CONSERVATION FUTURES TAX LEVY (CFT)
APPLICATION FOR 2020 FUNDS

Project Name: Cougar Mountain 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: 28
(Identify the acreage targeted under this year’s funding request)
CFT Funding Request: $300,000
(Dollar amount of CFT award requested)

Total Project Acreage: 28
(Estimate total acreage at project completion for multi-year projects)
KC PL Funding Request: $0
(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\(^1\): 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.

This project is to conduct feasibility assessment on target properties including appraisal and title work as well as landowner negotiations, and secure funding for acquisition of 1-2 parcels in the scope. There have been a few recent high profile acquisitions in the immediate vicinity, which may prompt other landowners in the vicinity to contact King County for acquisitions. If appraisals and negotiations result in an agreed purchase and sale agreement, some of the funding could be used for acquisition of target parcels. There are two potential donations of land shown on the map. Feasibility funding secured through this grant could be used for appraisal and title work on those parcels as well.

\(^1\) 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
data historic disparities in access to open space
☐ E. Historic/cultural resources

Habitat benefit: Cougar Mountain Regional Wildland Park contains more than 3,000 acres of open space lands/wildlife habitat resources in a connected landscape of public open space including the City of Issaquah’s Talus Natural Area. The vegetative community located in the park is mixed coniferous - deciduous second-growth forest. Stands of older second-growth trees are found on the slopes of the mountain, which includes the project area. This mature second growth forest provides habitat that is increasingly rare in the suburban fringe located outside of the park boundaries. The park and vegetation type is home to a variety of species ranging from the occasional cougar, black bear, bobcat, deer, raccoon, pileated woodpecker and other smaller wildlife species.

The proposed acquisitions would increase habitat values of the park

Scenic resources: The target properties are forested uplands with views of Lake Sammamish and Bellevue. The Cougar Mountain Regional Wildland Park Master Plan encourages the preservation of open space lands to protect scenic and visual resources. The park provides an important open space area that preserves the natural character of a regional, King County, and City scenic resource. The Master Plan further states “View corridors should be preserved through acquisition, dedications, and/or view shed easements to maintain the integrity of the park.”

Park/open space or natural corridor addition: The target properties are adjacent to the Cougar Mountain Regional Wildland Park. Additional “in scope properties” are located near recently acquired high priority conservation lands.

Passive recreation opportunity/unmet need: The target properties are adjacent to Cougar Mountain Regional Wildland Park and provide public access opportunities including hiking and other passive recreation.
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

Threat of Loss of Open Space Resources: If these properties are developed for residential homes, the opportunity to add them to Cougar Mountain Regional Wildland Park is likely lost forever. Additionally with development of these parcels, scenic and visual resources would be adversely affected.

Ownership Complexity/Willing Seller(s)/Ownership Interest Proposed: Two of the priority target parcels (302469028 and 3024069017) have a willing seller. They recently contacted King County to inquire about acquisition. The feasibility funding proposed with this application will assist with valuation of the property and landowner negotiations. Two additional landowners have contacted King County with the intent to donate their land to King County Parks. 2924069010 is also a willing seller with whom the County is working with Issaquah and the Trust for Public Land to acquire.

Partnerships – Public or Private Partnerships: King County partners with many agencies in this vicinity. The most prominent groups include the Issaquah Alps Trails Club, the Mountains to Sound Greenway Trust, and Washington Trails Association. These partnerships have provided the support necessary for critical property acquisitions that have improved wildlife habitat values (terrestrial and aquatic); increased open space recreational opportunities; protection of scenic and visual corridors; and, increased historic/cultural interpretive opportunities along the I-90 corridor. This project proposal is a continuation of efforts by the public agencies and private partnerships.

Is the Property Identified in an Adopted Park, Open Space, Comprehensive, or Community Plan? These potential acquisitions are identified in the Cougar Mountain Regional Wildland Park Master Site Plan (adopted by the King County Council in September 1994). The City of Issaquah 2004 Comprehensive Plan – Parks Element/Parks, Recreation, Trails and Open Space Plan identifies the need to protect and preserve natural and scenic resources through property acquisition or implementation of other protective measures.
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>
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<tr>
<td>3024069027</td>
<td>7.73</td>
<td>R</td>
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<td>3024069028</td>
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<td>N/A</td>
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<td>Fee</td>
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<td>$311,000</td>
<td>$0</td>
<td>Donation – no cost</td>
<td>Fee</td>
</tr>
</tbody>
</table>

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

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

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

3024069001, 3024069019, 3024069020, 3024069022, 3024069029, 1924069152, 1924069153, 1924069051, 1924069062, 1924069060, 1924069012, 1924069053, 1924069151, 0623069056, 0623069008, 0623069089.

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

Estimate from assessor’s values, except for appraisal on Bergsma parcel.

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

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?

Passive recreation. Yes, the land will 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.

Please visit www.kingcounty.gov/incentives, and use the “Interactive Map” to check enrollment for your target parcel(s).

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).
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.

King County will offer invasive weed control services on properties to be purchased through the Conservation Futures program. The goal is to reduce the initial cost of maintenance and improve the conservation value of the property. Long-term stewardship plans will be developed with the property owner after the initial control work is completed.

C. What are the biggest challenges you anticipate in managing this site?
   None.

D. Will you be purchasing and demolishing any structures on the target parcel(s)? Explain why this is necessary.
   No. Just requesting feasibility funding at this time.

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></th>
<th>REQUESTED AMOUNT</th>
</tr>
</thead>
<tbody>
<tr>
<td>CFT Funding Request</td>
<td>$300,000</td>
</tr>
<tr>
<td>KC Parks Levy (PL) Request (for county projects only)</td>
<td>$0</td>
</tr>
<tr>
<td>Total Funding Request</td>
<td>$300,000</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>$150,000</td>
</tr>
<tr>
<td>Title and appraisal work</td>
<td>$100,000</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>Only if applicable: Value of land used as match⁵</td>
<td></td>
</tr>
<tr>
<td>Total Estimated Project Costs</td>
<td>$300,000</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>$300,000</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>
<tr>
<td>MATCH FUNDING SECURED Sources/Status:</td>
<td>Date Funding Secured</td>
<td>Dollar Amount</td>
</tr>
<tr>
<td>Past Parks Levy funding spent on DeLeo Farm and Bergsma acquisitions</td>
<td>December, 2018</td>
<td>$300,000</td>
</tr>
<tr>
<td>MATCH FUNDING STILL SOUGHT Sources/ Plan to obtain match?:</td>
<td>Date Funding Anticipated</td>
<td>Dollar Amount</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.
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.)