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 is a 42-mile former rail corridor extending from Renton to Snohomish, which passed into public ownership by multiple jurisdictions when Burlington Northern divested of its interest. King County acquired 15.6 miles of the ERC between Renton and Woodinville and an additional 3.9 miles of trail easement. Multiple jurisdictions are collaborating on corridor development combining trail, high-capacity transit, rail and utilities.

The targeted acquisition, the "Mercer Slough Gateway" parcel, is located on southwest side of the future Wilburton Gap I-405 bike/ped bridge. It will connect the ERC to 118th Ave SE, the Lake Washington Loop Trail, and to the City of Bellevue’s Mercer Slough Park and Mercer Slough Environmental Education Center. The parcel is also anticipated to serve as trail head/parking for ERC access. The property is also located approximately ½ mile from the historic Wilburton Trestle, which is expected to become the centerpiece of the ERC trail when it is opened to the public in 2021.

The landowner has recently engaged a development consultant to undertake feasibility studies for the parcel, which indicates both an interest in relocating their current business, and urgency to pursue acquisition.

Parcels included in Scope: 0424059027 (0.68 ac)

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
☐ B. Salmon habitat and aquatic resources
☒ C. Scenic resources
☐ D. Community separator
☐ E. Historic/cultural resources
☐ F. Urban passive-use natural area/greenbelt
☒ G. Park/open space or natural corridor addition
☒ H. Passive recreation opportunity/unmet needs
☐ I. Equity/opportunity area projects that seek to redress historic disparities in access to open space

Habitat Benefit (medium-connectivity benefit restoring a major habitat corridor): The Mercer Slough Gateway is part of a new link that will be created between 1000+ acres of protected natural areas in Bellevue. The Mercer Slough and the Kelsey Creek Core Habitat Areas (CHAs) in Bellevue are currently disconnected by I-405 and urban development. The project will connect these CHAs with a bridge across I-405 wide enough to support a landscaped corridor in addition to a trail. On this targeted acquisition, there will be opportunity to restore natural greenspace and use low impact development for parking and drainage, with the goal of extending the habitat connectivity all the way through the site between the landscaped bridge and the slough.

Scenic Resources (medium): The Mercer Slough Gateway provides views towards the extensive wetland systems of Mercer Slough.

Recreation Benefit (high): This property is a rare trailhead opportunity offering access to the ERC regional trail, located in a segment with high anticipated use. It is a critical link offering access to the Wilburton Trestle, and is located near the intersection between the ERC trail and the Mountains to Sound/I-90 trail. In addition, it connects the ERC corridor to Mercer Slough and the Mercer Slough Environmental Education Center, two of the City of Bellevue’s significant park resources.
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 acquisition and accompanying project is a high priority for City of Bellevue Parks which is contributing $600,000 (including $300,000 prior year CFT funding) towards acquisition.

Plan Priority: The Regional Advisory Council for the ERC recommended that the trail master planning process identify public or other land adjacent to the corridor in areas where potential connections, access points and additional acquisition may be desirable to overcome pinch points or other constraints to corridor development or to provide access points to the corridor. The gateway is part of 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 2</th>
<th>Assessor’s “Appraised Land Value”3</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>0424059027</td>
<td>.68</td>
<td>Multifamily R 20</td>
<td>443,000</td>
<td>1,000</td>
<td>3,000,000</td>
<td>Fee</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): none

B. How did you estimate the cost to purchase parcels? (e.g., appraisal, estimate from assessor’s values, etc).
Escalated from a previous appraisal and coordination with City of Bellevue. Limited multifamily properties available in Bellevue have been driving up costs.

C. Are any parcels 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?

Public trailhead for the Eastside Rail Corridor

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.
Yes. Current use includes a small office and several garages/sheds. These are not compatible with future intended use.

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>REQUESTED AMOUNT</th>
</tr>
</thead>
<tbody>
<tr>
<td>CFT Funding Request</td>
</tr>
<tr>
<td>KC Parks Levy (PL) Request (for county projects only)</td>
</tr>
<tr>
<td>Total Funding Request</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>$2,750,000</td>
</tr>
<tr>
<td>Title and appraisal work</td>
<td>$20,000</td>
</tr>
<tr>
<td>Closing, fees, taxes</td>
<td>$130,000</td>
</tr>
<tr>
<td>Relocation costs</td>
<td>NA</td>
</tr>
<tr>
<td>Hazardous waste reports</td>
<td>$50,000</td>
</tr>
<tr>
<td>Directly related staff, administration and legal costs</td>
<td>$100,000</td>
</tr>
<tr>
<td>Only if applicable: Value of land used as match(^5)</td>
<td></td>
</tr>
<tr>
<td>Total Estimated Project Costs</td>
<td>$3,000,000</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>1,200,000</td>
</tr>
<tr>
<td>Past CFT Funding Available</td>
<td>2018 (City of Bellevue)</td>
<td>$300,000</td>
</tr>
<tr>
<td>(i.e., funds remaining from past awards, to be spent on current target parcels)</td>
<td></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>City of Bellevue</td>
<td>2018</td>
<td>$300,000</td>
</tr>
<tr>
<td>King County Parks Levy</td>
<td>2018</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>$700,000</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.)
Mercer Slough Nature Park

Eastside Rail Corridor
Doolittle- 0424059027

Lake to Lake Trail

City of Bellevue Trail
City of Bellevue Park
Eastside Rail Corridor
Proposed Parcel- .77ac

0 0.0125 0.025 0.05
Miles
Ecological & Wildlife Connectivity

1. Kelsey Creek Core Habitat Area: 656 acres
2. Mercer Slough Core Habitat Area: 352 acres
   1,008 acres

High mobility species: coyote, deer
Low mobility species: myotis bat, muskrat, beaver, raccoon, shrew

Vicinity of Doolittle parcel for potential Mercer Slough Gateway
Wilburton Gap I-405 Bike/Ped Bridge

- Conceptual sketch of landscaped bridge concept
- 35’ wide, accommodates trail and landscaped areas for habitat crossing
- WSDOT is designing and building this bridge, opening in 2021
- Southern landing of bridge (upper left corner of image) is at the Doolittle parcel
- Opportunity through Doolittle parcel to continue habitat connectivity through to Mercer Slough