



King County

K.C. Date Received _____

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

PROJECT NAME Holiday Kennel Van Doren's Landing Park Expansion

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 CFT Application Amount: \$300,000
(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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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 goal of this project has changed in the last year from the application that was submitted by the City of Kent Public Works Department. Originally this property and one adjacent to it were going to be acquired to do a setback levee and some habitat restoration. As the City of Kent has continued to look at this stretch of the Green River, in cooperation with the King County Flood Control District, this particular property has been determined to serve the most public good if the parcel is annexed to Van Doren's Landing Park, which borders it to the north.

Over the past year Kent Parks Planning and Development has been working on a master plan to maximize the potential of our regional trails: the Kent Valley Loop Trail master plan. As part of this plan, Van Doren's Landing Park is a key trail intersection between several of the loop opportunities. A pedestrian bridge crossing the Green River and an East/West trail connecting to the Interurban intersect the Green River Trail just south of Van Doren's Landing Park. This makes Van Doren's Landing Park a key trail hub for trail use throughout the Kent Valley.

The details of the setback levee described in last year's application have not been finalized, though re-grading this parcel will be necessary, which also creates the opportunity to better connect the park to the river. Habitat improvements will be made as part of the levee and park projects as well. Details are currently in process.

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 checked="" 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 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 2012 and 2011 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. Over 200 species of wildlife have been catalogued at the 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 floodplains is one of the river's most significant factors impacting salmon. This acquisition and levee setback will help address that limiting factor and provide needed refuge habitat for threatened Chinook and steelhead juveniles (as well as other salmonids) in the Green River. 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.

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 are removed. When this parcel is regraded, it will provide a great view upriver to the pedestrian bridge to the south. The bridge was a popular subject in a recent photo contest to promote the Kent Valley Loop Trails master plan.

Historical/Cultural resources

This was the site of one of the first cable car ferries across the Green River, built in 1865.

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

As previously noted, the Holiday Kennel parcel is adjacent to other large natural areas, parklands and potential acquisitions. The addition of 1.78 acres would incrementally improve the value of the adjacent areas as well as provide land to fix a known erosion problem along the Green River bank. The Holiday Kennel parcel is across the road from the 300-acre GRNRA and adjacent to the 10-acre Van Doren's Landing Park. 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 and GRNRA from the south. After levee pullback and the removal of river-side sediment, the river corridor will be enhanced for wildlife and recreation, and provide additional flood storage.

Kent envisions a riparian corridor along this stretch of the Green River that will improve habitat for salmon, increase open space and recreational value, 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.

Park/open space addition

The Green River Trail that passes adjacent to this parcel will be moved and reconnected to the existing Van Doren's Landing Park. This parcel will allow for a safer connection between Van Doren's Landing Park and the pedestrian bridge that connects to a large residential development on the other side of the river.

Van Doren's Landing is a very popular community park and trailhead for the Green River Trail. We anticipate that it will become even more popular once the improvements to the trail system are implemented after the adoption of the Kent Valley Loop Trails master plan. An upcoming master planning process specifically focusing on the park and along this particular stretch of the trail will examine, among other things, how to best reconfigure this park for future success. Some of the ideas that will be reviewed include consolidated parking (4 separate lots are currently used to access Van Doren's and GRNRA), separating the Green River Trail from Russell Road to improve trail user safety and quality of experience, habitat restoration opportunities, how to better connect the river to the park, and how to avoid and/or mitigate impacts to the park from the levee setback project.

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

Educational/interpretive opportunity

Looking at educational and interpretive opportunities along the Green River Trail is being looked at as part of our Kent Valley Loop Trails Master Plan. The Green River has a rich and diverse cultural history. This site specifically was where one of the earliest cable ferry crossings was dating back to 1865. There are also opportunities for environmental education and interpretation at this site.

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 reconstruction is urgently needed. Without immediate repair, this slump is expected to continue growing and could threaten Van Doren's Landing Park. With this acquisition, a portion of the Flood Plan proposal 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. The parcel is required to maintain the connection between the Green River Trail and Van Doren's Landing Park after the levee setback.

Willing Sellers

Communication with the property owner has been initiated and the City of Kent is optimistic the property owner is amenable to selling. They have expressed interest provided that a suitable alternate business location can be secured.

Partnerships

The City of Kent Parks and Public Works departments are partnering with the King County Flood Control District (KCFCD) to address this stretch of the Green River with a phased approach that balances recreational value, ecological restoration and flood control. The planning work for this approach is already underway. This is a very exciting, different approach in that we are attempting to look at the river corridor in a more holistic way than traditional public capital projects often do.

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. It is also a portion of the larger Lower Russell Holiday Levee Setback identified in the Draft 2012 King County Flood Hazard Plan Update, and it is consistent with proposed Flood Plan strategies to:

- Continue to maintain existing levees and repair them as needed to protect public safety and property in a way that does not preclude long-term opportunities to eventually set back the levees to a more stable slope geometry.
- Explore opportunities to create a wider flood corridor to provide significantly enhanced flood protection, as well as environmental, recreational and economic benefits within a multi-objective river management effort.

It is also an identified goal in our City of Kent Parks & Open Space Plan 2010.

- Goal P&OS-1: Cooperate with King County,...to acquire and preserve additional shoreline access for waterfront fishing, wading, swimming, and other related recreational activities and pursuits, especially on the Green River...
- Goal P&OS-8: Create a comprehensive system of multipurpose off-road and on-road trail systems that link park and recreational resources with residential areas, public facilities, commercial, and employment centers both within Kent and within the region.

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?

This property is a great candidate for a stewardship approach that combines the efforts of parks maintenance professionals and volunteers.. It will be a simple matter to expand to this property our current practices, where professional staff provide routine maintenance and volunteers assist with invasives removal and planting of appropriate native species, that we utilize for our other properties along this river stretch. As with many of our open spaces, invasive plants are an ongoing concern.. Small individual capital improvements that are consistent with the park’s overall vision may be achieved through our popular Eagle Scout program. Funding for any expenditure associated with the volunteer efforts will come from the CIP and/or general fund.

As a popular community park set on a regional trail, maintaining Van Doren’s Landing is a priority for Kent Parks Operations.

4. PROJECT BUDGET

1) TOTAL CFT APPLICATION AMOUNT^a	CFT: \$300,000
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).

The total property interest value was given by an appraiser. The official appraisal report will be completed in a few weeks. The other dollar figures are estimated based on past experience.

PROJECT COSTS	ESTIMATED DOLLAR AMOUNT OR RANGE
Total property interest value	\$1.2 to \$1.4 Million Dollars
Title and appraisal work	\$10,000
Closing, fees, taxes	\$40,000
Relocation	\$50,000 (very rough estimate) ??
Hazardous waste reports	\$15,000
Directly related staff, administration and legal costs	\$30,000
Total Project Costs (CFT and other funds)	\$1.35 to \$1.6 Million Dollars

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)
Total CFT Funds Previously Received This Project		
Total Matching Funds and Past CFT Funds Currently Identified		
Unidentified Remaining Match Need	2015	\$800,000

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.

We will be submitting an application to the 2015 RCO WWRP Local Parks Grant Program for the match required.

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.

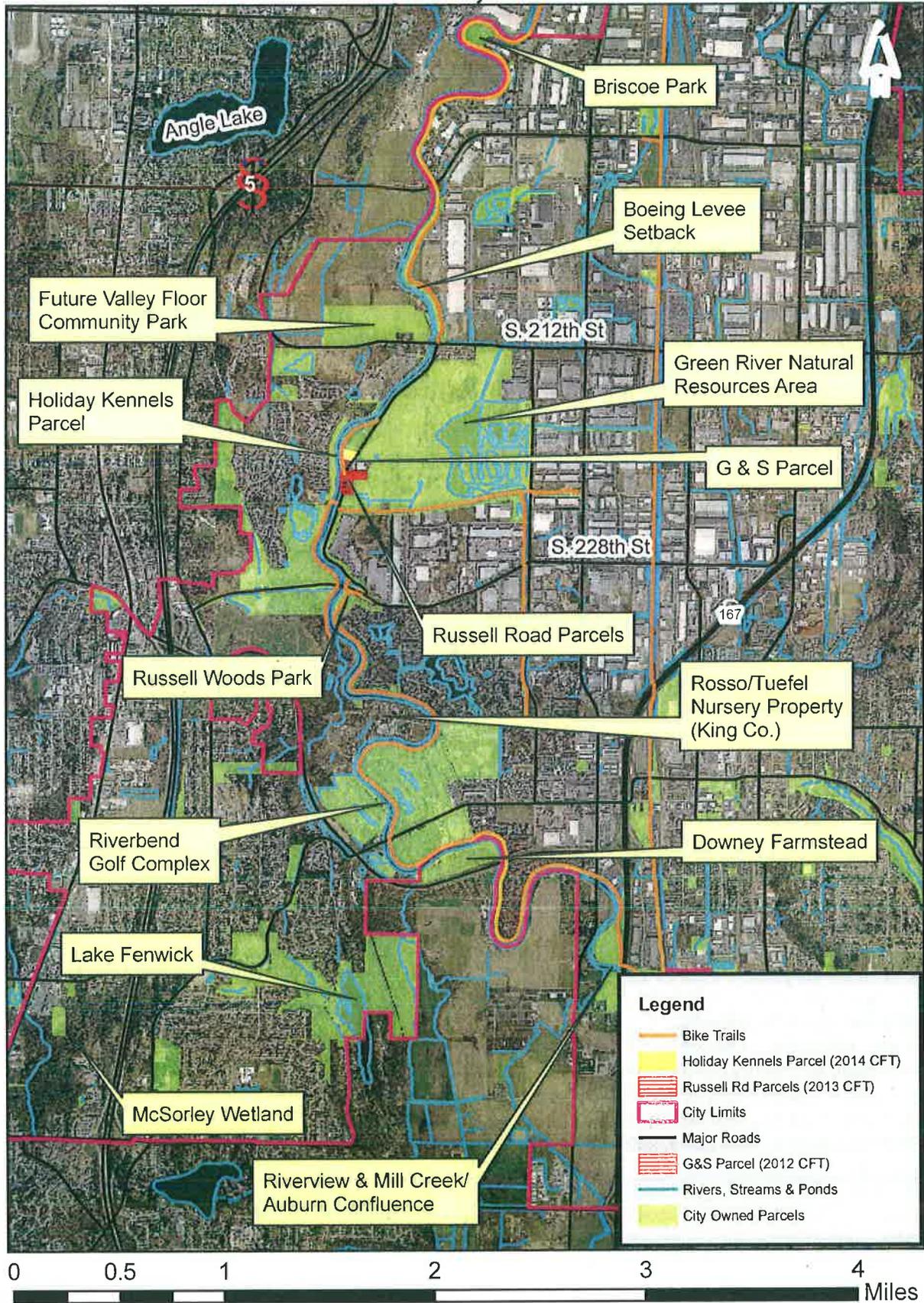
Site Map that shows the following:

- 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



Inset Map of Holiday Kennels Parcel To Acquire

Legend

- Bike Trails
- Russell Rd 2013 CFT Parcels
- G & S 2012 CFT Parcel
- Holiday Kennel Parcel
- Major Roads
- City Owned Parcels

Parcel #1022049016
1.78 Acres

Van Doren's Landing Park

Green River
Natural Resources
Area

