



**King County**

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

**PROJECT NAME: Snoqualmie Riverfront Reach acquisition**

Applicant Jurisdiction(s): City of Snoqualmie

Open Space System: above the Snoqualmie Falls

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

Acquisition Project Size: 1.4 acres (8 parcels) - 11.14 acres (22 parcels)

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

CFT Application Amount: \$1,247,600

*(Dollar amount of CFT grant requested)*

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

**CONTACT INFORMATION**

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Date: 03/12/14

**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 project is acquisition of one or more open space zoned parcels along the west bank of the Snoqualmie River, between SE Northern Street and SE Fir Street and from SE River Street to the King County Snoqualmie Valley Regional trail corridor. The properties within this riverfront reach are located within the FEMA designated 100-year floodway and consequently have suffered repetitive flood damages. At the same time, the City recognizes the aesthetic quality, passive recreation and habitat restoration opportunities of the riverbank. The primary risk to natural processes in this reach is the presence of residences in the floodway and the threat of additional development. The City's goal is to acquire these riverfront properties for open space in order to reduce repetitive loss damages and provide riparian habitat restoration. Furthermore, in multiple city visioning processes, the citizens of Snoqualmie have repeatedly expressed strong interest in a river walk trail along the Snoqualmie River shoreline to connect with the nearby King County Snoqualmie Valley Regional trail corridor. A riverwalk would provide a recreational resource that would allow residents and visitors to enjoy an unobstructed view of our natural scenic shoreline and surrounding landscape to support healthy living and tourism.

The City has made significant progress toward this goal. To date, the city has acquired 32 parcels along the riverfront totaling approximately 6,310 lineal feet and 46.25 acres. The large section of riverfront open space between Tokul Road and Northern Street, located immediately north of the proposed acquisition reach, was acquired through development project mitigation and the Snoqualmie Preservation Initiative. Nine of the riverfront parcels have been previously acquired by the City through FEMA Flood Hazard Mitigation grants or donations for permanent open space. Three of the riverfront parcels received KCD funding for riparian habitat along the bank of the river to provide for additional shading to improve the water quality for downstream salmon habitat. Between 2012 and 2013, four of the riverfront parcels were acquired utilizing Flood Control Zone District, King County Conservation District and Conservation Futures tax funding. One of the riverfront parcels is currently pending acquisition for 2014.

Twenty two properties remain to be acquired from willing sellers in the riverfront reach acquisition project. The first tier priority properties include a stretch of three contiguous parcels between Schusman Ave SE and Meadowbrook Way SE that front SE Park Street, two contiguous parcels north of Riverview Park along Park Ave SE and three contiguous parcels that front Railroad Ave SE (see attached map). All property owners in Tier 1 have expressed interested in selling their parcels at this time. The second tier properties include all the remaining properties within the riverfront reach. There is an interested seller in Tier 2 as well.

## 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 checked="" type="checkbox"/> H. Passive recreation opportunity/unmet needs   |

A. Wildlife habitat or rare plant reserve- This reach of the Snoqualmie River serves as a significant habitat area and large wildlife corridor for elk, deer, beaver, wintering bald eagles, pileated woodpecker, songbirds and other native species. Most of the natural vegetation has been removed and replaced with landscape species characterized as lawn grass, residential gardens and orchards within the developed portions of the riverbank. One of the major goals of the riverfront acquisition project is to conserve, protect and restore the natural systems within this area for wildlife habitat.

B. Salmon habitat and aquatic resources- The watershed supports wild runs of coho, Chinook, pink, chum and steelhead salmon. The presence of Chinook is in the Snoqualmie River. Although habitat for Chinook salmon cannot be supported as the proposed acquisition reach is located upstream of Snoqualmie Falls, habitat restoration within this area will improve instream conditions for Chinook habitat downstream and for other resident fish, including other salmonids. Furthermore, the removal of impervious surfaces will improve hydrological function, sediment transport processes, and instream habitat structure. The presence of rainbow trout, cutthroat trout, mountain whitefish, torrent sculpin, sucker, and brook lamprey habitat has been noted above the Snoqualmie Falls. Educational signage highlighting the cultural and natural environment will be installed in various locations along the riverwalk trail.

C. Scenic resources- Within the proposed reach, the FEMA buyout lots, the open space parcels, city parks, and the Meadowbrook Bridge currently provide intermittent views of and help protect the scenic quality of the Snoqualmie River. Acquisition of parcels within this reach will enhance the unique and high quality view of the Snoqualmie River and Mt. Si, which provides a striking scenic backdrop for the community.

D. Community separator- not applicable

E. Historic/cultural resources- Snoqualmie has a rich heritage and wealth of historic and cultural resources from its many thousands of years of habitation by native Americans and its more recent 100+ years of European settlement. The natural and cultural landscape contains important sites and features that provide tangible reminders of past events, people, places and lifestyles. These heritage resources contribute to Snoqualmie's unique identity and are highly valued by local residences.

F. Urban passive-use natural area/greenbelt- see H, below.

G. Park/open space or natural corridor addition- Acquisition of properties within this reach will reduce the remaining gaps in public ownership along the Snoqualmie River. The City currently owns approximately 6,210 lineal feet of the 10,000 lineal feet of riverfront property starting north of Tokul Road to the King County Snoqualmie Valley Regional trail. The riverfront reach includes the existing Sandy Cove Park (a passive recreational park) and Riverview Park (a high bank passive/active recreational park) together with twenty five riverfront parcels of permanent open space. Preventing further utilization of the floodway in the reach will preserve the option to restore floodplain functions and eliminate repetitive flood damages.

H. Passive recreation opportunity in area with unmet needs- The 2012 *City of Snoqualmie Open Space, Parks and Recreation Plan* identifies a current recreational need of approximately 10.67 acres for Water Access Areas. The riverfront reach can provide high quality passive recreational opportunities and support a regionally significant recreational resource, as acquisition of these parcels will provide an excellent opportunity to develop an urban nature trail that would connect with both the Preston-Snoqualmie trail and the King County Snoqualmie Valley Trail both to support the regional trail system. Furthermore, with the development of the Tokul Road roundabout project, an urban trail will extend from the Snoqualmie Falls, which receives approximately 2 million visitors per year, to the riverwalk. The City is committed to expanding and supporting the extensive soft-surface trail network within the City. To illustrate, the City received a \$40,000 grant to fund conceptual designs for a trail and restoration guidelines for the riverfront. A conceptual overall plan for riverfront trail and restoration access has also been called for over several years in various other plans, including the 2005 *City of Snoqualmie Downtown Vision Plan*; the 2006 *City of Snoqualmie Destination Development and Economic Plan*; the 2010 *City of Snoqualmie Downtown Master Plan*; the 2011 *City of Snoqualmie Bicycle & Pedestrian Recommendations Report* provided a conceptual preliminary location of the trail, which was then incorporated in the 2012 *Open Space, Parks and Recreation Plan*. A stakeholder committee has been formed and discussions are underway for the master riverwalk trail conceptual plan.

## 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. Educational/interpretive opportunity - Educational/interpretive opportunity will be provided through stream corridor management. Three of the FEMA buy out parcels south of this reach were involved in a habitat restoration project implemented by volunteers and students, which was led by the Mountains to Sound Greenway Trust. The City plans to continue to implement these types of programs within the proposed reach. Another component is the site provides opportunity for public education/interpretive signage of cultural and natural resources along the riverwalk trail.

B. Threat of loss of open space resources - Acquisitions within this reach will preserve the option to restore floodplain functions and side channels and reduce repetitive loss damages to properties. Within areas of this reach, the bank is currently threatened with erosion and acquisition will help minimize siltation of stormwater runoff reaching the river. Preventing new and removing existing residences and structures from the river's edge will allow the City to restore riparian habitat, provide bank stabilization, allow public access and passive recreation uses, and promote a more continuous scenic greenbelt along the river.

C. Ownership complexity/willing seller(s)/ownership interest proposed - Within the first tier properties, all of the property owners expressed interest in selling their property to the City, all of which contain homes. A property owner in the second tier also expressed interest in selling. This property also contains a home. If the City receives the requested CFT funding, the City will contact the property owners to confirm interest. If the property owner is no longer interested, the City would actively seek out property owners willing to sell other properties within this reach. If none of the first tier properties are willing to sell, the City will target the second tier properties, which is the remaining properties identified on the attached map.

D. Partnerships - Describe any public or private partnerships that will enhance this project: The City entered into an agreement with King County for the use of shared funding in connection with the Upper Snoqualmie Residential Flood Mitigation Riverfront Acquisition project, identified in the King County Flood Control Zone District's capital improvement program. 3 million has been allocated to assist the City in acquiring flood-prone properties within the city. The District's funding allows up to \$150,000 per property and will be used as matching dollars. When FEMA Hazard Mitigation Grant Program funding becomes available via a presidential disaster declaration, the City will apply through the State EMD for grant funding for acquisitions. This year, the City will also be applying for design and construction funding for the riverwalk including some acquisition funding through the Recreation Conservation Office. The City will work with the King County acquisitions unit to help negotiate acquisitions. After property acquisition, the City will seek out partnership with Mountains to Sound Greenway Trust for habitat restoration and public education.

E. Is the property identified in an adopted park, open space, comprehensive, or community plan?- All of the properties adjacent to the Snoqualmie River (with the exception of the commercially zoned properties between SE Fir St and SE River St) are identified as acquisitions in The 2009 *City of Snoqualmie Comprehensive Plan* as Open Space. The *City of Snoqualmie Capital Improvement program* lists acquisition of vacant properties along the Snoqualmie River for shoreline protection, park space, and visual shoreline access. An objective of the 2005 *City of Snoqualmie Downtown Vision Plan* is to expand and improve the parks, trails, linear open space amenities in and around the downtown by opening up views and access to the river from downtown parks and a riverwalk trail. The 2006 *City of Snoqualmie Destination Development and Economic Plan* recommended opening up the riverfront for public access. The 2010 *City of Snoqualmie Downtown Master Plan* identifies that the acquisition of open space between Snoqualmie Falls and the 418-acre Three Forks Natural Area and the 248-acre Meadowbrook Farm will provide the missing link to the numerous local and regional trails in the area. The 2011 *City of Snoqualmie Bicycle & Pedestrian Recommendations Report* provided a conceptual preliminary location of the riverwalk trail, which was incorporated in the 2012 *Open Space, Parks and Recreation Plan*. The 2012 *Open Space, Parks and Recreation Plan* recommends working to acquire and preserve additional shoreline access for waterfront trails and water-related recreational activities.

F. Transferable Development Credits (TDC) participation- This project is not proposing to use the Transfer of Development Credits approach.

### 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 newly acquired land will become part of the existing approximately 46.25 acres of permanent public open space located immediately north and within the proposed acquisition reach. With the leadership of a non-profit group such as the Mountains to Sound Greenway Trust, future stream corridor management will be implemented with the help of volunteers and school children. Cooperative Watershed Management grant funding and other funding sources will be sought for the restoration work and early on-going maintenance at these sites. The City Parks Department will accept all maintenance responsibilities in perpetuity.

### 4. PROJECT BUDGET

<b>1) TOTAL CFT APPLICATION AMOUNT<sup>a</sup></b>	<b>CFT: \$1,247,600</b>
<b>2) TOTAL PEL APPLICATION AMOUNT<sup>b</sup></b>	<b>PEL:</b>

<sup>a</sup>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.

<sup>b</sup>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 parcels are based on the land value listed on the King County Assessment.

#### Tier 1 parcels:

- 7849200450, 0.12 acres
- 7849200455, 0.12 acres
- 7819200460, 0.18 acres
- 7849200005, 0.17 acres
- 7849200010, 0.17 acres
- 7851200055, 0.21 acres
- 7851200050, 0.25 acres
- 7851200045, 0.18 acres

PROJECT COSTS	ESTIMATED DOLLAR AMOUNT OR RANGE
Total property interest value	\$1,113,600
Title and appraisal work	\$32,000 (8 appraisals at \$4,000 each)
Closing, fees, taxes	\$92,000
Relocation	\$0
Hazardous waste reports	\$0
Directly related staff, administration and legal costs	\$10,000
<b>Total Project Costs (CFT and other funds)</b>	<b>\$1,247,600</b>

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 Zone District	Committed as of 5/23/12	\$1,200,000
<b>Total CFT Funds Previously Received This Project</b>		<b>\$760,000</b>

<b>Total Matching Funds and Past CFT Funds Currently Identified</b>		\$1,660,000
<b>Unidentified Remaining Match Need</b>		

**Unidentified remaining match need: What funds are anticipated and what is the time frame? N/A**  
Please briefly discuss how the unidentified remaining match need above will be met.

**5. IN-KIND CONTRIBUTIONS FROM PARTNERSHIPS**

<b>Brief Activity Description</b>	<b>Dollar Value of In-kind Contribution</b>	<b>Status (Completed or Proposed)</b>	<b>Activity Date Range (Completion Date or Proposed Completion Date)</b>
N/A			
<b>TOTAL</b>			

**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).*







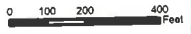


**City of Snoqualmie  
Riverfront Reach Acquisitions  
2014 CFT Grant Site Map**

March 11th, 2014

**Legend**

- Proposed Trails
- Trails
- Streams
- City Limits
- Tier 1 Properties
- Tier 2 Properties
- Parks/City Owned
- Pending



All users of the data will be advised that the map features are approximate and are intended only to provide an indication of land features. Accidental errors that have not been detected may be present. THIS IS NOT A SURVEY. The City of Snoqualmie assumes no liability for any errors or omissions that may appear in this map. ALL RIGHTS ARE RESERVED. UNLICENSED AND UNLAWFUL REPRODUCTION OF THIS MAP OR ANY PART THEREOF IS PROHIBITED. For more information, please contact the City of Snoqualmie Planning Department at 360-891-2222 or visit our website at www.cityofsnoqualmie.com. 2013\_07\_17\_Draft\_Map.mxd