



King County

K.C. Date Received _____

CONSERVATION FUTURES (CFT) 2013 ANNUAL COLLECTIONS APPLICATION FOR FUNDS

PROJECT NAME: Holiday Kennel Levee Setback Acquisition

Applicant Jurisdiction(s): City of Kent

Open Space System: Green River Corridor

(Name of larger connected system, if any, such as Cedar River Greenway, Mountains to Sound, a Regional Trail, etc.)

Acquisition Project Size: 1.78 Acres CFT Application Amount: \$380,000

(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

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220 4th AVE. S., KENT, WA 98032 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 goal of this project is to acquire land identified as a portion of Project LG-10, (Mainstem Maintenance Between RM 20.5 and 16.3) in the 2005 Green/Duwamish Salmon Habitat Plan, in order to "implement fish friendly, bioengineered solutions to levee maintenance problems." A pronounced slump of the existing, over-steepened levee embankment at the Holiday Kennel Levee segment in this location establishes an immediate need for maintenance and repair actions. Project LG-10 specifies that these actions will "set back the levee to enable habitat rehabilitation, including reshaping the bankline, widening the channel cross-section, restoring channel complexity and meanders, excavating low benches, and planting native riparian vegetation." The proposed actions will facilitate habitat rehabilitation and improve fish habitat along the Lower Green River while providing stable bank and levee conditions to protect significant human infrastructure. Property acquisition is essential to this outcome. This project will be supported by King County Rivers and Floodplain Management Section but implemented by Kent and supported by WRIA 9. This project ties into the significant green-space owned by the City of Kent (and supported by CFT grants) in the immediate area (see enclosed site and location maps) that provides recreational opportunities and wildlife habitat as well as open space for Kent's residents and visitors.

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

Wildlife habitat / plants

This parcel has the potential to attract a wide range of species, especially after levee setback, restoration and acquisition of other nearby parcels (Kent's 2013 and 2012 CFT grants both target nearby parcels). The Holiday Kennel parcel is adjacent to Van Doren's Landing Park and across the street from the Green River Natural Resources Area (GRNRA), the largest piece of open space and contiguous wildlife habitat in the city at 304 acres. Being in close proximity to this large wildlife refuge means that this smaller parcel will attract a much greater variety of wildlife than its size would dictate. Appropriate native plantings are proposed for this and the adjacent Gagliardi and Stoudacher (G & S) parcel (2012 CFT Funding) after levee improvements are completed which will improve their wildlife value dramatically. Songbirds and small mammals are expected to use these parcels after the invasives are cleared and native riparian plants are established, as will salmon species at elevated water flows (see below). Over 200 species of wildlife have been catalogued at the adjacent GRNRA, and it is expected that many of these species will utilize this site once restoration is complete.

Salmon habitat / aquatic resources

A limiting factors analysis completed in 2000 (King County) as a precursor to the WRIA 9 Salmon Habitat Plan found that the disconnection of the lower Green River from its floodplain is one of the most significant impacts on salmon. This acquisition, levee setback and site restoration will help address this limiting factor and provide rearing and refuge habitat for threatened Chinook and steelhead juveniles (as well as other salmonids) in the Green River. Also, native tree planting after acquisition will increase river shading and reduce water temperature. As mentioned in the project summary, this project is identified as a priority project (Project LG-10) in the 2005 WRIA 9 Salmon Habitat Plan and is listed on the 3-year WRIA 9 Habitat Work Schedule. With the adjacent protected areas and current and forthcoming restoration projects (see website link below), Kent will improve available juvenile salmonid habitat in the Lower Green River substantially.

Scenic Views

After site restoration, it is expected that views from both Russell Road and the rebuilt bike path will improve as invasive vegetation (Japanese knotweed) and older buildings will be removed and replaced by native plantings and river views.

Urban passive-use natural area / greenbelt & natural corridor addition

The Holiday Kennel parcel, as mentioned earlier, is adjacent to other large natural areas, parklands and future CFT acquisitions. The addition of this 1.78 acres of land would incrementally improve the value of the adjacent areas as well as provide land to fix a known problem in the Green River Levee. The Holiday Kennel parcel is across the road from the 304-acre GRNRA and adjacent to the 10-acre Van Doren's Landing Park. Across the river, other dedicated green spaces may be found. This parcel (along with the 0.7 acre G & S parcel and Russell Road parcels funded with 2012 & 2013 CFT dollars) provides an entry portal to the Green River Trail bicycle path and GRNRA from the south. Enhancing these sites would provide bike and car visitors with a naturally landscaped entryway that would add to the experience as well as to the natural corridor available for birds and wildlife. After levee pullback and the removal of river-side sediment, the river corridor will be enhanced for wildlife and aesthetics and provide additional flood storage.

River corridor enhancements and levee setbacks are currently in the design and construction phase both north and south of the proposed parcel (see <http://www.ci.kent.wa.us/WorkArea/linkit.aspx?LinkIdentifier=id&ItemID=21367&libID=20916> and the enclosed location map). Once completed, Kent envisions a wide, riparian corridor along the Green that will dramatically improve habitat for salmon, increase open space, and provide added protection from flooding. The parcel proposed for acquisition provides another valuable link in protecting and restoring a multi-functioning Green River corridor.

Passive Recreation Opportunity

The Green River bike trail that passes adjacent to this parcel will be moved and reconnected to the existing trail and road as a part of this project. The new trail corridor will provide improved safety due to better sightlines, and views of the river will be maintained. Unrestricted river and salmon viewing opportunities will remain at the pedestrian bridge south of the site.

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

Threat of loss of open space resources

The existing Holiday Kennel Levee in this location has experienced a pronounced slump within the levee embankment, and is urgently in need of reconstruction. Without immediate repair, this slump is expected to continue growing and could threaten adjacent homes, businesses and Van Doren's Landing Park. With this acquisition, a portion of the Flood Plan proposal (see below) for the larger reach can be implemented, specifically addressing the slope failure at this location. This acquisition sets the stage for longer term levee setbacks and floodplain enhancement projects.

Willing Sellers

Communication with the property owner has been initiated to find a workable solution to the levee maintenance problem. They have expressed interest in selling provided that a suitable alternate business location can be secured.

Partnerships

The City of Kent has partnered with the King County Flood Control District (KCFCD) to complete this acquisition, flood upgrade and restoration. KCFCD funds have been allocated in the 2013 Capital Budget as match for this application. KCFCD has completed numerous levee upgrade and maintenance projects that include substantial habitat restoration components along the Green and other rivers in the County.

Adopted park, open space, comprehensive or community plan

The project is identified as a sub-project in Project LG-10 of the WRIA 9 2005 Green/Duwamish Salmon Habitat Plan. As a piece of the larger Lowest Russell Road levee setback and restorations, it would provide area to meet the Salmon Plan goal of "Implement[ing] fish friendly, bio-engineered solutions to levee maintenance problems."

It is also consistent with the 2006 King County Flood Hazard Management Plan objectives to:

- Acquire vulnerable properties, with a special emphasis on those that have been repeatedly damaged by floods, when acquisition opportunities arise.
- Remove or retrofit existing river facilities or modify maintenance practices to protect, restore or enhance riparian habitat and to support recovery of species listed under the Endangered Species Act.

This project is also expected to be identified as a priority project as a portion of the larger Lower Russell Holiday Levee Setback identified in the forthcoming update to the King County Flood Plan.

If full-funding for this project is not available, temporary work would need to be pursued instead, encumbering available funds while not meeting current flood containment levee engineering or habitat recovery standards, and without addressing the elements of either the WRIA9 Habitat plan or the Flood Plan at this location.

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 City of Kent and King County will provide long-term stewardship and maintenance of this site. City staff qualified in stream and wetland restoration and maintenance will monitor and oversee maintenance of the property following the guidelines and requirements for critical areas. The King County Flood Control District will aid with funding, design, construction and maintenance of the future levee and setback restoration, as they have on numerous other sections up and down the Green River. The City and/or County may hire consultants to help design the levee, restoration and enhancement on this property, or may elect to design in-house with help from other engineers and salmon and wildlife experts.

As this property will be part of the flood control system adjacent to the Green River, professional crews from King County and the City of Kent and/or contracted crews will likely provide most of the construction, stewardship and maintenance. Funding for stewardship of this project will primarily be provided by the King County Flood Control District which annually budgets approximately \$100,000 per river mile for levee maintenance and upgrades, with assistance from the City of Kent.

4. PROJECT BUDGET

1) TOTAL CFT APPLICATION AMOUNT ^a	CFT: \$380,000
2) TOTAL PEL APPLICATION AMOUNT ^b	PEL:

^aAllowable 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.

^bKing 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). **Property tax assessment information, supported by costs for recent Kent levee acquisitions.**

PROJECT COSTS	ESTIMATED DOLLAR AMOUNT OR RANGE
Total property interest value	\$825,000
Title and appraisal work	\$10,000
Closing, fees, taxes	\$20,000
Relocation	\$150,000
Hazardous waste reports	\$10,000
Directly related staff, administration and legal costs	\$15,000
Total Project Costs (CFT and other funds)	\$1,030,000

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)
Capital Budget, King County Flood Control District	2013	\$500,000
Total CFT Funds Previously Received <i>This Project</i>	CFT 2012 – G & S Parcel	\$150,000
Total Matching Funds and Past CFT Funds <i>Currently Identified</i>		
Unidentified Remaining Match Need		

Unidentified remaining match need: What funds are anticipated and what is the time frame?
N/A – no additional funds above those requested above will be necessary.

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.

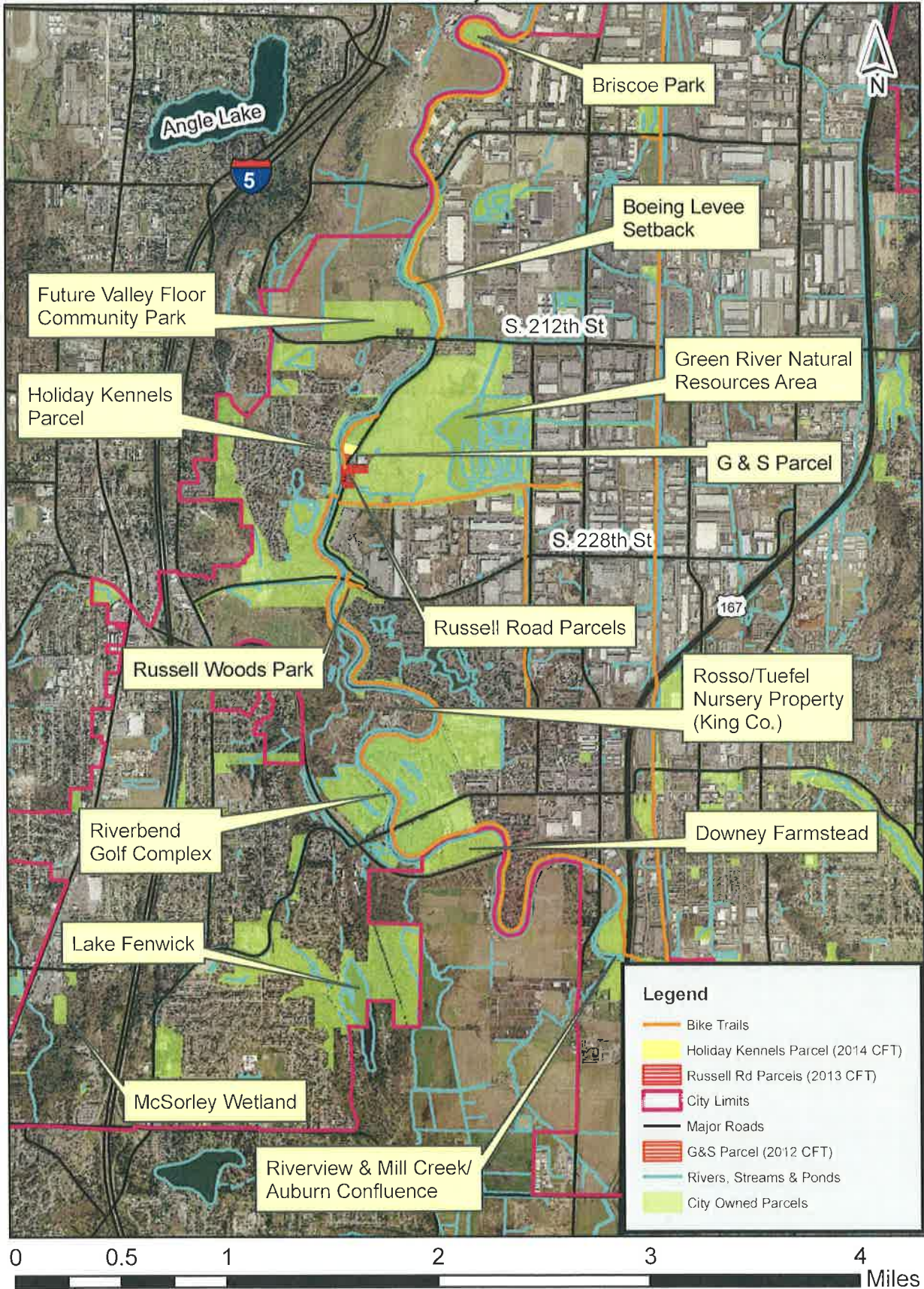
Site Map that shows the following:

- 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).*

Holiday Kennels Parcel Location Map Kent, WA



Holiday Kennels Parcel Site Map



Holiday Kennels Slump, Green River, River Mile 18.6 (Kent)



Photo taken 3/4/13 by Alan Chau