



King County

K.C. Date Received _____

CONSERVATION FUTURES (CFT) 2016 ANNUAL COLLECTIONS APPLICATION FOR FUNDS

PROJECT NAME: Omer Open Space

Applicant Jurisdiction(s): City of Pacific

Open Space System: Milwaukee Creek Corridor

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

Acquisition Project Size: .41 Acres

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

CFT Application Amount: \$30,000

(Dollar amount of CFT grant requested)

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

CONTACT INFORMATION

Contact Name: Jack Dodge

Phone: 253-929-1107

Title: Community Development Manager

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Address: City of Pacific

Email: jdodge@ci.pacific.wa.us

100 3rd Ave. SE, Pacific, WA 98047

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 parcel is located in WRIA 10, and is adjacent to the Milwaukee Creek, a tributary to the White River. It is just southwest of the Hiranaka-Hatch property purchased by the City of Pacific with King County CFT funds in 2014. The parcel, which has not been surveyed, may contain a portion of Milwaukee Creek, which heads south as it meets up with the adjacent Interurban Trail, midway between 2nd Avenue SW and 3rd Avenue SW.

The Omer site's address is 224 3rd Place SW, Parcel #335340-2745. The site is also just north of the City of Pacific Interurban Trailhead at 3rd Avenue SW. The property is significant as a link in the Milwaukee Creek Corridor, and due to its proximity to the local Interurban trailhead. The DNR has typed this portion of the Creek as Type "F".

The City's intention is to remove non-native vegetation, and to create or enhance wetlands on the property as mitigation for building a segment of the Interurban Trail south of 3rd Avenue SE. The property is currently accessed by a 16' alley from 3rd Avenue SW. The parcel would primarily provide a wooded view from the Interurban Trail, shade for the Milwaukee Creek, and wildlife habitat.

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] Wildlife Habitat or Rare Plant Reserve: Medium

While the Omer Open Space 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 primarily runs north to south along the western edge of 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 Omer Open Space 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 the Interurban Trail and nearby residences.

D] Community Separator: Medium

This property will provide a visual and sound separator for the Light Industrial properties on the west side of the Interurban Trail, and 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 .41 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 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 21st 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: Low

When restored, this property will allow for passive use and educational opportunities regarding wetland ecosystems.

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.

This property does not currently have adequate access to develop for more than one single-family residence. If additional access is purchased from Seattle Boulevard, up to three single-family residences might be built here.

C. Willing Seller: High

This property has been advertised for sale for several years. The property is currently assessed by King County for \$55,000, which is less than one-half of what Mr. Omer purchased it for in 2007. Mr. Omer has contacted the City of Pacific and asked if the City would consider purchasing it, most recently last year.

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

1) TOTAL CFT APPLICATION AMOUNT^a	CFT: \$45,000
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).

The property value is an estimate of what the seller will accept for the property, based on his 2007 purchase price (\$125,000), the King County Assessed Value of the property (\$55, 000), and how the property would be appraised if it were subdivided into three lots, factoring in the necessity of buying access rights from an adjoining property.

PROJECT COSTS	ESTIMATED DOLLAR AMOUNT OR RANGE
Total property interest value	\$90,000
Title and appraisal work	\$ 3,500
Closing, fees, taxes	\$ 2,500
Relocation	
Hazardous waste reports	
Directly related staff, administration and legal costs	\$ 2,000
Total Project Costs (CFT and other funds)	\$98,000

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)
Park Impact Fees	2015	\$50,000
Stormwater Fund	2015	\$ 3,000

Total CFT Funds Previously Received This Project		\$0
Total Matching Funds and Past CFT Funds Currently Identified		\$53,000
Unidentified Remaining Match Need		\$45,000

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

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*)

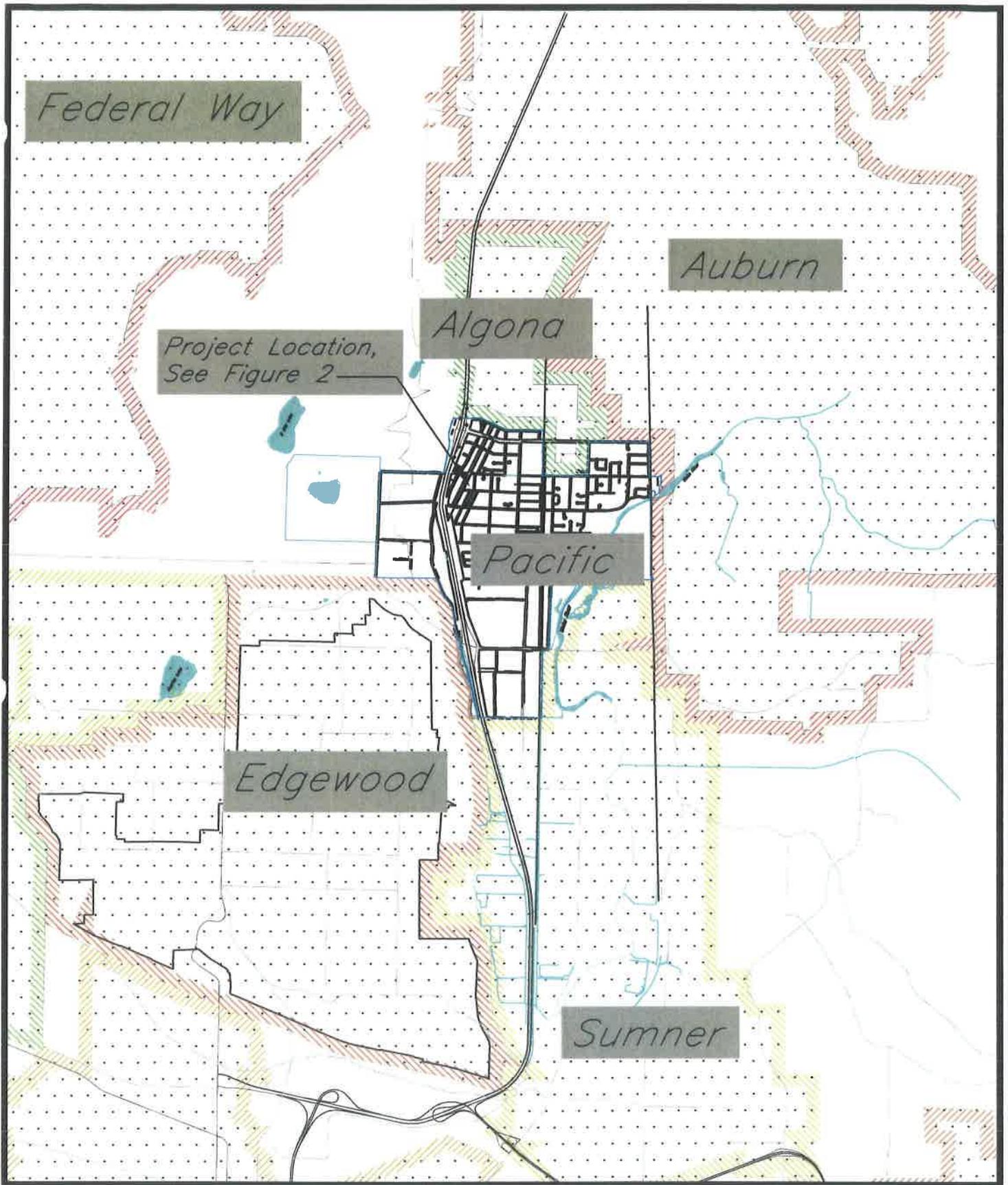
8 ½ x 11” maps are preferred, but 11 x 17” is acceptable if folded and hole-punched for insertion into a three-ring binder.

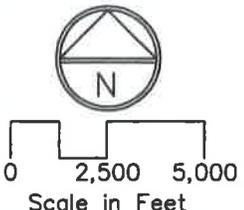
Site Map that shows the following:

- 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).*





0 2,500 5,000
Scale in Feet

LEGEND

- City Limits
- Urban Growth Area (UGA)

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



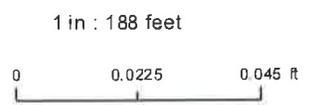
- LEGEND
-  Creek
 -  Previously Purchased Property
 -  Proposed Property for Purchase

Figure 2: City of Pacific Properties to Purchase

King County



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 **King County**
GIS CENTER

Date: 3/14/2015