CONSERVATION FUTURES (CFT) 2019 ANNUAL COLLECTIONS
APPLICATION FOR FUNDS

PROJECT NAME: Cedar River Opportunity Fund

Applicant Jurisdiction(s): King County

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

Acquisition Project Size: 1 to 10 acres
(CFT Application Amount: $750,000)
(Identify the acreage targeted under this year’s funding request)

Total Project Size: 192 acres
(KC PL Application Amount: $750,000)
(Identify total acreage at project completion for multi-year projects)

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

CONTACT INFORMATION

Contact Name: Tom Beavers Phone: 206 477 4743
Title: Senior Watershed Steward Email: tom.beavers@kingcounty.gov
Address: 201 S. Jackson St., Suite 600, Seattle, WA 98103 Date: March 4, 2018

PROJECT SUMMARY:
(In the space below, provide a brief but comprehensive description of the project, which succinctly explains what the project is attempting to accomplish. This should include reference to the overall watershed, reach, trail or open space system within which the project is set. Please note how the targeted parcels are significant individually, or as part of an overall multi-parcel system.)

This proposal seeks an opportunity fund to acquire Conservation Initiative properties along the Cedar River for fish and wildlife protection and restoration and for passive recreation. The funding request will purchase one to three properties. This application will be repeated in future years until all the Conservation Initiative properties are purchased. On the attached vicinity map, the Conservation Initiative properties are shown in yellow and red. The red properties are the target parcels and the yellow include future funding parcels. On the site maps, only the red target parcels are shown.

Last summer, King County Water and Land Resources Division (WLRD) missed out on 7 key properties along the Cedar River, identified in the Conservation Initiative, because funds were not available. WLRD staff had been trying to acquire these parcels for 15 years. The property owners had been unwilling to sell. When they passed away, heirs contacted King County about a potential sale, but funds were not available. The properties sold to private owners. In today’s hot real estate market, funds need to be in hand to purchase properties. The owners of the properties had lived along the Cedar River for over 30 years. This length of ownership is common along the Cedar River. When WLRD misses out on an acquisition opportunity, it could be another 20 years before the property becomes available again. To implement the Conservation Initiative in a timely manner, WLRD and the CFT Committee should consider large reaches containing many properties so WLRD can act when the acquisition opportunity arises.

I looked at sales of the Conservation Initiative parcels along the Cedar River that are identified in this application, for 2015, 2016, and 2017. In 2015, one key property sold for $838,000. In 2016, three properties sold for $1,827,500. In 2017, 7 properties (owned by two different property owners) sold for $3,173,400. Clearly, $1,500,000 of grant award can be spent within a two year timeframe.
The properties identified on the attached map are located within the channel migration area of the Cedar River. Many are located behind levees and revetments. When all the properties behind a levee/revetment are purchased, WLBD can remove or setback the levee for fish and wildlife restoration purposes. All the properties will be open to public access for passive recreation activities.

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.

- A. Wildlife habitat or rare plant reserve
- B. Salmon habitat and aquatic resources
- C. Scenic resources
- D. Community separator
- E. Historic/cultural resources
- F. Urban passive-use natural area/greenbelt
- G. Park/open space or natural corridor addition
- H. Passive recreation opportunity/unmet needs

Wildlife habitat or rare plant reserve – High for future restoration potential - The Cedar River Legacy Program is focusing on 83 species, including the bald eagle; osprey; spawning, rearing, overwintering, and migration for bull trout, Chinook/coho/sockeye salmon, steelhead trout, cutthroat trout, and kokanee. Fender’s Soliperlan Stonefly has also been reported in the River. Deer, elk, river otter, beaver also utilize this habitat along the river. While existing habitat on the target acquisition properties is low quality, these properties are being purchased for their restoration potential. The restoration will contribute high quality wildlife habitat, in the future, especially with its proximity to other natural lands in the immediately area.

Salmon habitat and aquatic resources - High: This portion of the Cedar River is a fishery resource of regional significance. In spite of habitat alterations due to development, such as channel confining structures and homes along much of its length, the river produces large numbers of salmon annually. The Cedar River's largest fish population is sockeye salmon, but the river is also home to Chinook and Coho salmon, and resident and sea-run cutthroat and steelhead trout. The success of salmonids in the Cedar River is likely due to the many positive elements of the riverine ecosystem including generally excellent water quality, a cobble/gravel riverbed that is relatively free of embedded fine sediment and abundant native riparian vegetation along many segments of the river.

Acquisition of these parcels, and the removal of structures and impervious surfaces, provides an excellent potential for increasing the quality and quantity of in-stream and riparian habitats beyond those that are already present, especially when the existing levees/revetments are removed or set back. Further, Chinook, Coho and Steelhead are presently depleted from their historic levels in the Cedar River mainly due to bank armorning and disconnection of off-channel habitats. These acquisitions makes possible a rare opportunity to remove or setback the levees, which would allow the river greater freedom to interact with its historic floodplain in this area. This project will foster restoration of habitat, protection of open space lands, and achievement of recovery goals for ESA-listed Chinook salmon within this highly significant reach of the Cedar River.

These acquisitions are listed in the WRIA 8 Salmon Conservation Plan, and they are on the Plan’s three year list. These properties are located within the channel migration area of the Cedar River.

Scenic resources: These acquisitions provides an opportunity to improve the view of the Cedar River along the Cedar River Trail and along State Highway 169. Acquisition of these properties will provide needed parking along the Cedar River Trail, and it will provide additional access to the River, adjacent to significant King County Park Natural Areas.

Park/open space or natural corridor addition – High - This project will add to greenway space adjacent to the regionally significant Cedar River Trail, and existing Natural Areas. Large numbers of recreationists currently enjoy the existing trail and greenway areas adjacent to the project areas. Further, thousands of local people float this stretch of the River throughout the year.
Passive recreation opportunity/unmet needs – High - This acquisition project will provide citizens with additional opportunities to access the Cedar River shoreline for the purposes of bird watching, wildlife viewing, quiet contemplation, and educational purposes.

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. 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 Rights (TDR) participation

Educational/Interpretive opportunity – The access afforded by the Cedar river Trail and the proximity to major urban areas creates opportunities for educational and interpretive features. The King County Parks Volunteer Coordinator recruits thousands of County citizens to participate in volunteer planting events along this stretch of River each year. The Cedar River Naturalists, who are trained to provide field-based public education and environmental stewardship messaging, have interacted with almost 50,000 members of the public since they began their work in 1998. Because of rapport developed over the years with private landowners, the groundwork has been laid for five large-scale, floodplain restoration projects.

Threat of loss of open space resources: Last summer, King County WLRD missed out on 7 key properties along the Cedar River, identified in the Conservation Initiative, because funds were not available when the properties became available. WLRD staff had been trying to acquire these parcels for 15 years. The property owners had been unwilling to sell. When they passed away, heirs contacted King County about a potential sale, but funds were not available. The properties sold to private owners. In today’s hot real estate market, funds need to be in hand to purchase properties. The owners of the properties had lived along the Cedar River for over 30 years. This length of ownership is common along the Cedar River. When WLRD misses out on an acquisition opportunity, it could be another 20 years before the property becomes available again. To implement the Conservation Initiative in a timely manner, WLRD and the CFT Committee should consider large reaches containing many properties so WLRD can act when the acquisition opportunity arises.

Ownership complexity/willing seller/ownership interest proposed. King County intends to purchase these properties as voluntary acquisitions. History has shown that there are willing sellers within a two year window of the application date.

Partnerships: These acquisitions are a top priority for implementing the WRIA 8 Salmon Conservation Plan and the King County Flood Hazard Reduction Plan. Additional partners include King County Parks and the Cedar River Council. Other partnerships include the City of Seattle, Salmon Recovery Funding Board, other Recreation and Conservation Office (RCO) grants, the King Conservation District, Cedar River Council, Cascade Land Conservancy (Forterra), and the Cedar River Naturalists.

Property identified in an adopted plan: These acquisitions are identified as part of the Cedar River Legacy Program, for protection and restoration in the WRIA 8 Salmon Conservation Plan, and many are also listed in the King County Flood Hazard Reduction Plan. According to the WRIA 8 Plan, these acquisitions and the follow up restoration, involving levee/revetment removal/setback, have a very high benefit to salmon. Given it position in the watershed and its juxtaposition to existing Natural Areas and other Open Space, these acquisitions are the highest priority acquisitions in the WRIA 8 Plan. Further, these acquisitions have been a priority for the King County Rivers Management Unit for several decades, and these properties have significant risk to channel migration.
3. STEWARDSHIP AND MAINTENANCE
How will the property be stewarded and maintained? Does the property lend itself to volunteer stewardship opportunities or community participation? How will ongoing stewardship and maintenance efforts be funded?

These properties will be maintained and stewarded by King County Parks (as Natural Areas) or by the King County Rivers Program. King County Parks and WLRD’s River Section has stewards that maintain the other sections of public property along the Cedar, and they will care for these properties.

King County’s plan for providing site stewardship will be based on standards and protocols commonly accepted and followed by resource planners and land managers charged with managing natural areas whose primary purpose and use is fish and wildlife habitat preservation. Basic site information will be gathered and incorporated into site management activities for both short and longer-term stewardship of the site. Depending on actual needs, funding for stewardship, maintenance or restoration will come from different sources, such as surface water stewardship funds, grants, but not from county general fund sources.

4. PARCEL DETAILS (New section added in 2018)
A. Please provide information about current and future funding targets, adding more rows if needed.

**Current Funding Targets** (i.e. those targeted to be acquired with requested funding, and shown in red on the map described in Section 6)

<table>
<thead>
<tr>
<th>Target Area</th>
<th># of Parcels</th>
<th>Acreage</th>
<th>Zoning</th>
<th>Assessed Value</th>
<th>Property Interest Sought (fee, easement, or TBD)?</th>
</tr>
</thead>
<tbody>
<tr>
<td>Elliott</td>
<td>13</td>
<td>18.75</td>
<td>UR</td>
<td>3,931,000</td>
<td>fee</td>
</tr>
<tr>
<td>Riverbend</td>
<td>22</td>
<td>33.9</td>
<td>RA-5</td>
<td>12,627,000</td>
<td>TBD</td>
</tr>
<tr>
<td>WPA Levee</td>
<td>1</td>
<td>3.4</td>
<td>RA-10</td>
<td>926,000</td>
<td>fee</td>
</tr>
<tr>
<td>Lions Reach</td>
<td>20</td>
<td>70.9</td>
<td>RA-5; RA-10</td>
<td>4,393,000</td>
<td>TBD</td>
</tr>
<tr>
<td>Mouth Taylor Ck/Byers</td>
<td>25</td>
<td>65.0</td>
<td>RA-5;RA-10</td>
<td>7,273,000</td>
<td>TBD</td>
</tr>
</tbody>
</table>

**Future Funding Targets** (i.e. those shown in yellow on the map described in Section 6)
- Please list the parcel numbers here (no additional information needed):

Please refer to the vicinity and site maps.

B. Please describe intended future use of the property.

The properties will be used for river and floodplain restoration. Leves/revetments will be removed or set back. Hardened structures will be removed. Invasive species will be removed and controlled. Non-native plant areas will be planted with native plants. Prior to and following restoration, the properties will be used for passive recreation. The properties would be managed as Natural Areas.

C. Please identify if there are parts of the site you intend to use for non-CFT-eligible activities (e.g. more intensive recreational uses, or retaining a structure on a fee purchase2). What funding source do you plan to use to purchase the non-CFT eligible portion of the site?

No parts of the sites are intended for non-CFT-eligible activities.

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1 King County iMAP is a good source of information. If property is enrolled in Current Use Taxation for Forestry, the Assessor’s Office may not provide an assessed value or acreage for the parcels; feel free to note if it that is the case.

2 Generally, a structure may be retained on CFT-funded fee purchase only if used for maintenance and counted within the 15% limit on impervious surfaces. A structure that is to be kept on site and used for maintenance or a non-compliant use should not be purchased with CFT funding, nor does the funding for the structure purchase count as match.
5. PROJECT BUDGET

1) TOTAL CFT APPLICATION AMOUNT\(^a\)  
   CFT: $750,000

2) TOTAL KC PL APPLICATION AMOUNT\(^b\)  
   KC PL: $750,000

\(^a\)Allowable CFT acquisition costs (K.C.C. 26.12.010.G): 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.

\(^b\)King County projects only, if requesting county share of King County Parks Levy.

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).

Land values have been estimated through property tax assessment and recent sales in the area.

<table>
<thead>
<tr>
<th>PROJECT COSTS</th>
<th>ESTIMATED DOLLAR AMOUNT OR RANGE</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total property interest value</td>
<td>$1,450,000</td>
</tr>
<tr>
<td>Title and appraisal work</td>
<td>$15,000</td>
</tr>
<tr>
<td>Closing, fees, taxes</td>
<td>10,000</td>
</tr>
<tr>
<td>Relocation</td>
<td></td>
</tr>
<tr>
<td>Hazardous waste reports</td>
<td>5,000</td>
</tr>
<tr>
<td>Directly related staff, administration and legal costs</td>
<td>20,000</td>
</tr>
<tr>
<td><strong>Total Project Costs</strong></td>
<td><strong>$1,500,000</strong></td>
</tr>
</tbody>
</table>

Funding Table: *(Section Revised in 2018)*
CFT can only provide a maximum of 50% of anticipated project costs. Please document the sources of match that you have received, or intend to seek, towards the target properties.

<table>
<thead>
<tr>
<th>CFT FUNDING</th>
<th>Date Funding Secured</th>
<th>Dollar Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>CFT Funds Requested</td>
<td></td>
<td>$750,000</td>
</tr>
<tr>
<td>Past CFT Available</td>
<td>N/A</td>
<td>0</td>
</tr>
<tr>
<td><em>(i.e. funds remaining from past awards, to be spent on current target parcels)</em></td>
<td></td>
<td></td>
</tr>
<tr>
<td>MATCH FUNDING IN HAND Sources/Status:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>MATCH FUNDING STILL SOUGHT Sources/Status:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Parks Levy</td>
<td>11/2018</td>
<td>$750,000</td>
</tr>
</tbody>
</table>

5 of 6
Cedar River Parks Levy & CFT Grant Application (1 of 2: NW Parcels)

The use of the information in this map is subject to the terms and conditions found at: kingcounty.gov/services/gis/Maps/terms-of-use.aspx. Your access and use is conditioned on your acceptance of these terms and conditions.

File: \dnrp1\projects\wlrd\18008\1803_8926w_cft_cedar_site_NW.ai

Project Area: Elliott

Project Area: Riverbend

Site Map

- Target Parcels
- King County Parks
- Other Public Land
- Regional Trails
- Cedar River
- Levees