



King County

K.C. Date Received \_\_\_\_\_

## CONSERVATION FUTURES (CFT) 2016 ANNUAL COLLECTIONS APPLICATION FOR FUNDS

**PROJECT NAME: Milwaukee Creek at Tacoma Boulevard**

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Applicant Jurisdiction(s): City of Pacific

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Open Space System: Milwaukee Creek Corridor

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

Acquisition Project Size: .18 acres, 1 parcel

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

CFT Application Amount: \$15,000

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*(Dollar amount of CFT grant requested)*

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

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### CONTACT INFORMATION

Contact Name: Jack Dodge

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Phone: 253-929-1107

Title:                    Community Development Manager

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Address:                City of Pacific

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100 3<sup>rd</sup> Ave SE, Pacific, WA 98047

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Date: March 16, 2015

### 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.)*

This vacant residential lot is located in WRIA 10, and contains the Milwaukee Creek, a tributary to the White River. It is just northeast of the Hiranaka-Hatch property purchased by the City of Pacific with King county CFT funds in 2014. The parcel is bisected by the Milwaukee Creek, which is culverted under Tacoma Boulevard, then continues open through the Hiranaka-Hatch property. Upstream, the Milwaukee Creek is in a dedicated tract as it flows through a new residential development to the east. The property also abuts a storm pond that serves that new development.

The Tacoma site's address is 119 Tacoma Boulevard S., Parcel 3353401165. The site is also just south of 1<sup>st</sup> Avenue W, where City of Pacific trails meet and gain access to the Interurban Trail, and where a large storm pond attracts waterfowl and other wildlife. The property is significant as a link in the Milwaukee Creek system, and due to its proximity to local trails and the Interurban trail. The DNR has typed this portion of the Creek as Type "F".

The City's intention is to remove non-native vegetation and replant the property with native species, except for a small area that is not constrained by buffers from the Creek. This area could contain benches for people to sit and enjoy the view after walking the trails, and to observe wildlife in a natural setting.

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

### A] Wildlife Habitat or Rare Plant Reserve: Medium

While the Tacoma Boulevard Property currently contains a lower level of priority habitat, links to nearby habitat will boost the entire ecosystem. Raccoons, opossums, hummingbirds, long-toed salamanders, migratory birds, and River Otters have been reported nearby. Through enhancement, it will better serve as a feeding, nesting, or migratory link. This property is valuable due to its association with the Milwaukee Creek corridor.

### B] Salmon Habitat and Aquatic Resources: Low to Medium

The Milwaukee Creek, a "Type F" salmonid stream, is a south flowing creek that parallels the Interurban Trail and SR 167. The City of Pacific has a unique opportunity to provide significant restoration to existing degraded habitat along its banks. Milwaukee Creek runs diagonally across the property. Chum and coho salmon and steelhead have been documented in Milwaukee Creek further downstream. Through addition shade cover, significant changes to the water quality will positively impact habitat here and downstream. Milwaukee Creek is also an important breeding area for frogs, salamanders, and generally has some water flow year round.

### C] Scenic Resource: Medium.

Acquiring the Tacoma Boulevard property will add scenic value to the neighborhood. The property has views of the Cascade Mountains, Mt. Rainier, the West Hill of Pacific, as well as Milwaukee Creek. This property will be highly visible from nearby residences and the roadway.

### D] Community Separator: Low

This property provides a scenic backdrop and visual relief for a built up single-family and multi-family residential area.

### F] Urban Passive Use, Natural Area/Greenbelt: Medium to High

This parcel contributes .18 acres to a much larger system of natural land area by being a part of the Milwaukee Creek restoration efforts, and through its proximity to the local trail system and the Interurban Trail.

### G]. Park, Open Space or Natural Corridor Addition: Medium

Milwaukee Creek flows through the communities of Pacific and Sumner. Jovita Creek, which travels from Trout Lake in unincorporated King County and Edgewood, joins Milwaukee Creek in Pacific, and contributes to a natural corridor shared by all of these communities.

### H] Passive recreation opportunity in area with unmet needs: High

The City of Pacific's Comprehensive Plan anticipates over 50% population growth in the first half of the 21<sup>st</sup> century. The *Land Use*, and *Parks, Open Space, Recreation and Trails* chapters address the statistical need for more open space assets. As the denser valley residential core increases in population through in-filling, the need for more parks and open space will become critical. This property is an important part of the City's plan for the future. Under State mandated Growth Management, the City is compelled to provide for increased population density and to acquire passive parks, habitat and open space to preserve it for the future. In a neighborhood of single and multi-family residences, the largest naturally vegetated open space is a subdivision's storm pond with steep slopes and little surrounding land.

## 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: Medium**

There is enough useable area on this property for benches and an informational kiosk

### **B. Threat of loss of open space resources: Medium**

The City has seen significant increases in housing densities the past several years in the valley. Pacific residents have deemed the halt of further loss of open space as increasingly important. Pacific citizens are concerned about the accelerating pace of land-use changes surrounding their communities and want to preserve landscapes while creating livable areas.

### **C. Willing Seller: High**

This property is currently being advertised for sale. City of Pacific has contacted the real estate company and is waiting to hear what their asking price is. The property has been assessed by King County for \$25,000. Due to the the required buffers for the Milwaukee Creek, which flows diagonally across it, there is very little buildable area. Culverting the Creek would require a permit from the Army Corps of Engineers.

### 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 City of Pacific will maintain the property with General Fund Resources. Once invasive plants are removed and the native plantings are complete, the City of Pacific will maintain them.

The City and volunteer groups have also worked with the National Wildlife Foundation, Pierce County, and the Department of Ecology on a much larger project that included a 10 year restoration plan and involves neighborhood and public engagement.

### 4. PROJECT BUDGET

<b>1) TOTAL CFT APPLICATION AMOUNT<sup>a</sup></b>	<b>CFT: \$15,000</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).*

<b>PROJECT COSTS</b>	<b>ESTIMATED DOLLAR AMOUNT OR RANGE</b>
Total property interest value	<b>\$25,000</b>
Title and appraisal work	<b>\$ 3,000</b>
Closing, fees, taxes	<b>\$ 1,500</b>
Relocation	
Hazardous waste reports	
Directly related staff, administration and legal costs	<b>\$ 1,500</b>
<b>Total Project Costs (CFT and other funds)</b>	<b>\$31,000</b>

<b>MATCHING FUNDS: Existing Sources</b> (CFT can only provide a maximum of 50% of anticipated project costs)	<b>DATE</b> (Expended or Committed)	<b>DOLLAR AMOUNT</b> (Expended or Committed)
King County Parks Levy	January 2015	\$10,000
City of Pacific Stormwater Fund	March 2015	\$ 6,000
<b>Total CFT Funds Previously Received</b> <i>This Project</i>		\$ 0

<b>Total Matching Funds and Past CFT Funds Currently Identified</b>		\$16,000
<b>Unidentified Remaining Match Need</b>		\$15,000

**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.*

**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>
Earth Day Planting Party 2016	\$1,000	Proposed	April 2016
<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)**

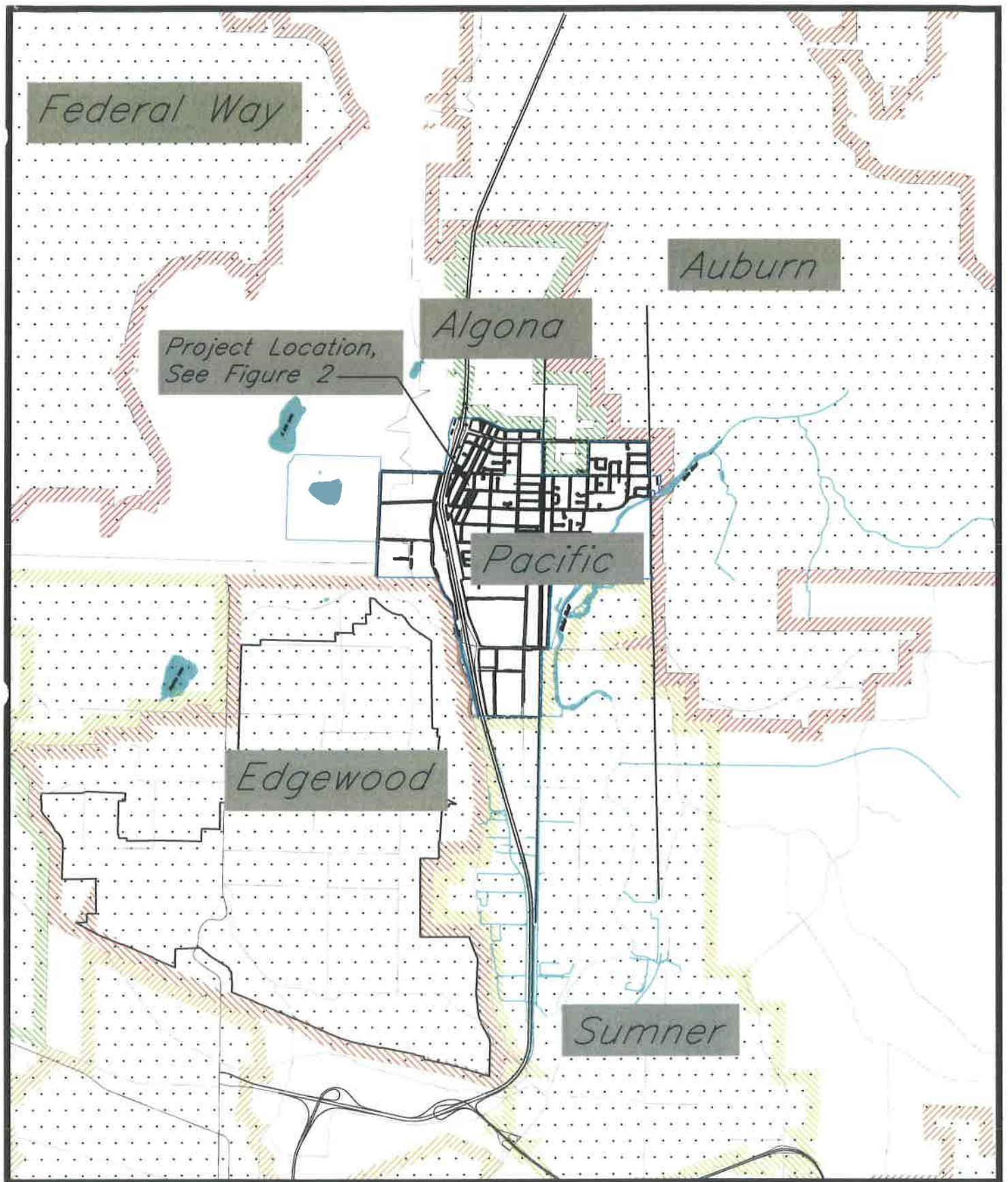
8 ½ x 11” maps are preferred, but 11 x 17” is acceptable if folded and hole-punched for insertion into a three-ring binder.

**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).*



**LEGEND**

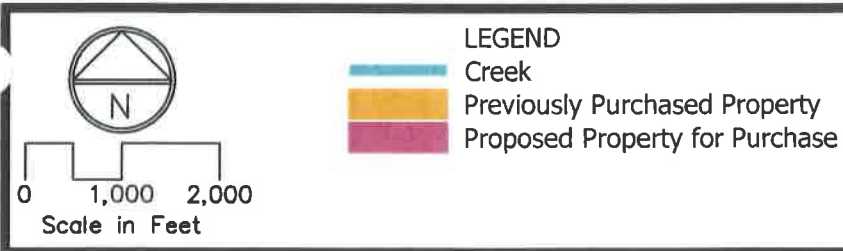
- City Limits
- - - Urban Growth Area (UGA)

**Figure 1: City of Pacific Vicinity Map**

0 2,500 5,000  
Scale in Feet



Figure 2: City of Pacific Properties to Purchase

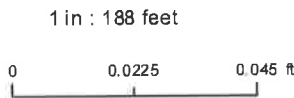


# King County



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Date: 3/14/2015



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