CONSERVATION FUTURES TAX LEVY (CFT) APPLICATION FOR 2020 FUNDS

Project Name: Edgewick Trail Connection

Applicant Jurisdiction: Si View Metropolitan Park District

If applicable, Open Space System Name: Connection to Regional Trail System
(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: 7.08 acres
(Identify the acreage targeted under this year’s funding request)

CFT Funding Request: $163,400
(Dollar amount of CFT award requested)

Total Project Acreage: 7.08 acres
(Estimate total acreage at project completion for multi-year projects)

KC PL Funding Request: N/A
(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: 3

CONTACT INFORMATION

Contact Name: Minna Rudd Phone: 425-831-1900
Title: Recreation Manager Email: mrudd@siviewpark.org
Address: PO Box 346 North Bend WA 98045 Date: 2/26/19

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 project proposal is a fee acquisition of a single 7.08 acre forested parcel for use as non-motorized 0.3 mile long connector trail from the Edgewick neighborhood near North Bend to the regional Snoqualmie Valley Trail near Rattlesnake Lake. This property is accessed through an easement crossing three adjacent properties. This ingress, egress, and utility easement is identified in the title report of the targeted parcel. The approximately 30 foot wide easement houses an old logging road that is suitable for use as a public non-motorized connector trail.

Funding will provide a neighborhood and community trail connection in an area that is currently poorly served, to a regional 31-mile soft surface trail corridor, and preserve the parcel as open space. This vacant property is currently for sale. While there are development restrictions on the site due to critical areas including category III wetlands, aquatic areas, and steep slopes, portions of the parcel could be developed, which would affect the Snoqualmie Valley Trail user experience and the view shed. This project is ready to move forward this year, as the District’s match has been secured through recently passed capital project bond for parkland acquisitions.

Presently, the Edgewick neighborhood south of the city limits of North Bend is essentially a park desert, while surrounded by green space, public access to open spaces is limited. Residents have to drive several miles to reach Snoqualmie Valley Trail even though the trail corridor runs less than a mile from the neighborhood. Providing this public connection will link this neighborhood, as well as other neighborhoods on the south side of North Bend, directly to Snoqualmie Valley Trail along a forested path and provide non-motorized access to recreation areas such as Rattlesnake Lake. It will also provide an alternate biking route to North Bend along the SVT.

¹ King County Council District information here: https://www.kingcounty.gov/council/councilmembers/find_district.aspx
Currently, biking towards North Bend from the Edgewick area is dangerous due to lack of bike lanes and narrow road shoulders on winding rural roads and the heavily trafficked arterial streets.

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

C. Scenic resources

Acquisition of this property will protect the open space adjacent to Snoqualmie Valley Trail from being developed, preserving the existing view shed and forested trail experience. The connector trail on the site winds through forested areas, crosses Boxley Creek, and gently climbs to the Snoqualmie Valley Trail with mature trees along the Cascade foothills.

G. Park/open space or natural corridor addition

The targeted parcel is adjacent to and provides a connection to the regional Snoqualmie Valley Trail. The site will be preserved as open space with a connector trail using an old logging road as a soft surface trail corridor, approximately 0.3 miles in length. This will primarily serve surrounding residential communities, improving local access to open space opportunities. Trail will be suitable for hiking, biking and equestrian use.

H. Passive recreation opportunity/unmet needs

While Snoqualmie Valley is known for its lush green spaces and surrounding Cascade mountain ranges, many residential neighborhoods are located in so called park deserts, with poor or limited open space access within a reasonable distance of their homes. The District’s 2016 Comprehensive Plan studied local community needs and identified park deserts and priority open space acquisition areas to ensure equitable access for all residents to green spaces and trails. Acquisition of the target parcel creates an opportunity for the District utilize an old logging road as a public non-motorized connector trail linking to Snoqualmie Valley Trail, a 31-mile long regional soft surface trail system running through the entire Snoqualmie Valley. This provides a linkage for from nearby neighborhoods to downtown North Bend, and further east linking to the Cascade to Palouse Trail. Community surveys, most recently conducted in 2017, identify trail connectivity, and preservation of open space for recreation use as the top priorities for District residents.

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

B. Threat of loss of open space resources

Purchase of this property will protect the open space adjacent to Snoqualmie Valley Trail preserving the existing view shed and trail user experience, as target parcel is currently for sale and could be developed.
C. Feasibility: Ownership complexity/willing seller/community support

This parcel has a willing seller, as it is currently on the market. Agent representing the owner has provided a title report, easement documentation and critical areas report confirming site access and the feasibility of a public trail corridor. This parcel was brought to the District’s attention by a resident of the neighborhood looking to improve trail and open space access for the community.

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>2623089149</td>
<td>7.08</td>
<td>RA-10</td>
<td>$334,000</td>
<td>$0</td>
<td>$325,000</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):

2623089013

B. How did you estimate the cost to purchase parcels? (e.g., appraisal, estimate from assessor’s values, etc). This property is currently for sale. Given that the parcel has been on the market for a while, cost to purchase is based on appraised land value and current market trends.

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

The property is in the Timber Land program, zoned as Forestry.

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?

Public soft surface non-motorized connector trail linking from Edgewick Road to Snoqualmie Valley Trail. Trail will be open to all non-motorized use including hiking, biking and horseback riding. The remaining areas of the parcel will be preserved as open space.

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 trail will be maintained by Si View MPD staff with funding from the District’s annual operating budget. The District also has a volunteer program with opportunities for park and trail specific projects whether for one-time events or ongoing efforts.

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

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).
At this time, it is difficult to forecast the number of potential trail users outside of the nearby neighborhood. If site use is greater than expected, requiring a parking area, the District may seek to acquire an adjacent parcel (as identified in question 4.A.ii.) for this purpose. Such expansion would create even greater access to Snoqualmie Valley Trail for North Bend area residents.

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.
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 $163,400</td>
</tr>
<tr>
<td>KC Parks Levy (PL) Request (for county projects only) $0</td>
</tr>
<tr>
<td>Total Funding Request $163,400</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>$325,000</td>
</tr>
<tr>
<td>Title and appraisal work</td>
<td>$800</td>
</tr>
<tr>
<td>Closing, fees, taxes</td>
<td>$1,000</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>$0</td>
</tr>
<tr>
<td>Only if applicable: Value of land used as match\footnote{5}</td>
<td>$0</td>
</tr>
<tr>
<td><strong>Total Estimated Project Costs</strong></td>
<td><strong>$326,800</strong></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>$163,400</td>
</tr>
<tr>
<td><strong>Past CFT Funding Available</strong></td>
<td>(i.e., funds remaining from past awards, to be spent on current target parcels)</td>
<td>$0</td>
</tr>
<tr>
<td><strong>MATCH FUNDING SECURED</strong></td>
<td>Date Funding Secured</td>
<td>Dollar Amount</td>
</tr>
<tr>
<td>Sources/Status: Si View MPD</td>
<td>Capital bond passed 11/2018</td>
<td>$163,400</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></td>
</tr>
</tbody>
</table>

\footnote{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.)

Target parcel is currently for sale. The seller’s agent has been in contact with the District. Given that the property has been on the market for a while, the seller is willing to review all reasonable offers. The District match is secured from 2018 Capital Bond fund for parkland and open space acquisition. The District is seeking to acquire this property in fee, to preserve it as open space and to provide a connector trail for local community.
Parcel 2623089149

Proposed project site
Potential future project site
Connector trail locations along existing easement
Snoqualmie Valley Trail
Public Open Spaces

Si View Metropolitan Park District
Edgewick Trail Connection / CFT Application