**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.

The city of Kent is requesting $325,000 to assist with the acquisition of one parcel of land totaling 2.25 acres which is adjacent to the 110 Acre Mill Creek Canyon Park. This parcel is located at the head of Mill Creek Canyon and will help to provide additional public access to the canyon. This parcel is directly west of the 3 acre parcel which was acquired using CFT funds in 2018. The city hopes to combine these two parcels to develop trailhead access to Mill Creek Canyon Park with outdoor education opportunities.

The city sees this acquisition as a high priority to further complete the connection of Mill Creek Canyon to Kent’s east hill. By purchasing this parcel and combining it with the adjacent 3 acre parcel, we can begin planning for development of an upper trailhead for Mill Creek Canyon. Development pressure in Kent has seen many larger parcels short platted and developed with additional housing. Acquisition of property at the canyon’s south end has been an ongoing city goal since the 1960’s when the city began acquiring parcels in the canyon. The creation of an upper trailhead has been a long term city goal and is identified in the 2016 Parks and Open Space Plan.

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
☒ 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
The acquisition of this parcel will enhance the existing passive open space and wildlife habitat located within Mill Creek Canyon Park. This 2.25 acre parcel features many mature second growth trees including Western Red Cedar, Douglas Fir, and Big Leaf Maple. Wildlife species commonly found on the property include deer, coyote, and native songbirds. Removal of the existing single family residence, various outbuildings, and septic system will enhance the overall open space and improve wildlife habitat.

Salmon habitat/aquatic resources
This parcel is located near Mill Creek. Mill Creek is a tributary of Spring Brook Creek which flows into the Green River near Renton. Mill Creek is a salmon bearing stream and Coho Salmon have been observed in Mill Creek. Removal of the existing residence, septic system, outbuildings, and traditional lawn will return the site to more natural conditions. The preservation of trees along the properties northern border will preserve shade near upper Mill Creek.

Scenic Resources
The addition of this parcel will allow for park users to experience Mill Creek Canyon’s entire length with access provided on the southeastern end. In the future, this will allow the public to bypass walking along congested arterial streets and offer the ability to walk the entire canyon and enjoy scenic views of Mill Creek, the canyon, and the surrounding landscapes. It will enable people to walk from Kent’s east hill to Herbert Bayer’s masterpiece landscape at the base of Mill Creek Canyon.

Community Separator
The property is part of a larger greenbelt that helps define Kent’s character. Mill Creek Canyon separates the city’s Scenic Hill neighborhood, which is composed of single family residential homes from State Route 516 and Kent’s commercial district on the east hill. The addition of this parcel will further complete this assemblage of linear property and enhance this connection to the east hill.

Urban passive-use natural area/greenbelt
The addition of 2.25 acres to the 110-acre / one and one half mile long Mill Creek Canyon will provide increased access for the entire park. In the future, we hope to complete trail enhancements within Mill Creek Canyon and link downtown Kent with the east hill of Kent through this large passive use green belt. This is one of only 3 passive use parks within Kent’s Parks system and this acquisition is a specified as goal in the 2016 city of Kent Parks and Open Space Plan.

Passive recreation opportunity/unmet needs
The acquisition of this parcel will fill the long unmet need to connect Mill Creek Canyon with downtown and the east hill. It will allow the city to plan for the improvement of the trail system that spans the entire canyon. This parcel will provide a critical upper trailhead and invite people to explore the canyon.
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
This acquisition will give the city an excellent opportunity to expand our educational and interpretative opportunities for Mill Creek Canyon. This property will serve as the starting point for a walk through the canyon and will provide an ideal location for an outdoor classroom and to place interpretive signage about native trees and plants describing the importance of Mill Creek as part of the Green River Watershed.

Threat of loss of open space resources
The threat of this property being subdivided and redeveloped with additional housing is a real possibility. Continued growth in demand for housing in Kent is driving new development. Securing this land in public ownership will further preserve and enhance access to Mill Creek Canyon.

Ownership complexity/willing sellers
The city of Kent has made contact with the property owners and they have indicated that they are willing to sell to the city.

Is the property identified in an adopted park, open space, comprehensive, or community plan?
The 2016 Parks and Open Space plan specifically identifies the acquisition of property to connect the Mill Creek Canyon with Kent’s east hill. Acquisition of this property will further enhance the open space and trail opportunities in Mill Creek Canyon.
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>2922959210</td>
<td>2.25</td>
<td>SF 4.5</td>
<td>$261,000</td>
<td>$307,000</td>
<td>$600,000</td>
<td></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):

B. How did you estimate the cost to purchase parcels? (e.g., appraisal, estimate from assessor’s values, etc). This estimate is based on assessor’s 2018 valuation.

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?

The intended future use of the property is a trail head for Mill Creek Canyon. 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?

The city of Kent Parks Maintenance Division has 33 full time staff. Park staff are assigned to Mill Creek Canyon as part of their regular work. The maintenance of this parcel can be absorbed into the existing department operations. The property is flat and directly adjacent to a main street and could easily accommodate volunteer and community participation.

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

The largest challenge involving this site will be monitoring it for transient activity.

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

Yes we will be removing all structures located on this parcel. This is our policy when we purchase property. The structures have no value to the city and eventually become an attractive nuisance.

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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).
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.

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 <em>(for county projects only)</em></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>$ 500,000 – 650,000</td>
</tr>
<tr>
<td>Title and appraisal work</td>
<td>$ 7,000</td>
</tr>
<tr>
<td>Closing, fees, taxes</td>
<td>$ 20,000</td>
</tr>
<tr>
<td>Relocation costs</td>
<td>$ 10,000</td>
</tr>
<tr>
<td>Hazardous waste reports</td>
<td>$ 1,000</td>
</tr>
<tr>
<td>Directly related staff, administration and legal costs</td>
<td>$ 5,000</td>
</tr>
<tr>
<td><em>Only if applicable: Value of land used as match</em></td>
<td></td>
</tr>
<tr>
<td>Total Estimated Project Costs</td>
<td>$ 550,000 – $ 700,000</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>325,000</td>
</tr>
<tr>
<td>Past CFT Funding Available <em>(i.e., funds remaining from past awards, to be spent on current target parcels)</em></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

MATCH FUNDING SECURED Sources/Status:

<table>
<thead>
<tr>
<th>Sources/Status:</th>
<th>Date Funding Secured</th>
<th>Dollar Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>KENT CIP FUNDS</td>
<td>Secured</td>
<td>700,000</td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>Sources/ Plan to obtain match?:</th>
<th>Date Funding Anticipated</th>
<th>Dollar Amount</th>
</tr>
</thead>
</table>

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.
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.)
Site Map - Upper Mill Creek Expansion

- Public Open Space
- Parcel for Current Funding Target
- Parcel Funded by CFT Award - 2018

February 20, 2019