



King County

K.C. Date Received _____

CONSERVATION FUTURES (CFT) 2017 ANNUAL COLLECTIONS APPLICATION FOR FUNDS

PROJECT NAME Spring Beach

Applicant Jurisdiction(s): King County

Open Space System: Connects Sealth Conservation Easement to Spring Beach Park

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

Acquisition Project Size: 23.75 acres, 3 parcels, 70 acres, 10 parcels **CFT Application Amount:** \$140,000

(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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Seattle WA 98104

Date: March 8, 2016

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 acquisition on SW Vashon Island will permanently protect 23.75 acres including 677 feet of marine shoreline, bluff backed beach, tidelands, creeks and wetlands. Due to an urgent seller, this transaction with a private landowner was completed in March 2016. King County purchased two of the three parcels and the Vashon Land Trust purchased the third using a bridge loan to allow King County the time to acquire the additional funding. The property was at risk for development, has a well installed on site, an approved septic design, and completed building feasibility. This marine nearshore preservation project is adjacent to the Camp Sealth shoreline conservation easement and the upland connects to Spring Beach Park. This project protects juvenile chinook salmon, sand lance and surf smelt habitat and falls under action NS -17 in the WRIA 9 Salmon Habitat Plan. The property will be purchased in fee and owned and managed by King County Parks as a Natural Area. King County Natural Areas are managed with the goal of maintaining the ecological integrity of the property as the priority.

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 |

Wildlife habitat or rare plant reserve

The site has a .5 acre sedge wetland located at very low elevation. This wetland will likely see regular tidal inundation with projected sea level rise. There is mature mixed forest including at least one old growth tree and several with horizontal limbs large enough to accommodate a marbled murrelet nest. The near vertical feeder bluff provides suitable habitat for cliff nesting birds such as pigeon guillemots and kingfishers. The project area has relatively few invasive species issues and will require little restoration.

Salmon habitat and aquatic resources

About 2 acres of tidelands are included in this purchase. Eelgrass is found growing on the property's intertidal zone. Documented sand lance spawning beaches are found north, south and west of the site with suitable habitat on site. Although no forage fish eggs have been documented on site, this beach has only been sampled for eggs twice (once in 1996 and 2006) so absence of data should not be construed as absence of spawning habitat. Transient and endangered southern resident Orca can occasionally be seen offshore. This project is part of a drift cell scale strategy that includes prioritizing the bluff backed beaches and restoring the barrier embayment at the drift cell's terminus. This acquisition will create a shoreline connection to the Camp Sealth conservation easement to the north (101 acres, one mile of shoreline) and an upland connection to Spring Beach Park (44 acres and 1020 feet of shoreline) to the south. The acquisition is located in the first third of the drift cell allowing for sediment supplied from its feeder bluffs to provide benefit down drift through much of the drift cell. The beach has overhanging riparian vegetation, bluff backed beaches and beach substrate suitable for forage fish spawning. The upland includes wetlands, mature mixed forest, and a handful of old growth trees. Once protected, these target parcels require little additional maintenance other than invasive weeds and beach litter removal. As part of this landscape level protection effort, King County has also completed the feasibility phase for the enhancement of the barrier embayment at the terminus of this drift cell. The forage fish habitat, eelgrass, and overhanging riparian vegetation all support Chinook salmon habitat and their primary food sources.

Scenic resources

The beach has beautiful views of the Olympic Mountains, Colvos Passage and Kitsap Peninsula. The varied habitats provide excellent nature watching opportunities.

Park/open space or natural corridor addition

This acquisition connects two previously protected shorelines, Spring Beach and Camp Sealth.

Passive recreation opportunity/unmet needs

This property has an existing trail that receives neighborhood use. This property's location next to Camp Sealth will allow for additional outdoor exploration by youth campers. Future acquisitions may provide an upland access point. Kayakers paddling along the shoreline will have an additional shoreline to explore during rest stops.

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

Educational/interpretive opportunity

The location of this site adjacent to Camp Sealth makes this property an exceptional outdoor classroom for learning about nearshore ecology. Camp Sealth is a youth summer camp operated by Camp Fire and their curriculum includes environmental education. The diversity of habitats ranging from feeder bluffs to streams and wetlands and one of the largest conifers on Vashon make this a great field trip location for campers. The presence of a near-sea-level freshwater wetland, will provided an opportunity to see how sea level rise will affect these wetlands as they become increasingly inundated with saltwater. Local environmental organizations such as the Vashon Nature Center or Vashon Beach Naturalists, may practice citizen science projects on site.

Threat of loss of open space resources

The property was at risk for development, has a well installed on site, an approved septic design, and had successfully completed building feasibility.

Partnerships

Although the property will ultimately go into King County Parks inventory, the Vashon-Maury Island Land Trust has played a vital role in this preservation effort. They were first approached by the willing seller. The Land Trust played a large role in securing the Ecology funding necessary to purchase two of the parcels. When the appraised value came in higher than expected and King County was still short on funding, the Land Trust found a private donor to purchase the third parcel and hold while King County secured the necessary additional funding.

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

This project falls under action NS -17 in the WRIA 9 Salmon Habitat Plan, appears in the Vashon Greenprint and has been a target for preservation. The King County TDR program pursued this property in 2010 but was unable to close the deal. The Vashon Land Trust identified this property as a priority in their 1996 conservation plan.

Transferable Development Credits (TDC) participation

This property is an approved TDR sending site and this purchase and King County will be able to sell these credits in the future.

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 priority parcel requires some initial stewardship. There is a small bamboo infestation, illegal dumping and a mature ivy stand. Once these initial concerns are addressed, little additional work will be required. As additional 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. The King County Vashon Basin Steward (applicant) manages budgets that include some funding for the removal of structures and habitat restoration.

King County Parks is responsible for the day-to-day management while King County Water and Land will fund and complete the restoration work. The Vashon Land Trust is an important partner for identify parcels, neighbor outreach and finding future funding.

4. PROJECT BUDGET

1) TOTAL CFT APPLICATION AMOUNT^a	CFT: \$140,000
2) TOTAL PEL APPLICATION AMOUNT^b	PEL: \$140,000

^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:

2016 purchased price based on appraised value.

PROJECT COSTS	ESTIMATED DOLLAR AMOUNT OR RANGE
Total property interest value	\$260,000
Title and appraisal work	\$5000
Closing, fees, taxes	\$5000
Relocation	\$0
Hazardous waste reports	\$0
Directly related staff, administration and legal costs	\$10000
Total Project Costs (CFT and other funds)	\$280,000

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)
Ecology	Expended March 2, 2016	\$350,000
Total CFT Funds Previously Received This Project	0	0
Total Matching Funds and Past CFT Funds Currently Identified	0	\$350,000
Unidentified Remaining Match Need	0	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.

5. IN-KIND CONTRIBUTIONS FROM PARTNERSHIPS

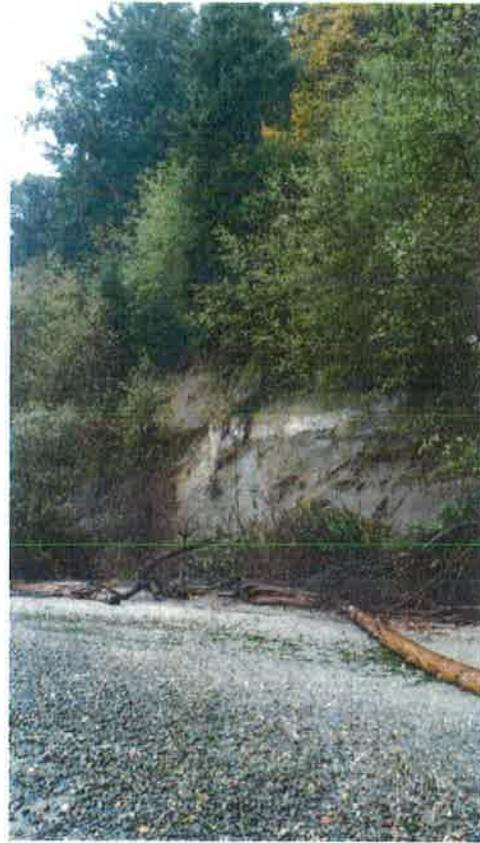
Brief Activity Description	Dollar Value of In-kind Contribution	Status (Completed or Proposed)	Activity Date Range (Completion Date or Proposed Completion Date)
TOTAL			

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.



Old growth conifer



Bluff-backed beach



Sedge dominated wetland near sea level

Spring Beach 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:
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Spring Beach
Project Area



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Spring Beach Parcels, Vashon Island Site Map

-  Target Parcel
-  2017 Priority Parcels
-  Publicly Owned Lands
-  Camp Sealth Conservation Easement

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