

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.

- | | |
|---|---|
| <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 |

Wildlife habitat or rare plant reserve – This project will provide habitat for a number of native songbirds, amphibians, hawks, ospreys and bald eagles, waterfowl and small to large-sized mammals including coyotes, black bears, beavers and other rodents that serve as a prey base for raptors. The two project areas provide a diversity of habitats (forest stands of different age and species composition, open grassland areas, oxbow, wetland and open water areas). A portion of the land that is currently degraded will be restored with native vegetation as part of the floodplain restoration projects. This will improve habitat conditions for a variety of wildlife species. This reach of the Snoqualmie River is part of the King County Wildlife Network.

Salmon Habitat and aquatic resources – This reach is one of the two core Chinook spawning areas on the Snoqualmie River where the river historically had access to off-channel areas and provided greater rearing habitat. According to the Snohomish Plan (2005) this project site is located in a “first priority restoration” mainstem sub-basin. The table below documents presence of salmonid species and respective life history stage in the Snoqualmie River below the Snoqualmie Falls.

Species	Life History Stage Present	Unique Population
Chinook	Adult spawning, sub-yearling rearing & yearling rearing	Snoqualmie River Fall Chinook
Steelhead	Adult spawning, sub-yearling rearing & yearling rearing	Snoqualmie Winter Steelhead
Coho	Juvenile	
Pink	Adult spawning	
Chum	Adult spawning	
Cutthroat	Adult spawning, sub-yearling rearing & yearling rearing	

Scenic Resources – The parcels can be seen from the surrounding hillsides and are a scenic resource to Fall City. The properties are along the river and provide views up and down the Snoqualmie Valley and views of the surrounding mountains including Mt. Si.

Urban passive-use natural area/greenbelt – The parcels purchased in fee will provide open space and river access for the surrounding community. Although Fall City is not an incorporated area, the property provides open space and passive recreation in close proximity to the urban center of Fall City.

Park/open space or natural corridor addition – The properties are in close proximity to other King County Parks and Natural Areas including Fall City Park and Fall City Natural Area in addition to other land managed by KC Rivers. The first project area alone will provide approximately 160 acres of public land at the confluence of two important rivers.

Passive recreation opportunity/unmet need – Properties purchased in fee or partial fee will provide opportunities for passive recreation such as fishing, hiking, river recreation and bird watching. We will work closely with the community and our Parks Division to determine how best to accommodate the high river recreation in this area. The confluence of the Raging and Snoqualmie Rivers is used extensively by fishermen/women.

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

Educational/interpretive opportunity – the proximity of these properties to downtown Fall City will provide educational and interpretive opportunities for the surrounding community to learn about the restoration projects that will be implemented and the importance of floodplain processes for the recovery of salmonids. These projects will provide an opportunity to showcase how the county and community can work together to meet the needs of salmon recovery and agriculture.

Threat of loss of open space resources – The threat to parcels in this reach may come from development or the establishment of a large-scale horse facility. We are working with the King County Agriculture Unit and the River and Floodplain Management Section to find a solution that satisfies fish, farm and flood needs in an effort to preclude future development in and around the floodplain.

Ownership complexity/willing seller(s)/ownership interest proposed – We are under contract for the first phase of the confluence project area and the landowners of the second phase (there is one landowner for the first phase and two for the second) are willing to sell the golf course and their residences. In the second project area, we have had discussions with pertinent landowners and they remain at the table.

Partnerships – We are working with our Agriculture and Rivers’ partners to come up with a solution that captures the “fish/farm/flood” needs. As stated above, this is a priority for the FFF process. This project is seen as a potential model for how to restore salmon productivity both within the APD and outside of the APD. The project with the two phases may offer an opportunity to add land into agriculture productivity which will help to meet the Executive’s Food Economy goal of adding 400 acres per year. We will also need to work closely with WDFW and the community on the future use of this land.

Is the property identified in an adopted park, open space, comprehensive, or community plan.- These two project areas are high priorities in the Snohomish River Basin Salmon Conservation Plan (2005) and the King County Flood Hazard Management Plan (2006).

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?

Depending on the location of the parcel, the properties will be placed in either the King County River and Floodplain Management Section, in the Parks’ inventory as a Natural Area or managed by Parks as a Conservation Easement.

Rivers Section general property stewardship involves removing all buildings on the site, replanting of demolition areas with native vegetation, controlling invasive plants, and enhancing riparian areas on the site. Volunteer stewardship opportunities may be possible where appropriate. The Rivers Section will utilize the King County Flood Control District's annual budget for stewardship and maintenance activities.

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>).

4. PROJECT BUDGET

TOTAL CFT APPLICATION AMOUNT*	\$750,000
TOTAL PEL APPLICATION AMOUNT*	\$750,000

Estimation of property value: Property values are estimated based on a current appraisal or recent sales in the area.

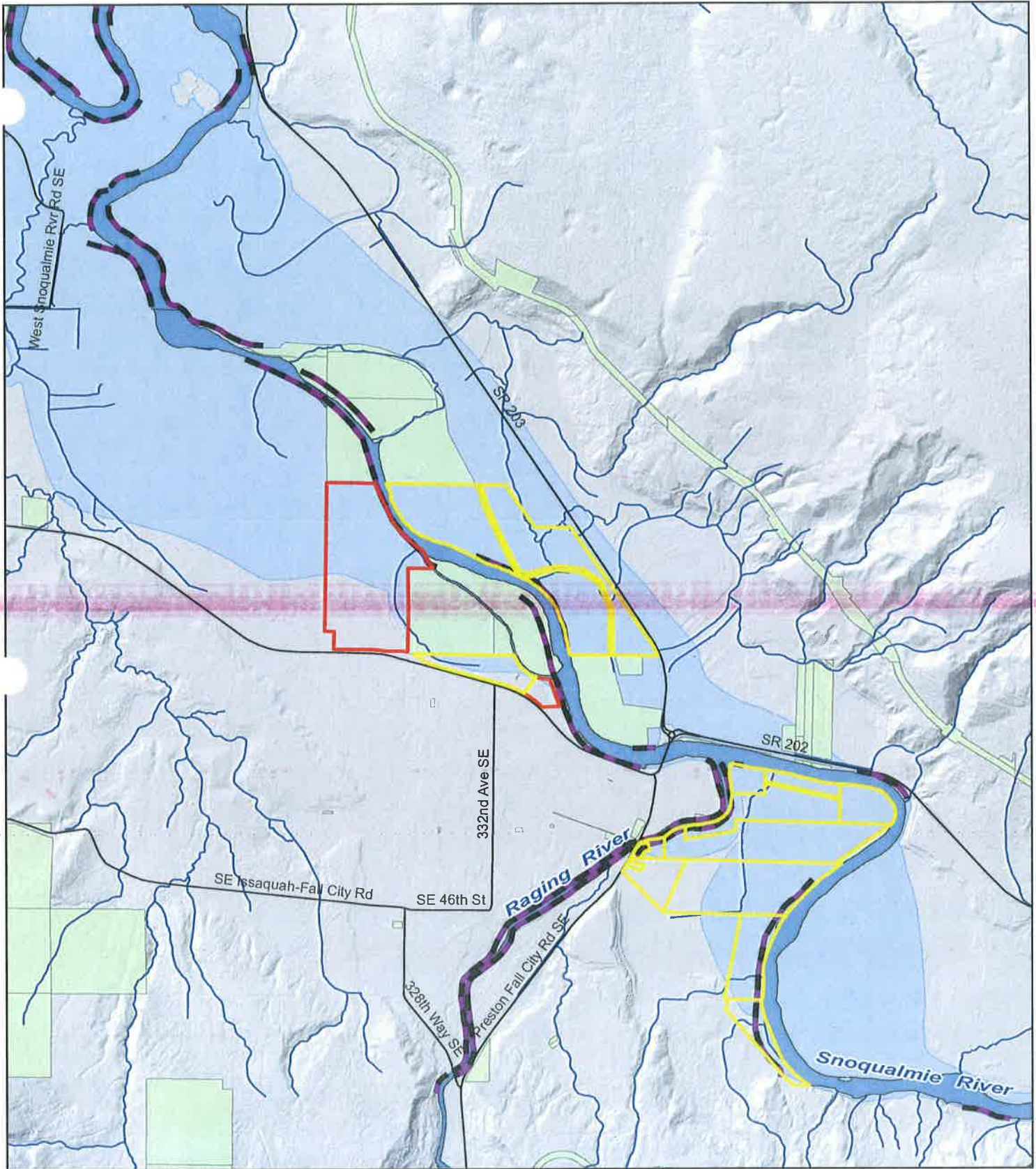
PROJECT COSTS	ESTIMATED DOLLAR AMOUNT OR RANGE
Total property interest value	\$7,840,000
Title and appraisal work	15,000
Closing, fees, taxes	10,000
Relocation	40,000
Hazardous waste reports	3,000
Directly related staff, administration and legal costs	77,000 (includes boundary line adjustment)
Total Project Costs (CFT and other funds)	7,985,000

MATCHING FUNDS SOURCES	Date Expended or Committed	Match Funds Expended or Committed (Amount)
Parks Levy 2016	Pending	\$750,000
Flood Control District	Secured	\$700,000
Flood Control District	Pending reallocation	\$1,200,000
Salmon Recovery Funding Board (for phase 2)	Pending	\$800,000
Total Matching Funds Currently Identified		\$3,450,000
Unidentified remaining match need		\$3,785,000

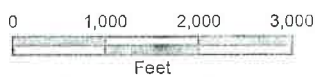
The remaining match may come from the reallocation of an Ecology Floodplains by Design grant, KC Flood District and future state and local funding. We expect to accomplish this within the next three years.

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 costs	\$200,000	Proposed.	FCD budget 2015-2016



Snoqualmie Fall City Reach Conservation



- First Priority Parcels
- Second Priority Parcels
- Floodway
- Rivers
- Publicly Owned Lands
- River Facilities
- Streams and Rivers
- Roads



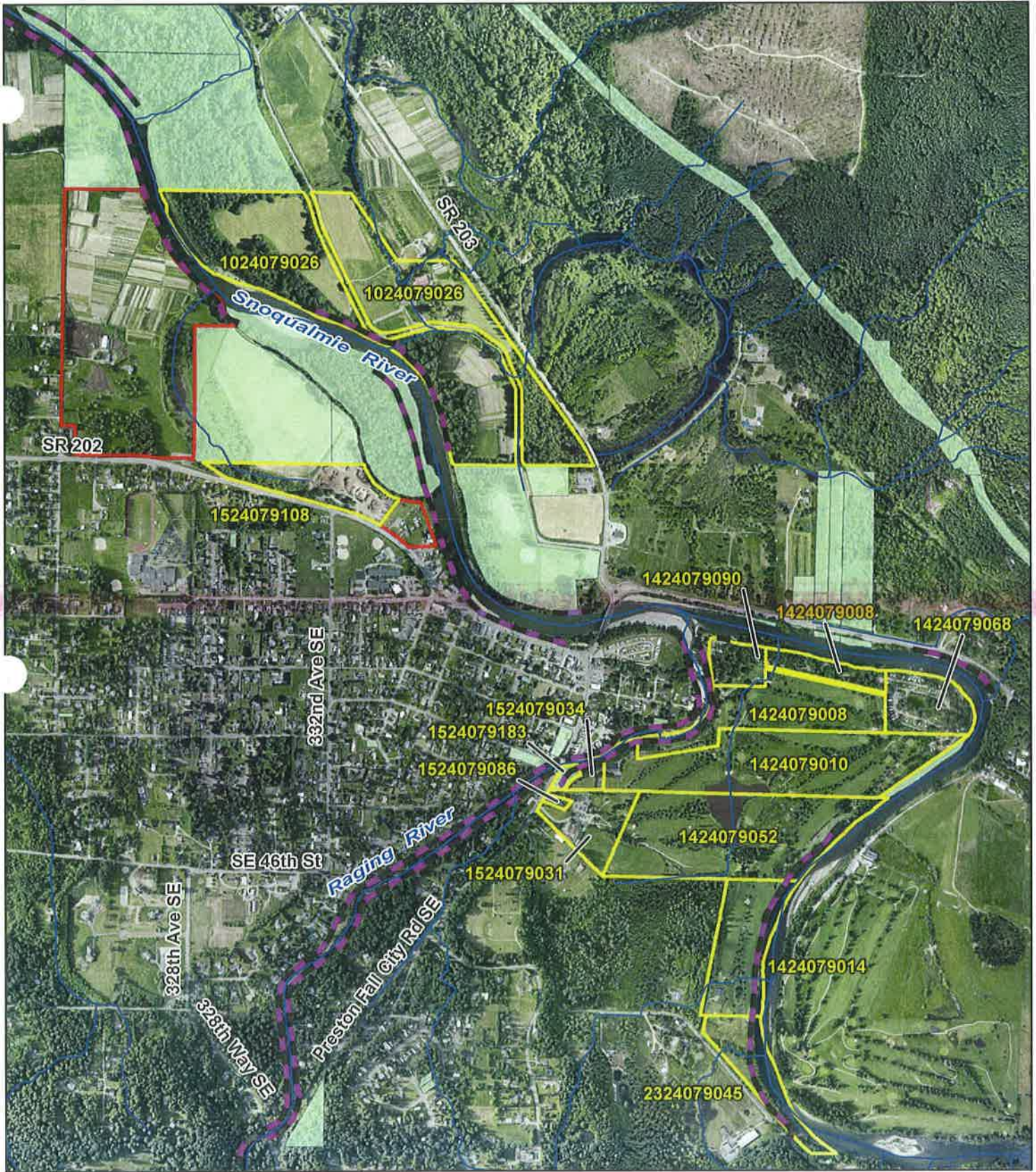
King County

Department of Natural Resources and Parks
Water and Land Resources Division

March 16, 2015

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Snoqualmie at Fall City



Photos from 2013

-  River Facilities
-  First Priority Parcels
-  Second Priority Parcels
-  Publicly Owned Lands

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

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