



King County

K.C. Date Received _____

CONSERVATION FUTURES (CFT) 2017 ANNUAL COLLECTIONS APPLICATION FOR FUNDS

PROJECT NAME

Applicant Jurisdiction(s): City of Issaquah

Open Space System: Lake Sammamish/Issaquah Creek Waterways Program (WRIA #8) and
Mountains to Sound Greenway

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

Acquisition Project Size: 19.81 acres

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

CFT Application Amount: \$500,000

(Dollar amount of CFT grant requested)

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

CONTACT INFORMATION

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Issaquah, WA 98027

Date: February 5, 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.)

The Issaquah Creek/Lake Sammamish Waterways Program is a comprehensive and integrated program developed by King County and the City of Issaquah for the protection and preservation of in-stream and riparian resources within the Issaquah Creek Basin. The program focuses on the full 18-mile length of the creek from its headwaters at King County's Taylor Mountain Forest to its mouth located at Lake Sammamish State Park. The program involves acquisition of key properties, habitat enhancement and restoration projects, incentives to landowners for conservation easements, and projects that will enhance fish and wildlife habitat. Over the years, the City of Issaquah has been highly successful in acquiring properties to fulfill program needs. The Issaquah Creek Waterways Program is supported through other management plans such as: 1996 Issaquah Creek Basin and Nonpoint Action Plan; 1996 Lake Sammamish Water Quality Management Plan; 2003 Stream Inventory and Habitat Evaluation Report; King County Comprehensive Plan; WRIA 8 Chinook Salmon Conservation Plan; 2006 Stream and Riparian Areas Restoration Plan; 2015 City of Issaquah Comprehensive Plan; 2015 Parks, Recreation Trails and Open Space Plan (being updated for 2016); 2008 Issaquah Natural Open Space Management Plan and 2013 Shoreline Master Program.

The Issaquah Creek Waterways Program acquires creek-side properties that have been identified as having a high resource value. To continue the City's efforts to protect aquatic and riparian resources, this grant application is focusing on the acquisition of twenty-two (22) properties. The areas of focus are as follows (*Those marked with an asterisk (*) are priority properties. Properties are pursued only if property owners are willing sellers*):

Issaquah Creek (North of I-90) Properties in this area are located downstream and north of Emily Darst Park and include: Hampton* (1.61ac), Kalnoski* (1ac) are located along main stem of Issaquah Creek; Bhatti* (0.46ac), Marberg* (0.68) and Chan* (1ac) (formerly Woong-Jang) are adjacent to newly acquired City of Issaquah property. All five properties will add to existing open space.

Confluence Park/Downtown The Elekes (0.5ac), McKay (0.5ac), Hailstone (0.39ac) and Petrick (0.31ac) properties are adjacent to Berntsen Park. The Thompson-Powers* (0.41ac) property is near the Dogwood St. bridge and possesses valuable creek frontage located up-stream from Confluence Park. The Nierenberg* (0.57ac), Watts (0.24ac), Cooper (0.11ac) and Tressa (0.11ac) properties are adjacent to City property, the Salmon Hatchery and Issaquah's historic downtown. All of these properties offer great public opportunities, shoreline access for unique park enjoyment and would add to existing open space.

South Issaquah Creek Greenway/Squak Valley North The Lapansky* (2.26ac) and Mohl (3.16ac) properties are creek side, whereas Mohandessi (1.25ac), Williams* (1.54ac), Geraci* (1.9ac), Andersen (2.52ac), Petersen (0.54ac) and Adair (0.13ac) properties would add needed connections to existing open space within the South Issaquah Creek Greenway, Squak Valley Park and Squak Valley Park North.

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

A. Wildlife Habitat or Rare Plant Reserve. The Issaquah Creek Basin includes almost 20,000 acres of public lands which provide excellent upland habitat values for both aquatic and terrestrial wildlife. The Issaquah Creek corridor provides critical habitat for endangered, threatened or unique species such as Chinook salmon, great blue heron, and bald eagles. The surrounding upland areas of Taylor, Tiger, Squak and Cougar Mountains and Grand Ridge provide habitat for wintering elk, deer, black bear, cougar and other species. The twenty-two (22) identified sites provide unique in-stream and riparian habitat values within an urban setting. The value of connected blocks of land along the creek will facilitate the provision of major regional connections of land and habitat within the Issaquah Creek Basin.

B. Salmon Habitat and Aquatic Resources. The Issaquah Creek corridor is one of the seventeen (17) identified Waterways 2000 resource rich basins. The King County Basin Plan cites the creek as a "quintessential salmon stream" because of its high water quality and identified salmonid spawning and rearing habitat. The creek is a key stream for Coho, and also supports Chinook, Sockeye, Cutthroat and Steelhead. The subject properties are located within the identified Locally Significant Resource Area (SRA), which "is to preserve both the structure and the functions of the area." The purpose of an identified SRA is to highlight the need to protect the creek and limit disturbances on the functional and structural integrity of the streams, wetlands, and riparian habitat found along the creek. Additionally, the WRIA 8 Conservation Plan developed 'Actions for the Plan' including Land Use Planning; Site Specific Habitat Protection and Restoration Projects; and Public Outreach and Education. Through this grant application, the City of Issaquah is continuing its efforts to protect and restore Issaquah Creek consistent with the actions identified in the WRIA 8 Conservation Plan.

C. Scenic Resources. For the 2015 Parks, Recreation Trails and Open Space Plan, the City hired EMC Research to conduct a public opinion survey. The overwhelming majority of residents (90%) responded that protection of Issaquah Creek and open space were very important. A corollary response was that residents wanted more walking paths and trails throughout the city, especially where the trail allowed viewing of Issaquah Creek. In 2013, Issaquah voters passed a \$10 million dollar park bond with a 77% approval rating; dedicating \$2 million for the acquisition of creekside and open space land. The City of Issaquah has also adopted the Green Necklace vision which "links community and neighborhood parks, riparian corridors, tree lined streets, active and passive plazas and other shared urban spaces, fundamental to Central Issaquah's livability."

F. Urban Passive – Use Natural Area/Greenbelt. The identified sites are located on the main stem of Issaquah Creek and are identified within the Issaquah Creek/Lake Sammamish Waterways Program as part of the open space system to preserve and protect creek resources. Under the Issaquah Creek Waterways program, the City and King County have acquired several property sites along the length of the creek and have identified other sites for acquisition in order to increase the urban and rural open space/natural area. At this time, the mouth and headwaters of the creek are protected at Lake Sammamish State Park and King County's Taylor Mountain Forest, respectively. Properties adjacent to urban areas provide unique opportunities for public access and enjoyment of Issaquah's natural resources.

G. Park/Open Space, or Natural Corridor Addition. The Issaquah Creek/Lake Sammamish Waterways Program identifies resource sensitive properties for acquisition that should be included as part of the publicly owned natural creek corridor (2003 Stream Inventory and Habitat Evaluation Report and WRIA 8 Conservation Plan). Historically, the City has been very successful in the acquisition of creekside property to increase its parks and natural areas/open space systems noted in the project summary. Acquisition of properties along the creek will provide strategic links in creating and protecting park, open space and add to the natural corridor from the mouth to the headwaters of Issaquah Creek.

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. The City and County have sponsored environmental educational and interpretive opportunities to foster public awareness and stewardship of the creek's natural resources. One of the programs is the integrated watershed environmental education program developed by the Mountains to Sound Greenway Trust, which identifies and emphasizes the importance of watershed protection. Other opportunities to provide educational and interpretive information are through the City's creek stewardship program, led by the Open Space Steward. The stewardship program includes public volunteer projects that monitors, removes invasive species, and plants native riparian species at various project locations along the creek, Sammamish lakeshore and open spaces.

B. Threat of loss of open space resources. The Issaquah area is under intense development pressure and growth. Within the last 20 years, three residential and residential/commercial development projects have been built (Foothills, Talus and Issaquah Highlands). The City adopted the Central Issaquah Plan, which guides the long-term evolution of the City's primary commercial area into an urban residential/commercial environment. The Central Issaquah Plan includes Issaquah Creek and identifies property acquisition as part of the City's "green necklace" vision. If the identified project sites are developed, an opportunity to protect and preserve the riparian corridor, beyond the required development setbacks, would be lost. Acquisition of key Issaquah Creek Waterways sites, along with the implementation of transfer of development rights, current use taxation and conservation easements will significantly reduce the risk of harm to the Lake Sammamish and the Issaquah Creek system. Development that could cause substantial erosion and hydrological changes to the system would be prevented, or reduced, by preservation of these twenty-two (22) properties.

C. Ownership complexity/willing seller(s)/ownership interest proposed. An appraisal has been conducted for the Nierenberg* property and an option agreement has been executed for future acquisition. In 2015, four (4) properties were successfully acquired for park and open space. Staff has held prior conversations with the Hampton*, Kalnoski*, Geraci*, Hailstone, Lapsansky*, Nierenberg* and Petrick owners to determine their interest in selling their properties; all are very amenable to pursuing further discussion. Communications with these owners are in the process of being renewed. Pending the outcome of the aforementioned conversations, staff may initiate contact with the remaining property owners.

D. Partnerships. The City of Issaquah and King County have jointly developed the Issaquah Creek/Lake Sammamish Waterways Program as part of an integrated and ecologically based management program for the creek, lake and watershed. Other agency partners for watershed protection are the "Issaquah Alps" and Upper Snoqualmie River Valley Interagency Committee composed of the Washington Department of Natural Resources, Washington State Parks and Recreation, US Forest Service, King County, City of Seattle – Cedar River Watershed, and City of Issaquah. Besides the interagency partnership, the agencies and City have formed working partnerships with groups and organizations that support the protection of Issaquah Creek, including: Friends of the Issaquah Salmon Hatchery (FISH), Issaquah River and Streams Board, Trout Unlimited, Kiwanis, Save Lake Sammamish, Mountains to Sound Greenway Trust, and Issaquah Alps Trails Club. These public agencies and organizations have provided unlimited support and resources to reestablish the biological function of the Issaquah Creek Basin.

E. Is the property identified in an adopted park, open space, comprehensive or community plan? Yes. As part of the public opinion survey conducted for the City of Issaquah's 2015 Parks, Recreation, Open Space and Trails Plan, residents cited preservation of open space and acquiring land around creeks as top priority. Again, this was supported by a \$10 million dollar park bond with a 77% approval rating; dedicating \$2 million for the acquisition of creekside and open space land. The Central Issaquah Plan, including the other plans previously mentioned, acknowledge the importance of preserving Issaquah's natural resources. The acquisitions are also consistent with the Issaquah Creek Basin and Nonpoint Action Plan, 1996 Lake Sammamish Water Quality Management Plan, 2003 Stream Inventory, Habitat Evaluation Report, and WR1A 8 Salmon Recovery and Conservation Plan.

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?

Over the last 20 years, the City has acquired and provided monitoring programs and stewardship activities of its creekside and upland properties. Also, the City has committed the Open Space Steward, Park Planner, Park Maintenance personnel, Public Works – Engineering Surface Water manager, Office of Sustainability staff, and funding resources for the management of these open space/waterways lands as well as obtaining grants for the implementation of riparian enhancement/re-vegetation projects. Along with King County, Save Lake Sammamish and the Mountains to Sound greenway Trust, the City sponsors volunteer stewardship activities during the fall and spring months.

All twenty-two (22) sites identified in this application are ideal candidates for stewardship projects. Issaquah Creek has undergone major restoration projects at: Squak Valley Park – North (2010) and Confluence Park (2015) main stem and east fork. In 2016, restoration of Issaquah Creek is planned at Salmon Run Nature Park. Although riparian vegetation is found on the majority of sites, invasive species like blackberries are also firmly established. It would be appropriate to include all proposed sites in the City’s stewardship program to remove the invasive plants and to replant native species to supplement the established riparian species

4. PROJECT BUDGET

1) TOTAL CFT APPLICATION AMOUNT^a	CFT: \$500,000.00
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).*

An appraisal has been conducted for the Nierenberg* property, and an option agreement has been executed for future acquisition stating an agreed upon amount. For the remaining twenty-one (21) properties, staff used King County Assessor’s property tax assessments, as well as Zillow and recent comps to determine an average general value for the properties.

PROJECT COSTS	ESTIMATED DOLLAR AMOUNT OR RANGE
Total property interest value	\$8,142,150 (average)
Title and appraisal work	\$ 88,000
Closing, fees, taxes	\$ 35,750
Relocation	To be determined
Hazardous waste reports	\$ 49,400
Directly related staff, administration and legal costs	\$ 74,500
Total Project Costs (CFT and other funds)	\$8,389,800

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)
City of Issaquah 2013 Park Bond for Open Space and Creekside Land	Committed	\$750,000
Total CFT Funds Previously Received <i>This Project</i>	Committed	\$48,727 (2013 remaining) + \$250,000 (2014) + \$200,000 (2015) = \$548,727
Total Matching Funds and Past CFT Funds <i>Currently Identified</i>		\$1,298,727
Unidentified Remaining Match Need		\$7,091,073

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.

If successful, the City of Issaquah will use CFT grant funds as “seed” money for the submittal of additional grant applications, such as the Recreation and Conservation Office WWRP – Urban Wildlife Habitat Program or Riparian Program grant applications. The match may also be achieved through the use of 2013 Park Bond funds dedicated for acquiring open space and creekside land.

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)
Issaquah Creek Waterways Stewardship Projects w/MTSG Trust	8,552 volunteer hours @ \$15/hr = \$128,280	Completed	2015
Other Volunteers (non-profits, Scouts, various groups, local business, local schools, etc.)	629 volunteer hours @ \$15/hr = \$9,435	Completed	2015
TOTAL	\$137,715		

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*)

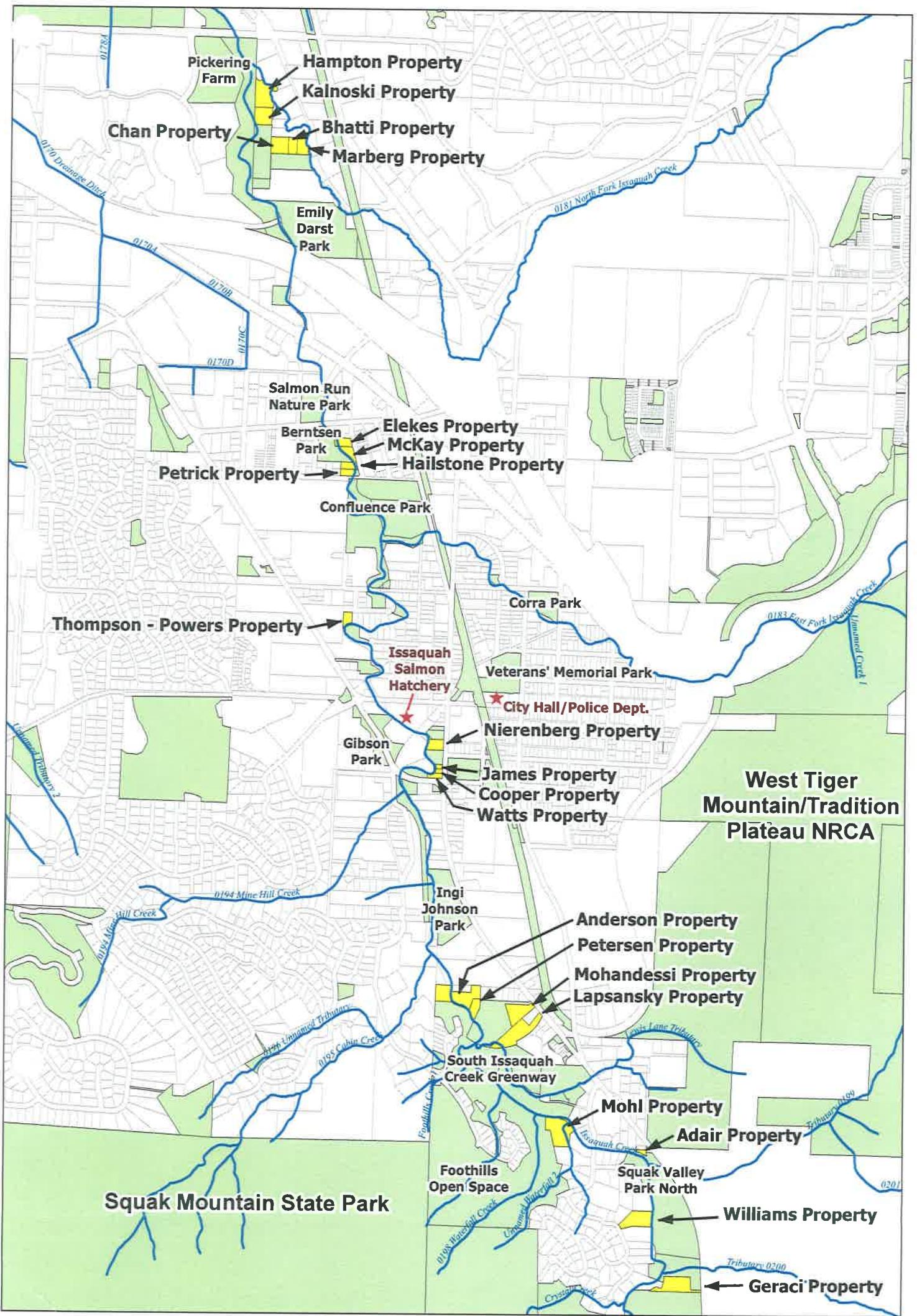
8 ½ x 11” maps are preferred, but 11 x 17” is acceptable if folded and hole-punched for insertion into a three-ring binder.

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).*



ISSAQUAH CREEK WATER WAYS PROGRAM

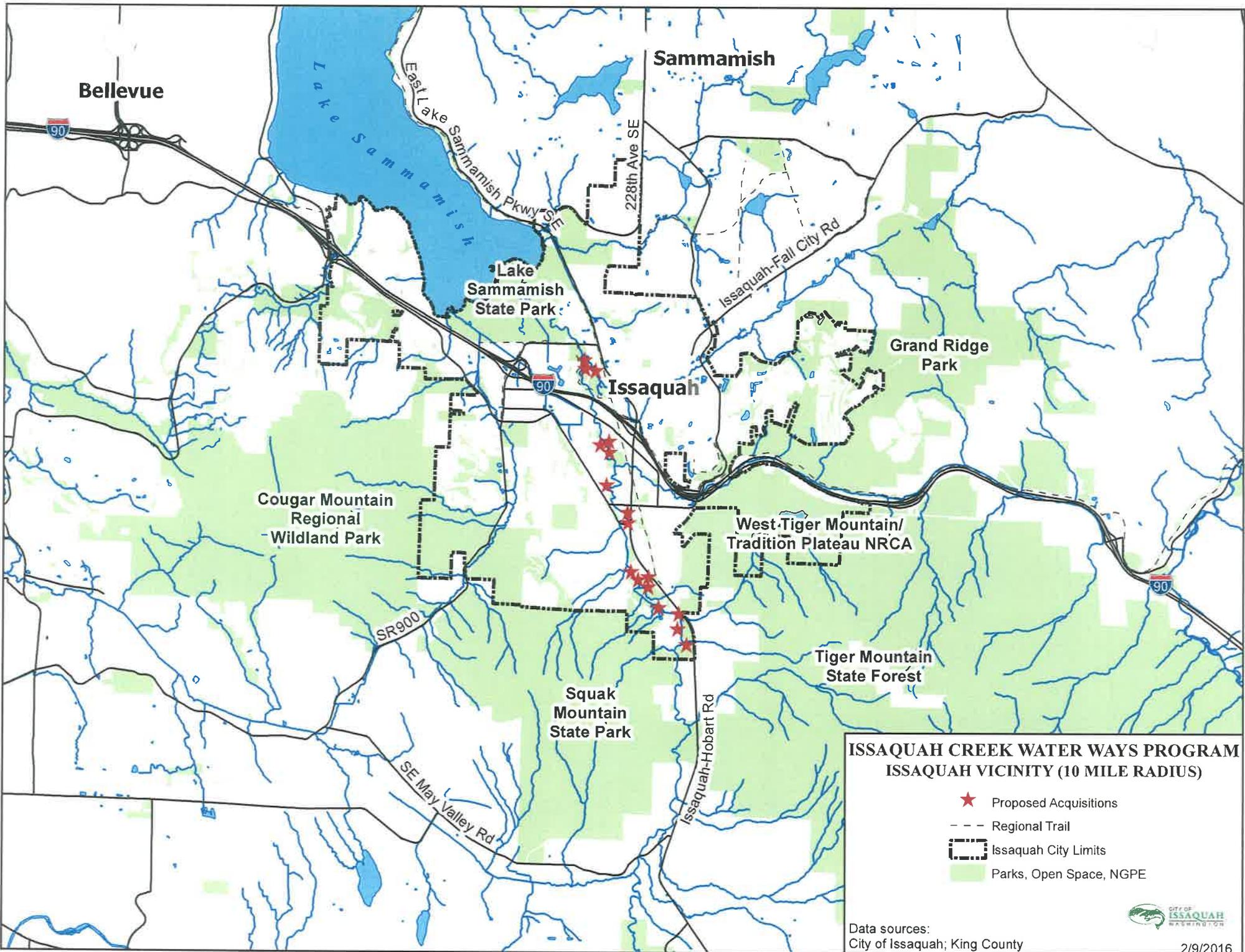


Proposed Acquisitions
 City Owned Parks, Open Space

0 250 500 1,000
Feet



2/10/2016



Bellevue

Sammamish

Lake Sammamish State Park

Issaquah

Grand Ridge Park

Cougar Mountain Regional Wildland Park

West Tiger Mountain/ Tradition Plateau NRCA

Tiger Mountain State Forest

Squak Mountain State Park

**ISSAQUAH CREEK WATER WAYS PROGRAM
ISSAQUAH VICINITY (10 MILE RADIUS)**

- ★ Proposed Acquisitions
- - - Regional Trail
- ▭ Issaquah City Limits
- Parks, Open Space, NGPE

Data sources:
City of Issaquah; King County

