



King County

K.C. Date Received _____

CONSERVATION FUTURES (CFT) 2017 ANNUAL COLLECTIONS APPLICATION FOR FUNDS

PROJECT NAME: Wetland 14/Spring Lake-Lake Desire Additions

Applicant Jurisdiction(s): King County

Open Space System: Wetland 14/Spring Lake-Lake Desire Complex

(Name of larger connected system, if any, such as Cedar River Greenway, Mountains to Sound, a Regional Trail, etc.)

Acquisition Project Size: 17 acres

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

CFT Application Amount: \$375,000

(Dollar amount of CFT grant requested)

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

CONTACT INFORMATION

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Seattle, WA 98104

Date: March 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 proposal has two focus areas which will add to the 930-acre complex of public land at Wetland 14 Natural Area, McGarvey Park Open Space, Petrovitsky Park, and Spring Lake/Lake Desire Park.

1. Wetland 14 Natural Area (\$520,000 of the request): This proposal targets the last remaining 15-acre inholding at the 51-acre Wetland 14 Natural Area. King County purchased 41 acres in 1998 from the current owner; CFT funded the 2014 purchase of an adjacent 10-acre parcel that contains the access road. Past bog restoration in 2001-2 helped to repair hydrologic processes, remove invasives, and add native plants in support of the rare sphagnum peat community at the site. Acquisition of this Wetland 14 inholder parcel will allow for removal of home, restoration of lawn, and potential restoration of the western portion of this 33-acre bog (being evaluated as a Mitigation Reserves site for the Cedar basin). We will be able to encourage new passive recreational use to this site which is mostly closed to public use due to security needs of the inholder.

2. Spring Lake-Lake Desire Park (\$230,000 of the request): The proposal targets two vacant parcels (1.5 acres) under family ownership at the outflow of Lake Desire. These two parcels contain forest, wetland, and ~100 feet of Peterson Creek as it emerges from Lake Desire. The family needs to sell the land very soon; potential buyers have noted there may be challenges permitting development on these parcels. Acquisition protects stream and wetlands, prevents potential clearing and impact to sensitive areas from home construction, adds to adjacent public land, and provides a new opportunity to reach existing trails from public road right-of-way (which terminates at the property's southwestern corner; currently our adjacent trails lead off of a private road).

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 checked="" type="checkbox"/> D. Community separator | <input checked="" type="checkbox"/> H. Passive recreation opportunity/unmet needs |

A. Wildlife habitat or rare plant reserve

1. Wetland 14 Natural Area contains a peat bog and headwaters for Lake Desire. The original peat bog was 33 acres, though mining impacted most of the site. A capital project restored the county-owned portion of the site in 2001-2002, repairing hydrologic processes, removing invasives, and adding native plants. The peat bog still has intact sphagnum peat plant communities relatively rare in the county (including hemlock, Labrador tea, cranberry, Sphagnum mosses). Wetland 14 is known to be used by great blue heron and migratory waterfowl. There may be potential for a mitigation reserves project here to restore this headwater wetland & bog.

2. Spring Lake-Lake Desire The designated wildlife habitat network runs through Wetland 14 and Spring Lake-Lake Desire Park. Mammal use includes deer, coyote, river otter, and bear. A study at McGarvey Park Open Space identified nearly 80 bird species observed or expected to be observed at the site.

B. Salmon habitat and aquatic resources

1. Wetland 14 is connected to Lake Desire via a fish-bearing stream and wetland complex (eventually, Peterson Creek) draining to the Cedar. Preserving forested headwaters helps maintain the integrity of the entire subbasin. Lake Desire is not expected to support salmon, but is thought to contain cut-throat trout.

2. Spring Lake-Lake Desire parcels contain the outlet of Lake Desire which becomes Peterson Creek (joining downstream of here with the outlet of Spring Lake/Otter Lake). Coho salmon spawning and rearing is mapped ~1 mile downstream of these parcels (StreamNet). These parcels contain wetlands as part of the eastern edge of Lake Desire & the riparian corridor of the creek.

C. Scenic resources

1. Wetland 14 target parcel supports local scenic views of Wetland 14. There are a few locations at east and west side where trails could reach the wetland/lake and provide visitors with scenic views.

D. Community separator

1. Wetland 14 property has a function as a minor community separator, buffering the densely developed rural neighborhood to the northeast (1/2-acre parcels). The target parcel is zoned RA-2.5-SO; while there are sensitive area restrictions it may have the potential for more intensive development.

G. Park/open space or natural corridor addition

Both sites add to 930 acres of contiguous protected land in this area. The Wetland 14 acquisition allows removal of the home and full restoration of the wetland at the Lake Desire headwaters, and new trail access opportunity. The Lake Desire parcels may prevent development & sensitive area impacts.

H. Passive recreation opportunity/unmet needs

1. Wetland 14 acquisition will allow us to invite the public to enter from the east or connect from western trails to enjoy a new trail system with beautiful wetland views, which will complement the adjacent 11+ miles of backcountry trails (currently the inholder's presence limits access). Trail/viewpoints may be planned around Mitigation Reserves project footprint if chosen for a project site. We can consider whether a parking area is needed on the eastern entry point or if road shoulder parking suffices. We can determine whether to decommission the road through the site or leave the road for maintenance and forest access purposes.

2. Spring Lake-Lake Desire: Parks has trails very nearby to the east, but these are located where West Lake Desire Drive & 181st Ave SE are private roads so we cannot technically invite public access to those trails. These target parcels end where West Lake Desire Drive SE turns from public to private, so we can create a trail entry point at this location, enhancing public access to the trail network.

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

1. Wetland 14 Natural Area could provide signage and/or interpretive opportunity about bogs, wetlands, restoration, wildlife and bird habitat, or other conservation themes, as well as historic peat mining and its impacts. It could also offer birding opportunity for youth/public.

B. Threat of loss of open space resources

1. Wetland 14 Natural Area This 15-acre parcel is zoned RA-2.5-SO, so there could be potential for subdivision and additional development at the site (within applicable sensitive area & zoning restrictions – this is within a Wetland Management Area special district overlay which applies pervious surface and native vegetation standards). The landowner has lived here for decades, and we wish to secure opportunity to purchase the land from a willing seller, and prevent sale to another landowner and inholder.

2. Spring Lake-Lake Desire These two parcels are being marketed for residential development. While encumbered with wetlands, there still may be potential to develop at least one homesite, which would likely have negative impacts to sensitive areas.

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

1. Wetland 14 Natural Area The landowner has discussed sale of her property with King County for the past three years. She wants to move in late 2016/early 2017. She has been patient as we had to fund other priorities with 2016 funds, but it is urgent that we complete the fundraising this year to purchase her property at the end of this year. We are conducting an appraisal on her property, due back March 2016, and will extend a contingent offer at that time.

2. Spring Lake-Lake Desire These are owned by an elderly woman with rapidly increasing health/care costs; her family has an urgent need to sell these parcels to fund her care. They have marketed them for the past year, and had an unsuccessful offer. There is urgency for us to secure funding this year to work with them on purchase of the property early in 2017. They would like to sell both at once (necessary to package them together due to limited developability of the eastern parcel).

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

Acquisition and restoration of the entirety of Wetland 14 was a high priority for the Peterson Creek Subarea in the 1997 Cedar River Basin Plan. Key goals at the site were to acquire the entire wetland, restore habitat, restore water quality, protect remnant bog, and improve hydrologic buffering of downstream areas.

Both the Comp Plan and the Park Plan contain policies that direct acquisition, planning, and stewardship of KC Parks. The acquisition of these parcels is consistent with the following policy direction:

- Prioritize acquisitions of land adjacent to or provide connection to existing public open space lands or that are inholdings (Park Plan Policy CIP-123)
- *“Acquisitions of lands....that provide continuity or appropriate public access where it does not exist should be considered priority acquisitions, as should acquisition of land or easement that are adjacent to, or provide a connection between, existing public open space lands or that are in-holdings.”* (Park Plan Policy CIP-123)

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 Parks' maintenance work would be funded with Parks Levy operating funds (funded 2014-2019 due to recent vote in August 2013).

Typical King County maintenance includes regular site inspections to identify and address any issues arising on site in regard to public health and safety, property encroachments, natural resource damage, infrastructure damage, trail condition, etc. If a parking area is developed on site, then inspections and maintenance are much higher in frequency to ensure appropriate use of the parking area.

We assess forest health at all King County Parks sites. It is possible that this is a site on which forest stewardship activities may occur if recommended by such an assessment.

Depending on opportunity and site plans, there may be capital or operating work on site which is eligible for specific trail or restoration grants, or for recreational amenity development with local stakeholder groups through Parks' Community Grants Program, or for restoration work through the volunteer program. The mitigation reserves program may be involved in restoration of the site if work is prioritized here.

4. PROJECT BUDGET

1) TOTAL CFT APPLICATION AMOUNT^a	CFT: \$375,000
2) TOTAL PEL APPLICATION AMOUNT^b	PEL: \$375,000
	(Total CFT + PL = \$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).

1. Wetland 14 represents \$520,000 of the request:

Assessed value is \$429,000 but internal estimates suggest this may be low. We are conducting an appraisal due back in March 2016; appraisal should be available at the time of the site visit.

I am estimating ~\$750,000 is needed to close on the property (representing a high end estimate of \$720,000 property interest value + \$30,000 costs).

I have approximately ~\$230K from past project allocations that can be used for this acquisition.

Therefore \$520,000 of the requested 2017 funds is needed for acquisition at Wetland 14 (numbers may be refined by the site visit).

2. Spring Lake represents \$230,000 of the request:

Assessed value is \$193,000 & \$191,000 for the two parcels, which totals \$384,000.

I am estimating that these values are high, based on conversations with the family about sensitive area extent, development challenges, and their expectations of value.

I am estimating ~\$230,000 is needed to close on the property (representing \$200,000 property interest value + \$30,000 costs).

Therefore \$230,000 of the requested 2017 funds is for these parcels.

PROJECT COSTS	ESTIMATED DOLLAR AMOUNT OR RANGE		
<i>Sub-Property</i>	1. Wetland 14	2. Spring Lake/ Lake Desire	Total
Total property interest value	\$720,000 (<i>appraisal due back in March – should have appraised price by field trip</i>)	\$200,000	\$775,000
Title and appraisal work	\$8,000	\$8,000	\$16,000
Closing, fees, taxes	\$5,000	\$5,000	\$10,000
Relocation			
Hazardous waste reports	\$2,000	\$2,000	\$4,000
Directly related staff, administration and legal costs	\$15,000	\$15,000	\$30,000
Total Project Costs (CFT and other funds)	\$750,000	\$230,000	\$980,000
LESS AVAILABLE FUNDS	-\$~230,000	-\$0	-\$~230,000
REMAINING NEED	\$520,000	\$230,000	\$750,000

Note: In 2016, Forterra is going to provide donation funds to reimburse most of the funds that the county has spent on a past target in this grant (\$220,000 we spent on the target parcel for the 2016 CFT/PL award). That funding will result in a net \$198,000 back into the CFT/PL project accounts for this site. The “available funds” and “matching funds” balances are the amount of CFT/PL available after that reimbursement occurs (not the current project balances).

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)
1116951 Parks Levy Wetland 14	2016	~\$130,000
Total CFT Funds Previously Received <i>1116241 Wetland 14</i>	2016	~\$99,000
Total Matching Funds and Past CFT Funds <i>Currently Identified</i>		Total funding available: ~\$230,000 approx
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.

5. IN-KIND CONTRIBUTIONS FROM PARTNERSHIPS

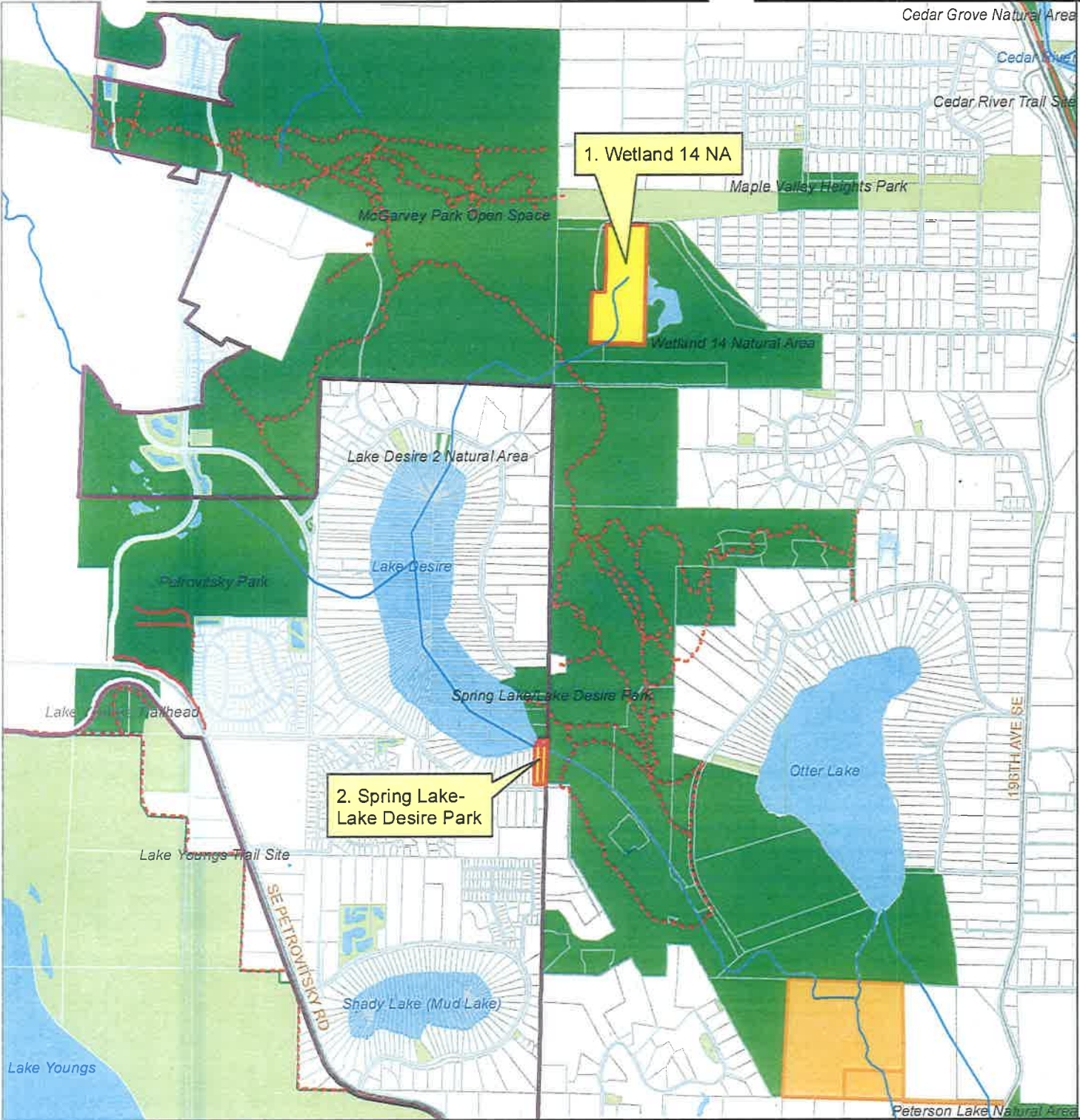
Brief Activity Description	Dollar Value of In-kind Contribution	Status (Completed or Proposed)	Activity Date Range (Completion Date or Proposed Completion Date)
(See note above Forterra donation funds will result in a reimbursement of \$198,000 to this project. Those funds are already reflected in the PL/CFT dollar amounts indicated above)			
TOTAL			

WETLAND 14/SPRING LAKE-LAKE DESIRE ADDITIONS

2017 CFT-PL Application

Vicinity Map

("1. & 2." designations do not reflect priority order)



- Priority Parcels
- Past Priority
- Paved Trail
- Soft Surface Trail
- Parcel
- King County Parks
- City Parks
- Publicly Owned Lands
- Streams and Rivers
- Incorporated City
- Urban Growth Boundary



King County
 Department of
 Natural Resources and Parks
 Parks and Recreation Division

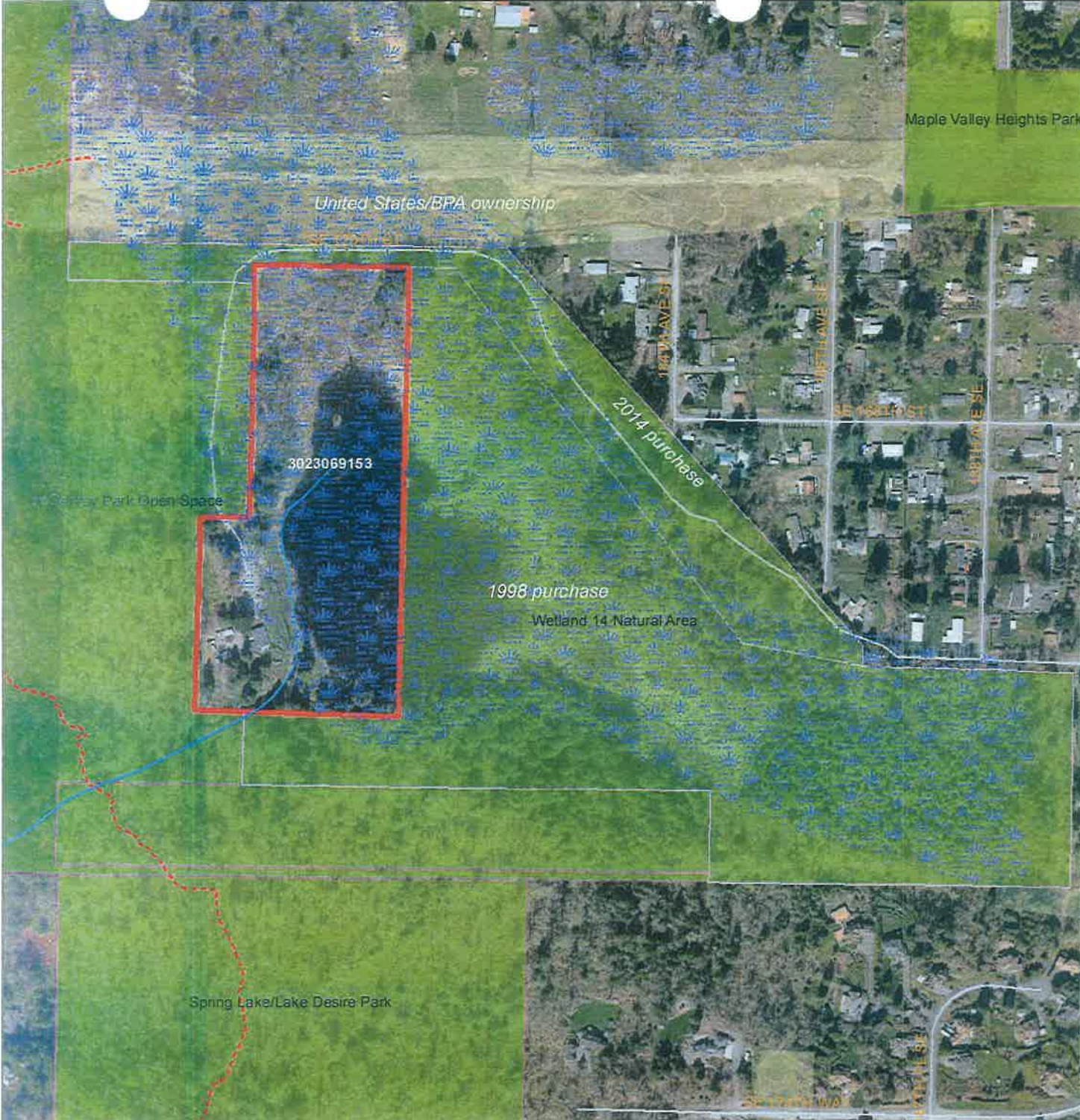
12/28/2015

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WETLAND 14/SPRING LAKE-LAKE DESIRE ADDITIONS

2017 CFT-PL Application

Site Map - 1. Wetland 14 NA



-  Priority Parcel
-  Past Wetland 14 Acqs
-  Publicly Owned Lands
-  King County Parks
-  Soft Surface Trail
-  Streams and Rivers
- All Wetlands in King County**
-  All Wetlands in King County



King County
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**WETLAND 14/SPRING LAKE-LAKE
DESIRE ADDITIONS**

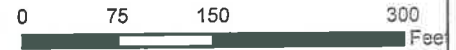
2017 CFT-PL Application

**Site Map - 2. Spring Lake-Lake
Desire NA**



-  Priority Parcels
-  King County Parks
-  Soft Surface Trail
-  Streams and Rivers

All Wetlands in King County
 All Wetlands in King County



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