



King County

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

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

**PROJECT NAME** Winterbrook Farm

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

**Open Space System:** Squak Mountain – Cedar Hills Landfill Connector  
*(Name of larger connected system, if any, such as Cedar River Greenway, Mountains to Sound, a Regional Trail, etc.)*

**Acquisition Project Size:** 80 acres ( 4 parcels)  
*(Size in acres and proposed number of parcel(s) if a multi-parcel proposal)*

**CFT Application Amount:** \$150,000  
*(Dollar amount of CFT grant requested)*

**Parks Levy Amount:** \$350,000

**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 1, 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 project seeks to acquire fee and/or an easement on 80 acres of Winterbrook Farm (owned by the Issaquah School District) to connect Squak Mountain State Park with Cedar Hill Landfill/Log Cabin Reach Natural Area. Further, there is a desire to farm the northern 40 acres.

The Issaquah School District seeks to divest themselves of this property. The Water and land Resources Division (WLRD) appraised the property at \$2 million in December, 2014. Last year, \$400,000 CFT and \$200,000 Parks levy funds were awarded for this potential acquisition. Additional funding is requested to secure this property.

King County may work with the PCC Farmland Trust to purchase the property. Under this scenario, PCC may retain the northern two parcels and lease to tenant farmers. King County would hold an easement on those parcels ensuring farm protections, trail access, Parks maintenance access, and habitat protection associated with the

wildlife habitat corridor. King County Parks would own the southern two parcels. If PCC is not a partner, the northern two parcels may end up in WLRD ownership and the southern two parcels with King County Parks. TDR may be able to bring funding to the transaction, though feasibility is still being investigated.

## 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 checked="" 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 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:** The King County Wildlife Habitat Network traverses the property between Squak Mountain State Park and McDonald Creek (across the two northern parcels). King County Code Requires the network to form a continuous segment between the State Park and McDonald Creek for development proposals, and its width would vary from 150 to 300 feet wide. The network continues downstream (east) along McDonald Creek towards Issaquah Creek. The network, in this area, would be enhanced by providing more cover along its route.

The two southern properties provide forested and small edge habitat to passerine birds, elk, and deer. The northern parcels (the farm) provide habitat for elk and small mammals such as shrew, voles, and the raptors that eat them.

**Salmon habitat and aquatic resources :** McDonald Creek, a tributary to Issaquah Creek, bisects the property as the creek flows from west to east. It is a salmon bearing stream, and it contains some Coho Salmon. The moderately degraded habitat would require significant restoration, particularly riparian buffer restoration to recover this resource. According to the WRIA 8 Salmon Conservation Plan, McDonald Creek is a Tier III system based on moderate watershed function and low chinook use.

The property contains four Category III wetlands. These wetlands are currently grazed or used to grow hay. With residential development, the King County Code would require 60 to 110 foot buffers around the wetlands, plus a 15 foot building setback.

There is a significant floodplain on the property. The floodplain of McDonald Creek occupies 37% of the northern two parcels.

**Historic/cultural resources:** This farmstead appears to be eligible for designation as a King County Landmark. The property contains an intact hay barn, milking parlor and farmhouse. The house was constructed in 1920 and the barn in 1930. The milking parlor was constructed in 1944.

**Parks/open space or natural corridor addition:** King County Parks is interested in a potential trail connection between Squak Mountain State Park and the Cedar Hill Landfill (particularly after it closes in 2025). Further, future CFT/Parks Levy applications may designate additional forested properties north of the landfill for acquisition, connecting with the Log Cabin Natural Area. King County Planners with longer term visions may consider a further connection to the Cedar River when the gravel operation south of the landfill closes.

King County would negotiate a suitable trail easement between Squak Mountain State Park and the two southern properties (across the northern properties).

## 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 Issaquah School District owns the property, and they are interested in selling it. The District is discussing residential development proposals with several developers. The zoning is one home per five acres. From a residential development perspective, the property contains significant critical areas, including four wetlands, a salmon bearing stream, and a wildlife habitat network. If the 80 acre property was developed for residential development, homes would likely be clustered.

If the property is developed, a farm would be lost to development. This scenario is contrary to the Local Food Initiative which is attempting to preserve farms.

**Ownership complexity/willing seller(s)/ownership interest proposed:** The Issaquah School District wants to sell the property. King County has completed an appraisal on it, and it is negotiating with the school district on a sales price.

**Transferable Development Credits (TDC) participation:** The Issaquah School District property is in a designated focus area for the County's TDR agreement with the City of Issaquah. If the property is purchased, the development rights would go into the TDR Bank; when the bank sells these credits into the City, the County can recapture funding and use the proceeds to further additional King County priority properties in this 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 northern two properties (the farm properties) would be leased to a farmer(s) through the King County Agricultural Program or the properties would be sold with a TDR Farmland easement, a King County Parks trail easement, and a wildlife habitat network easement. PCC Farmland Trust may be interested in purchasing the northern 40 acres and lease to tenant farmers. King County would hold an easement on those parcels ensuring farm protection, trail access, Parks maintenance access, and habitat protection associated with the wildlife habitat corridor. These easements would be managed and monitored by the King County Agricultural Program.

The Southern two properties would be stewarded and managed by King County Parks. They have dedicated personnel to care for these properties. A trail easement across the farm property would ensure public access.

#### 4. PROJECT BUDGET

1) TOTAL CFT APPLICATION AMOUNT <sup>a</sup>	CFT: \$150,000
2) TOTAL PEL APPLICATION AMOUNT <sup>b</sup>	PEL: \$350,000

<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).

A December, 2014 King County appraisal indicates a property value of \$2 million.

PROJECT COSTS	ESTIMATED DOLLAR AMOUNT OR RANGE
Total property interest value	\$2 to 2.5 million
Title and appraisal work	complete
Closing, fees, taxes	\$ 8,000
Relocation	\$ 50,000
Hazardous waste reports	\$ 1,000
Directly related staff, administration and legal costs	\$ 50,000
<b>Total Project Costs (CFT and other funds)</b>	\$2.1 to 2.6 million

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 funding	12/2015 committed	\$200,000 committed
<b>Total CFT Funds Previously Received This Project</b>	12/2015 committed	\$400,000 committed
<b>Total Matching Funds and Past CFT Funds Currently Identified</b>	12/2015	\$600,000
<b>Unidentified Remaining Match Need</b>		\$ 1.5 to \$2.0 million

#### 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 provides additional “seed” funds for this potential acquisition. Additional CFT/PEL applications, Executive or King Council appropriations, or other fund sources would fulfill the remaining funding need. Further, the PCC Farmland Trust may contribute funds for these properties. The requested funds would balance existing funds so CFT and Parks levy funding would be at a 1 to 1 ratio.

**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)
<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*)**

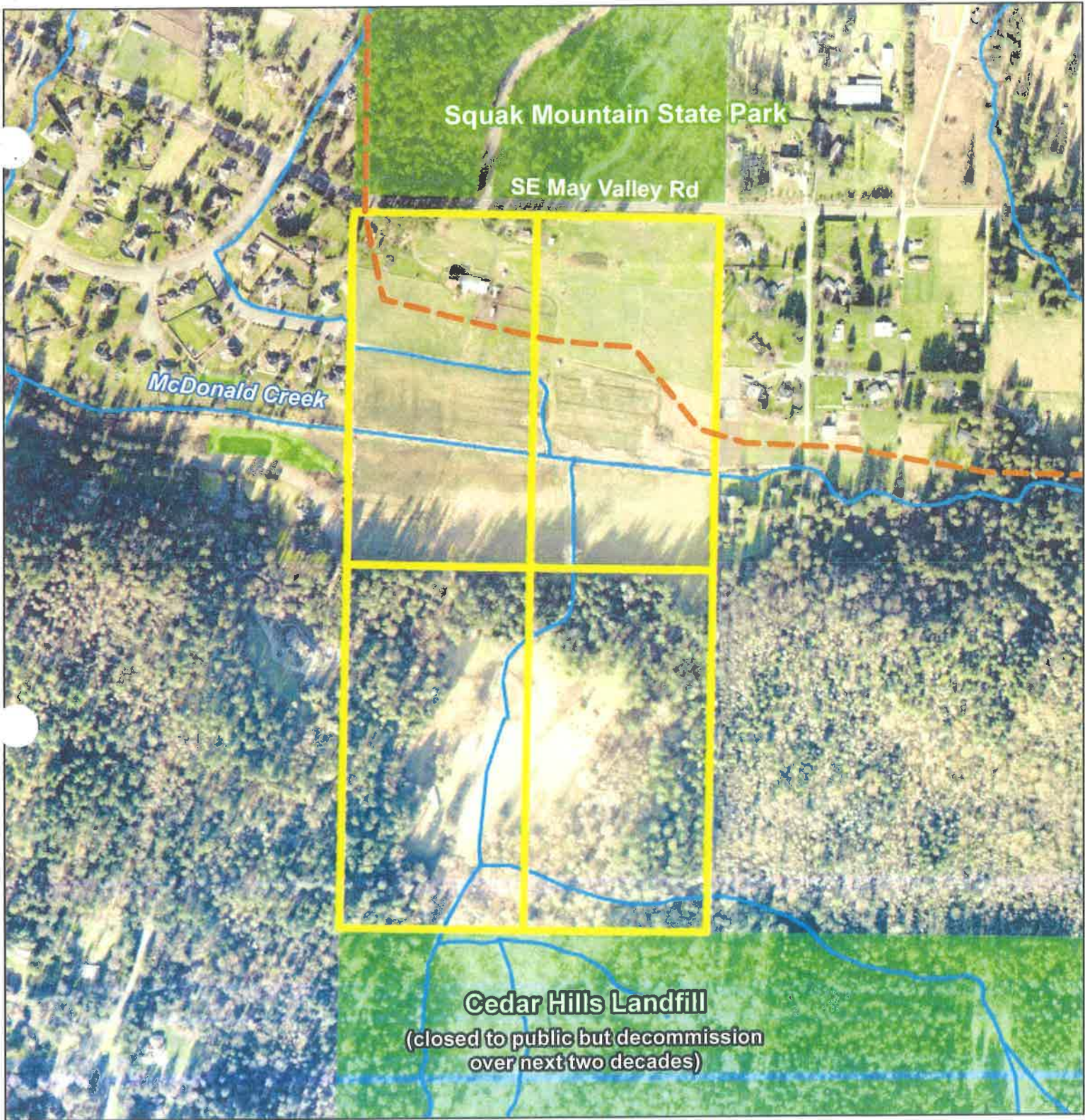
8 ½ x 11” maps are preferred, but 11 x 17” is acceptable if folded and hole-punched for insertion into a three-ring binder.

*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).*



# 2016 CFT/Parks Levy Application Winterbrook Farm

-  King County Ownership
-  Target Parcel
-  State Ownership
-  Wildlife Habitat Network



Photo Year: 2015



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

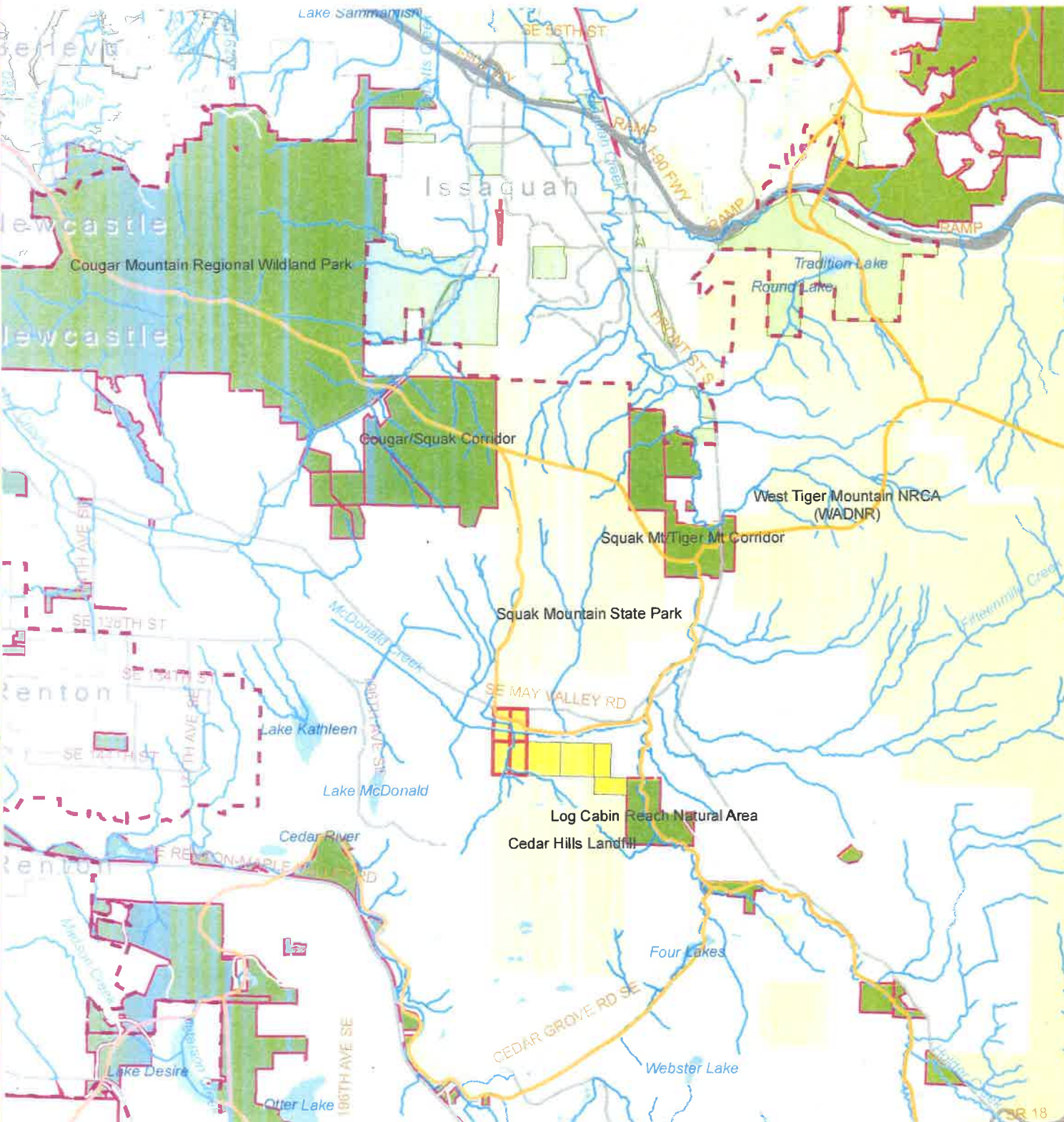
The information included on this map has been compiled by King County staff from a variety of sources and is subject to change without notice. King County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. This document is not intended for use as a survey product. King County shall not be liable for any general, special, indirect, incidental, or consequential damages including, but not limited to, lost revenues or lost profits resulting from the use or misuse of the information contained on this map. Any sale of this map or information on this map is prohibited except by written permission of King County.



March 4, 2016

# Winterbrook Farm 2016 CFT-PL Application

## Vicinity Map



- Priority Parcels
- Parcels In Scope
- King County Parks
- City Parks
- Publicly Owned Lands
- Wildlife Habitat Network
- Incorporated City
- Urban Growth Boundary



**King County**

Department of  
Natural Resources and Parks  
Parks and Recreation Division

1/8/2015

The information included on this map has been compiled by King County staff from a variety of sources and is subject to change without notice. King County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. This document is not intended for use as a survey product. King County shall not be liable for any general, special, indirect, incidental, or consequential damages including, but not limited to, lost revenues or lost profits resulting from the use or misuse of the information contained on this map. Any sale of this map or information on this map is prohibited except by written permission of King County.