PROPOSED LAND TRANSACTIONS

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Summary Sheet		
Meeting dates:	December 14 & 15, 2018 Commission Meeting	
Agenda item:	Proposed Land Transactions	
Presenter(s):	Julie Sandberg, Real Estate Services Manager	

Background summary:

Item 1: Merrill Lake Phase 3 & Donation - This proposal is to acquire a total of 140 (+/-) acres which includes a donation of 30 (+/-) acres in Cowlitz County. The appraised value for the nearly 108 acre purchase is \$911,487. This acquisition will be the third and final phase of the Merrill Lake Project and focuses on riparian ground including frontage on the Kalama River. A diverse suite of species will benefit from the Merrill Lake project including coho, steelhead and Chinook salmonids, elk, martin, western toad, spotted owl and osprey. O&M is anticipated to be \$1,800 per year.

Item 2: The department is seeking to exchange 4,375 square feet of land at the Kenmore water access site in King County for equivalent land. The city of Kenmore proposes to replace a two-lane bridge with a new structure that has an added 16-foot-wide bicycle and pedestrian path to meet current standards of the Americans with Disabilities Act (ADA). The only option for widening the bridge is to add additional right-of-way on its western side which is bounded property owned by WDFW.

We are requesting the authority to exchange the requested right-of-way on our eastern border with the city of Kenmore for an equivalently-sized addition to our western border by Statutory Warranty Deed, subject to the expected state Recreation and Conservation Office (RCO) and National Park Service (NPS) approvals.

Policy issue(s) and expected outcome:

Protecting critical fish and wildlife habitat and providing public recreational opportunities.

Fiscal impacts of agency implementation:

See Operations and Maintenance costs above.

Public involvement process used and what you learned:

Item 1 was approved through the agency's Lands 20/20 process.

Action requested and/or proposed next steps:

Approval of the Land Transactions as presented

Draft motion language:

Motion: I move to approve the transactions as presented by staff.

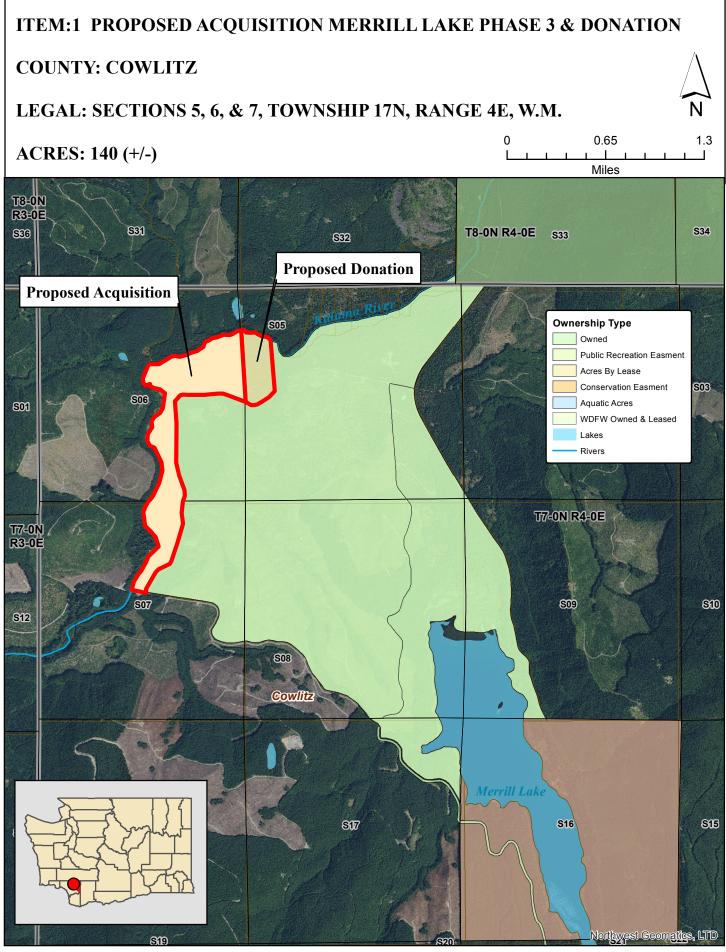
Is there a "second"?

If so, then motion maker discusses basis for motion; other Commissioners discuss views on motion; amendments, if any, proposed and addressed

Post decision communication plans:

WDFW will distribute a press release informing the public of this action and proceed to closing.

ITEM:1 PROPOSED ACQUISITION MERRILL LAKE PHASE 3 & DONATION COUNTY: COWLITZ LEGAL: SECTIONS 5, 6, & 7, TOWNSHIP 17N, RANGE 4E, W.M. 0 8 16 ACRES: 140 (+/-) Miles Toledo 505 506 Vader SPUR 504 504 504 9R 504 Castle 4 Rock 417 Longview Proposed Skamania Kelso 503 503 Kalama 503 **Ownership Type** Owned Woodland Iland Public Recreation Easment olumbicaity Acres By Lease Clark Conservation Easment La Center Heirin Yacol Aquatic Acres WDFW Owned & Leased Sources: Esri, HERE, DeLorme, Lakes Esri Japan, METI, Esri China (Ho MapmyIndia, NGCC, © OpenStr Rivers 501- Ridgefield Community



ITEM 2: PROPOSED EXCHANGE KENMORE WATER ACCESS COUNTY: KING COUNTY LEGAL: SECTION 11, TOWNSHIP 26N, RANGE 4E, W.M. 1 2 Miles œ 20 Rd ¥05 E. B Ave Snohomish an ō ari Abbey View Memorial Park PINE 5th King 527 Ave Lake 1020 Forest NE Reservoir NE 61st Ave NE **Proposed Exchange** Beards Bothell Cree) 522 Kenmore E 178th S Lake 522 Forest Park Sammamish R NE 170th St lyth ark Inglewood Golf Club King Acacia Memorial **County Boundaries** Park WDFW Owned & Leased Hor Lake 523 **Other Public and Private Land** Washington ø **Public Land Ownership** 108 Federal Other State Municipal Tribal Interstate State Route SI **US Route** Sources: Esri, HERE, D Can. Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), MapmyIndia, NGCC, C OpenStreetMap contributors, and the GIS User Community

ITEM 2: PROPOSED EXCHANGE KENMORE WATER ACCESS

COUNTY: KING

LEGAL: SECTION 11, TOWNSHIP 26N, RANGE 4E, W.M.

Proposed Exchange

WDFW's Property is outlined in red. The bridge project will shift the property lines to the west as shown in yellow

