

Project Name: Crow Marsh Natural Area Additions	
Applicant Jurisdiction: King County	
If applicable, Open Space System Name: King County Parks <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: 70 <i>(Identify the acreage targeted under this year's funding request)</i>	CFT Funding Request: \$210,000 <i>(Dollar amount of CFT award requested)</i>
Total Project Acreage: 345 <i>(Estimate total acreage at project completion for multi-year projects)</i>	KC PL Funding Request: \$210,000 <i>(King County Projects Only: Dollar amount of KC Parks Levy requested)</i>
Type of Acquisition(s): <input checked="" type="checkbox"/> Fee Title <input checked="" type="checkbox"/> Conservation Easement <input type="checkbox"/> Other:	
King County Council District in which project is located ¹ : 9	

CONTACT INFORMATION

Contact Name: <u>Kelly Heintz</u>	Phone (206) 477-6478
Title: <u>Program/Project Manager</u>	Email: <u>kelly.heintz@kingcounty.gov</u>
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 acquire in fee 70 acres of undeveloped forested land north of the SE Green River Gorge Road adjacent to Crow Marsh Natural Area and acquire a conservation easement on 275 acres of undeveloped forested land south of the SE Green River Gorge Road. All land acquired would be added to the Crow Marsh Natural Area.

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 type="checkbox"/> C. Scenic resources | <input checked="" 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 | |

Crow Marsh Natural Area and the lands to the east proposed for acquisition are located within the Rock Creek Valley, a 32-square mile area including Rock Creek. Crow Marsh Natural Area, Lake Twelve (~43 acres) and its tributaries form the headwaters for Rock Creek. Rock Creek is a salmon-bearing stream and is the largest source of municipal water for Kent. Crow Marsh Natural Area supports a sphagnum bog, cedar-hemlock forest and open water habitat.

The Rock Creek Valley is an ~30 square mile area southeast of the City of Maple Valley lying between the Cedar River to the north and the Green River to the south. About half of the area drains into the Cedar River via Rock Creek which has been acknowledged as the highest quality remaining salmonid habitat in King County. The remainder of the Valley lands drain into the Green River via Ravensdale Creek and other small tributaries.

Rock Creek is the best remaining tributary habitat in the lower Cedar River. It provides spawning and rearing habitat for ESA-listed chinook sockeye, coho and steelhead. Crow Marsh (previously called Wetland 92) is a Class 1, 94-acre wetland. Crow Marsh includes emergent and scrub-shrub areas along the lake shore, and a large complex of cedar/hemlock swamp, scrub-shrub, marsh, over 30 varieties of moss, and open water habitats east of the lake. This large wetland complex plays an important role in water quality and water quantity support of the Rock Creek system.

Forterra owns 100 acres East of Lake 12 near Ravensdale, purchased from Weyerhaeuser in 2002. It has a perpetual easement on two roads to access the property. The forests on the property are composed of mature Western Red Cedar and Western Hemlock. The forest is approaching old growth status and is habitat for black bear and salmon in the Cedar and Green Rivers.

The cities of Black Diamond and Maple Valley are growing in population very fast. Open spaces like this one proposed for acquisition are needed as the population continues to grow. This acquisition will provide passive recreation opportunities including walking, nature/wildlife viewing and environmental education for nearby schools.

Crow Marsh Natural Area is used for birding and nature observation on an occasional basis. There are no formal trails leading to the water; dense vegetation and wetland conditions limit access to much of the site. A WDFW fishing dock with limited parking (requires WDFW parking pass) is located just west of Crow Marsh Natural Area on SE Green Valley Road. WDFW property provides excellent access to Lake Twelve. King County cannot grant access to conservation easement properties.

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

The cities of Black Diamond and Maple Valley are growing in population very fast. Open spaces like this one proposed for acquisition are needed as the population continues to grow. This acquisition will provide passive recreation opportunities including walking, nature/wildlife viewing and environmental education for nearby schools.

While these properties are in the Forest Production District and not zoned for high density development, they are at risk for large home ranch style development. This type of development impacts water quality and fragments forest landscapes making them less-desirable and in some cases not useable for wildlife. Acquiring the land ensures they remain in natural open space and provide the benefits outlined in this application.

The landowner and representatives have been in contact with King County and are willing to sell their property. As described earlier, Forterra is invested in this landscape and represents a very important public/private partnership.

Crow Marsh was designated as an acquisition priority in the Lower Cedar River Basin Action Plan. The Crow Marsh Natural Area Site Management Guidelines document the value of the lands surrounding the natural area providing support for additional conservation acquisitions. Additionally, the Friends of Rock Creek Valley produced a report titled Rock Creek Valley Conservation Plan and Priorities. This was prepared with assistance from the National Park Service and supported conservation of the lands identified in this application.

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)
0721079003	18.07	F	\$3,078	\$0	Unknown	Fee
0721079050	4.10	F	\$616	\$0	Unknown	Fee
0721079051	19.83	F	\$2,774	\$0	Unknown	Fee
0721079052	38.87	F	\$6,636	\$0	Unknown	Easement
0721079054	38.26	F	\$6,464	\$0	Unknown	Easement
0721079057	37.41	F	\$5,919	\$0	Unknown	Fee/Esmnt
0721079053	39.14	F	\$6,228	\$0	Unknown	Easement
0721079055	38.06	F	\$6,498	\$0	Unknown	Easement
0721079058	38.46	F	\$6,669	\$0	Unknown	Easement
0721079056	34.99	F	\$4,729	\$0	Unknown	Fee/Esmnt
0721079059	19.23	F	\$3,139	\$0	Unknown	Easement
0721079061	4.76	F	\$855	\$0	Unknown	Easement
0721079060	14.31	F	\$2,339	\$0	Unknown	Easement

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

- B. How did you estimate the cost to purchase parcels? (e.g., appraisal, estimate from assessor’s values, etc). Assessor’ values and ballpark estimate. If costs are not enough to cover, property owner is willing to conduct acquisition in two phases.
- C. Are any parcels are enrolled in the Current Use Taxation program (a voluntary conservation program)?⁴
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 and habitat protection. The land that is purchased in fee will be available for passive recreation and low-impact public use. The acquired easement would not 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

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).

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?
No challenges anticipated for managing this site.
- 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.)
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	\$210,000
KC Parks Levy (PL) Request <i>(for county projects only)</i>	\$210,000
Total Funding Request	\$420,000

TOTAL CFT PROJECT COSTS

PROJECT COSTS	ESTIMATED DOLLAR AMOUNT OR RANGE
Total property interest value	\$370,000
Title and appraisal work	\$25,000
Closing, fees, taxes	\$10,000
Relocation costs	\$0
Hazardous waste reports	\$0
Directly related staff, administration and legal costs	\$15,000
<i>Only if applicable: Value of land used as match⁵</i>	
Total Estimated Project Costs	\$420,000

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.

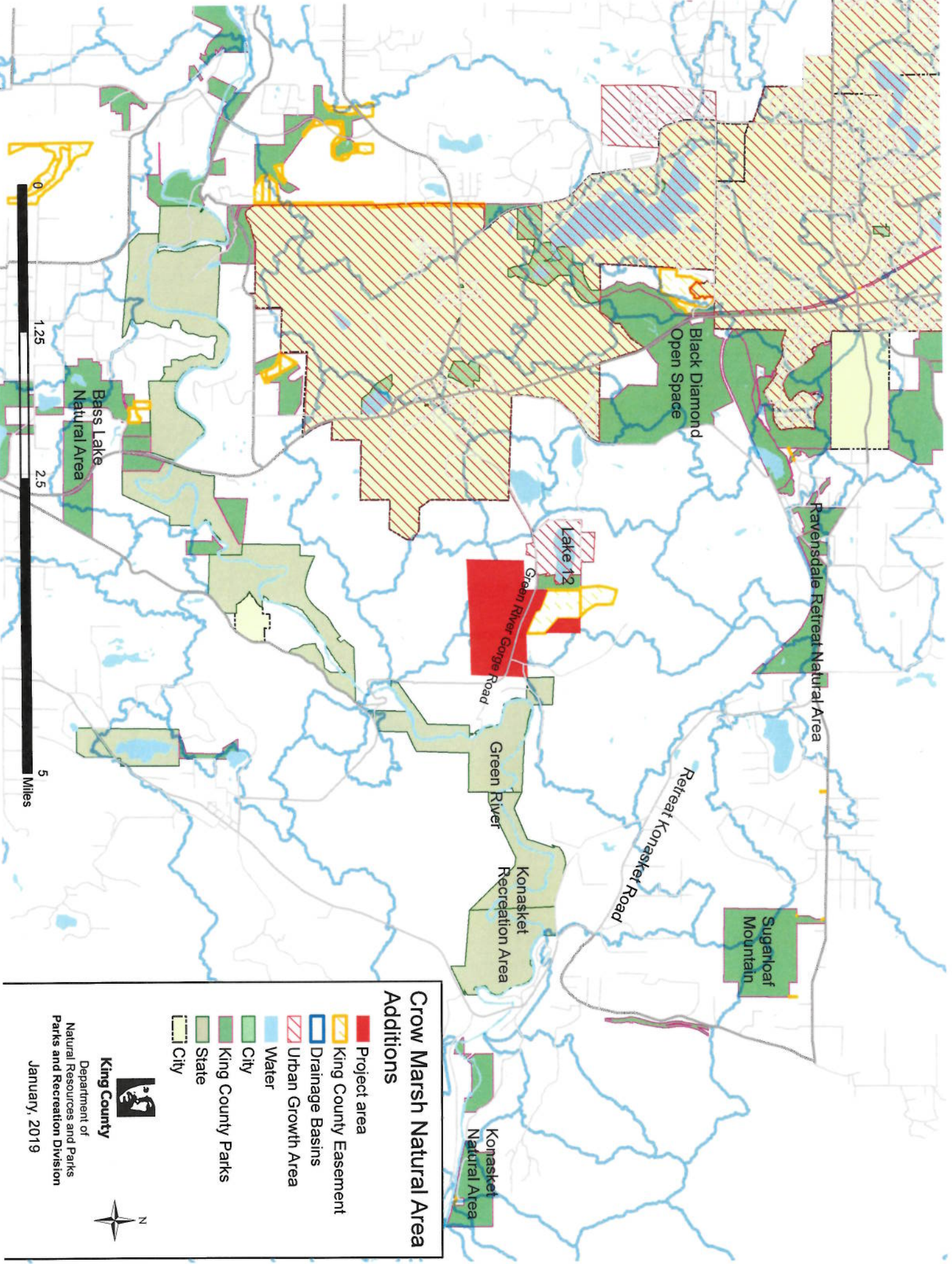
CFT FUNDING	Date Funding Secured	Dollar Amount
CFT Funding Request	N/A	\$210,000
Past CFT Funding Available <i>(i.e., funds remaining from past awards, to be spent on current target parcels)</i>		\$0
MATCH FUNDING SECURED	Date Funding Secured	Dollar Amount
Sources/Status:		\$0
MATCH FUNDING STILL SOUGHT	Date Funding Anticipated	Dollar Amount
Sources/ Plan to obtain match?:		
PEL	December, 2019	\$210,000

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



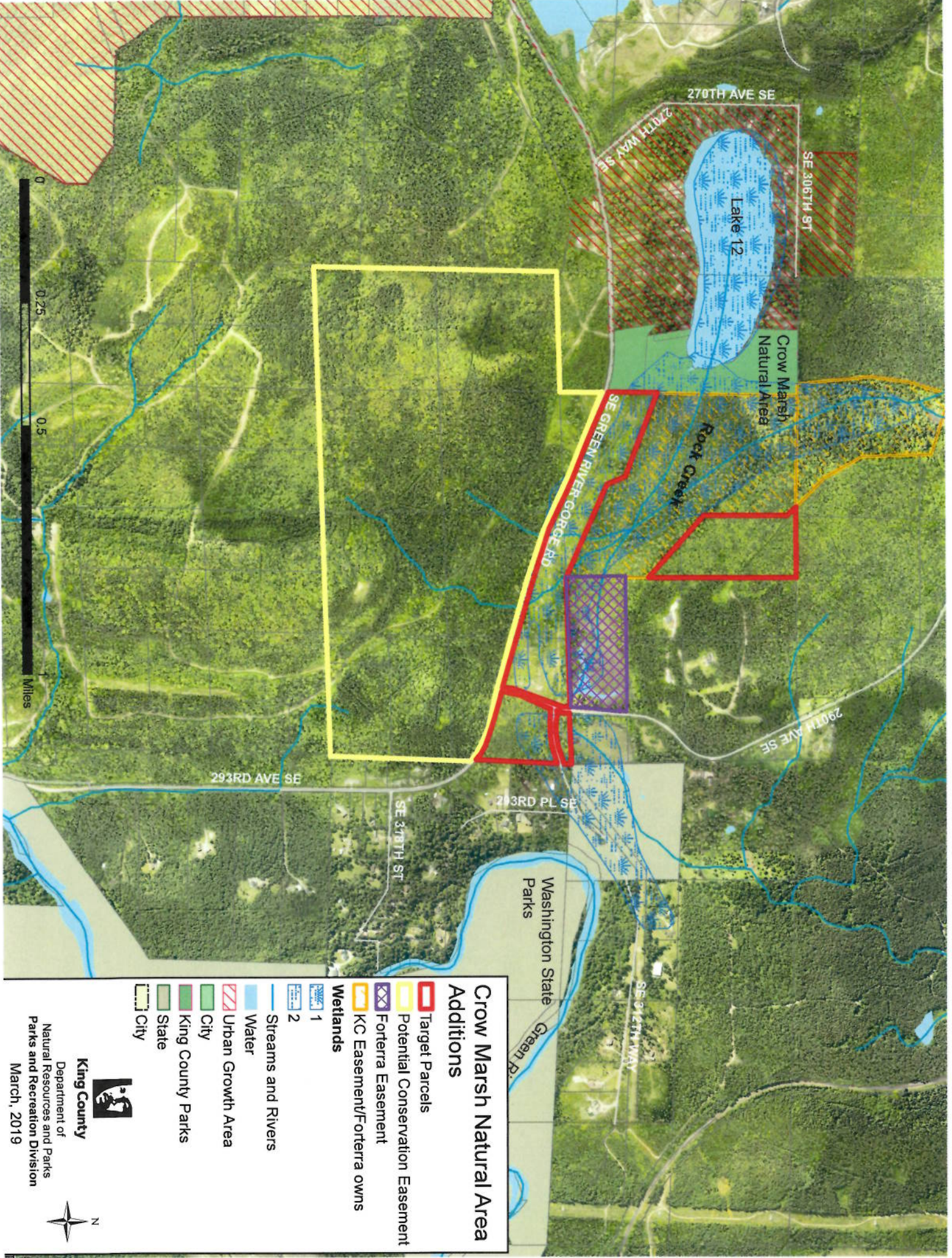
Crow Marsh Natural Area Additions

- Project area
- King County Easement
- Drainage Basins
- Urban Growth Area
- Water
- City
- King County Parks
- State
- City



King County
 Department of
 Natural Resources and Parks
 Parks and Recreation Division
 January, 2019





Crow Marsh Natural Area

Additions

- Target Parcels
 - Potential Conservation Easement
 - Forterra Easement
 - KC Easement/Forterra owns
- #### Wetlands
- 1
 - 2

- Streams and Rivers
- Water
- Urban Growth Area
- City
- King County Parks
- State
- City



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