CONSERVATION FUTURES TAX LEVY (CFT) APPLICATION FOR 2020 FUNDS

Project Name: Moss Lake Natural Area Additions

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: 1,435
(Identify the acreage targeted under this year’s funding request)

CFT Funding Request: $825,000
(Dollar amount of CFT award requested)

Total Project Acreage: 1,435
(Estimate total acreage at project completion for multi-year projects)

KC PL Funding Request: $825,000
(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

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

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 up to 1,435 acres connecting Moss Lake Natural Area to Marckworth State Forest. The goal of this proposed acquisition is to secure in public ownership a connected landscape between Moss Lake Natural Area and the Marckworth State Forest and to add additional conservation lands to Moss Lake Natural Area. Approximately 10 years ago King County purchased development rights on approximately 90,000 acres of the Snoqualmie Forest including parcels identified in this project. While those lands including this parcel are protected by conservation easement, public use is only allowed by private permit for a fee. Acquiring this land would be at a very low cost because there are no development rights and it would provide significant public benefit for future recreation without needing to purchase a permit. Additionally, King County likely would conduct forest stewardship with a focus on habitat enhancement rather than industrial timber production. This acquisition is a high priority for the Mountains to Sound Greenway Trust and their efforts to provide a connected network of public lands and trails in the Snoqualmie Valley. The proposed acquisition connects public lands with conservation and recreation value.

King County has recently engaged with Campbell Global staff that represents the landowners of the Snoqualmic Tree Farm. King County is likely interested in additional acquisitions in the tree farm beyond this proposal and sees this project as a first step toward that goal. The landowner is willing to engage in discussions with King County on a limited basis and has agreed to appraise this parcel and consider an offer. King County is currently appraising the property. Because this parcel is large, is adjacent to the state forest and has significant forest management needs, King County has engage Washington Department of Natural Resources (WADNR) with the possibility of a joint acquisition. WADNR is very interested and may be a future partner in this acquisition.

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

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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

Moss Lake Natural Area is extremely valuable from an ecological standpoint. The lake and associated bog and wetland comprise a rare habitat in King County, and the relatively unaltered nature of the area make the site a unique resource. In addition, the surrounding upland forest provides valuable wildlife habitat. Several King County species of concern, including bald eagle, Vaux’s swift, red-tailed hawk, pileated woodpecker, band-tailed pigeon, western toad and Beller’s ground beetle. The proposed acquisition is just to the north of Moss Lake Natural Area and provides habitat benefits connected to the natural area.

Moss Lake Natural Area has a moderate amount of public use including hiking, horseback riding and mountain biking. The Mount Si State Forest to the north is an increasingly popular destination for recreation. The proposed acquisition is owned by a private timber company that allows public use by permit only. There are some existing trails on the property.

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

Moss Lake Natural Area and the surrounding lands have significant natural resources that are ideal for environmental education and interpretation. Because of the trail network on the surrounding lands and active forest management, there are many opportunities to provide signs and other methods of teaching about the surrounding environment.

Even though the development rights have been purchased on the proposed acquisitions, there is still a threat of loss of open space resources particularly with forest stewardship. While no development will occur on these lands, the level of timber management would be very different under King County ownership. The landowner is willing to sell to King County.

There are significant opportunities for public/private partnerships with this project. It was first brought to the attention of King County by the Mountains to Sound Greenway Trust and they have a keen interest in the land being under public ownership. Additionally, with Washington Department of Natural Resources to the north they are a likely partner for forest stewardship and public use management if not a potential co-owner. Also, Evergreen Mountain Bike Alliance and other local recreation groups are interested in this site and have been building trails for over ten years at this site.
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>2526079001</td>
<td>630</td>
<td>F</td>
<td>$87,060</td>
<td>$0</td>
<td>Unknown</td>
<td>Fee</td>
</tr>
<tr>
<td>3026089001</td>
<td>580</td>
<td>F</td>
<td>$58,229</td>
<td>$0</td>
<td>Unknown</td>
<td>Fee</td>
</tr>
<tr>
<td>3026089006</td>
<td>37</td>
<td>F</td>
<td>$6,149</td>
<td>$0</td>
<td>Unknown</td>
<td>Fee</td>
</tr>
<tr>
<td>Portions of 3126089001, 2926089001</td>
<td>188</td>
<td>F</td>
<td>$69,457</td>
<td>$392,000</td>
<td>Unknown</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):
No additional funding targets.

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

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

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, habitat restoration and forest stewardship. Land would be available for public use.

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?
Forest stewardship.

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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).
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.) Not likely.
SECTION 6. PROJECT BUDGET

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

FUNDING REQUEST

<table>
<thead>
<tr>
<th>CFT Funding Request</th>
<th>REQUESTED AMOUNT</th>
</tr>
</thead>
<tbody>
<tr>
<td>KC Parks Levy (PL) Request (for county projects only)</td>
<td>$825,000</td>
</tr>
<tr>
<td>Total Funding Request</td>
<td>$1,650,000</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>$1,625,000</td>
</tr>
<tr>
<td>Title and appraisal work</td>
<td>Currently underway with existing funds</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><em>Only if applicable: Value of land used as match</em></td>
<td></td>
</tr>
<tr>
<td>Total Estimated Project Costs</td>
<td>1,650,000</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>$825,000</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:

Date Funding Secured | Dollar Amount

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

Date Funding Anticipated | Dollar Amount

PEL December, 2019 $825,000

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.)