

King County Conservation Futures Advisory Committee

MINUTES

Tuesday, March 23, 2021

4:30 PM – 8:00 PM

Teleconference

1. Welcome – Mark Johnsen

Mark opened the meeting.

2. Scope Change Requests – Ingrid Lundin

Ingrid presented PowerPoint slides on each of the proposals.

Location	Project	Attendee	Action
King County – WRIA 7	Upper Preston in Raging River	Andrea Mozjak	Scope clarification approved (parcel 1023079036)
King County – WRIA 8	Bear Creek Projects	Denise Di Santo	Scope clarification not approved at this time. Decision deferred until or after Denise’s 4/10/2021 presentation (parcels 7273100195, -0120, -0180, -0200)
King County – WRIA 9	Bass Lake Natural Area	Josh Kahan	Scope clarification approved (parcel 3521069017)

Decisions will be documented in the Annual Project Progress Report being finalized this month.

3. Introductions– Mark Johnsen

The Committee did a round of introductions.

4. Approval of Minutes of February 23, 2021 Meeting

The minutes of the February 23, 2021 meeting were approved as posted online.

5. Updates/Logistics/Conflicts of Interest

Mark and Ingrid discussed several logistical items for the upcoming grant round.

6. Questions on 2022 Projects

The Committee identified questions to ask applicants prior to project review meetings, as follows.

Amanda Leon recused herself on the Normandy Park project, and Catherine Gockel recused herself on the Green River/Lower Newaukum project.

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Algona, Algona Wetland Preserve

1. What does Hometown Community Services do?
2. It seems like this is serving neighborhoods in Pacific, which surrounds the site to the east, south and west and in which Alpac Elementary is located. Have you collaborated with Pacific on this idea?

3. What is your vision for making this publicly accessible given the extensive wetlands? Are there some parts that are more wetland buffer and more accessible? How will community and the school use the site?
4. Who currently owns the land? What would happen if you don't secure the land?
5. How reliable are the cost estimates for land values?
6. If match waiver is not approved, could any of the grant money they've received be used for acquisition (\$75K WaterWorks, \$48.5K Wa State Dept of Commerce, \$77K PL) thereby making those dollars eligible as match for this project?
7. You have asked for \$40k for staff/admin/legal costs? Why are those costs so high?

Auburn, Mill Creek Assemblage

1. What is the parcel in yellow? (Helpful to have a legend on your map)
2. Please confirm that 936000TRCT (the central parcel) is part of the acquisition.

Bellevue, Valley Creek Inholding

1. Do the adjacent City of Bellevue Utilities-owned properties function as a park?
2. When you make the purchase - you could consider if you want to carve out the footprint of the cabin to retain it on site, and not apply CFT covenants there.
3. The Vicinity Map doesn't show Bridle Trails Park property to the north but the Site Map does. Can you explain?

Burien, Seahurst Park Parcel Expansion

1. Are you considering any other expansions to the park in the future? E.g. there is a 9.5-acre forested parcel [7835800252](#) to the east of this site in private ownership, owned by "Westmark Emerald Pointe LLC."

Covington, Crystal View Park Expansion

1. Are you planning to conserve any additional nearby parcels to protect more of Little Soos Creek in this area?
2. On page 2 you discuss a planned connector trail. Do you have the right-of-way that is needed for the trail? Any estimates as to when that might be built?

Forterra (in Federal Way), Camp Kilworth

Note: Minor edits in electronic version of application on page 1 to change council district and complete the first paragraph.

1. It appears that Forterra will own fee & lease to YMCA. Is that correct? Why is the application marked as "fee or easement" on page 1 still?
2. COSTS:
 - a. How much non-CFT funding do you need to pay for the part of the site with the camp buildings? Will that be paid for by CWM funding?
 - b. If you do get a match waiver, we are curious about how we could maximize the CFT investment - e.g. to cover everything except for the carve-out with the camp buildings. How much CFT could be spent here? Would that allow you to re-purpose some of the CWM to restoration and/or to be returned to other projects?
 - c. Could you explain the directly related staff, administration, legal costs of \$45,000?
3. YMCA PARTNERSHIP:
 - a. Do you have an agreement with the YMCA? This was a condition of last year's report.
 - b. Could you describe the YMCA's focus on equity and how that will be part of future site use? What populations will the YMCA serve there and how do they justify a match waiver?

- c. Could you explain how the YMCA works to create an inclusive environment for everyone - in particular of different religious backgrounds, e.g. providing for religious modesty accommodation?
 - d. Who would you work with if the YMCA pulled out? How can you assure us that this would still meet match waiver requirements if they did?
4. OTHER PARTNERS/PUBLIC USE:
- a. How are you engaging with the communities who you think will benefit from protecting this site? Grassroots organizations, for example.
 - b. Will there be general public access to the site? (e.g. using the site when not programmed for YMCA camps)

Forterra (in Tukwila), Duwamish Hill Preserve Addition #2

1. Should Tukwila be a co-applicant and/or receive the award, if the property will be transferred to Tukwila?
2. What is the specific plan for these parcels?
3. How would road realignment of S. 115th Street change the site? Is that future action certain enough that a portion of the property should be bought with another funding source (and not put CFT restrictions on that portion, as it would likely require a conversion)?
4. Could you provide more letters of support to show ongoing relationship with these partners, and support for this particular action?

Forterra, Rockdale

1. Who/what is the third party donation you've secured for stewardship purposes? Are the funds separate from the Forterra Stewardship Endowment?
2. What is the threat for these parcels - do you think it's a real development threat here?
3. Could public use occur here? Is it accessible under the freeway lanes (if they are elevated)?
4. Is there a wildlife crossing here (perhaps culvert or undercrossing if freeway is elevated)? If not, where/how far away is the nearest crossing?
5. Why has the trust not disclosed the appraisal yet?

Normandy Park, Salmon View Park Property Acquisition

1. Is the property renter-occupied? There is \$100k relocation listed here, but that should only be listed if relocating tenants -- not if buying owner-occupied homes.
2. Are there plans to buy more in the future?
3. How is the large tract across the street, behind the swimming club, managed? Do they try to steward the creek for habitat value?
4. "...annual salmon surveys currently occur on the adjacent private properties... access to these privately owned parcels is currently restricted to specific events." Are the neighbors supportive of Salmon View Park? Do they view it as taking pressure off of them or adding pressure to a sensitive area?
5. Could you consider conserving this site through an easement instead of fee purchase?

Sammamish, Parker Parcels

1. Why do the estimated purchase prices bear no apparent relationship to assessed values?
2. It appears public access would be on a small road that might not be really visible to the broader community (193rd ave), though surrounding private properties could access it at any time. Do you have support from the surrounding private owners that they would encourage full public use? Parcel [0624069115](#) to the northwest - is it planned for acquisition as well? A parking lot here off East Lake Sammamish Pkwy SE would make the park more accessible to all.

SeaTac, Des Moines Creek Expansion III

1. What is the property between the park and target parcels? (was that the land replacement from the freeway dedication?)
2. So you intend to purchase/apply for the parcel in yellow?
3. Have any of the earlier targets been purchased? If not, why?
4. Do you need this final “Target Area” to actually complete the project - how will that fit in with the relocation of the parking lot?
5. Will tree removal be needed to clear height for the airplanes.
6. (Note: Make sure that you meet the 15% limit of non-vegetative impervious surfaces if you plan to build a parking lot and play area.)

Seattle, Duwamish River Shoreline Acquisition: Unity Electric

1. Why are projected closing costs and taxes so high?
2. If the site plan determines uses that are not compatible with CFT funding, would funds for that portion of property be refunded to CFT?
3. “Securing full acquisition funds for eventual City purchase is key to establishing a partnership with TNC to take the property off market.” Does TNC have a deadline in which they desire to be paid (the current plan indicates paying TNC in spring-fall 2022)? It sounds like the community feels their options are more limited if CFT funds are not secured now. Is there evidence to support this?

Seattle, East Duwamish Greenbelt: Brick Pits

Note: Edits in electronic version of application:

a. Request amount has changed to \$2,000,000 CFT

b. Pages 1 & 8 updated request amounts

c. Page 2 updated phasing language

1. Has there been any contact with the owner or developer in the past 18 months?
2. Has the developer’s option lapsed?
3. If you don’t buy the whole site (e.g. just 18 of 21 acres), which parcels would be kept out of the deal?
4. There appears to be space between the northern, middle, and southern parcel groupings. Are these City owned and excluded from purchase or right of ways that act as open space? Would you take action to convert those from being rights of way to park?

Seattle, North Rainier Park Charlestown Addition

Note: Edit in electronic version of application to correct the parcel number on page 4.

1. Help us understand the community that qualifies for match waiver?
2. Have you engaged on this project with community-based organizations that serve diverse populations in this area?
3. Could you provide more information about the community perspective? Could individuals in the area provide additional perspective or letters?
4. Do you have funds to build the park – are you on track for construction this summer? How will this new potential acquisition be integrated into the park development?
5. Who has participated in the park planning process? (One letter mentioned a group from Community at Dakota, Columbia Gardens, Courtland Place Apartments - but who has participated in a more broad sense.)
6. Please clarify about the warehouse mentioned in 5D, if has a tenant wouldn’t be demolished, but keeping it with tenant won’t meet CFT...? need to remove from scope/parcel?

7. If SEED acquires a portion of the property, will you have left over dollars and what will you do with them?

Seattle, North Rainier Town Center Park

1. This project has been looking for a site for a very long time - Why will this time be successful?
2. What is the relationship with the proposal for the UW Laundry properties that were recently conveyed to Seattle? Will you actually need to buy additional open space nearby, or purchase land on the UW Laundry parcels?

Si View Metropolitan Park District, South Fork Levee Trail

1. Sounds like you need to secure property interests on 10 parcels to complete the acquisition (Page 3) - when do you anticipate working on these next parcels esp. since your match must be used by 2024?
2. This parcel appears to be at the end of a road that turns private 550 feet east of the site (at the split in the road). Does that mean that people will only access the site from the riverfront trail? Is that compatible with planned uses of the site?
3. Have you received the appraisal? Sounds like you were expecting it March 2021.

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KC - WRIA 7, Griffin Creek Mouth Conservation

1. Is there going to be any partnership with the farmland program on the easement? Will the easement allow for ongoing agricultural use? Would the TDR program contribute match to this easement (knowing you applied for CWM already so that question may be moot)?
2. Does the red line represent the conservation easement boundary - not the parcel boundary?
3. Why the particular carve-outs for the pasture on 9022, for example.
4. Would you target the parcel to the north for acquisition, where the mouth actually is located?
5. Where has past creek restoration occurred?
6. How does this parcel fit into the larger agricultural context/FPP parcels?

KC - WRIA 7, Mitchell Hill Forest

1. What does it mean to have DNR as a partner in the acquisition of parcel 9005? Would they contribute funding?
2. Note: The parcel's topography and environmentally sensitive areas may make it ill-suited for a connector trail.
3. Whose "proposed trail" ideas are these? What work has gone into planning those trail routes?

KC - WRIA 7, Tolt River Natural Area

1. Where is the access to the property?

KC - WRIA 7, Upper Preston Raging River

No questions identified.

KC - WRIA 8, Big Finn Hill Park Additions (in Kirkland)

1. Do you think Kirkland will take ownership of this park at some point?
2. According to the parcel details, the estimated cost is \$4.3M, but in the Total Est. Project Costs table, it's only listed as \$2.9M. Why the large difference?
3. If the project can be phased to allow homeowners to keep their property until next year, would this reduce the ask by ~\$1M?

4. Application asking for \$1.75M in CFT and \$250K in PL. Presently have secured \$500K in PL and \$500K from Kirkland. Do you anticipate \$500K more in grant funding (e.g., WaterWorks) for match this year?
5. Can you clarify if the parcel to the SW of the target parcels was acquired by Kirkland? It seems like p. 3 says that (Winski parcel), but the map doesn't show it as public ownership.

KC - WRIA 8, Crow Marsh Natural Area Additions

1. Shows there is \$420,000 previous funds - how was the \$1 million more number chosen
2. Section 4 parcel details table indicates Easement as the Property Interest Sought which may mean no public use unless you require public access as part of the easement. Will you be requiring public access as part of the easement? Can you clarify which parcels you are pursuing fee vs. easement?
3. What would the conservation easements do - fully restrict development? Would they allow continued forest harvest?

KC - WRIA 8, East Fork Issaquah Creek Restoration

No questions identified.

KC - WRIA 8, McGarvey Park Open Space Additions

1. How can we deal with the \$450,000 abrogation fee? Will the \$450 K abrogation fee be assessed even if the U.S. consents to the sale?
2. CFT can't pay for this entire site (i.e. the impervious surface is more extensive than would be allowed and you may need to keep it out for non-CFT uses) - how do we break out what CFT can pay for and how do you fund the rest?
3. Would it make more sense to consider this proposal after an Environmental Assessment has been completed? Are there plans to complete an EA this year?
4. In the project readiness/urgency section, it says if the County doesn't acquire the land, it will likely be developed. Wouldn't a developer have the same issues with this property as the County, e.g. abrogation fee, Nike Missile Site/coal mine public safety issues?
5. Is \$20k is enough for the hazardous waste/environmental reports? Could you talk with us more about the hazardous waste and risks associated with the missile site?
6. What are the challenges to managing the missile site, for a parks agency?

KC - WRIA 8, Middle Bear and Cottage Lake Creeks

1. The Cold Creek parcel deal fell through when the Committee funded it a couple of years ago. Is the landowner ready to sell now?
2. Please explain more to us about the set of 4 parcels that you requested scope clarification on - lots of structures, how will the partnerships work, what will the county end up owning?
3. On the Cold Creek parcel -9002 are you seeking an easement from 1226059061 in order to get public access to that parcel? If so, we should add to the scope. If not, can we spend Parks Levy there?

KC - WRIA 8, Pipers Crest

Note: Match comes from a line item in the Parks Levy for regional trail capital work for Burke Gilman-Blyth Park-Wayne Golf Course connection.

1. Why is the estimated cost so far above assessed value?
2. When will the County's appraisal be completed?

3. Why is the city not applying for the project? Would they receive the property as a transfer if the County raised funds and purchased it? Should they be a partner on the application and the award made to them?

KC - WRIA 8, Preston Ridge Forest

1. Explain how these parcels are needed to make the trail connections. Why can't the trail head go on the existing county owned property?
2. There is no key on the map - proposed trails seem to be the heavy black line. Are any there existing trails on site?

KC - WRIA 8, West Hill - Skyway Urban Greenspace

1. Have you contacted landowners yet?
2. Are you submitting letters of support?
3. What is the dashed white line?
4. If you think Brooks Village will be purchased, why purchase these parcels? What is compelling about these particular parcels? Is this preferred to Brooks Village?
5. If Brooks Village is not used as a park, what would happen to the target parcels in the scope this year?
6. Is there any developer interest in these parcels?
7. Is the Seattle City Light right-of-way used by the public as a trail? What's the deal with that access road into the private home?

KC - WRIA 9, Black Diamond Open Space

1. Is the estimated purchase price based solely on a statement from the owner's agent?
2. Could one or two homes potentially be built on each 9-acre parcel?
3. Since the appraisal is due in mid-March, is it available now?
4. Are there trails that exist here? What future use will occur on the trails?

KC - WRIA 9, Glendale – North Highline Urban Greenspace

Note: Edits in electronic version of application:

- a. Add a note on page 10 that Hamm Creek is part of a separate application.
- b. Add 3 support letters

1. Have you contacted landowners yet?
2. How many owners in each target area (for the target parcels)?
3. How do you envision this space will be used?
4. What will public access into the spaces be like?
5. Is there any developer interest in these parcels?
6. Is there a parcel that connects 9185 and 9060 - is it legal to cross between the parcels there?
7. Are these parcels pretty steep - how usable are they?

KC - WRIA 9, Green River/Newaukum Creek

1. Parcel 9009 has buildings on it (mobile home, sheds, barns). It is currently used for agriculture and enrolled in Farmland Preservation Program and there is a Sensitive Area Notice on the title (flood hazard). Can you describe the proposed approach to acquisition on this property?

KC - WRIA 9, Green to Cedar River Trail Acquisitions

No questions identified.

KC – WRIA 9, Hamm Creek – North Highline Urban Greenspace

Note: Edits in electronic version of application:

- a. Add note on page 10 that Glendale is part of a separate application.
 - b. Add 3 support letters
1. How does this tie into other protection on Hamm Creek. How does this tie to the story of John Beal and the community involvement he started?
 2. Have you contacted landowners yet?
 3. How do you envision this space will be used?
 4. What will public access into the spaces be like?
 5. Is there any development interest in these parcels?

KC - WRIA 9, Icy Creek-Deep Lake (Green River) Preservation

1. Previous \$ are not accounted for - are they enough to buy the parcels by Nolte State Park?
2. The other parcels are not near Icy Creek so why prioritize these?
3. I don't understand the RA-5 Designated Forestland zoning - are the parcels forested?
4. How many owners?
5. Is the state actually going to preserve the parcels shown in blue?

KC - WRIA 9, North Green River Acquisitions

1. Comment: You can see how Titus Pit fits in this conservation effort. I hope KC can come back to preserving that property.
2. Is it critical to buy 9027 which is mostly all house? Is it needed for conservation?
3. Is there an approach using easements here instead of full fee acquisition that would still let us achieve our conservation goals?

KC - WRIA 9, Soos Creek Preservation

Note: Edits in electronic version of application:

- a. Request amount has changed to \$625,000 CFT + \$625,000 PL = \$1,250,000 total.
 - b. Page 1 updated acreage and request amounts;
 - c. Page 3 deleted parcel 1621069018;
 - d. Page 4 updated request amounts and cost estimates;
 - e. Page 9 labeled parcels on the map that were missing labels, and added parcel lines to show that what looked like one parcel was actually three.
1. On the first map - why purchase the middle red parcels (9110, 9066, 9049 portions)? Would they be BLAs or easements?

KC - WRIA 8/9, Soos Creek/Molasses Creek

1. What neighborhood parks or gathering places are available in this neighborhood?
2. Parcel 9005 and 9006 are listed as "KING COUNTY-PROPERTY SVCS" - are these tax foreclosure? \$5k will buy them?
3. Are you still going to work on Molasses Creek parcels?
4. Do you already have sufficient funds for 9034, and this ask is primarily for 9062?

KC - WRIA 9, Sweeney Pond

1. A minor correction in narrative. The family has apparently owned the property for 120 years, not 200. Maple Valley was not settled until the 1880's, and this house was built in 1900.
2. What is the footprint of what you want to buy? Can you show us on a map? Is it still estimated to be 80.9 acres if it's not the entirety of the northern parcel?
3. Any way to not demo a barn and perhaps relocate it to the farm property? barn salvage is a popular if condition is good
4. "The site is in the vicinity of a peat bog that is protected and restored by SHADOW." Could maintenance be shared with SHADOW who is less than 1 mile away? Is SHADOW interested in acquiring any part of the property? Would SHADOW use the property for education purposes?
5. Any future funding priorities within a 1 mile radius within the next few years that we are aware of?

KC - WRIA 10, Pinnacle Peak Park

1. The dollar amount is not enough for all the parcels and yet it says that some are being appraised and all are willing sellers
2. How many acres do you expect to purchase with the requested funds?
3. Could be phased? If so, which properties will you purchase first (i.e. which appraisals are underway)? Is there any urgency re: development potential?
4. Do you anticipate applying for the additional funds needed in FY23?
5. Are there ways to purchase just the vacant portions of parcels 9017, 9007, 9005? Leave out the houses?

KC - Vashon, Frog Holler - Camp Sealth

1. Is this the last phase (2) of this project? can't tell what more would be needed for easements/protection.
2. Are there plans or ideas about connecting the 2022 easement with Frog Holler Forest's SW corner (mostly owned by Bara Properties LLC)?
3. The proposal indicates part of the intended use will be timber management - does this include any timber harvest?
4. Does easement just prevent development? Will it also allow forest harvest? There will be public access under the easement too, correct?

KC - Vashon, Neill Point Natural Area – Morningside Farm

1. If the LDS did not want to do a camp because of soil toxins, how will camping proposed here work?
2. Why is there no hazard \$ for eval or reports in section 6 listed with the known contamination we have heard about before? How do appraisals account for the contamination in terms of calculating cost?
3. Est. Project costs - should the total costs be ~\$3M? This is a two phase request, so we should expect another request of \$1.5M next year, correct?
4. Correction to the narrative on "Risk": There has been no significant population increase on Vashon since 2000. Population has actually decreased since 2010 census.
5. Two of the parcels appear to have a Sensitive Area Notice on the title (9139: erosion and 9003: wetland). They look like they may have buildings on them. Do we know what the plans are for these parcels? Do we know where the new parking lot and passive campground would be located?
6. In your zoomed-out vicinity maps, could you label the conservation areas you're working on?

KC - Vashon, Vashon Creeks and Estuaries

1. How do you plan to spend down existing \$
2. You have marked fee or easement ownership. What do you anticipate?

3. The owner has “previously” indicated interest in selling. Do you know if they are currently interested in selling?

KC - Vashon, Vashon Marine Shoreline

1. How much funding might come from VMLT?
2. What is the timeline to know if VMLT will retain/purchase fee ownership?
3. Can the road on the Manzanita parcel be removed?
4. There is yellow in the key for Future Funding on the Maury Island Map but no parcels marked - is that accurate?
5. There is a map of Northhilla/Piner Point with parcels marked but they are not mentioned in the application. Could you edit the application so you list all the Northhilla/Piner Point priority parcels?
6. Could you prioritize your parcels - are they all ready to go now or could some be phased?

KC - Farm, Protecting Farmland - Snoqualmie and Vicinity Farms

1. This proposal is to protect a portion (411 acres) of a single large farm (SCF Holdings LCC). Do we have a sense of if they will desire to put more of the farm in easement in the future? The map says “Carnation Farms - Phase 1.” Is Phase 2 in planning?
2. The total project acreage is 1,807 - is that the size of the farm in its entirety, or is it the total acreage of the Snoqualmie and Vicinity Farms multi-year project?
3. How are you spending the existing awards in the Snoqualmie you have received in recent years?

Meeting adjourned at 8:05 pm.

King County Conservation Futures Advisory Committee

Tuesday, March 23, 2021

Teleconference

Attendance

Steve Abel	Conservation Futures Advisory Committee
Ken Brunner	“ “
Niesha Fort	“ “
Catherine Gockel	“ “
Molly Graham	“ “
Leah Grant	“ “
Mark R. Johnsen	“ “
Terry Lavender	“ “
Amanda León	“ “
Courtney Naumann	“ “
Chuck Paulsen	“ “
Andrew Schmid	“ “
Jen Syrowitz	“ “

Staff:

Ingrid Lundin, King County DNRP

Linda Holecek, “

Guests:

Andrea Mojzák, King County DNRP

Denise Di Santo, King County DNRP

Josh Kahan, King County DNRP

Kevin Brown, King County DNRP