Project Name: Eastside Rail Corridor NE 8th Crossing

Applicant Jurisdiction: King County

If applicable, Open Space System Name: Eastside Rail Corridor Regional Trail
(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: .4
(Identify the acreage targeted under this year’s funding request)

CFT Funding Request: $1,250,000
(Dollar amount of CFT award requested)

Total Project Acreage: .4
(Estimate total acreage at project completion for multi-year projects)

KC PL Funding Request: $750,000
(King County Projects Only: Dollar amount of KC Parks Levy requested)

Type of Acquisition(s): ☒ Fee Title ☐ Conservation Easement ☒ Other: May be easement

King County Council District in which project is located: 6

CONTACT INFORMATION

<table>
<thead>
<tr>
<th>Contact Name: Curt Warber</th>
<th>Phone: 206-263-9645</th>
</tr>
</thead>
<tbody>
<tr>
<td>Title: Special Projects Manager</td>
<td>Email: <a href="mailto:cwarber@kingcounty.gov">cwarber@kingcounty.gov</a></td>
</tr>
<tr>
<td>Address: KSC-NR-0700 201 South Jackson Street, Suite 700 Seattle, WA 98104</td>
<td>Date: 3.6.2019</td>
</tr>
</tbody>
</table>

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 Eastside Rail Corridor (ERC) NE 8th Street Crossing project is located east of Interstate 405 in Bellevue, WA where the ERC crosses NE 8th Street, between 116th Ave. NE and 120th Ave. NE. The NE 8th Street Crossing is located within the overall Wilburton Segment of the ERC Trail between I-90 and Kirkland. The NE 8th Street Crossing project is a standalone project with design scheduled to be complete in 2019. Construction is anticipated to start in 2020 and must be completed by early 2022 to avoid conflicts with Sound Transit’s East Link Light Rail construction. The NE 8th Street Crossing is expected to open to the public with the opening of East Link Light Rail and the East Link Wilburton Station in 2023.

The project has completed a preliminary design phase, and is now in final design. During preliminary design, the physical footprint of the structure was determined in relation to a number of physical constraints, including a tightly coordinated alignment with Sound Transit’s East Link elevated track guideway to the Wilburton Station.

The proposed design of the future ERC NE 8th Crossing shows the trail located within a section of the ERC owned by Sound Transit and planned to be used for East Link light rail. The trail is predominantly aligned within the ERC where King County holds a trail easement, however for the NE 8th Street Crossing, from south to north, the trail will divert westerly from the rail corridor, go underneath the future Sound Transit elevated guideway as it raises in elevation, crossover NE 8th Street, then drop back down to existing grade west of the

1 King County Council District information here: [https://www.kingcounty.gov/council/councilmembers/find_district.aspx](https://www.kingcounty.gov/council/councilmembers/find_district.aspx)
Sound Transit Wilburton Station. Project has received federal FHWA funding and therefore all acquisitions must follow the WSDOT LAG manual.

Property Acquisition: fee acquisition of the target parcel is preferred by the County, however an easement or combination of easement plus fee may also be satisfactory to meet project goals. The City of Bellevue has developed a land use vision for the area including the parcel that will change the underlying zoning to allow for up to 20-story mixed use residential and commercial structures. Property values in the surrounding area are already anticipating this zoning change.

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

Recreation Benefit (high): This property is required to complete a critical connector for the ERC trail, which is anticipated to support over 1,000,000 trail trips annually. Volumes on the ERC trail in this location are forecast to exceed volumes on the Burke Gilman or Sammamish River Trails, the two most highly-used trails in the regional trail network. There is no feasible alternative for crossing NE 8th that does not require use of this parcel.

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

Public Partnerships: The proposed project is highly supported by the City of Bellevue and Sound Transit who are cooperatively involved in the planning and design process. The project is also working with the Japanese American Agricultural Heritage Project in Bellevue to incorporate a remembrance of a significant site adjacent to the bridge location.

Plan Priority: The NE 8th crossing is identified in the adopted Master Plan for the ERC Trail (King County)
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>
</tr>
</thead>
<tbody>
<tr>
<td>3325059210</td>
<td>.12</td>
<td>GC</td>
<td>$5,200</td>
<td>NA</td>
<td>1,000,000</td>
<td>Fee</td>
</tr>
<tr>
<td>3325059010</td>
<td>.28</td>
<td>GC</td>
<td>1,657,000</td>
<td>437,200</td>
<td>1,500,000</td>
<td>Fee (partial lot acquisition only)</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): 3325059036 (partial), 2825059328 (partial)

B. How did you estimate the cost to purchase parcels? (e.g., appraisal, estimate from assessor’s values, etc). Likely cost of acquisition was developed in late February 2019 by acquisition consultant based on a comp review and evaluation of market conditions.

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?

   Regional trail

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? The property will be maintained by King County Parks using parks levy funding.

C. What are the biggest challenges you anticipate in managing this site? No unusual challenges are anticipated.

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.

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).
SECTION 6. PROJECT BUDGET

Please provide budget information for the parcels that are the current funding targets.

FUNDING REQUEST

<table>
<thead>
<tr>
<th>Request</th>
<th>Requested Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>CFT Funding Request</td>
<td>$1,250,000</td>
</tr>
<tr>
<td>KC Parks Levy (PL) Request (for county projects only)</td>
<td>$750,000</td>
</tr>
<tr>
<td>Total Funding Request</td>
<td>$2,000,000</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>$2,500,000</td>
</tr>
<tr>
<td>Title and appraisal work</td>
<td>An acquisition consultant has been retained as part of the project development contract for design and permitting of the NE 8th St. project.</td>
</tr>
<tr>
<td>Closing, fees, taxes</td>
<td>All PL/CFT funds are anticipated to be used for direct costs of acquisition. Indirect costs will be paid from the ERC program funds (park levy)</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></td>
</tr>
<tr>
<td>Only if applicable: Value of land used as match</td>
<td></td>
</tr>
<tr>
<td>Total Estimated Project Costs</td>
<td>$2,500,000</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>1,250,000</td>
</tr>
<tr>
<td>Past CFT Funding Available</td>
<td>(i.e., funds remaining from past awards, to be spent on current target parcels)</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>King County Parks Levy</td>
<td>2017</td>
<td>$500,000</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>King County Parks Levy</td>
<td>2019</td>
<td>$750,000</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.
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.)

This is a potentially complex acquisition. Certain acquisition scenarios might be incompatible with bond funding.
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Parcel Number - 3325059210 (Midlakes LLC)

NE 8TH ST
116TH AVE NE
118TH AVE NE

Eastside Rail Corridor
NE 8th St. Crossing
2018 CFT Application

CFT Target Parcel
Future Funding Target Parcel
Eastside Rail Corridor - KC Easement
ERC Trail
Street

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