Project Name: Shadow Lake Natural Area

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: 30.3
(Identify the acreage targeted under this year’s funding request)

CFT Funding Request: $136,000
(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)477-3391

Title: Project Program Manager
Email: daphne.payne@kingcounty.gov

Address: 201 S Jackson, 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.

This project will build on past conservation at Shadow Lake Natural Area in a partnership between King County Parks and the non-profit conservation organization SHADOW (Save Habitat and Diversity of Wetlands). The acquisition targets easements on a total of 30 acres on three parcels, with match donated as easements of equivalent value on these parcels.

Conservation of these lands expands the protected area surrounding Shadow Lake, its forested bog and wetlands, and the outflow tributary which drains south towards Jenkins Creek. For more than a decade, SHADOW has partnered with local government agencies, residents, educators and habitat experts to implement projects in conservation, restoration and education. SHADOW continues to restore environmental health to the watershed through habitat restoration projects and bring thousands of youth to Shadow Lake for education and volunteer opportunities.

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**
This area contains a 5,000 year old peat bog that provides habitat to state priority species, including the pileated woodpecker, peregrine falcon, great blue heron, bufflehead, bald eagle, red legged frog, cougar and bobcat. Vegetation found in the bog includes carnivorous Pacific Sundew, bog laurel, Labrador tea and bog cranberry.

**Salmon habitat and aquatic resources**
SHADOW has made significant achievements in protecting sensitive areas that contribute to the ecological health of the watershed and surrounding communities- these areas include forest and wetland habitat on the west and southwest shores of Shadow Lake, the headwaters of the northern tributary of Jenkins Creek and an ancient peat bog unique to King County. These water bodies and habitat features are valuable for storm water retention, biofiltration and wildlife habitat.

**Park/open space or natural corridor addition**
This acquisition expands the protected lands owned at Shadow Lake Natural Area, which is approximately 70 acres owned in fee and easement.

**Passive recreation opportunity**
There is passive recreation opportunity throughout the lands conserved by SHADOW and by King County at the Shadow Lake Bog. Many visitors experience SHADOW’s boardwalk through the peat bog and connect through the southern properties on trails to visit the forested wetlands to the south. These nature trails bring visitors to points of interest that include mature conifer/deciduous forest, source waters of the northern tributary to Jenkins Creek and ongoing reforestation/restoration projects.
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

Educational/interpretive opportunity
These properties would be managed by SHADOW, which maintains a strong role in the Tahoma School District as a leader in hands-on environmental education opportunities to students. The school district visits SHADOW to view a local example of environmental stewardship, and Shadow Lake Bog as an on-site application of in-class studies of natural science, local ecology and conservation. Through this program, over 1,000 fourth graders and several dozen teachers and parents now visit Shadow Lake Bog annually to observe and experience this local natural resource.

Feasibility
Owner of the proposed properties would like to place them into SHADOW’s ownership, thus protecting the natural resources on site, and is willing to donate easements for CFT match funds.

Partnerships
SHADOW has partnered with the Tahoma School District to promote environmental education at this bog site. Many community events are held annually at SHADOW for the purpose of restoration and volunteer clean ups, outreach and community building. SHADOW has other partners to help make this organization a success, including the Alliance for South King County Environmental Stewards, Rainier Audubon Society and Washington Native Plant Society.
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>0722069168</td>
<td>18.6</td>
<td>RA5</td>
<td>$ 353,000</td>
<td>$ 46,000</td>
<td>$ 125,000</td>
<td>easement</td>
</tr>
<tr>
<td>0722069231</td>
<td>3.6</td>
<td>RA5</td>
<td>$ 168,000</td>
<td>$ 470,000</td>
<td>$ 90,000</td>
<td>easement</td>
</tr>
<tr>
<td>0722069263</td>
<td>8.3</td>
<td>RA5</td>
<td>$ 342,000</td>
<td>$ 386,000</td>
<td>$ 125,000</td>
<td>easement</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). The landowner ordered an appraisal for a conservation easement on two of the properties, based on that number I estimated the other appraised value. King County Parks will need to order their own appraisal, so these values may change slightly, but likely not significantly.

C. Are any parcels are enrolled in the Current Use Taxation program (a voluntary conservation program)? ⁴
Yes, one of the parcels is in the 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?
This site will be used for habitat conservation/restoration of the wetland complex of Shadow Lake. There will be some public use, but that will be at the discretion of the landowner, Parks will not promote 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?
Since this application is for a Conservation Easement, Parks will do annual checks to make sure the landowner is following the terms of the deed. The landowner is on the hook for maintenance, they have a very good track record for restoring and keeping a well maintained natural area.

C. What are the biggest challenges you anticipate in managing this site?
None, conservation easements are great land conservation options for King County.

D. Will you be purchasing and demolishing any structures on the target parcel(s)? Explain why this is necessary.
A home might fall within the boundary of the conservation easement, the footprint of the easement will be determined in the appraisal process. The homes would be in keeping in terms of the deed and would be allowed to remain (though no new development would be allowed).

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 $136,000</td>
</tr>
<tr>
<td>KC Parks Levy (PL) Request (for county projects only) $0</td>
</tr>
<tr>
<td>Total Funding Request $136,000</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 $340,000</td>
<td></td>
</tr>
<tr>
<td>Title and appraisal work $30,000</td>
<td></td>
</tr>
<tr>
<td>Closing, fees, taxes $10,000</td>
<td></td>
</tr>
<tr>
<td>Relocation costs NA</td>
<td></td>
</tr>
<tr>
<td>Hazardous waste reports $5,000</td>
<td></td>
</tr>
<tr>
<td>Directly related staff, administration and legal costs $15,000</td>
<td></td>
</tr>
<tr>
<td><strong>Only if applicable: Value of land used as match</strong> $200,000 value will be donated as a portion of the easement value</td>
<td></td>
</tr>
<tr>
<td><strong>Total Estimated Project Costs</strong> $400,000</td>
<td></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>$136,000</td>
</tr>
<tr>
<td><strong>Past CFT Funding Available</strong> (i.e., funds remaining from past awards, to be spent on current target parcels)</td>
<td></td>
<td>$64,000</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>MATCH FUNDING SECURED</th>
<th>Date Funding Secured</th>
<th>Dollar Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Value of land match coming from a conservation easement donation on these properties</td>
<td>2019</td>
<td>$200,000</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>MATCH FUNDING STILL SOUGHT</th>
<th>Date Funding Anticipated</th>
<th>Dollar Amount</th>
</tr>
</thead>
</table>

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 surplised. 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
We have funding from previous grant years to order appraisals and complete due diligent work in order to have the offers ready to go once funding comes in.

Transaction is highly likely to be successful
Landowner is very willing to sell a conservation easement and is, in fact, matching the CFT dollars with land donation value.

Match is secured
Match is from land donation on these properties.
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Shadow Lake Natural Area
2020 CFT-PL Application

Site Map

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