



King County

K.C. Date Received \_\_\_\_\_

## CONSERVATION FUTURES (CFT) 2014 ANNUAL COLLECTIONS APPLICATION FOR FUNDS

**PROJECT NAME** Lower Cedar River Conservation

Applicant Jurisdiction(s): King County

Open Space System: Cavanaugh Pond & Ricardi Reach Natural Areas  
*(Name of larger connected system, if any, such as Cedar River Greenway, Mountains to Sound, a Regional Trail, etc.)*

Acquisition Project Size: 18.64 acres CFT Application Amount: \$675,000  
*(Size in acres and proposed number of parcel(s) if a multi-parcel proposal)* *(Dollar amount of CFT grant requested)*

Parks Levy: \$600,000

Type of Acquisition(s):  Fee Title  Conservation Easement  Other: \_\_\_\_\_

### CONTACT INFORMATION

Contact Name: Tom Beavers Phone: 206-205-5620

Title: Senior Watershed Steward Fax: 206-296-0192

Address: 201 S. Jackson St., Suite 600, Seattle, WA Email: tom.beavers@kingcounty.gov

Date: March 5, 2013

### PROJECT SUMMARY:

*(In the space below, provide a brief but comprehensive description of the project. This should include the overall watershed, reach, trail or open space system if appropriate and specific targeted parcels and how they are significant individually and as part of an overall system.)*

King County Water & Land Resources Division (WLRD) has a contract to acquire the 18.64 acre RiverBend mobile home park during the spring/summer of 2013 to enable future levee setback and floodplain restoration. State law requires King County to comply with the *Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970*. King County has secured adequate funding to purchase the mobile home park, but needs funding to relocate the tenants (87 occupying the pads and up to 55 occupying RV sites) to enable future levee setback and floodplain restoration. This grant pays for associated costs to acquire the mobile home park. Specifically, it would pay for relocating approximately 21 of the tenants. This project is a high priority for implementing the WRIA 8 Chinook Salmon Conservation Plan, and it is on the WRIA 8 Three Year Work Plan, and it is a Tier 1 project. The project site is also identified as a high risk for flooding and channel migration. These tenants will be relocated within a year of receiving the funds. The relocation objective is to have the King County WLRD flood/rivers section pay for 1/2 of the relocation and for salmon and other acquisition grants, like CFT and Cooperative Watershed, to pay for the other half.

Restoring floodplain in the lower and middle Cedar River is the highest priority for salmon recovery in the Lake Washington/Cedar/Sammamish Watershed (WRIA 8). Acquiring and restoring the RiverBend property fills an important acquisition gap in the middle Cedar River, completing nearly five miles of public ownership on the left bank and enabling significant future levee setback and floodplain restoration opportunities.

## 1. OPEN SPACE RESOURCES

Please review the attached evaluation criteria. For the proposed acquisition parcel(s), please mark those criteria that apply and thoroughly, yet succinctly, describe **in the space below** how the proposed acquisition satisfies each marked criteria. Please clearly describe how these criteria might be met at a landscape level, and how they apply to individual parcels. If restoration is part of the plan, please briefly describe the current condition and the hoped for restored condition that is the goal of the acquisition.

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> A. Wildlife habitat or rare plant reserve | <input type="checkbox"/> E. Historic/cultural resources                           |
| <input checked="" type="checkbox"/> B. Salmon habitat and aquatic resources   | <input type="checkbox"/> F. Urban passive-use natural area/greenbelt              |
| <input checked="" type="checkbox"/> C. Scenic resources                       | <input checked="" type="checkbox"/> G. Park/open space or natural corridor        |
| <input type="checkbox"/> D. Community separator                               | <input checked="" type="checkbox"/> H. Passive recreation opportunity/unmet needs |

**Wildlife habitat or rare plant reserve – High for future restoration potential** - The Cedar River Legacy Program is focusing on 83 species, including the bald eagle; osprey; spawning, rearing, overwintering, and migration for bull trout, Chinook/coho/sockeye salmon, steelhead trout, cutthroat trout, and kokanee. Fender's Soliperlan Stonefly has also been reported in the River. Deer, elk, river otter, beaver also utilize this habitat along the river. While existing habitat on the primary acquisition property is low quality, this property is being purchased for its restoration potential. The restoration will contribute high quality wildlife habitat, in the future, especially with its proximity to other natural lands in the immediately area.

**Salmon habitat and aquatic resources - High:** This portion of the Cedar River is a fishery resource of regional significance. In spite of habitat alterations due to development, such as channel confining structures and homes along much of its length, the river produces large numbers of salmon annually. The Cedar River's largest fish population is sockeye salmon, but the river is also home to Chinook and Coho salmon, and resident and sea-run cutthroat and steelhead trout. The success of salmonids in the Cedar River is likely due to the many positive elements of the riverine ecosystem including generally excellent water quality, a cobble/gravel riverbed that is relatively free of embedded fine sediment and abundant native riparian vegetation along many segments of the river.

Acquisition of this parcel, and the removal of structures and impervious surfaces, provides an excellent potential for increasing the quality and quantity of in-stream and riparian habitats beyond those that are already present, especially when the existing levees/revetments are removed or set back. Further, Chinook, Coho and Steelhead are presently depleted from their historic levels in the Cedar River mainly due to bank armoring and disconnection of off-channel habitats. This acquisition makes possible a rare opportunity to remove or setback the levees, which would allow the river greater freedom to interact with its historic floodplain in this area. This project will foster restoration of habitat, protection of open space lands, and achievement of recovery goals for ESA-listed Chinook salmon within this highly significant reach of the Cedar River.

This acquisition is listed in the WRIA 8 Salmon Conservation Plan, and it is on the Plan's three year list. This project is identified as project C219, and the project is described in Chapter 10, page 29 of the Plan. The Plan identifies this acquisition as high benefit to Chinook and high feasibility for implementation.

**Scenic resources:** This acquisition provides an opportunity to improve the view of the Cedar River along the Cedar River Trail and along State Highway 169. Acquisition of this property will provide needed parking along the Cedar River Trail, and it will provide additional access to the River, adjacent to significant King County Park Natural Areas.

**Park/open space or natural corridor addition – High** - This project will add to greenway space adjacent to the regionally significant Cedar River Trail, and the Cavanaugh Pond Natural Area and the Ricardi Reach Natural Area. Large numbers of recreationists currently enjoy the existing trail and greenway areas adjacent to the project areas. Further, thousands of local people float this stretch of the River throughout the year.

**Passive recreation opportunity/unmet needs – High** - This acquisition project will provide citizens with additional opportunities to access the Cedar River shoreline for the purposes of bird watching, wildlife viewing, quiet contemplation, and educational purposes.

## 2. ADDITIONAL FACTORS

For the proposed acquisition parcel(s), please mark all criteria that apply and thoroughly, yet succinctly, describe **in the space below** how the proposed acquisition satisfies each marked criteria.

- A. Educational/interpretive opportunity
- B. Threat of loss of open space resources
- C. Ownership complexity/willing seller(s)/ownership interest proposed
- D. Partnerships - Describe any public or private partnerships that will enhance this project:
- E. Is the property identified in an adopted park, open space, comprehensive, or community plan?
- F. Transferable Development Credits (TDC) participation

**Educational/Interpretive opportunity** – The access afforded by the Cedar river Trail and the proximity to major urban areas creates opportunities for educational and interpretive features. *Friends of the Cedar River Watershed*, a local NGO, recruits thousands of County citizens to participate in volunteer planting events along this stretch of River each year. The *Cedar River Naturalists*, who are trained to provide field-based public education and environmental stewardship messaging, have interacted with almost 50,000 members of the public since they began their work in 1998. Because of rapport developed over the years with private landowners, the groundwork has been laid for five large-scale, floodplain restoration projects; one of these has already been completed at River Mile 7.6, immediately adjacent to this proposed acquisition. Finally, the clubhouse provides an opportunity to develop an educational/interpretive center, administered by King County Parks or Friends of the *Cedar River Watershed*.

**Threat of loss of open space resources:** King County has a signed contract to purchase this property; however it needs additional funds to relocate the tenants per State law. The relocation expenses are part of the acquisition process.

**Ownership complexity/willing seller/ownership interest proposed.** King County intends to purchase the entire property in fee as a voluntary acquisition. The existing tenants provide a complexity that the County must deal with as part of the acquisition process.

**Partnerships:** This acquisition is a top priority for implementing the WRIA 8 Salmon Conservation Plan and the King County Flood Hazard Reduction Plan. Additional partners include King County Parks and Friends of the Cedar River Watershed. King County is interested in retaining a portion of the pavement, near the highway as parking for the Cedar River Trail and the Cavanaugh Pond and Ricardi Reach Natural Areas. King County WLRD and Parks are also considering retaining the clubhouse as an educational/interpretative center, most likely operated in conjunction with Friends of the Cedar River Watershed. Other partnerships include the *City of Seattle*, *Salmon Recovery Funding Board*, other Recreation and Conservation Office (RCO) grants, the *King Conservation District*, *Cedar River Council*, *Cascade Land Conservancy (Forterra)*, and the *Cedar River Naturalists*.

**Property identified in an adopted plan:** This acquisition is identified as part of the Cedar River Legacy Program, for protection and restoration in the WRIA 8 Salmon Conservation Plan, and it is also listed in the King County Flood Hazard Reduction Plan. According to the WRIA 8 Plan, this acquisition and the follow up restoration, involving levee/revetment removal/setback, has a very high benefit to salmon. Given its position in the watershed and its juxtaposition to existing Natural Areas and other Open Space, this acquisition is the highest

priority acquisition in the WRIA 8 Plan. Further, this acquisition has been a priority for the King County Rivers Management Unit for several decades because of resident density, and the cost and length of levee/revetments to maintain. The property has flooded significantly in past years, and its flooding has resulted in significant risk to residents. Further, much of this property has significant risk to channel migration.

### 3. STEWARDSHIP AND MAINTENANCE

*How will the property be stewarded and maintained? Does the property lend itself to volunteer stewardship opportunities? How will ongoing stewardship and maintenance efforts be funded?*

The property will be maintained and stewarded by the King County Rivers Program. The Rivers Stewardship Coordinator that stewards and maintains the other sections of public property along the Cedar will care for this property.

King County’s plan for providing site stewardship will be based on standards and protocols commonly accepted and followed by resource planners and land managers charged with managing natural areas whose primary purpose and use is fish and wildlife habitat preservation. Basic site information will be gathered and incorporated into site management activities for both short and longer-term stewardship of the site. Depending on actual needs, funding for stewardship, maintenance or restoration will come from different sources, such as surface water stewardship funds, grants, but not from county general fund sources.

### 4. PROJECT BUDGET

1) TOTAL CFT APPLICATION AMOUNT <sup>a</sup>	CFT: \$675,000
2) TOTAL PEL APPLICATION AMOUNT <sup>b</sup>	PEL: \$600,000

<sup>a</sup>Allowable CFT acquisition costs (Ordinance 14714): The disbursement of funds shall be made only for capital project expenditures that include costs of acquiring real property, including interests in real property, and the following costs: the cost of related relocation of eligible occupants, cost of appraisal, cost of appraisal review, costs of title insurance, closing costs, pro rata real estate taxes, recording fees, compensating tax, hazardous waste substances reports, directly related staff costs and related legal and administrative costs, but shall not include the cost of preparing applications for conservation futures funds.

<sup>b</sup>King County projects only, if applicable.

#### Estimation of Relocation Expenses:

*Briefly note how these costs have been estimated.*

King County has relocated tenants from other mobile home parks, including the Cedar Grove and Redington mobile home parks along the Cedar River and the Green River, respectively. The costs are based on the experience with these relocations. The relocation is expected to take 3 to 4 years.

PROJECT COSTS	ESTIMATED DOLLAR AMOUNT OR RANGE
Total property interest value	
Title and appraisal work	
Closing, fees, taxes	
Relocation	\$6,000,000
Hazardous waste reports	
Directly related staff, administration and legal costs	\$200,000
<b>Total Project Costs (CFT and other funds)</b>	<b>\$6,200,000</b>

MATCHING FUNDS: Existing Sources (CFT can only provide a maximum of 50% of anticipated project costs)	DATE (Expended or Committed)	DOLLAR AMOUNT (Expended or Committed)

Parks Levy	Pending award	\$ 600,000
Flood District Levy Funds	Pending award over multiple years	\$3,100,000
SRFB, PSAR, Integrated Floodplain, Cooperative Watershed, CFT, and other acquisition grants	Pending award over multiple years	\$ 1,825,000
<b>Total CFT/PEL Funds Previously Received This Project</b>	11/2012	\$435,000 CFT, expended
<b>Total Matching Funds and Past CFT Funds Currently Identified</b>	Matching funds are not an issue for this project.	
<b>Unidentified Remaining Match Need</b>		none

**Unidentified remaining match need: What funds are anticipated and what is the time frame?**  
Please briefly discuss how the unidentified remaining match need above will be met.

Match is not an issue for this project.

**5. IN-KIND CONTRIBUTIONS FROM PARTNERSHIPS**

Brief Activity Description	Dollar Value of In-kind Contribution	Status (Completed or Proposed)	Activity Date Range (Completion Date or Proposed Completion Date)
<b>TOTAL</b>			

**6. ATTACHED MAPS (Two maps are now required: 1) site map and 2) general location map; you may also include one additional map, aerial photo or site photo)**

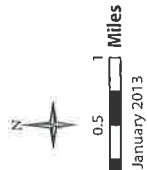
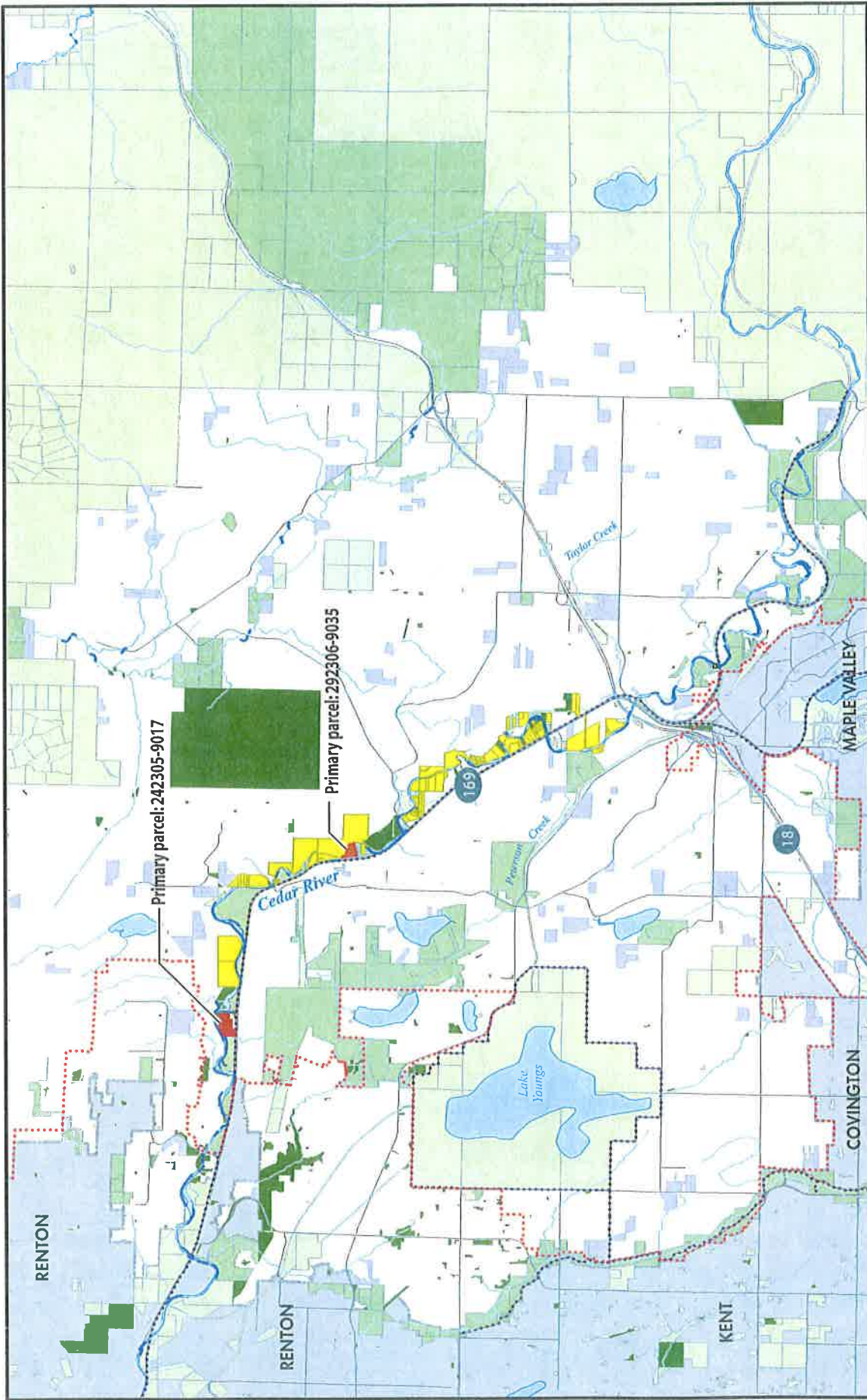
8 ½ x 11” maps are preferred, but 11 x 17” is acceptable if folded and hole-punched for insertion into a three-ring binder.

**Site Map** that shows the following:

- Each parcel proposed for acquisition in yellow or distinct shading and an indication of any parcel proposed for less than fee simple acquisition, such as a conservation easement;
- Location of any proposed development to the site such as parking, trails or other facilities;
- Location of any proposed site restoration;
- Existing adjacent public (local, state or federal) parks or open spaces labeled and shown in dark green or distinct shading.

**Location Map** that shows the following:

- Other permanently protected open spaces (private, non profit, institutional, etc.) shown in light green or distinct shading;
- Major water courses such as creeks, rivers, lakes or wetlands;
- Major roads, arterial roads or regional trails.
- *Map scale: This map should show approximately a ten-mile radius around the proposed acquisition(s).*



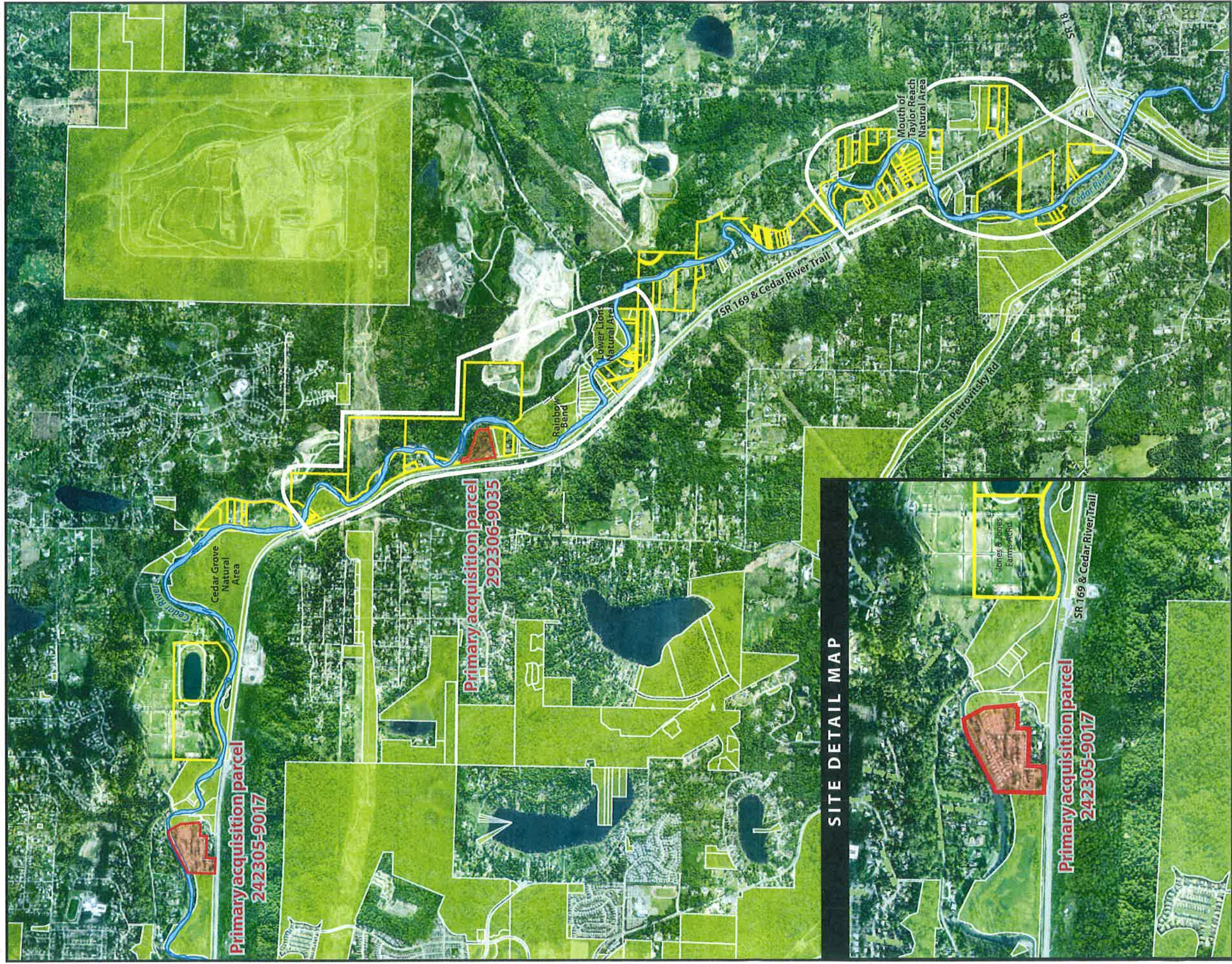
**King County**  
 Department of  
 Natural Resources and Parks

- Primary Acquisition Property
- Proposed Acquisition Property
- King County Park or Easement
- Other King County Owned Land
- Other Publicly Owned Land
- PBRs/Timberland Parcel
- King County Trail
- Urban Growth Area Boundary
- Stream
- River Facility
- Incorporated Area

**Location Map – Lower Cedar River CFT/PEL 2014 Collections**

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Data sources: King County datasets File name: 1301\_30561\_CedarCFT\_LOC.ai URE  
 Map document: \\ump1\Projects\WLRD\11013\Cedar\_CFT\_Location.mxd TK



**Site Map**  
**Lower Cedar River CFT/2014 Parks Levy**

-  Primary Acquisition
-  Priority Areas
-  Proposed Acquisition
-  Public Ownership

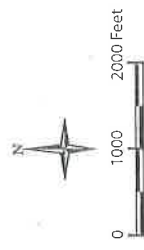
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**Data Sources:** King County

**Produced by:** GIS, Visual Communications & Web Unit (KCIT-DNRP)

**VC File:** T303\_3560L\_CedarCFTmap\_SITE.ai LPRE

**GIS File:** \\dnrp1\Projects\WLRD\11013\Cedar\_CFT\_Grant\_revised11x17.mxd KR



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