



King County

K.C. Date Received _____

**CONSERVATION FUTURES (CFT) 2017 ANNUAL COLLECTIONS
APPLICATION FOR FUNDS**

PROJECT NAME: Big Beach

Applicant Jurisdiction(s): King County Water and Land Resources

Open Space System: Maury Island Aquatic Reserve including Inspiration Point, Lost Lake, Big Beach and Neill Point.

Acquisition Project Size: 5 acres, 2 parcels, (28 parcels, 76 acres) CFT Amount: \$350,000
(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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Title: Vashon – Maury Island Watershed Steward Fax: 206-296-0192

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Seattle, WA 98104

Date: March 8, 2016

PROJECT SUMMARY:

This project focuses on an ecologically important shoreline adjacent to the Maury Island Aquatic Reserve along the southeast shore of Vashon Island. The project goal is to preserve ecologically intact parcels and purchase developed shoreline for future restoration opportunities. If this CFT request is successful, properties acquired will be used as match to request additional acquisition and restoration funding from the Estuary and Salmon Restoration program in 2016. Purchased properties will add to the already established preserves at Lost Lake and shoreline preserved in 2007-2008 at the Inspiration Point and Neill Point Natural Areas. In 2014 and 2015, three parcels were added to the Neill Point Natural Area and a new fourth preserve (Forest Glen Natural Area) was created with two more parcels. King County added two more parcels to the Lost Lake Natural Area. This project also supports Public Health’s efforts to stop septic pollution in this Marine Recovery Area. The entire project area is a historic landslide as well as a landslide hazard area. Buying the properties has the added benefit of moving people out of landslide risk. The specific parcels targeted with this acquisition represent two different property holders with 9 separate parcels. If fully funded, we plan to purchase two of these parcels in this round, including almost 15 acres of property and 1200’ of marine shoreline. Acquisition of these two properties will allow for future restoration including the removal of 500 feet of armoring and removal of two shoreline residence while restoring natural beach forming processes. Fee title purchase of property is preferred. We excluded from this project area a cluster of long and narrow parcels with high value, high bank homes after weighing the cost versus shoreline protected. After completion, the project will create two large natural areas totaling almost 11,000’ of protected shoreline (8000’ north + 3000’ south). The project is over halfway to this goal with over 6000’ of this marine shoreline protected.

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 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 |



Eelgrass at Big Beach

Wildlife habitat or rare plant reserve. Audubon has designated Quartermaster harbor as an Important Bird Area. Important species that benefit from this project include marbled murrelet, bald eagle, pileated woodpecker, Brant's cormorant, common loon, great blue heron, and osprey. Eelgrass is found on or adjacent to the majority of these parcels. In 2012 a citizen science species inventory (BioBlitz) event documented 354 different species at Neill Point Natural Area.

Salmon habitat and aquatic resources. WA DNR created the Maury Island Aquatic Reserve in 2000 in large part to protect the Quartermaster Harbor run of Pacific Herring – the healthiest run in Central Puget Sound. The three primary forage fish in Puget Sound (Pacific herring, surf smelt, and sand lance) all spawn within the drift cell that will be protected and enhanced by this project. Wild geoducks are plentiful and could be commercially harvested where not closed due to sewage pollution. In winter, Puget Sound resident orcas visit the mouth of Quartermaster Harbor. Federally threatened juvenile chinook salmon from several watersheds have been documented in Quartermaster Harbor. Western grebes and surf scoters – both in steep decline in Puget Sound – are reliant on Pacific herring. This project is consistent with WRIA 9 Chinook salmon recovery plan. Other species benefitting from this project include orca, harbor seal, Pacific harbor porpoise, coho salmon, chum salmon, bull trout, cutthroat trout, steelhead trout, clams, and Dungeness crab. One target parcel hosts the mouth of Chen Creek.

Scenic resources. In addition to the beautiful and expansive natural beach environment, these properties have views of Mt. Rainier, Quartermaster Harbor, Maury Island and the Tacoma waterfront.

Park/open space or natural corridor addition. This project focuses on large-scale habitat restoration and restoration by connecting three separate natural areas (Inspiration Point, Lost Lake, and Big Beach) into one protected shoreline reach. Additional parcels will also be added to the Neill Point Natural Area.

Passive recreation opportunity/unmet needs. By preserving these properties and adding to existing natural areas, this project will expand the amount of public beach available for visitors. Boating and birdwatching are popular in the area.



Mt. Rainier view from target par...

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

Due to its varied habitats and easy access, Big Beach is an excellent site for educational and community stewardship activities. Local environmental educational organizations including the Vashon Nature Center, Vashon Beach Naturalists and Vashon Audubon, have all written letters of support for this project. In 2012 a citizen science species inventory (BioBlitz) event documented 354 different species at Neill Point Natural Area.

B. Threat of loss of open space resources

Although most of the undeveloped parcels are challenging to build on, the presence of existing structures on some of these parcels represents a risk of upgrading. While the properties remain in private ownership, they are at increased risk for habitat destroying activities such as logging, view clearing, inadequate (or non-existing) septic, introduction of invasive species, and bulkhead construction and repair. Grant funding is being pursued to fund the full restoration of developed parcels. Public Health identified human waste pollution coming from parcels in the target area.

C. Ownership complexity/willing seller(s)/ownership interest proposed

The priority two parcels are owned by two different owners and both have agreed to appraisals. The landowners are currently experiencing pressure from Public Health regarding their septic systems, so will soon need to make decisions on upgrading septic systems or selling.

D. Partnerships - Describe any public or private partnerships that will enhance this project

In addition to our partnership on this project with the Vashon Land Trust, this project has broad support from the Vashon Beach Naturalists, Vashon Nature Center, and Washington State Department of Natural Resources. Vashon Land Trust is providing some landowner outreach as well as pursuing additional funding. WRIA 9 has written a letter of support for this project and has provided funding for landowner outreach. The state recently funded \$505,000 in acquisitions in the area and is poised to spend another \$1 million on restoration in Maury Island Aquatic Reserve.

E. Is the property identified in an adopted park, open space, comprehensive, or community plan?

- 2008 WRIA 9 Salmon Habitat Plan action Nearshore 17.
- Vashon GreenPrint (focus areas 12 and 13, ten year acquisition focus priority).
- *Prioritization of Marine Shorelines of WRIA 9 for Juvenile Salmonid Habitat Protection and Restoration* recommends this area for conservation and restoration.
- *Strategies for Nearshore Protection and Restoration in Puget Sound*, Puget Sound Nearshore Ecosystem Restoration Project document lists this drift cell as “high potential” for restoration.

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?

As parcels are acquired, they will be added to the existing Natural Areas managed as King County Ecological Lands. In the event of a purchase with a structure, the structure would be removed and habitat restored. For parcels needing restoration, CFT funds will be used as match to leverage restoration funding for the parcels. The King County Basin Steward (applicant) manages budgets that include some funding for the removal of structures and habitat restoration. We will likely need additional restoration funding, but bulkhead removal is a likely candidate for restoration grant sources and CFT/ Parks dollars are vital for providing the necessary match. A similar project in the same area ranked first in new projects in the latest grant round for state's Estuary and Salmon Recovery Program.

King County Parks is responsible for the day-to-day management while King County Water and Land will fund and complete the restoration work. Groups and agencies supporting the project (WRIA 9, Vashon-Maury Island Land Trust, Vashon Beach Naturalists, Vashon Nature Center, and Washington State Department of Natural Resources) may be asked for assistance as well.

4. PROJECT BUDGET

1) TOTAL CFT APPLICATION AMOUNT ^a	CFT: \$350,000
2) TOTAL PEL APPLICATION AMOUNT ^b	PEL: \$350,000

^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:

King County acquisition staff estimate.

PROJECT COSTS	ESTIMATED DOLLAR AMOUNT OR RANGE
Total property interest value	\$865,000
Title and appraisal work	\$10,000
Closing, fees, taxes	\$6,000
Relocation	\$0
Hazardous waste reports	\$4,000
Directly related staff, administration and legal costs	\$15,000
Total Project Costs (CFT and other funds)	\$900,000

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)
King County Parks Levy	Requested	\$350,000
King County Parks Levy	Committed	\$200,000
Total CFT Funds Previously Received <i>This Project</i>		0
Total Matching Funds and Past CFT Funds <i>Currently Identified</i>		\$550,000
Unidentified Remaining Match Need		0

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.

No additional match needed as long as Parks Levy request is fulfilled.

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)
Vashon Maury Land Trust funded by WRIA 9.	\$19,500	On going	Landowner outreach, fundraising and structure removal.
TOTAL	\$19,500		

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*)

Big Beach Additional Photos



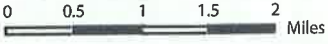
Shoreline armoring impeding natural beach processes.



Priority parcels immediately north of Lost Lake. One person owns six of these parcels.

Big Beach Area Vashon/Maury Island, WA Location Map

-  Project Area
-  Streams and Rivers
-  Vashon-Maury Island Land Trust
-  Water Bodies
-  Publicly Owned Land



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File:
1603_6471w_BigBeach-LocatorMap.al

Map produced by:
King County eGov



Big Beach
Project Area

Vashon
Island

Maury
Island

Puget Sound

Seattle

KING COUNTY

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Big Beach Parcels, Vashon Island Site Map

-  Target Parcel
-  2017 Priority Parcels
-  Publicly Owned Lands

