

**CONSERVATION FUTURES TAX LEVY (CFT)
APPLICATION FOR 2020 FUNDS**

Project Name: Cedar River Mitigation Reserves Program Project	
Applicant Jurisdiction: King County- Mitigation Reserves Program	
If applicable, Open Space System Name: <i>(Only if applicable, the name of a larger connected system, such as Cedar River Greenway, Mountains to Sound, a Regional Trail, etc.)</i>	
Proposed Project Acreage: 12.00 <i>(Identify the acreage targeted under this year's funding request)</i>	CFT Funding Request: \$400,000 <i>(Dollar amount of CFT award requested)</i>
Total Project Acreage: 12.00 <i>(Estimate total acreage at project completion for multi-year projects)</i>	KC PL Funding Request: \$0 <i>(King County Projects Only: Dollar amount of KC Parks Levy requested)</i>
Type of Acquisition(s): <input checked="" type="checkbox"/> Fee Title <input type="checkbox"/> Conservation Easement <input type="checkbox"/> Other:	
King County Council District in which project is located ¹ : 9	

CONTACT INFORMATION

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Address: 201 S. Jackson Street, 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.

The proposed Cedar River Mitigation Reserves Program Project will partner with the King County Mitigation Reserves Program to restore wetland and stream functions and processes through restoration and reconnection of the historic floodplain wetlands to the Cedar River. This project will offset permitted impacts to wetlands caused by development projects in the Cedar River/Lake Washington Watershed through King County's state and federally authorized in-lieu fee mitigation program, the Mitigation Reserves Program. King County's Mitigation Reserves Program allows developers to pay a fee to King County in-lieu of completing mitigation projects themselves. The King County Mitigation Reserves Program uses fees paid by developers to implement projects that restore wetlands, streams and aquatic areas.

After acquisition, the Mitigation Reserves Program has funding available to design and implement a project that restores wetlands and aquatic areas on the property. This property offers opportunities to re-establish much needed habitat for fish and wildlife. The project is likely to include removal of fill to re-establish wetlands in the floodplain, backwater channels, stream meandering, native plantings and noxious weed removal.

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.

- | | |
|---|--|
| <input checked="" type="checkbox"/> A. Wildlife habitat or rare plant reserve | <input type="checkbox"/> F. Urban passive-use natural area/greenbelt |
| <input checked="" type="checkbox"/> B. Salmon habitat and aquatic resources | <input checked="" type="checkbox"/> G. Park/open space or natural corridor addition |
| <input checked="" type="checkbox"/> C. Scenic resources | <input type="checkbox"/> H. Passive recreation opportunity/unmet needs |
| <input type="checkbox"/> D. Community separator | <input type="checkbox"/> I. Equity/opportunity area projects that seek to redress historic disparities in access to open space |
| <input type="checkbox"/> E. Historic/cultural resources | |

A. Wildlife habitat or rare plant reserve: In addition to salmonid habitat, the property provides habitat for multiple wildlife species, including black bear, bobcat, cougar, elk and red fox.

B. Salmon habitat and aquatic resources: The Cedar River flows adjacent to this property. This section of the Cedar River contains threatened Chinook, and it contains coho and sockeye salmon. This project would restore wetlands, aquatic habitat, native vegetation, and contribute to the goals of the WRIA Chinook Salmon Conservation Plan. The project would connect and restore floodplain wetlands, protect and restore riparian vegetation, add channel complexity and reintroduce shallow water rearing and refuge habitat for salmonids.

C. Scenic Resources: This property provides and protects views of the Cedar River and the adjacent floodplain where wetlands will be restored. The property can be seen from SR169, which crosses the Cedar River immediately downstream.

G. Park/open space or natural corridor addition: The property would become part of King County’s open space. Trails and structured recreation are not planned, however, the property is located adjacent to the Cedar River Trail and Fred V. Habenicht Rotary Park. The public will be able to bird and wildlife watch, enjoy views of natural wetlands and backwater channels and possibly see salmon from the adjacent trail and park. This property will add to the scenic beauty in and around the Maple Valley area of unincorporated King County.

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

B. Threat of Loss of Open Space Resources: The property is currently vacant and the landowner is trying to sell the property. Delaying acquisition of this land could result in a missed opportunity for conservation.

C. Feasibility: The property owner is working with a real estate agent, but has not yet listed the property due to water damage caused by a roof leak. The owner is interested in selling the property. King County has initiated the appraisal process.

D. Partnerships: King County may partner with Western Rivers Conservancy to aid in landowner outreach and negotiations. The project will partner with the King County Mitigation Reserves Program, which has committed to fund partial acquisition costs as well as the costs of implementing a project on the site. King County's Mitigation Reserves Program works under the guidance of an interagency review team that includes representatives from multiple agencies including the U.S. Army Corps of Engineers, Washington State Department of Ecology, Environmental Protection Agency, Muckleshoot Indian Tribe Fisheries Division and many others. This group works together to approve and select sites and to review project designs. The interagency review team works together with the King County Mitigation Reserves Program to ensure impacts associated with development are offset through implementation of a restoration project on a selected site.

E. Is the property identified in an adopted park, open space, comprehensive, or community plan?: The WRIA 8 Chinook Salmon Conservation Plan identifies the areas around the Cedar River as the highest priority tier 1 habitats. Specifically, several projects are identified in the Dorre Don reach of the Cedar River, which includes this property. Although a project is not specifically identified on this property, the proposed project has the potential to contribute to the habitat goals for the Cedar 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.

Parcel Number (do not use hyphen, e.g., 1234567890)	Acreage	Zoning ²	Assessor’s “Appraised Land Value” ³	Assessor’s “Appraised Improvements Value”	Estimated Cost to Purchase Desired Property Interest	Property Interest Sought (fee, easement, or TBD)
0922069030	12.00	RA-5	\$915,000	\$534,000	\$800,000	Fee

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

N/A

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

The cost to purchase the parcel was estimated using a preliminary appraisal that took into account the poor condition of the home. A formal appraisal will be completed prior to acquisition. Related costs associated with the acquisition were also included in the estimate.

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

No, the parcel is not enrolled 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 restored through the King County Mitigation Reserves Program and maintained in public ownership.

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’s Water and Land Resources Division will manage the maintenance of the project area for at least 10 years as required by regulatory agencies and mitigation requirements associated with the project. This work will be funded by the King County Mitigation Reserves Program. Following the 10 year performance period of the project, on-going maintenance of the property will transfer to King County Parks. A final long term management and maintenance plan will be developed in coordination with regulators and Parks staff as a requirement of the final year of the performance period.

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

In the near-term, the home will need to be demolished to avoid unauthorized occupation. In the long-term, the property will be maintained and managed by the Mitigation Reserves Program for a minimum of 10 years and

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).

funding is available for this. After 10 years, the property is proposed to be maintained by King County Parks. At that point, the property will be fully restored, so the only expected challenges include weed management.

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

The home on the property would be demolished following acquisition. The Mitigation Reserves Program will fund demolition of the structures. The existing home is in poor condition and is located entirely within the FEMA floodway and FEMA 100-year floodplain. It is necessary to remove the home to fully restore the site.

- 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

	REQUESTED AMOUNT
CFT Funding Request	\$400,000
KC Parks Levy (PL) Request <i>(for county projects only)</i>	\$0
Total Funding Request	\$400,000

TOTAL CFT PROJECT COSTS

PROJECT COSTS	ESTIMATED DOLLAR AMOUNT OR RANGE
Total property interest value	\$360,000
Title and appraisal work	\$15,000
Closing, fees, taxes	\$5,000
Relocation costs	NA
Hazardous waste reports	\$2,000
Directly related staff, administration and legal costs	\$18,000
<i>Only if applicable: Value of land used as match⁵</i>	
Total Estimated Project Costs	\$400,000

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.

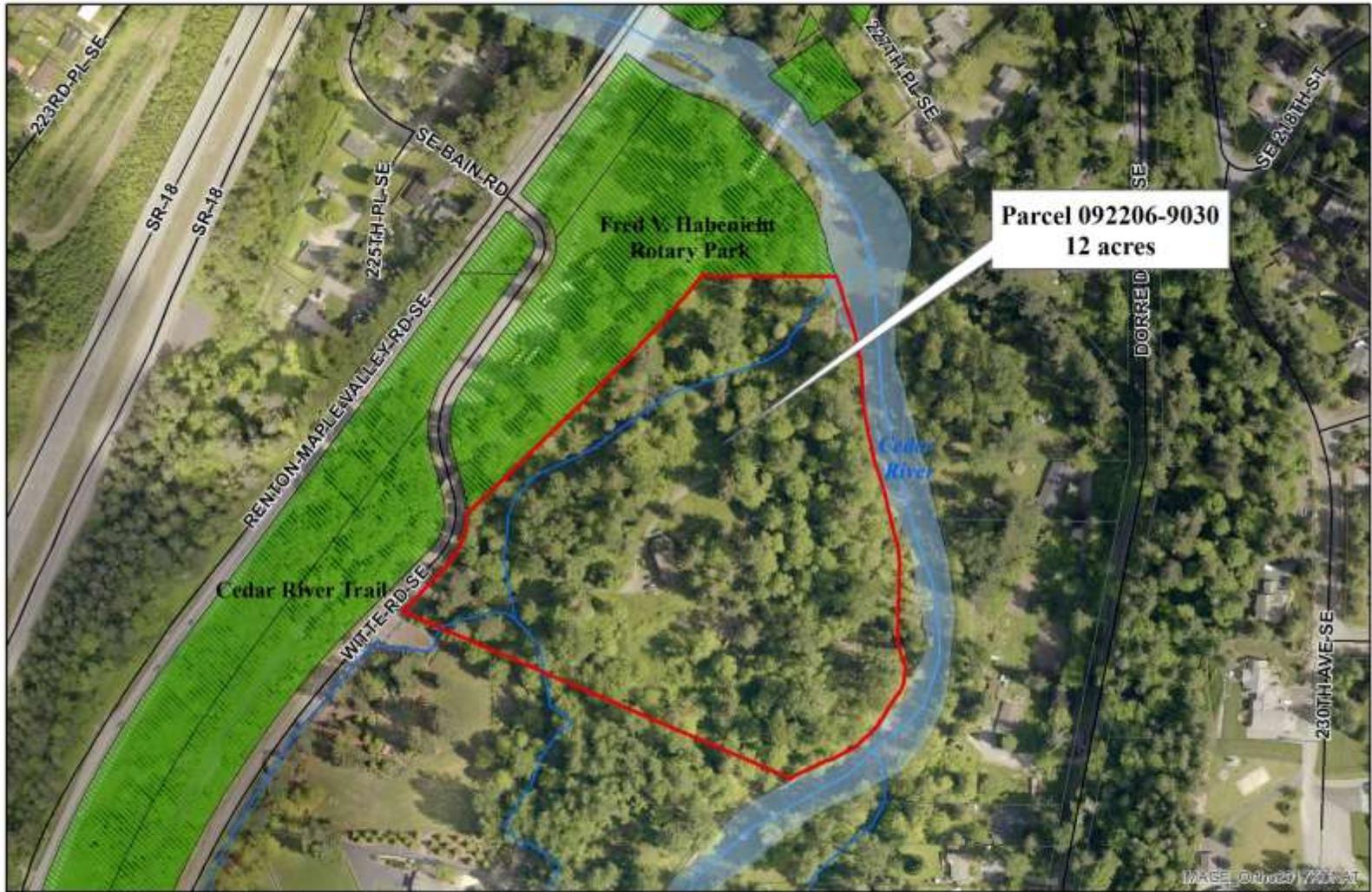
CFT FUNDING	Date Funding Secured	Dollar Amount
CFT Funding Request	N/A	\$400,000
Past CFT Funding Available <i>(i.e., funds remaining from past awards, to be spent on current target parcels)</i>	N/A	N/A
MATCH FUNDING SECURED	Date Funding Secured	Dollar Amount
Sources/Status:		
Mitigation Reserves Program	2018	\$400,000
MATCH FUNDING STILL SOUGHT	Date Funding Anticipated	Dollar Amount
Sources/ Plan to obtain match?:		

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 surplusd. Note that acquisition of conservation easements, TDR easements, farm covenants where underlying fee remains in private ownership is generally acceptable.)



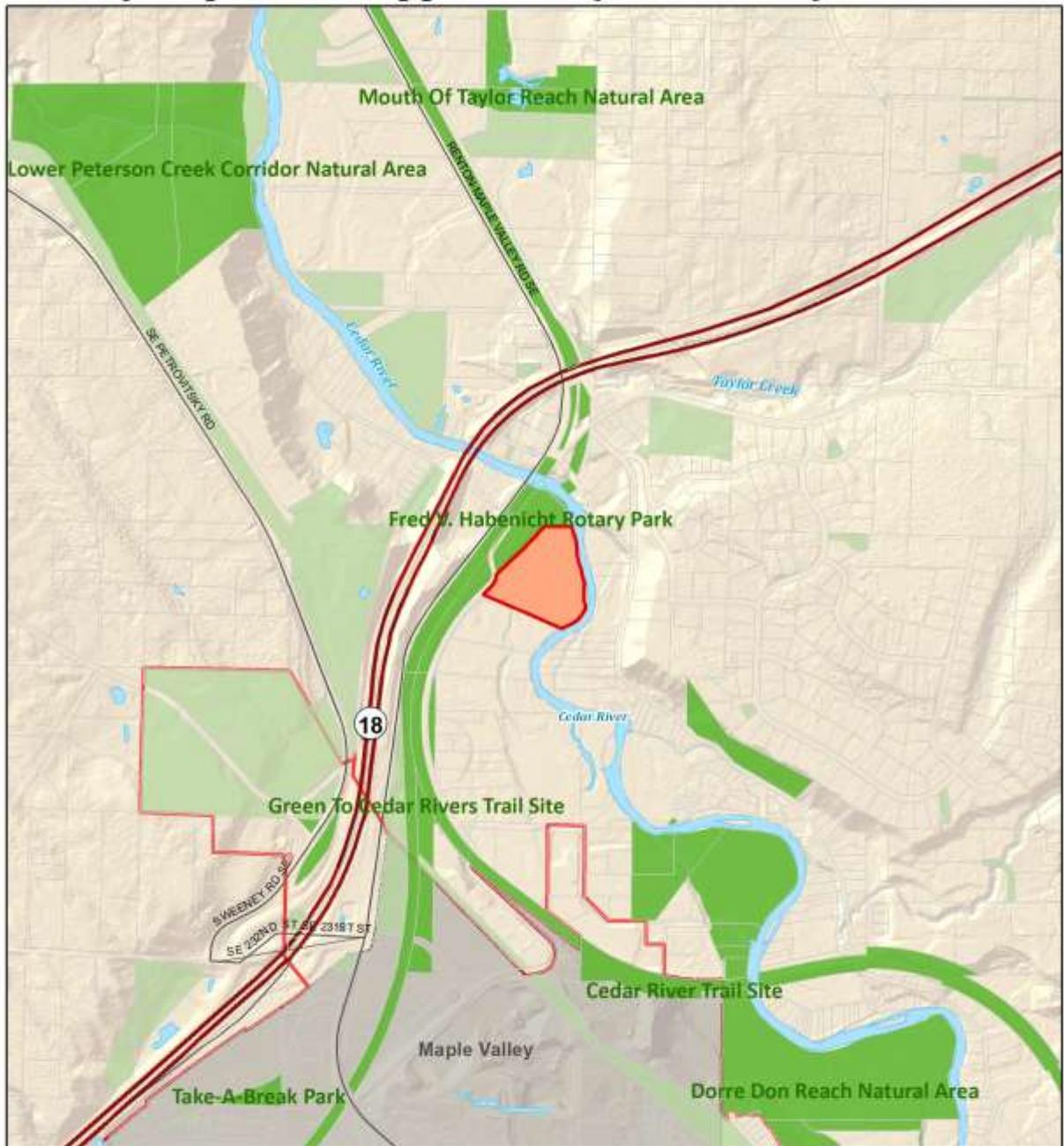
**Cedar River Mitigation Reserves Program
Aerial Map for CFT Application (March 2019)**

-  2019 CFT Target
-  Streams and Rivers
-  King County Land
-  Streets
-  Publicly Owned Lands
-  Parcels in KC



2017 Aerial

Cedar River Mitigation Reserves Program Vicinity Map for CFT Application (March 2019)



- 2019 CFT Target
- Public Parcels in King County
- Parks in King County
- Conservation Easements
- Urban Growth Area Boundary
- Incorporated Cities

