CONSERVATION FUTURES TAX LEVY (CFT)
APPLICATION FOR 2020 FUNDS

Project Name: Beaton Hill Park

Applicant Jurisdiction: City of Sammamish

If applicable, Open Space System Name: Mountain to Sounds Greenway
(Only if applicable, the name of a larger connected system, such as Cedar River Greenway, Mountains to Sound, a Regional Trail, etc.)

Proposed Project Acreage: 4 acres
(Identify the acreage targeted under this year’s funding request)

CFT Funding Request: $1,367,800
(Dollar amount of CFT award requested)

Total Project Acreage: 4 acres
(Estimate total acreage at project completion for multi-year projects)

KC PL Funding Request: $0.0
(King County Projects Only: Dollar amount of KC Parks Levy requested)

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

King County Council District in which project is located¹: District 3

CONTACT INFORMATION

Contact Name: Anjali Myer
Phone: (425) 295-0581 desk; (206) 348-5177 cell

Title: Deputy Director, Parks & Recreation
Email: amyer@sammamish.us

Address: 801 228th Avenue SE, Sammamish, WA 98074

Date: March 1, 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.

The City of Sammamish recently purchased two parcels of land for $6.05 million, consistent with its Land Acquisition Strategy and is requesting reimbursement for a portion of these parcels through this Conservation Futures Grant application. The funds will assist the City to continue its efforts in preserving open space for future generations in a City that is developing at a rapid rate.

The two parcels are located at 612 and 710 218th Avenue SE, approximately half a mile west of Sammamish City Hall in the heart of the City and just south of its future Town Center. The land totals 9.36 acres and has mature trees, rolling topography, open meadows, three wetlands and a seasonal stream. Of this, the portion we are seeking funding support for, measures roughly 4 acres and is sloping, with dense mature tree canopy and a section of the wetland and seasonal stream and is designated for conservation.

These parcels are located directly north of Big Rock Park (36 acres) and along the path of a proposed east-west trail across the Plateau, connecting the East Lake Sammamish and Emerald Necklace Trails. The 39-acre Sammamish Commons Park is located 250 yards to the east. The City of Sammamish has been actively working to acquire an easement through a neighborhood open space tract between these existing parks to provide a stronger connection between the two. The addition of the Beaton parcels provides additional heavily-treed, conserved open space, trails and viewpoints in a rapidly densely developing area in the center of the city.

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

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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

A. Wildlife habitat or rare plant reserve
The identified parcels are a part of a functioning wildlife system in an area that is facing increasing densification. Species observed on wildlife cameras at adjacent Big Rock Park include deer, coyotes, bears, bobcats, cougars etc. The Washington Department of Fish and Wildlife notes that wildlife is best served by keeping large, connected patches of undeveloped native vegetation intact. The addition of this property would add 4 acres of forest, wetland and associated buffers to the existing wildlife corridor along Ebright Creek flowing through the adjacent Big Rock Park parcel to the south. The existing wetlands house a variety of species including birds, amphibians and insects.

B. Salmon habitat and aquatic resources
These properties are also home to wetlands (category II, III, and IV) and a seasonal stream. While the stream is non-fish bearing, a goal from the City of Sammamish Comprehensive Plan is to protect wetlands and other water resources from encroachment and degradation and encourage restoration of such resources. The large wetland on these parcels flows through Big Rock Park, into the north tributary of Kokanee-bearing Ebright Creek.

C. Scenic Resources.
The proposed acquisition parcels are bordered by a park to the south, and single-family residential housing to the north, east, and west. The properties sit at a higher elevation than adjacent parcels, allowing visitors opportunities to view the surrounding scenery of Big Rock Park. Acquisition of these properties protects the on-site natural resources including significant trees, wetlands, and a seasonal stream, which serve as a scenic amenity. Additionally, this park system provides visual relief in an area that, with the development of nearby Town Center (less than ¼ mile away), will soon be much more densely populated.

F. Urban Passive-Use Natural Area/Greenbelt.
The identified properties are linked to a 75-acre park system within heart of Sammamish, connecting to both Big Rock Park and, with the anticipated acquisition of the trail easement, to Lower Sammamish Commons. The City’s Parks, Recreation and Open Space (PRO) Plan notes that approximately 78% of Sammamish’s population believe that the focus for land acquisition should be passive recreation. The 4-acres of outlined preservation land will remain for passive use due to a condition of the sale to make best efforts to preserve mature trees in this area. Neighboring 36-acres of Big Rock Park will remain passive open space for the community. Together, these park properties will help connect urban passive-use natural areas.

G. Park/open space or natural corridor addition
These parcels are located directly north of Big Rock Park and along the path of a proposed east-west trail across the Plateau connecting the East Lake Sammamish and Emerald Necklace Trails. Big Rock Park measures 36-acres (with a phased donation of an additional 18 acres), and is a passive park with trails, a nature playground, on-site wetlands and a wildlife corridor along the tributary of Ebright Creek that bisects the park. Sammamish Commons Park is located 250 yards or less than a ¼ mile east of the parcels, and includes a community garden, spray and play areas, open meadows and preservation space for an on-site wetland. The City of Sammamish has been actively working to acquire an easement through a neighborhood open space tract between these existing parks to provide a stronger connection between the two. The addition of the Beaton parcels would provide additional trails, viewpoints, and preservation of open space to this larger park system.
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 programming of this site could allow for educational opportunities for park users. The trails throughout the preservation space could host features such as a bird blind or a wetland boardwalk. These features accompanied by interpretive signage situated along the pathways could give visitors insight regarding the diversity of species and habitat functions throughout the park. Class field trips or volunteer work parties could be arranged that would offer educational opportunities about habitat, ecosystems, preservation, and restoration.

B. Threat of Loss of Open Space Resources.
The City has experienced steady growth since incorporation, with the population increasing from 34,000 in 2000 to over 64,500 in 2017 through development and annexations. With the upcoming development of Town Center near the property (250 yards to the east) a total of 2,000 residential units and 600,000 of commercial square footage will be added in an area of 240 acres. Open space resources for people and wildlife will quickly diminish. Zoned R-6, both parcels have high development potential. The sellers received several unsolicited, generous offers from developers for the property. The appraisal was based on a proposal for the parcels to be subdivided into 22 lots, with 10 of those lots falling within the area of this grant application.

C. Feasibility: Ownership Complexity/Willing Seller(s)/Community Support.
The owner approached the City about these two parcels at the end of the year 2017, and the City purchased the properties in November 2018. Despite all the offers from developers, to honor the wishes of their mother, who expressed interest in the property being used as a park land rather than developed into residences, they sold it to the City. A Restrictive Covenant on the property ensures that these parcels will be used for a public park in perpetuity. Further, the City will exercise best efforts to retain mature trees within the portion of land included in this grant application. The community supported the acquisition of these parcels for park land and overwhelmed City Council with their abundant emails and posts on social media and not one negative comment was received.

D. Describe Any Public or Private Partnerships that Will Enhance this Project.
Sammamish Plant Stewards, Storm Water Stewards and Wildlife Habitat Stewards could all help in restoration and revegetation efforts. Trail stewards could partner with the City and volunteers to help make trail improvements on the property.

E. Is this Property Identifies in an Adopted Park, Open Space, Comprehensive, or Community Plan?
• Comprehensive Plan – adopted October 2015
• Land Acquisition Strategy and Implementation Plan – adopted October 2017
• 2018 Parks, Recreation, and Open Space Plan – adopted February 2018

F. Transferable Development Rights (TDR) Participation.
The King County-Town Center TDR Program is established in the King County-City of Sammamish interlocal agreement, which allows for the transfer of development rights from this property to Sammamish Town Center. The Comprehensive Plan outlines that the City should consider the potential for transfer of development rights to protect important open spaces within Sammamish. The Restrictive Covenant on these parcels does not remove the development rights from the property and the Purchase and Sale Deed notes that the City may sell the development rights from the 9.36 acre property consistent with its current R-6 zoning in accordance with the Transfer of Development Rights program endorsed by the City of Sammamish.
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>1240700092 (portion of)</td>
<td>~3.5 acres</td>
<td>R-6</td>
<td>~$181,100 (45% of combined total)</td>
<td>$0</td>
<td>$2,722,500</td>
<td>Fee</td>
</tr>
<tr>
<td>1240700090 (portion of)</td>
<td>~0.5 acres</td>
<td>R-6</td>
<td></td>
<td></td>
<td></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):

N/A

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

Appraisal

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

N/A

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?

Passive recreation and habitat restoration. Yes, this land will be opened to the public in the future and will be part of a future park named “Beaton Hill Park,” after the family that owned it from 1939-2018.

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 the City’s routine Parks Maintenance program and funded through the General Fund. The City has a strong volunteer program as well as established groups such as the Native Plant Stewards and Storm Water Stewards that this property will benefit from.

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

We do not anticipate any major challenges in managing this site. It will be retained in its natural state with minimal improvements for passive recreation and restoration of the stream that flows along the eastern edge.

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

N/A

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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.)

Yes, the City purchased both parcels in their entirety measuring 9.36 acres. The area outside the mature tree preservation area being requested through this grant, may be programmed for more intensive recreation.

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>$1,367,800</td>
</tr>
<tr>
<td>KC Parks Levy (PL) Request (for county projects only)</td>
<td>$0.0</td>
</tr>
<tr>
<td>Total Funding Request</td>
<td>$1,367,800</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>$2,722,500</td>
</tr>
<tr>
<td>Title and appraisal work</td>
<td>$2,100</td>
</tr>
<tr>
<td>Closing, fees, taxes</td>
<td>$4,060</td>
</tr>
<tr>
<td>Relocation costs</td>
<td>$0</td>
</tr>
<tr>
<td>Hazardous waste reports</td>
<td>$2,025</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 match5</td>
<td>$0</td>
</tr>
<tr>
<td>Total Estimated Project Costs</td>
<td>$2,735,685</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>$1,367,800</td>
</tr>
<tr>
<td>Past CFT Funding Available (i.e., funds remaining from past awards, to be spent on current target parcels)</td>
<td>N/A</td>
<td>$0.00</td>
</tr>
<tr>
<td>MATCH FUNDING SECURED Sources/Status:</td>
<td>Date Funding Secured</td>
<td>Dollar Amount</td>
</tr>
<tr>
<td>City Parks CIP</td>
<td>2017</td>
<td>$1,367,885</td>
</tr>
</tbody>
</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>N/A</td>
<td>$0.0</td>
</tr>
</tbody>
</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 occurred in November 2018, and this grant application is for reimbursement.

B. Transaction was completed in November 2018 and was successful.

C. The land was purchased from funds allocated in the City’s Parks Capital Improvement Fund for land acquisition and so yes, the match was secured. This grant application requests reimbursement of 50% of the costs to be able to continue with the City’s goals and efforts to preserve other open space.

D. The property was acquired in fee and has a restrictive covenant placed on the land, limiting its use for a public park only. It cannot be leased or sold for any non-park use. The City is required to exercise best efforts to retain the mature trees within the portion of the land that is included in this grant application. This restrictive covenant however, does not remove development rights from the property and the City can sell the development rights consistent with the current R-6 zoning in accordance with the TDR program endorsed by the City of Sammamish.