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 would conserve 15 acres of forested uplands and wetlands on the border of the City of Renton and Soos Creek Park, an 870 acre forested and scrub-shrub wetland system with a nearly 10 mile long regional trail running through the corridor. These properties are identified in the 2014 Soos Creek Plan as important for open space conservation.

The first phase of this acquisition is once 15 acre forested parcel adjacent to Soos Creek Park, the next phases include three other parcels adjacent to the first, two in the City of Renton, privately owned and one in unincorporated King County, owned by the Renton Housing Authority. Appraisals will look at which portion of the Renton Housing Authority property would come into Parks inventory, if a portion of the property can be developed for low income housing that might remain in the housing authority’s ownership. The Renton area is in need of affordable housing, and this type of development would be a good use of the site and one Parks would like to work with the housing authority on to maximize public benefit.

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 is located within a Wildlife Habitat Network Corridor and provides habitat for around 120 bird species, including the red-tailed hawk and the great blue heron, both of which are sensitive species requiring King County CAO breeding site protection. Additionally, this corridor provides habitat to mammals such as black bear, cougar, bobcat, red foxes and coyotes.

Salmon habitat and aquatic resources
This forested property is within the Soos Creek corridor and serves as a buffer to the creek from the development directly east of the parcel. Soos Creek contains Chinook, steelhead and cutthroat trout as well as western pearlshell mussels and fresh water eels. Coho and chum were historically present in Soos Creek all the way to the headwaters. In addition, the whole corridor is a long wetland system, crossing three city jurisdictions.

Community separator
This site is on the boundary of the City of Renton and would provide a forested buffer between Soos Creek and the development just east of the property. Conserving open space sites protects against residential sprawl from these developing communities as well as provides links from communities to these passive recreation sites.

Park/open space addition
Acquiring this property would expand the Soos Creek Park, this parcel is directly adjacent to the current park and trail corridor.
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 resources
This property is owned by the Renton Housing Authority who has decided against building on this parcel and now wants to sell the property. While it is not suitable for a large apartment complex, it would suitable for single family homes. The parcel is 15 acres and zoned R4 (four development units per acre) so could potentially support up to 60 homes. A portion of the site is steep, but there is a substantial amount of land left for development.

Feasibility: Ownership complexity/willing sellers
The Renton Housing Authority reached out to Parks for acquisition and would ideally like to see the land placed in open space protection. We would have to work on appraised value, but they are very willing to sell to King County.

Is the property identified in an adopted park, open space, comprehensive, or community plan?
The target parcel is identified in a high priority conservation area documented in the 2014 Soos Creek Regional Park Site Management Guidelines.
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>3323059034</td>
<td>14.9</td>
<td>R4</td>
<td>Unknown</td>
<td>NA</td>
<td>$1,725,000</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):
3423059062, 3323059091, 3323059090

B. How did you estimate the cost to purchase parcels? (e.g., appraisal, estimate from assessor’s values, etc).
15% above last selling price (in 2006)

C. Are any parcels are 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?
Habitat restoration with the potential for some trails connecting to the community for passive recreation 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?
The property will be maintained by Parks Operations. There is an active community volunteer group in the area that could partner with Parks on restoration activities.

C. What are the biggest challenges you anticipate in managing this site?
The biggest maintenance challenges will be cleaning up potential illegal dumping from the neighboring community, this will be cleaned up by Parks Operations.

D. Will you be purchasing and demolishing any structures on the target parcel(s)? Explain why this is necessary.
Not on the target 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.

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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>$ 1,725,000</td>
</tr>
<tr>
<td>Title and appraisal work</td>
<td>$ 30,000</td>
</tr>
<tr>
<td>Closing, fees, taxes</td>
<td>$ 10,000</td>
</tr>
<tr>
<td>Relocation costs</td>
<td>NA</td>
</tr>
<tr>
<td>Hazardous waste reports</td>
<td>NA</td>
</tr>
<tr>
<td>Directly related staff, administration and legal costs</td>
<td>$ 20,000</td>
</tr>
<tr>
<td>Only if applicable: Value of land used as match⁵</td>
<td></td>
</tr>
<tr>
<td>Total Estimated Project Costs</td>
<td>$ 1,785,000</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>$ 900,000</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>$0</td>
</tr>
</tbody>
</table>

MATCH FUNDING SECURED Sources/Status:

<table>
<thead>
<tr>
<th>Date Funding Secured</th>
<th>Dollar Amount</th>
</tr>
</thead>
</table>

MATCH FUNDING STILL SOUGHT Sources/ Plan to obtain match?:

<table>
<thead>
<tr>
<th>Date Funding Anticipated</th>
<th>Dollar Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Parks Levy</td>
<td>$ 900,000</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.)

Match is secured
If fully funded, there would be sufficient Parks Levy funds awarded to match CFT acquisition funds.

Property will not be leased
Property will remain in King County Parks inventory.
Soos Creek Park
2020 CFT-PL Application

Vicinity Map

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January 7, 2019

Department of
Natural Resources and Parks
Parks and Recreation Division

King County

City of Kent

City of Renton

Priority Parcels
Future Scope
King County Parks
Water
Publicly Owned Lands
City
Trails