

# **KING COUNTY CONSERVATION FUTURES CITIZENS COMMITTEE**

## **ANNUAL PROJECT PROGRESS REPORT For The Year Ending January 31, 2017**

**March 31, 2017**

### **Brief Background**

King County's Conservation Futures Tax (CFT) levy is collected from a dedicated portion of property taxes from throughout King County and its cities, for the purchase of natural resource lands and passive open space. The King County Conservation Futures Citizens Committee conducts an annual project progress review for uncompleted CFT land acquisition projects that are two or more years old, and it submits a progress report to the King County Council and Executive by April 1. This report also contains recommendations by the Committee for a few recently funded projects that require funding reallocations or project scope changes. Each project is described in the report, including a recommendation on whether it should be continued, abandoned, or receive a scope modification. In some cases, the Committee recommends the allocation of unneeded funds from one project to another existing project with a demonstrated funding shortfall. This report also includes recommendations regarding acquisition projects funded with King County Parks Levy (KCPL) open space acquisition funds, which are associated with CFT open space acquisition projects.

Most of the CFT and Parks Levy projects that have been funded are fully or partially completed. In recent years there have been over 30 projects funded annually, with some having multiple property parcels or owners, different matching fund scenarios, and other factors that impact progress. Since open space properties funded with CFT or the King County Parks Levy must be purchased from willing sellers, this can also add to the time frame of negotiations. As a general rule, the Committee has found that acquisition projects should be continued if the project proponents and the landowners are demonstrating good faith efforts to negotiate, and there is a likelihood of future success.

### **Funding Reallocation Criteria**

The Committee follows the criteria below to determine which should be abandoned, or contains funds that are no longer necessary for the project's completion:

- project has been completed under budget;
- no purchase and sale agreement has been obtained by a jurisdiction;
- negotiations are inactive and no matching funds have been obtained or are likely to be obtained;
- other project partners have abandoned the project;
- the applicant has requested abandonment or reallocation;
- the project has changed and no longer meets CFT requirements;
- there are no extenuating circumstances, like an ongoing legal process, that are temporarily preventing progress.

Where the Committee recommends a reallocation of project funds it follows the criteria below, in the order of importance listed:

- 1) to complete approved projects with a real deal and funding shortfalls;
- 2) currently approved projects showing progress with a funding shortfall;
- 3) a preference for projects located in the same geographic area or jurisdiction.

## Summary of Conservation Futures Citizens Committee Annual Project Progress Report

### Recommendations March 31, 2017

The listing below provides a summary of the Committee's progress report recommendations for older CFT projects and KCPL open space acquisition projects. The remainder of the report provides more detailed narratives for each project, which include descriptions of the projects, their current status, and the Committee's recommendations on the continuance, abandonment, funding adjustments, or project scope adjustments. On the last two pages of the report there is a Summary Funding Reallocation Table that summarizes the project returning funding, and the recommended project funding reallocations for the applicable projects.

### Recommendation Summary

(Also see Summary Funding Reallocation Table on last two pages of Report)

#### Cities

<u>Jurisdiction</u>	<u>Project Name</u>	<u>Funding Date(s)</u>	<u>Remaining Funds</u>	<u>Summary of Recommendations</u>
Bellevue	Bellevue Greenways and Open Space System	11/2010-16	\$ 4,138,786	Partial completion, extension
Bothell	Wayne Golf Crse Front Nine	2/2016-11/16	\$ 400,000	Allocate \$100,000 CFT to project
Covington	S. Covington Park/Jenkins Creek Trail	11/2013-16	\$ 900,000	Partial completion, extension, & allocate \$260,000 CFT to project
Duvall	Duvall Village Open Space	11/2014	\$ 14,500	Project extension
Kenmore	Swamp Creek	11/2010-12	\$ 9,246	Project completed, reallocate funds
"	Urban Nature Trail System	11/2004	\$ 199,960	Project abandoned, reallocate funds
Kent	Green River/Holiday Kennel	11/2011-16	\$1,112,000	Project extension
"	Huse Property	11/2010-12	\$ 15,593	Project completed, reallocate funds
Pacific	Morgan's Trout Lake Retreat	11/2009	\$ 175,000	Project completed pending reimb., extension
"	Omer Open Space	2/2016	\$ 45,000	Project abandoned, reallocate funds
Seattle	NE Queen Anne Greenspace Add.	11/2012	\$ 200,000	Project extension
"	North Rainier Urban Vlg Pk	11/2012-15	\$ 733,523	Project completed pending reimb., extension
"	Puget Creek Additions	11/2012	\$ 33,220	Partial completion, extension
"	Roosevelt Urban Park	11/2014	\$ 1,000,000	Project abandoned, reallocate funds
"	South Park Plaza	11/2013	\$ 154,853	Partial completion, extension
"	University District UCP	11/2011-12	\$ 141,550	Project completed, reallocate funds
"	West Duwamish Greenbelt	11/2011	\$ 180,000	Project extension
"	48 <sup>th</sup> & Charlestown	11/2013	\$116,129	Project completed, reallocate funds
Snoqualmie	Snoqualmie Riverfront Reach	11/2014-15	\$ 259,814	Partial completion, extension
Woodinville	Little Bear Creek	11/2013-16	\$ 157,500	Partial completion, reallocate \$100,000

*Recommendation Summary continues on next page*

Recommendation Summary, continued

**King County**

Note: Funds referred to below are CFT funds, unless denoted as PL (King County Parks Levy)

<u>Jurisdiction</u>	<u>Project Name</u>	<u>Funding Date(s)</u>	<u>Remaining Funds</u>	<u>Summary of Recommendations</u>
"	Bass/Beaver/Dandy Lake	11/2014	\$ 82,914	Partial completion, extension & scope change
"	" "	PL 11/2012-14	\$ 643,695	
"	Boise Ck Restoration	2/2016-11/16	\$ 131,493	Partial completion, reallocate \$100,000
"	Cedar Downs Addition	PL 2/2016	\$ 174,500	Project completed, reallocate funds
"	Cedar River Legacy	11/1998-04	\$ 8,160	Project completed, reallocate funds
"	Cold Creek Natural Area	11/2013-2/16	\$ 0	Allocate \$20,579 CFT to project
"	Dairies in King County/TDR	2/2016-11/16	\$ 759,322	Scope change
"	East Lake Sammamish Trail	PL 11/2013	\$ 10,000	Project completed, reallocate funds
"	Enumclaw Forest Foothills	11/2014	\$ 19,850	Project extension
"	" "	PL 11/2014	\$ 200,000	" "
"	Farmland in Enumclaw APD	11/2016	\$ 190,000	Scope change
"	Gateway to the Green APD	11/2014	\$ 271,694	Project abandoned, reallocate funds
"	Gerrard Farm	2/2016	\$ 100,083	Project abandoned, reallocate funds
"	Holly Farm	11/2014	\$ 25,000	Project abandoned, reallocate funds
"	Issaquah Creek Prot./Cons.	7/2014-16	\$ 273,606	Partial completion, extension, scope clarification
"	" "	PL 11/2013-16	\$ 365,220	
"	Lake-to-Sound Corridor	11/2011	\$ 44,619	Project extension
"	Lower Cedar/Mouth Taylor	PL 11/2016	\$ 21,683	Allocate \$127,099 PL to project
"	Maury Island Trails	11/2012-16	\$ 316,974	Partial completion, extension
"	" "	PL 2/2016-11/16	\$ 582,562	" "
"	Middle Green River Projects	11/2013-14	\$ 272,574	Partial completion, extension & scope change
"	" "	PL 11/2013-14	\$ 616,151	
"	Mitchell Hill Forest Additions	11/2016	\$ 50,274	Allocate \$137,605 CFT to project
"	Mitchell Hill Forest Inholding	11/2010-13	\$ 137,605	Project completed, reallocate funds
"	Paradise Valley/Judd Creek	11/2011-14	\$ 47,276	Partial completion, extension & allocate
"	" "	PL 11/2014	\$ 120,678	\$86,090 CFT & \$228,910 PL to project
"	Rattlesnake Mtn/Partnership	PL 11/2014-16	\$ 240,007	Allocate \$165,000 PL to project
"	Ravensdale Retreat NA	PL 11/2014	\$ 12,019	Project completed, reallocate funds
"	Shadow Lake Bog	11/2014	\$ 74,180	Partial completion, extension
"	Snoqualmie Fall City Reach	11/2010-16	\$ 819,125	Partial completion, partial extension, reallocate \$140K CFT, \$600K PL
"	" "	PL 11/2011-16	\$ 1,420,930	
"	Snoqualmie Forest Addition	11/2012-13	\$ 32,838	Project completed, reallocate funds
"	Snoqualmie Valley Farmland	11/2012	\$ 11,416	Project completed, reallocate funds
"	Snoqualmie Valley Trail- Mill	11/2014-15	\$ 239,035	Partial completion, extension
"	" "	PL 11/2016	\$ 296,000	" "
"	South Fork Skykomish	11/2014-16	\$ 234,599	Project extension
"	" "	PL 11/2014-16	\$ 931,000	" "
"	Taylor Mtn Additions	PL 11/2014-15	\$ 74,490	Project abandoned, reallocate funds
"	TDR - Urban Partnerships	11/2011	\$ 197,214	Partial completion, extension
"	Wayne Golf Course Back Nine	2/2016,11/16	\$ 1,600,000	Allocate \$1,350,000 CFT & \$350,000 PL to project (create new PL project)
"	" "			
"	Wetland 14 Addition	2/2012-11/16	\$ 9,941	Scope change
"	" "	PL 2/2012-11/16	\$ 83,366	" "
"	Winterbrook Farm	2/2016	\$ 400,000	Allocate \$500,000 CFT to project

## Individual Project Discussions and Recommendations:

### CITY PROJECTS

(Projects listed in alphabetical order by city)

	(11/2010)	\$850,000	\$751,500
	(11/2011)	\$750,000	\$290,786
	(11/2012)	\$749,000	\$749,000
	(11/2013)	\$650,000	\$650,000
	(11/2014)	\$800,000	\$800,000
	(2/2016)	\$500,000	\$500,000
<b>Bellevue – Bellevue Greenways &amp; Open Space Sys.</b>	<b>(11/2016)</b>	<b>\$397,500</b>	<b>\$397,500</b>
<i>Project #1047227</i>	<b>Project Total</b>	<b>\$4,696,500</b>	<b>\$4,138,786</b>

*Brief Description:* This ongoing multiple-year, multiple-parcel project has an overall goal of acquiring remaining green spaces in Bellevue's planned open space and greenways system. In the past 15 years, Bellevue has submitted annual applications for its long-term acquisition priorities. These acquisitions include lands on Lake Washington at Meydenbauer Bay and Mercer Slough, woodland greenbelts in the Richards Road valley area, waterfront connections on Lake Sammamish, and open spaces south of I-90 near Cougar Mountain. City has secured match for the CFT funds in the form of more than \$7 million in city funds.

*Status:* Bellevue has acquired several properties in recent years, including the Moalem/Somerset property adjacent to the South Bellevue Community Center, the Moon/Ross property on Mercer Slough, the Ginzberg property in the Bridal Trails neighborhood, and three properties in the Richards Road area southeast of downtown and the Bellevue Botanical Gardens. The Moalem and Ginzberg properties were acquired significantly under the originally estimated property costs, leaving more funding available for other acquisitions in the project scope. Bellevue recently submitted requests for reimbursement totaling \$1,054,432. Pending their review and approval, reimbursement of these funds will reduce the above remaining balance to \$3,084,354.

Progress is evident towards at least four additional acquisition priorities:

- Vasa Park Uplands: Working with Vasa Park Resort on a tentative agreement to present to Bellevue City Council for purchase of 5 acres plus a right of refusal over Vasa Park & ballroom sites. Vasa Board will be reviewing proposal in spring 2017. Board recently identified an additional small parcel to consider for purchase as well. Costs are TBD.
- Weowna Park, Johnson Property: Appraisal underway, following initial work investigating title issues. Acquisition would connect park to community and lake to lake greenway.
- Newport Hills, Brick property: Builds on recent Tyler and Patterson acquisitions. Draft boundary line adjustment completed, appraisal will begin in spring 2017. Supports trail connection to Newport Hills Transit Station and Newcastle Beach Park.
- Coal Creek, Swanson/Jentry property: While property was recently sold, Bellevue is meeting with purchaser Isola Homes to explore opportunity for open space.

Bellevue requests an extension of the project funding so that it may complete these acquisitions.

*Committee Recommendation:* The Committee recommends project extension.

	(2/2016) CFT	\$ 200,000	\$200,000
<b>Bothell – Wayne Golf Course Front Nine</b>	(11/2016) CFT	\$ 200,000	\$200,000
<i>Project #1126724 CFT</i>	<b>Project Total</b>	<b>\$ 400,000</b>	<b>\$400,000</b>

*Brief Description:* Wayne Golf Course is situated along the Sammamish River near SE Bothell Way (State Route 522) and adjacent to the Burke-Gilman Regional Trail. Two decades ago Bothell used CFT bond funds to purchase the development rights over 46 acres of the “Front Nine” holes of the golf course to preserve scenic open space along the Sammamish River and the Burke-Gilman Trail.

Bothell is partnering with OneBothell, King County, and Forterra, which is acquiring all of Wayne Golf Course as an interim owner with the help of loans and other funding. Bothell has received CFT funding towards the purchase of the underlying fee simple rights to the Front Nine property encumbered by the easement. An adjacent four-acre are is being considered for more intensive uses.

*Status:* Total value of the Front Nine is \$3.1 to \$3.5 million (depends on Forterra holding/management costs). Bothell secured \$500,000 2016 legislative appropriation and \$400,000 in past CFT. The City request for additional \$100,000 will bring total CFT to \$500,000 in project, matching the \$500,000 legislative appropriation. City would use the CFT funds on the purchase of the Front Nine acreage currently covered by the conservation easement (not on the four acres that are *not* covered by the conservation easement). Overall, CFT would represent \$500,000 of the Front Nine investment on the acreage already covered by the conservation easement. The City is still considering whether to pursue more active uses on the remaining four acres not covered by the conservation easement, which will determine the type of funding to be used on that portion of the site.

*Committee Recommendation:* The Committee recommends allocation of \$100,000 of CFT to the project.

	(11/2013)	\$200,000	\$200,000
	(11/2014)	\$450,000	\$450,000
	(2/2016)	\$150,000	\$150,000
<b>Covington – S. Covington Pk/Jenkins Ck Trail</b>	(11/2016)	\$100,000	\$100,000
<i>Project #1122034</i>	<b>Project Total</b>	<b>\$900,000</b>	<b>\$900,000</b>

*Brief Description:* This project consists of three parcels totaling 5.65 acres on SE Wax Road, in the Jenkins Creek corridor. The goals of the project include creating a trail connection between the planned Covington Town Center and a city-wide trail system, and habitat protection along Jenkins Creek. The project site is critically located at a planned trail crossing on SE Wax Road. The zoning density in this area of the city has been increased significantly and it will be more intensively developed in the future. As a result, the area is becoming densely populated. This part of Covington is currently underserved by parks, and the City of Covington has a planned trail system that will link areas of the city to existing and proposed parks and trails. Local citizen groups, including the Green River Coalition, are active in the trail planning, stewardship, and creek protection efforts.

*Status:* In 2014, Covington completed an environmental study, title research and appraisal of each of the three priority parcels. In 2016, Covington completed acquisition of the first of these parcels, the northernmost Allmand property, for \$1.025 million (using \$512,000 in CFT and providing a 50% match from RCO, Parks Levy, and general fund). Covington will have \$388,000 remaining in CFT after reimbursement is made (still pending).

Covington is working toward acquisition of the final two parcels, Smith and Wenham properties, in 2017 at an approximate cost of up to \$1.3 million. The city seeks to use 50% CFT for the purchases, estimating \$648,000 total CFT needed (city has \$388,000 in hand, and requests an additional \$260,000 in reallocation funds). The city will provide 50% match from general fund and from a 2017 RCO award which should be approved by the legislature this spring.

In summary, Covington requests project extension and reallocation of \$260,000 to allow for project completion.

*Committee Recommendation:* The Committee recommends project extension. The Committee recommends allocating \$260,000 of CFT to the project.

The Committee acknowledges a concern that the nearby CFT-funded Cedar Creek Park still contains structures and has not been transferred to King County. The structures are no longer being rented, which satisfies the terms of the adopted Interlocal Agreement Amendment C (Recorded document 20160622000476, dated June 2016) that governs the use of the 2015 funding award “Funding is contingent on Covington removing any occupants from Conservation Futures-funded properties owned by the city.”

The Committee recommends that the expenditure of the \$260,000 of reallocation funding is conditioned upon Covington completing the transfer of Cedar Creek Park to King County so the structures can be removed, satisfying the language in the July 1, 2014 CFT Committee Recommendation Report for FY 2015 funding: “The Committee also recommends that the release of these funds should be conditioned on Covington meeting its obligation to remove a structure on a previously-funded CFT project from several years ago that the city has yet to take down.”

**Duvall – Duvall Village Open Space** (11/2014) **\$14,500** **\$14,500**

*Project #1122034*

*Brief Description:* This project consists of a 6.67-acre open space inholding in Duvall’s McCormack Park on the Snoqualmie River. It will be acquired by Duvall for habitat conservation and floodway protection. The site is located adjacent to the popular Snoqualmie Valley Regional Trail in Duvall, west of Carnation-Duvall Road. The property is a scenic buffer to the trail, and with this acquisition the city will own all of the land between the trail corridor and the river within the city limits.

*Status:* The target parcel is in the final stages of plat creation by Westcott Homes. Plat creation is a necessary prerequisite to Duvall’s acquisition, and is expected to be finalized by late 2017. In the meantime, Duvall has secured matching funds from the Snoqualmie Watershed Forum Grant and finalized a purchase price with Westcott Homes. Duvall requests an extension of the project funding to accommodate their anticipated late 2017 closing.

*Committee Recommendation:* The Committee recommends project extension.

**Kenmore – Swamp Creek**

(11/2010-12) \$ 615,218 \$9,246

Project #1047244

*Brief Description:* This a 4.12-acre project that is primarily wetland, located on 73<sup>rd</sup> Avenue Northeast near 185<sup>th</sup> Street in Kenmore. It is near the Kenmore Heronry, home to scores of Great Blue Heron nests, and it contains wetland habitat that supports the heronry. The property contains both a portion of Swamp Creek and a tributary called Muck Creek. The property is part of a larger vision that Kenmore has developed to protect the natural resources of Swamp Creek and to provide public trail access for passive recreation and environmental education purposes. There is a modular home on the property next to 73<sup>rd</sup> Avenue that will be removed.

*Status:* The acquisition is complete, and the City has received reimbursement. Remaining funds are excess, and are not needed in the project.

*Committee Recommendation:* The Committee recommends reallocation of all remaining funding.

**Kenmore – Urban Nature Trail System**

(11/2004) \$200,000 \$199,960

Project #1047223

*Brief Description:* This project scope includes the acquisition of up to three parcels totaling 0.4 acres within a larger proposed development in an urban neighborhood near 56<sup>th</sup> Avenue Northeast in Kenmore. The property contains a small creek tributary that has been impacted by urban development downstream, though it has moderate habitat value compared to other applications in this year’s round. The project has some potential pedestrian connectivity to the Burke Gilman Trail and a Lake Forest Park trail.

*Status:* Negotiations failed and the project is abandoned. The funds were not identified as unexpended in the budget system until now.

*Committee Recommendation:* The Committee recommends reallocation of all remaining funding.

(11/2011)	\$150,000	\$150,000
(11/2012)	\$403,000	\$403,000
(11/2013)	\$350,000	\$350,000
(11/2014)	\$200,000	\$200,000

**Kent – Green River NRA Parcels/Holiday Kennel (2/2016) \$ 9,000 \$ 9,000**

Project #1123817 & 1112181

**Project Total \$1,112,000 \$1,112,000**

*Brief Description:* This project was initially funded in a first phase that consisted of the acquisition of several parcels along the Green River and across Russell Road from the river, to help provide for a widened river corridor with improved habitat. This funding included 4.49 acres (five parcels) on the Green River along Russell Road, south of Van Doren’s Landing Park and contiguous to Kent’s 300-acre Green River Natural Resources Area (GRNRA). The parcels are bisected by Russell Road, and Kent is considering moving the road and the levee back from the river to widen the river channel and restore habitat. The funding listed above for 2013 and 2014 is directed towards acquisition of the Holiday Kennel, which lies on the Green River immediately to the north of the first set of funded properties, and is affected by the same levee setback planning process. Matching funds come from secured City of Kent Drainage Utility Funds and anticipated Flood Control District funds.

*Status:* As of last year Kent had acquired three parcels identified in the 11/2012 project scope, but it had not submitted them for CFT funding reimbursement until a final design for the levee setback could be completed. That situation remains; the levee design alternatives work is continuing as part of the ongoing System Wide Improvement Framework (SWIF) process for the Green River. The levee setback is a US Army Corps of Engineers-sanctioned effort that includes King County and other cities on the Green River. The project will provide flood protection and meet multiple goals that are sometimes conflicting, and they are taking longer than expected to resolve. CFT funds can only be expended on property that is in compliance with the CFT open space funding requirements, so the design must be completed before the funds can be released. Negotiations for acquisition of the Holiday Kennels property actively continue. There may be a need to initiate eminent domain proceedings. By State Law, CFT funds cannot be used in situations where eminent domain is invoked. Kent is requesting another extension so that the project design can be completed and the Holiday Kennel acquisition status can be resolved outside of eminent domain proceedings.

*Committee Recommendation:* The Committee recommends project extension.

**Kent – Huse Property** (11/2010-12) \$ 775,000 \$ 15,593

Project #1047246

*Brief Description:* This project is a 33.7 acre open space acquisition project with a goal of helping to meet an open space shortfall in the rapidly growing east Kent Plateau area. The property has a several-acre pasture on a scenic ridge top that has a commanding view of Mount Rainier. The site contains a large wetland on the western side, and it adjoins Soos Creek Park and Regional Trail to the east. The range of landscape types on the property allows for a mix of passive recreation opportunities, including interpretive trails. The property is located at SE 216<sup>th</sup> Street, east of 132 Avenue SE.

*Status:* The acquisition is complete, and the City has received reimbursement. Remaining funds are excess, and are not needed in the project.

*Committee Recommendation:* The Committee recommends reallocation of all remaining funding.

**Pacific – Morgan’s Trout Lake Retreat** (11/2009) \$ 175,000 \$ 175,000

Project #1047241

*Brief Description:* This project will acquire a significant portion of a 2.86-acre wooded property on South 376<sup>th</sup> Street that was once part of Trout Lake Resort. An old dance hall on the property was converted into a year-round residence, which is currently occupied, and will be excluded from the project scope. The remainder of the property is second-growth forest and it contains the longest segment of Jovita Creek in a single ownership. There is also a narrow right-of-way directly across the street (South 376<sup>th</sup> Street) which connects the property to the shoreline of Trout Lake.

*Status:* Acquisition of these two parcels was completed in December 2016. Due to a landowner donation (which represents the match to CFT funds), the parcels were acquired for far less than their anticipated costs and a significant portion of the awarded funds will be available for reallocation in 2018. Pacific is currently reconciling the project costs and will submit a request for CFT reimbursement to King County in the near future. Pacific requests a project extension to accommodate the time necessary for them to complete their reconciliation and subsequent request for reimbursement.

*Committee Recommendation:* The Committee recommends project extension.

**Pacific – Omer Open Space** (2/2016) \$ 45,000 \$ 45,000

Project #1126731

*Brief Description:* This property is located on Milwaukee Creek, and fronts on the Interurban Regional Trail, where Milwaukee Creek lies in a channel adjacent to the linear trail corridor along a former railroad bed. Pacific intends to remove the non-native vegetation that currently covers the Omer property, and it will create a small wetland as mitigation for the construction of a segment of the Interurban Trail south of 3<sup>rd</sup> Avenue SE.

*Status:* Negotiations have failed and the City has requested to abandon the project. Remaining funds are excess, and are not needed in the project.

*Committee Recommendation:* The Committee recommends reallocation of all remaining funding.

**Seattle – NE Queen Anne Greenspace Addition** (11/2012) \$ 200,000 \$ 200,000

Project #1116254

*Brief Description:* This project had an initial goal of acquiring a .27-acre wooded inholding in the Northeast Queen Anne Greenspace in Seattle's Queen Anne neighborhood. The property is mostly a ravine that connects Trolley Hill Park with the Northeast Queen Anne Greenbelt, which would be connected by a trail. The property is also part of the Trolley Hill Park viewshed towards Lake Union. This project is a priority in the Queen Anne Neighborhood Plan, which is recognized by the City of Seattle. Matching funds are from the 2014 Seattle Metropolitan Park District.

*Status:* Seattle had received approval in 2016 to drop the original target parcel from the scope (due to unsuccessful negotiations). Scope was amended to fund 0.7 acres (5 parcels under one ownership) located further north in the Northeast Queen Anne Greenbelt, just west of Aurora Avenue North and lying between the mapped right-of-way for Boston Street and Lynn Streets. They are on a steep wooded hillside with very limited development potential. Seattle is in negotiations and expects to close in 4<sup>th</sup> quarter 2017. Seattle requests an extension to complete the transaction.

*Committee Recommendation:* The Committee recommends project extension.

	(11/2012)	\$ 300,000	\$ 233,523
<b>Seattle – North Rainier Urban Village Park</b>	(9/2015)	\$ 500,000	\$ 500,000
<b>Project Total</b>		<b>\$ 800,000</b>	<b>\$ 733,523</b>

Project #1116251

*Brief Description:* This project adds community open space serving the North Rainier Hub Urban Village, located at the corner of South Charleston Street and 35th Avenue South, one block from Rainier Avenue in south Seattle. The project initially targeted three vacant parcels. Matching funds come from the 2008 Parks and Green Spaces Levy.

*Status:* Seattle had initially acquired one parcel and made offers on the two other targets, but in 2014 reported that soil contamination on site needed remediation. The landowner began working to remediate the contamination and clean them up. Seattle requested to add two adjacent properties under the same ownership to the scope. In 2015 the CFT committee expanded the scope to include the two adjacent parcels on 34th Avenue South, and reallocated \$500,000 in CFT funds from Seattle's abandoned 12<sup>th</sup> Avenue Corridor CFT project.

Now, the acquisition of all five parcels (close to an acre in size) has now been completed. An initial reimbursement payment was issued in 2015 for \$66,476. Seattle needs to seek reimbursement during 2017, and anticipates that this request will deplete most or all of the remaining \$733,523 in the account. Seattle requests an extension to complete the reimbursement process.

*Committee Recommendation:* The Committee recommends project extension.

**Seattle – Puget Creek Additions** (11/2012) **\$ 150,000** **\$ 33,220**  
*Project #1116260*

*Brief Description:* This project will acquire up to three additional properties within a wooded creek corridor located west of 19<sup>th</sup> Avenue SW in West Seattle’s Delridge neighborhood. Of the three identified properties, Seattle had a goal of acquiring at least two of them – but has remaining funding to target the third parcel. The Sanislo Elementary School is located close to the green space, and students have participated in nearby creek restoration projects. The Puget Creek Watershed Alliance also works with other volunteers on a range of urban creek habitat stewardship projects, and Seattle’s Public Utilities department (SPU) engages local citizens and agencies on its creek restoration projects as well. Matching funds are from the voter-approved 2008 Seattle Parks and Green Spaces Levy.

*Status:* Seattle Parks met its original project goal of acquiring two properties, and received approval in 2016 to use remaining CFT funds to target the third parcel. That property has been subdivided and has a new owner. Seattle Parks expects to either close on a portion of the final property or close out the project by the 2<sup>nd</sup> quarter 2017. Seattle requests an extension to complete the transaction.

*Committee Recommendation:* The Committee recommends project extension.

**Seattle – Roosevelt Urban Park** (11/2014) **\$ 1,000,000** **\$ 1,000,000**  
*Project #1123825*

*Brief Description:* A portion of the Roosevelt Urban Village in north Seattle has been upzoned due to its proximity to a planned future light rail station. This in turn will create a need for additional park space to accommodate the new residents in the neighborhood. The Seattle Parks Department and the local community have identified a quarter-acre property just south of Roosevelt High school on 14<sup>th</sup> Avenue NE at NE 65<sup>th</sup> Street. The Roosevelt Neighborhood Association is very active and it has long advocated the location of a park in front of Roosevelt High School, in part to preserve the view of its front façade, a defining local landmark. The site is currently a large lawn area, which is adjacent to a block where the development of large multiple-unit residential buildings will occur. It is also adjacent to a proposed green street/festival street for this urban village.

*Status:* The City is abandoning the use of CFT funds for the project, as it is exercising eminent domain. Remaining funds are excess, and are not needed in the project.

*Committee Recommendation:* The Committee recommends reallocation of all remaining funding.

**Seattle – South Park Plaza** (11/2013) **\$ 500,000** **\$ 154,853**  
*Project #1122040*

*Brief Description:* This project will establish an approximately 1.3-acre passive use greenspace within a larger park that is being created on 14<sup>th</sup> Avenue South, in the South Park community. It is located just north of the South Park replacement bridge on the western shore of the Duwamish Waterway. The park is

intended to help tie together the bridge, the local commercial center, and the Duwamish Waterway to help create an improved urban center for South Park. Matching funds are provided by the 2008 Parks and Green Spaces Levy.

*Status:* The city acquired three of the four parcels targeted in the CFT application. King County Roads owns the final parcel and is willing to sell it, but the negotiations became more complicated with the planned 2018 annexation of the portion of unincorporated King County where the property is located. The negotiations are on hold until the Inter-Local Agreement between King County and Seattle for the annexation area is finalized, likely in summer 2017. Seattle requests an extension to complete the transaction.

*Committee Recommendation:* The Committee recommends project extension.

**Seattle – University District Urban Center Park (11/2011, 6/2012) \$ 572,846 \$ 141,550**  
*Project #1112180*

*Brief Description:* The goal of this project is to acquire a new neighborhood park south of 45<sup>th</sup> Street in the designated University District Urban Village in Seattle. Seattle is identifying parcels with willing sellers and is also working with developers on projects that would combine open space with compatible land uses. The two top priorities are two residential lots south of Christie Park at 9<sup>th</sup> Avenue and NE 43<sup>rd</sup> Street, and a potential pocket park site on Brooklyn Avenue NE. The final site will be determined through a community planning process. Seattle returned to the CFT committee to receive final approval for site selection after 2012 budget award was made.

*Status:* The acquisition is complete, and the City has received reimbursement. Remaining funds are excess, and are not needed in the project.

*Committee Recommendation:* The Committee recommends reallocation of all remaining funding.

**Seattle – West Duwamish Greenbelt (11/2011) \$ 180,000 \$ 180,000**  
*Project #1112172*

*Brief Description:* This project is a 4.14-acre acquisition in the West Duwamish Greenbelt on West Marginal Way in West Seattle. The property is located on the west side of the Duwamish Waterway, a scenic greenbelt that is visible from downtown Seattle. The greenbelt is also an open space community separator between the industrial Duwamish waterfront and the residential neighborhood located to the west. Acquisition of this property has been a long-term goal of Seattle, which has been pursuing it for many years. The property also is part of a larger greenbelt that contains significant urban wildlife habitat. Matching funds are from the 2014 Seattle Metropolitan Park District.

*Status:* Seattle Parks had intended to complete this project in 2015. Seattle Parks reached an agreement with the owner on price, and the acquisition was in final negotiations, but the discussions had to be placed on hold to resolve a property line encroachment by a neighbor and other legal access issues. Solutions have been found for both issues. The City is reappraising the property based on restricted legal access. The City anticipates closing by 4<sup>th</sup> quarter 2017. Seattle requests an extension to complete the acquisition.

*Committee Recommendation:* The Committee recommends project extension.

**Seattle – 48<sup>th</sup> and Charlestown** (11/2013) **\$ 350,000** **\$ 116,129**  
*Project #1122042*

*Brief Description:* The goal of this project is to acquire an approximately 1/3-acre property for a new local park in West Seattle. It is located at the corner of 48<sup>th</sup> Street SW and SW Charlestown Street. The site is a grassy area with a few P-Patch gardening plots. It has been used by the neighborhood for years with permission from the owner, the Presbyterian Church. It is centrally located in a residential neighborhood that is significantly underserved with open space, particularly of this kind. It is accessible on foot within 2-3 blocks by residents and families from about 20 surrounding blocks that have no parks or open space on their blocks.

*Status:* The acquisition is complete, and the City has received reimbursement. Remaining funds are excess, and are not needed in the project.

*Committee Recommendation:* The Committee recommends reallocation of all remaining funding.

	(11/2014)	<b>\$200,000</b>	<b>\$109,814</b>
<b>Snoqualmie – Snoqualmie Riverfront Reach</b>	(2/2016)	<b>\$150,000</b>	<b>\$150,000</b>
<i>Project #1047226</i>	<b>Project Total</b>	<b>\$350,000</b>	<b>\$259,814</b>

*Brief Description:* This multiple-parcel project has a goal of acquiring a passive riverfront park on the Snoqualmie River, between SE Northern Street and SE Fir Street, and from SE River Street to King County’s Snoqualmie Valley Regional Trail in Snoqualmie. Over the past several years, Snoqualmie has acquired 32 parcels (46.25 acres) and over 6,300 feet of riverfront. The project is being undertaken in partnership with the King County Flood Control District (which provides the matching funds) to purchase flood-prone homes in the FEMA-designated 100-year floodway, and to remove residences from harm’s way. Snoqualmie is also working with the King Conservation District to restore and improve riparian habitat along the river. These properties, as well as vacant properties being purchased by Snoqualmie, will form a new riverfront access park that will serve as a scenic urban greenway. The park is part of a larger trail vision that connects King County’s Snoqualmie Valley Regional Trail with historic downtown Snoqualmie’s local restaurants and businesses, and with the antique trains of Railroad Park.

*Status:* Snoqualmie has acquired two of the five targeted parcels, completed appraisal of two additional parcels, and confirmed that the remaining landowner remains a willing seller. However, Snoqualmie cannot extend formal offers on any of the remaining parcels until a FEMA agreement has been received and signed. This is expected to occur in early 2017 and formal offers will be extended shortly thereafter. Snoqualmie requests an extension of project funding to accommodate the FEMA agreement approval process, and subsequent extension of purchase offers to these willing sellers.

*Committee Recommendation:* The Committee recommends project extension.

	(11/2013)	<b>\$ 100,000</b>	<b>\$ 100,000</b>
<b>Woodinville – Little Bear Creek</b>	(2/2016)	<b>\$ 57,500</b>	<b>\$ 57,500</b>
<i>Project #1122038</i>	<b>Project Total</b>	<b>\$ 157,500</b>	<b>\$ 157,500</b>

*Brief Description:* This project targeted a ¼- acre property that contains a towing business, and a 2.3-acre parcel owned by WSDOT along Little Bear Creek, south of State Route 522 at 134<sup>th</sup> Avenue NE in Woodinville. The property is adjacent to a city-owned natural area to the east, across 134<sup>th</sup> Avenue NE. Woodinville plans to build a trail through the natural area along the creek, connecting to the Sammamish Slough and Woodinville High School, and then continuing on to the Snohomish County line. Woodinville

also intends to remove an existing bridge and to replace a culvert that impedes fish passage under 134<sup>th</sup> Avenue NE.

*Status:* The city has not been able to reach agreement with the landowner of the private parcel, and is abandoning work on that parcel. The \$100,000 of older funds targeted towards that parcel are excess, and are not needed in the project. The City requests to retain the recent allocations to continue to work on the WSDOT acquisition.

*Committee Recommendation:* The Committee recommends reallocation of \$100,000 of CFT funds, and that the remaining \$57,500 stay in the project to complete acquisition of WSDOT parcel.

## KING COUNTY PROJECTS

*(Projects listed in alphabetical order)*

	(11/2014) CFT	\$ 100,000	\$ 82,914
	(11/2012) PL	\$ 55,000	\$ 43,695
	(11/2014) PL	\$ 600,000	\$ 600,000
<b>King County – Bass/Beaver Lake Complex</b>	<b>Subtotal PL</b>	<b>\$ 655,000</b>	<b>\$ 643,695</b>
<i>Project #1112176 CFT, #1044588 PL</i>	<b>Project Total</b>	<b>\$ 755,000</b>	<b>\$ 726,609</b>

*Brief Description:* This project is a multiple-year, multiple-parcel effort to protect a high habitat value, three-lake complex that contains Bass, Beaver and Dandy (aka Sinkhole) Lakes, and Cristy Creek. It is a highly scenic area from State Route 169 south of the Green River Gorge near Black Diamond. The complex has high quality habitat for migratory song bird, elk, cougar, bear, eagles and salmonid species.

*Status:* The County secured a state RCO grant for \$718,000 for this area as well. The County has a signed contract on one parcel to close Spring 2017 (to use remaining \$82,000 CFT, ~\$67,000 PL, and RCO funds). At least two other landowners that the county has negotiated with have been unwilling to sell. The County has been negotiating with the northernmost landowner in the 11/2014 scope. The County is currently updating an appraisal for his four initial target parcels, plus four additional parcels under his ownership which could use most of the remaining funds in the PL and RCO project – these were in broad scope of grant but were not initial priorities (new parcels are 262106-9071, -9072, -9073, -9074, 30 acres total). Appraisals or discussions are underway on three smaller parcels as well which would close in 2017, one of which is requested to be added to the scope (352106-9148, 1 acre).

In summary, the County requests project extension to continue work in 2017, and requests to add one parcel to scope.

*Committee Recommendation:* Committee approves project extension, and the addition of parcel 352106-9148 to the scope. Committee acknowledges the scope clarification, that applicant is shifting focus to several secondary targets in the scope as some of the initial negotiations have failed.

	(2/2016) CFT	\$ 25,000	\$ 0
<b>King County – Boise Creek Restoration</b>	(11/2016) CFT	\$ 135,000	\$ 131,493
<i>Project #1123835 CFT</i>	<b>Project Total</b>	<b>\$ 160,000</b>	<b>\$ 131,493</b>

*Brief Description:* This project is to secure riparian habitat restoration opportunity on Boise Creek through purchase of conservation easements. The intent was to secure two easements on a farm in the

APD south of Enumclaw. The intended restoration would provide additional complexity to the previously straightened Boise Creek channel, and build on a past project just upstream.

*Status:* The County has completed an initial easement acquisition, and continues to work on an access easement. The County has identified \$100,000 of CFT as excess funding that is not needed in the project. The County requests to retain \$31,493.

*Committee Recommendation:* The Committee recommends reallocation of \$100,000 of CFT funds, and that the remaining \$31,493 stay in the project.

	(2/2016) CFT	\$ 50,000	\$ 0
<b>King County – Cedar Downs Addition</b>	(2/2016) PL	\$ 280,000	\$ 174,500
<i>Project #1126742 CFT, #1127073 PL</i>	<b>Project Total</b>	<b>\$ 330,000</b>	<b>\$ 174,500</b>

*Brief Description:* The Cedar Downs Addition project will acquire eight undeveloped acres of a ten-acre property as an addition to Cedar Downs/Cedar Creek Park. It is located on SE 248<sup>th</sup> Street in unincorporated King County, immediately north of Cedar Creek Park, and north of Covington. Cedar Creek Park is being transferred from Covington to King County, as it is outside of the city limits. The property is wooded and contains Cedar Creek, a tributary to Jenkins Creek, which lies within in the Green River Watershed. The property to be acquired contains second growth forest, forested wetland, and a stream that is coho habitat.

*Status:* The acquisition is complete. Remaining funds are excess, and are not needed in the project.

*Committee Recommendation:* The Committee recommends reallocation of all remaining funding.

<b>King County – Cedar River Legacy/ESA (11/1998-2004) CFT</b>	<b>\$ 2,423,790</b>	<b>\$ 8,160</b>
<i>Project #1047154 CFT</i>		

*Brief Description:* The project supported several properties identified as potential acquisitions, in support of habitat protection.

*Status:* The acquisitions are complete. Remaining funds are excess, and are not needed in the project. The funds were not identified as unexpended in the budget system until now.

*Committee Recommendation:* The Committee recommends reallocation of all remaining funding.

	(11/2013) CFT	\$ 25,000	\$ 0
	(2/2016) CFT	\$ 82,000	\$ 0
	<b>Subtotal CFT</b>	<b>\$107,000</b>	<b>\$ 0</b>
	<i>CFT loaned in from 1116231</i>	<i>N/A</i>	<i>-\$20,579</i>

<b>King County – Cold Creek Natural Area</b>	(2/2016) PL	\$ 193,000	\$ 0
<i>Project #1122060 CFT, #1127071 PL</i>	<b>Project Total</b>	<b>\$ 300,000</b>	<b>-\$ 20,579</b>

*Brief Description:* This project has a goal of acquiring one and one half parcels totaling up to 11.8 acres along Cottage Lake Creek at its outlet from Cottage Lake. The properties are located adjacent (to the east) of King County’s Cold Creek Natural Area, which contains the confluence Cold Creek and Cottage Lake

Creek. Acquisition of these properties would protect the north side of a 1,500 foot riparian corridor and help preserve water quality in the Bear Creek system. Cottage Lake Creek has active beaver dams that impact the level of Cottage Lake, and one element of King County ownership of the properties would be to better manage the beaver dam activity to control the lake level. The owner of the easterly, 5.8-acre parcel is a willing seller, and funding is recommended that should be adequate for the purchase of that property.

*Status:* The 5.9-acre property was purchased in fall 2016, but a shortfall of nearly \$21,000 was covered by loaning in CFT funds from the Bear Creek Waterways project #1116231 in the same basin. Therefore the County is requesting reallocation of \$20,579 to this project; expenditures of that amount will then be transferred from Bear Creek Waterways to Cold Creek CFT.

*Committee Recommendation:* The Committee recommends allocation of \$20,579 of funding to the project. The Committee recommends that after funding award is made, expenditures of that amount are transferred from Bear Creek Waterways CFT to this Cold Creek CFT project.

	(2/2016) CFT	\$400,000	\$ 359,322
<b>King County – Dairies in King County</b>	(11/2016) CFT	\$400,000	\$ 400,000
<i>Project #1122057 CFT</i>	<b>Project Total</b>	<b>\$800,000</b>	<b>\$ 759,322</b>

*Brief Description:* This project will purchase Transferable Development Rights (TDRs) from dairy farms in King County’s Agricultural Production Districts (APDs) and from lands that directly support dairy operations, such as leased pasture for dairy herds. The project continues the work started in 2014 in collaboration between the King County TDR Program and the county’s Farmlands Preservation Program (FPP). In addition to their importance as a core component of the county’s food supply, King County’s dairies also have cultural and scenic values, and they are important to King County’s growth management strategies in rural areas. The project scope includes 66 parcels with 1,530 eligible acres, over two dairies identified in the Snoqualmie Valley APD and eight dairies identified in the Enumclaw Plateau APD. As of the 2017 budget request, five dairies have been appraised and active negotiations have begun with prior funding, and TDRs have been purchased from a 135-acre dairy.

*Status:* While the project included many dairies on the Enumclaw Plateau, the project did not include the Krainick Dairy in the scope. That Dairy was targeted in the Farmland in the Enumclaw APD proposal noted below, though it is in keeping with the focus of this grant as well. Krainick Dairy is a willing seller, and the cost exceeds available funding in the Farmland in Enumclaw APD project. There is sufficient funding in this project to allow for acquisition. Applicant seeks to add the three Krainick Dairy parcels to the scope of this grant (102006-9069, 102006-9017 & 102006-9018, 90 acres total being added to scope). The applicant may purchase the property up front with FPP funds, and then transfer expenditures to CFT once funds are approved.

*Committee Recommendation:* Committee recommends adding three parcels to the scope (102006-9069, 102006-9017 & 102006-9018, 90 acres total).

<b>King County – East Lake Sammamish Trail</b>	(11/2013) PL	\$ 62,000	\$ 10,000
<i>Project #1121446 PL</i>	<b>Project Total</b>	<b>\$ 62,000</b>	<b>\$ 10,000</b>

*Brief Description:* This project consists of the acquisition of a small .03-acre parcel on the eastern shoreline of Lake Sammamish that is surrounded on three sides by King County Parks ownership. The goal of the project is to acquire this inholding to consolidate King County’s ownership, improve lake access, and allow for future natural shoreline habitat restoration. The parcel is currently owned by the King County Roads Division, which has no foreseeable future use for the property and therefore must sell it as surplus to its needs.

*Status:* The acquisition is complete. Remaining funds are excess, and are not needed in the project.

*Committee Recommendation:* The Committee recommends reallocation of all remaining funding.

	(11/2014) CFT	\$ 25,000	\$ 19,850
<b>King County – Enumclaw Forested Foothills</b>	(11/2014) PL	\$ 200,000	\$ 200,000
<i>Project #1123831 CFT, #1047185 PL</i>	<b>Project Total</b>	<b>\$ 225,000</b>	<b>\$ 219,850</b>

*Brief Description:* King County has been exploring ideas for a publicly owned trailhead adjacent to White River Forest for the past several years since 2009. This was a priority raised to the county council and executive level by a local citizen’s group EFFRA (Enumclaw Forested Foothills Recreation Association). The focus of the recent funding requests has 155 acres containing forest, a lake, structures, and trail connections to adjacent White River Forest - located on the edge of the Forest Production District outside Enumclaw.

*Status:* In 2014-2015, the county had discussed acquisition with the landowner and appraised the property, but she terminated discussions in spring 2015. The County returned \$166,000 of older Parks Expansion Levy funding to be reallocated to other projects in spring 2016. The landowner is now ailing and is willing to entertain an offer from the county, and the County is working with Forterra to issue an offer, and to buy and hold the property. The County seeks to have an agreement in hand by Spring 2017 and – if successful – will seek additional CFT-PL funds over the next 2-3 years. A phased transaction with Forterra may allow the county to begin expending the older funds this year. The County requests extension to allow time to acquire the property.

*Committee Recommendation:* Committee recommends project extension.

<b>King County – Farmland in Enumclaw APD</b>	(11/2016) CFT	\$190,000	\$ 190,000
<i>Project #1129269 CFT</i>			

*Brief Description:* The goal of this project is to preserve prime agricultural lands within the Enumclaw Plateau Agricultural Production District (APD). There are three parcels totaling 43.86 acres in the project area for this application. The continued loss of farms reduces the density of valuable agricultural soils, and lessens the number farms required to support and maintain the economic basis for healthy agricultural supply and support services. This project helps King County to both protect viable farmland support the broader agricultural economy.

*Status:* Three landowners were targeted under the grant. The easternmost landowner is not interested in pursuing. The second landowner may accept the county’s offer of \$120,000 (50-50 CFT-FPP/TDR funds). The third landowner is the Krainick Dairy. While the dairy consists of three parcels (90 acres), only one 10-acre parcel was included in the scope. Landowner discussions have expanded the focus so that the acquisition is now targeting all three parcels (90 acres) owned by Krainicks. Cost is ~\$600,000 for the easement. The applicant therefore seeks to add the other two Krainick Dairy parcels to the scope of this grant to be eligible for the remaining funds in this grant scope (PINs 102006-9017 & 102006-

9018, 80 acres total being added to scope). This request is being made in coordination with a scope addition to the Dairies in King County TDR proposal above, which contains enough funding to allow purchase to be completed.

*Committee Recommendation:* The Committee recommends adding the two parcels to the scope (PINs 102006-9017 & 102006-9018, 80 acres total).

**King County – Gateway to the Green APD (11/2014) CFT \$ 300,000 \$ 271,694**

*Project #1123832 CFT*

*Brief Description:* This project has a goal of permanently protecting from development up to 112 acres of farmland on the Auburn city limits that is in active production of row crops. The project is jointly sponsored by King County’s Farmlands Preservation Program (FPP) and TDR Program. The project is located immediately east of State Route 18, and it is the remaining unprotected portion of an overall block of 275 acres of farmland, the rest of which is permanently protected from development by FPP easements.

*Status:* The County has requested project abandonment, because negotiations failed. Remaining funds are excess, and are not needed in the project.

*Committee Recommendation:* The Committee recommends reallocation of all remaining funding.

**King County – Gerard Farm (2/2016) CFT \$ 100,000 \$ 100,000**

*Project #1126747 CFT*

*Brief Description:* This project will purchase the development rights from a 20-acre farm, located on NE 116<sup>th</sup> Street south of Duvall and east of the Carnation Duvall Road NE. The project is a partnership between the King County Agriculture Program and the Puget Consumers Cooperative (PCC) Farmland Trust. A main goal of the project is to create access to farming for new farmers by helping to lower the cost of the land through the removal of development rights that make land more expensive.

*Status:* The County has requested project abandonment, because the landowner sold the property and the new landowner is uninterested in selling to the County. Remaining funds are excess, and are not needed in the project.

*Committee Recommendation:* The Committee recommends reallocation of all remaining funding.

**King County – Holly Farm (11/2014) CFT \$ 25,000 \$ 25,000**

*Project #1123827 CFT*

*Brief Description:* This project is located adjacent to King County’s Three Forks Park and Natural Area, on 428<sup>th</sup> Avenue SE and SE 92<sup>nd</sup> Street, east of the City of Snoqualmie. The project goal is to purchase between 25 and 42.8 acres in either fee simple ownership or an easement, for the purpose of improving the natural channel migration of the North Fork of the Snoqualmie River. The property is located close to where the Middle Fork of the Snoqualmie joins the North Fork of the Snoqualmie. This parcel is the site of historic river channel migration, and the King County River and Floodplain Management Section is working to allow the river to flow within the historic channel, back on the property.

*Status:* The County has requested project abandonment, as negotiations were unsuccessful. Remaining funds are excess, and are not needed in the project.

*Committee Recommendation:* The Committee recommends reallocation of all remaining funding.

“Issaquah Creek Protection”	(7/2014) CFT	\$ 180,000	\$ 143,954
“Issaquah Creek Conservation”	(11/2014) CFT	\$ 280,000	\$ 129,652
	(7/2015) CFT	-\$205,000	N/A
	(2/2016) CFT	\$ 112,500	\$ 0
	<b>Subtotal CFT</b>	<b>\$ 367,500</b>	<b>\$ 273,606</b>
	(11/2013) PL	\$ 400,000	\$ 215,220
	(7/2015) PL	-\$200,000	N/A
	(2/2016) PL	\$ 262,500	\$ 150,000
<b>King County – Issaquah Creek Prot./Cons.</b>	<b>Subtotal PL</b>	<b>\$ 462,500</b>	<b>\$ 365,220</b>
<i>Project #1047347 &amp; 1122061 CFT, #1114769 PL</i>	<b>Project Total</b>	<b>\$1,010,000</b>	<b>\$ 638,826</b>

*Brief Description:* This multiple-parcel, multi-year open space acquisition project has a goal of protecting riparian habitat lands along Issaquah Creek in unincorporated King County, between the City of Issaquah and King County’s Taylor Mountain Forest in Hobart. King County recently purchased the Warnick property in fall 2016 using the 2/2016 funding award. The target of current funds is a 30-acre property owned by the State of Washington Department of Natural Resources (State DNR). That property is used for grazing by an adjacent landowner, and King County has a goal of acquiring in fee and providing additional protection to the riparian habitat buffer along the stream.

*Status:* King County and WADNR have been working together on this project over the past two years. King County WLRD has determined appropriate extent of buffers along Holder Creek, as has been requested by the CFT Committee. An appraisal on the property has expired, and need to be updated in 2017. King County anticipates closing by 3<sup>rd</sup> Quarter 2017. The project already has transferred surplus funds out of the project for reallocation in 2015.

Each year of funding award had varied target parcels. The 7/2014 legislation adopting committee recommendations clearly scoped all the 11/2013 & 11/2014 funding listed above to WADNR. However the 2/2016 award only showed Warnick as the target, and did not explicitly include WADNR in the broader scope.

In summary, the County requests project extension to complete work in 2017, and requests clarification that all funds that are to remain in the project are clearly scoped for the WADNR parcel.

*Committee Recommendation:* The Committee recommends project extension. The Committee recommends that all the funds approved 2/2016 are scoped to the existing target, the WADNR parcel. The Committee recommends that once this purchase is complete, remaining funds be returned and the project be closed.

<b>King County – Lake-to-Sound Corridor</b>	(11/2011) CFT	\$ 50,000	\$ 44,619
<i>Project #1112175 CFT</i>	<b>Project Total</b>	<b>\$ 50,000</b>	<b>\$ 44,619</b>

*Brief Description:* This project was funded several years ago to conduct appraisals and acquire trail corridor easements on several parcels along the Black River in Tukwila and Renton. The proposed link in the Lake-to-Sound King County Regional Trail is located between 555 Monster Road SW in Renton and

Fort Dent Park in Tukwila. The overall Lake-to-Sound Trail will run 16 miles from Lake Washington in Renton through the cities of Tukwila, SeaTac, Burien and Des Moines. Most of the trail route is already situated within existing public parks and road rights-of-way.

*Status:* King County Parks has been working with both Burlington Northern and Union Pacific railroad companies regarding the acquisitions of permanent trail easements in the railroad trestle area. The rest of this 1.1 mile segment is at 100% design and negotiations are currently being completed. Anticipated purchase in May 2017. The County requests project extension to complete work in 2017.

*Committee Recommendation:* The Committee recommends project extension.

	(11/2016) CFT	\$ 300,000	\$ 20,693
<b>King County – Lower Cedar/Mouth Taylor</b>	(11/2016) PL	\$ 300,000	\$ 21,683
<i>Project #1129255 CFT, #1129472 PL</i>	<b>Project Total</b>	<b>\$ 600,000</b>	<b>\$ 43,200</b>

*Brief Description:* The scope of this project includes the acquisition of two properties totaling 9.9 acres on Taylor Creek, located on Maxwell Road near Maple Valley. Taylor Creek is one of four main tributaries to the Cedar River between Landsburg and Lake Washington. This will allow for expansion of a restoration and creek relocation effort downstream. The project is a partnership with the King County Mitigation Reserves Program (MRP), which has already purchased the westernmost of the two parcels in the project, and will conduct the wetland restoration on both parcels.

*Status:* Both parcels have been purchased, leaving the above balances in the project. A new purchase opportunity has emerged north of these targeted parcels. Parcel 042206-9021 was shown in past broad scopes of Cedar River proposals, but not as a target parcel. Was a recent target parcel funded under Floodplains by Design (FbD) grant; site was appraised; shortly before offer was extended, KC Flood Control District shifted focus of FbD grant to acquire other targets. King County seeks \$340,000 in funding to extend offer to the landowner and secure the property in 2017. Potential buy-and-hold with Forterra in 2017. King County also requests that all 2017 funding in accounts be rescoped to include this new target parcel.

*Committee Recommendation:* The Committee recommends allocation of \$127,099 in Parks Levy to this project. This is not full funding, but it will add to existing project balances. The Committee invites the applicant to apply for the remainder from 2018 funding. The Committee adds the target parcel 042206-9021 as a scoped target, and recommends that any remaining funding from the original 2017 award is rescoped to also apply to parcel 042206-9021.

<i>“Maury Island Trail”</i>	(11/2012) CFT	\$ 350,000	\$ 316,950
<i>“Maury Isl. Addn – Community Trails”</i>	(11/2016) CFT	\$ 200,000	\$ 24
	<b>Subtotal CFT</b>	<b>\$ 550,000</b>	<b>\$ 316,974</b>
	(2/2016) PL	\$ 332,000	\$ 82,562
	(11/2016) PL	\$ 500,000	\$ 500,000
<b>King County – Maury Island Trails</b>	<b>Subtotal PL</b>	<b>\$ 832,000</b>	<b>\$ 582,562</b>
<i>Project #1116249 CFT &amp; #1129266, #1116958 PL</i>	<b>Project Total</b>	<b>\$1,382,000</b>	<b>\$ 899,536</b>

*Brief Description:* This project seeks to build connections between publicly owned lands on Maury Island, connecting Maury Island Marine Park, Maury Island Natural Area (the former mine) on Puget

Sound Shoreline through Dockton Forest and to Dockton Park on Quartermaster Harbor. The most recent funding awards have targeted five parcels all owned by one landowner: (1) a single 20-acre parcel inholding within Dockton Forest, and (2) a set of four wooded parcels totaling 20 acres to provide an additional connection to Maury Island Marine Park from 75th Avenue SW.

*Status:* After working for several years with this landowner, the County successfully secured the single 20-acre parcel inholding within Dockton Forest, in December 2016. The County is now hopeful that it can make progress with this same landowner to acquire the set of four parcels (on which earlier negotiations had failed). King County is re-appraising the four target parcels, will make an offer and seek to purchase in 2017. The County requests project extension to complete work in 2017.

*Committee Recommendation:* The Committee recommends project extension.

“Green River Natural Area”	(11/2013) CFT	\$ 392,000	\$ 78,489
“Middle Green R. Restor.”	(11/2014) CFT	\$ 700,000	\$ 194,085
	<b>Subtotal CFT</b>	<b>\$1,092,000</b>	<b>\$ 272,574</b>
	(11/2013) PL	\$524,000	\$ 0
	(11/2014) PL	\$700,000	\$ 616,151
<b>King County – Middle Green Projects</b>	<b>Subtotal PL</b>	<b>\$1,224,000</b>	<b>\$ 616,151</b>
<i>Project #1123833 CFT, 1047188 CFT, #1116954 PL</i>	<b>Project Total</b>	<b>\$2,316,000</b>	<b>\$ 888,725</b>

*Brief Description:* Only the most recent funding awards are reflected above. This is a multiple-parcel, multiple-year project. The scope for the 11/2014 award targeted three areas along the Middle Green for future habitat restoration and improved flood management: the Demeerler parcels near Green Valley Meats; Mosby parcels near Porter Levee; and land near Turley Levee. The scope for the 11/2013 award targeted: near Turley Levee, Kanaskat, King County Roads Sparling Pit, and Newaukum Ravine parcels.

*Status:* Recently, King County has acquired 20 acres near Newaukum/Whitney Bridge, and 10 acres near Turley Levee. Negotiations at the Demeerler and Mosby parcels have terminated. The County expecting to spend approximately \$345,000 in the first half of 2017 to acquire the 40-acre Sparling Pit (\$245,000 estimated cost, all Parks Levy) and an adjacent 6 forested acres at Green River Natural Area (\$100,000 estimated cost, all CFT).

The remaining balances are anticipated to be approximately \$540,000 total: \$170,000 in CFT 11/2014 award in #1123833; and \$370,000 in the 11/2014 PL award in #1116954.

Applicant is requesting to add a new target to the scope of funds, adjacent to the Turley Levee targets in the original scope. These 50 acres at Lones Levee (portions of four parcels, 252105-9012, -9016, -9020, -9021) are a priority acquisition in support of a planned flood hazard reduction projects. There is already a county easement on portions of the parcels; the capital project team has recognized that full fee ownership of this land would strongly support project implementation. The applicant has adequate funding to pursue these parcels if rescope is approved (approximately \$450,000).

In summary, the County requests project extension to complete work in 2017 and/or 2018, and is requesting a scope addition of four parcels.

*Committee Recommendation:* The Committee recommends project extension. The Committee recommends adding four parcels to the scope of all the above projects (two CFT projects, one PL project). The four parcels are 252105-9012, -9016, -9020, -9021 comprising approximately 50 acres.

**King County – Mitchell Hill Forest Additions (11/2016) CFT \$ 250,000 \$ 50,274**  
*Project #1123828 CFT*

*Brief Description:* This is a multi-year, multi-parcel effort to preserve wildlife corridors and create trail connections on Mitchell Hill, which is located north of I-90 and east of Issaquah. The project area is part of a larger 2,000-acre Duthie Hill/Grand Ridge/Mitchell Hill/Preston Ridge forest complex. The recommended funding in the 2017 budget is for two target areas. The first target area has 76 acres comprising 4 parcels in Patterson Creek headwaters and connect State DNR and King County lands. The second target area consists of two 40-acre parcels owned by the King County Roads Division, which must sell them as surplus to its needs.

*Status:* The County has closed on three of the initial four parcels, and plans to close on the fourth parcel this spring. There will be a limited amount of funding remaining. There was an older completed project that added to Mitchell Hill (the Mitchell Hill Forest Inholdings project described below). The County requests reallocation of that older Mitchell Hill project’s funding to this current project. That funding would the county to purchase one of the two Roads parcels.

*Committee Recommendation:* The Committee recommends allocation of \$137,605 in CFT to this project, representing the remaining funding in the Mitchell Hill Forest Inholdings project as described below.

	(11/2010) CFT	\$ 100,000	\$ 16,886
<b>King County – Mitchell Hill Forest Inholdings</b>	<b>(9/2013) CFT</b>	<b>\$ 120,719</b>	<b>\$ 120,719</b>
<i>Project #1047201 CFT</i>	<b>Project Total</b>	<b>\$ 220,719</b>	<b>\$ 137,605</b>

*Brief Description:* This project targeted several inholdings within Mitchell Hill Connector Forest in unincorporated King County, east of Issaquah on 290<sup>th</sup> Avenue SE. There are two vacant and one residential inholdings targeted in this request.

*Status:* The acquisition is complete. Remaining funds are excess, and are not needed in the project. All current funding in this project is in the Mitchell Hill Forest Additions project #1123828. The County requests that these older Mitchell Hill Forest project funds are transferred to the current Mitchell Hill Forest Additions project.

*Committee Recommendation:* The Committee recommends reallocation of all remaining funding to Mitchell Hill Forest Additions project #1123828.

	“Judd Ck/Paradise”	(11/2011) CFT	\$ 50,000	\$ 40,619
	“Paradise Vly/Judd Ck”	(11/2014) CFT	\$ 40,000	\$ 6,657
		<b>Subtotal CFT</b>	<b>\$ 90,000</b>	<b>\$ 47,276</b>
<b>King County – Paradise Valley/Judd Creek</b>	<b>(11/2014) PL</b>	<b>\$ 160,000</b>	<b>\$ 120,678</b>	
<i>Project #1121020 CFT, #1116248 CFT, #1047004 PL</i>	<b>Project Total</b>	<b>\$ 250,000</b>	<b>\$ 167,954</b>	

*Brief Description:* This is a multi-year project focusing on acquiring primarily conservation easement on parcels along Judd Creek on Vashon Island. The work is done in partnership with the Vashon Maury Island Land Trust (VMILT), which has secured private funding for preservation in the Judd Creek

corridor. King County typically purchases easement and VMILT owns the underlying fee. The County and VMILT are making significant progress toward the vision of a permanently preserved corridor and trail along the creek from Quartermaster Harbor to Island Center Forest.

*Status:* King County made offers on three parcels which were rejected. King County closed on a conservation easement on one parcel in May 2016. King County is working with VMILT to close on an additional five properties totaling 25 acres using \$1.082 million in Ecology funding. The applicant plans to use remaining CFT/PL funds, and additional requested 2018 funds, to close on two more parcels by early 2018.

In support of that goal, the applicant is requesting reallocation funding for one parcel that has been shown in the long-term scope in this area, but has not been prioritized in the past. The applicant seeks \$315,000 in reallocation funds which, together with the \$168,000 in CFT/PL in hand, will allow the county to purchase an easement on this parcel from VMILT in summer 2017 (which recently purchased the parcel when it was listed on the open market). This action will allow VMILT to revolve their funding to a new buy-and-hold target at the Judd Creek estuary which the landowner plans to put up for sale this summer 2017. The applicant will be seeking 2018 funds for to purchase an easement on that latter parcel.

In summary, the County requests project extension to complete work in 2017/2018, and \$315,000 in reallocation funding to a parcel newly identified as a priority target.

*Committee Recommendation:* The Committee recommends project extension. The Committee recommends allocation of \$315,000 total (consisting of \$86,090 of CFT and \$228,910 of PL) to the project to complete the target acquisition in 2017.

<b><u>King County – Rattlesnake Mtn Partnership (11/2016) PL</u></b>	<b>\$ 250,000</b>	<b>\$ 244,631</b>
<i>Project # 1123928 PL</i>	<b>Project Total</b>	<b>\$ 250,000    \$ 244,631</b>

*Brief Description:* This project is a partnership project at Exit 31 off of I-90 between the City of North Bend, the Si View Parks District, and the King County Parks Division, with the support of the State DNR. It will provide an additional trailhead and trail access to public lands on Rattlesnake Mountain and Tiger Mountain. North Bend will own fee and King County will acquire a conservation easement over a 32-acre site.

*Status:* The jurisdictions worked with the Trust for Public Land (TPL) who performed a buy-and-hold on property; TPL needs to be reimbursed by March 2017. Secured funding includes: \$1M North Bend CFT, \$300,000 City funds, \$300,000 Si View Parks funds and \$250,000 KC Parks Levy. Funding application to RCO has not been successful. There is a shortfall of \$165,000 which North Bend is currently covering with a short-term loan. The County requests \$165,000 for an expanded King County easement on the property, to fill the funding shortfall.

*Committee Recommendation:* The Committee recommends allocation of \$165,000 of Parks Levy to the project.

<b><u>King County – Ravensdale Retreat Natural Area (11/2014) PL</u></b>	<b>\$ 150,000</b>	<b>\$ 12,019</b>
<i>Project #1123924</i>		

*Brief Description:* This project will acquire a 7.6-acre King County Roads property on Kent-Kangley Road that connects King County’s Ravensdale Retreat Natural Area with the 616-acre King County

Sheriff's Office/King County Sports Park parcel in the unincorporated King County community of Ravensdale. There are existing informal trails on the property and they connect to trails on both the Sheriff's property and the Ravensdale Retreat Natural Area.

*Status:* The acquisition is complete. Remaining funds are excess, and are not needed in the project.

*Committee Recommendation:* The Committee recommends reallocation of all remaining funding.

**King County – Shadow Lake Bog** (11/2014) CFT \$ 100,000 \$ 74,180  
*Project #1047155*

*Brief Description:* The Shadow Lake project is the collaboration of the King County Parks Division and the non-profit group Save Habitat and Diversity of Wetlands (SHADOW). The funds were scoped for a few parcels in near SHADOW-owned lands. King County focused on easement purchases, with matching funds provided through easement donation on SHADOW-owned properties. Only the most recent funding award is noted above; the prior awards of \$115,000 in 2011 and \$100,000 in reallocation in 2014 have been expended.

*Status:* King County purchased a 4.94-acre easement with SHADOW purchasing the underlying fee. A 42-acre parcel owned by King Conservation District transferred to King County for ownership, to be managed by SHADOW. Easements are being donated on 4.21 acres along Shadow Lake. King County and SHADOW are developing a strategy for next steps for conservation at Shadow Lake, which will include 2018 funding request to supplement existing funds and target an easement on parcel 182206-9001 which was within the broader scope of the existing award.

The County requests project extension to continue conservation work at Shadow Lake in 2017 and 2018, and approval to use existing funds on a target in the scope of existing grant which will be the focus of 2018 funding application.

*Committee Recommendation:* The Committee recommends project extension.

(11/2010) CFT	\$ 300,000	\$ 114,125
(11/2011) CFT	\$ 200,000	\$ 200,000
(11/2012) CFT	\$ 75,000	\$ 75,000
(11/2013) CFT	\$ 110,000	\$ 110,000
(2/2016) CFT	\$ 320,000	\$ 320,000
<b>Subtotal CFT</b>	<b>\$1,005,000</b>	<b>\$ 819,125</b>

(11/2010) PEL	\$ 350,000	\$ 84,930
(11/2011) PEL	\$ 300,000	\$ 300,000
(11/2012) PEL	\$ 75,000	\$ 75,000
(11/2013) PL	\$ 110,000	\$ 110,000
(2/2016) PL	\$ 480,000	\$ 480,000
(11/2016) PL	\$ 371,000	\$ 371,000

**King County – Snoqualmie Fall City Reach** **Subtotal PL \$1,686,000 \$ 1,420,930**  
*Project #1047204 CFT, #1114767 PL* **Project Total \$2,691,000 \$2,240,055**

*Brief Description:* This multi-year, multi-parcel project has had varied targets over the years, focusing on conservation priorities in the vicinity of Fall City, on the Snoqualmie at the Raging River primarily to

purchase the footprints that would allow for the implementation of levee/retment setback projects. The effort to improve and restore chinook habitat and floodplain functions has been a partnership between the basin stewardship program and the Rivers program (and has included funding from the Flood Control District). For several years the project targeted the 161-acre envelope which captured the Twin Rivers Golf Course, Snoqualmie RV Park and adjacent properties, to allow for the removal or setback of a levee on the Raging River and a revetment on the Snoqualmie River for the purposes of habitat restoration and to reduce flood and erosion hazards. The project has also included purchase of Rainier Wood Recyclers property, and several properties along the mainstem Snoqualmie to allow for flood facility setbacks.

*Status:* King County has purchased 63 acres: two of the three targeted parcels at Rainier Wood Recyclers, and the Chisolm parcel which helped facilitate the implementation of the Upper Carlson project. Negotiations on the Twin Rivers Golf Course failed however we did purchase the Snoqualmie RV Park with other funding (flood control district, SRFB, and Floodplains by Design). Remaining targets include the following projects which total approximately \$1.5 million in funding needs:

- one 15-acre parcel at Rainier Wood Recyclers (~\$900,000 for parcel – which is under contract but closing has been delayed due to business relocation issues, estimated to close end of 2017);
- three parcels totaling more than 20 acres associated with the Barfuse Levee setback project (~\$400,000 – meeting with landowners in winter 2017, if successful, close early 2018);
- one 0.92-acre parcel owned by King County Roads (\$20,000 – estimated to close 3<sup>rd</sup> quarter 2017);
- one 1.85-acre parcel near the latter (\$150,000 – in negotiations, estimated to close by 3<sup>rd</sup> quarter 2017). These last two parcels partially provide the footprint to remove the levee along the lower right bank of the Raging River.

Therefore King County anticipates needing ~\$1.5 million of the total funding in this project for closings by early 2018. At a minimum, the applicant seeks extension of the project to allow for completion of these older target parcel acquisitions.

The project currently contains ~\$740,000 beyond the \$1.5 million that is needed for existing targets. There is an important project at the nearby Raging River Quarry that has emerged as a priority, and the applicant is requesting at the 3/7/2017 CFT meeting that three Raging River Quarry parcels (51 acres) be added to the scope of this project, and that they be approved to utilize the ~\$740,000 remaining funds. If this request is not approved, the applicant will be seeking \$800,000 in 2018 funding (\$400,000 CFT/\$400,000 PL) for the Raging River Quarry site.

In summary, the applicant requests project extension for the full amount of project funds, and scope addition of three parcels to include the Raging River Quarry.

*Committee Recommendation:* The Committee recommends \$1.5 million of the funding be extended to complete the targeted acquisitions. The Committee does not recommend the requested addition of Raging River Quarry to the scope, and the Committee invites the applicant to apply for 2018 funding. The Committee recommends \$740,000 total is reallocated to other projects (consisting of \$140,000 CFT and \$600,000 PL – reallocating all of the 2008-2013 Parks Expansion Levy funding).

	(11/2011) CFT	\$ 100,000	\$ 0
<b>King County – Snoqualmie Forest Addition</b>	(11/2012) CFT	<b>\$ 125,000</b>	<b>\$ 32,838</b>
<i>Project #1112169 CFT</i>	<b>CFT Total</b>	<b>\$ 225,000</b>	<b>\$ 32,838</b>

*Brief Description:* This project targeted forest land adjacent to the Snoqualmie Valley Regional Trail and near Snoqualmie Forest. The scope initially targeted lands near Carnation, then shifted to 160 acres near Tokul Creek when the initial acquisition failed. These 160 acres of forest land are adjacent to the

Snoqualmie Valley Regional Trail on the northern border of the City of Snoqualmie, near Tokul Road SE and Snoqualmie Falls. The project will provide a buffer to the regional trail, protect existing popular trails on the property, and also protect habitat, and allow opportunity for low-impact ecotourism opportunities consistent with the King County Parks Division Business Plan for this area. The site also preserves access to the adjacent Snoqualmie Forest.

*Status:* The acquisition of the property near Tokul Creek is complete. Remaining funds are excess, and are not needed in the project.

*Committee Recommendation:* The Committee recommends reallocation of all remaining funding.

**King County – Snoqualmie Valley Farmland (11/2014) CFT \$ 100,000 \$ 11,416**

*Project #1116228*

*Brief Description:* This is a Farmland Preservation Program (FPP) project to acquire development rights on up to 110 acres in the Snoqualmie Valley, just south of Duvall. The property is located at SE 138th Street, just west of the Carnation-Duvall Road NE. It is currently a two-parcel property with an existing house, barn, and related sheds. The property is currently actively farmed for cattle grazing and hay production, and it is one of the oldest farms in the Snoqualmie Agricultural Production District (APD). Approximately 20 acres along the river are enrolled in the federal Conservation Reserve Enhancement Program (CREP), and planted in a 200-300 foot wide evergreen and deciduous buffer. The owner is undertaking a boundary line adjustment that will leave one parcel with no structures, and thus it would be available for the development of another home. The King County FPP will purchase the single development right for this parcel.

*Status:* The acquisition is complete. Remaining funds are excess, and are not needed in the project.

*Committee Recommendation:* The Committee recommends reallocation of all remaining funding.

(11/2014) CFT	\$ 100,000	\$ 100,000
(9/2015) CFT	\$ 139,035	\$ 139,035
<b>Subtotal CFT</b>	<b>\$ 239,035</b>	<b>\$ 239,035</b>

(11/2014) PL	\$ 550,000	\$ 0
(2/2016) PL	\$ 139,035	\$ 0
(11/2016) PL	\$ 296,000	\$ 296,000

**King County – Snoqualmie Valley Trail – Mill Subtotal PL \$985,035 \$ 296,000**

*Project #1123829 CFT, #1123927 PL*

<b>Project Total</b>	<b>\$1,324,035</b>	<b>\$ 535,035</b>
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*Brief Description:* This project will purchase approximately 350 acres in and around the historic Snoqualmie Mill site. The goal is to connect a one-mile missing link in the Snoqualmie Valley Regional Trail, and to preserve significant habitat and scenic values around the former mill site. The project will acquire an historic rail bed on the east side of the mill site for the missing trail link, and this will complete the 31.5-mile Snoqualmie Valley Regional Trail from the Snohomish County line in Duvall to North Bend.

*Status:* King County purchased 32 acres in fee and 34 acres in conservation easement in November 2015 from Snoqualmie Mill Ventures. This purchase used Parks Levy and REET. There is additional right-of-way that needs to be acquired. King County has engaged in lengthy negotiations with Weyerhaeuser, and

discussions continue as recently as February 2017. The county seeks a project extension to complete the acquisition of the final missing link from Weyerhaeuser in 2017.

*Committee Recommendation:* The Committee recommends project extension.

	(11/2014) CFT	\$ 50,000	\$ 34,599
	(2/2016) CFT	\$ 200,000	\$ 200,000
	<b>Subtotal CFT</b>	<b>\$ 250,000</b>	<b>\$ 234,599</b>
	(11/2014) PL	\$ 50,000	\$ 50,000
	(2/2016) PL	\$ 881,000	\$ 881,000
<b>King County – South Fork Skykomish</b>	<b>Subtotal PL</b>	<b>\$ 931,000</b>	<b>\$ 931,000</b>
<i>Project #1123830 CFT, #1123926 PL</i>	<b>Project Total</b>	<b>\$1,181,000</b>	<b>\$1,165,599</b>

*Brief Description:* This is a multiple-parcel project with a goal of acquiring habitat and passive outdoor recreation along portions of a 12-mile corridor in the South Fork Skykomish River basin. The project is located along US Highway 2 near the City of Skykomish, and it includes the confluence of the Tye and Foss Rivers. There is a Skykomish Vision that is supported by the City of Skykomish, King County, the United States Forest Service (USFS), Forterra, and other agencies. The goal is to improve the Skykomish area’s potential as an outdoor recreation destination, and to protect the South Fork Skykomish River and its tributaries, which have high quality habitat for threatened chinook and coho. The project scope was amended in 2016 to include an easement or fee acquisition for a park access trail within and adjacent to Skykomish.

*Status:* King County appraised the three priority Weyerhaeuser parcels and made an offer in fall 2015. Negotiations ensued, but Weyerhaeuser was unwilling to sell. Weyerhaeuser logged the parcels in 2016 which may have changed the value, so King County is re-engaging Weyerhaeuser to discuss conservation of those parcels. King County is also researching conservation of several of the parcels that were included in the broader scope, and seeks to identify targets for appraisals and offers in later 2017/2018. Acquisition work proceeds on the park access trail, which is anticipated to use approximately \$200,000 of the funding and be completed later in 2017. King County seeks a project extension to allow for further progress to acquire lands in the scope.

*Committee Recommendation:* The Committee recommends project extension. The Committee acknowledges that the applicant is shifting focus to secondary targets in the scope as initial negotiations on primary targets were not successful (though the county continues to engage the landowner).

<b>King County – Taylor Mountain Additions</b>	(11/2014) PL	\$ 100,000	\$ 74,490
<i>Project #1122160</i>			

*Brief Description:* The purchase of the 1700-acre Taylor Mountain Forest almost two decades ago preserved the headwaters of Issaquah Creek. There were a handful of remaining inholdings on Taylor Mountain that King County has since been working to acquire, and this project will purchase a 35.58-acre parcel on the northwest side of King County’s Taylor Mountain Forest, located on State Route 18 and adjacent to Tiger Mountain Sate Forest. This property contains a segment of Holder Creek, and about 1,000 feet of a currently existing trail that is part of a larger loop trail system on Taylor Mountain. King County Parks also wishes to remove any remaining inholdings at Taylor Mountain Forest for improved overall management purposes.

*Status:* The County has requested project abandonment, because negotiations failed. Remaining funds are excess, and are not needed in the project.

*Committee Recommendation:* The Committee recommends reallocation of all remaining funding.

	(11/2005) CFT	\$ 200,000	\$	0
	(11/2006) CFT	\$ 400,000	\$	0
	(11/2007) CFT	\$1,000,000	\$	0
	(11/2009) CFT	\$ 200,000	\$	0
	(11/2010) CFT	\$ 485,000	\$	0
	(9/2011) CFT	\$ 135,000	\$	0
<b>King County – TDR Urban Partnerships</b>	(11/2011) CFT	\$ 250,000	\$	197,214
<i>Project #1047218</i>	<b>Project Total</b>	<b>\$2,670,000</b>	<b>\$</b>	<b>197,214</b>

*Brief Description:* The TDR Urban Partnerships CFT Project is a programmatic project that provides Conservation Futures funds for urban open space acquisitions, as an incentive for cities that agree to accept Transferable Development Rights (TDRs) from rural King County. When a city accepts the CFT funds, it enters into an Interlocal Agreement (ILA) with King County specifying the number of TDRs the city will accept and the amount of CFT funding it will receive. Cities that partner with King County in rural-to-city development rights transfers are exempt from providing matching funds for the CFT amenity funds they receive, because the number and value of the rural TDRs transferred into a city are considered to be the match. King County amenity fund payments have been an important incentive for the five cities that have partnered with the County TDR Program. This project addresses a significant concern of the cities, that by allowing developers to buy TDRs from outside the city limits they could lose incentive bonus funds the city itself could otherwise obtain to pay for other city policy goals. Hence, the TDR amenity payment to the cities partially offsets this revenue loss.

*Status:* Between 2005 and 2011 this project received seven separate allocations of CFT funding totaling \$2,670,000. There have been five TDR ILAs signed with Issaquah, Bellevue, Sammamish, Normandy Park and Seattle, expending \$2,472,786 of these funds. In 2013 the CFT Committee reallocated \$450,000 to King County’s Tall Chief Golf Course acquisition (for future farmland) and \$300,000 was reallocated to the TDR Active Farmland CFT project in two separate cycles. Thus, \$197,214 remains in this project’s budget.

Active negotiations are underway with Tukwila and Shoreline to advance potential TDR ILAs and early discussions are underway with additional cities in the context of the countywide Land Conservation Initiative. Furthermore, the 2016 Comprehensive Plan update includes a policy whereby TDR receiving communities in urban *unincorporated* areas might also receive amenities at levels commensurate to the number of TDRs the area has received. The TDR program intends to conduct a pilot study in the East Renton Plateau neighborhood, an unincorporated urban area where developers have used a substantial number of TDRs.

In December 2016 the Tukwila City Council passed a resolution to consider a potential TDR partnership with King County in their Tukwila Interurban Blvd. and Tukwila Urban Center areas.

In 2016 the City of Shoreline included a TDR incentive component in their rezones of the 185<sup>th</sup> St. and 145<sup>th</sup> St. station areas and discussions are underway regarding establishment of an interlocal agreement.

The TDR program requests an extension of the project to continue working towards gaining agreements with Shoreline and Tukwila, and possibly to acquire open space amenities in the East Renton Plateau area.

*Committee Recommendation:* The Committee recommends project extension.

	(2/2016) CFT	\$ 800,000	\$ 800,000
<b>King County – Wayne Golf Course Back Nine</b>	<b>(11/2016) CFT</b>	<b>\$ 800,000</b>	<b>\$ 800,000</b>
<i>Project #1126725 CFT</i>	<b>Project Total</b>	<b>\$ 1,600,000</b>	<b>\$ 1,600,000</b>

*Brief Description:* The Back Nine component of the Wayne Golf Course consists of five parcels (37.72 acres) located on the south side of the Sammamish River, east of 96<sup>th</sup> Avenue NE in Bothell. Unlike most of the Front Nine, all of the Back Nine could currently be developed at urban densities if it is not permanently protected. The Sammamish River along the Back Nine can be restored for improved wetland and riparian habitat to benefit threatened chinook, steelhead and other salmonid species that migrate through the slough. King County has received CFT funding toward an easement on about 35 acres of the Back Nine. Bothell will be purchasing the underlying fee, and is considering a more active use area on four acres of the Back Nine.

*Status:* Forterra is holding the site until the County and Bothell can purchase the land. Total Back Nine cost is ~\$7.25+ million. Cost of county easement is ~\$4.3 million; city fee ownership will be ~\$3+ million. County was awarded \$1.6 million CFT and anticipates receiving \$1 million 2017 RCO ALEA award. The County is seeking the final \$1.7 million in reallocation - in the form of \$1.35 M CFT and \$350,000 PL. Parks Levy reallocation request is to be focused trail connections at the site.

Total county investment would be \$2.95 million CFT & \$1.35 million of non-CFT. The county CFT award would need to be paired with \$1.6 million additional in match to bring it to a total of \$2.95 million match. Based on information from King County and Bothell, this appears likely to be satisfied by the Back Nine funding anticipated by Bothell – including \$600,000 Cooperative Watershed Management and \$1 million in PSAR funding. These funding sources have use restrictions which would make the lands they purchase compatible CFT match requirements.

The county will be appraising value for each parcel this spring, and with even a partial reallocation can implement a phased acquisition from Forterra, saving substantial financing costs versus making purchase in 2018.

*Committee Recommendation:* The Committee recommends allocation of \$1,350,000 CFT and \$350,000 of Parks Levy to the project. A new project number for Parks Levy funding will need to be created.

	(11/2016) CFT	\$ 330,000	\$ 9,941
<b>King County – Wetland 14 Natural Area Add</b>	<b>(2/2016) PL</b>	<b>\$ 330,000</b>	<b>\$ 82,366</b>
<i>Project #1116241 CFT, #1116951 PL</i>	<b>Project Total</b>	<b>\$ 660,000</b>	<b>\$ 93,307</b>

*Brief Description:* This project has had two focus areas at the northern and southern ends of Spring Lake/Lake Desire Park in unincorporated King County, east of Renton. Targets on the north side were a 10-acre vacant parcel and a 15-acre residential parcel with a home, which is bordered on three sides by King County Parks’ ownership (Wetland 14 Natural Area & McGarvey Park Open Space). King County seeks to purchase the property, remove the home, and allow for potential restoration of the wetland/bog at the site. Targets on the south side included five acres in fee plus a trail easement on the south end of Spring Lake and 1.5 acres at the south end of Lake Desire.

*Status:* King County has purchased several targets under the scope of the grant, including 5 acres at Spring Lake, 1.5 acres at Lake Desire, and 25 acres at Wetland 14. Recent donations from a private family via Forterra has brought about \$290,000 of donations funds to the project, leveraging CFT and Parks Levy funds further. The county continues to work with a landowner at Spring Lake on a trail easement. While the county has right-of-way to build a trail between its recent fee acquisition and Peterson Lake Natural Area, there are significant wetlands on that route. The county seeks to add parcel 062206-9036 to the scope of the grant to explore potential trail connection through that property.

*Committee Recommendation:* The Committee recommends adding parcel 062206-9036 to the scope.

	(2/2016) CFT	\$ 400,000	\$ 400,000
<b>King County – Winterbrook Farm</b>	(2/2016) PL	\$ 200,000	\$ 185,666
<i>Project # 1126748 CFT, # 1127079 PL</i>	<b>Project Total</b>	<b>\$ 600,000</b>	<b>\$ 585,666</b>

*Brief Description:* The goal is to protect an 80-acre, four-parcel farm from development and to provide trail access between Squak Mountain State Park and to Issaquah Creek and the Cedar River via the forests surrounding the Cedar Hills landfill. The farm is located on the south side of SE May Valley Road, adjacent to the southern trailhead of Squak Mountain State Park and the property is owned by the Issaquah School District. MacDonald Creek runs through the property, and there are extensive wetlands. The County seeks to work with a private purchaser, securing an easement that removes numerous development rights, places farmland restrictions on the site, and secures a trail easement.

*Status:* While the Issaquah School District has a purchase and sale contract on the property, the County is still diligently working to have opportunity to purchase the property. If the County is successful in engaging on the property, it would need to be able to move quickly in the next few months to make a purchase. Estimated cost for County easement acquisition is in the ballpark of \$2 million. In addition to the previous allocations of \$200,000 PL and \$400,000 CFT, the county anticipates \$900,000 TDR funds (to be secured spring 2017). The County is seeking \$500,000 CFT in order to have opportunity to complete purchase of the easement this year, if negotiations allow.

*Committee Recommendation:* The Committee recommends allocation of \$500,000 CFT to the project.

JURISDICTION	CFT #	PL #	PROJECT NAME	CFT RETURNED	PL RETURNED	CD
COUNTY	1047154		CEDR LEG/ESA FED MTCH	-\$8,160	\$0	9
COUNTY	1047201		MITCHELL HILL INHOLDING	-\$137,605	\$0	3
COUNTY	1047204	1114767	SNOQUALMIE AT FALL CITY (PARTIAL REALLOCATION)	-\$140,000	-\$600,000	3
KENMORE	1047223		URBAN NATURE TRAIL SYSTEM	-\$199,960	\$0	1
KENMORE	1047244		SWAMP CREEK	-\$9,246	\$0	1
KENT	1047246		HUSE PROPERTY	-\$15,593	\$0	5
COUNTY	1112169		SNOQUALMIE FOREST ADDITION	-\$32,838	\$0	3
SEATTLE	1112180		UNIVERSITY DISTRICT UCP	-\$141,550	\$0	2
COUNTY	1116228		SNOQUALMIE VALLEY FARM FPP	-\$11,416	\$0	3
WOODINV.	1122038		LITTLE BEAR CREEK (PARTIAL REALLOCATION)	-\$100,000	\$0	2
SEATTLE	1122042		48TH AND CHARLESTOWN	-\$116,129	\$0	2
SEATTLE	1123825		ROOSEVELT URBAN PARK	-\$1,000,000	\$0	1
COUNTY	1123827		HOLLY FARM ACQUISITION	-\$25,000	\$0	3
COUNTY	1123832		GATEWAY TO THE GREEN APD	-\$271,694	\$0	7
COUNTY	1123835		BOISE CREEK RESTORATION (PARTIAL REALLOCATION)	-\$100,000	\$0	9
PACIFIC	1126731		OMER OPEN SPACE	-\$45,000	\$0	7
COUNTY	1126747		GERRARD FARM	-\$100,083	\$0	3
COUNTY		1121446	EAST LAKE SAMM TRL INHLD - PL	\$0	-\$10,000	3
COUNTY		1122160	TAYLOR MTN FRST ADD - PL	\$0	-\$74,490	9
COUNTY		1123924	RA VENS DALE RT RT NA ADD - PL	\$0	-\$12,019	9
COUNTY		1127073	CEDAR DOWNS ADDITION - PL	\$0	-\$174,500	9
<b>Subtotal - Funding Returned</b>				<b>-\$2,454,274</b>	<b>-\$871,009</b>	

JURISDICTION	CFT #	PL #	PROJECT NAME	CFT RECOM-MENDED	PL RECOM-MENDED	CD
COUNTY	1121020	1047004	PARADISE VALLEY/JUDD CREEK	\$86,090	\$228,910	8
COVINGTON	1122034		S. COVINGTON PARK/JENKINS CK TRAIL	\$260,000	\$0	9
COUNTY	1122060		COLD CREEK NATURAL AREA	\$20,579	\$0	3
COUNTY	1123828		MITCHELL HILL FOREST ADDITIONS	\$137,605	\$0	3
BOTHELL	1126724		WAYNE GOLF COURSE - FRONT NINE	\$100,000	\$0	1
COUNTY	1126725	Needs a project number	WAYNE GOLF COURSE - BACK NINE	\$1,350,000	\$350,000	1
COUNTY	1126748		WINTERBROOK FARM	\$500,000	\$0	9
COUNTY	1129255	1129472	LOWER CEDAR/MOUTH OF TAYLOR	\$0	\$127,099	9
COUNTY		1123928	RATTLESLAKE MTN/PARTNERSHIP - PL	\$0	\$165,000	3
<i>Subtotal - Funding Allocated</i>				<b>\$2,454,274</b>	<b>\$871,009</b>	