Project Name: Cedar River Land Conservation

Applicant Jurisdiction: King County

If applicable, Open Space System Name: Cedar River Conservation Initiative Properties
(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: 50
(Identify the acreage targeted under this year’s funding request)

CFT Funding Request: $ 4,000,000
(Dollar amount of CFT award requested)

Total Project Acreage: 800+
(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: 9

CONTACT INFORMATION
Contact Name: Tom Beavers
Phone: 206 477 4743

Title: Senior Watershed Steward
Email: tom.beavers@kingcounty.gov

Address: 201 S. Jackson St., Suite 600, Seattle, WA 988103
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.

This proposal seeks to acquire Conservation Initiative properties along the Cedar River for fish and wildlife protection and restoration and for passive recreation. The funding request will purchase up to ten 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 channel migration area or the floodplain of the Cedar River or along important tributaries. Many are located behind levees and revetments. When all the properties behind a levee/revetment are purchased, WLRD can remove or setback the levee for fish and wildlife restoration purposes. All the properties will be open to public access for passive recreation activities.

King County staff have been talking with property owners that are interested in negotiating with the County on a sale of their property. Assessed value of this property totals $ 4.2 million. Based on past experience, an additional one to two million dollars of property are expected to become available before the next round of CFT/Parks levy applications.

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 – High for future restoration potential -

The Cedar River Legacy Program is focusing on 83 species, including the bald eagle; osprey; spawning, rearing, overwintering, and migration for bull trout, Chinook/coho/sockeye salmon, steelhead trout, cutthroat trout, and kokanee. Fender’s Soliperlan Stonefly has also been reported in the River. Deer, elk, river otter, beaver also utilize this habitat along the river. While existing habitat on the target acquisition properties is low quality, these properties are being purchased for their restoration potential. The restoration will contribute high quality wildlife habitat, in the future, especially with its proximity to other natural lands in the immediately area.

### Salmon habitat and aquatic resources - High:

This portion of the Cedar River is a fishery resource of regional significance. In spite of habitat alterations due to development, such as channel confining structures and homes along much of its length, the river produces large numbers of salmon annually. The Cedar River's largest fish population is sockeye salmon, but the river is also home to Chinook and Coho salmon, and resident and sea-run cutthroat and steelhead trout. The success of salmonids in the Cedar River is likely due to the many positive elements of the riverine ecosystem including generally excellent water quality, a cobble/gravel riverbed that is relatively free of embedded fine sediment and abundant native riparian vegetation along many segments of the river.

Acquisition of these parcels, and the removal of structures and impervious surfaces, provides an excellent potential for increasing the quality and quantity of in-stream and riparian habitats beyond those that are already present, especially when the existing levees/revetments are removed or set back. Further, Chinook, Coho and Steelhead are presently depleted from their historic levels in the Cedar River mainly due to bank armoring and disconnection of off-channel habitats. These acquisitions make possible a rare opportunity to remove or setback the levees, which would allow the river greater freedom to interact with its historic floodplain in this area. This project will foster restoration of habitat, protection of open space lands, and achievement of recovery goals for ESA-listed Chinook salmon within this highly significant reach of the Cedar River.

These acquisitions are listed in the WRIA 8 Salmon Conservation Plan, and they are on the Plan’s three year list. These properties are located within the channel migration area or floodplain of the Cedar River.

### Scenic resources – High:-

These acquisitions provides an opportunity to improve the view of the Cedar River along the Cedar River Trail and along State Highway 169. Acquisition of these properties will provide needed parking along the Cedar River Trail, and it will provide additional access to the River, adjacent to significant King County Park Natural Areas.

### Park/open space or natural corridor addition – High -

This project will add to greenway space adjacent to the regionally significant Cedar River Trail, and existing Natural Areas. Large numbers of recreationists currently enjoy the existing trail and greenway areas adjacent to the project areas. Further, thousands of local people float this stretch of the River throughout the year.

### Passive recreation opportunity/unmet needs – High -

This acquisition project will provide citizens with additional opportunities to access the Cedar River shoreline 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 access afforded by the Cedar river Trail and the proximity to major urban areas creates opportunities for educational and interpretive features. The King County Parks Volunteer Coordinator recruits thousands of County citizens to participate in volunteer planting events along this stretch of River each year. The Cedar River Naturalists, who are trained to provide field-based public education and environmental stewardship messaging, have interacted with almost 50,000 members of the public since they began their work in 1998. Because of rapport developed over the years with private landowners, the groundwork has been laid for five large-scale, floodplain restoration projects.

Threat of loss of open space resources: During the 2017 summer, King County WLRD missed out on 7 key properties along the Cedar River, identified in the Conservation Initiative, because funds were not available when the properties became available. WLRD staff had been trying to acquire these parcels for 15 years. The property owners had been unwilling to sell. When they passed away, heirs contacted King County about a potential sale, but funds were not available. The properties sold to private owners. In today’s hot real estate market, funds need to be in hand to purchase properties. The owners of the properties had lived along the Cedar River for over 30 years. This length of ownership is common along the Cedar River. When WLRD misses out on an acquisition opportunity, it could be another 20 years before the property becomes available again. 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.

Ownership complexity/willing seller/ownership interest proposed. King County intends to purchase these properties as voluntary acquisitions. History has shown that there are willing sellers within a two year window of the application date.

Partnerships: These acquisitions are a top priority for implementing the WRIA 8 Salmon Conservation Plan and the King County Flood Hazard Reduction Plan. Additional partners include King County Parks and the Cedar River Council. Other partnerships include the City of Seattle, Salmon Recovery Funding Board, other Recreation and Conservation Office (RCO) grants, the King Conservation District, Cedar River Council, Cascade Land Conservancy (Forterra), and the Cedar River Naturalists.

Property identified in an adopted plan: These acquisitions are identified as part of the Cedar River Legacy Program, for protection and restoration in the WRIA 8 Salmon Conservation Plan, and many are also listed in the King County Flood Hazard Reduction Plan. According to the WRIA 8 Plan, these acquisitions and the follow up restoration, involving levee/revetment removal/setback, have a very high benefit to salmon. Given it position in the watershed and its juxtaposition to existing Natural Areas and other Open Space, these acquisitions are the highest priority acquisitions in the WRIA 8 Plan. Further, these acquisitions have been a priority for the King County Rivers Management Unit for several decades, and these properties have significant risk to channel migration.
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>
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<tr>
<td>Elliott</td>
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<td>$3,147,000</td>
<td>$ 6,000,000</td>
<td>fee</td>
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<td>Riverbend</td>
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<td>RA-5</td>
<td>$3,903,000</td>
<td>$9,890,000</td>
<td>$14,000,000</td>
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<tr>
<td>WPA Levee</td>
<td>3.4</td>
<td>RA-5</td>
<td>$230,000</td>
<td>$ 785,000</td>
<td>$ 1,200,000</td>
<td>fee</td>
</tr>
<tr>
<td>Lions Reach</td>
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<td>RA-5, RA-10</td>
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<td>$ 1,651,000</td>
<td>$4,619,000</td>
<td>fee</td>
</tr>
<tr>
<td>Mouth Taylor/Byers</td>
<td>90</td>
<td>RA-5, RA-10</td>
<td>$4,900,000</td>
<td>$ 5,200,000</td>
<td>$10,100,000</td>
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<td>RA-5</td>
<td>$4,000,000</td>
<td>$ 5,100,000</td>
<td>$  9,100,000</td>
<td>Fee, easement</td>
</tr>
<tr>
<td>Dorre Don</td>
<td>127</td>
<td>RA-5</td>
<td>$4,434,000</td>
<td>$ 7,272,000</td>
<td>$11,700,000</td>
<td>Fee, easement</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): Please refer to the vicinity and site maps.

0922069049 0922069128 1461400020 2323059082 2752200040 2923069079 5111400175
0922069052 1461400005 1923069009 2323059136 2752200045 2923069080 5111400176
0922069060 1461400020 1923069010 2423059030 2752200050 2923069081 5111400177
0922069074 1461400024 1923069034 2423059041 2752200060 3223069025 5112400101
0922069075 1461400025 1923069041 2423059042 2752200061 3323069013 5112400109
0922069081 1461400045 1923069045 2423059043 2752200062 3323069068 5112400111
0922069082 1461400065 1923069046 2423059044 2752200063 3323069084 5112400112
0922069086 1461400080 1923069053 2423059045 2752200066 3570200005 5112400117
0922069091 1461400100 1923069080 2423059046 2752200081 3570200010 7806450170
0922069092 1461400105 2023069010 2423059047 2752200091 3570200055 1422069012
0922069097 1461400110 2023069023 2423059050 2923069003 4459000010 1422069089
0922069109 1461400111 2023069042 2423059053 2923069066 4459000020 1422069090
0922069112 1461400120 2023069065 2423059069 2923069009 5108400100 1422069091
0922069113 1461400130 2323059004 2423059071 2923069019 5111400165 1422069092
0922069114 1461400140 2323059017 2423059072 2923069049 5111400166 1471570500
0922069115 1461400145 2323059049 2423059073 2923069051 5111400167 1522069020
0922069116 1461400150 2323059050 2423059090 2923069052 5111400168 1522069022
0922069117 1461400155 2323059065 2423059091 2923069053 5111400170 1522069059
0922069119 1461400160 2323059067 2423059094 2923069076 5111400171 1522069062
0922069120 1461400180 2323059072 2752200030 2923069077 5111400172 1522069064
0922069122 1461400190 2323059080 2752200035 2923069078 5111400173 1522069081
1522069085 2085200714 6399600060 6399600260
1522069089 2085200715 6399600070 6399600270

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.
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)?

A few of the parcels targeted as acquisition targets are enrolled in the Current Use Taxation program. Perhaps 5% of the parcels are enrolled.

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.

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) or by the King County Rivers Program. King County Parks and WLRD’s River Section has stewards that maintain the other sections of public property along the Cedar, 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.

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4 Visit www.kingcounty.gov/incentives, and use the “Interactive Map” to check enrollment for your target parcel(s).
Approximately half to 2/3 of the properties purchased will contain structures. These structures will be demolished to restore the site. Many of these structures are located within the floodway, floodplain, or channel migration of the river.

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>$ 4,000,000</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>$ 5,000,000</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>$ 4,750,000</td>
</tr>
<tr>
<td>Title and appraisal work</td>
<td>$ 90,000</td>
</tr>
<tr>
<td>Closing, fees, taxes</td>
<td>$ 30,000</td>
</tr>
<tr>
<td>Relocation costs</td>
<td>$ 30,000</td>
</tr>
<tr>
<td>Hazardous waste reports</td>
<td>$ 25,000</td>
</tr>
<tr>
<td>Directly related staff, administration and legal costs</td>
<td>$ 75,000</td>
</tr>
<tr>
<td>Only if applicable: Value of land used as match</td>
<td>$ 3,000,000</td>
</tr>
<tr>
<td>Total Estimated Project Costs</td>
<td>$ 5,000,000</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>$4,000,000</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>0</td>
</tr>
</tbody>
</table>

MATCH FUNDING SECURED Sources/Status: | Date Funding Secured | Dollar Amount |
Cedar River Corridor FbD grant – active | March 6, 2017 | $3,000,000 |

MATCH FUNDING STILL SOUGHT Sources/ Plan to obtain match?: | Date Funding Anticipated | Dollar Amount |
Parks Levy | Fall 2019 | $1,000,000 |

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.)
Acquisition Parcels in the Cedar River Basin

<table>
<thead>
<tr>
<th>Reach Area as Shown on site maps</th>
<th>Parcel Number</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>Elliott</td>
<td>2323059037</td>
<td>2.6</td>
<td>Urban reserve</td>
<td>214,000</td>
<td>438,000</td>
<td>800,000</td>
<td>fee</td>
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<tr>
<td></td>
<td>2323059106</td>
<td>0.7</td>
<td>Urban reserve</td>
<td>167,000</td>
<td>443,000</td>
<td>760,000</td>
<td>fee</td>
</tr>
<tr>
<td></td>
<td>2323059092</td>
<td>1.0</td>
<td>Urban reserve</td>
<td>167,000</td>
<td>212,000</td>
<td>475,000</td>
<td>fee</td>
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<td>Riverbend</td>
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<td>1.2</td>
<td>RA 5</td>
<td>146,000</td>
<td>721,000</td>
<td>990,000</td>
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</tr>
<tr>
<td></td>
<td>2423059056</td>
<td>0.6</td>
<td>RA 5</td>
<td>108,000</td>
<td>304,000</td>
<td>480,000</td>
<td>fee</td>
</tr>
<tr>
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<td>3.4</td>
<td>RA 10</td>
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<td>785,000</td>
<td>1,140,000</td>
<td>fee</td>
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<td>200,000</td>
<td>fee</td>
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<td>3223069133</td>
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<td>RA 5</td>
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<td>0</td>
<td>90,000</td>
<td>fee</td>
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<td></td>
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<td>0.3</td>
<td>RA 5</td>
<td>118,000</td>
<td>120,000</td>
<td>300,000</td>
<td>fee</td>
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<tr>
<td></td>
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<td>122,000</td>
<td>24,000</td>
<td>200,000</td>
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<tr>
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<td>RA 10</td>
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<td>1,000</td>
<td>95,000</td>
<td>fee</td>
</tr>
</tbody>
</table>

**TOTAL:** 8,160,000

---

1 Please explain what the zoning designation means if you don’t think it would be evident to the committee.

2 Parcels enrolled in Current Use Taxation for “Forestry” may not have a valid “appraised land value” or acreage.
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.
The use of the information in this map is subject to the terms and conditions found at kingcounty.gov/services/gis/Maps/terms-of-use.aspx. Your access and use is conditioned on your acceptance of these terms and conditions.
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.
Cedar River Parks Levy & CFT Grant Application: Taylor Creek Site Map

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.

File: \dnrp1\projects\wlrd\18008\190405_9433w_cft_taylor_site.ai

Department of Natural Resources and Parks
Water and Land Resources Division

Target Parcels
Owner Interest
Future Target Parcels
King County Parks
Other Public Land
Regional Trails
Cedar River Levees

Channel Migration Zone
Severe
Moderate

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Cedar River Parks Levy & CFT Grant Application: Dorre Don Site Map

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.

Target Parcels
Future Target Parcels
King County Parks
Other Public Land
Regional Trails
Cedar River
Levees

City Boundary
100-Year Floodplain

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Department of Natural Resources and Parks
Water and Land Resources Division