Project Name: Fall City Open Space

Applicant Jurisdiction: King County

If applicable, Open Space System Name: King County Parks, Snoqualmie Valley Regional Trail
(Only if applicable, the name of a larger connected system, such as Cedar River Greenway, Mountains to Sound, a Regional Trail, etc.)

Proposed Project Acreage: 85
(Identify the acreage targeted under this year's funding request)

CFT Funding Request: $503,000
(Dollar amount of CFT award requested)

Total Project Acreage: 85
(Estimate total acreage at project completion for multi-year projects)

KC PL Funding Request: $503,000
(King County Projects Only: Dollar amount of KC Parks Levy requested)

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

King County Council District in which project is located:\ 3

CONTACT INFORMATION

Contact Name: Kelly Heintz
Title: Program/Project Manager
Address: 201 South Jackson Street, Suite 700
Seattle, WA 98104

Phone: (206) 477-6478
Email: kelly.heintz@kingcounty.gov

Date: March 6, 2019

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.

Fee simple acquisition of 85 acres of undeveloped land for open space protection near Fall City and adjacent to the Snoqualmie Valley Trail. Once acquired, parcels would be added to King County Parks’ inventory and be managed for conservation value, trail-based recreation and public use.Parcel #1324079020 would potentially be partially developed as a trailhead and parking area for access to mountain biking trails and the Snoqualmie Valley Trail.

\1 King County Council District information here: https://www.kingcounty.gov/council/councilmembers/find_district.aspx

Application – Page 1
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
☐ 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
☐ I. Equity/opportunity area projects that seek to redress historic disparities in access to open space

These undeveloped parcels provide habitat benefits by protecting forested slopes above Rutherford Slough and the Snoqualmie River. Second growth Douglas fir forests provide habitat for wildlife and improve water quality of the Snoqualmie River. The current landowner is logging a portion of the property.

The Rutherford Slough parcel protects the slough, the steep slopes above the slough, and provides a buffer between the aquatic resources and the working forest adjacent to the parcel. The parcel borders the Snoqualmie Valley Trail for 0.7 miles, as well as contains a well-used easement that provides access from Fall City to the SVT, via SE 39th Place.

Parcel #1324079020 has 0.28 miles of the Snoqualmie Valley Trail on one side, and working forest on two sides. The adjacent working forest is protected from development as King County has previously purchased the development rights and holds a conservation easement. This parcel has the potential to solve an access and parking problem in the immediate vicinity, as the current trail head serving 15 vehicles is over capacity on most weekends and evenings.

Parcel #1324079020 contains naturally regrown second growth forest with a matrix of deciduous and evergreen trees, including mature red-cedar, Douglas-fir and western hemlock. There is a stream along eastern border of the parcel. The natural character of the forest stands out with its mature mix of trees as compared to the monoculture working forest prevalent nearby.

Potential future acquisitions targeted with this application would provide passive recreation opportunities and trail-based public access. Both properties can be accessed from the Snoqualmie Valley Trail and public roads. Portions of these parcels have existing trails and provide connections to the Snoqualmie Forest and Tokul trail system which currently has over 39 miles of trails used for mountain biking, horseback riding and hiking. Trailhead parking is sorely lacking in this area and there are only 15 parking spots off of 356th for access to both the Snoqualmie Valley Trail and the Snoqualmie Tree Farm. While recreating on the Snoqualmie Tree Farm currently requires a fee comparable to a state-issued Discover Pass, it is possible that future access will be open to the public.

Both parcels provide a buffer of forest between the heavily used Snoqualmie Valley Trail and the adjacent working forest, which contains natural surface trails used by mountain bikers, trail runners, equestrians and hikers. The natural trails have favorable soils for wet weather use, and are some of the only trails in the region accessible in the winter for these user groups when snow levels are at 1000 ft.
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

This project provides opportunities for environmental education and interpretation. Both parcels are adjacent to the Snoqualmie Valley Trail and there are important natural resources that could be the focus of interpretive panels. If not acquired the properties likely would be developed and the opportunity for conservation lost. Both parcels have willing sellers and they are available for sale and on the market.

These properties have many stakeholders and potential partners that enhance the project. Evergreen Mountain Bike Alliance is actively engaged with both King County and the adjacent private land owner, Campbell Global, to steward the combined public and private trail resources surrounding these parcels. It is a unique public-private matrix of trails that provides a valuable resource to both regional trail users and backcountry trail users.

This conservation acquisition fits within the context of the Snohomish River Basin Salmon Conservation Plan, the Snohomish Basin Protection Plan, the Fall City Feasibility Report, visioning done by the Fall City community and the 2017 Fall City Land Acquisition Strategy and Community Outreach Project Report. All of the basin plans specifically state that acquisition is one of the key activities to restore and protect the hydrologic regime of the basin.

WRIA 7 Climate Change Impacts to Salmon Issue Paper (March 2017) calls for acquisitions that help keep water on site longer and to protect areas that provide flood storage such as Rutherford Slough.
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 Improvements Value”</th>
<th>Estimated Cost to Purchase Desired Property Interest</th>
<th>Property Interest Sought (fee, easement, or TBD)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1324079020</td>
<td>19.90</td>
<td>RA 10</td>
<td>$3,465</td>
<td>$0</td>
<td>$600,000</td>
<td>Fee</td>
</tr>
<tr>
<td>1124079028</td>
<td>65.17</td>
<td>RA 10</td>
<td>$10,794</td>
<td>$0</td>
<td>$406,000</td>
<td>Fee</td>
</tr>
</tbody>
</table>

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

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

C. Are any parcels are enrolled in the Current Use Taxation program (a voluntary conservation program)?
Yes as evidenced by the low assessor values.

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?
Use of the two properties proposed for acquisition will have a variety of uses. The portion of the property around Rutherford Slough has sensitive areas and is very wet. This portion of the acquisition would not have public use and be protected for conservation purposes. The portions of both properties that are adjacent to the Snoqualmie Valley Trail would have more active uses including parking and multi-use trails.

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?

King County Parks’ maintenance work would be funded with Parks Levy operating funds. Depending on opportunity and site plans, there may be capital or operating work on site which is eligible for specific trail or restoration grants; or for recreational amenity development with local stakeholder groups through Parks’ Community Partnerships and Grants Program.

Typical King County maintenance includes regular site inspections to identify and address any issues arising on site in regard to public health and safety, property encroachments, natural resource damage, infrastructure damage, trail condition, etc. King County anticipates partnership opportunities with local stakeholder groups and volunteer opportunities.

C. What are the biggest challenges you anticipate in managing this site?
King County Parks does not anticipate challenges in managing this site.

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).
D. Will you be purchasing and demolishing any structures on the target parcel(s)? Explain why this is necessary.
   No. Demolition is not necessary because there are no structures on the properties.

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.)
   Not at this time.
SECTION 6. PROJECT BUDGET

Please provide budget information for the parcels that are the current funding targets.

FUNDING REQUEST

<table>
<thead>
<tr>
<th>FUNDING REQUEST</th>
<th>REQUESTED AMOUNT</th>
</tr>
</thead>
<tbody>
<tr>
<td>CFT Funding Request</td>
<td>$503,000</td>
</tr>
<tr>
<td>KC Parks Levy (PL) Request (for county projects only)</td>
<td>$503,000</td>
</tr>
<tr>
<td>Total Funding Request</td>
<td>$1,006,000</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>$956,000</td>
</tr>
<tr>
<td>Title and appraisal work</td>
<td>$25,000</td>
</tr>
<tr>
<td>Closing, fees, taxes</td>
<td>$10,000</td>
</tr>
<tr>
<td>Relocation costs</td>
<td>$0</td>
</tr>
<tr>
<td>Hazardous waste reports</td>
<td>$0</td>
</tr>
<tr>
<td>Directly related staff, administration and legal costs</td>
<td>$15,000</td>
</tr>
<tr>
<td><strong>Only if applicable:</strong> Value of land used as match⁵</td>
<td></td>
</tr>
<tr>
<td>Total Estimated Project Costs</td>
<td>$1,006,000</td>
</tr>
</tbody>
</table>

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 the 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></td>
<td>$503,000</td>
</tr>
<tr>
<td>Past CFT Funding 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>
</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></td>
<td></td>
<td>$0</td>
</tr>
</tbody>
</table>

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></td>
<td>December, 2019</td>
<td>$503,000</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.

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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 surplus. Note that acquisition of conservation easements, TDR easements, farm covenants where underlying fee remains in private ownership is generally acceptable.)