CONSERVATION FUTURES TAX LEVY (CFT)
APPLICATION FOR 2020 FUNDS

Project Name: Black Diamond Open Space
Applicant Jurisdiction: King County Parks and Recreation

If applicable, Open Space System Name:
(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: 71
(Identify the acreage targeted under this year’s funding request)

CFT Funding Request: $1,200,000
(Dollar amount of CFT award requested)

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

KC PL Funding Request:
(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 located¹: 9

CONTACT INFORMATION
Contact Name: Daphne Payne
Phone: (206)484-2445
Title: Project Program Manager
Email: daphne.payne@gmail.com
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.

Funding will allow for the purchase of 71 acres of undeveloped, forested open space directly adjacent to Black Diamond Open Space. The property is owned by a private forester and has some social trails that connect communities within the City of Black Diamond to Black Diamond Open Space. Black Diamond is planning a large development that will bring 6,000 new homes and commercial development south of these proposed acquisitions, these properties provide a forested buffer along the City line. Last year, Black Diamond Open Space was awarded $1M in Parks Levy for land with a dense trail network on the west side of 169, but the landowner was not willing to move forward with the sale. This year, we are applying for CFT funds to match the Levy funds previously awarded, which do not have the same trail density as property on the east side of 169 and will not be built up to that density. One of these parcels is within the City limits of Black Diamond, and may be surplused in the future.

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

Wildlife Habitat
These forested open space properties provide significant habitat benefits to the landscape that includes open spaces to the north that contain high quality bogs and wetlands and are located within King County’s Wildlife Habitat Network. 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 provide a buffer to the existing Black Diamond Open Space.

Scenic Resources
The proposed acquisitions are a buffer between the City of Black Diamond and Black Diamond Open Space and provide scenic value to neighbors and park users.

Community Separator
The proposed parcels provide a buffer between the City and the current Open Space. Maintaining this buffer is a critical component for preserving the rural character of these communities, preserving these parcels would minimize residential sprawl potential.

Park/Open Space Addition
These properties are adjacent to the current 1,100 acre Black Diamond Open Space and would provide an addition to this popular park as well as additional open space for this forested property that also contains wetlands.

Passive Recreation Opportunity
These properties have a few social trails that exist on site. Parks would update them to meet US Forest Service standards and would incorporate them into the backcountry trail system. Black Diamond Open Space is a very popular recreation area for the community, however, east of 169 is predominantly mountain bike use. These properties would provide more low impact recreation opportunities for the community.
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
This area secures undeveloped forested land in an area of the county that is developing at a rapid rate. The proximity of these parcels to the City of Black Diamond, as well as the proximity to Black Diamond Open Space makes these a desirable location for single family homes. Purchasing these properties ensures development does not occur and keeps this area a forested buffer.

Feasibility
The owner is willing to sell. We have worked with the landowner in the past on other properties, successfully, and he is familiar with our acquisition process.

Property Identified in Plan
This acquisition was identified in the 2019 Black Diamond Area Stewardship Plan.
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>0321069082</td>
<td>9</td>
<td>RA5</td>
<td>$1,200</td>
<td>NA</td>
<td>$200,000</td>
<td>Fee</td>
</tr>
<tr>
<td>0321069083</td>
<td>9</td>
<td>RA5</td>
<td>$1,200</td>
<td>NA</td>
<td>$200,000</td>
<td>Fee</td>
</tr>
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<td>0321069084</td>
<td>9</td>
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<tr>
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<td>RA5</td>
<td>$1,200</td>
<td>NA</td>
<td>$200,000</td>
<td>Fee</td>
</tr>
<tr>
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<td>RA5</td>
<td>$1,200</td>
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<td>RA5</td>
<td>$1,200</td>
<td>NA</td>
<td>$200,000</td>
<td>Fee</td>
</tr>
<tr>
<td>0321069030</td>
<td>17</td>
<td>R4</td>
<td>$435,000</td>
<td>NA</td>
<td>$600,000</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):
NA

B. How did you estimate the cost to purchase parcels? (e.g., appraisal, estimate from assessor’s values, etc). Estimated based on similar sized forested property in the area.

C. Are any parcels are enrolled in the Current Use Taxation program (a voluntary conservation program)?
Yes, they are all in the forest CUT program.

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?
This site will be used for recreation including hiking, mountain biking and equestrian use. The west side of Black Diamond Open Space contains a less dense trail network than the east side of Black Diamond Open Space.

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 Parks Operations. There is also opportunity for it to be maintained through Parks volunteer stewardship as well as ongoing volunteer stewardship through a community organization.

C. What are the biggest challenges you anticipate in managing this site?
This area of the County is growing at a rapid rate, and this particular area requires a lot of Parks maintenance and planning time to work with the community on trail planning and management. Continuing to maintain these relationships and planning while ensuring this is a safe and environmentally protected area will be the biggest challenge.

D. Will you be purchasing and demolishing any structures on the target parcel(s)? Explain why this is necessary.
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).
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>REQUESTED AMOUNT</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>CFT Funding Request</td>
<td>$1,200,000</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>$1,200,000</td>
</tr>
</tbody>
</table>

TOTAL CFT PROJECT COSTS

<table>
<thead>
<tr>
<th>PROJECT COSTS</th>
<th>ESTIMATED DOLLAR AMOUNT OR RANGE</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Total property interest value</td>
<td>$1,800,000</td>
<td></td>
</tr>
<tr>
<td>Title and appraisal work</td>
<td>$20,000</td>
<td></td>
</tr>
<tr>
<td>Closing, fees, taxes</td>
<td>$10,000</td>
<td></td>
</tr>
<tr>
<td>Relocation costs</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Hazardous waste reports</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Directly related staff, administration and legal costs</td>
<td>$10,000</td>
<td></td>
</tr>
</tbody>
</table>

*Only if applicable: Value of land used as match*^5^  

| Total Estimated Project Costs | $1,840,000 |

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.

<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 (i.e., funds remaining from past awards, to be spent on current target parcels)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>MATCH FUNDING SECURED Sources/Status:</td>
<td>Date Funding Secured</td>
<td>Dollar Amount</td>
</tr>
<tr>
<td>Parks Levy</td>
<td>2018</td>
<td>$1,000,000</td>
</tr>
<tr>
<td>Parks Levy</td>
<td>2017</td>
<td>$200,000</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>

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^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.)

Acquisition can occur in 2019
Landowner is willing to sell. We have ordered an appraisal that will be ready later this spring. That leaves time for price negotiation and even opportunity to agree upon a funding contingent offer that could be ready to go by the end of the year.

Transaction is highly likely to be successful
The landowner is willing and has working with our acquisition group many times in the past, he is familiar with our process and policies and how our appraisals work.

Match is secured
$1, 200,000 of Parks Levy has been awarded to this project over the past two years.

Property acquired will not be sold
These properties will remain in King County Parks inventory, except potentially parcel 0321069030 which could be surplussed at a later date.
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