



King County

K.C. Date Received _____

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

PROJECT NAME Lower Tolt-Swiftwater (in City of Carnation)

Applicant Jurisdiction(s): King County

Open Space System: Snoqualmie Valley Regional Trail, Tolt-MacDonald Park
(Name of larger connected system, if any, such as Cedar River Greenway, Mountains to Sound, a Regional Trail, etc.)

Acquisition Project Size: 17.93 (2 parcels) CFT Application Amount: \$215,000
(Size in acres and proposed number of parcel(s) if a multi-parcel proposal) (Dollar amount of CFT grant requested)

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

CONTACT INFORMATION

Contact Name: Sally King Phone: 206-296-4350

Title: Snoqualmie\South Fork Skykomish River Basin Coordinator Fax: 206-296-0192

Address: 201 S. Jackson St, Suite 600 Email: sally.king@kingcounty.gov

Seattle, WA 98104 Date: March 13, 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.)

The Swiftwater Acquisition project is a multi-objective project that will protect 17.93 acres of forested floodplain along the lower Tolt River, prevent further development adjacent to the river and preserve future restoration options including the setback of the Frew Upper levee. The lower Tolt River is one of four important spawning areas for the threatened Snohomish Fall Chinook stock. Protection and restoration of river processes by setting back the levee will recover salmon habitat and reduce flood hazards; both identified as priorities in the Snohomish River Basin Salmon Conservation Plan (2005) and the draft 2013 King County Flood Hazard Management Plan Update. The Swiftwater project will also protect scenic and habitat qualities of the lower Tolt and contribute to a network of open space along the river for wildlife habitat and passive recreation. The project site is adjacent to King County's Tolt-MacDonald Park and the Snoqualmie Valley Trail and could extend existing trail networks. The City of Carnation is a strong advocate for this purchase because it supports their goals of providing trails along the river, discouraging development in flood hazard areas and restoring habitat along the Tolt River.

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 checked="" 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 addition |
| <input checked="" type="checkbox"/> D. Community separator | <input checked="" type="checkbox"/> H. Passive recreation opportunity/unmet needs |

- A. The proposed acquisition site is located in the Tolt River riparian area and is part of the Wildlife Habitat Network. This reach is a rich resource for a variety of wildlife including pileated woodpecker, beaver, bald eagle, heron, merganser, wood duck, and black bear. Acquisition of this forested site will protect and enhance forage, refuge, nesting and resting opportunities for the many wildlife species that use the reach.
- B. The Tolt River is the largest salmon-bearing tributary to the Snoqualmie River and is one of the highest priority basins within the Snohomish River Basin. Each year, nearly 20 percent of the Snoqualmie Watershed's threatened Chinook salmon return to the Tolt to spawn. Most of this spawning occurs in the lower six miles. The Tolt is also used by coho, chum and pink salmon as well as steelhead and bull trout. Protecting and restoring the river corridor is an important step in assuring that Chinook and other salmonids will have access to high quality spawning and rearing habitat in the lower Tolt. Acquisition of these parcels will protect forested floodplain and allow for future setback of the Frew Upper levee in a section of the river which is mostly constrained by levees. Setting the levee back will restore riverine processes, increasing off-channel habitats, improving the potential for large wood recruitment and creating side channels that can be used for spawning and rearing by native salmonids. The project site is just upstream from a nearly 50-acre river and floodplain restoration project completed in 2009 in Tolt-MacDonald Park, and is located within a six-mile reach of the Tolt River for which a comprehensive habitat restoration planning effort (the Tolt Corridor Action Plan) is underway.
- C. By preserving a well-established riparian buffer along the lower Tolt River, the Swiftwater Acquisition project protects scenic resources for the walkers, runners, birders and others who use the Snoqualmie Valley Trail and the community trails along the river. A forested corridor along the Tolt River contributes to the forest character that is a defining feature of views from these trails.
- D. The targeted acquisition will preserve a wooded community separator between high density residential development in the City of Carnation to the north and the river, and the rural area bordering the river on the south which includes active agricultural lands.
- F. The City of Carnation relies heavily upon the trails along the Tolt River for low impact recreational use, such as hiking, swimming, bird watching and fishing. Acquisition of this property will add close to 18 acres to the existing greenbelt along the lower Tolt and permanently protect access to this reach for local residents and the general public.
- G. Acquisition of this property will add 17.93 acres to over 400 acres already in public ownership along the lower Tolt. The project site is immediately adjacent to an open space set-aside (as part of the initial Swiftwater development plat) and to the Snoqualmie Valley Regional Trail. It also connects to the regionally significant Tolt-MacDonald Park downstream and is near publicly owned land upstream.
- H. This project will protect current passive recreation opportunities as well as public river access and trail systems. King County will work with the City of Carnation to protect future recreation and trail opportunities if a levee setback project occurs.

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
- B. If this acquisition is not successfully funded, the largest parcel of unprotected forested floodplain along the lower two miles of the Tolt River could be subject to development. Development of this site would permanently impact the floodplain and floodway, forested wetlands, water quality and the ability of these lands to store sediment and flood waters. Acquisition will prevent the proposed construction of up to 23 single family homes within the 100 year floodplain and permanently preserve the undeveloped riparian corridor, thereby protecting habitat functions for fish and wildlife that the river provides.
- C. The City of Carnation was awarded 1998-2000 CFT funds in support of this acquisition. However, the City was unable to complete the project due to a lack of funding and the CFT grant was closed. Since then, changes in the real estate market and in the property owner's interest have revived discussions among the property owner, city and county. Because the city lacks the staff and funding to purchase and manage this land, the county has taken the lead in implementing this partnership project. At this time, King County has a signed purchase and sales agreement with the landowner, contingent on funding. The sale is expected to close in August 2013 once the final portion of funding is secured. While the property is within the Carnation city limits, the acreage will come into the King County River and Floodplain Management Section land inventory. This will allow for short term land management and for future construction of a setback levee (which will be part of the county's flood facility inventory). The County will continue to work closely with Carnation to assure that the city's goals for public trails and habitat restoration are met.
- D. This project is a high priority action for the City of Carnation and King County. Protection of these parcels is critical for King County's salmon recovery and flood protection efforts along this stretch of the Tolt River. The City of Carnation is a strong advocate for this purchase because it supports their goals of providing trails along the river, discouraging development in the Tolt River floodplain, and restoring habitat along the Tolt in order to comply with the NMFS Biological Opinion and the city's Shoreline Master Program restoration goals. King County will partner with the City in design and implementation of a levee setback as well as local passive use trails. As part of the Tolt Corridor Action Plan, this acquisition and the future setback of the Frew Upper levee will also address the goals and objectives of other stakeholders including the Snoqualmie Tribe, landowners, and government agencies.
- E. This project is identified in the *Snohomish River Basin Salmon Conservation Plan, the 3-Year Work Plan (#07-MPR-312)*, the City of Carnation's *Shoreline Master Program Restoration Plan* (Table 4, project C), and in the draft *2013 King County Flood Hazard Management Plan Update*. According to the *Salmon Plan* (p11-30), the loss of rearing habitat quantity and quality is the primary factor affecting Chinook population performance. Acquisition to prevent further floodplain development and to create new opportunities for restoration is one of the highest priorities for ecological recovery in mainstem-primary restoration sub-basins such as the lower Tolt. The draft *2013 King County Flood Hazard Management Plan Update* identifies this project as a proposed project site, as described in Chapter 5. The Flood Plan Update calls for King County to pursue levee setback projects in the lower Tolt to expand channel capacity and sediment storage in order to reduce flood and erosion risks, and to partner with the City of Carnation and habitat restoration advocates.

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 River and Floodplain Management Section (RFMS) within the King County Department of Natural Resources and Parks, Water and Land Resources Division will maintain and monitor the site post acquisition, including maintenance of existing trails and removal of invasive plants. Ongoing maintenance efforts are funded as part of the RFMS annual operating budget. Stewardship opportunities for volunteer planting may be included as part of the future levee setback and restoration project.

4. PROJECT BUDGET

1) TOTAL CFT APPLICATION AMOUNT^a	CFT: \$215,000
2) TOTAL PEL APPLICATION AMOUNT^b	PEL:

^a*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.*

^b*King County projects only, if applicable.*

Estimation of property value:

Briefly note how land values have been estimated (i.e., appraisal, property tax assessment, asking price, letter of value or other means).

Land value of \$715,000.00 is based on a fair market value appraisal completed by a King County contractor in fall 2012. The appraisal identifies about 7.13 net acres out of the total 17.93 acre as being available for development, and assumes a potential of 23 individual homes could be built. All of the 17.93 acres are within the floodplain and 9.0 acres of that are also within the floodway.

PROJECT COSTS	ESTIMATED DOLLAR AMOUNT OR RANGE
Total property interest value	\$715,000
Title and appraisal work	\$ 8,000
Closing, fees, taxes	\$ 6,000
Relocation	
Hazardous waste reports	
Directly related staff, administration and legal costs	\$ 36,000
Total Project Costs (CFT and other funds)	\$765,000

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)
River and Floodplain Management Section/Water and Land Resources Division/King County Natural Resources and Parks	Adopted in the 2013 6-year CIP	\$550,000
Total CFT Funds Previously Received <i>This Project</i>		\$0
Total Matching Funds and Past CFT Funds <i>Currently Identified</i>		\$550,000
Unidentified Remaining Match Need		\$0

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.

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)
TOTAL			

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*)

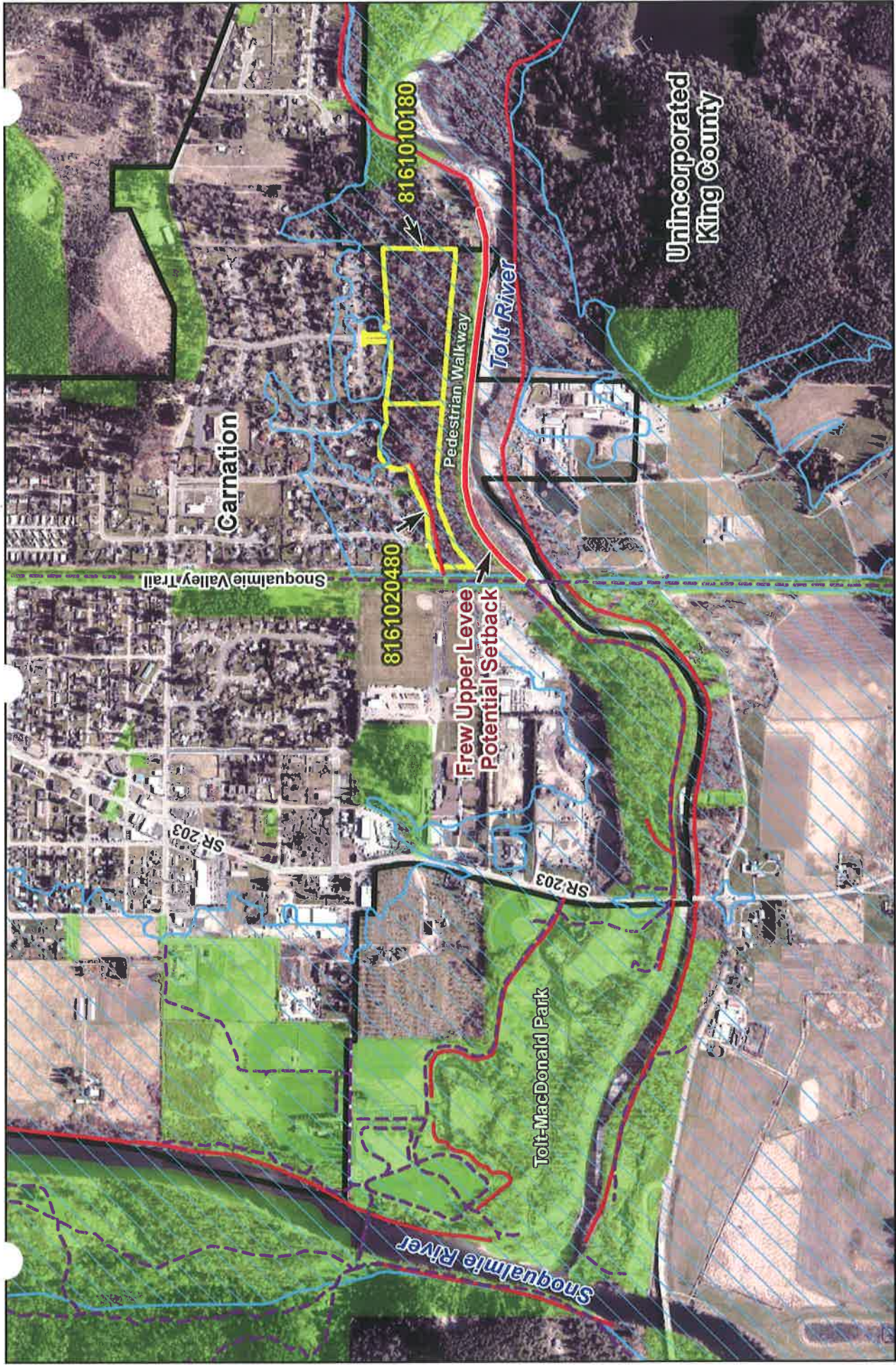
8 ½ x 11” maps are preferred, but 11 x 17” is acceptable if folded and hole-punched for insertion into a three-ring binder.

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).*



Lower Tolt Swiftwater Acquisition Site

- Acquisition Target Parcels
- Floodplain
- Incorporated Area Boundary
- River Facilities
- Public Land
- Trails

King County
 Department of Natural Resources and Parks
Water and Land Resources Division

March 13, 2013

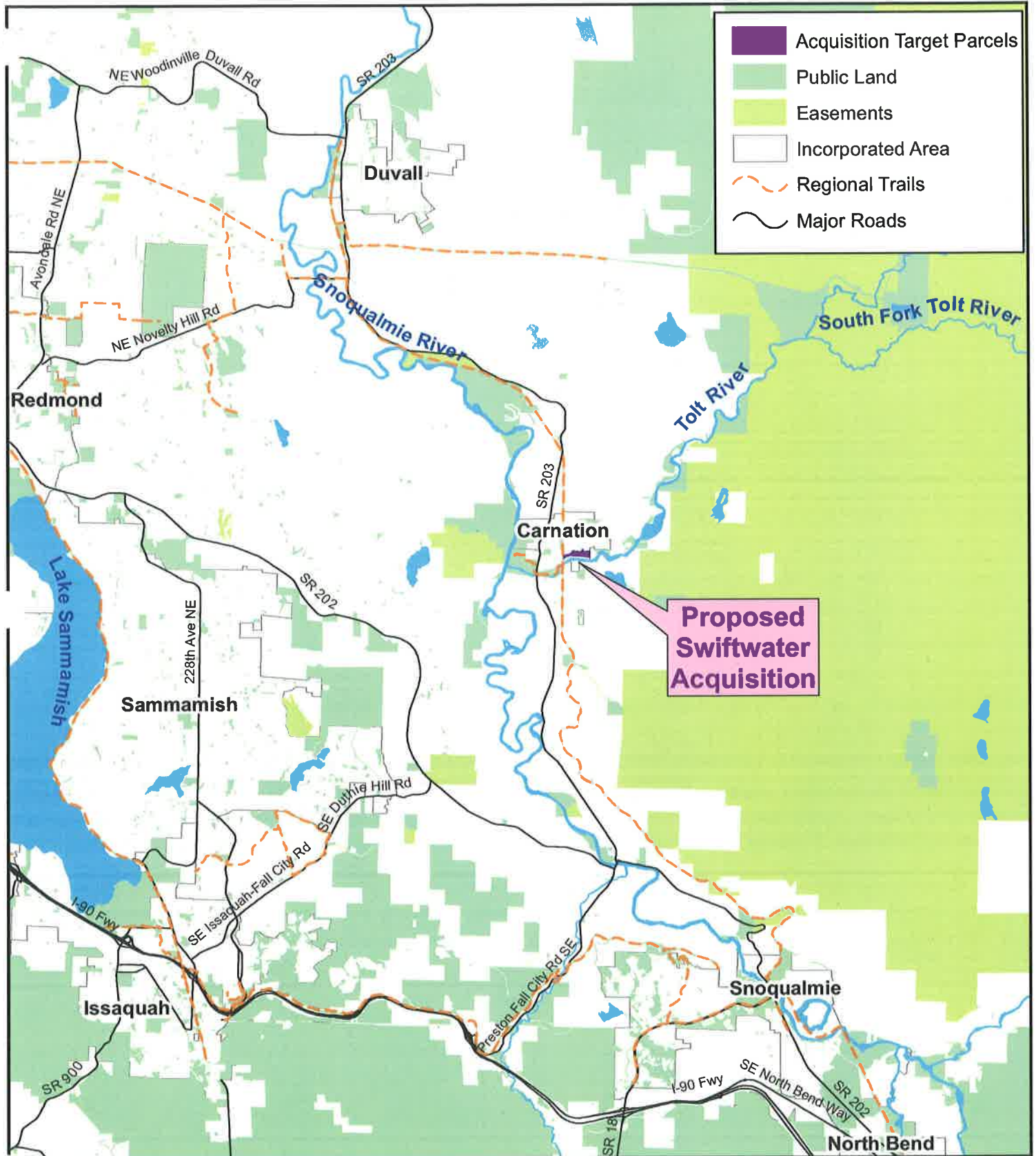
0 500 1,000 1,500 Feet

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Photography Date: Spring 2010

Lower Tolt Swiftwater Acquisition Vicinity



Jan. 25, 2013



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CITY OF CARNATION

March 4, 2013

Conservation Futures
King County Open Space Acquisitions Unit
ATTN: David Tiemann
201 South Jackson Street – Suite 600
Seattle, WA 98104-3855

RE: Lower Tolt Swiftwater Acquisition Project

Dear Mr. Tiemann,

On behalf of the City of Carnation, I am writing in support of King County Department of Natural Resources and Parks' application for Conservation Futures Tax (CFT) funds for the Lower Tolt Swiftwater Acquisition Project. The City of Carnation and King County work cooperatively on habitat conservation and flood hazard reduction projects along the Tolt and Snoqualmie rivers, and we are pleased to partner on this important habitat protection project within our city limits. The City of Carnation is a strong advocate for this purchase because it supports our goals of restoring habitat and providing open space and trails along the Tolt River, while guiding growth away from flood hazard areas.

Protection and restoration of salmon habitat along the Tolt River is a high priority in the city's Shoreline Master Program and in its response to the NMFS Biological Opinion. The Swiftwater Acquisition project will permanently protect the existing natural buffer between development in Carnation and the Tolt River, an important spawning tributary for numerous salmonid species. The City of Carnation relies heavily on the trails and open spaces along the Tolt River for passive recreational use and public access to the river. The project site is adjacent to King County's Tolt-MacDonald Park and the Snoqualmie Valley Trail and could extend the existing trail network. Acquisition of these 17+ acres will protect forested floodplain along the Tolt River, prevent further floodplain development and preserve the potential for future restoration opportunities.

The City supports King County's long term ownership and management of this property. The county has both staff and protocols in place for this type of land management. As City Manager for the City of Carnation, I strongly urge you to give this project your full consideration and approval. If you have any questions, please don't hesitate to contact me at 425-333-4192.

Sincerely,


Ken Carter
City Manager