CONSERVATION FUTURES TAX LEVY (CFT)
APPLICATION FOR 2020 FUNDS

Project Name: Mitchell Hill Forest Additions
Applicant Jurisdiction: King County Parks

If applicable, Open Space System Name: WRIA 7, Snoqualmie Watershed
(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: 165
(Identify the acreage targeted under this year’s funding request)

CFT Funding Request: $2,290,000
(Dollar amount of CFT award requested)

Total Project Acreage: 400
(Estimate total acreage at project completion for multi-year projects)

KC PL Funding Request: $1,000,000
(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 located¹: 3

CONTACT INFORMATION
Contact Name: David Kimmett
Title: Open Space Program/Project Manager
Address: 201 S Jackson St. Seattle, WA 98104
Phone: 206-510-5668
Email: david.kimmett@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.

Project includes a permanent conservation easement on Seattle Public School District’s 130-acre Cleveland Memorial Forest and the addition of 35 acres of upland riparian forest along the head waters of Canyon Creek that will be added to Canyon Creek Natural Area.

This acquisition proposal continues a multi-year effort to connect over 2,000 acres of King County open space park lands with over 2,000 acres of Washington State Department of Natural Resources (WADNR) forest lands. These lands are located north of Preston and I-90 in rural King County (see maps) within both the Snoqualmie/Skykomish and Lake Washington/Cedar/Sammamish Watershed Systems. King County ownership would restrict future additional residential development, ensuring retention of forestland, and give additional protection to a designated wildlife habitat network. Establishing connectivity between thousands of acres of county and state lands provides significant conservation of forest land, protection of terrestrial and aquatic habitat, and opportunities for miles of new passive recreation trails for hiking, mountain biking, running and horseback riding.

¹ King County Council District information here: 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

Wildlife habitat or rare plant reserve: Grand Ridge Park and the Mitchell Hill Forest contain Wildlife Habitat Network corridors as designated in the King County Comprehensive Plan (KCCP). Wildlife habitat networks are made of natural vegetation linking priority wildlife habitat with critical areas, their buffers, trails and parks/open space. These targeted parcels provides buffer to the habitat corridor.

The wildlife inhabiting these sites is typical of west side mature second growth forest habitats and thus includes a variety of migratory and resident birds, mammals, amphibians and fish. Species known to use this area are: black bear, cougar, coyote, bobcat, mule deer, raccoon, mountain beaver, barred owls, pileated woodpecker, Pacific tree frog, Pacific giant salamander and red-legged frogs (which are Species of Local Importance as designated in KCCP Policy E487).

Salmon habitat and aquatic resources: The proposed additions are located within the headwaters of the Canyon Creek sub-basin and the Patterson Creek basin of the Snoqualmie Watershed. The Snoqualmie watershed supports wild runs of Coho, chinook, pink, chum and steelhead salmon. The target parcels contain headwaters of Canyon Creek which provides spawning and rearing habitat for threatened wild steelhead. There is a current draft plan for recovery of Puget Sound Steelhead. The Canyon Creek sub-basin is noted for its cool water temperatures which provide excellent steelhead habitat. The 2005 Snohomish River Basin Salmon Conservation Plan( WRIA 7) lists acquisition of land and retention of forest cover as recommended actions to protect and restore salmon runs and responds to recent listings of Puget Sound Chinook salmon and bull trout as threatened under ESA. In 2007 Coho salmon were designated as a species of concern.

Scenic resources: The Preston Ridge/Mitchell Hill/Grand Ridge/Duthie Hill Park corridor is an integral part of the mission of the Mountains to Sound Greenway (MTSG). Acquisition of these parcels would be consistent with MTSG’s goal of protecting open space lands along a 100-mile corridor of Interstate 90 from Seattle to Central Washington in order to enhance scenic beauty, conserve wildlife habitat and provide for recreational opportunities. In addition, limited views of the surrounding landscape (Cascade Mts. and foothills, Issaquah Alps and adjacent valley) can be seen from many points of the project area.

Community separator: The Preston Ridge/Mitchell Hill/Grand Ridge/Duthie Hill Park Corridor along with the WADNR public lands in the project area provide a visual and functional separation between Issaquah, Sammamish, Fall City, and Preston, lands within rural King County and along the I-90 corridor.

Park/open space or natural corridor addition: The project parcels lie within the 2000-acre Preston Ridge/Mitchell Hill/Grand Ridge/Duthie Hill Park corridor and connect with over 2,000 acres of WADNR state trust forest lands.

Passive recreation opportunity/unmet needs: The Cleveland Forest easement would allow an opportunity for siting public trails between King County park lands and increasing future trail connectivity to other adjacent WADNR public lands. Also, facilitating connectivity and expanding the backcountry trail system are listed as acquisition criteria in the 2016 Parks Open Space Plan, policy goals in the King County Comprehensive Plan and one of the key goals in WADNR’s Snoqualmie Corridor Recreation Plan.
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

Educational/interpretive opportunity: The Cleveland Forest is an outdoor environmental classroom for the Seattle School District. The easement provides a perfect opportunity to partner with the district on outdoor education related to forests, streams, fish and wildlife. Trail development could provide various interpretive facilities including signage, kiosks and self-guided interpretive trail loops that could teach students about the area’s natural resources. Educational opportunities could be provided by hosting volunteer events for trail construction, as well as for invasive plant removal and restoration plantings along Canyon Creek.

Threat of loss of open space resources: The target parcels could be developed for rural residential zoning. While the Cleveland Forest is owned by the Seattle School District, it could sell all or part of the forest for development. The easement would permanently protect the site as forest regardless of who owned it. If these targeted properties are not acquired, the properties could be developed further for residential use, causing loss of forest cover, fragmentation and degradation to wildlife habitat, impacts to the scenic character and reduced opportunities for passive recreational use of the area.

Feasibility: Ownership complexity/willing seller(s)/community support: The two parcels #’s 1824079012 and 1824079114 were donated to the Seattle College Foundation by a family. The Foundation does not hold land and wants to recoup the donation in dollars. The Cleveland Memorial Forest is owned and managed by the Seattle School District. The Forest was bought by Cleveland High School alumni in the 1950’s as a memorial to war veterans. The Cleveland H.S. alumni association supports a conservation easement that provides permanent protection of the forest. Seattle School District staff supports the proposal which will also need approval from the Seattle School Board. Both properties are currently undergoing an appraisal. The owner of the small parcel # 1924079001 is very anxious to sell to us.

Describe any public or private partnerships that will enhance this project: As described above, there is an excellent opportunity to partner with the Seattle School District on outdoor education, trail development and forest restoration at the Cleveland Forest. In addition, KC Parks partners with various trail groups - the Washington Trails Association, Backcountry Horsemens, Evergreen Mt. Bike Alliance, Sammamish Saddle Club, KC Executive Horse Council, Issaquah Alps Trails Club- to plan, design and maintain prospective backcountry recreational trails on sites within the project area. All of these trail groups support open space preservation and expansion of the public trail network in rural King County.

Is the property identified in an adopted park, open space, comprehensive, or community plan? King County’s Strategic Climate Action Plan and Land Conservation Initiative call for conservation and restoration of forest resources. The Canyon Creek Natural Area Site Management Guidelines also recommends acquisition of critical riparian forest lands to protect fish habitat. In addition, both the King County Comprehensive Plan and the 2016 King County Open Space Plan contain policies that direct acquisition, planning, and stewardship of public open space lands:

➢ Be a regional provider of open spaces with a major focus on systems of open space corridors that conserve natural resources and provide recreation, education and interpretive opportunities, fish and wildlife habitat and scenic beauty,
➢ Protect contiguous tracts of working resource lands or ecological resources, and King County managed forest land shall provide large tracts of forested property…that will remain in active forestry, protect areas from development or provide a buffer between commercial forestland and adjacent residential development.
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</th>
<th>Property Interest Sought (fee, easement, or TBD)</th>
</tr>
</thead>
<tbody>
<tr>
<td>0724079009</td>
<td>98.5</td>
<td>RA5</td>
<td>$989,000</td>
<td>0</td>
<td>$2,000,000</td>
<td>Easement</td>
</tr>
<tr>
<td>9012</td>
<td>32.9</td>
<td>RA5</td>
<td>$1,434,800</td>
<td>$1,000</td>
<td>$500,000</td>
<td>Easement</td>
</tr>
<tr>
<td>1824079012</td>
<td>17.4</td>
<td>RA5</td>
<td>$328,000</td>
<td>0</td>
<td>$450,000</td>
<td>Fee</td>
</tr>
<tr>
<td>9114</td>
<td>17.5</td>
<td>RA5</td>
<td>$329,000</td>
<td>0</td>
<td>$450,000</td>
<td>Fee</td>
</tr>
<tr>
<td>1924079001</td>
<td>1.38</td>
<td>RA5</td>
<td>$11,000</td>
<td>$1,000</td>
<td>$25,000</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): 2924079053, 1924079038, 2024079021, 2024079057, 2024079070, 2024079007, 2024079069, 2024079010, 2024079068, 2024079011, 2024079025, 2924079052, 1824079017, 1824079115, 2124079099, 2124079008, 2124079055, 2124079007

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

Assessor’s value estimate.

C. Are any parcels are enrolled in the Current Use Taxation program (a voluntary conservation program)? 4 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?

Forest conservation, salmon habitat protection, passive recreation in Cleveland Forest. The intention is to include public access in the Cleveland Forest easement.

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?

The Canyon Creek Natural Area is maintained by the King County Parks operations program. The Cleveland Forest is owned and managed by the Seattle School District. There is a great opportunity to partner with the school district on trail development and forest stewardship and restoration.

C. What are the biggest challenges you anticipate in managing this site? I do not see any real challenges. The easement will help the School District create a long term Forest Stewardship Plan.

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

No.

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. Part of the Cleveland Forest site will not be covered by the easement to allow for future development as needed.

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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 6. PROJECT BUDGET

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

FUNDING REQUEST

<table>
<thead>
<tr>
<th></th>
<th>REQUESTED AMOUNT</th>
</tr>
</thead>
<tbody>
<tr>
<td>CFT Funding Request</td>
<td>$2,290,000</td>
</tr>
<tr>
<td>K Parks Levy (PL) Request <em>(for county projects only)</em></td>
<td>$1,000,000</td>
</tr>
<tr>
<td>Total Funding Request</td>
<td>$3,290,000</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>$3,200,000</td>
</tr>
<tr>
<td>Title and appraisal work</td>
<td>$40,000</td>
</tr>
<tr>
<td>Closing, fees, taxes</td>
<td>$25,000</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>$25,000</td>
</tr>
<tr>
<td><em>Only if applicable:</em> Value of land used as match*</td>
<td></td>
</tr>
<tr>
<td><strong>Total Estimated Project Costs</strong></td>
<td>$3,290,000</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 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></td>
</tr>
<tr>
<td><strong>Past CFT Funding Available</strong> <em>(i.e., funds remaining from past awards, to be spent on current target parcels)</em></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>MATCH FUNDING SECURED Sources/Status:</th>
<th>Date Funding Secured</th>
<th>Dollar Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Current Park Levy balance</td>
<td>2018/19</td>
<td>$290,000</td>
</tr>
<tr>
<td>Soaring Eagle unused TDR</td>
<td>2017</td>
<td>$1,000,000</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>MATCH FUNDING STILL SOUGHT Sources/ Plan to obtain match?:</th>
<th>Date Funding Anticipated</th>
<th>Dollar Amount</th>
</tr>
</thead>
</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.)

All target parcels having willing owners and are highly likely to be successful. The two Canyon Creek parcels can be easily be completed by the end of 2019. The Cleveland Forest easement may take longer to complete due to the issue of public access and the need for school board approval.
Grand Ridge Park
Mitchell Hill Forest
WADNR
Proposed Trail
KC Roads
Preston Ridge Forest
Cleveland Memorial Forest
Forterra
King County
2020 Acquisition Proposal
Mitchell Hill 2020 Acquisition Proposal
2020 Target parcels
Long term acquisitions
Fall City
Preston-Snoqualmie Trail
King County Department of Natural Resources and Parks Parks and Recreation Division
0 1,500 3,000 6,000 Feet
Mitchell Hill Forest Additions

- 2020 Target parcels
- Long term acquisitions

Easements

- Easement

Legend:

Cleveland Memorial Forest
0724079009
0724079012

Fall City Park West

Forterra

Canyon Creek

Duthie Hill Park

Grand Ridge Park

Canyon Creek Headwaters Natural Area

- 1924079001
- 1824079114
- 1824079012

Mitchell Hill Forest

Department of Natural Resources and Parks
Parks and Recreation Division