CONSERVATION FUTURES TAX LEVY (CFT) APPLICATION FOR 2020 FUNDS

**Project Name:** Little Si Acquisition Feasibility (Renamed: Little Si Initial Acquisition Work)

**Applicant Jurisdiction:** King County

**If applicable, Open Space System Name:** King County Parks
*(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:** 0.31
*(Identify the acreage targeted under this year’s funding request)*

**CFT Funding Request:** $10,000
*(Dollar amount of CFT award requested)*

**Total Project Acreage:** 0.31
*(Estimate total acreage at project completion for multi-year projects)*

**KC PL Funding Request:** $10,000
*(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

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**CONTACT INFORMATION**

**Contact Name:** Kelly Heintz

**Phone:** (206) 477-6478

**Title:** Program/Project Manager

**Email:** kelly.heintz@kingcounty.gov

**Address:** 201 South Jackson Street, Suite 700
Seattle, WA 98104

**Date:** March 6, 2019

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**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._

Conduct appraisal and other due diligence tasks on this parcel that is less than ½ acre to prepare next year’s CFT application. Landowner has approached King County and is interested in selling.

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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)
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

This small property is located along the Middle Fork Snoqualmie River and adjacent to a property owned by King County Water and Land Resources Division for flood control purposes. There is a small, old mobile home on the property that would need to be demolished. Conserving this property provides habitat for large wildlife including elk that cross the river.

This property is across from the very popular Little Si Trailhead in the Mount Si Natural Resources Conservation Area. It could potentially be used as a drop-off location for the Trailhead Direct shuttle service and also serves as a spot for hikers and the public to view the river.

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 property is located on the Middle Fork Snoqualmie River and would be a good location for interpretive panels that provide environmental education about surrounding public lands and natural resources. If it is not purchased for conservation, it will likely be sold to private entity that would likely build a large home with impervious surface and septic system adjacent to the river. The landowner has contacted King County and would prefer to sell for public ownership.

King County has worked closely with Washington Department of Natural Resources to provide shuttle services to the popular trailheads in the Mount Si Natural Resources Conservation Area. Currently, there is no stop for the popular Little Si Trailhead. This property could serve as a drop off location just off of the road. There is already a driveway on the property and the shuttle only needs a place to pull in off the road to drop off hikers. The remainder of the property would be left in a natural state and serve as a passive open space with scenic views of the river.
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>1023089099</td>
<td>0.31</td>
<td>RA 10</td>
<td>$343,000</td>
<td>$8,000</td>
<td>$375,000</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).
There are no additional funding targets for this project.

B. How did you estimate the cost to purchase parcels? (e.g., appraisal, estimate from assessor’s values, etc).
We have not yet. This project only requests feasibility funding. With this funding we will appraise the property and return to the committee next year for acquisition funding.

C. Are any parcels are enrolled in the Current Use Taxation program (a voluntary conservation program)?
No.

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?
Passive recreation available for public use.

B. How will the property be stewarding 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?
No challenges anticipated.

D. Will you be purchasing and demolishing any structures on the target parcel(s)? Explain why this is necessary.
Yes. There is an old mobile home on the property.

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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).
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>Funding Request</th>
<th>Requested Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>CFT Funding Request</td>
<td>$10,000</td>
</tr>
<tr>
<td>KC Parks Levy (PL) Request (for county projects only)</td>
<td>$10,000</td>
</tr>
<tr>
<td>Total Funding Request</td>
<td>$20,000</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></td>
</tr>
<tr>
<td>Title and appraisal work</td>
<td>$15,000</td>
</tr>
<tr>
<td>Closing, fees, taxes</td>
<td></td>
</tr>
<tr>
<td>Relocation costs</td>
<td></td>
</tr>
<tr>
<td>Hazardous waste reports</td>
<td></td>
</tr>
<tr>
<td>Directly related staff, administration and legal costs</td>
<td>$5,000</td>
</tr>
<tr>
<td>Only if applicable: Value of land used as match[^1]</td>
<td></td>
</tr>
<tr>
<td>Total Estimated Project Costs</td>
<td>$20,000</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>N/A</td>
<td>$10,000</td>
</tr>
<tr>
<td>Past CFT Funding Available (i.e., funds remaining from past awards, to be spent on current target parcels)</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

MATCH FUNDING SECURED Sources/Status:

<table>
<thead>
<tr>
<th>Date Funding Secured</th>
<th>Dollar Amount</th>
</tr>
</thead>
</table>

MATCH FUNDING STILL SOUGHT Sources/Plan to obtain match?:

<table>
<thead>
<tr>
<th>Date Funding Anticipated</th>
<th>Dollar Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>PEL</td>
<td>December, 2019</td>
</tr>
</tbody>
</table>

[^1]: 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.)