



King County

K.C. Date Received _____

CONSERVATION FUTURES (CFT) 2015 ANNUAL COLLECTIONS APPLICATION FOR FUNDS

PROJECT NAME: Duvall Village Open Space

Applicant Jurisdiction(s): City of Duvall

Open Space System: McCormick Park (contiguous to Snoqualmie Valley Regional Trail)

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

Acquisition Project Size: 6.67 acres

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

CFT Application Amount: \$14,500

(Dollar amount of CFT grant requested)

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

CONTACT INFORMATION

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Duvall, WA 98019

Date: 3/12/14

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 City of Duvall proposes to purchase a 6.67 acre, undeveloped portion of parcel #2426069080 (total parcel size 30.92 acres) for permanent habitat and floodway protection. The property is situated at approximate river mile 10.2 of the Mainstem Snoqualmie River Sub-Basin of WRIA 7. This area is located directly west of the Snoqualmie Valley Regional Trail, southeast of the McCormick Park passive recreation area and east of the Snoqualmie River. Acquisition of this property will provide the last piece of contiguous city ownership of the floodway within the Duvall city limits (FEMA 1995 and Preliminary FEMA DFIRM Mapping - 2010). The existing floodway owned by the City serves as passive and active recreation. If purchased, the area will foster passive uses including watershed stabilization, water quality, open space and scenery protection, preservation of natural beauty, and fish and wildlife habitat protection. Passive recreation uses of the area would be limited to non-motorized trails and viewing areas.

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 site provides valuable wildlife habitat for a variety of wetland and terrestrial species. Black-tailed deer, coyote, waterfowl, herons, eagles and other birds of prey forage throughout the area. Connectivity of the proposed site to existing parks, open space and adjacent farmlands provides a passage for wildlife along the Snoqualmie River corridor. The area is heavily encumbered with reed canarygrass, with pockets of rush within and bordering onsite wetlands. The tree canopy is limited and concentrated near the Snoqualmie Valley Trail; however, this area is marked for restoration by the City of Duvall in the Draft Shoreline Master Program Restoration Plan.
- B. Acquisition of the subject property would provide additional buffer from development and water quality for the Snoqualmie River, which supports Chinook, chum, coho, and pink salmon. At its closest point, the subject property is located approximately 180 feet east of the Snoqualmie River (RM 10.1). Adjacent property fronting the Snoqualmie River at RM 10.3 to RM 9.0, west and north of the subject property, is owned by the City of Duvall. Hydrologically, the Category II wetland in this area appears to function at a high level. Water is detained on the surface and is infiltrated, becoming shallow subsurface flow to the Snoqualmie River (ESA Adolphson Report- 2009). Finally, this area is identified for primary restoration in the Snohomish River Basin Salmon Conservation Plan (Section 11.6, page 11-48).
- C. The proposed acquisition would preserve scenic views of the Snoqualmie River Valley from the Snoqualmie Valley Trail.
- D. The area will serve as additional buffer between the Snoqualmie River and existing/proposed development east of the subject property. The property runs 1,400 feet along the west side of the Snoqualmie Valley Trail and would connect to existing open space to the west. If purchased, the City would own and protect (within City limits) all lands between the Snoqualmie Valley Trail and the Snoqualmie River.
- E. Not applicable
- F. The parcel to the east of the subject property serves as part of the Snoqualmie Valley Regional Trail corridor, starting in Duvall and ending at Rattlesnake Lake located southeast of North Bend. As stated, the addition of the subject property would serve as a wildlife corridor along the Snoqualmie River. The proposed acquisition would serve as passive open space as outlined in section G below.
- G. If purchased, the proposed property would be part of the City of Duvall's 92 acre open space system along the Snoqualmie River. This area is bounded by McCormick Park to the north and west, the Snoqualmie Valley Trail to the East, and agricultural lands (King County) to the south. Of the 92 acres of open space, approximately 41 acres serve as riparian habitat and passive use community open space. The remaining approximately 51 acres serves as a mix of active and passive open space. The subject parcel is contiguous to, and would increase the size and connectivity of, this habitat and open space. The subject property serves as a critical link between the Snoqualmie Trail and existing City-owned passive open space to the west.
- H. The property is identified in by the City's comprehensive plan and zoning map as Public Facilities. The Public Facilities designation was assigned to this 6.67 acre area through a pre-annexation agreement with the property owner. The City understood the future value of this area as a passive open space and a future access point connecting the Snoqualmie Valley Trail to McCormick Park. It projected this access area would be used by future residents of a proposed 100 residential unit development located immediately east of the subject property and Snoqualmie Valley Trail. An access connection to the Snoqualmie Valley Trail is also planned at the development east of the property to provide general public access.

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. Ongoing restoration work in McCormick Park will have an outreach and education component directed at the local community. Students and community members will be involved in volunteer plantings, site maintenance and wetland restoration (Draft Shoreline Master Program Restoration Plan). The proposed acquisition site offers an additional opportunity for the city to provide interpretative education for the community to see and understand what conservation and restoration mean in their backyard/community. Permanent passive interpretive trails and signage are also planned within the shoreline area (Draft Shoreline Master Program Restoration Plan)
- B. Due to critical areas (wetland and floodplain), the chances of development occurring on the site are minimal; however, this area would continue to be under private ownership and the City would lose opportunities for restoration work and passive recreation. A development is proposed within the east 24.25 acres of the 30.92 acre site and would contain 100 residential units with a commercial element. The City's option to purchase the remaining 6.67 acres would happen at time of development.
- C. A pre-annexation agreement approved in 1995 allows the City of Duvall to purchase the subject area at the time of permit issuance. The land owner will likely develop the property for residential/commercial use
- D. Restoration and enhancement of fish habitat in the Snoqualmie floodplain is a high priority action for the City of Duvall and WRIA 7. In the past, the city worked in partnership on restoration activities within the Snohomish River corridor with several groups, including Wild Fish Conservancy, the Sound Salmon Solutions, Mountains to Sound Greenway Trust, and King County. Past projects included a sediment survey for Coe Clemmons Creek, invasive removal and native/riparian plantings, and installation of a Beaver Deceiver (pond leveler). Sound Salmon Solutions provided \$25,000 of in-kind labor and expertise towards restoration and education efforts in McCormick Park and Coe Clemmons, and \$85,000 for restoration work which is currently in progress in lower Coe Clemmons Creek. King County has provided technical support to the area over the years, including design and installation of the Beaver Deceiver, and riparian plantings. In addition, the City applied for the King County Flood Control District Cooperative Watershed Management Grant for \$14,500, which would cover half the purchase price for this site. Funding from the Conservation Futures Tax would provide the other half of the funds needed to secure the acquisition.
- E. This area is identified in the Draft Shoreline Master Program and Restoration Plan, Duvall Comprehensive Plan and the McCormick Park Opportunities and Constraints Assessment (ESA Adolfson, 2009). The McCormick Park area, adjacent to this property, is also identified in the 2008 Parks, Trails, and Open Space Plan.
- F. No adopted TDC program or interlocal agreement between the applicant city and King County exists.

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?

If the proposed site acquisition is approved, restoration of the site will be the next priority. The McCormick Park Opportunities and Constraints Assessment and the Restoration Plan of the Draft Shoreline Master Plan identify this area as a potential restoration opportunity through installation of native vegetation and habitat features. As a small city with limited resources, the City of Duvall partners with other organizations to leverage resources and expertise. Identifying and finding resources for restoration work will take place in 2015 or upon completion of the City of Duvall Watershed Plan.

4. PROJECT BUDGET

1) TOTAL CFT APPLICATION AMOUNT ^a	CFT: \$14,500
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).

Land values were estimated by City Staff based on assessed value of adjacent properties with similar characteristics and use (King County Department of Assessor Data).

PROJECT COSTS	ESTIMATED DOLLAR AMOUNT OR RANGE
Total property interest value	\$21,000
Title and appraisal work	\$5,000
Closing, fees, taxes	\$1,000
Relocation	N/A
Hazardous waste reports	N/A
Directly related staff, administration and legal costs	\$2,000
Total Project Costs (CFT and other funds)	\$29,000

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)
King County Flood Control District Cooperative Watershed Management Grant	Proposed - August/September 2014	\$14,500
Duvall Park Fund (*alternate only if the above proposed matching funds are not received. The Park Plan will be amended to include this project in 2015.)	3/11/14 - Committed*	\$14,500*

Total CFT Funds Previously Received <i>This Project</i>	N/A	N/A
Total Matching Funds and Past CFT Funds <i>Currently Identified</i>	3/11/14 - Committed*	\$14,500*
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.

N/A

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)
None			
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)

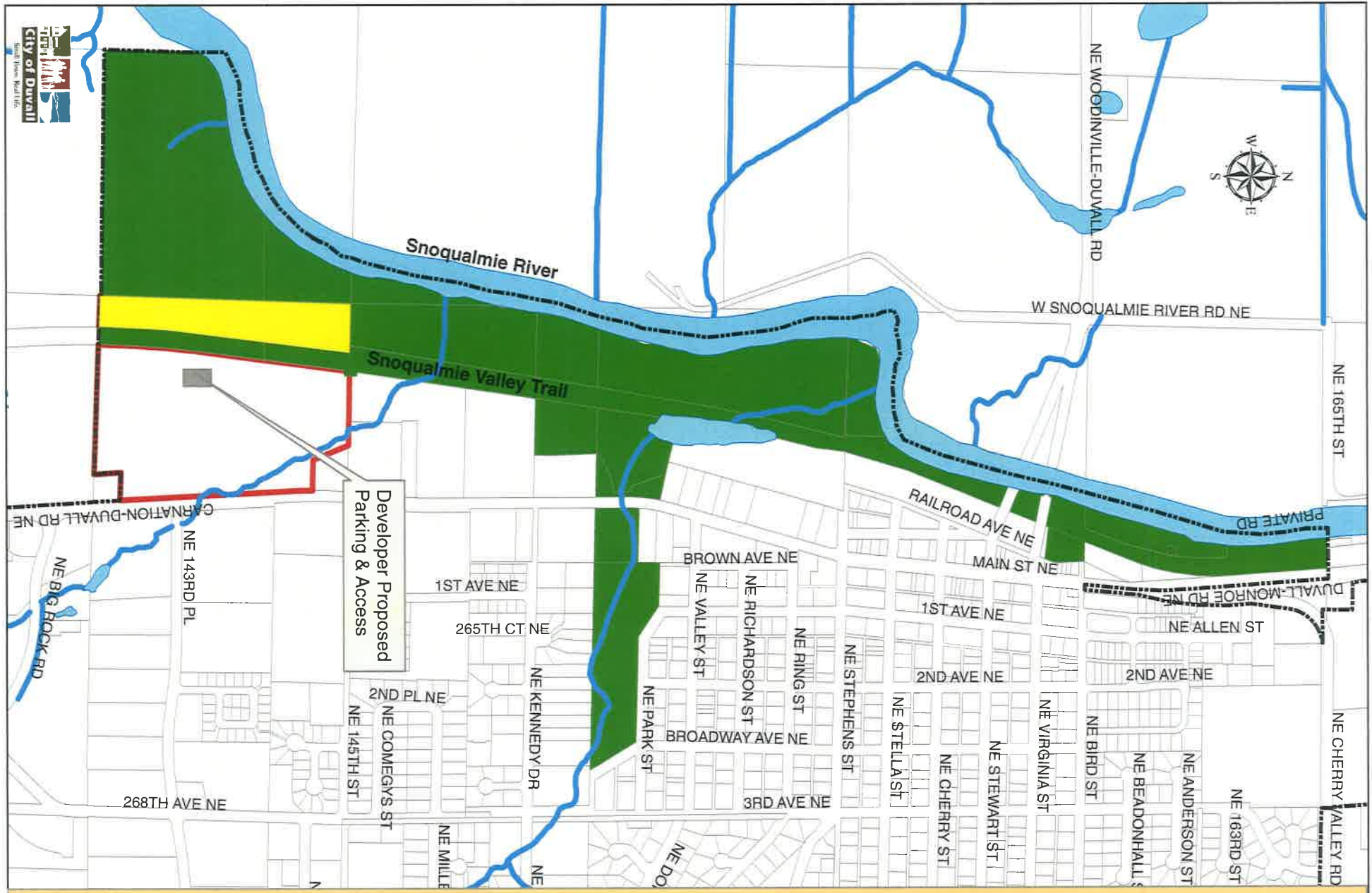
8 ½ x 11” maps are preferred, but 11 x 17” is acceptable if folded and hole-punched for insertion into a three-ring binder.

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).*



Developer Proposed
Parking & Access

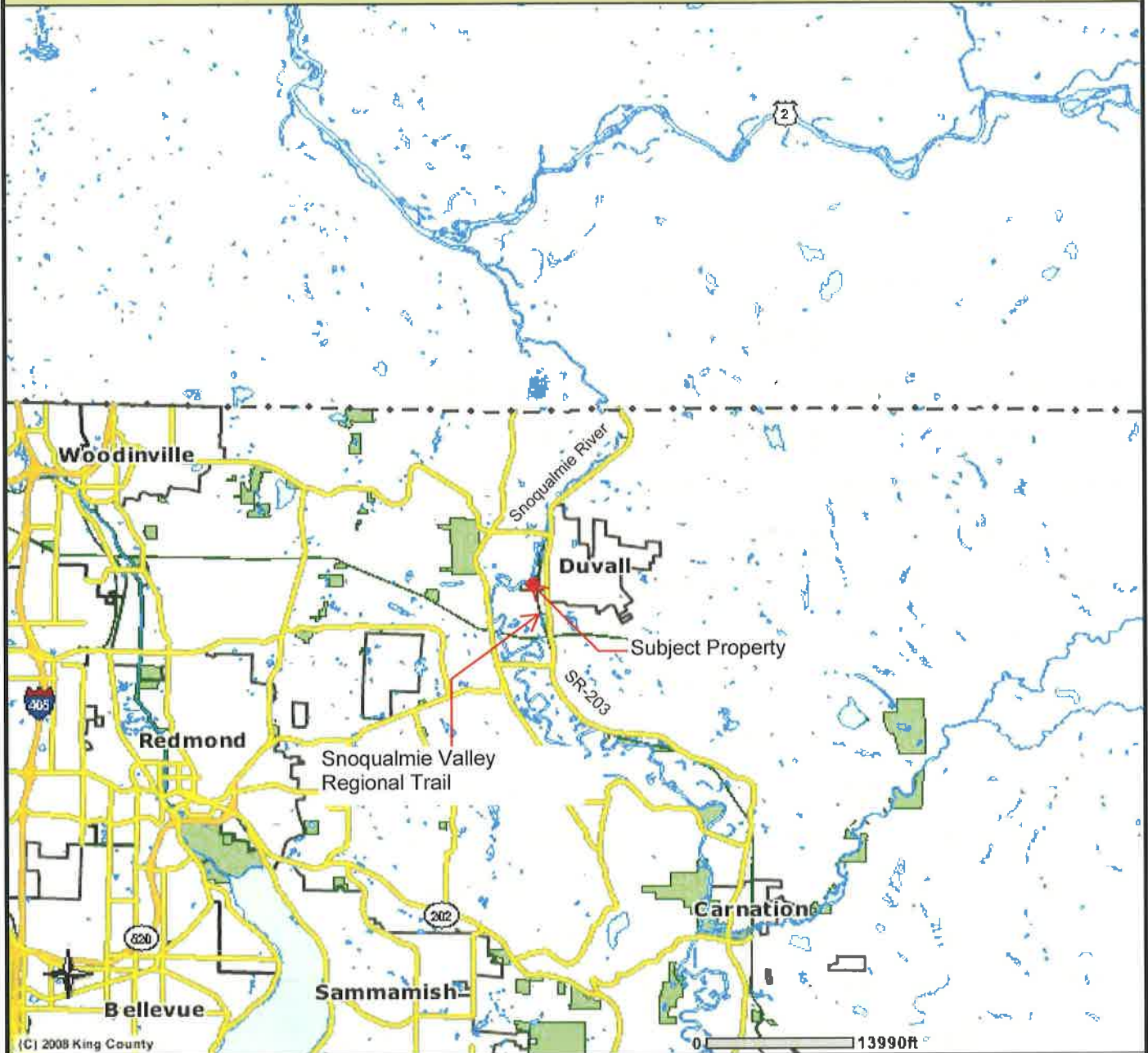
City of Duvall - Site Plan

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Parcel Data provided by permission of King County

Legend

- Subject Property
- Parcel #2426069080
- City Limits
- City Park & Open Space

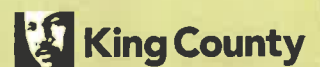
City of Duvall - Location Map

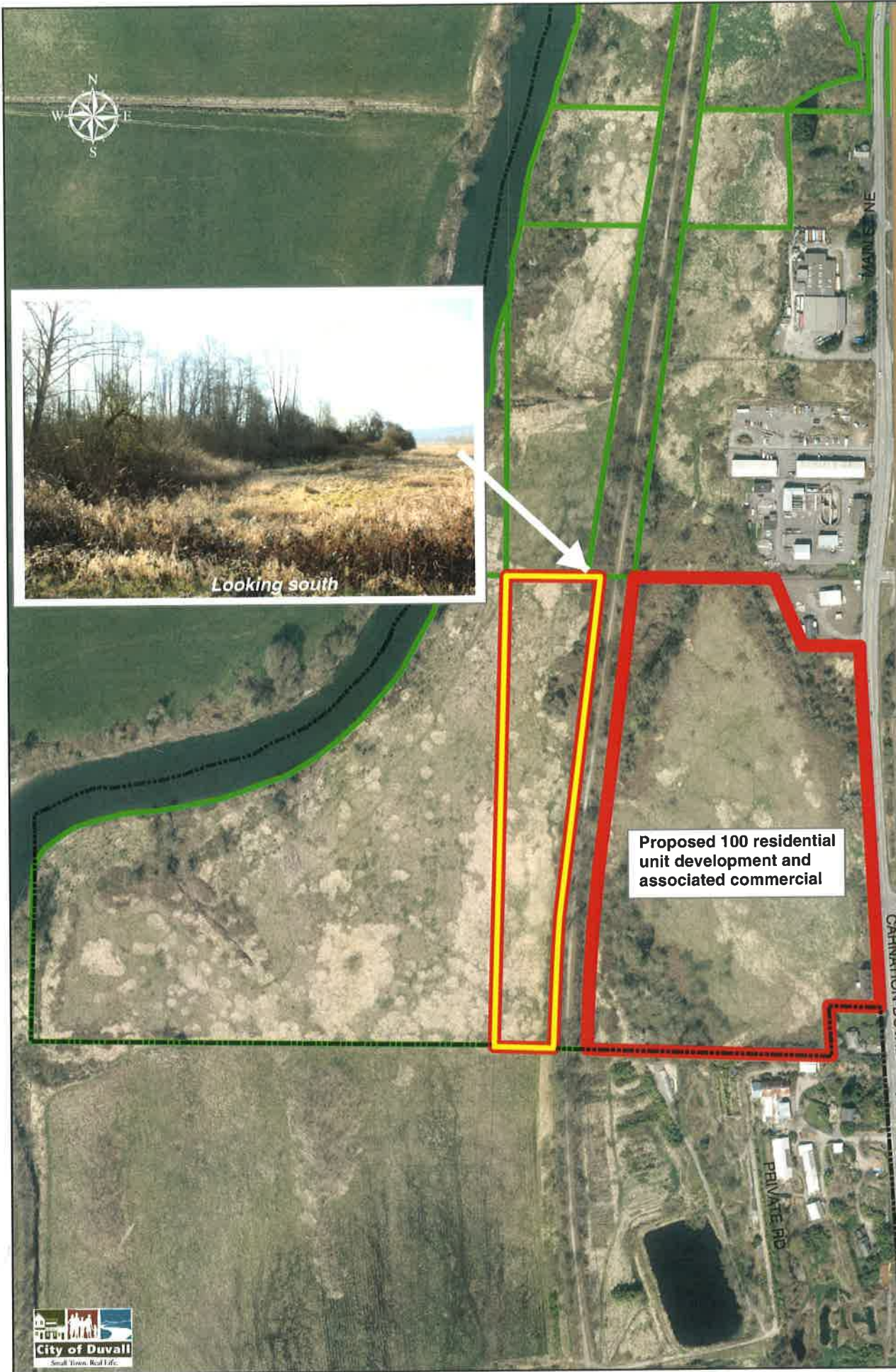


Legend

- | | | |
|------------------------|-------------------|-------------------|
| County Boundary | Parks | School District |
| Mountain Peaks | King County Parks | Other Government |
| Highways | County | Incorporated Area |
| Streets | City | |
| Highway | State | |
| Arterials | Federal | |
| Lakes and Large Rivers | Park District | |
| | (cont) | |

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Looking south

Proposed 100 residential unit development and associated commercial

Legend

-  Subject Property
-  City Limits
-  City Park & Open Space
-  Parcel #2426069080

City of Duvall - Aerial Photo/Site Photo

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