



King County

K.C. Date Received _____

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

PROJECT NAME Holly Farm Acquisition

Applicant Jurisdiction(s): King County Water and Land Resource Division, River and Floodplain Management Section

Open Space System: Three Forks Natural Area
(Name of larger connected system, if any, such as Cedar River Greenway, Mountains to Sound, a Regional Trail, etc.)

Acquisition Project Size: Between 20 and 42.8 acres CFT Application Amount: \$250,000.00
(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: Details being worked out now, we are considering fee simple purchase of a portion of the property and purchasing flood protection easements.

CONTACT INFORMATION

Contact Name: Richelle Rose Phone: 206-477-4815

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Date: March 13, 2014

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 holly farm on the Bybee property is within an area where channel migration has historically occurred. Recent channel movement on an adjacent parcel resulted in a relatively expensive buyout and demolition. That erosion removed the only barrier to channel migration between the adjacent parcel and the holly farm. As a result, the holly farm may be subject to greater flooding and flood hazard than it has been in recent decades. In addition, more development is legally allowed on the holly farm parcel. If that development were to occur it would increase risks to life and safety. Acquiring the holly farm property would allow the River and Floodplain Management Section (RFMS) to cost effectively reduce risks as well as

provide more space for natural floodplain process and any potential flood protection facilities needed to protect existing infrastructure. Removing the holly trees from this site provides added ecologic benefits which are supported by multiple governmental and non-governmental agencies.

This site has several attributes that make it a priority for river and floodplain management including flooding, erosion and channel migration hazards, and unique ecological characteristics. The site is located in an area where we can easily achieve multiple program goals, such as reducing flood hazards and reducing adverse environmental impacts, in a cost effective manner over both the short and long term.

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

A Several species on the Washington State Priority Species List have been documented in the vicinity of the Bybee Farm. Elk regularly pass through the holly part of the farm as they cross back and forth between the North and Middle Fork Snoqualmie River corridors. The largest herd of elk in the state over-winters in the upper Snoqualmie Valley. Raptors also frequent the area. Two osprey nests are nearby. Peregrine falcons, mountain goats, cougars, black bears and other large mammals are known to reside in the adjacent Mt. Si Natural Resource Conservation Area (NRCA). Various songbirds forage on the property. This richness of wildlife is a unique attribute of the site, in particular compared to other low-elevation areas in King County.

Our plan for the property is to replace the holly with native vegetation and improve the ecological functions of the site, including wildlife forage/feeding and migration for wildlife. The property is bordered by Three Forks Park on the north, west and south sides. A short distance east is the Mt. Si NRCA which abuts the Alpine Lakes Wilderness. These large natural areas in addition to the river and floodplain habitats in the vicinity contribute to the special nature of the property. The size of the property, taken together with the surrounding natural areas, provide habitat for a large diversity and abundance of species.

C At the base of Mount Si and the Cascade Mountain Range, between the scenic Middle and North Forks of the Snoqualmie River, the Bybee Farm property provides and protects unique views of these natural scenic resources.

G Lying directly adjacent to Three Forks Natural Area Park and the Mount Si Natural Resource Conservation Area, the Bybee Farm property provides a natural link between these two protected areas. Acquiring this additional land protects the wildlife corridor between the North and Middle Forks of the Snoqualmie River, as well as improves the connection between Three Forks Natural Area Park and Mount Si Natural Resource Conservation Area.

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
- A** The University of Washington Hydro Geomorphology classes take regular field trips to this spot to see a great local example of a natural river system butting up against infrastructure. The classic channel migration patterns of the Middle and North Forks of the Snoqualmie River are easily viewed from the Bybee Farm. Additionally, a group of Seattle University students are engaged in a senior project studying the geomorphic risks in this exact area. Excellent access to the site will encourage regular use by groups from many places to learn about natural river processes in this unique opportunity close to the Seattle population center.
- B** A small area in the Northwest portion of the Bybee property is mapped Moderate Channel Migration Hazard Area per the King County Regulatory maps. The property is zoned A-10 which would allow for construction of up to four residential structures. At this time there is one residence on the parcel. Recent erosion of a privately owned river protection facility, referred to as Shake Mill Left, has increased channel migration risks on the Bybee property. If development currently allowed in code occurs, the flood and erosion risks would significantly increase on this site. Implementing this grant proposal would eliminate the opportunity for development of the most hazardous portion of the property.
- C** King County River and Floodplain Management Section staff members met with Mr. Bybee to discuss his level of interest in selling a portion of his property or granting a flood protection easement for the area within the greatest hazard. Mr. Bybee has expressed willingness to consider either selling a large portion of the property or a flood protection easement. King County real-estate services are in the process of completing a fair market analysis. This grant proposal has enthusiastic support from the Washington State Department of Natural Resources, Mountains to Sound Greenway Trust and King County Parks.

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 King County River and Floodplain Management Section will be responsible for maintaining and managing the site. RFMS has dedicated funding and operational programs in place to manage Rivers properties.

4. PROJECT BUDGET

1) TOTAL CFT APPLICATION AMOUNT ^a	CFT: \$250,000.00
2) TOTAL PEL APPLICATION AMOUNT ^b	PEL: N/A

^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).

PROJECT COSTS	ESTIMATED DOLLAR AMOUNT OR RANGE
Total property interest value	\$500,000.00
Title and appraisal work	\$9,000.00
Closing, fees, taxes	\$8,000.00
Relocation	N/A
Hazardous waste reports	N/A
Directly related staff, administration and legal costs	\$7,500.00
Total Project Costs (CFT and other funds)	\$524,500.00

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)
King County River and Floodplain Management Upper Snoqualmie Valley Residential Flood Mitigation	Available at this time	\$274,500.00
Total CFT Funds Previously Received This Project	N/A	N/A

Total Matching Funds and Past CFT Funds Currently Identified	N/A	N/A
Unidentified Remaining Match Need	N/A	N/A

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)
N/A			
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.

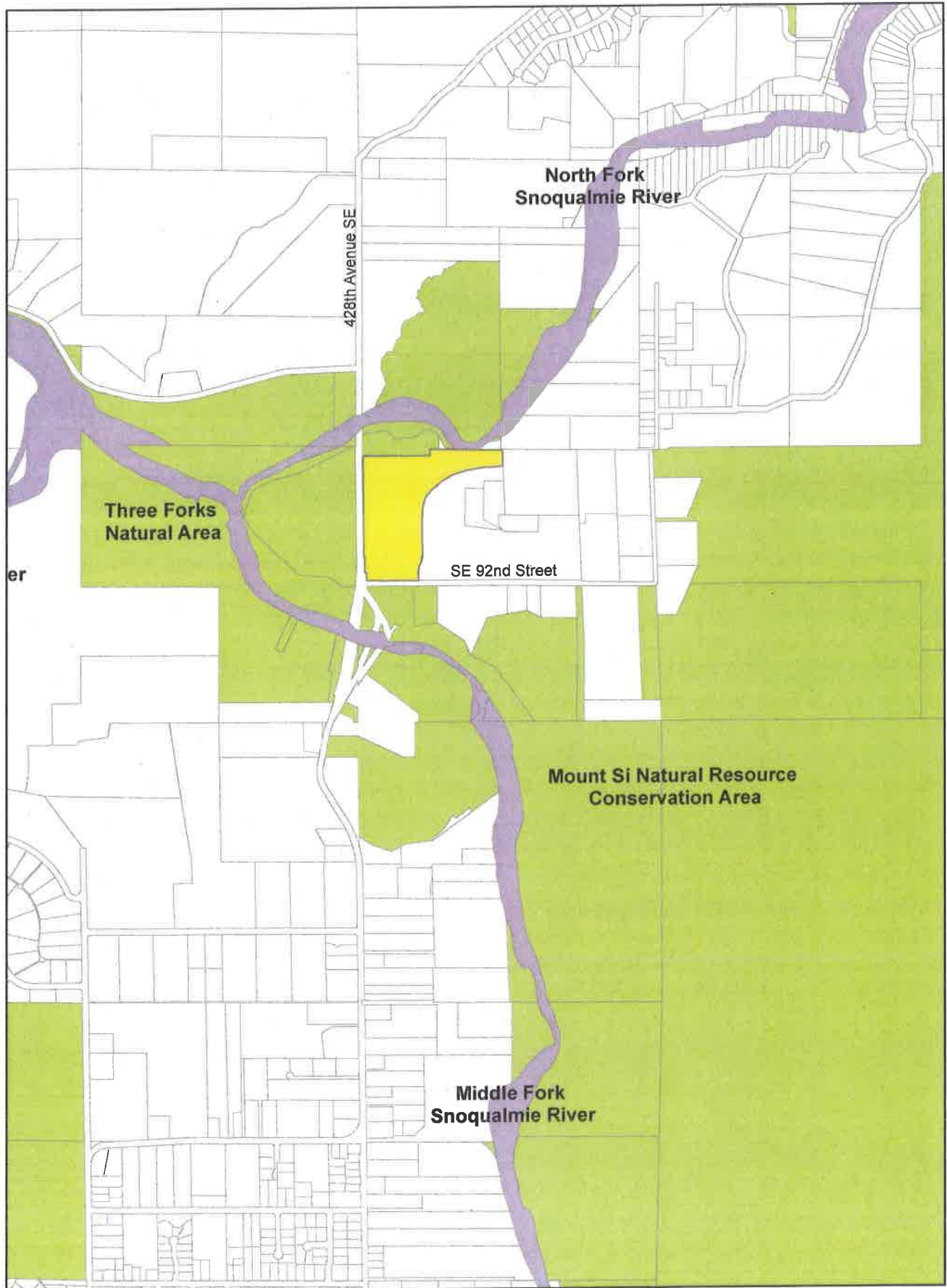
Location Map that shows the following:

- 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).*

Holly Farm Acquisition- site map



Holly Farm Acquisition- site map



1:24,000

Holly Farm Acquisition



Source: Esri, DigitalGlobe, GeoEye, Earthstar, USDA, USGS, AEX, Geomatics, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community



1:10,027