



King County

K.C. Date Received _____

CONSERVATION FUTURES (CFT) 2017 ANNUAL COLLECTIONS APPLICATION FOR FUNDS

PROJECT NAME: South Covington (SoCo) Park/Jenkins Creek Trail Acquisition

Applicant Jurisdiction(s): City of Covington

Open Space System: Jenkins Creek

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

Acquisition Project Size: 2.25 (2 parcels)
(Size in acres and proposed number of parcel(s) if a multi-parcel proposal)

CFT Application Amount: \$ 261,000
(Dollar amount of CFT grant requested)

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

CONTACT INFORMATION

Contact Name: Angie Feser Phone: 253-480-2488

Title: Parks Planner Fax: 253-480-2401

Address: 16720 SE 271st Street, #100 Email: afeser@covingtonwa.gov

Covington, WA 98042 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.)

Covington seeks funding support from Conservation Futures to preserve two of three parcels of land. These three parcels together play several important roles in Covington's parks, recreation and open space plans. The parcels are part of the Jenkins Creek corridor, which is approximately five miles long in and around Covington and includes several other city and county park properties. It provides high quality wildlife and salmon habitat and is known to support wildlife such as black bears and ESA listed winter steelhead. Further, the creek corridor is the location of an important community connector, the Jenkins Creek Trail. These parcels comprise South Covington (SoCo) Park and are particularly important to the trail corridor as they will serve as a trail head in addition to being a nexus with the city's new town center being developed directly across the street. When the trail system is complete, cyclists and pedestrians will be able to arrive at this point from all around the city, as well as neighboring cities and the unincorporated area due to its connections to other trail systems. The new park will help the city reduce a critical shortage of neighborhood parks by serving new multi-family housing currently under construction immediately across the street, as well as providing a buffer between the unincorporated rural area outside the urban growth boundary immediately east of the parcels, and the newly urbanized areas rapidly developing across the street immediately west of the parcels.

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 |

Wildlife Habitat – This property is part of the Jenkins Creek corridor, which extends for approximately 5 miles in and around Covington. The parcels are part of a 62-acre class 2 wetland that occupies much of the stream corridor between Covington Way and Hwy 516. The stream channel actively shifts within the wetland corridor, providing a large diversity of habitats. The bulk of the forested stream corridor was present in 1936 photos of the area, indicating that most of the forested wetland is in a mature and relatively natural condition. This stream supports Coho and Chinook salmon and Steelhead, as well as Western Pearlshell mussels. The densely wooded corridor supports mammals such as black bear, bobcat, deer, and coyote, and birds such as Northern Goshawk, Bald Eagle, Pileated Woodpecker, Wood Duck, Great Blue Heron, Goldfinch, and hummingbirds. As recently as 2005, an eagle was nesting within the wetland, just north of one of the target parcels.

Salmon Habitat and Aquatic Resources – Jenkins Creek is a tributary to Soos Creek and the Green River, and is upstream from the state's Soos Creek Salmon Hatchery. This portion of Jenkins Creek is known to support Western Pearlshell mussels and provide juvenile rearing habitat for Coho salmon and ESA listed winter Steelhead. It likely provides rearing habitat for ESA listed Chinook salmon as well, but their distribution in this stream system has not been actively studied. Jenkins Creek is identified in the WRIA 9 plan for preservation and restoration of existing rearing and spawning habitats and preserving forest cover throughout the basin. The parcels provide shade to help cool stream water temperature and convert residential lawns to native vegetation will help to address temperature TMDL pollution concerns. This property will be accessible by pedestrian path and is adjacent to Covington's developing new town center and thus will provide a high level of appropriate public access for viewing salmon and other wildlife and educational opportunities.

Scenic Resources – The stream corridor and this property are natural scenic resources that will become even more important in the future. This area of the city is currently low density residential development, but was recently up-zoned to allow for mixed commercial-residential development. The city is actively in the process of developing a new town center, including a new Town Center Park, across the street to the west of the stream corridor and the proposed acquisition. Protecting the three parcels will preserve scenic views from the new Town Center Park and improve the current scenic resource which will become even more important as the area north, south and west of it becomes increasingly urbanized and developed.

Community Separator – This property is part of a greenbelt that helps define King County's regional character. The east edge of this property is also the city limit and the urban growth boundary line. For a little over a mile, the Jenkins Creek corridor defines the edge of the urban/rural boundary. At the location of the proposed purchase the corridor separates the urban look and feel of the new town center from the rural area of unincorporated King County. Directly east of this property is a 49-acre parcel which serves as a municipal well head and functions as open space.

Urban Passive-Use Natural Area/Greenbelt – The property itself is part of a larger system of undeveloped, natural land area that is currently used as a wildlife corridor and in the future will be used for the Jenkins Creek Trail corridor. The entire park will be 5.65 acres with the first parcel larger than 3 acres and these two parcels targeted for purchase totaling 2.25 acres. The Jenkins Creek corridor within and near Covington is more than 24 acres, in addition to the adjacent 62 acre class 2 wetland mentioned previously.

Passive Recreation Opportunity/Unmet Needs – This property creates passive recreation opportunities such as bicycle riding, walking, picnicking, and small playground use, along with wildlife and salmon viewing as part of the Jenkins Creek Trail and South Covington Park. Covington's Parks, Recreation and Open Space Plan identifies a need to purchase and develop 6.6 acres of park space to meet the needs of this neighborhood, along with 9 miles of trail to meet a citywide need. Acquisition of all three parcels (5.6 acres) will help us meet 85% of the park need for this neighborhood and provides a critical portion of the Jenkins Creek Trail. This park will serve the adjacent existing and future downtown residential housing, as well as the rest of the city and regional visitors that will arrive in the town center via Jenkins Creek Trail. The property also provides one of the few opportunities for the city to provide public access to a Shoreline of the State as called for in the city's Shoreline Master Plan.

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

Educational/Interpretive Opportunity – Due to its location on a community trail and across the street from the new town center and Town Center Park, we have a unique opportunity to provide a high level of appropriate public access to the shoreline for salmon habitat and wildlife viewing. The interpretive program being developed for Covington Community Park will be expanded and used on the Jenkins Creek Trail and South Covington Park, providing excellent access to city residents, groups and individuals from throughout the region.

Threat of Loss of Open Space Resources – This area of the city was recently up zoned from low density residential to mixed use residential-commercial. The city is actively pursuing development of the new town center across the street. New commercial buildings and businesses have recently been built and opened nearby. A 352-unit, 6-story apartment complex is currently under construction across the street. Fortunately, the parcels proposed for acquisition do not currently have development proposals, but the land owners tell us they are frequently approached by realtors seeking to sell their property for commercial development. Both landowners prefer to sell to the city, but one owner has already started pressuring the city to purchase sooner than later. We are in discussions regarding earnest money to secure our interest in their property.

Feasibility – This application focuses on parcels #2 and #3 for fee simple acquisition from willing sellers. This project has been listed in the parks capital improvement program and comprehensive plan for a decade. These planning documents have been reviewed and updated numerous times and there is wide community support for acquiring trail right of way for the Jenkins Creek Trail and property for South Covington Park. The city has already completed due diligence on all three parcels needed for the park, including environmental studies and appraisals. Note: our previous applications focused on parcel #1, the largest, most important parcel. That parcel has received its maximum funding from CFT, and is expected to be acquired later this year.

Partnerships – The city is committed to stewardship of the property and public education programming. We actively coordinate and cooperate with the Green River Coalition and Green River College at Covington Community Park. All organizations seek additional opportunities to partner on stewardship and public education efforts and this park is an ideal project.

Identified in Plans –

South Covington Park is identified in the following plans:

- Parks Capital Improvement Program, 2015 (#1019)
- Parks, Recreation and Open Space Plan (PROS) Plan, 2016 (N-5, Map 8 – Potential Acquisition Areas; 2016-2021 Parks Capital Improvement Plan)
- Comprehensive Plan, 2016 (Ch. 8 – Parks and Recreation Element, Exhibit P-3 Proposed Capital Facilities, page P-7; Appendix – Capital Facilities, p. 12)

Jenkins Creek Trail is identified in the following plans:

- Parks Capital Improvement Program, 2015 (#1110)
- Parks, Recreation and Open Space Plan (PROS) Plan, 2016 (Map 9 – Proposed Trails and Bikeways; 2016-2021 Parks Capital Improvement Plan)
- Comprehensive Plan, 2016 (Ch. 8 – Parks and Recreation Element, Exhibit P-3 Proposed Capital Facilities, page P-7; Appendix – Capital Facilities, p. 12)

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 city is committed to the ongoing stewardship of all three park parcels. They will form SoCo Park and a portion of the Jenkins Creek Trail, both of which will be part of the city's routine park maintenance program and funded through the General Fund. The eastern portion of the property and stream corridor lend themselves to volunteer stewardship. The city currently partners with the Green River Coalition and Green River College in other parks and we anticipate working with them in this park.

4. PROJECT BUDGET

1) TOTAL CFT APPLICATION AMOUNT ^a	CFT: \$261,000
2) TOTAL PEL APPLICATION AMOUNT ^b	PEL:

^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).

Property values were established by appraisals for the two parcels in June 2014. Appraisal reviews and environmental studies were completed shortly thereafter.

PROJECT COSTS	ESTIMATED DOLLAR AMOUNT OR RANGE		
	#2	#3	Total
Property			
Parcel number	362205-9098	362205-9035	
Size (acres)	0.85	1.40	2.25
Total property interest value ¹	\$ 465,000	\$ 390,000	\$ 855,000
Title and appraisal work	\$ 5,000	\$ 5,000	\$ 10,000
Closing, fees, taxes ^{2,3}	\$ 50,127	\$ 42,042	\$ 92,169
Relocation	\$ -	\$ -	\$ -
Hazardous waste reports	\$ 5,000	\$ 5,000	\$ 10,000
Directly related staff, administration and legal costs	\$ -	\$ -	\$ -
Total Project Costs (CFT and Other Funds)	\$ 525,127	\$ 442,042	\$ 967,169

¹ Appraised Value, June 2014

² Closing and Fees (4.78% of sales price)

³ Brokerage/acquisition consulting (6% of sales price)

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)
King County Parks Levy, 2015 distribution	Mar 2016 - Committed	\$ 33,000 - Committed
Total CFT Funds Previously Received <i>This Project (\$750,000 previously received, estimated \$543,000 needed for parcel #1-acquisition in negotiations. Balance of \$207,000 CFT funds)</i>	Nov 2014 – Committed	\$ 207,000 - Committed
Total Matching Funds and Past CFT Funds <i>Currently Identified</i>	Mar 2016	\$ 240,000
Unidentified Remaining Match Need	July 2017 – Anticipated	\$ 694,000 - Anticipated

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.

The city will apply to the Washington State Recreation and Conservation Office (RCO) in 2016 for an acquisition grant estimated at around \$500,000. If successful, funds will be available in 2017. In addition, the city is exploring partnering with WRIA-9 to restore the salmon habitat on these parcels where they abut Jenkins Creek. Other possible sources of funding include: legislative appropriation, future King County Park Levy, KCD jurisdiction and competitive funds, and city surface water management funds. Note: the city has already reached concept level agreement with Liz Johnston, Conservation Director at Forterra, that Forterra would purchase and hold the property if the sellers wanted to act before the city could line up all the funding.

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)

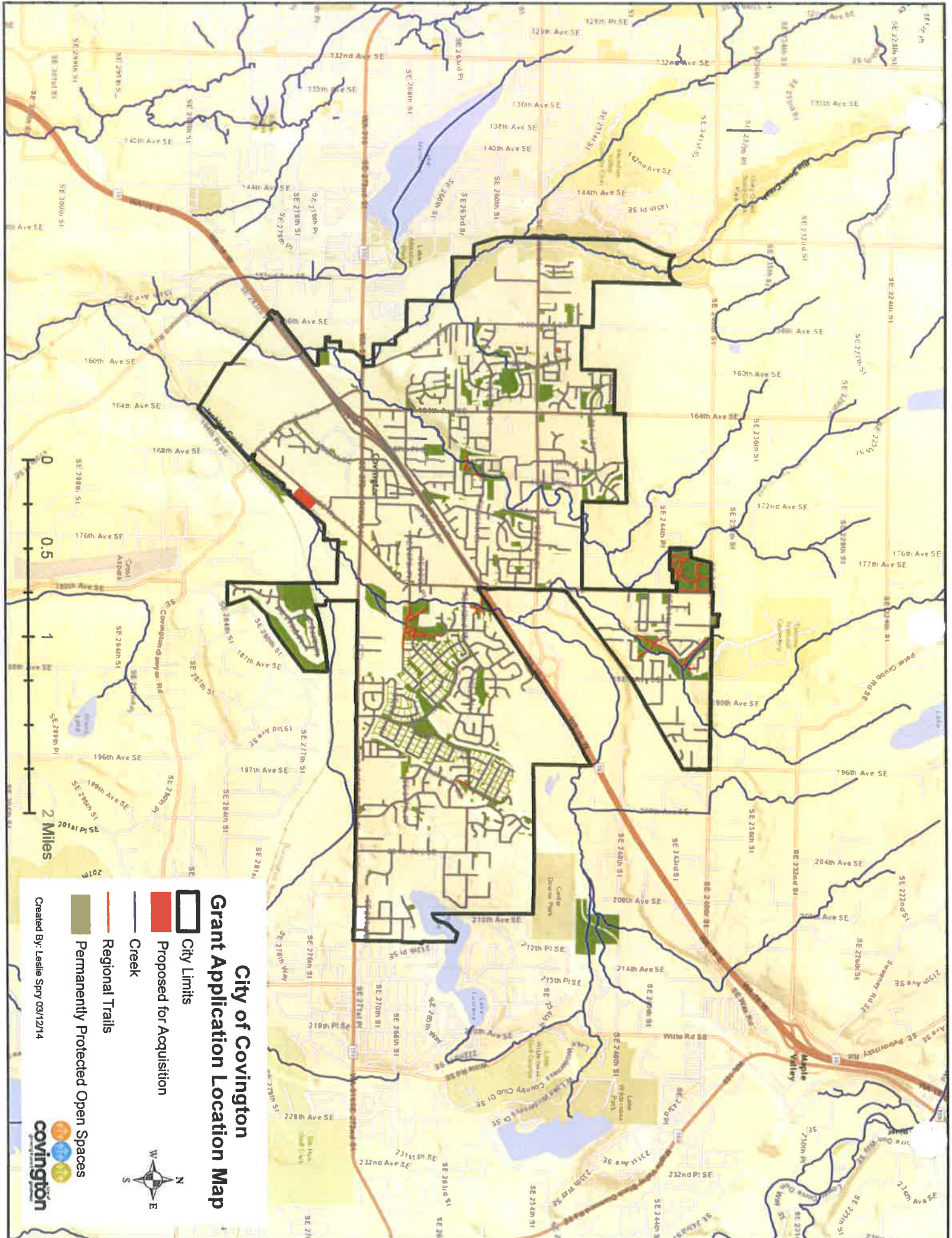
8 ½ x 11” maps are preferred, but 11 x 17” is acceptable if folded and hole-punched for insertion into a three-ring binder.

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).*

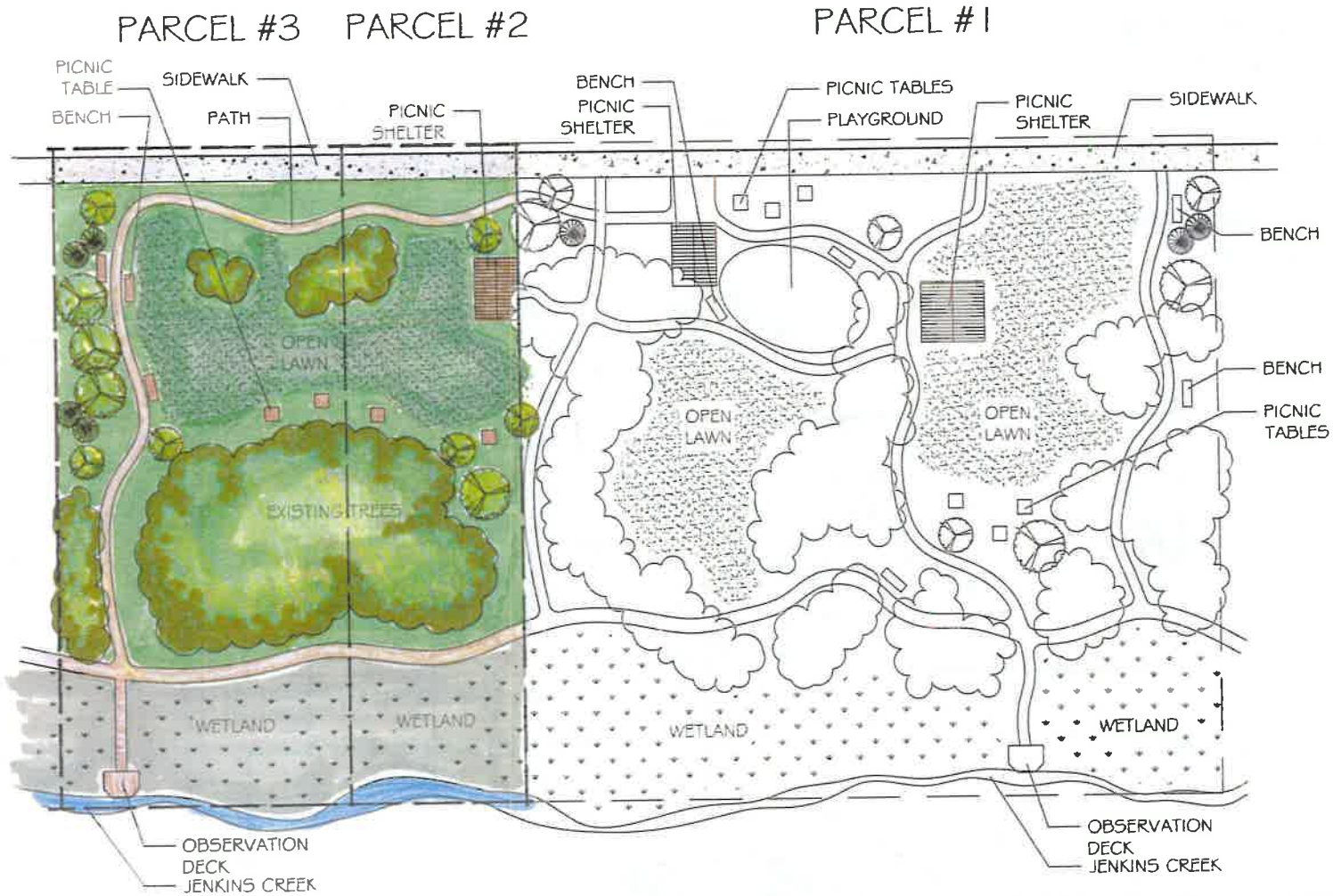


City of Covington Grant Application Location Map

- City Limits
- Proposed for Acquisition
- Permanently Protected Open Spaces
- Regional Trails
- Creek

Created By: Leslie Spay 03/12/14





SOUTH COVINGTON (SoCo) PARK
 CONCEPT PLAN
 City of Covington