CONSERVATION FUTURES (CFT) 2017 ANNUAL COLLECTIONS
APPLICATION FOR FUNDS

PROJECT NAME: Snoqualmie Riverfront Reach Acquisition

Applicant Jurisdiction(s): City of Snoqualmie

Open Space System: Above Snoqualmie Falls

Acquisition Project Size: 1.5 acres (9 parcels) - 11.0 acres (21 parcels)  CFT Application Amount: $1,105,350

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

CONTACT INFORMATION

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Date: 03/07/16

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 project proposes to acquire one or more open space-zoned parcels along the Snoqualmie River west bank, between SE Northern St. and SE Fir St., and from SE River St. to the King County Snoqualmie Valley Regional Trail (SVRT) corridor. These riverfront reach properties are in the FEMA-designated 100-year floodway and have suffered repetitive flood damage; they also pose the primary risk to natural processes in this river reach, along with the threat of development. The City recognizes that the riverbank presents aesthetic, cultural, passive recreation and habitat restoration opportunities, and aims to acquire riverfront properties for open space, reducing residential flood damage and restoring riparian habitat. Snoqualmie citizens have also repeatedly expressed strong interest in a Snoqualmie River riverwalk in this reach; this would provide residents and visitors unobstructed natural shoreline views and easy regional trail access, while supporting tourism and healthy living.

The City has made significant progress toward this goal. To date, the City has acquired 33 riverfront parcels totaling ~6,360 lineal feet and 46.5 acres. A large riverfront open space between Tokul Road and Northern Street (immediately north of this reach), was acquired through project mitigation and the Snoqualmie Preservation Initiative. In addition, nine riverfront parcels in this project area were acquired previously via FEMA grants or permanent open space donations; three riverfront parcels received KCD funding for riparian restoration, increasing shading and improving downstream water quality for salmon habitat. Between 2012 and 2015, five riverfront parcels were acquired with Flood Control District, King Conservation District and Conservation Futures tax funding. In 2014, the riverfront was recommended for $1–1.5 million Floodplains by Design (FBD)
funding; although the state legislature did not fund FBD to its full Ecology-recommended amount, the City received a $1.5 million appropriation and a $500,000 RCO grant in 2015 towards Phase I Riverwalk design and construction, increasing the recreational, educational and restoration opportunities associated with this riverfront reach acquisition project.

Twenty-one properties remain to be acquired in this reach. Tier 1 priority properties include three contiguous SE Park St parcels; two contiguous Park Ave SE parcels north of Riverview Park; and three contiguous Railroad Ave SE parcels (see site map). Tier 2 properties include all remaining private riverfront reach properties. All Tier 1 property owners are interested in selling, and there are several interested Tier 2 sellers. This application addresses all Tier 1 and the northern-most Tier 2 property.

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.

- A. Wildlife habitat or rare plant reserve
- B. Salmon habitat and aquatic resources
- C. Scenic resources
- D. Community separator
- E. Historic/cultural resources
- F. Urban passive-use natural area/greenbelt
- G. Park/open space or natural corridor addition
- H. Passive recreation opportunity/unmet needs

A. Wildlife habitat or rare plant reserve - This Snoqualmie River reach serves as significant habitat and a large wildlife corridor for elk, deer, beaver, wintering bald eagles, piliated woodpecker, and songbirds. The natural vegetation of developed riverbank parcels has mostly been removed and replaced with lawn grass, garden and orchard landscape species. One of the major riverfront acquisition project goals is to conserve and restore natural Snoqualmie River systems for wildlife habitat.

B. Salmon habitat and aquatic resources - The watershed supports wild runs of coho, Chinook, pink, chum and steelhead salmon; Chinook is present in the Snoqualmie River. Although Chinook salmon habitat cannot be directly supported as the proposed acquisition reach is upstream of Snoqualmie Falls, habitat restoration in this area will improve instream conditions for Chinook downstream and for resident fish, including other salmonids. The removal of impervious surfaces will improve hydrological function, sediment transport processes, and instream habitat structure. Rainbow trout, cutthroat trout, mountain whitefish, torrent sculpin, sucker, and brook lamprey habitat has been also noted above Snoqualmie Falls.

C. Scenic resources - Some open space parcels/FEMA lots, city parks and the Meadowbrook Bridge provide Snoqualmie River views, including stunning views of Mt. Si, a striking scenic backdrop (especially at SE River St/Park Ave SE).

D. Community separator - The River reach provides the Northern edge to downtown and adjacent residential neighborhoods, helping maintain its distinct character from the Mill Pond area to the North, partially zoned for commercial uses.

E. Historic/cultural resources - The City has a rich wealth of historic and cultural resources from thousands of years of native American habitation and 100+ years of European settlement. The project will improve the aesthetics in two City Historic Districts, the Meadowbrook Bridge and near the Snoqualmie Railroad Depot (County-designated Historic Landmarks). Educational signage highlighting the cultural and natural environment will also be installed along the riverwalk trail.

F. Urban passive-use natural area/greenbelt - The project adds to a passive 3+ acre greenbelt with River access; see G/H.

G. Park/open space or natural corridor addition - The City currently owns a natural corridor with residential development gaps, composed of 6,260 of the 10,000 linear feet of riverfront property, from north of Tokul Road to the County SVRT. The riverfront reach includes Sandy Cove (passive) and Riverview (passive/active) Parks, along with 25 permanent open space parcels. Preventing further reach/floodway use allows the opportunity to restore floodplain functions in this corridor.

H. Passive recreation opportunity in area with unmet needs - The 2012 City of Snoqualmie Open Space, Parks and Recreation Plan identifies a current recreational need of ~10.67 acres Water Access Area. Reach acquisitions will help meet this need. The riverfront reach also provides an excellent passive recreation opportunity of regional significance; acquiring these parcels allows for urban nature trail connections to both the Preston-Snoqualmie trail and the King County Snoqualmie Valley Regional Trail (SVRT), closing regional trail system gaps. In addition, the separate Tokul Road roundabout project to the North of this reach, due for May 2016 completion, will extend an urban trail from Snoqualmie Falls (which draws 2 million visitors per year) to the riverwalk and its regional connections, increasing reach acquisition recreation and educational potential. The City is committed to expanding and supporting the extensive trail network in the City and along the Snoqualmie River, completing the Snoqualmie Riverwalk Master plan, and receiving $2 million in grants for the Phase I Riverwalk, in 2015. The City has also budgeted $792,000 of city funds towards Riverwalk, and as match for various grants and project needs.
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 - Educational opportunities will be provided through stream corridor management. The extensive riparian area within and adjacent to the reach presents large habitat restoration opportunities that would involve volunteers and students coordinated with nonprofits, similar to existent City activities with Mountains to Sound Greenway and the Snoqualmie Tribe (see section 2.D). Acquisitions also provide education opportunities with interpretive signage on the future riverwalk, which projects high use from Snoqualmie Falls trail connections and its 2 million annual visitors.

B. Threat of loss of open space resources – Although reach acquisitions have been relatively successful to date, many property owners have been contacting the City for over five years in hopes of selling their property; some have mentioned they may finally sell to private entities, complicating future acquisitions. Public ownership delays also delays restoration and bank stabilization, which can cause resource loss due to bank failure into the river; riverbank erosion has been recorded in different reach areas, and in 2012 there was road failure on Park Ave SE. from erosion in the reach. As such, the City has a strong interest in preventing new development and removing existing structures from the river’s edge, allowing bank stabilization and riparian restoration, while allowing public access in a continuous, scenic river greenbelt.

C. Ownership complexity/willing seller(s)/ownership interest proposed - Among the Tier 1 parcels, all property owners have expressed interest in selling to the City (and all but two have signed letters of interest). Two parcels adjacent to existing Riverview Park are of prime interest for purchase by the City and property owners have scheduled appraisals; these parcels are linked to RCO grants providing additional funding for River access, structural removal and restoration (See X). If property owners lost interest in selling, the City would proceed to other Tier 1 property owners, and then to Tier 2.

D. Partnerships - Describe any public or private partnerships that will enhance this project: The City entered into an agreement with King County for the Upper Snoqualmie Residential Flood Mitigation Riverfront Acquisition project in 2012, identified in the County Flood Control Zone District (FCD) capital improvement program. FCD has allocated $3 million to assist the City in acquiring flood-prone properties, up to $150,000 per property, to be used as matching funds. In 2014 the City applied for Ecology Floodplains by Design (FBD) funding, and it was recommended for $1-1.5 million based partially on partner support, including a Snoqualmie Watershed Forum letter of support. Although the state legislature did not fund FBD to its full Ecology-recommended amount (ie. the City did not receive FBD funds), the City did receive a $1.15 million appropriation and a $500,000 RCO grant in 2015 towards Phase I Riverwalk design and construction. Following an initial PreDesign Feasibility Study to assess probable Phase I trail extent and cost estimates, funding will be allocated to restoration, with some potential allocation for acquisitions and structural demolitions. In 2015 the City worked with the Mountains to Sound Greenway (MTS) to apply for, and was awarded, $50,000 in FCD Conservation Watershed Management (CWM) funds for restoration for an open space area north of this project reach (reach-connected through City-owned open space parcels). The City will likely conduct restoration with MTS in 2016-2017, improving natural corridor connections, and continuing its restoration partnerships with MTS. In 2016 the City also received a two-year grant Urban Forestry project from the King Conservation District to survey open spaces for urban forest health, and build materials to join the Forterra Green Cities Program in 2017 – a systematic restoration program that utilizes and trains volunteer labor. The City will also be applying past CWM funds towards demolitions in 2016, and has allocated an additional $30,000 FCD Sub-regional opportunity funds towards demolitions of two future acquisitions. Multiple partners participated in the Snoqualmie Riverwalk Master plan development. The City works with the King County acquisitions unit to negotiate and complete acquisitions.

E. Is the property identified in an adopted park, open space, comprehensive, or community plan? All of the properties adjacent to the Snoqualmie River (save commercially zoned properties between SE Fir St and SE River St) are identified in the 2014 *City of Snoqualmie Comprehensive Plan* as Open Space; plan policies 3.5.2 and 7.3.5 address the riverwalk, and the Capital Improvement Program includes Riverwalk Acquisitions (pages 1-12, 1-23, and CIP page 4 in Element 2). The 2012 *Open Space, Parks and Recreation Plan* also recommends acquiring and preserving additional shoreline access for waterfront trails and water-related recreation. The project has had exceptional public support over time; riverfront acquisitions and a riverwalk have been called for by citizens and in other City plans for over a decade (2005 *Downtown Vision Plan*; 2006 *Destination Development and Economic Plan*; 2010 *Downtown Master Plan*; 2011 *Bicycle & Pedestrian Recommendations Report*).

F. Transferable Development Credits (TDC). This project does not propose using Transfer of Development Credits.
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 newly acquired land will become part of the existing approximately 46.5 acres of permanent public open space located immediately north of and within the proposed acquisition reach. With the leadership of a non-profit group such as the Mountains to Sound Greenway Trust, future stream corridor management will be implemented with the help of volunteers and school youth (see 2.D Partnerships, above, on KCD urban forestry project grant & developing materials to join the Forterra Green Cities volunteer restoration program in 2017). CWM grant and other funding sources will continue to be sought for restoration work and early on-going maintenance at these sites. The City Parks Department will accept all maintenance responsibilities in perpetuity.

4. PROJECT BUDGET

<table>
<thead>
<tr>
<th>1) TOTAL CFT APPLICATION AMOUNT</th>
<th>2) TOTAL PEL APPLICATION AMOUNT</th>
</tr>
</thead>
<tbody>
<tr>
<td>CFT: $1,105,350</td>
<td>PEL:</td>
</tr>
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</table>

*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.

*King 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).

Property parcel values are based on listed 2015 King County Assessment values with a 20% market factor. The King County acquisitions unit usually estimates a 20-30% market increase over assessed valued in appraisals, and acquisitions in this project thus far have followed this trend. Only Tier 1 and one Tier 2 properties are listed in this application.

Tier 1 parcels:
- 7849200005 (Lisle), 0.17 acres
- 7851200055 (Large-a), 0.21 acres
- 7851200045 (Venebale), 0.18 acres

Tier 2 parcel:
- 7849200425 (Warren), 0.09 acres

<table>
<thead>
<tr>
<th>PROJECT COSTS</th>
<th>ESTIMATED DOLLAR AMOUNT OR RANGE</th>
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<tbody>
<tr>
<td>Total property interest value</td>
<td>$2,575,200</td>
</tr>
<tr>
<td>Title and appraisal work</td>
<td>$36,000 (9 appraisals at $4,000 each)</td>
</tr>
<tr>
<td>Closing, fees, taxes</td>
<td>$36,000 (9 closing/fees at $4,000 each)</td>
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<tr>
<td>Relocation</td>
<td>$36,000 (3 relocations, up to $12,000 each)</td>
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<tr>
<td>Hazardous waste reports</td>
<td>$31,500 (9 reports at $3,500 each)</td>
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<tr>
<td>Directly related staff, administration and legal costs</td>
<td>$72,000 (9 acquisition staff time, $8,000 each)</td>
</tr>
<tr>
<td>Total Project Costs (CFT and other funds)</td>
<td>$2,786,700</td>
</tr>
</tbody>
</table>
### MATCHING FUNDS: Existing Sources

(CFT can only provide a maximum of 50% of anticipated project costs)

<table>
<thead>
<tr>
<th>Location</th>
<th>Date (Expended or Committed)</th>
<th>Dollar Amount (Expended or Committed)</th>
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<tbody>
<tr>
<td>King County Flood Control Zone District</td>
<td>Committed as of 5/23/12</td>
<td>$1,350,000 (~$150,000 for 9 properties, Committed)</td>
</tr>
<tr>
<td>Total CFT Funds Previously Received This Project</td>
<td></td>
<td>$1,110,000 ($288,000 remains)</td>
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<tr>
<td>Total Matching Funds and Past CFT Funds Currently Identified</td>
<td></td>
<td>$1,638,000 ($288,000 CFT remaining + $1,350,000 match)</td>
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<tr>
<td>Unidentified Remaining Match Need</td>
<td></td>
<td>$43,350</td>
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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.

The City has been awarded:
- $1,474,400 funding through the Department of Commerce for a Phase I Riverwalk project with a focus on trail design and construction, but with some expenditure possible for acquisition, demolitions, and restoration. In February, 2016, City contracted with the Berger Partnership for Riverwalk Design, including a Predesign Feasibility Study to assess probable Phase I trail extent and cost estimates. After cost estimates are known, it is highly likely that a portion of this grant could be used to cover remaining match need on acquisitions.
- $500,000 by the Recreation and Conservation Office (RCO) towards the Phase I Riverwalk project, with a focus on trail construction connection to Riverview Park. The grant including $20,000 for habitat enhancement; it is possible that some portion of this grant could be used to cover remaining match need.

The City has additionally budgeted $792,000 of city funds for the riverwalk project, a portion of which can be used for various portions of the Phase I match and towards acquisitions as individual parcel acquisition costs arise. The City has also submitted preliminary applications for Floodplains by Design 2017 Funding, and will be submitting for Recreation Conservation Office grants in May of 2016, also for consideration for funding awards in June, 2017.

### 5. IN–KIND CONTRIBUTIONS FROM PARTNERSHIPS

<table>
<thead>
<tr>
<th>Brief Activity Description</th>
<th>Dollar Value of In-kind Contribution</th>
<th>Status (Completed or Proposed)</th>
<th>Activity Date Range (Completion Date or Proposed Completion Date)</th>
</tr>
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<tbody>
<tr>
<td>N/A</td>
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<tr>
<td>TOTAL</td>
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### 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 1/2" 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:** ATTACHED
- 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:** ATTACHED
- 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).

**ATTACHED Additional Map Description:** Preliminary Riverwalk Phase I design extent and cultural resource locations.