



King County

K.C. Date Received _____

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

PROJECT NAME Wayne Golf Course Back Nine

Applicant Jurisdiction(s): King County

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

Acquisition Project Size: 39 acres; 5 parcels
(Size in acres and proposed number of parcel(s) if a multi-parcel proposal)

CFT Application Amount: \$1,500,000
(Dollar amount of CFT grant requested)

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

CONTACT INFORMATION

Contact Name: Tom Beavers **Phone:** 477-4743

Title: Basin Steward **Fax:** _____

Address: 201 S. Jackson St., Suite 600 **Email:** tom.beavers@kingcounty.gov

Seattle, WA 98104 **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.)

The purpose of this project is to acquire a conservation easement to permanently protect the 39 acres comprising the Wayne Golf Course Back Nine for multiple benefits including but not limited to passive recreational use and habitat restoration. The Wayne Golf Course (89 acres total) is located in WRIA 8 along the Sammamish River, within portions of Sammamish River Reach 1 & Reach 2. Since 1931, Bothell's Wayne Golf Course has served as an important privately-held open space in the Sammamish River Valley. The property—comprising both maintained fairways and greens and extensive natural upland forest—constitutes a scenic view corridor enjoyed by travelers and local residents, and also provides a recreational opportunity for area golfers, diverse habitat for a variety of wildlife, and a host of water resource functions. Permanent protection of Wayne Golf Course as open space would be of great value to the people of Bothell, King County, and the region.

The golf course property is adjacent to the City of Bothell's Blyth Park and the Burke Gilman, Sammamish River, and Tolt Pipeline Trails. This is a high dollar value property due to its location and development potential, but it

also has high conservation value because of its size and landscape position along a major river. This also presents a unique opportunity since properties of this size rarely become available in such an urbanized area.

In terms of habitat value, the Sammamish River corridor is identified as a Tier 1 area for Chinook salmon recovery in the Lake Washington/Cedar/Sammamish Chinook Recovery Plan (highest priority), with the primary significance being as a migratory pathway for adult and juvenile salmon. The Back Nine is part of the historic river floodplain and contains 1,000 linear feet of shoreline on the south bank of the river, as well as a small tributary stream. Acquisition of a conservation easement will preserve the opportunity for future floodplain and riparian habitat restoration, which will benefit Chinook, coho, and sockeye salmon and Lake Sammamish kokanee. Acquisition of the Wayne Golf Course is identified as a priority project for implementation on the WRIA 8 Four-Year Work Plan.

A partnership of Forterra, King County, the City of Bothell, and the community group OneBothell are working together to complete the acquisition of the full 89 acre property. In February 2016, the land conservation organization Forterra purchased the fee title of the Back Nine, and acquisition of the Front Nine is expected in April 2016. Total acquisition costs for the entire property are likely to be in the neighborhood of \$11 million.

Forterra plans to hold the property for a period of up to three years, after which they intend to sell the fee title to the City of Bothell.

King County would use the funding requested in this grant proposal to purchase a conservation easement over a portion or all of the Back Nine to protect the property's conservation values in perpetuity and preserve the potential to implement a habitat restoration project. Purchase of a conservation easement would lower the overall value of the property, making eventual fee purchase by the City of Bothell more feasible.

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 or rare plant reserve

This acquisition will expand the protected and functioning wildlife habitat system for beaver, red tailed hawk, heron, and bald eagle (feeding area) as well as wild migratory waterfowl habitat.

Salmon habitat and aquatic resources

This project will protect habitat and provide restoration opportunities for Chinook, coho, and sockeye salmon and Lake Sammamish kokanee. Protecting the property into perpetuity will protect local hydrology and groundwater. The river is currently disconnected from the floodplain, and the site offers little riparian vegetation other than invasive species along the bank. Potential restoration opportunities include the reestablishment of native riparian forest, reconnecting the river to its floodplain, and enhancing groundwater connections to the river for cool water refuge. All of these actions are crucially important along the Sammamish due to the extremely high water temperatures the river experiences in the summer months. The project is identified by WRIA 8 as a Tier 1 project and is on the WRIA 8 Four Year Plan (# N340A).

Scenic Resources

Acquisition of the Back Nine will ensure additional land protection along the Sammamish River Corridor adjacent to other publicly-owned lands, thus adding to existing natural and scenic resources in the area. This acquisition will provide for continued public access and recreational uses in addition to the protection of habitat and scenic views.

Community Separator / Urban natural area / greenbelt

Since the Sammamish River flows through the southern half of the City of Bothell, it acts as a community separator, wildlife and trail corridor, and buffer to the wetlands that protect and interact with the urban environment. This project will connect to Blyth Park and thus enhance an already existing urban greenbelt.

Park/open space or natural corridor

The acquisition of the Back Nine will supplement existing open space (Blyth Park) and the natural corridor along the Sammamish River and the Burke-Gilman and Tolt Pipeline Trails.

Passive Recreation

The proposed acquisition and usage of this parcel are supported in the City of Bothell Parks, Recreation & Open Space Action Program as well as a policy in the City's Comprehensive Plan. In addition to protection and restoration of aquatic and wildlife habitat, it is expected that the property will offer passive recreation opportunities for citizens.

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/interpretative opportunity:

The Wayne Golf Course is adjacent to the Burke-Gilman Trail and State Route 522 and provides scenic value to the public and valuable open space adjacent to the Sammamish River. Acquisition of the property will allow for public access for yet-to-be-determined passive recreational opportunities, and many educational or interpretative uses could be incorporated into the future design of the site. The site is large and easily accessed by existing trail systems and public open space (the Burke-Gilman / Tolt Pipeline and Sammamish River Trail system; Blyth Park), which provides an important opportunity to education and outreach to the public.

Threat of loss of open space resources

The Wayne Golf Course is one of the largest undeveloped sites remaining along the Sammamish River and is at extreme risk of development in a fast-growing area within striking distance of the burgeoning eastside tech industry. Currently, the management of the property impairs water quality and habitat conditions, and the potential conversion to a 50-home suburban subdivision (allowable under current zoning) would likely result in further degradation. If the funding is not secured to protect the property in the necessary timeframe, the property could go back on the market and be subject to development pressures.

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

Forterra secured ownership of the property with temporary financing. Forterra intends to serve as an interim owner, but Forterra's ability to carry this project is time bound. Forterra will be working with the City of Bothell, King County and the local community over a three-year time period to assemble permanent conservation funding, property visioning, and future restoration and management plans. Eventual ownership is expected to be with the City of Bothell.

Partnerships - Describe any public or private partnerships that will enhance this project

There is strong community support to purchase the property. A community group named OneBothell (website: www.onebothell.org) formed with the focus of preserving this property. The City has received support of this project from District 1 Washington State Legislators as well as support from King County, OneBothell and Forterra. All the partners are committed to purchasing and preserving the property.

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

The City of Bothell Parks, Recreation & Open Space Action Program, adopted on January 24, 2014, references the importance of preserving open space throughout the city, including specific goals, policies and actions on pages 13, 14, 15, 16 and 19. The *Imagine Bothell... Comprehensive Plan* was last updated December 7, 2010 and a major update is currently underway. The Comprehensive Plan also references open space throughout and includes specific goals and policies on pages LU-21, LU-22 and LU-29. The Wayne Golf Course Back Nine is referenced in both documents.

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?

Once funding for the permanent protection of the full property is secured and the transfer of the land to the City of Bothell is complete, stewardship and maintenance will be managed by the city. The current maintenance staff consists of one supervisor, one lead and six maintenance workers with additional seasonal staff. In 2015, the City of Bothell formed a separate Parks & Recreation Department from divisions previously housed within the Public Works Department. The new Parks & Recreation Department Director has been pursuing revenue opportunities for expansion of the department. Maintenance would primarily be funded from the City budget and completed by City staff. But the City is also interested in developing new partners to assist with this opportunity.

Bothell's Public Works Department also has staff dedicated to surface water system maintenance as well as preservation and restoration volunteer programs. This property lends itself well to volunteer stewardship opportunities, including grant-funded restoration efforts, due to its location along the salmonid-bearing Sammamish River.

Basic maintenance efforts will be funded by the City of Bothell's General Fund. It is unknown what the impact will be until the property use and management is determined. The City has staff expertise to develop and implement a maintenance management program for any park, facility or open space area. Stewardship efforts will be funded primarily with grants.

4. PROJECT BUDGET

1) TOTAL CFT APPLICATION AMOUNT^a	CFT: \$1,500,000
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).

The property value is based on an appraisal conducted in late 2015.

PROJECT COSTS	ESTIMATED DOLLAR AMOUNT OR RANGE
Total property interest value	\$6,875,000
Title and appraisal work	\$30,000
Closing, fees, taxes	\$35,000
Relocation	Not applicable
Hazardous waste reports	Completed
Directly related staff, administration and legal costs	\$60,000
Total Project Costs (CFT and other funds)	\$7,000,000

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)
State funds – contracted to Forterra	FY 2016	\$1,000,000
Total CFT Funds Previously Received <i>This Project</i>	FY 2016 CFT	\$800,000
Total Matching Funds and Past CFT Funds <i>Currently Identified</i>		
Unidentified Remaining Match Need		\$3,825,000

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.

Aside from the current CFT application for \$1,500,000, Forterra is pursuing funding through WRIA 8 for their 2016 Salmon Recovery Funding Board/Puget Sound Acquisition and Restoration and King County Flood Control District Cooperative Watershed Management grant rounds. Other funding programs through the Recreation and Conservation Office (RCO) such as the Washington Wildlife and Recreation Program (WWRP) and Aquatic Lands Enhancement Account (ALEA) are being considered for the 2016 grant cycle. Any funds awarded through these various programs would be available between January and July of 2017.

5. IN-KIND CONTRIBUTIONS FROM PARTNERSHIPS

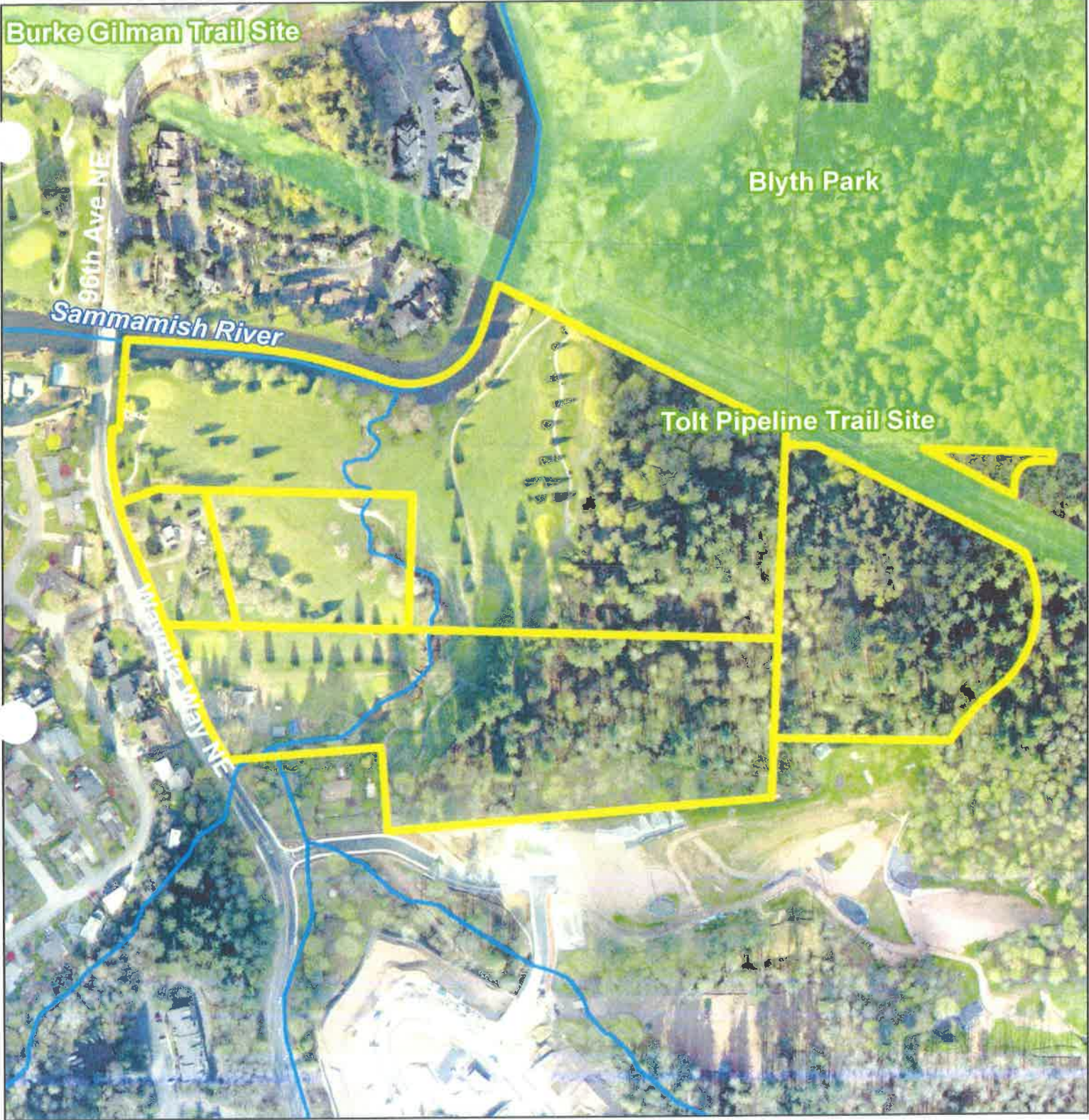
Brief Activity Description	Dollar Value of In-kind Contribution	Status (Completed or Proposed)	Activity Date Range (Completion Date or Proposed Completion Date)
TOTAL			

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.



2016 CFT/Parks Levy Application Wayne Golf Course

- Target Parcels
- Publicly Owned Land



Department of Natural Resources and Parks
Water and Land Resources Division

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March 4, 2016

Photo Year: 2015

