**Project Name:** East Hylebos Watershed Conservation Property Acquisition

Applicant: Forterra (located in Federal Way)

If applicable, Open Space System Name: WRIA 10-Puyallup/White River Watershed, (East) Hylebos Creek Basin

(Only if applicable, the name of a larger connected system, such as Cedar River Greenway, Mountains to Sound, a Regional Trail, etc.)

<table>
<thead>
<tr>
<th>Proposed Project Acreage: 54</th>
<th>CFT Funding Request: $4,000,000</th>
</tr>
</thead>
<tbody>
<tr>
<td>(Identify the acreage targeted under this year’s funding request)</td>
<td>(Dollar amount of CFT award requested)</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Total Project Acreage: 54</th>
<th>KC PL Funding Request: N/A</th>
</tr>
</thead>
<tbody>
<tr>
<td>(Estimate total acreage at project completion for multi-year projects)</td>
<td>(King County Projects Only: Dollar amount of KC Parks Levy requested)</td>
</tr>
</tbody>
</table>

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

King County Council District in which project is located¹: 7

**CONTACT INFORMATION**

<table>
<thead>
<tr>
<th>Contact Name: Darcey Hughes</th>
<th>Phone: 206-204-8055</th>
</tr>
</thead>
<tbody>
<tr>
<td>Title: Conservation Director</td>
<td>Email: <a href="mailto:dhughes@forterra.org">dhughes@forterra.org</a></td>
</tr>
<tr>
<td>Address: 901 5th Ave, Suite 2200, Seattle, WA 98164</td>
<td>Date: 3/6/19</td>
</tr>
</tbody>
</table>

**SECTION 1. PROJECT SUMMARY**

*In the space below, provide a brief description of the project. Please reference how the targeted parcels are significant individually, and (if relevant) as part of a larger open space system, reach, or watershed.*

The historic former Weyerhaeuser Campus encompasses 425 acres in the City of Federal Way, and is recognized for its significance locally, regionally, nationally, and internationally. The campus is one of the last remaining urban green spaces in King County and also represents Federal Way’s most historic asset. It is a world class park on which tens of millions of dollars have been spent over the past 40 years. Today the campus is under threat of major development if the current owner cannot be bought out. The campus features second-growth forest, wetlands, and riparian habitat, which is headwaters of the East Hylebos Creek and includes 3,800 feet of shoreline on North Lake, one of the longest undeveloped shorelines in urban South King County. The former campus has seven miles of easy-access nature trails, and is home to the Rhododendron Species Foundation & Botanical Garden and Pacific Bonsai Museum, both of which are internationally significant for their diverse and unique species and displays.

Project partners Forterra, Save Weyerhaeuser Campus (SWC), and the City of Federal Way aim to permanently protect significant portions of the historic former campus from imminent development. Our goal is preserving the green spaces that have been open to and regularly used by the public for nearly 50 years, and maintaining the environmental balance on the entire campus. **This application aims to acquire and protect up to 54 acres of forest, wetland and riparian habitat along the western shore of North Lake, the headwaters of the East Hylebos Watershed.** Successful acquisition of this 54 acres will leverage conservation of significant portions of the campus, such as the Rhododendron and Bonsai spaces, as well as agreement on an acceptable development envelope for the campus.

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¹ King County Council District information here: [https://www.kingcounty.gov/council/councilmembers/find_district.aspx](https://www.kingcounty.gov/council/councilmembers/find_district.aspx)
The 54-acre East Hylebos property is largely undeveloped and includes pristine stretches of second growth forest and healthy wetlands. The forested acreage provides significant surface water retention/detention and natural filtration benefits, and offers unique wildlife habitat in an urban environment. The property acquisition will protect aquatic habitat, help maintain the natural water quantity and quality benefits, preserve wetlands and riparian habitat, and maintain valuable open space within the upper East Hylebos Watershed.

SECTION 2. OPEN SPACE RESOURCES

Before answering Sections 2 & 3, please review “King County Conservation Futures (CFT) Application Evaluation Criteria.” Please mark the checkbox for each criterion that applies to the parcels that are current funding targets. Then briefly describe in the space below how the proposed acquisition satisfies each marked criterion. Consider, if applicable, both the landscape and individual parcel level.

☒ A. Wildlife habitat or rare plant reserve  ☒ F. Urban passive-use natural area/greenbelt
☒ B. Salmon habitat and aquatic resources  ☒ G. Park/open space or natural corridor addition
☒ C. Scenic resources  ☒ H. Passive recreation opportunity/unmet needs
☒ D. Community separator  ☐ I. Equity/opportunity area projects that seek to redress historic disparities in access to open space
☒ E. Historic/cultural resources

A. Wildlife Habitat or Rare Plant Reserve
The mature second growth forest, wetlands and riparian corridor within the proposed upper East Hylebos Watershed acquisition area provide habitat to 115 bird species and a variety of insects, amphibians, reptiles, and small mammals as documented by the Rainier Audubon Society and partners. Bird species include raptors, a diverse list of migratory and non-migratory shorebirds, and many songbirds. The feeding, resting, wintering, nesting, reproduction and migration grounds are a unique resource within the City that also host native frogs, salamanders, turtles, and otters. Notable species found within and adjacent to the target area include:

- Keystone species, including Douglas fir, western red cedar, western hemlock, woodpecker species, and coyote. While salmon are not found within the targeted acquisition area, East Hylebos Creek depends on consistent flow from the upper East Hylebos watershed, including North Lake and surrounding properties.
- Acquisition will support downstream water quality in East Hylebos Creek that does provide salmon habitat.
- Washington State Protected Douglas Squirrel (WAC 232-12-011)
- U.S. Fish and Wildlife Services Species of Conservation Concern: Rufous Hummingbird, Olive-sided Flycatcher, Willow Flycatcher, Fox Sparrow, Purple Finch and Peregrine Falcon
- Waterfowl concentrations, including swans, geese, and ducks
- Raptors, including Merlin, nesting Osprey and Bald Eagle.

The habitat on the East Hylebos Conservation Property directly supports the species who utilize it. As one of the largest undeveloped swaths of land located within the City, the property serves as an urban oasis for species. Threats to the target species include fragmentation, loss and degradation of habitat. Sensitive raptor species (Peregrine Falcon, Bald Eagle, Merlin, Osprey) thrive here with a rich food chain, and serve as a barometer of the ecological health of the site. The feeding, resting, wintering, nesting, reproduction, and migration grounds for the diverse array of migratory and non-migratory shorebirds and songbirds are a unique resource within the City that also host native frogs, salamanders, turtles, and otters.

B. Salmon Habitat and Aquatic Resources
As mentioned in item A, salmon species are not found on the target property. However, the Hylebos Creek system is an important part of the White/Puyallup Watershed (WRIA 10) salmon recovery strategy. The acquisition area includes valuable forested acreage, wetlands and shoreline along North Lake within the Upper East Hylebos watershed that provide stream flow to East Hylebos Creek. Salmon residing downstream in the East Hylebos depend on the good water quality, consistent flow and healthy water temperature from the Upper East Hylebos Creek. In 2014, the City of Federal Way and King County partnered to fund a Fish Use and Habitat Study that found Coho and cutthroat trout juveniles in the reach of East Hylebos Creek downstream of Enchanted Parkway. The summary report prepared by HDR Engineering, Inc. cited low year round flows in the East Fork as a limiting factor.
factor to fish use of the reach. Acquiring this 54-acre property and preserving the existing condition will continue to provide water quantity, quality and temperature cooling benefits to downstream flow where salmon populations have been observed. Maintaining a buffer from urban runoff will help provide cooler, cleaner water downstream, and leaving the property undeveloped will provide flow buffering to more closely mimic forested stream systems than urban storm drain conveyances. Both water quality and quantity benefits are likely to support salmon species and the benthic invertebrate populations they depend on for food.

C. Scenic Resources
As mentioned above, acquisition and conservation of the 54-acre East Hylebos property will leverage conservation of significant portions, and an agreed development envelope, on the rest of the campus. The campus is a significant scenic resource in the City of Federal Way as it is highly visible along Interstate 5 and Highway 18. The historic former Weyerhaeuser headquarters building – the Greenline Building – and the open meadow and reflection pond, is one of the most iconic views along the I-5 corridor, providing a natural and historic scenic resource. In addition, the 54 acres itself is a scenic resource along the shores of North Lake, providing an undeveloped view along the lakeshore and Weyerhaeuser Way S.

D. Community Separator
The proposed acquisition area is an integral part of the green space separating residential areas in eastern Federal Way from the busy I-5 and Highway 18 corridors and the commercial density of downtown Federal Way. Additionally, future development is proposed for the remainder of the former Weyerhaeuser campus and preserving the acquisition area as open space will buffer both the lake and residential areas. Buffer areas will maintain natural water retention/detention quantity and filtering quality benefits previously mentioned. Outside of the target property, the remainder of the campus also provides visual and noise buffers, which further enhance the habitat and water quality buffers provided by the target property.

E. Historic/Cultural Resources
Although the target acquisition area does not have known historic or cultural resources of significance, it does have two unique features: a grove of the world’s first cloned (non-GMO) trees, and the “Glue House,” a demonstration residence constructed by Weyerhaeuser in 1971 using only adhesive as a fastener.

In addition, the 54 acres is part of the former Weyerhaeuser campus, the City’s most historic asset. The Weyerhaeuser headquarters building and surrounding campus were completed in 1972. While 50 years is typically the minimum age for properties to be considered for eligibility for the National Register of Historic Places, the former Weyerhaeuser campus has been highly acclaimed for its architecture, landscape architecture, and master site plan. The Washington State Department of Archaeology and Historic Preservation has deemed the campus eligible for historic listing, including the headquarters building and most likely the original 260 acres designed by Sasaki, Walker and Associates. The entire campus has been identified by the Washington Trust for Historic Preservation as one of the state’s most endangered properties. It has been declared an “at risk” landscape by The Cultural Landscape Foundation in Washington, D.C. The campus also contains the 10-acre Pacific Bonsai Museum and 24-acre Rhododendron Species Foundation & Botanical Garden, both of which have international significance for their diverse and unique displays and species.

G. Park/Open Space or Natural Corridor Addition
The East Hylebos acquisition will provide a large open space area within the highly urbanized City of Federal Way. Acquisition and conservation of the East Hylebos Conservation Property is supported by the City of Federal Way Parks, Recreation and Open Space (PROS) Plan (2013). The PROS Plan indicated a need for additional regional parkland, open space, and trails. This project will fund a new chapter of property acquisition in the Hylebos Watershed. The Hylebos Watershed includes both the East and West Hylebos sub-watersheds, and all previous efforts by the City have focused on the West Hylebos. This project is an important first step in directing acquisition and restoration resources to the East Hylebos Creek to preserve open space and maintain the natural corridor that includes forest, wetland and riparian habitat.

H. Passive Recreation Opportunity/unmet Needs
Acquisition and permanent protection of this property will allow for continued public access for passive recreation. The 54-acre East Hylebos property contains approximately one mile of trails, and has been open to the
public for 50 years. The project partners want to ensure that access endures. Protecting the target property is also critical for connectivity with the remainder of the former campus, through which over 12 miles of trails crisscross the landscape, providing passive recreation opportunities. The East Hylebos property also connects to WDFW-owned boat launch on North Lake. The area could provide an opportunity to extend the trails system and create the only publicly maintained trail east of the Interstate 5 corridor within the City. Community members would also like to see year-round access to North Lake (the WDFW boat launch is currently only open from April to October).

SECTION 3. ADDITIONAL FACTORS

Please mark the checkbox for each criterion that applies to the parcels that are the current funding targets. Then briefly describe in the space below how the proposed acquisition satisfies each marked criterion.

☒ A. Educational/interpretive opportunity
☒ B. Threat of loss of open space resources
☒ C. Feasibility: Ownership complexity/willing seller(s)/community support
☒ 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

A. Educational/interpretive opportunity

Save Weyerhaeuser Campus, Rainier Audubon and the local Sierra Club chapter envision the property becoming an outdoor education hub for local schools and other community and youth groups. There are opportunities for restoration work, birding and wildlife viewing, interpretive signage along the trails and shoreline, a native plant garden for children to learn about Pacific Northwest plant species, and an idea to transform the historic “Glue House” into a Learning Center. Signage and/or an interpretive center could offer an opportunity to explain the importance of preservation in the headwaters of a watershed and highlight the diverse wildlife observed in the area. Acquisition of the target property could also provide educational opportunities for area volunteer groups and Federal Way Public Schools through conservation efforts to restore forest, wetland, and riparian habitats.

B. Threat of Loss of Open Space Resources

The threat on the East Hylebos property and the adjacent land is immediate. The landowner has submitted three permit applications for the campus property, one of which is adjacent to, and includes the northernmost parcel, on the target property. The total proposed development on the campus is nearly a million and a half square feet of warehouse space, which equates to approximately seven average-sized Costcos. This would mean habitat loss of 100 acres of forested habitat, open space, and trails on the campus. These development plans also include using the northernmost parcel on the target property itself for constructing stormwater ponds and artificial wetlands, totaling approximately 2 acres. If the development plans are approved, and the 54-acre East Hylebos property is not acquired, the results would be loss of the those natural, wildlife habitat, open space, and passive recreation, including fragmentation the forest and riparian habitat, and an adverse effect on the quality of stormwater entering North Lake. Acquiring these shoreline parcels provides the opportunity to preserve and protect them while creating a continuous riparian corridor.

C. Feasibility

The property is owned by a development group, with whom Forterra and the community have an agreement, in principle, to preserve the 54-acre East Hylebos property in return for an agreed development envelope on the rest of the campus. Thus acquisition of the target property will leverage conservation of, and certainty for, development on the rest of the campus. There is broad public support for this project. Save Weyerhaeuser Campus, the Rhododendron Species Foundation & Botanical Garden, the Pacific Bonsai Museum, Rainier Audubon, and the local Sierra Club chapter support acquisition and permanent protection of the target property.

The City of Federal Way also strongly supports the conservation effort, and has demonstrated that support by providing $1,000,000 in surface water management funds toward acquisition of the targeted 54 acres. The King County Conservation Futures program awarded an additional $1,000,000 toward the acquisition of the property, and the City applied for a second round of Conservation Futures funding, for which the CFT Committee has
recommended an award of $500,000. The Washington State Legislature also appropriated a total of $750,000 towards this project for the planning, fundraising, negotiation, and acquisition costs of the property. Key supporters include 30th District Representatives Mike Pellicciotti and Kristin Reeves, 30th District Senator Mark Miloscia and Joe Fain of the neighboring 47th District, Federal Way Mayor Jim Ferrell, the Federal Way City Council, and King County Councilmember Pete von Reichbauer.

D. Partnerships
Forterra and Save Weyerhaeuser Campus are working with the community, the City, King County, and Washington State to identify additional sources of funding that can be used for further land acquisition on the former Weyerhaeuser campus. Save Weyerhaeuser Campus is also in partnership with Rainier Audubon and the local Sierra Club chapter to help provide stewardship of the property.

As mentioned above, successful acquisition of the target property will leverage conservation of significant portions of the former campus to protect the internationally-significant Pacific Bonsai Museum and Rhododendron Species Foundation & Botanical Garden, possible land-use agreements for continued trail access, and an agreed development envelope on the campus.

E. Is the property identified in an adopted park, open space, comprehensive, or community plan?
Acquisition and conservation of the East Hylebos property is supported by the King County Strategic Climate Action Plan (SCAP, 2015), and the City of Federal Way Parks, Recreation and Open Space (PROS) Plan (2013). The PROS Plan indicated a need for additional regional parkland, open space, and trails. The City of Federal Way designates the west side of North Lake, which encompasses the target property, as Urban Conservancy. Conservation of the h East Hylebos property’s lakeshore, forests and trails was also given as a key example by King County Executive Dow Constantine when he announced legislation for the County’s Land Conservation Initiative. The East Hylebos property is called out as a good example of the natural lands and urban green space land categories prioritized in the Land Conservation Initiative.
SECTION 4. PARCEL DETAILS

A. Please provide information about the parcels that are current and future funding targets.

i. Parcels that are Current Funding Targets - i.e., those parcels which would be acquired with requested funding, shown in red on your maps. Find this information on Assessor’s Report/Property Details accessed through King County iMAP (https://gismaps.kingcounty.gov/iMap/). Add more rows if needed.

<table>
<thead>
<tr>
<th>Parcel Number (do not use hyphen, e.g., 1234567890)</th>
<th>Acreage</th>
<th>Zoning</th>
<th>Assessor’s “Appraised Land Value”</th>
<th>Assessor’s “Appraised Improvement Value”</th>
<th>Estimated Cost to Purchase Desired Property Interest</th>
<th>Property Interest Sought (fee, easement, or TBD)</th>
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</thead>
<tbody>
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<td>1521049178</td>
<td>26.76</td>
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<td>4420600050</td>
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<td>$640,400</td>
<td>$150,000</td>
<td>$700,000</td>
<td>Fee or easement</td>
</tr>
</tbody>
</table>

*NOTE: Target acreage is only a portion of the total parcel area, thus the estimated cost is less than the assessed value. Forterra would acquire only the portion of the parcel east of Weyerhaeuser Way S.

ii. Future Funding Targets - i.e., those parcels shown in yellow on your maps. Please list the parcel numbers here (no additional information needed):

N/A

B. How did you estimate the cost to purchase parcels? (e.g., appraisal, estimate from assessor’s values, etc).

Extrapolating from the assessed value of the land, we have estimated the development potential on the 54-acre East Hylebos property to be very high, and thus the estimated purchase price will also likely be quite high.

C. Are any parcels are enrolled in the Current Use Taxation program (a voluntary conservation program)?

No.

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2 Please explain what the zoning designation means if you don’t think it would be evident to the committee.
3 Parcels enrolled in Current Use Taxation for “Forestry” may not have a valid “appraised land value” or acreage.
4 Visit www.kingcounty.gov/incentives, and use the “Interactive Map” to check enrollment for your target parcel(s).
SECTION 5. PROPERTY USE, STEWARDSHIP, AND MAINTENANCE

A. What is the intended future use of the property (e.g., passive recreation, habitat restoration, timber management, agricultural production)? Will this land be available for public use?

Following acquisition, the property will remain open to the public for passive recreation, as it has been for nearly 50 years.

B. How will the property be stewarded and maintained, and using what funding? Does the property lend itself to volunteer stewardship opportunities or community participation?

Forterra will steward the property for open space and wildlife habitat, and will seek to maintain it in its current undisturbed state. Forterra follows guidelines set by the Land Trust Alliance for property maintenance, which includes at least one site visit per year. Forterra will also continue to partner with Save Weyerhaeuser Campus on the day-to-day management of the property. As this property is highly visible due to its city location, we will rely on Save Weyerhaeuser Campus members, many of whom are neighbors along North Lake and walk the property on at least a weekly basis, to alert us as to any major issues on the property that need immediate attention.

The East Hylebos property does lend itself to volunteer stewardship and community participation, and Forterra envisions partnering with various groups to hold restoration events on the property, including invasive species removal and native planting events. The City has also worked with EarthCorps on West Hylebos conservation property projects in the past and would likely partner with EarthCorps to identify maintenance needs and complete larger projects on this East Hylebos property.

C. What are the biggest challenges you anticipate in managing this site?

The location of the property is in a high traffic area within the City.

D. Will you be purchasing and demolishing any structures on the target parcel(s)? Explain why this is necessary.

The East Hylebos property contains two structures: the Glue House and the Project House. Forterra does not currently intend to demolish either structure, although final plans for the houses have yet to be determined. As previously mentioned, Save Weyerhaeuser Campus, Rainier Audubon and the Sierra Club envision transforming the Glue House into an interpretive center where local children can learn about the ecology, biology, habitat, and wildlife of the property. Neither building is currently occupied.

E. Do you intend to reserve any part of the site for non-CFT-eligible activities, such as more intensive recreation or retaining a structure on a fee purchase? (Funds used for that purchase can’t count as CFT match.)

No.
SECTION 6. PROJECT BUDGET
Please provide budget information for the parcels that are the current funding targets.

FUNDING REQUEST

<table>
<thead>
<tr>
<th>REQUESTED AMOUNT</th>
</tr>
</thead>
<tbody>
<tr>
<td>CFT Funding Request</td>
</tr>
<tr>
<td>KC Parks Levy (PL) Request (for county projects only)</td>
</tr>
<tr>
<td>Total Funding Request</td>
</tr>
</tbody>
</table>

TOTAL CFT PROJECT COSTS

<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>$8,000,000 - $10,000,000</td>
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<tr>
<td>Title and appraisal work</td>
<td>$40,000</td>
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<tr>
<td>Closing, fees, taxes</td>
<td>$5,000</td>
</tr>
<tr>
<td>Relocation costs</td>
<td>$0 (N/A)</td>
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<tr>
<td>Hazardous waste reports</td>
<td>$3,500</td>
</tr>
<tr>
<td>Directly related staff, administration and legal costs</td>
<td>$40,000*</td>
</tr>
<tr>
<td>Only if applicable: Value of land used as match⁵</td>
<td></td>
</tr>
<tr>
<td>Total Estimated Project Costs</td>
<td>$8,088,500 - $10,088,500</td>
</tr>
</tbody>
</table>

*NOTE: Forterra administrative costs are currently covered by the $750k legislative appropriation.

FUNDING/MATCH TABLE

Please document the sources of match that you have secured, or intend to seek, towards the parcels that are the current funding targets. If you don’t yet have match secured, please note how you plan to obtain it.
If you seek a match waiver (based on equity/opportunity area determination), please write “Match Waiver Requested” in table below and complete Supplemental Form #1: Equity/Opportunity Area Determination.

<table>
<thead>
<tr>
<th>CFT FUNDING</th>
<th>Date Funding Secured</th>
<th>Dollar Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>CFT Funding Request</td>
<td>N/A</td>
<td>$4,000,000</td>
</tr>
<tr>
<td>Past CFT Funding Available (i.e., funds remaining from past awards, to be spent on current target parcels)</td>
<td>2018 CFT Funds (granted to City of Federal Way)</td>
<td>$1,000,000</td>
</tr>
<tr>
<td></td>
<td>2019 CFT Funds (originally granted to City of Federal Way, to be transferred to Forterra)</td>
<td>$500,000</td>
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</tbody>
</table>

MATCH FUNDING SECURED

<table>
<thead>
<tr>
<th>Sources/Status</th>
<th>Date Funding Secured</th>
<th>Dollar Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>City of Federal Way – Stormwater Management CIP</td>
<td>June 20, 2017</td>
<td>$1,000,000</td>
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<tr>
<td>WA State Legislative Appropriation awarded to Forterra</td>
<td>January 31, 2018</td>
<td>$750,000</td>
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MATCH FUNDING STILL SOUGHT

<table>
<thead>
<tr>
<th>Sources/ Plan to obtain match?:</th>
<th>Date Funding Anticipated</th>
<th>Dollar Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Public/Private Grants and/or Philanthropy</td>
<td>TBD</td>
<td>$4,000,000</td>
</tr>
<tr>
<td>Washington Wildlife and Recreation Program (WWRP) State Grants</td>
<td>2020</td>
<td>$4,000,000</td>
</tr>
</tbody>
</table>

⁵ If you are providing cash match, ignore this instruction. If your match consists of a land trade or the cash value of recent open space purchases, please reflect the match property’s estimated value in the “Value of land used as match” row. Your “Total Estimated Project Costs” will include this match property’s estimated value.
SECTION 7. BOND FUNDING POTENTIAL (SPECIAL SECTION FOR 2019)

Projects applying in 2019 may be able to qualify for bond-backed Conservation Futures funds, in addition to annual awards. Criteria A through D below are factors that may make projects most competitive for bond funding. Mark the checkbox for each criterion that applies to the parcels that are the current funding targets, and briefly describe in the space below how the proposed acquisition satisfies each marked criterion. Please note, if necessary, whether certain parcels in your scope meet the criteria, but other parcels in your scope do not.

☐ A. Acquisition can occur in late 2019 or soon thereafter
☐ B. Transaction is highly likely to be successful
☐ C. Match is secured
☒ D. Property acquired in fee will not be leased or sold for private benefit (i.e., leased to a private party or surplused. Note that acquisition of conservation easements, TDR easements, farm covenants where underlying fee remains in private ownership is generally acceptable.)

D. Property acquired in fee will not be leased or sold for private benefit.

If the East Hylebos property is acquired in fee, Forterra will retain ownership of the property. Forterra will not lease or sell the property for private benefit.
SUPPLEMENTAL FORM #2: NON-GOVERNMENTAL APPLICANTS

Guidance to Applicant
Complete this supplemental form only if you are a non-profit, community group, individual, or other type of non-governmental group applying for funds, to help provide information about your organization and determine eligibility for funding. Do not complete this form if you are applying from a governmental agency.

Key Information on Non-Governmental Applicants
While community groups or individuals may submit applications, only two types of non-governmental entities may actually receive CFT funding to acquire property as based on state law:

- **nonprofit historic preservation corporation:** an organization which qualifies as being tax exempt under 26 U.S.C. section 501(c)(3) of the United States Internal Revenue Code of 1954, as amended, and which has as one of its principal purposes the conducting or facilitating of historic preservation activities within the state, including conservation or preservation of historic sites, districts, buildings, and artifacts. (RCW 64.04.130)

- **nonprofit nature conservancy corporation or association:** an organization which qualifies as being tax exempt under 26 U.S.C. section 501(c) (of the Internal Revenue Code) as it exists on June 25, 1976 and one which has as one of its principal purposes the conducting or facilitating of scientific research; the conserving of natural resources, including but not limited to biological resources, for the general public; or the conserving of open spaces, including but not limited to wildlife habitat to be utilized as public access areas, for the use and enjoyment of the general public. (RCW 84.34.250)

1. Nonprofit eligibility to receive CFT funding for acquisitions.

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<tr>
<th></th>
<th>Yes</th>
<th>No</th>
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<tbody>
<tr>
<td>1A. Are you a nonprofit historic preservation corporation with 501(c) tax-exempt status?</td>
<td>☒</td>
<td>☐</td>
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<tr>
<td>1B. Are you a nonprofit nature conservancy corporation or association with 501(c) tax-exempt status?</td>
<td>☐</td>
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<tr>
<td>1C. If you answered “No” to both 1A and 1B, are you applying in partnership with one of these two types of eligible nonprofits?</td>
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If you answered “Yes” to 1C, please describe how you are partnering with an eligible non-profit.

2. Jurisdictional agency partnership.

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<th>Yes</th>
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<td>2A. Does governmental agency of the jurisdiction in which your project is located know about your application?</td>
<td>☒</td>
<td>☐</td>
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<tr>
<td>2B. Does that government support your application?</td>
<td>☒</td>
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<td>2C. Are they willing to be a project partner and receive funding on your behalf?</td>
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Please describe your relationship with the governmental agency of the jurisdiction on this project:

In 2017, the City of Federal Way brought Forterra onto this project for our expertise in large-scale, highly visible land acquisition projects, as well as our reputation in negotiating between landowners, community groups, and jurisdictions. Initially, the City applied for, and was awarded $1M in CFT funds, which they matched with $1M in City surface water management funding. The City’s second CFT application was awarded $500,000, the match to which is held by Forterra from funds appropriated to this project by the
State Legislature. In discussing a third CFT grant application for this project, the City indicated their continued strong support for the project, but could not commit any additional match funding. As it is City policy not to apply for grants without match funding in-hand, the City turned to Forterra to apply for this third CFT application. The City is committed to, and must own, a portion of the property equivalent to the value of their $1M surface water management funding match. The exact parcels to be owned by the City are TBD based on the appraised value. Forterra would own and maintain the remaining parcels.

3. If you indicated above that you are not partnering with an eligible nonprofit or the jurisdictional government, how do you propose to make your project eligible to receive CFT funds?
   N/A

4. Please help the Committee understand your organizational capacity. How long has your organization been in existence? What is your previous track record of success on similar projects? Do you have a project manager identified to successfully manage this property for the foreseeable future?
   Forterra was founded in 1989 as the Seattle-King County Land Trust, and over the past 30 years and a few name changes, Forterra has successfully conserved over 250,000 acres of land in Washington State. These lands include parks and open space, like the East Hylebos property, as well as working farms and forests, and iconic wildlife habitats.

   In addition, Forterra has a dedicated Lands Manager who oversees the stewardship and management of all Forterra fee-owned properties and conservation easements. Once acquired, the East Hylebos property will be added to our lands portfolio.

5. What long-term funding stream will pay for land management and maintenance, insurance, liability coverage, site development, and other costs associated with owning this land?
   Forterra has a stewardship endowment to help pay for costs associated with the management of our lands and easements. We will also partner with Save Weyerhaeuser Campus on fundraising for specific maintenance projects (i.e. invasive species removal and native plantings).

6. What would happen to this property if your organization ceased to exist? (e.g., is a CFT-eligible nonprofit identified as a successor in your articles of incorporation? Has the jurisdiction agreed to take ownership?)
   If Forterra were to dissolve, our land holdings would transfer to the WA Department of Fish and Wildlife.
**Current Conditions**
- Property Boundary: 397.9 acres
- Trails: 64,560 feet (12.2 miles)

**Land Cover**
- Open water: 9.6 acres (2.4%)
- Building: 11.3 acres (2.8%)
- Road, sidewalk or other pavement: 30.9 acres (7.8%)
- Landscaping or grass: 59.1 acres (14.9%)
- Shrub: 8.3 acres (2.1%)
- Tree Canopy: 278.8 acres (70.1%)

**Summary**
- 346.2 acres (87.1%) of vegetated cover.
- 42.2 acres (10.6%) of impervious surface.

**Proposed Development**
- Property Boundary: 397.9 acres

**Trails**
- Unaffected Route: 50,970 feet (9.6 miles)
- Eliminated Segment: 9,030 feet (1.7 miles)
- Obsolete Segment: 4,560 feet (0.9 miles)

**Land Cover**
- Open water: 13.4 acres (3.4%)
- Constructed wetland: 2.0 acres (0.5%)
- Building: 46.8 acres (11.8%)
- Road, sidewalk or other pavement: 57.8 acres (14.5%)
- Construction impact: 5.3 acres (1.3%)
- Landscaping or grass: 64.9 acres (16.3%)
- Shrub: 8.3 acres (2.1%)
- Tree Canopy: 199.4 acres (50.1%)

**Summary**
- 274.6 acres (69.0%) of vegetated cover.
- 104.6 acres (26.3%) of impervious surface.