

# King County Conservation Futures Advisory Committee

## MINUTES

**Tuesday, March 29, 2022**

4:30 PM – 8:00 PM

Teleconference

1. Welcome – Mark Johnsen

Mark opened the meeting.

2. Introductions– Mark Johnsen

The Committee did a round of introductions.

3. Approval of Minutes of February 10 and 15, 2022, Meetings

The minutes of the February 10 and 15, 2022 meetings were approved as posted online.

4. Scope Addition: Preston Ridge Forest – Ingrid & David Kimmett

Scope addition was approved.

5. Updates/Logistics/Conflicts of Interest

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

6. Questions on 2023 Requests

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

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#### Burien, Lakeview Park Acquisition

1. Please use numerous site photos in your presentation. Since the Committee isn't visiting sites in person, this will greatly help the Committee to understand the project.
2. Match waiver/community engagement:
  - a. For match waiver consideration, please remember to demonstrate community support and provide two letters of support - from community-based organizations/neighborhood groups if possible.
  - b. Where does the community stand? Can you share community voices in support of the proposal?
  - c. How far away is the next nearest park? Would this qualify for open space criteria if this were no longer a park? *Answer: yes, this would qualify for open space criteria if this wasn't a park. Nearest park is 0.38 miles as the crow flies.*
3. School district surplus:
  - a. On p. 3 you mention the school board needs to make a decision to sell the park to you in the first half of 2022. Do you think you know the answer by the time the Committee makes decisions in early May?
  - b. Is there reason to believe the city will not be selected by the school district to receive the property?
  - c. Would this property be developed if not secured as a park?

- d. When you say that you're requesting "match" from the school district, do you mean that you're asking for the sale price to be discounted? Could that affect the amount of CFT that you need?
- 4. How is the Sylvester Middle School property nearby used, is that open to the public?
- 5. Please expand on your description of park use.

**Federal Way, Hylebos Creek Conservation Property Acquisitions**

- 1. Please use numerous site photos in your presentation. Since the Committee isn't visiting sites in person, this will greatly help the Committee to understand the project.
- 2. Match waiver/community engagement:
  - a. For match waiver consideration, please remember to demonstrate community support and provide two letters of support - from community-based organizations/neighborhood groups if possible.
  - b. Could you describe community support from local community-based organizations and/or nearby residents?
  - c. Is this area used by the local community – e.g. folks who may live in the area that qualifies for a match waiver vs. just more regional birders/users? How is the community welcomed – in particular communities of color or people who may have fewer opportunities to visit parks generally?
  - d. Are there educational opportunities like school partnerships with local schools?
- 3. Why is the estimated value of the large parcel 6 times its assessed value?
- 4. Could you explain why you need a match waiver? Normally we don't see the applicant providing match if requesting a match waiver. Could you clarify how much CFT you want if you don't get a match waiver? Typically it's 50% of the ask, but if you have match, would you want \$1.25M supported by match, or the full \$1.5M?
- 5. Page 1, you note that "acquisition of [the northern parcel 2921049114] would allow for development of the West Hylebos Surface Water Educational Center." Is that planned on the target parcel? That's not typically an allowed use on a CFT property so we need to learn more about that.
- 6. Could you explain how the southern parcels create a connection between the two sides of Pacific Highway South? Will you create a safe crossing point?

**GROW Northwest (in Shoreline), Ching Community Gardens**

- 1. Please use numerous site photos in your presentation. Since the Committee isn't visiting sites in person, this will greatly help the Committee to understand the project.
- 2. Match waiver/community support:
  - a. For match waiver consideration, please remember to demonstrate community support and provide two letters of support - from community-based organizations/neighborhood groups if possible.
  - b. Help us understand the relationship with the community college. How has your outreach gone? Can you get a letter of support from the college?
  - c. Letter of support from the food bank?
- 3. Current conditions:
  - a. Looks like the Ching family sold the land back in 2013. How long has the property been vacant? The house appears derelict.

- b. Have the plantings and gardens been evaluated to determine if they are salvageable?
4. Valuation
    - a. What is meant by the statement: "The cost of the property reflects the owner's reluctance to sell." Please explain current state of negotiations, if any.
    - b. Does the valuation consider the expenses the developer has already paid for, such as studies, permits, plans?
  4. P-Patch/food forest usage:
    - a. Would the P-Patch/food forest be open to everyone, or dedicated for individuals to use?
    - b. How will equity be considered if you are assigning P-patch lots?
    - c. How will this benefit food-insecure communities in this area – with providing food or access?
    - d. Could you help us understand the anticipated demographics of the folks who might use the P-patch if this is established? Help us understand who might be using it from local neighborhood.
    - e. What is the proximity of people without access to home gardens? What is the service area for this project and what does the transportation access look like?
  5. Is the Ching family involved in the project going forward? Can they get a letter of support from them?
  6. Relationship with other open spaces:
    - a. At the top of pg 6, you mention Shoreline Community College's undeveloped woodlands are across the street, but on pg 11 (impact to open space resources) you say open space in the census block is all private. Please clarify the contradiction.
    - b. You state there are 2 p-patches in the city; Diggin' Shoreline cites several other small local gardens – including one at the Community College. Are more gardens needed?
  7. Could you clarify plans for the structures on site, to ensure the site meets CFT requirements?

**Issaquah, Weymouth Acquisition - Issaquah Creek Waterways**

1. Please use numerous site photos in your presentation. Since the Committee isn't visiting sites in person, this will greatly help the Committee to understand the project.
2. The city seems ready to complete purchase in the spring. Any updates since application was submitted? Do you have funding to purchase prior to CFT funding coming available at the end of 2022?
3. You discuss trails on site and connections to Squak Mountain. Do you anticipate any future acquisitions to connect this parcel to other nearby city open spaces? Would a parking lot be included?
4. According to the application, the owner has agreed to the appraised value and is a willing seller, but there is an active development proposal with the city for four estate residential lots? Assuming this means if the funding is not allocated that it would be developed.

### **Kent, Clark Lake Park – Ruth Acquisition**

1. Please use numerous site photos in your presentation. Since the Committee isn't visiting sites in person, this will greatly help the Committee to understand the project.
2. Is there still salmonid use of the lake or is it just historic?
3. Do you anticipate needing to purchase the property mid-year, before CFT funds are available? If so, do you have funding to do so (and then reimburse with CFT)?
4. What is the situation with the Ruth parcel to the south, which is not part of the current proposal?

### **SeaTac, Bow Lake Springs Wetland Park**

1. Please use numerous site photos in your presentation. Since the Committee isn't visiting sites in person, this will greatly help the Committee to understand the project.
2. Match waiver/community engagement:
  - a. For match waiver consideration, please remember to demonstrate community support and provide two letters of support - from community-based organizations/neighborhood groups if possible.
  - b. We want to hear more about community perspectives, community engagement here – could you reach out to community-based organizations or nearby residents?
  - c. Could you tell us more about the current & planned relationship with the school? Could the school provide a letter of support?
  - d. Do the nearby apartments or mobile home park offer affordable housing?
  - e. Do you anticipate that adding green space adjacent to the mobile home park may increase property values in ways that impact local affordability?
  - f. On pg 2 you state “This project will bring [conservation-related activities] to their doorstep, opening opportunities for participation, and ownership.” What are your plans for instilling a sense of ownership in the community as it relates to their involvement on this site?
3. Site planning:
  - a. Can you provide a wetland map?
  - b. Can you show where the trail would be located? Does the “new pedestrian connection...connecting S 180<sup>th</sup> Street to S 182<sup>nd</sup> Street” described on page 1 run on this parcel as a trail already?
  - c. How will public access be provided to the park? Is parking provided?
  - d. What is your public safety plan for people who are experiencing homelessness, and do you have community liaisons working on those issues?

### **Seattle, Bitter Lake Playfield Addition**

1. Please use numerous site photos in your presentation. Since the Committee isn't visiting sites in person, this will greatly help the Committee to understand the project.
2. Match waiver/community engagement:
  - a. For match waiver consideration, please remember to demonstrate community support and provide two letters of support - from community-based organizations/neighborhood groups if possible.
  - b. Could you please share community perspectives here?
  - c. Would the Broadview Community Council contribute a letter?

- d. Would the school contribute a letter?
- 3. Costs:
  - a. What is the current status of discussions with the school district re a trade of properties? Please be specific.
  - b. This land seems very expensive at \$11.72M. Could you explain why it costs this much?
  - c. If we do award a match waiver, would it be just for the \$3.4M total? We want to make sure that a land trade is still covering a significant part of the costs (and not expecting CFT to cover the total)
  - d. Could you confirm the CFT award you would want to receive if you don't get the match waiver? Would you seek \$1.2M (50% of your ask) or \$700,000?
- 4. Could you share how you are addressing encampments as an agency?

#### **Seattle, Cheasty Greenspace - Mt. Baker**

- 1. Please use numerous site photos in your presentation. Since the Committee isn't visiting sites in person, this will greatly help the Committee to understand the project.
- 2. Why is this not part of the North Rainier Town Center match waiver project scope? Could it be included or should it truly be separate?
- 3. Do you anticipate de-paving and restoring the whole site, or would you keep some of it for parking (if it is a trail access point as discussed on page 2)?
- 4. How accessible/inviting will this space be to nearby residents, the general public and Link riders?

#### **Seattle, Taylor Creek Headwaters**

- 1. Please use numerous site photos in your presentation. Since the Committee isn't visiting sites in person, this will greatly help the Committee to understand the project.
- 2. Are these willing sellers?
- 3. Map questions:
  - a. Is the land immediately to the north unopened road right-of-way?
  - b. You mention a nearby access point to the Seattle City Light utility corridor. Is that access point what is circled on the p. 2 map near the end of S. Fountain Street? (While this doesn't directly relate to the proposal: Does the city plan to extend the Chief Sealth Trail south to this point along the SCL right-of-way?)
  - c. In the p. 2 map, what is the purple circle immediately below the target parcel area circled in red?

#### **Seattle, Willow Creek Natural Area**

- 1. Please use numerous site photos in your presentation. Since the Committee isn't visiting sites in person, this will greatly help the Committee to understand the project.
- 2. Are these willing sellers?
- 3. You say this "expands" an existing riparian natural area (p. 1) and will connect to an "existing natural area" (p. 2, F) but then on p. 2, B you say it would be "the only natural area along Willow Creek before its confluence with the South Fork of Thornton Creek" and in G that there's no preserved land on Willow Creek. Are the latter statements the accurate ones?
- 4. Creek conditions:

- a. Help us understand where the creek flows. On iMap, it looks like the creek flows just south of the target parcels, under Lake City Way, and behind existing buildings on the other side of the road – not through these parcels. The [Thornton Creek Alliance](#) map shows it open channel through here but culverted right around NE 92<sup>nd</sup> Street.
  - b. Is there salmonid use in Willow Creek?
  - c. How much of the stream between site and Thornton Creek is piped?
  - d. Will the project include measures to mitigate water quality impacts from road runoff?
  - e. What noxious weed is present; how will it be managed?
5. On p. 2 you mention this site would create another “stop to a riparian area walkabout” and that it would facilitate “walking field trips” from nearby elementary schools. Seeing that the site is wedged between two busy arterials with poor pedestrian infrastructure, is the site safe for a riparian walkabout for children in this area?
  6. What are the gaps between the parcels - are they rights of way?

### **Shoreline, 192nd Hemlock Open Space Acquisition**

1. Please use numerous site photos in your presentation. Since the Committee isn't visiting sites in person, this will greatly help the Committee to understand the project.
2. Development conditions:
  - a. For Shoreline proposals, it would be helpful to better understand the sites' relationship to light rail stations, upzoning, and the planned development in the immediate area (e.g. visuals/maps/illustrations).
  - b. At one point the application says the property was recently up-zoned. Yet one of the supporting letters says the developer's effort to up-zone was rejected. When was the current zoning designation approved? Has the grant application been coordinated with land-use planning staff?
  - c. Could you discuss more about the parking lot redevelopment proposal?
3. Cost & Feasibility:
  - a. P. 3, the “Feasibility” information is not provided. Could you please share more information? According to p. 7 it's on the market. Are they willing to wait?
  - b. P.4, the estimate is \$1.75M to purchase but assessed value is \$709,000. Why so high?
4. Site usability:
  - a. This site is repeatedly discussed as open space buffer. What public use is actually envisioned?
  - b. Is topography a constraint to site use? The application mentions (Sect. 5C) that the property is steeply sloped, so is it more for open space buffer than a park?
  - c. Shoreline Preservation Society letter recommended preserving an adjacent lot to the south with mature trees & nursery plantings, and a detention pond. Should we know more about those?
5. Match waiver/community engagement:
  - a. Is there affordable housing in the neighborhood?
  - b. Are there community-based organizations or grassroots groups in support of this proposal?

### **Shoreline, Rotary Park Acquisition I**

1. Please use numerous site photos in your presentation. Since the Committee isn't visiting sites in person, this will greatly help the Committee to understand the project.
2. Development conditions:
  - a. For Shoreline proposals, it would be helpful to better understand the sites' relationship to light rail stations, upzoning, and the planned development in the immediate area (e.g. visuals/maps/illustrations).
  - b. Related to zoning & density, could you please explain the future vision of how developed/build-out this area will become?
  - c. Will any of the anticipated development surrounding this park be affordable housing?
3. Park development:
  - a. We have concerns about how these new parcels will connect to the existing Rotary Park and the Seattle City Light right-of-way/ownership. Could you please explain very clearly the future vision for this site?
  - b. Has Seattle City Light entered into any agreement to change the current uses of the properties associated with Rotary Park? From your aerial photo and from driving by the site, there is a great deal of material and use in the SCL right-of-way, and perhaps a lawnmower repair workshop there as well. Do you have confidence that all or most of the SCL land will be dedicated to park use and all other non-utility uses will be ceased?
  - c. You reference the SCL Interurban Trail agreement. What relationship does that agreement have with this site?
  - d. P. 4, 5A – you reference putting more active uses on parcels *not* funded with CFT; what lands would those be? Looks like the only other parts of the site are Seattle City Light or the existing Rotary Park in the right-of-way. (Note that playgrounds, parking, restrooms are acceptable up to the 15% limit on CFT property.)
4. P. 6, could you explain the relocation costs? Are these business or tenant relocations? If they are owner-occupied homes, relocation isn't typically part of a purchase agreement.
5. *Notes to city:*
  - a. *p. 3 references Paramount Open Space but should say Rotary Park.*
  - b. *p. 5, 5D – Note that we want houses removed within ~two years of purchase using CFT funds. Houses cannot be kept long-term on site. Please discuss with us if are envisioning something different.*

### **Shoreline, Twin Ponds 1**

1. Please use numerous site photos in your presentation. Since the Committee isn't visiting sites in person, this will greatly help the Committee to understand the project.
2. For Shoreline proposals, it would be helpful to better understand the sites' relationship to light rail stations, upzoning, and the planned development in the immediate area (e.g. visuals/maps/illustrations).
3. Park access questions:
  - a. It appears that access to the park is currently on the east side. Why is another access necessary?

- b. Could pedestrian access not be accomplished now? It appears that the existing city parcel fronts onto NE 150<sup>th</sup> Street.
- c. Why would two separate lots be needed for a south access? Could your goals be achieved by acquiring just one home rather than both?
- 4. Costs & feasibility:
  - a. Are these willing sellers?
  - b. P. 6, could you explain the relocation costs? Are these business or tenant relocations? If they are owner-occupied homes, relocation isn't typically part of a purchase agreement.
- 5. Sensitive area questions:
  - a. How close are the two target parcels to the edge of the forested/scrub wetland?
  - b. P. 1 – Please visually clarify where the stream is in relation to the parcels.
  - c. Is parcel 2550500050 (the northern one) encroaching in the stream buffer under current regulations? On p. 2, should criterion B/salmon habitat and aquatic resources also be checked? Anything we should know about this stream?

**Washington Farmland Trust (in Tukwila), Deutsch Urban Farm**

- 1. Please use numerous site photos in your presentation. Since the Committee isn't visiting sites in person, this will greatly help the Committee to understand the project.
- 2. Does the landowner have a community organization in mind to which she plans to dedicate the fee ownership?
- 3. Agriculture questions:
  - a. What type of agriculture is currently on the site? Are the soils conducive to agriculture? Are there livestock?
  - b. Who will be the primary beneficiary of the produce grown on the site?
  - c. The powerlines are maintained by a utility. Do they utilize herbicides that would adversely affect crops or livestock?
  - d. You mention hosting public events. What do you envision?
  - e. From the maps in the application, the property has a lot of tree canopy. How much space is dedicated to farming?
- 4. What additional Dwelling Units or other structures, permitted by current zoning, would be prohibited by the easement?
- 5. Do you anticipate highway noise and traffic pollution to be an issue?
- 6. How is the nearby public land (Seattle City Light?) being used?
- 7. Are there other urban farms nearby?

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**KC-WRIA 7, Middle Fork Snoqualmie Natural Area Additions**

- 1. Please use numerous site photos in your presentation. Since the Committee isn't visiting sites in person, this will greatly help the Committee to understand the project.
- 2. On the aerial photo, there is gap between this parcel and the river. Does the parcel actually extend to the water?
- 3. Any update on the negotiations since submitting the application?

4. The private parcel 1123099023 to the east was a [FY 2017 grant target](#) from a few years ago, but acquisition wasn't successful. Any updates on that one?
5. P.4 – what is “recreational amenity” development?
6. Any contamination issues to worry about?
7. *Note to applicant: Looks like 9020 is 25.6 acres, 9026 is 23.1 acres, 9021 is 1.6 acres.*

### **KC-WRIA 7, Mitchell Hill Forest**

*Note to Committee: P. 1 states that Dave used last year's vicinity map. We went ahead and updated the vicinity map at time of printing so it does show current targets.*

1. Please use numerous site photos in your presentation. Since the Committee isn't visiting sites in person, this will greatly help the Committee to understand the project.
2. The landowner is willing to sell; is he able to wait for the grant award timeframe? How long have they been on the market?
3. Is the reason for the conservation easement on parcel 9008 just to avoid high cost of acquiring in fee due to improvements?
4. Will the conservation easement have public access?
5. How were the cost estimates made?
6. Any concerns about ongoing driveway access through 9007 to the home once we purchase it? Will owner reserve an easement?
7. On the vicinity map, parcel 2124079038 immediately to the north of 9007 and 9005 is *not* identified as a yellow long-term target. Is that accurate?
8. Where is the stream? There are two east-west stream lines running through parcel 9008.

### **KC-WRIA 7, Three Forks Natural Area Additions**

1. Please use numerous site photos in your presentation. Since the Committee isn't visiting sites in person, this will greatly help the Committee to understand the project.
2. What is public use like on the existing parcel, and what is envisioned for this new parcel? It doesn't look like this is readily accessible to the public by land.
3. Do people access it by water?
4. P. 1 and 4 – please describe the proposed “managed passive recreation” and “recreation amenity development.”
5. Any opportunity for other match (e.g. River Corridor grant application?)

### **KC-WRIA 8, Bear Creek Conservation Paradise Lake**

1. Please use numerous site photos in your presentation. Since the Committee isn't visiting sites in person, this will greatly help the Committee to understand the project.
2. Map is hard to read, seems to not highlight parcel 0526069047, but that is a target parcel according to the parcel list?
3. What is the linear clear-cut path running north-south through parcels -9004, -9042, and -9015?
4. 4 parcels have existing easements. Generally, what do those easements prohibit or allow?
5. How will purchase of the fee on those parcels improve conservation values?
6. Ownership complexity-is there one landowner or more?

7. You have ~\$2.6M in existing funds for this project. Do you anticipate any deals that will spend down those funds this year or could those contribute to purchase of the target parcels?
8. P. 4, the very low assessed values for parcel [9004](#), [9042](#), and [9015](#) are because these are enrolled in Forest Current Use Taxation. The low dollar amounts shouldn't be the basis for estimating costs to purchase. Any need to make adjustments to your ask?
9. Your Bear Creek vicinity map shows Evans Creek targets, but Evans Creek projects don't have a similar vicinity map. Is this an indication that you are seeking to have Evans Creek projects actually become part of the Bear Creek scope? If so, we need to know and decide on that explicitly.

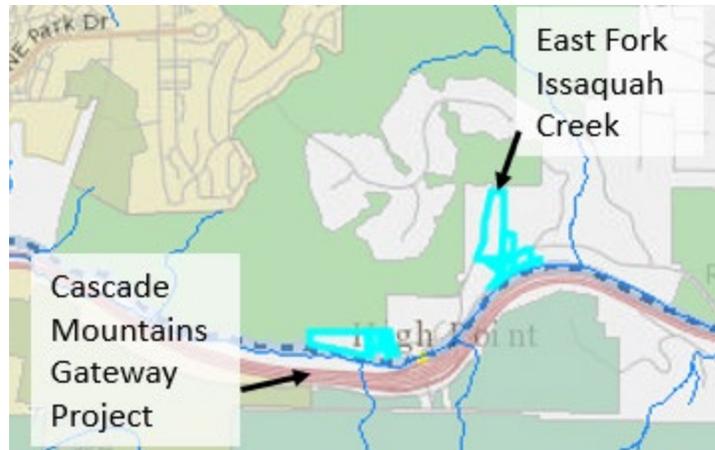
### **KC-WRIA 8 and Kirkland, Big Finn Hill Park Additions**

*Note to Committee: You recommended \$555k CFT in the reallocation round, February 2022. Sarah will withdraw this proposal entirely if Kirkland receives the Parks Capital and Open Space Grant award, expected April 2022. Per note on p. 5 of application.*

1. Please use numerous site photos in your presentation. Since the Committee isn't visiting sites in person, this will greatly help the Committee to understand the project.
2. Any update on Kirkland's grant award?
3. Sect. 5C: assuming parcel # is -9033?

### **KC-WRIA 8, Cascade Mountains Gateway Project**

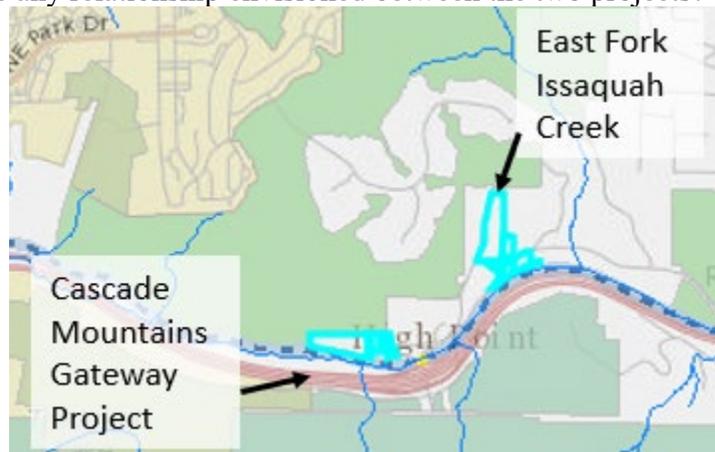
1. Please use numerous site photos in your presentation. Since the Committee isn't visiting sites in person, this will greatly help the Committee to understand the project.
2. Since this acquisition is partly supposed to facilitate access to Grand Ridge Park on this side of the park, is the long-term idea to include parking and a trailhead on the five non-CFT parcels?
3. Please clarify how the estimated cost to purchase was determined.
4. P. 1, proposed project acreage for this year's red target should be 7.4 acres, right?
5. P. 2, do you mean "east fork" Issaquah Creek in the 2<sup>nd</sup> paragraph, rather than "north fork"? East for is what is labeled on the map.
6. You mention community support on p. 3. How is that gauged?
7. If the eastern yellow parcels aren't ever purchased, how does that change the vision you describe for this target parcel? Can there still be an access point?
8. East Fork Issaquah Creek & Cascade Mountains Gateway are very close to one another. Is there any relationship envisioned between the two projects?



9. *Note to applicant: May still be possible to put CFT on some of the eastern yellow parcels depending on desired uses, can discuss in the future.*

**KC-WRIA 8, East Fork Issaquah Creek Restoration**

1. Please use numerous site photos in your presentation. Since the Committee isn't visiting sites in person, this will greatly help the Committee to understand the project.
2. Feasibility & cost:
  - a. Please describe the nature and extent of contacts and communications with the owners.
  - b. P. 2, improvements value on 9065 is just \$1,000? (On IMAP is listed as a mobile home.)
  - c. Does purchase price consider that these parcels are early entirely constrained by critical areas and would be hard to develop?
  - d. Which parcels would undergo boundary line adjustments?
3. P. 3 Did you mean this could be a TDR sending site (you say receiving site)?
4. Why target westernmost parcels 9057 and 9056 in this proposal, since they don't have creek frontage? Is there additional wildlife habitat value there not described in proposal?
5. East Fork Issaquah Creek & Cascade Mountains Gateway are very close to one another. Is there any relationship envisioned between the two projects?



**KC-WRIA 8, Evans Creek Conservation Corridor and Agricultural Easements**

1. Please use numerous site photos in your presentation. Since the Committee isn't visiting sites in person, this will greatly help the Committee to understand the project.
2. Clarifications needed:
  - a. Please connect the mapping with the descriptions of the various parcels. Many parcels and outcomes are described, but it's difficult to visualize without more detailed mapping. For example, please show the areas of proposed easements on the parcels. Please provide a better map, showing more detail.
  - b. You list 40 acres in proposed project acreage but 70 acres as total project acreage. On p. 4, those parcels add up to 108 acres.
  - c. Costs on p. 4 seem to exceed the \$2M you've asked for.
  - d. Are all parcels targeted for easement, or are some to be purchased in fee? P. 1 states easement, p. 2 states fee and easement, p. 4 all easement except one TBD, the priority target (parcel -9002), which is TBD.
3. Future vision:
  - a. Typically easements don't allow public access. Will these allow public access, to support your described vision of passive recreation? Parks Levy funding has an access requirement so we need to make sure.
  - b. How much development, if any, would be allowed on each property?
  - c. Are there any land use permitting or code enforcement issues on these target that could affect your approach? The western parcels all have development proposals in there, don't they?
4. Cost & funding:
  - a. Why would cost of easement restriction exceed the assessed value of fee?
  - b. Do cost estimates include developer costs for permitting (e.g. on western parcels)?
  - c. Is there separate funding that the FPP or TDR program is bringing to the costs of the ag-related easements? Some of their CFT funding or TDR as match?
5. Your Bear Creek vicinity map shows Evans Creek targets, but Evans Creek projects don't have a similar vicinity map. Is this an indication that you are seeking to have Evans Creek projects actually become part of the Bear Creek scope? If so, we need to know and decide on that explicitly.
6. Could you provide a wetland map? Esp on the western parcels.

#### **KC-WRIA 8, Evans Creek Nelson (Gunshy) Acquisition**

1. Please use numerous site photos in your presentation. Since the Committee isn't visiting sites in person, this will greatly help the Committee to understand the project.
2. This proposal seems extremely complicated. We will be interested in hearing the reasoning behind the different land interests proposed for acquisition.
3. Phasing/Scale:
  - a. Do you think the landowners will work with the county on a partial acquisition (i.e. the county not buying the northern parcels)? Is there risk you will lose the property with a phased or partial approach?
  - b. You estimate costs at \$6M and ask for \$4M. What is the plan here, are you bringing other dollars to the table? Will you come back next year for a Phase 2 request?

- c. Are your valuations considering the value of potential development?
  - d. You cite proposed project acreage of 60 acres, but total project up to 107 acres – what acres are long-term vs. current? The ag easement acres?
  - e. As the Committee may not be able to award full funding, please consider whether there is potential for phasing the ask further. This proposal plus the other Evans Creek proposal are a very substantial amount of the PL funding available.
4. Are there any contamination issues of concern?
  5. Is there separate funding that the FPP or TDR program is bringing to the costs of the ag-related easements? Some of their CFT funding or TDR as match?
  6. You show us agricultural easement areas and habitat fee areas, not aligning with parcel lines. What happens with the underlying fee on the ag easement areas? You would do boundary line adjustments?
  7. No interest in purchasing the “other Gunshy parcels” to the north?

**KC-WRIA 8/9, Skyway - West Hill Urban Additions – EEOC**

1. Please use numerous site photos in your presentation. Since the Committee isn’t visiting sites in person, this will greatly help the Committee to understand the project.
2. For match waiver consideration, please remember to demonstrate community support and provide two letters of support - from community-based organizations/neighborhood groups if possible.
3. Have you had any community conversations about these parcels?
4. Is the little triangular piece south of Beacon Ave just part of the larger parcel?
5. How will this site balance the dual goals of being a much-needed recreational pocket park and also a restored wetland? Will the chronic inundation impact public use?
6. Please depict wetland buffer boundaries.
7. This is zoned NB for neighborhood business. Has this acquisition been coordinated with long-range planning for Skyway?

**KC-WRIA 8/9, Skyway - West Hill Urban Additions - KCHA**

1. Please use numerous site photos in your presentation. Since the Committee isn’t visiting sites in person, this will greatly help the Committee to understand the project.
2. With proximity to freeway, can this still provide usable open space for community? What is the anticipated impact of noise and traffic pollution on the site and users?
3. Any encampment issues?
4. Do people use this site already?
5. Please tell us more about your plans to activate the site and provide public access.
6. Have the residents of the adjacent mobile home park been directly involved in the community engagement work so far, and if so, what is their desired outcome?
7. Why has KCHA deemed the two parcels undevelopable?

**KC-WRIA 9, Black Diamond Open Space**

1. Please use numerous site photos in your presentation. Since the Committee isn’t visiting sites in person, this will greatly help the Committee to understand the project.

2. Is there any update on the landowner discussions? The potential donation of value? Please keep us posted – we need that information by late April if we are to count it as match in our recommendations.
3. Parcel 0121069002 is immediately south of a surface mine, is under the same ownership, and a 2022 Critical Areas Designation for residential development has been completed for the SW corner of the parcel. What benefit does this parcel add to the existing Black Diamond open space?
4. Please identify wildlife resources on these specific parcels.
5. Which parcels are enrolled in CUT program?
6. What is the plan for the parcel (-9030) that is presently within the Black Diamond city limits?

### **KC-WRIA 9, Green River Gorge - Deep Lake**

1. Please use numerous site photos in your presentation. Since the Committee isn't visiting sites in person, this will greatly help the Committee to understand the project.
2. There have been projects for several years acquiring land from one landowner in this area. Do you know when we'll be done with this project?
3. The application discussed riparian and wildlife associated with Green River/Icy Creek but does not seem to reflect the target parcels. Could you please discuss more about wildlife/aquatic resources on target parcels?
4. Any concerns about the impacts of nearby mining on these target parcels, or mapped coal mine hazards within these parcels?
5. Describe educational opportunities on these specific parcels.
6. Is there any update on the potential match? Please keep us posted – we need that information by late April if we are to count it as match in our recommendations.
7. Note: this application says for 2021 Funds (in the header). Please make sure to use the correct year's application.

### **KC-WRIA 9, Green River/Newaukum Creek**

1. Please use numerous site photos in your presentation. Since the Committee isn't visiting sites in person, this will greatly help the Committee to understand the project.
2. On 9040, 9039, 9015 – why are we purchasing the underlying fee if we already have an easement on the property?
3. For easements, how many DU's would be removed?
4. How was value of easements calculated?
5. It appears you have ~\$4.2M in existing CFT and PL funds for this project. Do you anticipate any deals that will spend down those funds this year or could those contribute to purchase of the target parcels?
6. The application discussed riparian and wildlife in area, but not necessarily tied to the target parcels. Could you please discuss more about wildlife/aquatic resources on target parcels?
7. Describe educational opportunities on these specific parcels.
8. Could you explain the value of some of the parcels that are further from streams? For example, why are parcels 9009 and 9050 targets?
9. As the Committee may not be able to award full funding, please consider which are the highest priority parcels and whether there is potential for phasing.

### **KC-WRIA 9, Keevie Lake**

1. Please use numerous site photos in your presentation. Since the Committee isn't visiting sites in person, this will greatly help the Committee to understand the project.
2. From the Google Maps aerial it looks like Keevie Lake's surface has significant aquatic plant growth. Do you know what that is, and is there anything of concern happening?
3. Will there be adequate opportunities for public use even with the inholding parcels?
4. Will you be creating a parking area?
5. Any vision to connect this site to the Green to Cedar trail corridor to the east?

### **KC-WRIA 9, North Green River Acquisitions**

1. Please use numerous site photos in your presentation. Since the Committee isn't visiting sites in person, this will greatly help the Committee to understand the project.
2. Are there any concerns about homeless encampments on this project?
3. How will restoring floodplain function impact Green River Road?
4. Will any portion of the acquired parcels need to be excavated to meet restoration goals?
5. Could you confirm how much of the described stream and wetland (p. 2) actually are on the two target parcels?

### **KC-WRIA 9, Soos Creek**

1. Please use numerous site photos in your presentation. Since the Committee isn't visiting sites in person, this will greatly help the Committee to understand the project.
2. The parcel numbers in Section 4 do not match the numbers in Section 5 (e.g. 9049, 9066, 9110, perhaps priorities from a past grant?). What parcel numbers should be there?
3. You are targeting a couple of homes, are those necessary to purchase in fee? Could you consider boundary line adjustment or easement? Would you consider surplus on some of the homes?
4. Are you missing some of the improvements value on the table on page 3? Looks like there are more than just two homes on target parcels. More like 3 or 4 homes.
5. On the southernmost parcel, home appears to cross parcel boundaries, is that right?
6. Please specify the wildlife and aquatic resources on the subject parcels.
7. As the Committee may not be able to award full funding, please consider which are the highest priority parcels and whether there is potential for phasing.

### **KC-WRIA 9, Soos Creek Park / Molasses Creek**

1. Please use numerous site photos in your presentation. Since the Committee isn't visiting sites in person, this will greatly help the Committee to understand the project.
2. There appears to be a small water body adjacent to parcel -9062. Will flooding be a concern on the site?
3. Only 2 of the 4 parcels have mapped aquatic resources. Please clarify the wildlife resources on these parcels.
4. Confirming that 9005 and 9006 are owned by King County tax title/real estate services?
5. Could you clarify answers around bond funding in Section 7? Seems like you would be eligible (for the non-King County parcels) but none are marked.
6. Was this project one that Councilmember Dunn previously had a motion to support?
7. Is this the final ask for this site?

### **KC-WRIA 9, Sweeney Pond**

1. Please use numerous site photos in your presentation. Since the Committee isn't visiting sites in person, this will greatly help the Committee to understand the project.
2. You mention there are CE properties, but only the box for "fee title" is checked on the first page. Are there CE properties in the target area scope – perhaps the ones at Shadow Lake? And are those where land match would be a component?
3. Do you anticipate any conflict between the private and public portions of the property?
4. Will this request fund 9015 as well?

### **KC-Vashon, Island Center Forest Additions**

1. Please use numerous site photos in your presentation. Since the Committee isn't visiting sites in person, this will greatly help the Committee to understand the project.
2. Long-term vision/planning
  - a. Could you share the Town Loop Trail vision/map so we can see how these relate?
  - b. These parcels are two of very few parcels on Vashon zoned for industrial development. Is the proposed purchase for open space consistent with the recently adopted Vashon Community Subarea Plan? How is this application coordinated with long-range planning?
  - c. There is presently a lot of open space in the immediate vicinity, including Island Center Forest and Town Loop Trail. While these two parcels add to this space, they are not required to connect to other open space, so why these two specific parcels?
3. Why is one parcel a fee purchase and the other an easement?
4. What would the easement on parcel -9066 preclude? Would it allow public access?
5. Cost/Funding:
  - a. Why is the expected cost of parcel -9026 less than assessed value? Is that just the anticipated CFT-PL share?
  - b. Is Parks Operations able to fund the portion of the site they will use for a shop? Will that change your funding request?
6. P. 2 – Please describe the wildlife habitat on these specific parcels. 9066 has no mapped streams, possible wetlands. Parcel 9026 is mostly cleared, possible wetlands.

### **KC-Vashon, Manzanita Natural Area Additions**

1. Please use numerous site photos in your presentation. Since the Committee isn't visiting sites in person, this will greatly help the Committee to understand the project.
2. Does the site's steepness deter the possibility of the passive recreation trails mentioned in the application?
3. What is the design intention for the project?
4. What is the anticipated fate of the if not acquired? Is it actually developable given how steep it is?
5. Could you share more about the streams on this parcel? You mention aquatic resources - are these actually fish-bearing or are these headwaters?

### **KC-Vashon, Neill Point Natural Area – Morningside Farm**

1. Please use numerous site photos in your presentation. Since the Committee isn't visiting sites in person, this will greatly help the Committee to understand the project.
2. On pg 2 you recognize the Puyallup Tribe of Indians as the original inhabitants of Vashon Island, stating, "the need for the tribe's on-going stewardship of the island's cultural and natural resources" is "more important than ever." How will this acquisition contribute to that need? Could the Puyallup Tribe be a partner?
3. Other than Puyallup Tribe's history, there particular historic or cultural resources on site?
4. Could you please update the Committee on the status of the phased purchase?
5. Please identify the portions of parcels 9052 and 9138 that are proposed for easements.
6. With splitting one or more parcels up, do you anticipate any access or use challenges with the county ownership?

#### **KC-Vashon, Vashon Creeks and Estuaries**

1. Please use numerous site photos in your presentation. Since the Committee isn't visiting sites in person, this will greatly help the Committee to understand the project.
2. Any updates on the status of ongoing acquisitions – Shinglemill Creek as recently discussed at the Project Progress meeting?
3. What is the status of the southernmost Tahlequah priority parcels (with the concrete flume) that we discussed a few years ago?
4. Application says houses are dilapidated, but improvements value is \$350k.

#### **KC-Vashon, Vashon Marine Shoreline**

1. Please use numerous site photos in your presentation. Since the Committee isn't visiting sites in person, this will greatly help the Committee to understand the project.
2. What would the easement on parcel 9213 at Point Heyer preclude? Can you approximate the CE boundary for us (the parcel where you state on p. 4 that the structure will remain outside the conserved area)?
3. How are negotiations going on the parcels that don't have willing sellers yet?
4. As of early March, it appears you have \$4.5M in CFT and PL funding for this project. Do you anticipate any deals that will spend down those funds this year or could those contribute to purchase of the target parcels?
5. As the Committee may not be able to award full funding, please consider which are the highest priority parcels and whether there is potential for phasing.

#### **KC-Farm, May Creek Farmland**

1. Please use numerous site photos in your presentation. Since the Committee isn't visiting sites in person, this will greatly help the Committee to understand the project.
2. How will land preserved as pasture mitigate flood concerns outlined in the 2001 May Creek Basin Plan (mentioned on p 3)? What is the vision for balancing both the agricultural and flood mitigation elements?
3. Clarifying – there are 10 parcels, 5 landowners?
4. P. 4 table totals \$1.9 M estimated cost to purchase desired property interest (i.e. easements), but p. 6 you cite \$1.15M. Please explain.
5. Will livestock be fenced out of the creek?
6. Are there livestock on the sites currently? What policies are included in the county easements regarding livestock, and horses?

7. Please identify if there are any areas not to be conserved under the easement (where buildings are located) or if they cover the whole parcels?
8. Is there active ag on all of these parcels?

Meeting adjourned at 8:08 pm.

**King County Conservation Futures Advisory Committee**

**Tuesday, March 29, 2022**

Teleconference

**Attendance**

Steve Abel	Conservation Futures Advisory Committee
Dre Avila	“ “
Niesha Fort	“ “
Catherine Gockel	“ “
Yoshiko Grace Matsui	“ “
Molly Graham	“ “
Leah Grant	“ “
Nancy Huizar	“ “
Mark R. Johnsen	“ “
Amanda León	“ “
Keith Livingston	“ “
Chuck Paulsen	“ “
Samuel Rapoport	“ “
Jen Syrowitz	“ “

Staff:

Ingrid Lundin, King County DNRP

Linda Holecek, “

Anjali Fisher, “

Guests:

Laura Casey, pending CFAC appointee

David Kimmett, King County DNRP