

Project Name: Little Swamp Creek Relocation	
Applicant Jurisdiction: City of Kenmore	
If applicable, Open Space System Name: NA <i>(Only if applicable, the name of a larger connected system, such as Cedar River Greenway, Mountains to Sound, a Regional Trail, etc.)</i>	
Proposed Project Acreage: 0.80 <i>(Identify the acreage targeted under this year's funding request)</i>	CFT Funding Request: \$200,000 <i>(Dollar amount of CFT award requested)</i>
Total Project Acreage: 0.80 <i>(Estimate total acreage at project completion for multi-year projects)</i>	KC PL Funding Request: NA <i>(King County Projects Only: Dollar amount of KC Parks Levy requested)</i>
Type of Acquisition(s): <input checked="" type="checkbox"/> Fee Title <input type="checkbox"/> Conservation Easement <input type="checkbox"/> Other:	
King County Council District in which project is located ¹ : 1	

CONTACT INFORMATION

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Address: 18120 68 TH AVE NE Kenmore, WA 98028	Date: 3/6/2019

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.

In 2002, the City of Kenmore identified a future capital project to relocate a salmon bearing stream from its current location in a roadside ditch on 80TH AVE NE to a 100-foot wide protected natural area away from the road. City Council recognized that development would occur along 80TH AVE NE before the City could fund the project and therefore passed a resolution requiring future development along the road to leave 100-foot area for the stream. Between 2002 and now, several developments have been completed along 80TH AVE NE and Council's vision for a 100-foot buffer for the stream is almost complete. Today, one property with a home remains in the pathway of the proposed stream location along the length of the project, which extends from NE 198TH ST to NE 192ND ST. This request for funds will allow the City to purchase this property. The property would become part of the 100-foot wide natural wetland/riparian area that extends for approximately 1,200 feet.

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.

- | | |
|---|---|
| <input checked="" type="checkbox"/> A. Wildlife habitat or rare plant reserve | <input checked="" type="checkbox"/> F. Urban passive-use natural area/greenbelt |
| <input checked="" type="checkbox"/> B. Salmon habitat and aquatic resources | <input type="checkbox"/> G. Park/open space or natural corridor addition |
| <input checked="" type="checkbox"/> C. Scenic resources | <input type="checkbox"/> H. Passive recreation opportunity/unmet needs |

¹ King County Council District information here: https://www.kingcounty.gov/council/councilmembers/find_district.aspx

- D. Community separator
- E. Historic/cultural resources

- I. Equity/opportunity area projects that seek to redress historic disparities in access to open space

A. The parcel meets the requirements for a low/medium ranking in the wildlife habitat or rare plant reserve category. The parcel (0.80 acres) is connected to a larger surrounding natural area that has been established by the city since 2002. These areas are presumed to provide habitat for common and semi-common species.

B. The parcel meets the requirements for a medium ranking in the salmon habitat and aquatic resources category. The stream located on the property is identified as a Type II stream, which has perennial flow and is used by salmonid fish. Currently, the stream is comingled with stormwater in a roadside ditch with little to no natural habitat. The proposed restoration project would completely move the stream from the roadside ditch and create a natural, buffered riparian corridor for the stream to flow through, yielding a significant improvement in the system.

C. The parcel meets the requirements for a medium ranking in the scenic resources category. The parcel contains a stream, which is visible from city right-of-way (80TH AVE NE).

D. The parcel meets the requirements for a medium ranking in the community separator category. The parcel is located within the proposed 100-foot wide stream area, which separates the neighborhood to west from 80TH AVE NE and the neighborhoods to the east. Acquisition of the property would make it part of a larger greenbelt that creates a continuous natural neighborhood separator.

E. NA

F. The parcel meets the requirements for a low to medium ranking in the urban passive-use natural area/greenbelt category. The parcel itself is under 1 acre, but will enhance access to a stream and be part of a larger natural area/greenbelt of approximately 3 acres.

G. NA - the parcel and adjacent parcels are not defined as “open space” or park property. The property is an addition to a natural corridor, but that is not defined in the criteria.

H. NA

I. NA

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

A. NA

B. NA

C. The parcel meets the requirements for a low ranking in the feasibility category. The city is currently conducting an appraisal with the cooperation of the property owner, but the city does not currently have a signed letter of interest or purchase and sale agreement at this time.

D. NA

E. The project is identified in the city's Comprehensive Plan Capital Facilities Element.

F. NA

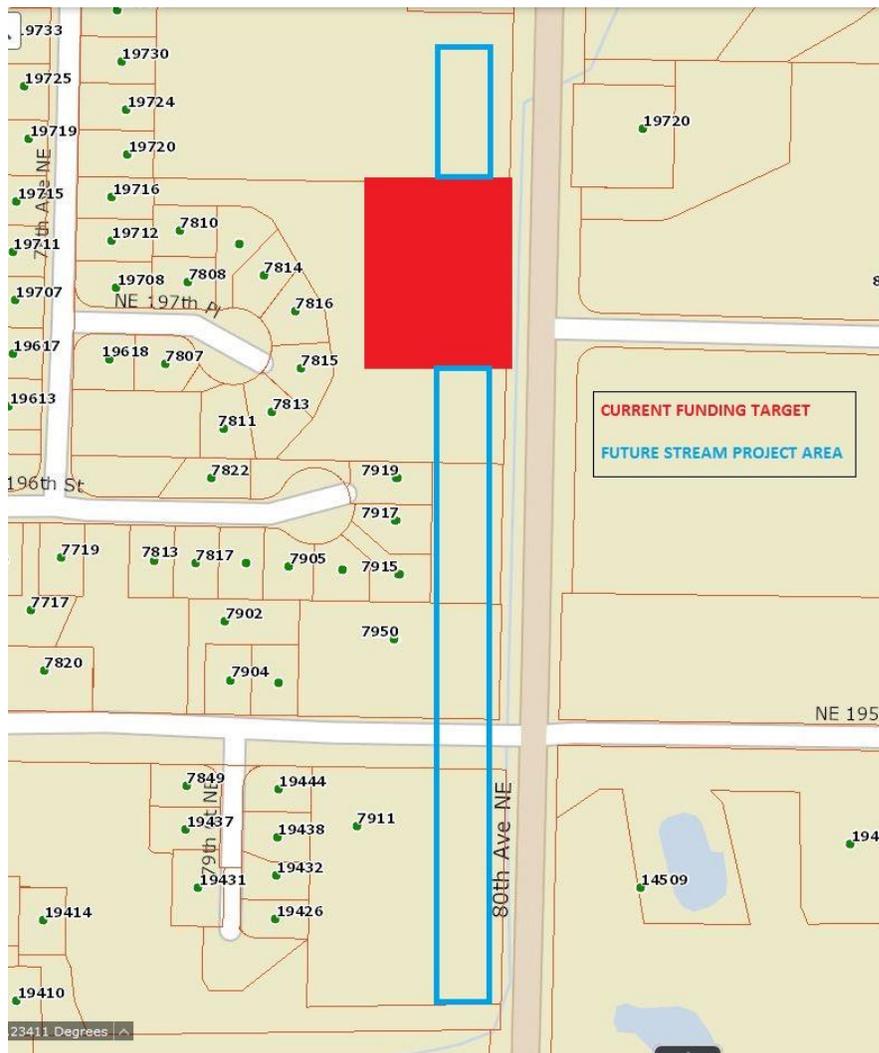
SECTION 4. PARCEL DETAILS

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.

Parcel Number (do not use hyphen, e.g., 1234567890)	Acreage	Zoning ²	Assessor’s “Appraised Land Value” ³	Assessor’s “Appraised Improvements Value”	Estimated Cost to Purchase Desired Property Interest	Property Interest Sought (fee, easement, or TBD)
0126049207	0.80	R-6*	\$350,000	\$1,000	\$351,000	Fee

*R-6 means 6 residential dwellings per acre



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.

ii. Future Funding Targets - i.e., those parcels shown in yellow on your maps. Please list the parcel numbers here (no additional information needed):

No future funding targets are being requested.

B. How did you estimate the cost to purchase parcels? (e.g., appraisal, estimate from assessor’s values, etc).

The city is currently having an appraisal conducted, but the results were not completed in time for this application. The estimate provided with this request is taken directly from the King County Assessor’s website (parcel viewer).

C. Are any parcels are enrolled in the Current Use Taxation program (a voluntary conservation program)?⁴

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?

The property will be used for habitat (stream) restoration and is viewable and accessible from public right-of-way.

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 monitored and maintained for at least five years to ensure successful establishment and survival of restored habitat using funds approved for the stream relocation project.

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

The challenging part of managing the site will be removal of the existing structures and restoration of the riparian area. Once the restoration is complete, the site has convenient access for monitoring and ongoing maintenance.

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

Yes. The property has an existing single family house and a detached garage that will be removed to make way for the relocated stream.

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, the plan is to utilize the full site for habitat restoration with no other more intensive recreational activities or retainage of any structures.

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

	REQUESTED AMOUNT
CFT Funding Request	\$ 200,000
KC Parks Levy (PL) Request <i>(for county projects only)</i>	\$ NA
Total Funding Request	\$ 200,000

TOTAL CFT PROJECT COSTS

PROJECT COSTS	ESTIMATED DOLLAR AMOUNT OR RANGE
Total property interest value	\$386,100 (assessor value plus 10%)
Title and appraisal work	\$3,000
Closing, fees, taxes	\$10,900
Relocation costs	\$0
Hazardous waste reports	\$0
Directly related staff, administration and legal costs	\$0
<i>Only if applicable: Value of land used as match⁵</i>	NA
Total Estimated Project Costs	\$400,000

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.

CFT FUNDING	Date Funding Secured	Dollar Amount
CFT Funding Request	N/A	\$200,000
Past CFT Funding Available <i>(i.e., funds remaining from past awards, to be spent on current target parcels)</i>		\$0
MATCH FUNDING SECURED	Date Funding Secured	Dollar Amount
Sources/Status:		
Surface Water Capital Fund – City Council approved fee and facility charges to fund the CIP list including this project.	November 2018	\$200,000
MATCH FUNDING STILL SOUGHT	Date Funding Anticipated	Dollar Amount
Sources/ Plan to obtain match?:		

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 surplus. Note that acquisition of conservation easements, TDR easements, farm covenants where underlying fee remains in private ownership is generally acceptable.)

A & B. The city has not reached any formal agreement with the property owner at the time of this application.

C. The project, including property acquisition, is identified in the city's capital program. In November 2018, City Council approved rates to fund the capital program, which included this project.

D. The city has no plans to sell or lease the acquired property for private benefit.

NE 198TH ST

Little Swamp Creek Existing Location (Dark Blue)

Native Growth Protection Area (Entire Tract)

Current Funding Target (Red) 012604-9207



012604-9207

Native Growth Protection Area (Entire Tract)

Proposed Stream Location (Light Blue) Restoration Project

Native Growth Protection Area (Entire Tract)

City to acquire easement

NE 195TH ST

Native Growth Protection Area (Entire Tract)

Native Growth Protection Areas (Entire Tract)

-Twin Springs Park- 25 Acre Nature Park including 7.5 acres of restored wetlands

80TH AVE NE

NE 193RD PL

City of Kenmore 2019 Conserveation Futures Tax Levy (CFT) Application For Funds - Site Map - Parcel 012604-9207

0 70 140 280 Feet