



King County

K.C. Date Received _____

CONSERVATION FUTURES (CFT) 2017 ANNUAL COLLECTIONS APPLICATION FOR FUNDS

PROJECT NAME: Hylebos Creek Conservation Property Acquisitions _____

Applicant Jurisdiction(s): City of Federal Way _____

Open Space System: WRIA 10 – Puyallup/White River Watershed, Hylebos Creek Basin
(Name of larger connected system, if any, such as Cedar River Greenway, Mountains to Sound, a Regional Trail, etc.)

Acquisition Project Size: 6.92 acres
(Size in acres and proposed number of parcel(s) if a multi-parcel proposal)

CFT Application Amount: \$98,300
(Dollar amount of CFT grant requested)

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

CONTACT INFORMATION

Contact Name: Theresa Thurlow, P.E. _____ Phone: (253) 835-2750

Title: Surface Water Manager _____ Fax: (253) 835-2709

Address: 33325 8th Ave S _____ Email: Theresa.thurlow@cityoffederalway.com
Federal Way, WA 98003 _____ Date: March 9th, 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.)

The City of Federal Way proposes to re-fund the Hylebos Creek Acquisitions project, with acquisition focusing on one property that has expressed interest in selling to the City. This grant request will allow the City to continue to pursue one parcel located directly north of two large parcels already under City ownership through the Conservation Futures process. The parcel is within the West Hylebos Wetlands area of the Hylebos Creek basin and will expand the continuous riparian corridor along the West Fork of West Hylebos Creek.

The proposed Snyder property acquisition consists of one parcel containing 6.92 acres of palustrine forested wetlands, wetland buffer and riparian corridor (540 lineal ft. of stream). A formal wetland delineation was performed in 2009 and approximately 4.09 acres of wetlands is contained on the parcel, the majority of which is an especially well preserved Class I wetland immediately adjacent to Hylebos Creek. The forested portions of the property consist of mature second growth trees. The property has

never been subject to development and would only require the removal/monitoring of invasive plant species.

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 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

The mature forested wetland and stream found within the acquisition area provides habitat to a broad variety of species including bald eagles, herons, king fishers, a variety of water fowl (both migratory and non-migratory), birds, otters, beavers, deer, coyotes, amphibians and reptiles. In addition, the proposed acquisition area is part of a larger wetland and riparian habitat corridor on the West Hylebos Creek system. Currently there are over 294 acres of habitat restored and/or preserved in the West Hylebos Wetlands/riparian corridor through the efforts of Washington State Department of Transportation (WSDOT) and the City of Federal Way. The City will explore opportunities to plant native vegetation and remove invasive species once acquired, with the intent to expand/improve the availability of suitable wildlife habitat.

B. Salmon Habitat and Aquatic Resources

The forested wetlands and reach of Hylebos Creek present on the majority of the subject property are an important component to the health and biodiversity of the West Hylebos Wetlands area and Hylebos Creek. These features provide important flow buffering and water quality functions within the West Hylebos wetland complex that are crucial to salmon spawning and rearing within the West Hylebos system. Additionally, in the late spring, summer and early fall months the forested wetlands, springs and riparian habitat provide an important cooling effect on the urban runoff which is critical to the continued viability of rearing habitat found in the middle reaches of the Hylebos. The stream reach within the property supports the migration and/or spawning of Chinook salmon, Coho salmon, Chum salmon and Cutthroat Trout. The Hylebos Creek system is also an important part of the White/Puyallup Watershed (WRIA 10) salmon recovery strategy.

D. Community Separator

The Snyder property is an integral part of a greenbelt that parallels the west side of Highway 99, providing separation between this primary transportation route and residential developments to the west.

G. Park/Open Space or Natural Corridor Addition

Properties acquired will be added to the greater West Hylebos Wetlands open space system which includes, but is not limited to 177 acres of Wetlands and Riparian habitat on the West fork of the West Hylebos and 116 acres of wetland and riparian corridor within the Spring Valley Open Space area (North fork of the West Hylebos). Recent land acquisitions in these areas include:

- Larson-Justice Property – 2.0 acres
- Bridges Property – 17.26 acres
- WSDOT restoration area (Mase property) – 17 acres

- WSDOT restoration area (Corrington property) – 3.3 acres
- Kim property – 10 acres
- Kwon property – 22 acres
- Enticknap property – 7.2 acres

Acquisition of the Snyder property will preserve additional critical habitat and provide the connectivity needed between conservation properties for a future trail system to be constructed, which would expand both educational and recreational opportunities for the citizens of Federal Way.

H. Passive recreation opportunity/unmet needs

The Snyder property is the last of two gaps to create connectivity between existing conservation properties on the West Fork of the West Hylebos and the large West Hylebos Wetlands complex that is currently a City Park. Acquisition of this property would ensure the preservation of the existing wildlife corridor and provide an opportunity for conservation properties to be connected via a trail/boardwalk system in the future.

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

Conservation property connectivity will be achieved through acquisition of the Snyder property along the West Branch of West Hylebos. The property and future acquisitions would allow for the planning and construction of an extensive educational trail/boardwalk system along the riparian corridor. The Surface Water Management capital program includes a trail system being designed and constructed once all the target properties in the network have been acquired.

C. Ownership

The City of Federal Way proposes fee simple acquisition of the Snyder property. The City has engaged the owner in the past and found little interest, but the owner has recently re-engaged the City for a counter appraisal of the property with more interest to sell. Having the funds in place would allow the City to move quickly to acquire while the owner is interested.

D. Partnerships

The City of Federal Way and EarthCorps have a long standing partnership and a shared goal of protecting and restoring the Hylebos Creek and wetlands. Once the property is acquired, EarthCorps will work with the City to make habitat improvements on those properties requiring such work. Improvements could include, but are not limited to removal of invasive species, planting areas with native species, removing fish passage barriers and enhancing rearing habitat for juvenile salmon.

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?

In 2011, the City added a new program to operations specifically for the ongoing maintenance and improvement of conservation properties acquired by the surface water utility. The City will work in partnership with EarthCorps to monitor and maintain the conservation properties acquired and utilize programmed funds to support these efforts. Additionally, the City will continue to work with volunteer organizations to organize events focused on the removal of invasive plant species as well as the planting of areas with native species on a quarterly basis. City staff will evaluate and conduct (if needed) fish passage barrier removal and stabilization measures. Wetlands, tributary streams and ponds will be monitored for three to four years following the restoration, along with any fish passage barrier removal work to ensure native plants take hold and the tributary system is stabilized. Once restoration monitoring is completed, the area will be checked periodically to monitor/remove invasive plants and to verify the functionality of the wetlands and tributaries.

4. PROJECT BUDGET

1) TOTAL CFT APPLICATION AMOUNT ^a	CFT: \$98,300
2) TOTAL PEL APPLICATION AMOUNT ^b	PEL: N/A

^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 following figures were used to create the estimate for the proposed acquisition costs:

- 6.92 Acres - \$20,000/acre (appraised in 2014 at \$10,000/acre, but owner is counter appraising)
- MAI appraisal, wetland delineation, Survey & Phase I ESA - \$23,400 (costs anticipated or incurred to date for services mentioned)
- Staff, administrative and legal costs were estimated at 4% of the total project cost

PROJECT COSTS	ESTIMATED DOLLAR AMOUNT OR RANGE
Total property interest value	\$161,800
Title and appraisal work	\$8,000
Closing, fees, taxes	\$2,000
Hazardous waste reports (Phase I ESA & wetland delineation)	\$17,300
Directly related staff, administration and legal costs	\$7,500
Total Project Costs (CFT and other funds)	\$196,600

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)
City of Federal Way Funds	On-going and in 2016	\$98,300
Total CFT Funds Previously Received <i>This Project</i>		\$239,137.75
Total Matching Funds and Past CFT Funds <i>Currently Identified</i>		\$242,373.75
Unidentified Remaining Match Need		

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.

N/A

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)
Volunteer invasive plant removal and restoration plantings.	\$6,000	Ongoing	Annually
TOTAL	\$6,000		

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*)

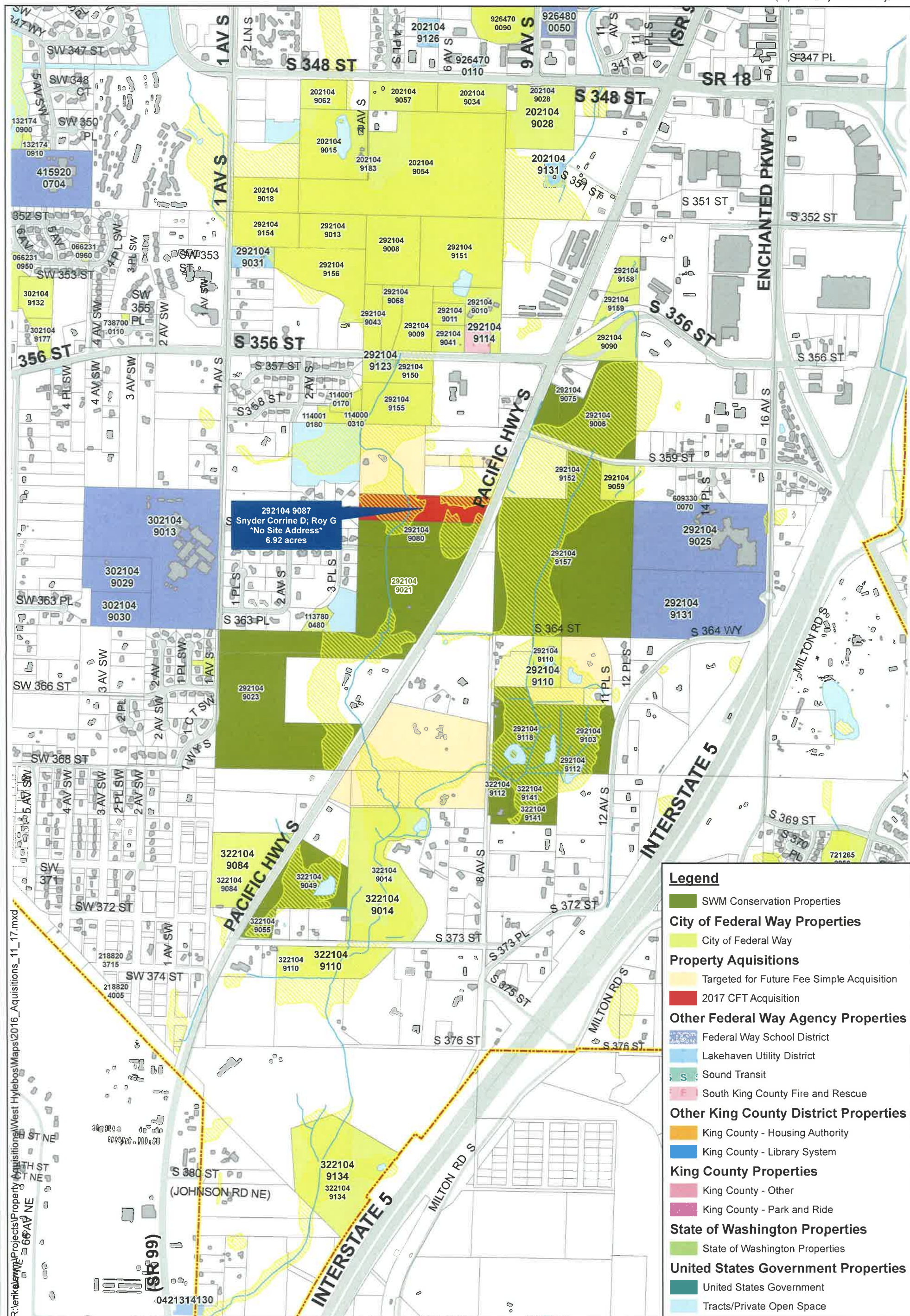
8 ½ x 11" maps are preferred, but 11 x 17" is acceptable if folded and hole-punched for insertion into a three-ring binder.

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).*



Scale: 1 inch = 850 feet
 0 425 850 Feet



This map is intended for use as a graphical representation only.
 The City of Federal Way makes no warranty as to its accuracy.



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2017 West Hylebos CFT Acquisition

Figure 2 - Location Map



Legend

-  Snyder Property
-  Open Space
-  Streams
-  Wetlands
-  Cities

