CONSERVATION FUTURES (CFT) 2019 ANNUAL COLLECTIONS
APPLICATION FOR FUNDS

PROJECT NAME: Wayne Golf Course – Back Nine – Phase II

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: 5 acres
(Identify the acreage targeted under this year’s funding request)

CFT Application Amount: $1,200,000
(Dollar amount of CFT award requested)

Total Project Size: 5 acres
(If known, identify total acreage at project completion for multi-year projects)

KC PL Application Amount: $1,000,000
(King County Projects Only: Dollar amount of KCPL requested)

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

CONTACT INFORMATION

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Title: Senior Watershed Steward
Email: tom.beavers@kingcounty.gov
Address: 201 S. Jackson St., Suite 600, Seattle, WA
Date: March 6, 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.)

In December 2017, King County purchased a 31.4 acre Conservation Easement on the back nine of the Wayne Golf Course. All the development rights of this urban property, located within the City of Bothell, were purchased with the Conservation Easement. The City of Bothell purchased the remaining fee interest of this property. Five acres remain to be purchased, as shown on the attached site map.

The remaining 5 acre property—comprising both maintained fairways and greens and some structures—constitutes a scenic view corridor enjoyed by travelers and local residents, and also provides a recreational opportunity for area residents, diverse habitat (following restoration) for a variety of wildlife, and a host of water resource functions. Permanent protection of the entire 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 close to 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 this property will preserve the opportunity for future floodplain and riparian

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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.

The distance of this 5 acre property from the Sammamish River and Waynita Creek is unknown; however, buffer distances, from iMAP, seem to indicate that the property is approximately 120 feet from the Sammamish and it has a variable buffer to Waynita Creek, varying from 80 to 140 feet.

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
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 after the property is restored.

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 remaining 5 acres 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 property will connect to Blyth Park and thus enhance an already existing urban greenbelt.

Park/open space or natural corridor
The acquisition of this additional acreage 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. 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 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
This section of the Wayne Golf Course is an undeveloped site 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 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 or community participation? 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. PARCEL DETAILS (New section added in 2018)
A. Please provide information about current and future funding targets, adding more rows if needed.

<table>
<thead>
<tr>
<th>Parcel Number</th>
<th>Acreage</th>
<th>Zoning</th>
<th>Appraised Value(^1)</th>
<th>Property Interest Sought (fee, easement, or TBD)?</th>
</tr>
</thead>
<tbody>
<tr>
<td>182605 9025</td>
<td>5.0</td>
<td>Urban</td>
<td>$3,370,000</td>
<td>fee</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):

B. Please describe intended future use of the property.
The property will be used an urban open space. Portions of the property may be restored.

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 purchase\(^2\)). What funding source do you plan to use to purchase the non-CFT eligible portion of the site?

5. PROJECT BUDGET

| 1) TOTAL CFT APPLICATION AMOUNT\(^a\) | CFT: $1,200,000 |
| 2) TOTAL KC PL APPLICATION AMOUNT\(^b\) | KC PL: $1,000,000 |

\(^1\)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.
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.

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).

Value is based on an appraisal

<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>$ 3,370,000</td>
</tr>
<tr>
<td>Title and appraisal work</td>
<td></td>
</tr>
<tr>
<td>Closing, fees, taxes</td>
<td>84,000</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>41,000</td>
</tr>
<tr>
<td>Total Project Costs</td>
<td>$ 3,500,000</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>N/A</td>
<td>$ 1,200,000</td>
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<tr>
<td>Past CFT Available</td>
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<td></td>
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<tr>
<td>MATCH FUNDING IN HAND</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Sources/Status:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>SRFB</td>
<td>3/2018</td>
<td>$ 500,000</td>
</tr>
<tr>
<td>PSAR</td>
<td>3/2018</td>
<td>$ 1,075,000</td>
</tr>
</tbody>
</table>

| MATCH FUNDING STILL SOUGHT         |                      |               |
| Sources/Status:                    |                      |               |
| Parks Levy                         | 11/2018              | $ 1,000,000   |
| ALEA                               | 6/2018               | $ 1,000,000   |
5. ATTACHED MAPS

Two maps are required: 1) Site Map and 2) Location Map. You may also submit one additional attachment (e.g. site photo). Maps printed on 8 ½ x 11” paper are preferred, but 11 x 17” paper is acceptable if folded, three-hole-punched, and stapled with your application.

Site Map Guidance:
- Preferred colors/shading:
  - RED OUTLINE: Current funding targets in project scope. Please label parcel numbers on targets. Additionally, add a stripe or cross-hatch pattern to identify parcels where you know you will seek only an easement.
  - YELLOW OUTLINE: Future funding targets (not for current funding request).
  - GREEN OR DISTINCT SHADING: Existing nearby public open spaces. Please label park names or ownership.
- Show and label major watercourses such as creeks, rivers, lakes, or wetlands.
- Show and label roads.
- Show location of any proposed site development (e.g. parking, trails, or other facilities) or proposed site restoration.
- Use aerial photo base layer.

Location Map Guidance:
- Other permanently protected open spaces (private, non-profit, institutional, etc.) shown in green or distinct shading;
- Show major water courses such as creeks, rivers, lakes, or wetlands;
- Show major roads, arterial roads, or regional trails.
- Show city boundaries and/or urban growth boundary.
- Map scale: This map should show approximately a five-mile radius around the proposed acquisition(s).
2018 CFT/Parks Levy Application
Wayne Golf Course Vicinity

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, 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.

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

March 6, 2018