**Project Name:** Sugarloaf Mountain Forest

**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.)

<table>
<thead>
<tr>
<th>Proposed Project Acreage: 60.2</th>
<th>CFT Funding Request: $ 425,000</th>
</tr>
</thead>
<tbody>
<tr>
<td>(Identify the acreage targeted under this year’s funding request)</td>
<td>(Dollar amount of CFT award requested)</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Total Project Acreage:</th>
<th>KC PL Funding Request: $ 425,000</th>
</tr>
</thead>
<tbody>
<tr>
<td>(Estimate total acreage at project completion for multi-year projects)</td>
<td>(King County Projects Only: Dollar amount of KC Parks Levy requested)</td>
</tr>
</tbody>
</table>

**Type of Acquisition(s):** ☒ Fee Title ☐ Conservation Easement ☐ Other:

**King County Council District in which project is located**: 9

**CONTACT INFORMATION**

<table>
<thead>
<tr>
<th>Contact Name: Daphne Payne</th>
<th>Phone: (206)477-3391</th>
</tr>
</thead>
<tbody>
<tr>
<td>Title: Project Program Manager</td>
<td>Email: <a href="mailto:daphne.payne@kingcounty.gov">daphne.payne@kingcounty.gov</a></td>
</tr>
<tr>
<td>Address: 201 S Jackson St, Seattle, WA 98104</td>
<td>Date: March 6, 2019</td>
</tr>
</tbody>
</table>

**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 60 acres in one parcel that expands King County Parks Sugarloaf Mountain Forest. The property was acquired in 2001 through the transfer of development rights program. The entire property is 285 acres and consists of young forest stands, mostly alder, reflecting a long history of harvests on site.

Through the Million Trees initiative, Parks is planning an extensive forest restoration at Sugarloaf Mountain, converting the young alder to a conifer forest and leaving those alder as habitat features on site, including wildlife piles and standing snags. This restoration could extend to the proposed 60 acre parcel.

The site had been used for mining for clay bricks, but has since been reclaimed and approved by WA Ecology. The mining footprint was a small portion of the site.

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[^1]: King County Council District information here: [https://www.kingcounty.gov/council/councilmembers/find_district.aspx](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 ☐ F. Urban passive-use natural area/greenbelt
☐ B. Salmon habitat and aquatic resources ☒ G. Park/open space or natural corridor addition
☐ C. Scenic resources ☒ H. Passive recreation opportunity/unmet needs
☐ D. Community separator ☐ I. Equity/opportunity area projects that seek to redress historic disparities in access to open space
☐ E. Historic/cultural resources

Wildlife habitat
The property is 60 acres of forested land, mostly young forest as much as the area was logged in the 1990’s. Conditions on site are typical of those that provide habitat for black-tailed deer, elk, bear, coyote, cougar, fox and other small mammals as well as birds such as ruffed grouse, flicker and woodpeckers.

Park/Open Space or natural corridor addition
This parcel adds 60 acres of forested to land to King County Parks’ Sugarloaf Mountain.

Passive recreation opportunity
There are trails on site that come in through the north portion of Sugarloaf Mountain as well as from the community that is still in the process of being developed, to the west. These trails are open to hiking, biking and equestrian use.
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
The owner of this property wants to sell their property, which could either be re-zoned for residential use or opened back up for mining.

Feasibility
The owner wants to sell the property and has been working with Parks on ordering an appraisal.
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>3422079012</td>
<td>60.2</td>
<td>M</td>
<td>$655,900</td>
<td>NA</td>
<td>$750,000</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).

15% over the assessed value.

C. Are any parcels 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?

This land is intended for forest conservation as well as passive recreation opportunities for the public.

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 through Parks Operations. There is the potential for stewardship in partnership with the King County Parks volunteer program.

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

Managing the health of the forest, including managing for disease, invasive control and healthy canopy structure. Building trails on site will also require ongoing trail maintenance.

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

No.

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>$ 750,000</td>
</tr>
<tr>
<td>Title and appraisal work</td>
<td>$ 20,000</td>
</tr>
<tr>
<td>Closing, fees, taxes</td>
<td>$ 10,000</td>
</tr>
<tr>
<td>Relocation costs</td>
<td>$ 0</td>
</tr>
<tr>
<td>Hazardous waste reports</td>
<td>$ 0</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 match</td>
<td>$ 5</td>
</tr>
<tr>
<td>Total Estimated Project Costs</td>
<td>$ 790,000</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>$ 425,000</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>MATCH FUNDING SECURED Sources/Status:</th>
<th>Date Funding Secured</th>
<th>Dollar Amount</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>MATCH FUNDING STILL SOUGHT Sources/ Plan to obtain match?</th>
<th>Date Funding Anticipated</th>
<th>Dollar Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Parks Levy</td>
<td></td>
<td>$ 425,000</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.)

Acquisition can occur in 2019
Landowner is willing to sell. We have ordered an appraisal that will be ready later this spring and can make a funding contingent offer that could close once funding is available.

Transaction highly likely to be successful
The landowner is willing to sell and we have walked through the appraisal process with them.

Match is secured
If Levy funds are awarded there will be sufficient match to close on these properties.

Property acquired in fee will not be sold
These properties will remain in King County Parks inventory.
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