



King County

K.C. Date Received _____

**CONSERVATION FUTURES (CFT) 2015 ANNUAL COLLECTIONS
APPLICATION FOR FUNDS**

PROJECT NAME: Griffin Creek Natural Area

Applicant Jurisdiction(s): King County

Open Space System: Griffin Creek Natural Area

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

Acquisition Project Size: 4.6 acres (3 parcels)

(Size in acres and Proposed number of parcel(s) if a multi-parcel proposal)

CFT Application Amount: \$190,000

(Dollar Amount of CFT grant requested)

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

CONTACT INFORMATION

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Seattle, WA 98104

Date: March 13, 2014

PROJECT SUMMARY:

(In the space below, provide a brief, but comprehensive description of the project including goals and significance of this project)

This grant will contribute to the purchase of high quality riparian and floodplain habitat between river mile one and three on Griffin Creek. The target parcels further the effort to protect and restore habitat from the headwaters to the confluence with the Snoqualmie River. This grant, along with match funding, will help purchase 4.6 acres of creek-side property and add to the 50-acre Griffin Creek Natural Area which is adjacent to the 90,000 Snoqualmie Forest. The headwaters of Griffin Creek (and part of the Tolt River basin) are protected from development by a conservation easement over the Snoqualmie Forest.

This reach of Griffin Creek has excellent channel diversity including braiding, logjam and pools. The channel provides good spawning habitat and excellent rearing habitat. Griffin Creek hosts a wide range of salmonids including Chinook, coho, chum and pink salmon and cutthroat and steelhead trout. The Snohomish River Basin Salmon Conservation Plan identifies Griffin Creek as a major coho spawning reach. Griffin Creek produces more coho salmon than any other Snohomish Basin drainage; twenty percent of all coho salmon in the Snohomish Basin are produced in Griffin Creek. Griffin Creek was recently designated as critical habitat in the NOAA- proposed designated areas for steelhead recovery.

The target parcels are located in a well-forested section of Griffin Creek and provide habitat for numerous wildlife species including songbirds, raptors and large carnivores. Griffin Creek is part of the King County Wildlife Networks and was identified as a high quality basin in Waterways 2000.

1. OPEN SPACE RESOURCES

Please review the attached evaluation criteria. For the proposed acquisition parcel(s), please (1) mark only those criteria that apply, and (2) thoroughly, yet succinctly describe **in the space below** how the proposed acquisition satisfies each marked criteria.

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

Wildlife habitat or rare plant reserve – The parcels targeted by this funding proposal will add to the 50 acres of the Griffin Creek Natural Area. The mixed forests in this reach provide high quality habitat for a variety of resident and migratory bird species including Pacific slope and Olive-sided flycatchers, rufous hummingbirds, pileated woodpeckers, winter wren, western tanager, red-tailed hawk, and bald eagle. Long-toed and Giant pacific salamanders, as well as red legged and pacific tree frogs have been observed in the vicinity of the Griffin Creek Natural Area. Griffin Creek is part of the King County Wildlife Network.

Salmon habitat and aquatic resources –Griffin Creek hosts a wide range of salmonids including Chinook, coho, chum and pink salmon and cutthroat and steelhead trout. Griffin Creek produces more coho salmon than any other Snohomish basin drainage, an astounding 20% of all coho salmon in the Snohomish Basin (Griffin/Tokul Watershed Analysis 1995). Washington Department of Fish and Wildlife has four index reaches in Griffin Creek to help monitor coho populations in the Snoqualmie Basin. Griffin Creek was recently designated as critical habitat in the NOAA- proposed designated areas for steelhead recovery.

The following table documents the species and respective life history stages present in Griffin Creek.

Species	Life History Stage Present	Life History Target	Unique Population	ESA Coverage
Chinook	Adult spawning, sub-yearling rearing & yearling rearing	Juvenile	Snoqualmie River Fall Chinook	Y
Steelhead	Adult spawning, sub-yearling rearing & yearling rearing	Juvenile	Snoqualmie Winter Steelhead	Y
Coho	Adult spawning, sub-yearling rearing & yearling rearing	Juvenile	Snoqualmie Coho	Candidate
Pink	Adult spawning	Adult	Snohomish Odd-Year Pink	N
Chum	Adult spawning	Adult	Snoqualmie Fall Chum	N
Cutthroat	Adult spawning, sub-yearling rearing & yearling rearing	Adult	Resident Coastal Cutthroat	N

Scenic Resources – The lower Griffin basin forms part of the viewshed from State Highway 203; the primary arterial between I-90 and US-2 (Monroe). Areas along lower Griffin Creek provide scenic views of the Snoqualmie Valley. A forested corridor along the Griffin Creek contributes to the forest character that is a defining feature of the viewshed.

Park/open space or natural corridor addition – This project will add roughly 4.6 acres to the Griffin Creek Natural Area. The Griffin Creek Natural Area is connected to the 90,000 acre Snoqualmie Forest which captures the entire headwaters of Griffin Creek. Additions to the Griffin Creek NA leverage the protection afforded by the Snoqualmie Forest.

Passive recreation opportunity/unmet need – Properties will provide opportunities for passive recreation such as fishing, hiking and bird watching and access to the creek for the Snoqualmie Valley. The Snoqualmie Valley Regional Trail is adjacent to part of the Griffin Creek Natural Area and will further facilitate passive recreation opportunities in the Griffin Creek NA.

2. ADDITIONAL FACTORS

For the **proposed acquisition parcel(s)**, please (1) mark all criteria that apply, and (2) 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 – Acquisition within this reach will prevent additional development in the area. The area provides close proximity to Carnation with a natural setting along the creek. The sale and development of these small parcels along the creek will reduce forest cover and increase impervious surface area. There are relatively few in-holdings to purchase in the Griffin Creek NA to realize a protected and contiguous riparian corridor from headwaters to the Agriculture Production District (APD). Additionally, retaining good hydrology and sediment regime along Griffin Creek will help minimize flooding in the APD.

Ownership complexity/willing seller(s)/ownership interest proposed – We were able to purchase seven parcels with the funding from last year. The funding fell short of acquiring another first priority parcel. We currently have a signed purchase and sale offer from this landowner contingent upon funding. There are also at least two other property owners that have expressed a willingness to sell their land to the county.

Is the property identified in an adopted park, open space, comprehensive, or community plan?
The project is in the Snohomish River Basin Salmon Conservation Plan (2005) which was adopted as part of the NOAA approved Puget Sound Chinook Recovery Plan. The project is also proposed in the Snohomish Basin (WRIA 7) 3-year Work Plan. Griffin Creek was also identified as a high quality basin in Waterways 2000. Griffin Creek was recently designated as critical habitat in the NOAA- proposed designated areas for steelhead recovery.

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?

Natural Areas are primarily managed to preserve and/or restore ecosystem processes. By working to keep the ecosystem processes intact, we can preserve habitat conditions preferred by native species, thereby protecting our ecological heritage. Site Management Guidelines for a Natural Area are implemented by the Natural Resource Lands staff in the Department of Natural Resources and Parks. Examples of Site Management Guidelines for King County Natural Areas can be found on the web (<http://dnr.metrokc.gov/wlr/lands/natural/ecological.htm>). The Natural Resource Lands staff has an annual budget for land management. Resources are supplemented by volunteers and by grants for projects that have significant benefits to regional priorities, such as salmon conservation.

4. PROJECT BUDGET

TOTAL CFT APPLICATION AMOUNT*	\$190,000
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**Allowable 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.*

Estimation of property value:

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

Property values are based on the property tax assessment with professional input from acquisition staff.

PROJECT COSTS	ESTIMATED DOLLAR AMOUNT OR RANGE
Total property interest value	\$657,500
Title and appraisal work	\$30,000
Closing, fees, taxes	\$15,000
Relocation	NA
Hazardous waste reports	\$2,500
Directly related staff, administration and legal costs	\$15,000
Total Project Costs (CFT and other funds)	\$720,000

MATCHING FUNDS: Existing Sources	(Date) Expended or Committed	(Dollar Amount) Expended or Committed
CFT & Parks Levy	2014 committed	220,000
Parks Levy 2015	Pending application	\$190,000
Cooperative Watershed Management (CWM)	Pending application	\$50,000
Total Matching Funds Currently Identified		\$460,000
<i>Unidentified Remaining Match Need:</i>		\$70,000

Unidentified remaining match need: What funds are anticipated, and what is the time frame?

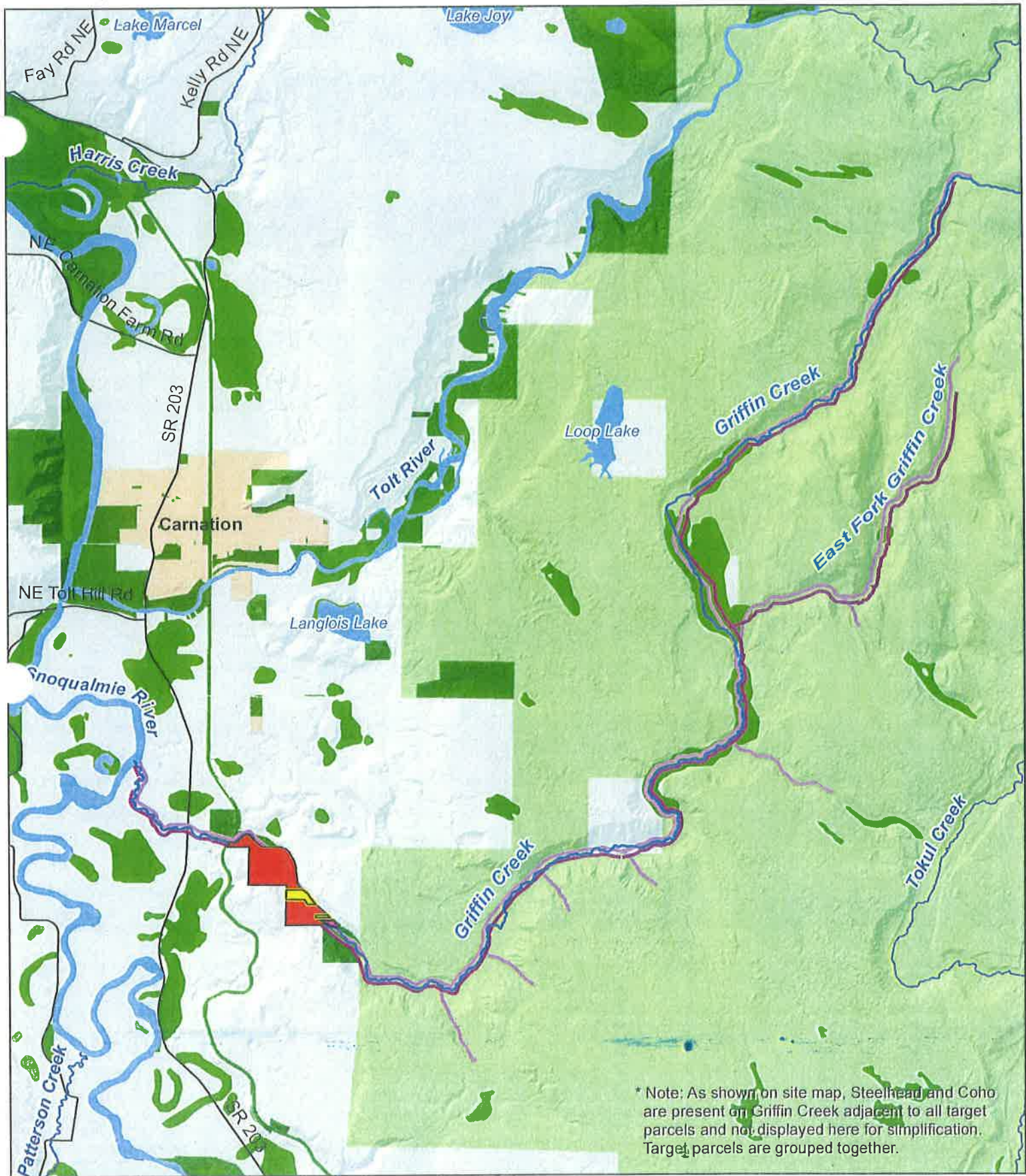
Please discuss briefly how the unidentified remaining match need above will be met:

Additional funding (CFT, CWM, Parks Levy) will be sought in future years.

5. IN-KIND CONTRIBUTIONS FROM PARTNERSHIPS

Brief Activity Description	Dollar Value of In-kind Contribution	Status (Completed, or Proposed in future?)	Activity Date Range (When was activity completed? or, date proposed in future)
TOTAL Structure Demolition	\$60,000	Secured	SWM 2013-2014 budget.

6. ATTACHED MAPS



Griffin Creek Natural Area Additions Vicinity

- First Priority Parcels
- Second Priority Parcels
- Pending Acquisition
- Steelhead Presence on Griffin and Tribs.*
- Coho Presence on Griffin and Tribs.*
- Publicly Owned Lands
- Snoqualmie Forest
- Wetlands
- Incorporated Areas



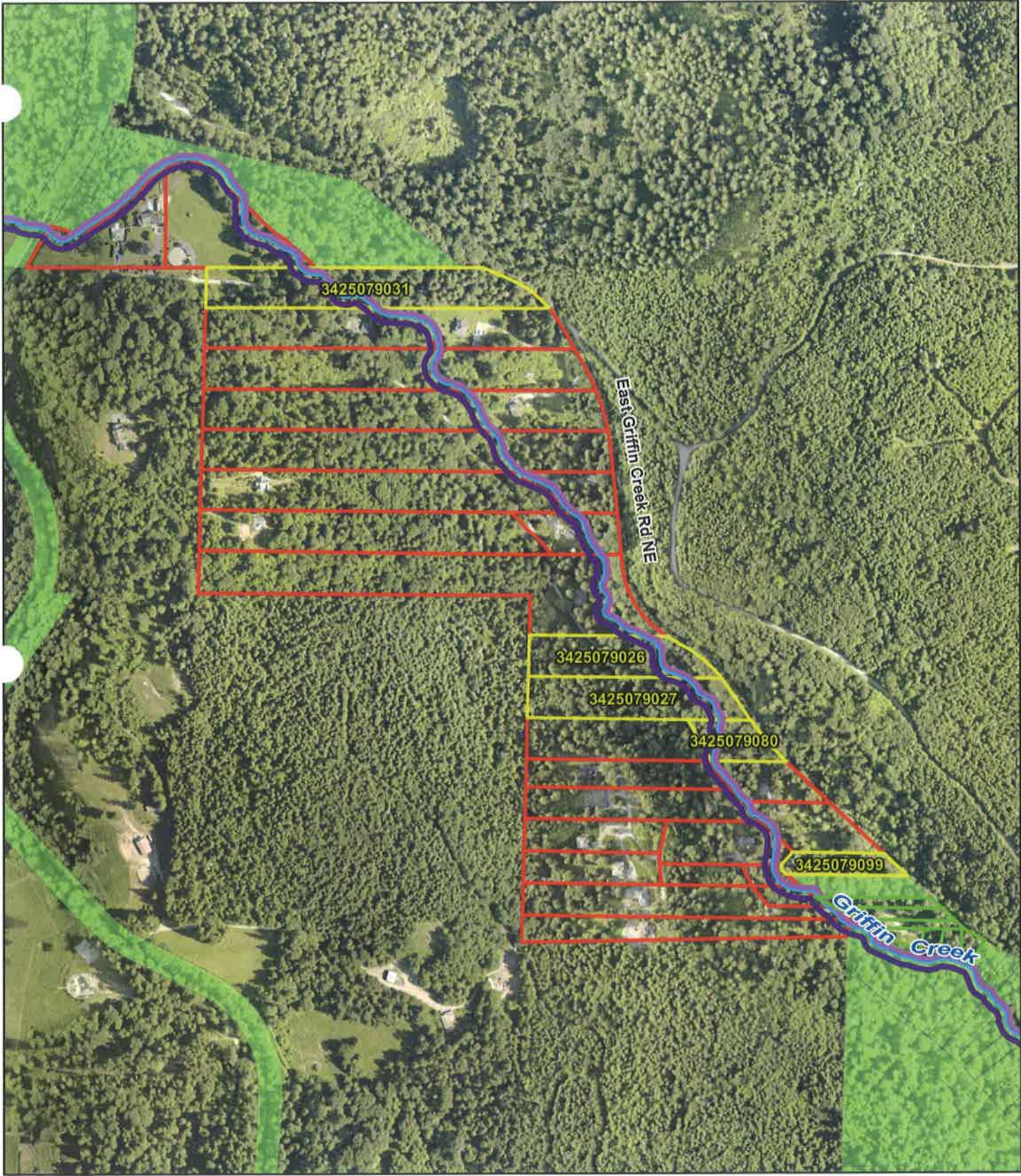
King County

Department of Natural Resources and Parks
Water and Land Resources Division



March 12, 2014

updated 4/3/2014



Griffin Creek Natural Area Additions

- First Priority Parcels
- Second Priority Parcels
- Pending Acquisition
- Griffin Creek
- Coho Presence
- Steelhead Presence
- Publicly Owned Lands

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

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March 12, 2014