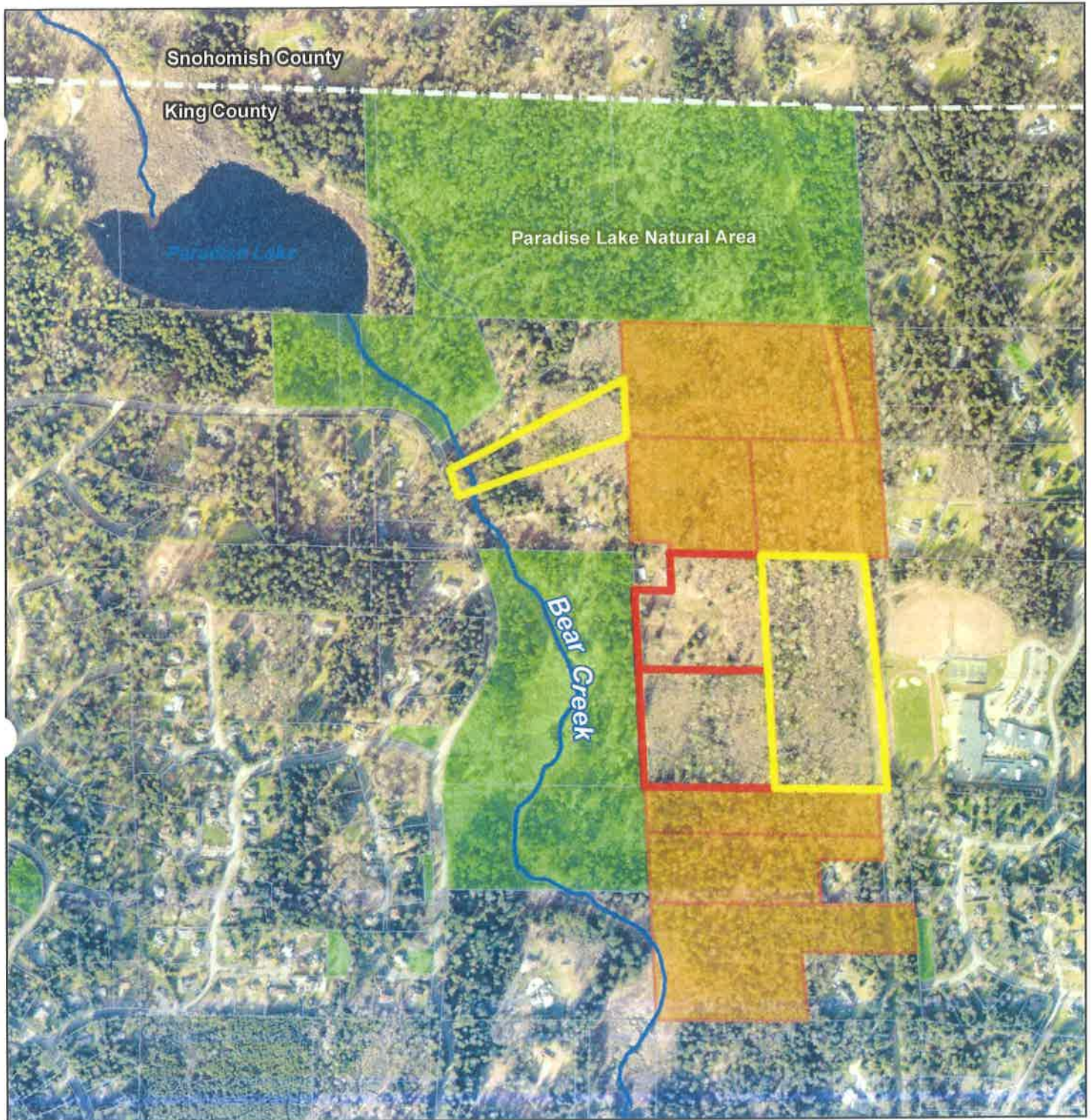
8 ½ x 11” maps are preferred, but 11 x 17” is acceptable if folded and hole-punched for insertion into a three-ring binder.

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 Bear Creek Natural Area Additions

-  Primary Acquisition Properties
-  Secondary Acquisitions
-  Conservation Easement
-  King County Boundary

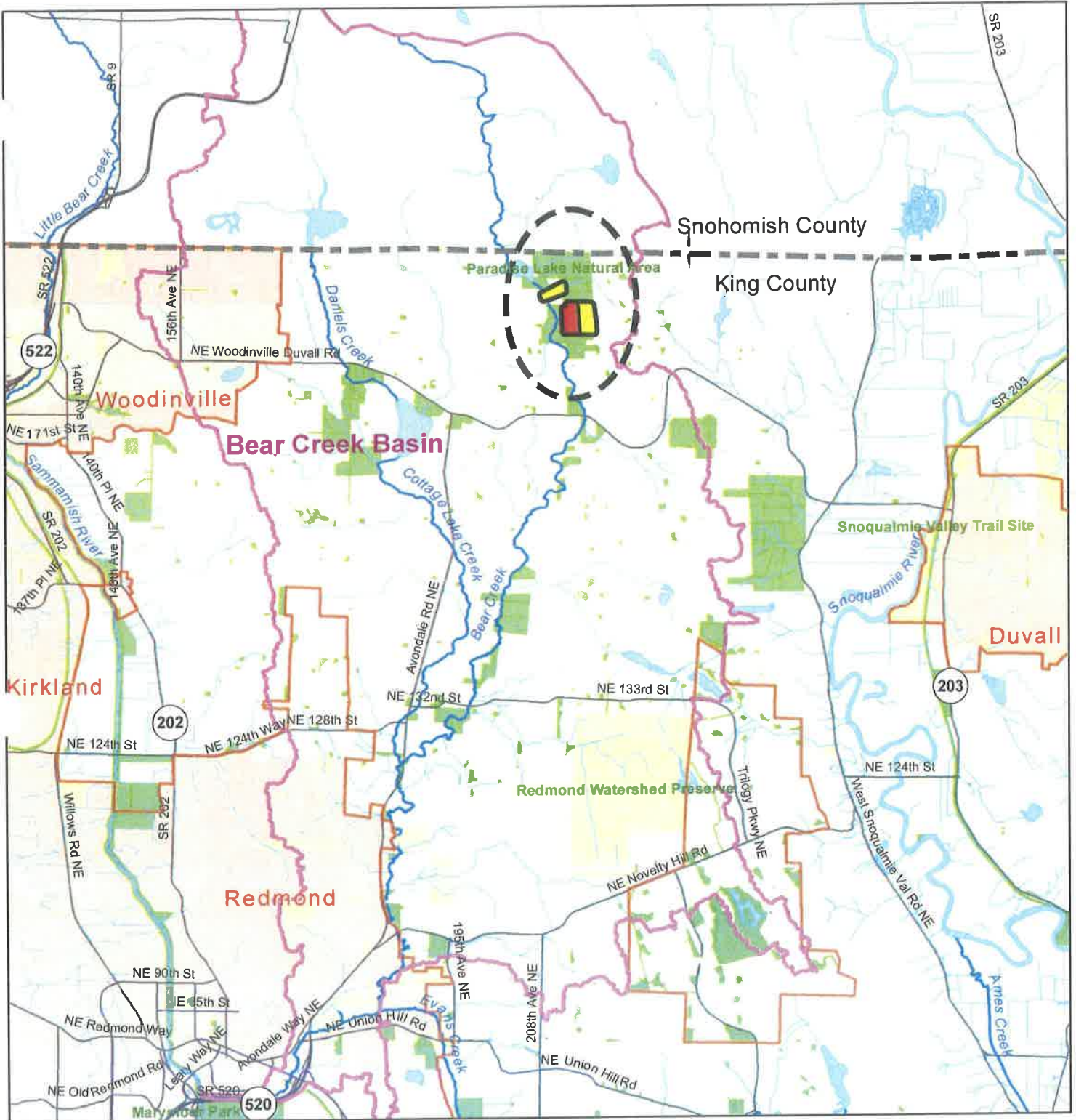
Photo Year: 2015

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

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March 3, 2016



2016 CFT/Parks Levy Application

Bear Creek Natural Area Additions Vicinity

- Primary Acquisition Properties
- Secondary Acquisitions
- Area of Interest
- Basin Boundary
- County Boundary
- Urban Growth Boundary
- Major Watercourses
- Watercourses
- King County Land or Easement
- Publicly Owned Lands

King County
 Department of Natural Resources and Parks
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March 4, 2016