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 request is to support acquisition of a 0.64-acre parcel located along the 100th Ave NE corridor in Kirkland’s North Juanita Neighborhood. The parcel surrounds 140 feet of Cedar Creek, a major Juanita Creek tributary, which represents an excellent opportunity for instream and riparian habitat restoration and wetland mitigation. City ownership of this parcel would nearly complete an open space/greenway corridor around the creek that includes public ownership and native growth protection areas set aside by more recent development projects, securing this segment of the existing greenway network in North Juanita. This parcel is currently undeveloped but may be eligible for development despite stream buffer encumbrances under reasonable use provisions which would allow construction within the buffer. In the past, reasonable use provisions have allowed for construction of housing very close to creeks in the City of Kirkland – see development at 10243 NE 132ND ST is a nearby example (fig. 1). Having a house this close to the Cedar Creek would increase the risk of flooding to the resident and would remove valuable buffer habitat.

Cedar Creek has historically had flooding and erosion problems, which were documented in the 1978 King County Juanita Creek Basin Plan, including notes that Cedar Creek was already experiencing erosion and sedimentation problems at that time, and that further planned development would aggravate these problems. King County developed a regional instream pond and conducted several bank stabilization projects in the area east of 100th Ave NE, but these projects have been insufficient to manage the altered stormwater flows now reaching the creek. Bank stability and sedimentation continue to be persistent issues in this tributary. City ownership of this parcel would both provide a site for restoration work and would preserve a piece of stream corridor from development. Although this parcel is small relative to the watershed, development would contribute to the cumulative stormwater impacts to this corridor.

1 King County Council District information here: https://www.kingcounty.gov/council/councilmembers/find_district.aspx
Fig. 1 - example of nearby reasonable use development in the Juanita Creek Watershed.

Protection of this property surrounding the creek will help to prevent further water quality degradation and flooding in downstream areas. It will also be a good site for a fish habitat and/or floodplain restoration project.

Kirkland is taking steps to further improve and protect Cedar Creek in the near future including:

- Culvert on 100th Avenue NE is to be replaced by a fish-passable culvert within the next two years.
- Kirkland has just received an Ecology Stormwater Financial Assistance grant to conduct stormwater retrofit planning in this basin – this work will over time result in construction of facilities to improve the quality and control the flow of stormwater into the creek.
- Staff are exploring conducting a habitat needs and restoration assessment – implementation of the recommendations in such a plan would further improve fish and riparian habitat in Cedar Creek.

City ownership would facilitate instream and riparian restoration activities, as there would not be a need to negotiate for easements and/or to gain access through private property to maintain a project on this parcel. Additionally, the acquisition supports WRRA 8 in protecting and restoring natural processes and habitats that are necessary for the recovery and conservation of Chinook Salmon. Preservation of the woodlands and creek on this parcel will contribute to the ecological health of the area.
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

A. Wildlife Habitat: This parcel is one of a shrinking number of undeveloped properties in the North Juanita neighborhood, where neighbors have observed wildlife including deer, coyote, hawks, frogs, pileated woodpecker, and bald eagle.

B. Salmon Habitat & Aquatic Resources: The property acquisition will ensure preservation of aquatic resources along this segment of Cedar Creek and will be part of a larger system of improvements along Cedar Creek currently underway. The City is installing new culverts, removing barriers, mitigating sedimentation, and planning further improvements in this creek within the Juanita Creek Basin in order to make progress toward completing the adopted City of Kirkland 2014 Surface Water Master Plan for the maximum feasible restoration of Kirkland’s urban basins.

C. Scenic resources: Current vegetation on the property creates a significant privacy from the highly traveled and developed 100th Ave NE for Cedar Creek and the single-family housing development to the east of the parcel. The property encapsulates 140 ft of Cedar Creek, a scenic resource.

D. Community Separator: The project would secure an existing element of the current greenbelt along Cedar Creek. This property marks the beginning of the greenbelt’s visual relief from development as one travels northbound along 100th Ave NE.

F. Urban Passive-Use Natural Area/Greenbelt: The parcel’s segment of Cedar Creek within this property is part of a de-facto greenbelt system, which could be secured against potential future development at this location.

G. Park/open space or natural corridor addition: The parcel is part of a natural corridor that follows Cedar Creek through the North Juanita Neighborhood, however, it is not currently encumbered with any native growth protection area agreement or similar covenant. Securing this land for the Surface Water Utility will ensure that it remains open space and along the existing natural corridor, pre-empting any attempt for reasonable use development.

H. Passive recreation opportunity/unmet needs: This location is in an underserved area of Kirkland’s park system, which lacks publicly accessible open space within 1.0+ miles of this parcel.
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. Educational/interpretive opportunity: The Green Kirkland Partnership works with volunteers, staff and community to restore Kirkland’s forests and natural areas, offering educational opportunities in natural areas like this through organized volunteer restoration work, recruiting from schools and community groups.

B. Threat of loss of open space resources: Reasonable use provisions would likely allow development of this site, potentially permitting development within the stream buffer. This site has previously had a house on it, which was recently removed by the current owner. This newly reclaimed open space is a likely candidate for future development if not acquired by the City of Kirkland.

C. Feasibility: Ownership complexity/willing seller(s)/community support: The City of Kirkland has been engaged in purchase negotiations with the current owner, King County Roads, and has documented (email) correspondence with KC Roads detailing the offered purchase price. There is no documented local opposition to the acquisition.

E. Is the property identified in an adopted park, open space, comprehensive, or community plan?: This open space plan conforms with the City’s Comprehensive Parks, Open Space and Recreation Plan Policy 1.12 to preserve opportunities for people to observe and enjoy wildlife and wildlife habitat. It will also support the City’s Comprehensive Plan Goal NE-1, to protect natural systems and features form the potentially negative impacts such as land development.
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>Zoning²</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>2026059104</td>
<td>0.64</td>
<td>RSA 8</td>
<td>$256,000</td>
<td>$0</td>
<td>$300,000</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):

2026059122

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

The City of Kirkland is in active negotiations with the property owner, King County Roads. $300,000 is the offered purchase price by the owner.

C. Are any parcels are enrolled in the Current Use Taxation program (a voluntary conservation program)?³

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?

Instream and riparian restoration and mitigation. Passive Recreation, Open space/greenbelt, and natural area preservation. It 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 proposed acquisition of 0.64 acres will be added to the surface water utility’s open space. The site will be maintained by surface water utility crews and through volunteer partnerships (Green Kirkland). The property is an ideal location for volunteer stewardship following initial restoration by surface water crews. The surface water utility is funded by surface water rate payers to maintain the City’s manmade and natural surface water conveyance.

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

None.

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

No, a prior structure on the property was demolished and removed by the current owner.

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.)

Yes, the City intends to dedicate a 20-foot width along the 100th Ave NE frontage for multimodal transportation use, a total of 20’x165’= 3,300 square feet. Pro-rated price for this segment is $35,500, which would be 100% City funded. 88.2% of the parcel is CFT eligible, with match calculated to 44.1% of parcel acquisition costs.

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></th>
<th>REQUESTED AMOUNT</th>
</tr>
</thead>
<tbody>
<tr>
<td>CFT Funding Request</td>
<td>$139,225</td>
</tr>
<tr>
<td>KC Parks Levy (PL) Request (for county projects only)</td>
<td>N/A</td>
</tr>
<tr>
<td>Total Funding Request</td>
<td>$139,225</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>$300,000</td>
</tr>
<tr>
<td>Title and appraisal work</td>
<td>$5,000</td>
</tr>
<tr>
<td>Closing, fees, taxes</td>
<td>$4,200</td>
</tr>
<tr>
<td>Relocation costs</td>
<td>$0</td>
</tr>
<tr>
<td>Hazardous waste reports</td>
<td>$1,500</td>
</tr>
<tr>
<td>Directly related staff, administration and legal costs</td>
<td>$5,000</td>
</tr>
<tr>
<td>Only if applicable: Value of land used as match</td>
<td>N/A</td>
</tr>
<tr>
<td>Total Estimated Project Costs</td>
<td>$315,700</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>$139,225</td>
</tr>
<tr>
<td>Past CFT Funding Available</td>
<td>N/A</td>
<td>$0</td>
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<tr>
<td>(i.e., funds remaining from past awards, to be spent on current target parcels)</td>
<td></td>
<td></td>
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</table>

MATCH FUNDING SECURED

<table>
<thead>
<tr>
<th>Sources/Status:</th>
<th>Date Funding Secured</th>
<th>Dollar Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Kirkland Surface Water Acquisition Fund – 2019-24 CIP</td>
<td>December 2018</td>
<td>$176,475</td>
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</table>

MATCH FUNDING STILL SOUGHT

<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.
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.)

A. Acquisition can occur in late 2019 or soon thereafter: The seller is ready to complete the transaction and the City simply needs to complete its funding package for the purchase.

B. Transaction is highly likely to be successful: The City of Kirkland and the owner, King County Roads, have been in active negotiation over the property purchase and have tentatively outlined a purchase price.

C. Match is secured: Match funding is available in the City of Kirkland’s Surface Water Acquisition CIP project, as adopted in the 2019-24 CIP.