Project Name: Green River/Newaukum Creek Preservation
Applicant Jurisdiction: King County Department of Natural Resources and Parks
If applicable, Open Space System Name: Green River Natural Area/Lower Newaukum Creek Natural Area/Middle Newaukum Creek Natural Area
Proposed Project Acreage: 348
Total Project Acreage: 348 + 502 = 850 total
CFT Funding Request: $2,917,500
KC PL Funding Request: $2,017,500
Type of Acquisition(s): ☒ Fee Title ☐ Conservation Easement ☐ Other:
King County Council District in which project is located: 7 and 9

CONTACT INFORMATION
Contact Name: Josh Kahan
Title: Green/White River Basin Steward
Address: 201 S. Jackson St. Suite 600, Seattle
Phone: (206) 477-4721
Email: josh.kahan@kingcounty.gov
Date: March 6, 2019

SECTION 1. PROJECT SUMMARY
In 2016, the Green/Duwamish River was listed at #5 on American Rivers' 10 Most Endangered Rivers list. Specifically, the organization stated: “Decades of pollution, floodplain development and harmful dam operations have taken their toll on the river and its salmon and steelhead runs. Two key actions can put the river on the rebound: 1) the Corps of Engineers must build a long-delayed system for salmon and steelhead to migrate downstream past a large dam; and 2) governments at all levels must work collaboratively to manage the river for the benefit of salmon and communities. In 2001, the Middle Green River was identified as one of 10 most important rivers in Puget Sound for salmon recovery by Trust for Public Lands.

These target acquisition parcels are an integral component in the protection of a large, open space corridor along the Middle Green River and Newaukum Creek, that would, in time, be over 20 miles long and up to three miles wide. Eventually, the conversion of the private lands identified in this grant will contribute to the formation of one of the largest low-elevation old-growth forests in Washington State. Nearly all of the target properties abut existing protected open space. Protecting them would provide connections to other public open space, create undisturbed wildlife corridors, and facilitate trail networks. Salmon habitat that provides spawning and rearing opportunities for Chinook and steelhead would be preserved, and water quality important for the recovery of these two ESA-listed species would be protected.

SECTION 2. OPEN SPACE RESOURCES
☒ 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/Plants
- **Birds:** *State Priority Species in this area are:* bald eagle, pileated woodpecker, wood duck, bufflehead, great blue heron, common loon, and band-tailed pigeon. Other notable species: golden eagle, turkey vulture, osprey, green heron, kingfisher, ruffed grouse, least sandpiper, goldfinch, marsh wren, Swainson's thrush.
- **Wetlands:** Many wetlands are located in this area providing water quality benefits and habitat for a number of water-dependent wildlife species such as waterfowl, beaver, and amphibians.
Mammals: The North Rainier Elk Herd – White River Unit traverses this area (one of 10 documented elk herds in the state), along with cougar, bobcat, red fox, coyote, river otter, weasel, mink, muskrat, mountain beaver, and multiple bat species.

Amphibians/mussels: Northwestern salamander, Pacific tree frog, red-legged frog are present.

Salmon Habitat/Aquatic Resources
The Green River and primary tributaries support six species of salmon: Chinook, steelhead, coho, chum, cutthroat, pink and sockeye. Smaller streams support cutthroat and rainbow trout. The Middle Green River was identified as one of 10 most important rivers in Puget Sound for salmon recovery (TPL 2001). The WRIA 9 Salmon Habitat Plan (2005) supports acquisition of this area: (Policy IN-6, Necessary Future Condition, Program WW-15). Acquisition would protect an Area Highly Susceptible to Groundwater Contamination (KC Comp. Plan 2012).

Scenic Resources
This area of the Middle Green River sub-basin provides the opportunity to see the Green River Gorge, low-elevation, minimally developed lakes and wetlands, and Mt. Rainier. Birdwatching is particularly popular in areas near the lakes; some of the highest bird species diversity in King County occurs in these open-water areas.

Community Separator
This portion of south King County acts as an excellent urban-rural separator as it’s located near one of the fastest growing cities of the state: Black Diamond, and is also close to actively-growing Enumclaw. Preserving these parcels would minimize residential sprawl potential.

Park/Open Space or Natural Corridor Addition
Acquisition of these parcels would be an important step in linking the existing public lands with other public lands, creating extensive habitat connectivity and trail opportunities. Currently, there are 2,500 acres of state land and 1,400 acres of King County lands along the Middle Green River in this reach of the river.

Passive Recreation Opportunity
This area provides wonderful passive recreation opportunities, including hiking, birding, and non-motorized boating. Additional trails could be constructed; south King County lacks the formal backcountry trails that exist in north King County. State Parks is interested in developing a trail along the south side of the river and these acquisitions would contribute significantly to that effort.

SECTION 3. ADDITIONAL FACTORS
☐ 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

Educational/interpretive opportunity:
The parcels proposed in this grant would offer critical links between existing public lands. Preserving this area would provide people with the opportunity to hike in a minimally developed, low-elevation forest that will one day become old-growth forest. Black Diamond, Enumclaw, and south KC residents would benefit from these educational and interpretive opportunities, along with passive recreational improvements that could eventually be made. The area has a rich (and early) history of settlement and industry; this history could offer outdoor education opportunities, e.g. a trail linking historical sites.

Threat of loss of open space resources
The Black Diamond area is developing rapidly. Many target properties are flat with good road access. The area is easily accessed by roads (State Route 169 and many county roads), and would be an excellent setting for view-
homes (Mt. Rainier and lake views). Development and post-development impacts could impact wildlife populations and associated corridors, diminish habitat, and degrade water quality and wetlands.

**Feasibility: Ownership complexity/willing seller(s)/community support**
Recent conversations with current landowners indicate a willingness for the county to perform appraisals and to provide offers based on the appraisals. There is strong community support for these acquisitions as local environmental organizations have been supportive of these efforts for many years including the Green River Coalition and the Green Valley/Lake Holm Association.

**Describe public or private partnerships that will enhance this project**
Washington State Parks, which owns over 2,500 acres of land along the Green River Gorge, is currently negotiating transactions east of and adjacent to the Bass Lake Complex. State Parks also supports these acquisitions because they increase the potential to create a trail along the Green River Gorge. King County has worked with the Green River Coalition (MGRC) for over 18 years with the intent to preserve land within the lake complex, and prevent development and tree harvesting. King County may also be partnering with other funding agencies to provide additional acquisition resources.

**Is property identified in an adopted park, open space, comprehensive, or community plan?**
The preservation of this area is supported by several documents:

- **Salmon Habitat Plan** (WRJA 9 2005) provides several policies which support acquisition in this sub-basin (Policy IN-6, Necessary Future Conditions, Program WW-15).
- **Last Best Places in the Green River Watershed** (KC 2002) identifies these parcels as high-priority acquisitions in the Middle Green River watershed.
- **Near-term Action Agenda for Salmon Habitat Conservation** (WRJA 9 2002) identified action items to protect habitat such as the lakes and streams (WW Action 2, MG Action 1, MG Action 4).
- **Direction for 2000** (WRJA 9 2000) stated that acquisition and restoration in the Middle Green River basin is one of the highest priorities for early action in WRJA 9.
- **Waterways 2000** (KC 1995) identified the Bass Lake complex for preservation.

**Transferable Development Rights (TDR) participation**
Target properties likely have approximately 20 TDRs. The King County TDR Bank funds could support the purchase of the development rights associated with these property acquisitions thereby reducing the cost of the purchase for CFT and Parks Levy.

**SECTION 4. PARCEL DETAILS**
A. Provide information about the parcels that are current and future funding targets.
   i. **Current Funding Targets** - parcels to be acquired with requested funding, shown in red on your maps.
<table>
<thead>
<tr>
<th>Parcel Number</th>
<th>Ac.</th>
<th>Zone</th>
<th>Assessor’s Appraised Land Value</th>
<th>Assessor’s Appraised Impro Val.</th>
<th>Estimated Cost to Purchase</th>
<th>Property Interest Sought</th>
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</thead>
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<td>3121069005</td>
<td>23</td>
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<td>$400,000</td>
<td>Fee</td>
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<td>$200,000</td>
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<td>$519,000</td>
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<td>Fee</td>
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<td>3421069007</td>
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<td>A-35</td>
<td>Unknown, PBRS</td>
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<td>$500,000*</td>
<td>Fee</td>
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<td>0320069006</td>
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<td>A-35</td>
<td>Unknown, PBRS</td>
<td>$0</td>
<td>$250,000*</td>
<td>Fee</td>
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<tr>
<td>3321069009, plus portions of 9027, 9011, 9029, 9022</td>
<td>35</td>
<td>A-35</td>
<td>Unknown, Partial Acq</td>
<td>$0</td>
<td>$200,000*</td>
<td>Fee</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td><strong>$4,360,000</strong></td>
<td></td>
</tr>
</tbody>
</table>

* = Parcels under negotiations; totals $2,750,000. Not included in “total” number.

ii. Future Funding Targets - parcels shown in yellow on your maps. Please list the parcel numbers here:

Parcels shown in yellow on attached map (Phase 2 Acquisitions): 7327710060, 2921069076, 2921069015, 2921069018, 2921069105, 2921069104*, 2921069106, 2921069103*, 3421069005, 3421069116, 3421069168, 3421069033, 3421069008, 2921069102, 2821069037, 3321069040*, 3321069039, 7327710070.

Parcels shown in white on attached map (Phase 3 Acquisitions): 3321069015, 2921069026, 2921069024, 2921069014, 2821069029, 7327710120, 2821069058, 2821069055, 2821069038, 3421069010, 7327710010.

Parcels shown in black on attached map (Phase 4 Acquisitions: 7327710111, 7327710110, 7327710121, 7327700015, 7327700012, 7327700013, 7327700010, 2921069075, 2921069074, 2921069099.

B. How did you estimate the cost to purchase parcels? (e.g., appraisal, estimate from assessor’s values).
Assessed values along with recent sales of property that are nearby with similar attributes.

C. Are any parcels enrolled in Current Use Taxation program?
Yes, those parcels on the previous table that have an asterisk next to Property Interest Sought column, and above, are enrolled in the King County PBRS 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?
Habitat protection, future habitat restoration, passive recreation. Yes, this land will 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?
When acquired (preferably in fee) maintenance and stewardship of these parcels will be done by the KC Parks Division. Stewardship of these sites will be a partnership between KC staff and community stewardship groups and volunteers. The existing natural areas are currently managed for natural resource protection; the addition of these parcels to the KC natural area system would not change this management objectives. Baseline monitoring will be conducted immediately after property acquisition and include a site inventory. This information will provide a foundation for a site management plan, which will guide long-term monitoring, maintenance, restoration, and overall management. Monitoring and maintenance will be accomplished primarily through paid staff and contract crews. Adaptive management will be implemented to respond to other challenges observed through monitoring. These parcels have the potential to become illegal dumping areas. Signage would be placed at the site and regular park inspections would be conducted to discourage misuse. KC staff works closely with the KC Sheriff’s Department to ensure enforcement of Park’s system codes. The Green River Coalition, a community group active in local acquisition/restoration efforts, intends to continue to participate in stewardship efforts. KC DNRP will develop a trails plan if one is considered appropriate. Any trails that are constructed would be “soft” and consistent with the primary use of the site as an undeveloped natural area. Trail maintenance would be accomplished by KC staff and volunteers.

C. **What are the biggest challenges you anticipate in managing this site?**
   Maintaining restoration efforts which can take as long as 10 years or more.

D. **Will you be purchasing and demolishing any structures on the target parcel(s)?** Explain why this is necessary.
   No. No structures would be acquired as part of this acquisition proposal.

E. **Do you intend to reserve any part of the site for non-CFT-eligible activities, such as more intensive recreation, retaining a structure on a fee purchase?**
   No

**SECTION 6. PROJECT BUDGET**

**FUNDING REQUEST**

<table>
<thead>
<tr>
<th>Requested Amount</th>
<th>CFT Funding Request</th>
<th>$2,917,500</th>
</tr>
</thead>
<tbody>
<tr>
<td>KC Parks Levy (PL) Request <em>(for county projects only)</em></td>
<td>$2,017,500</td>
<td></td>
</tr>
<tr>
<td>Total Funding Request</td>
<td>$4,935,000</td>
<td></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>$4,700,000</td>
</tr>
<tr>
<td>Title and appraisal work</td>
<td>$140,000</td>
</tr>
<tr>
<td>Closing, fees, taxes</td>
<td>$20,000</td>
</tr>
<tr>
<td>Relocation costs</td>
<td>$0</td>
</tr>
<tr>
<td>Hazardous waste reports</td>
<td>$10,000</td>
</tr>
<tr>
<td>Directly related staff, administration and legal costs</td>
<td>$60,000</td>
</tr>
<tr>
<td>Total Estimated Project Costs</td>
<td>$4,935,000</td>
</tr>
</tbody>
</table>

**FUNDING/MATCH TABLE**

Document 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.

<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>$2,917,500</td>
</tr>
<tr>
<td>Past CFT Funding Available</td>
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<tr>
<td>Remaining from past awards to be spent on current targets</td>
<td></td>
<td></td>
</tr>
<tr>
<td>MATCH FUNDING SECURED</td>
<td>Date Funding Secured</td>
<td>Dollar Amount</td>
</tr>
<tr>
<td>-----------------------</td>
<td>---------------------</td>
<td>--------------</td>
</tr>
<tr>
<td>Washington State Dept. of Ecology</td>
<td>February 28, 2019</td>
<td>$900,000</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>MATCH FUNDING STILL SOUGHT</th>
<th>Date Funding Anticipated</th>
<th>Dollar Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Parks Levy - 2020</td>
<td>December 1, 2019</td>
<td>$2,017,500</td>
</tr>
</tbody>
</table>

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.

☒ A. Acquisition can occur in late 2019 or soon thereafter
☒ B. Transaction is highly likely to be successful
☒ C. Match is secured: (\textdollar900K has been secured)
☒ D. Property acquired in fee will not be leased/sold for private benefit (i.e. leased to private party, surplus
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Department of Natural Resources and Parks
Water and Land Resources Division

Parcel in Negotiations
Initial Negotiation Parcel
Target Acquisition Parcel
Future Acquisition Phase 3
Future Acquisition Phase 4
Public Land or Conservation Easement
Lower Newaukum Reach
(All 2020 CFT/PL funds to be directed here)

Middle Newaukum Reach
(All match funds are associated with this reach)

Green River / Newaukum Creek Preservation

- Target Acquisition Reach
- Public Land
- Incorporated Area

Feb. 6, 2019

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