

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

Project Name: Evans Creek/Emerald Necklace TDR	
Applicant Jurisdiction: King County – Transfer of Development Rights Program	
If applicable, Open Space System Name: Emerald Necklace <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: 70.00 <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: 77.25 <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 type="checkbox"/> Fee Title <input checked="" type="checkbox"/> Conservation Easement <input type="checkbox"/> Other:	
King County Council District in which project is located ¹ : 3	

CONTACT INFORMATION

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Address: 201 S. Jackson St., 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 properties are located just north of the City of Sammamish in the Emerald Necklace sending area for King County TDRs into the City of Sammamish. This funding will allow for the purchase of a 70 acre conservation easement. TDRs will be removed from the property. These TDRs will be eligible for sale into the City of Sammamish. King County has an interlocal agreement with the City of Sammamish which allows TDRs from specific areas surrounding the City of Sammamish to be used to increase development density in the town center. There is demand for this type of TDR since all the currently available TDRs of this type are under contract by a developer. Revenue from the sale of TDRs can be used to protect more land, effectively leveraging more conservation (i.e. CFT contributions can be viewed as “seed money” which will ultimately be used again and again to continue protecting high conservation value land in King County).

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 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 checked="" 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 | |

Wildlife habitat: Further protection of wetlands and riparian corridors along Evans Creek support high quality wildlife and salmon habitat. Evans Creek runs through the property. A King County mapped category 1 wetland is located on the property. High quality wetlands, located so close to urban areas are rare and difficult to replace. High quality wetland complexes such as the one located on the property provides habitat for red tailed hawks (*Buteo jamaicensis*), great blue heron (*Ardrea herodias*) and a variety of waterfowl. Due to the size of the property, it may also support large mammals such as black bear, bobcat, elk and red fox.

Salmon Habitat and Aquatic Resources: Evans Creek is a sub-basin of the Bear Creek Basin that supports Chinook salmon. Evans Creek supports multiple fish species including coastal resident cutthroat, Chinook, sockeye and coho salmon, and steelhead trout.

Scenic Resources: The Emerald Necklace is within the Mountains to Sound Greenway and protecting land through easements within this area is consistent with Mountain to Sound Greenway’s goal of protecting open space lands within the Mountains to Sound Greenway boundary.

Community Separator: This property will contribute to achieving the Emerald Necklace, which is the vision of a continuous greenbelt, urban separator and in some places a trail corridor encircling the City of Sammamish.

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

C. Feasibility: The landowner is willing to sell an easement. The easement acquisition is currently being appraised by King County.

D. Partnerships: This project will further advance the partnership agreement that King County and the City of Sammamish have entered into to allow development rights from the Emerald Necklace sending site to be transferred and sold into the Sammamish Town Center. In total, 75 development rights will be permitted into the City to allow greater urban density.

E. Existing Plans: Evans Creek is identified in the WRIA 8 Salmon Recovery Plan as a tier 2 area. For salmon restoration, tier 2 areas are secondary priority, but contribute to the overall spatial diversity of salmon populations in the watershed. The WRIA 8 Salmon Recovery Plan also highlights the importance of protecting existing wetland in the Evans Creek Basin. The property is included in the TDR sending site area identified in an interlocal agreement between the City of Sammamish and King County. In this agreement, the City of Sammamish identified a geographic area (the Emerald Necklace) where it would like to see permanent protection through conservation easements obtained by the TDR Program.

F. Transferable Development Rights participation: As described in the partnerships section, the project furthers TDR Program goals and will provide TDRs that can be sold into the City of Sammamish.

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)
2225069073	70.00	RA-10	\$396,000	\$0	\$400,000	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):

1625069096

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

The cost to purchase the easement is estimated based on a percentage of the assessor’s appraised value plus estimated appraisal and acquisition costs.

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

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 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 intention is for the land to remain in private ownership for use as open space, with the existing wetland and aquatic resources protected, i.e. while public use may not be a component of this proposal, successful implementation would result in significant public benefit. A trail easement for passive public use will also be explored with the landowner.

- 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 remain in private ownership.

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

There are no anticipated challenges. The land protected by TDR easements will remain in private ownership. Any future challenge would be due to compliance with the easement language.

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

No, there are no structures on the property.

- 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	\$365,000
Title and appraisal work	\$15,000
Closing, fees, taxes	\$5,000
Relocation costs	NA
Hazardous waste reports	\$0
Directly related staff, administration and legal costs	\$15,000
<i>Only if applicable: Value of land used as match⁵</i>	\$400,000 (this is TDR spent at Soaring Eagle on 2017 acquisitions, not previously used as match)
Total Estimated Project Costs	\$800,000

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:		
TDR spent at Soaring Eagle on 2017 acquisitions	2017	\$400,000 (already spent)
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.

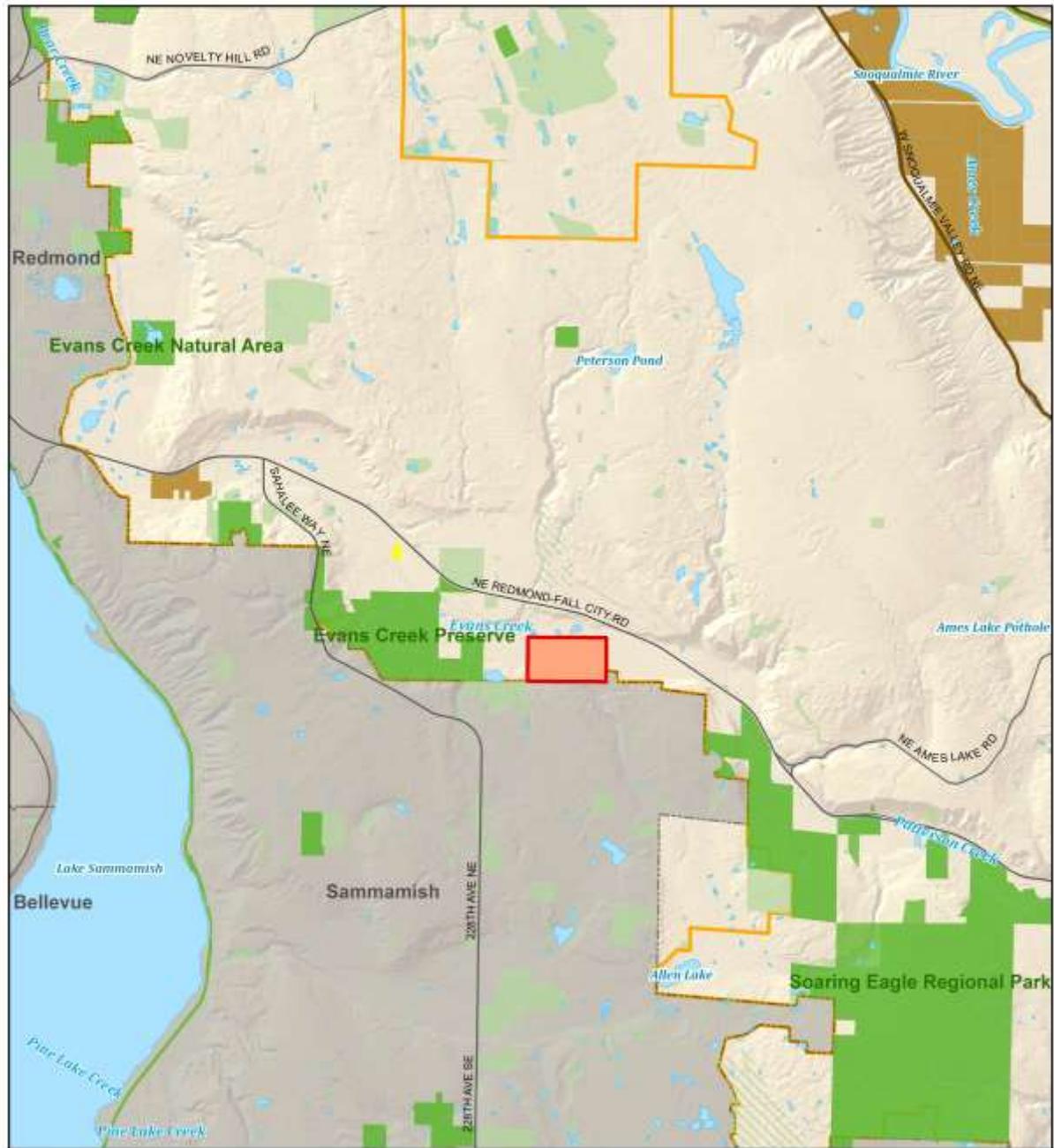
SECTION 7. BOND FUNDING POTENTIAL (SPECIAL SECTION FOR 2019)

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.)

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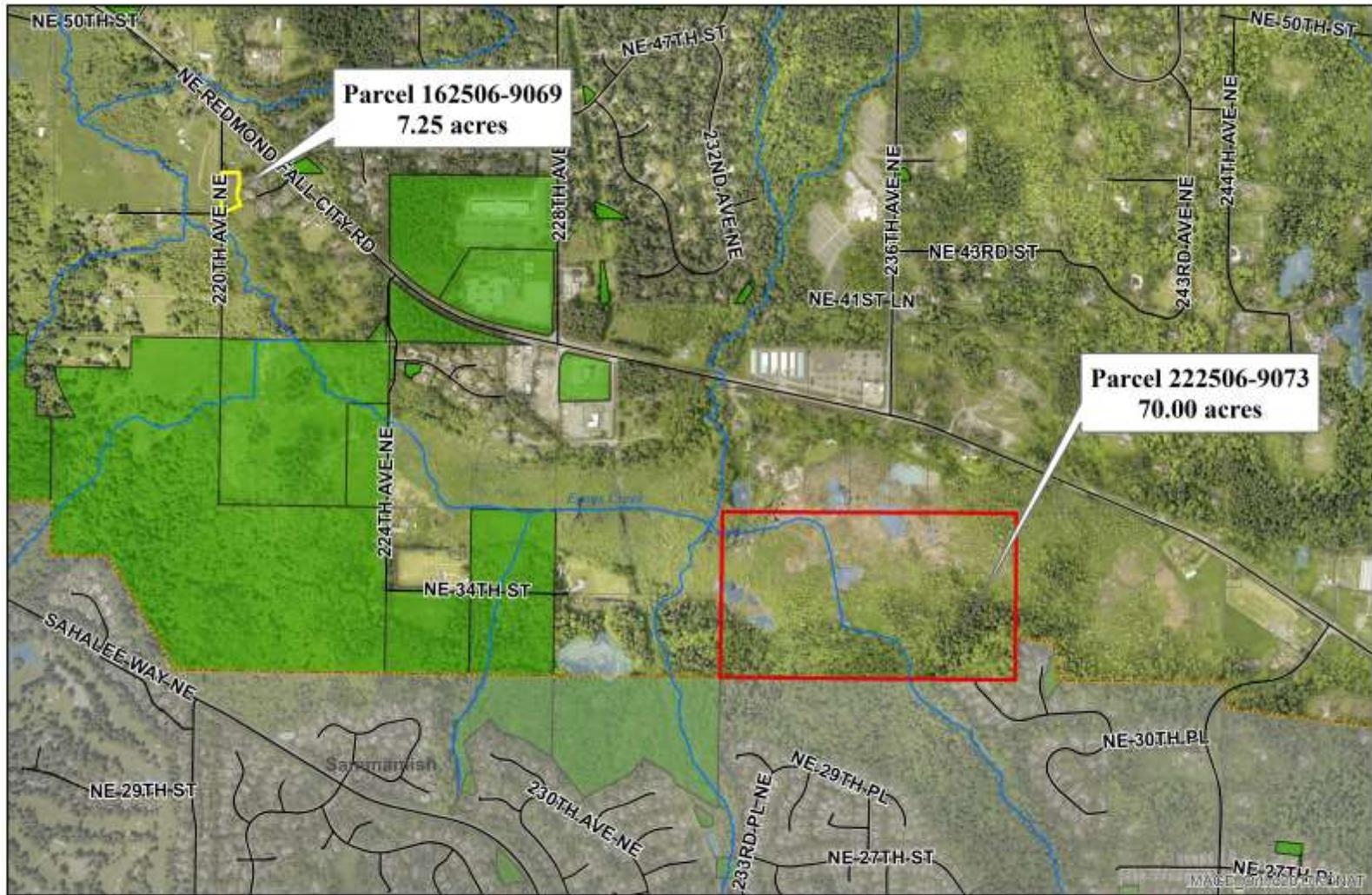
Evans Creek Vicinity Map for CFT Application (March 2019)



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



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Evans Creek

2017 Aerial

Aerial Map for CFT Application March 2019)

- 2019 CFT Target
- Publicly Owned Lands
- Incorporated Cities
- Future Funding Target
- ~ Streams and Rivers
- Urban Growth Area Boundary
- King County Land
- ~ Streets
- Parcels in KC

