CONSERVATION FUTURES TAX LEVY (CFT)
APPLICATION FOR 2020 FUNDS

Project Name: Snoqualmie at Fall City – Twin Rivers

Applicant Jurisdiction: King County

If applicable, Open Space System Name: Mountains to Sound Greenway
(Only if applicable, the name of a larger connected system, such as Cedar River Greenway, Mountains to Sound, a Regional Trail, etc.)

Proposed Project Acreage: 129.94
(Identify the acreage targeted under this year’s funding request)

CFT Funding Request: $2,772,500
(Dollar amount of CFT award requested)

Total Project Acreage: 144.90
(Estimate total acreage at project completion for multi-year projects)

KC PL Funding Request: $1,152,500
(King County Projects Only: Dollar amount of KC Parks Levy requested)

Type of Acquisition(s): ☒ Fee Title ☐ Conservation Easement ☐ Other:

King County Council District in which project is located1: District 3

CONTACT INFORMATION

Contact Name: Mary Maier  Phone: 206 477 4762
Title: Snoqualmie Steward  Email: mary.maier@kingcounty.gov
Address: 201 S. Jackson St. Suite 600, Seattle 98104  Date: March 6, 2019

SECTION 1. PROJECT SUMMARY

This grant will contribute to the purchase seven parcels totaling 130 acres at the confluence of the Snoqualmie and Raging Rivers. The project captures 1,000 feet of shoreline along the right bank of the Raging River at river mile one (its alluvial fan) and 4,700 feet of the left bank of the Snoqualmie River at river mile 35. This is the final phase of an acquisition that will allow for the removal/setback of a 2,800 ft. levee along the Raging River and a 2,500 ft. revetment along the Snoqualmie River.

The project addresses high priority salmon habitat restoration needs for the threatened Snoqualmie Chinook stock identified in the federal Puget Sound Chinook Recovery Plan (2007). The Snoqualmie and Raging River are two of the most productive rivers for salmonids within the Snohomish River Basin. The Snoqualmie and Raging Rivers host ESA-listed Chinook salmon and steelhead trout as well as chum, coho, and pink salmon. Bull trout are presumed present. Chinook salmon are the primary prey species of the resident orca population which is listed as Endangered under ESA. Protection and restoration of Chinook habitat is critical in the recovery efforts of the southern resident orca population as specified in the Governor’s Task Force Report.

These acquisitions support the county’s multi-objective approach to restore salmon and improve watershed health, increase agricultural production and reduce flood and erosion risks. A master plan will be developed for the current target parcels and the previously-purchased parcels that total 162 acres. It is anticipated that in addition to the salmon recovery projects along the Snoqualmie and Raging Rivers, the site may allow for a community center, trails and agriculture. The master plan will better determine the appropriateness of uses on the landscape and with consideration of funding restrictions.

1 King County Council District information here: https://www.kingcounty.gov/council/councilmembers/find_district.aspx
SECTION 2. OPEN SPACE RESOURCES

☑ 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
☐ I. Equity/opportunity area projects that seek to redress historic disparities in access to open space

Wildlife habitat or rare plant reserve – While most of this property is highly impacted by the current use as a golf course, it does have enough native trees and shrubs to support native songbirds, amphibians, hawks, ospreys and bald eagles, waterfowl and small to large-sized mammals including coyotes, black bears, beavers and other rodents that serve as a prey base for raptors. There is a large pond on site that support a variety of waterfowl species. Restoration of this land from cultivated grass to a diverse, forested floodplain and riparian area will, over time, improve habitat conditions for a variety of wildlife species. This reach of the Snoqualmie River is part of the King County Wildlife Network.

Salmon Habitat and aquatic resources – This reach is one of the two core Chinook spawning areas on the Snoqualmie River where the river historically had access to off-channel areas and provided greater rearing habitat. According to the Snohomish River Basin Salmon Conservation Plan (Salmon Plan), this project site is located in a “first priority restoration” mainstem sub-basin. The table below documents presence of salmonid species and respective life history stage in the Snoqualmie River below the Snoqualmie Falls and in the lower reaches of the Raging River.

<table>
<thead>
<tr>
<th>Species</th>
<th>Life History Stage Present</th>
<th>Unique Population</th>
</tr>
</thead>
<tbody>
<tr>
<td>Chinook</td>
<td>Adult spawning, sub-yearling rearing &amp; yearling rearing</td>
<td>Snoqualmie River Fall Chinook</td>
</tr>
<tr>
<td>Steelhead</td>
<td>Adult spawning, sub-yearling rearing &amp; yearling rearing</td>
<td>Snoqualmie Winter Steelhead</td>
</tr>
<tr>
<td>Coho</td>
<td>Juvenile</td>
<td></td>
</tr>
<tr>
<td>Pink</td>
<td>Adult spawning</td>
<td></td>
</tr>
<tr>
<td>Chum</td>
<td>Adult spawning</td>
<td></td>
</tr>
<tr>
<td>Cutthroat</td>
<td>Adult spawning, sub-yearling rearing &amp; yearling rearing</td>
<td></td>
</tr>
</tbody>
</table>

Scenic Resources – The parcels can be seen from the surrounding hillsides and are a scenic resource to Fall City. The parcels have river frontage that provide views up and down the Snoqualmie Valley and provide views of the Cascade Mountains and Mt. Si.

Historic/cultural resources – The Snoqualmie people occupied the Snoqualmie drainage basin, extending from the confluence of the Snoqualmie and Skykomish Rivers to North Bend, and at the mouth of Issaquah Creek. A recent Cultural Resources Assessment conducted on the adjacent former RV Park states the following, “thirteen cultural resources surveys have been conducted within 1.0 mile (1.6 km) of the project area from 1997 to 2013. Three previously recorded archaeological sites are located within 1.0 mile (1.6 km) of the project area.

Park/open space or natural corridor addition – The properties are in close proximity to other King County Parks and Natural Areas including Fall City Park and Fall City Natural Area. These
parcels are adjacent to parcels purchased during the first two phases of this acquisition which are managed by KC Rivers.

**Passive recreation opportunity/unmet need** – Properties purchased in fee or partial fee will provide opportunities for passive recreation such as fishing, hiking, river recreation and bird watching. We will work closely with the community and our Parks Division to determine how best to accommodate the high river recreation in this area. The confluence of the Raging and Snoqualmie Rivers is used extensively by fishermen/fisherwomen.

**SECTION 3. ADDITIONAL FACTORS**

- ☒ A. Educational/interpretive opportunity
- ☒ B. Threat of loss of open space resources
- ☒ C. Feasibility: Ownership complexity/willing seller(s)/community support
- ☒ D. 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 Rights (TDR) participation

**Educational/interpretive opportunity** – the proximity of this property to downtown Fall City will provide educational and interpretive opportunities for the surrounding community to learn about the restoration projects that will be implemented and the importance of floodplain processes for the recovery of salmonids. These projects will provide an opportunity to showcase how the county and community can work together to meet the needs of salmon recovery and community needs.

**Threat of loss of open space resources** – The threat to parcels in this reach may come from development or the establishment of a large-scale horse facility. We are working with the King County Agriculture Unit and the River and Floodplain Management Section in an effort to preclude future development in and around the floodplain.

**Ownership complexity/willing seller(s)/ownership interest proposed** – This is the last phase of an acquisition that spread across the Twin Rivers Golf Course (TRGC), the Snoqualmie RV Park and two private properties. The TRGC has two owners and a lessee. The previous attempt to purchase TRGC was unsuccessful because one of the owners was not ready to sell at that time and the lessees were not on board. This owner is now ready to sell the golf course and the parcels he solely owns and the lessees are also willing to sell the value of the remaining lease.

**Partnerships** – Sound Salmon Solutions is a non-profit organization that has submitted a Cooperative Watershed Management grant to restore native vegetation to the adjacent former Snoqualmie RV Park. We anticipate that they, and possibly the Snoqualmie Tribe, will be partners on the restoration of the current target parcels. We will also be working with the Fall City community, and agriculture and recreation partners to determine how we can partner with them to accommodate various uses on the site including a community center, trails and agriculture operations.

**Is the property identified in an adopted park, open space, comprehensive, or community plan?** - This is a high priority project in the Salmon Plan. The project is also listed on the Snohomish Basin (WRIA 7) 4-year Work Plan. The Fall City Land Acquisition Strategy and Community Outreach Project Report documents the support by the Fall City community for this acquisition.
SECTION 4. PARCEL DETAILS
A. Please provide information about the parcels that are current and future funding targets.

i. Parcels that are Current Funding Targets -

<table>
<thead>
<tr>
<th>Parcel Number</th>
<th>Acre age</th>
<th>Zoning</th>
<th>Assessor’s “Appraised Land Value”</th>
<th>Assessor’s “Appraised Improvements Value”</th>
<th>Estimated Cost to Purchase Desired Property Interest</th>
<th>Property Interest Sought</th>
</tr>
</thead>
<tbody>
<tr>
<td>1424079008*</td>
<td>21.31</td>
<td>RA</td>
<td>$269,200</td>
<td>$76,500</td>
<td>$2,200,000</td>
<td>Fee</td>
</tr>
<tr>
<td>1424079103</td>
<td>35.90</td>
<td>RA</td>
<td>$90,682</td>
<td>$137,600</td>
<td>*</td>
<td>Fee</td>
</tr>
<tr>
<td>1524079031*</td>
<td>7.42</td>
<td>RA</td>
<td>$93,700</td>
<td>$141,800</td>
<td>*</td>
<td>Fee</td>
</tr>
<tr>
<td>1424079052*</td>
<td>40.50</td>
<td>RA</td>
<td>$511,600</td>
<td>$145,400</td>
<td>*</td>
<td>Fee</td>
</tr>
<tr>
<td>1424079014*</td>
<td>17.75</td>
<td>RA</td>
<td>$224,200</td>
<td>$148,200</td>
<td>*</td>
<td>Fee</td>
</tr>
<tr>
<td>2324079045*</td>
<td>6.54</td>
<td>RA</td>
<td>$106,000</td>
<td>0</td>
<td>$325,000</td>
<td>Fee</td>
</tr>
<tr>
<td>1524079086</td>
<td>.52</td>
<td>RA</td>
<td>$113,000</td>
<td>$248,000</td>
<td>$550,000</td>
<td>Fee</td>
</tr>
</tbody>
</table>

*Estimated cost per entire golf course. Value is not broken down by parcel in previous appraisal.

ii. Future Funding Targets - i.e., those parcels shown in yellow on your maps. Please list the parcel numbers here (no additional information needed):
- 1424079012
- 1024079012
- 1524079002
- 1524079145

B. How did you estimate the cost to purchase parcels? (e.g., appraisal, estimate from assessor’s values, etc).
We used the information from the previous appraisal and estimated current value from that.

C. Are any parcels are enrolled in the Current Use Taxation program (a voluntary conservation program)?
Yes, the ones with the stars next to the parcel numbers are enrolled in CUT.

SECTION 5. PROPERTY USE, STEWARDSHIP, AND MAINTENANCE
A. What is the intended future use of the property (e.g., passive recreation, habitat restoration, timber management, agricultural production)? Will this land be available for public use?

We are planning on developing a master plan of the site to better determine the uses across the landscape of this and the adjacent properties purchased in the first two phases (Snoqualmie RV Park and Gamble residence). The primary purpose for the acquisition is to remove two river facilities to restore habitat and habitat-forming processes for threatened Chinook salmon and other salmonids. Other anticipated uses on the site include passive recreation, a community center in the clubhouse currently on site, agriculture where appropriate and trails that may connect to the regional trail system. We are exploring options for these uses and are aware that funding may limit the future use and/or other funding may be needed to allow proposed uses.

2 Please explain what the zoning designation means if you don’t think it would be evident to the committee.
3 Parcels enrolled in Current Use Taxation for “Forestry” may not have a valid “appraised land value” or acreage.
4 Visit www.kingcounty.gov/incentives, and use the “Interactive Map” to check enrollment for your target parcel(s).
SUPPLEMENTAL FORM #2: NON-GOVERNMENTAL APPLICANTS, continued

B. How will the property be stewarded and maintained, and using what funding? Does the property lend itself to volunteer stewardship opportunities or community participation?

C. The property will be managed as a Natural Area by KC Parks using operating funds. We intend to seek grants and use SWM funding for the removal of the river facilities and other restoration. Sound Salmon Solution is currently seeking a grant to revegetate the adjacent former Snoqualmie RV Park and we anticipate this work will expand to the target parcels.

D. What are the biggest challenges you anticipate in managing this site?

The first biggest challenge will be how to determine future land uses that consider salmon recovery projects, community needs and agriculture. This will then dictate the anticipated challenges of managing this site.

E. Will you be purchasing and demolishing any structures on the target parcel(s)? Explain why this is necessary.

Yes, there are several buildings associated with the golf course and one of the non-golf course properties. The first step, however will be to see if the club house can be kept on site to be used as a community center.

F. Do you intend to reserve any part of the site for non-CFT-eligible activities, such as more intensive recreation or retaining a structure on a fee purchase? (Funds used for that purchase can’t count as CFT match.)

We are exploring ways to potentially keep the golf course clubhouse on site for a future community center and that may mean surplussing a portion of the land and the building.

SECTION 6. PROJECT BUDGET

Please provide budget information for the parcels that are the current funding targets.

FUNDING REQUEST

<table>
<thead>
<tr>
<th>REQUESTED AMOUNT</th>
</tr>
</thead>
<tbody>
<tr>
<td>CFT Funding Request</td>
</tr>
<tr>
<td>KC Parks Levy (PL) Request (for county projects only)</td>
</tr>
<tr>
<td>Total Funding Request</td>
</tr>
</tbody>
</table>

TOTAL CFT PROJECT COSTS

<table>
<thead>
<tr>
<th>PROJECT COSTS</th>
<th>ESTIMATED DOLLAR AMOUNT OR RANGE</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total property interest value</td>
<td>$3,825,000</td>
</tr>
<tr>
<td>Title and appraisal work</td>
<td>$10,000</td>
</tr>
<tr>
<td>Closing, fees, taxes</td>
<td>$10,000</td>
</tr>
<tr>
<td>Relocation costs</td>
<td>$45,000</td>
</tr>
<tr>
<td>Hazardous waste reports</td>
<td>$10,000</td>
</tr>
<tr>
<td>Directly related staff; administration and legal costs</td>
<td>$25,000</td>
</tr>
<tr>
<td>Only if applicable: Value of land used as match⁵</td>
<td>$1,620,000 (DOE)</td>
</tr>
<tr>
<td>Total Estimated Project Costs</td>
<td>$3,925,000</td>
</tr>
</tbody>
</table>

⁵ If you are providing cash match, ignore this instruction. If your match consists of a land trade or the cash value of recent open space purchases, please reflect the match property’s estimated value in the “Value of land used as match” row. Your “Total Estimated Project Costs” will include this match property’s estimated value.
## FUNDING/MATCH TABLE

<table>
<thead>
<tr>
<th>CFT FUNDING</th>
<th>Date Funding Secured</th>
<th>Dollar Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>CFT Funding Request</td>
<td>N/A</td>
<td>$2,772,500</td>
</tr>
</tbody>
</table>

### Past CFT Funding Available
(i.e., funds remaining from past awards, to be spent on current target parcels)

<table>
<thead>
<tr>
<th>MATCH FUNDING SECURED</th>
<th>Date Funding Secured</th>
<th>Dollar Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>DOE land match</td>
<td>2015</td>
<td>$1,620,000</td>
</tr>
</tbody>
</table>

### MATCH FUNDING STILL SOUGHT
Sources/ Plan to obtain match?:

<table>
<thead>
<tr>
<th>MATCH FUNDING STILL SOUGHT</th>
<th>Date Funding Anticipated</th>
<th>Dollar Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>King County Parks Levy</td>
<td>2020</td>
<td>$1,152,500</td>
</tr>
</tbody>
</table>

$1.62M Gamble closings – match for $1.62M CFT in the request
Difference is $1.55M which is then split 50-50 CFT-PL REQUEST:
$1,152,500 Parks Levy
$2,772,500 CFT

$3,925,000 Total