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.

This proposal seeks to acquire Conservation Initiative properties in the Bear Creek drainage basin for fish and wildlife protection, restoration, passive recreation, water quality improvement, and urban separators. The funding request will purchase up to three properties. This application will be repeated in future years until all the Conservation Initiative properties are purchased. On the attached maps, the Conservation Initiative properties are shown in yellow and red. The red properties are the target parcels for this application and the yellow parcels include future funding parcels.

The properties identified on the attached maps are located within the floodplain of Bear, Cottage Lake or Cold Creeks. All the properties will be open to public access for passive recreation activities.

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 – This proposal will protect around 10 acres of habitat along Bear Creek and/or Cottage Lake Creek or Cold Creek. This acreage includes wetlands and forested upland habitat. Besides salmonids, other species benefiting from this acquisition include deer, coyote, beaver, and river otter, amphibians, pileated woodpeckers, the occasional bald eagle, hawks, many species of macro invertebrates, and freshwater mussels. Freshwater mussels are rare in King County and the largest known populations exist in the Bear Creek basin including large beds of them in Cottage Lake Creek. The species present in Cottage Lake Creek is *Margaritifera falcata*. They can live for more than 80 years and require a stable substrate and excellent water quality. King County WLRD conducted instream habitat surveys in year 2001 and identified beds of mussels on the Nicholls properties.

Salmon habitat and aquatic resources - The Bear Creek basin is considered one of three core areas for chinook salmon populations in WRIA 8. Between 300 and 700 adult chinook spawn annually in the Bear Creek basin. Of this number about two thirds of them spawn in Cottage Lake Creek. Cottage Lake Creek has lost substantial areas of streamside forested habitat to residential development. This proposed project would protect the best remaining salmonid habitat, which is critical for the future health, sustainability, and recovery of all salmonids species in the Bear Creek basin. By protecting good salmonid habitat through this project, we also preserve the existing forested buffers benefiting water temperature, water quality, large woody debris input, and salmonid food sources. Successful completion of the project will also reduce the threat of future residential and agricultural uses of the project site.

These acquisitions are listed in the WRIA 8 Salmon Conservation Plan, and they are on the Plan’s three year list.

Scenic resources: The properties contain a scenic resource in Cottage Lake Creek and Bear Creek and its forested riparian area, which is highly visible from the adjacent heavily, traveled Avondale Road NE, Bear Creek Road, Mink Road, and other public roads.

Park/open space or natural corridor addition — This project will add to greenway space adjacent to existing Natural Areas.

Passive recreation opportunity/unmet needs – This acquisition project will provide citizens with additional opportunities to access Bear and Cottage Lake Creeks for the purposes of bird watching, wildlife viewing, quiet contemplation, and educational purposes.
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 properties provide good to excellent access for meaningful education or interpretation of natural systems by groups and individuals from outside the local jurisdiction. An example is the educational/interpretive sign that is being developed for the Klapp property in the Lower Bear Creek Natural Area at 106th St. and Avondale Road.

Threat of loss of open space resources: To implement the Conservation Initiative in a timely manner, WLRD and the CFT Committee should consider large reaches containing many properties so WLRD can act when the acquisition opportunity arises. When WLRD misses out on an acquisition opportunity, it could be another 20 years before the property becomes available again since many owners live on Bear or Cottage Lake Creek for decades. In today’s hot real estate market, funds need to be in hand to purchase properties. Over the past couple of years, King County WLRD has missed out on some acquisition opportunities because funds were not available when property owners were willing to sell.

Ownership complexity/willing seller/ownership interest proposed. King County intends to purchase these properties as voluntary acquisitions. There are willing sellers that would like to permanent protect and enhance Bear and Cottage Lake Creeks.

Property identified in an adopted plan: These acquisitions are identified for protection and restoration in the WRIA 8 Salmon Conservation Plan. According to the WRIA 8 Plan, these acquisitions and the follow up restoration have a very high benefit to salmon. Several of these acquisitions are identified in Waterways 2000, Acquisition and Stewardship Recommendations, February 1995. Further, many of these acquisitions will help implement the Bear Creek Watershed Management Study which was submitted to WA State Department of Ecology on April 4, 2018. Bear Creek is listed as a stream for not meeting temperature, dissolved oxygen, and fecal coliform water quality standards under the Clean Water Act. The WA Department of Ecology has developed a Water Quality Implementation Plan for addressing these standards. Many of these acquisitions will address the Total Maximum Daily Loads (TMDL’s) recommendations for these water quality standards in the subject report.
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>Reach Area as shown on site maps</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>Cottage Lake Creek</td>
<td>*</td>
<td>RA-5</td>
<td>*</td>
<td>*</td>
<td>*</td>
<td>Fee, easement</td>
</tr>
<tr>
<td>Upper Bear Creek</td>
<td>*</td>
<td>RA-5</td>
<td>*</td>
<td>*</td>
<td>*</td>
<td>Fee, easement</td>
</tr>
<tr>
<td>Middle Bear Creek</td>
<td>*</td>
<td>RA-5</td>
<td>*</td>
<td>*</td>
<td>*</td>
<td>Fee, easement</td>
</tr>
</tbody>
</table>

* Data to be provided by the end of March. Please refer to the attached vicinity and site maps.

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

Please refer to the vicinity and site maps.

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

Estimate from assessor’s values

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

There are several parcels currently enrolled in the Current Use Taxation program in this application. Out of those enrolled in current use, most are enrolled in PBRS, although a few are in Forest current use. In locations where the County wants to conduct significant restoration (such as adding large wood, creating side channel development) and the main structure is too close to a stream, King County may want to purchase the property, in fee, in order to control restoration efforts for maximum ecological lift. In areas where only invasive control and riparian plantings are needed, the County may attempt a Conservation Easement to permanently protect the restoration effort. In areas where the property is already in good ecological condition and there is an effective riparian buffer between the creek/wetland and structure(s), the property may be left in this voluntary conservation program. An analysis will be conducted at the time of potential acquisition, to determine whether the purchase would be fee, a Conservation Easement or left in the Current Use Taxation program.

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?

The property will be available for public use. The property is being acquired for passive recreation, habitat restoration, and fish and wildlife habitat.

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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).
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?

These properties will be maintained and stewarded by King County Parks (as Natural Areas). King County Parks has stewards that maintain the other sections of public property along Bear and Cottage Lake Creeks, and they will care for these properties.

King County’s plan for providing site stewardship will be based on standards and protocols commonly accepted and followed by resource planners and land managers charged with managing natural areas whose primary purpose and use is fish and wildlife habitat preservation. Basic site information will be gathered and incorporated into site management activities for both short and longer-term stewardship of the site. Depending on actual needs, funding for stewardship, maintenance or restoration will come from different sources, such as surface water stewardship funds, grants, or Park Levy funds, but not from county general fund sources.

Many of the properties lend itself to volunteer stewardship opportunities or community participation.

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

Controlling invasive species, homeless issues, and trash are anticipated to be the biggest challenges in managing the properties.

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

Approximately half to 2/3 of the properties purchased will contain structures. These structures will be demolished to restore the site because the structures are located too close to the creek to effectively restore it.

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>CFT Funding Request</th>
<th>REQUESTED AMOUNT</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>$1,440,000</td>
</tr>
<tr>
<td>KC Parks Levy (PL) Request (for county projects only)</td>
<td>$1,000,000</td>
</tr>
<tr>
<td>Total Funding Request</td>
<td>$2,440,000</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>$2,380,000</td>
</tr>
<tr>
<td>Title and appraisal work</td>
<td>$20,000</td>
</tr>
<tr>
<td>Closing, fees, taxes</td>
<td>$10,000</td>
</tr>
<tr>
<td>Relocation costs</td>
<td>$</td>
</tr>
<tr>
<td>Hazardous waste reports</td>
<td>$5,000</td>
</tr>
<tr>
<td>Directly related staff, administration and legal costs</td>
<td>$25,000</td>
</tr>
<tr>
<td>Only if applicable: Value of land used as match⁵</td>
<td>$440,000</td>
</tr>
<tr>
<td><strong>Total Estimated Project Costs</strong></td>
<td><strong>$2,440,000</strong></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>$1,440,000</td>
</tr>
<tr>
<td>Past CFT Funding Available</td>
<td></td>
<td>0</td>
</tr>
<tr>
<td>(i.e., funds remaining from past awards, to be spent on current target parcels)</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>SRFB, Parks Levy funding</td>
<td>March 6, 2017</td>
<td>$440,000</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>
<tbody>
<tr>
<td>Parks Levy</td>
<td>Fall 2019</td>
<td>$1,000,000</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.
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.)
The conservation vision represented on this map may be achieved in multiple ways, through stewardship, current use taxation program enrollment, easement, partial fee, or fee acquisition.
2019 Bear Creek Land Conservation Initiative Grant Application

The conservation vision represented on this map may be achieved in multiple ways, through stewardship, current use taxation program enrollment, easement, partial fee, or fee acquisition.
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