



King County

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

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

**PROJECT NAME:** Auburn-Watts Property

Applicant Jurisdiction(s): City of Auburn

Open Space System:

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

Acquisition Project Size: 16 Acres

CFT Application Amount: \$111,000.00

*(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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Date: March 4, 2016

### PROJECT SUMMARY:

The purpose of the project is to purchase the southern portion of tax parcel number 3222059118, which is currently 21.85 acres in size. The area on the subject property proposed for acquisition generally includes all lands south of the top of a steep south facing slope, which encompasses approximately 16 acres. The acquisition of this area will allow for the preservation of existing open space adjacent to the eastern boundary of the Mary Olson Farm (Farm), an award winning historically significant property.

This acreage proposed for acquisition is important to the ongoing environmental and cultural preservation efforts at the Farm. The Farm is a unique limited use, City of Auburn park, operated as a living history and environmental learning center. The parcel in question constitutes a deep and heavily forested ravine, most likely never logged. Olson Creek flows east to west through the ravine and is known to support spawning and rearing habitat for salmonids including: Puget Sound Steelhead trout and Coho, Chum, Pink and Chinook salmon. Puget Sound Steelhead trout and Chinook salmon are ESA listed species.

Not only is this property rich environmentally, it includes a plateau where Native people's gathered during historical fishing expeditions. Once acquired and as funding allows, the City will develop educational outdoor exhibits highlighting traditional Native fishing practices, and trails will be constructed that lead visitors into this rich environment. As part of the Farm the ravine will be protected from development, impacts associated with drainage from surrounding development will be eliminated and/or mitigated, and the riparian corridor will be enriched and preserved in perpetuity.

## 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   |

A. Wildlife Habitat. Acquisition and continued environmental stewardship of the forested ravine will assist in protecting and improving wildlife habitat, providing for more diverse and healthier riparian habitat for a variety of species including birds, amphibians and mammals. Mammals potentially frequenting the site include deer, coyotes, skunks, raccoons, weasels, mice and shrews. Great Blue Heron and Bald Eagles are known to frequent the riparian corridor on the subject property.

B. Salmon Habitat and Aquatic Resources. Olson Creek flows across the subject property and is known to support ESA listed Puget Sound Steelhead trout and Chinook Salmon. In addition the stream supports Coho, Pink, and Chum salmon. Protection of this property and future aquatic restoration efforts will provide greater protection to Olson Creek and associated riparian wetlands.

C. Scenic Resources. The Mary Olson Farm property acquisition will provide viewing opportunities to Native people's gathering places as well as riparian and aquatic areas. Direct access to the site will be provided through structured and guided tours to the area. Low impact trails will be added to the site in the future.

D. Urban Passive-Use Natural Area Greenbelt. The purchase of southern portion of the subject property will add approximately 16 acres to the historical Mary Olson Farm property and ultimately to the Auburn Parks and Open Space system. It will provide additional passive recreation and educational opportunities to an already valuable cultural and historical resources in the City of Auburn. The property will create, enhance and preserve recreation opportunities for walking, hiking and nature viewing for urban and regional residents. City Park and Trail Policies (7.1.1, 7.1.2) identify the need for trails in the City. .

E. Park/Open Space Natural Corridor Addition. The forested ravine and riparian corridor on the subject property are integrally linked to a series of associated riparian wetlands that extent all the way to the Green River. It is a critical parcel of land.

F. Passive Recreation Opportunity/Unmet Needs. The GMA compliant 2015 City of Auburn Parks, Recreation and Open Space Plan objectives emphasize targeting the purchase of significant open space areas. This site qualifies for purchase under that objective and reduces the unmet parks needs in the Lea Hill area of the City. Based on 6 acres per 1000 of parkland, this acquisition continues to fulfill the unmet need to this area of the City.

## 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

A. Educational/Interpretive opportunity. The property would act as an outdoor classroom and enhance educational opportunities for thousands of school age kids and park visitors at the Farm each year. The plateau within the ravine provides a unique opportunity for visitors to access an area where Native people once gathered. An interpretive program could be developed to educate visitors about Native American culture and environmental stewardship.

B. Threat of loss of open space resources. There is no threat of loss of open space on the subject property. However, if the City gains ownership of the property then expansion of environmental stewardship opportunities and enhancement of the stream corridor would be possible. .

C. Ownership complexity/willing seller(s)/ownership interest proposed. The City of Auburn had preliminary discussion with the current owner in early 2016. The current owners indicated that they are not interested in providing an easement onto the property, but will consider selling the property to the City. The City has contacted Forterra to discuss the potential of acquiring this property and to obtain preliminary appraisal information. The City has an interest to expand the Farm property into this area due to the historical significance and educational opportunities that it will provide.

D. Partnerships-Describe any public or private partnerships that will enhance this project. Since 1994 many partner groups have worked to preserve and restore the Mary Olson Farm environment including members of the: Eagle Scouts, Future Farmers of America, Green River Community College, Grace Community Church, Horses for Clean Water, Auburn Riverside and Auburn High School football teams, Boeing Bluebills, Auburn Youth Council, Muckleshoot Fisheries, Soos Creek Fisheries, and the King County Landmarks Commission. We anticipate that these same partners will continue to work with the farm, taking on the challenge of restoring and maintaining the new property with the dedication and enthusiasm they have shown in the past.

E. Is the property identified in an adopted park, open space, comprehensive, or community plan? The property is identified in the City's adopted Parks, Recreation and Open Space Plan with an interest in acquiring the property or an easement to the area as an interpretive site to teach about Native American fishing and gathering practices.

### 3. STEWARDSHIP AND MAINTENANCE

The City recognizes the significance of Olson Creek and the capacity for the creek to provide critical habitat for salmonids including ESA listed species. In the years since the City acquired the farm the Parks Department and the White River Valley museum have facilitated more than 20 volunteer events to hand remove invasive blackberry, holly, butterfly bush, and ivy. During these events over 3,000 native plants were planted within the riparian corridor adding complexity and function to the stream and adjacent wetland and upland areas. In addition to volunteer events, the City has partnered with the Washington Conservation Corps to improve the section of stream on the Farm property.

In the fall of 2016 more than 13,000 square feet of buffer area will be planted with native vegetation using volunteer efforts. In addition to the newly planted areas, the Parks Department will continue to maintain the riparian corridor and remove invasive species as needed. The City will provide annual funding for ongoing routine maintenance of the onsite sensitive areas and to support stewardship efforts.

### 4. PROJECT BUDGET

<b>TOTAL CFT APPLICATION AMOUNT*</b>	\$111,000
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*\*Allowable 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.*

**Estimation of property value:**

*Briefly describe how land values have been estimated, i.e. appraisal, property tax assessment, asking price, letter of value or other means.*

The City has contacted Forterra to discuss values and acquisition strategies. Forterra representatives estimated that the portion of the property proposed for parks acquisition is \$200,000, but an official appraisal has not been performed. The City is only proposing to acquire the open space in the southern portion of the subject property.

<b>ESTIMATED PROJECT COSTS (dollars)</b>	(a range may be included)
Total property interest value	<b>\$200,000.00</b>
Title and appraisal work	<b>6,500.00</b>
Closing, fees, taxes	<b>3,500.00</b>
Relocation	<b>-0-</b>
Hazardous waste reports, Wetlands Report	<b>5000.00</b>
Directly related staff, administration and legal costs	<b>7,000.00</b>
<b>Total Project Costs (CFT and other funds)</b>	<b>\$222,000</b>

<b>MATCHING FUNDS: Existing Sources</b>	(Date) Expended or Committed	(Dollar Amount) Expended or Committed
City of Auburn/ King County Prop 2 Levy Funds disbursement	To be budgeted in CIP (2017)	\$111,000
<b>Total Matching Funds Currently Identified</b>		
<i>Unidentified Remaining Match Need:</i>		\$111,000.00

**Unidentified remaining match need: What funds are anticipated, and what is the time frame?**

*Please discuss briefly how the unidentified remaining match need above will be met:*

It is anticipated that the remaining matching fund need would be allocated from either the City of Auburn Parks Mitigation Fund/Impact Fee fund or the City's annual allotment from the King County Parks Levy Fund for trails and open space acquisition.

**5. IN-KIND CONTRIBUTIONS FROM PARTNERSHIPS**

<b>Brief Activity Description</b>	<b>Dollar Value of In-kind Contribution</b>	<b>Status (Completed, or Proposed in future?)</b>	<b>Activity Date Range (When was activity completed? or, date proposed in future)</b>
Native Vegetation Restoration	\$20,000/lump sum	Proposed	Fall 2016
On-going Stewardship	\$2,500 annually	Proposed	On-going
Trail Development	\$10,000/lump sum	Proposed	TBD
<b>TOTAL</b>	<b>\$32,500</b>		

6. ATTACHED MAPS (*Note: Two maps are now required; 1) site map and 2) general location*)

# MARY OLSON FARM EXPANSION



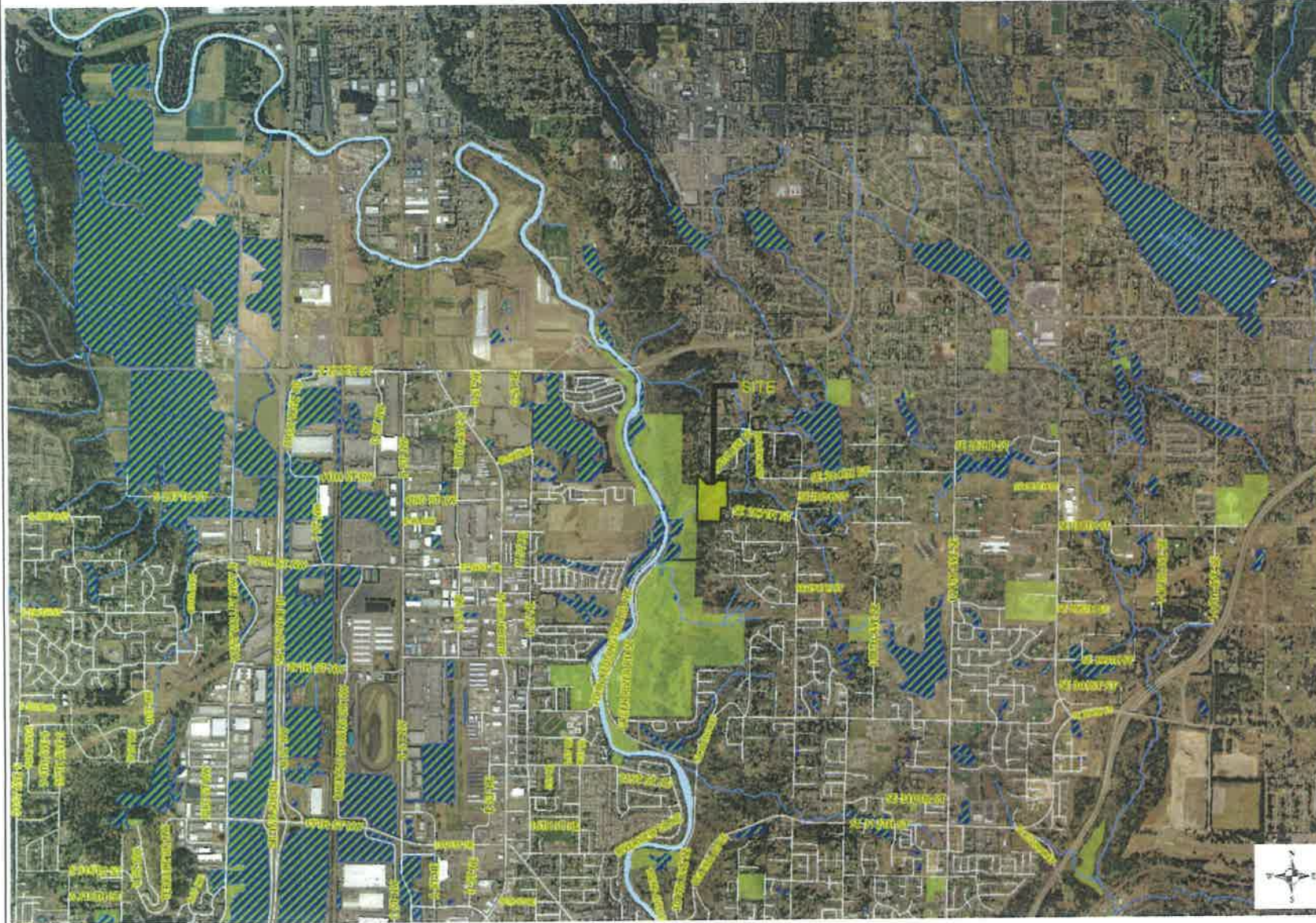
Printed Date:3/8/2016  
Map Created by City of Auburn eGIS

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# LOCATION MAP



## Legend

- Street Centerlines
- Wetlands
- Streams
- Lakes and Rivers
- Parks

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