

Project Name: North Green River Acquisitions	
Project Location: Unincorporated King County <i>(fill in City Name or "Unincorporated King County")</i>	
Applicant's Agency or Organization Name: King County DNRP Water and Land Division	
Proposed Project Acreage: 2.32 <i>(Identify the acreage targeted under this year's funding request)</i>	CFT Funding Request: \$550,000 <i>(Dollar amount of CFT award requested)</i>
Total Project Acreage: <i>(Estimate total acreage at project completion for multi-year projects)</i>	KC PL Funding Request: \$550,000 <i>(King County projects only: dollar amount of KC Parks Levy requested)</i>
Seeking a match waiver? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <i>(If yes, applicant must submit "Supplemental Form #1.)</i>	Total Funding Request: \$1,100,000 <i>(Sum of CFT + KCPL requests above)</i>
Type of Acquisition(s): <input checked="" type="checkbox"/> Fee Title <input type="checkbox"/> Easement <input type="checkbox"/> Fee or easement TBD <input type="checkbox"/> Other:	
King County Council District in which project is located ¹ : 5	
WRIA/watershed in which project is located ² : WRIA 9	

APPLICANT CONTACT INFORMATION

Contact Name: Katie Beaver	Phone: (206) 263-0951
Title: Lower Green River Basin Steward	Email: kbeaver@kingcounty.gov
Address: 201 S Jackson St, Suite 5600 Seattle WA 98104	Date: 2/25/2021

SECTION 1. PROJECT SUMMARY

Please summarize your project in the space below.

This funding will purchase 2.32 acres of the total project scope of 26.23 acres; 7.62 acres were funded for acquisition in 2020. This full scope of the project will add 26.23 acres of natural land adjacent to North Green River Park in unincorporated King County near the City of Kent within the Lower Green River Basin. This area is one of the last remaining places in the Lower Green River basin without major development and with an opportunity to increase off-channel salmon habitat to a rare forested wetland. This project would close public ownership gaps between the City of Kent owned property to the south and King County owned lands to the west and north.

These acquisitions will help protect and restore a floodplain wetland and support a large future habitat restoration project, increasing critical off-channel refuge and rearing habitat for juvenile salmon. The project area is part of a rare forested floodplain wetland that expands south to City of Kent owned properties and drains to the Green River. The City of Kent has done extensive enhancement of this wetland as part of past mitigation efforts. Salmon access this wetland during flood events, providing important refuge and rearing opportunity during high flows. There is an opportunity to increase connectivity between the river and the wetland by replacing the culvert under Green River Road, allowing juvenile salmon access to this prime off-channel habitat, increasing flood storage, and allowing the river to flow more freely within the floodplain. Both target properties are within the 100-year floodplain and important to acquire before restoring floodplain processes.

¹ King County Council District information here: https://www.kingcounty.gov/council/councilmembers/find_district.aspx

² Find WRIA ("watershed resource inventory area") here: <https://www5.kingcounty.gov/kcgisreports/wrialookup.aspx>

SECTION 2. OPEN SPACE RESOURCES

- Before answering Sections 2 & 3, please review “Application Evaluation Criteria.”
 - Please mark an “X” in the checkbox for each criterion that applies to your project.
 - For each criterion you marked, briefly describe in the space below how the project would meet that criterion. If relevant, consider the landscape setting and/or planned restoration actions.
- | | |
|---|---|
| <input checked="" type="checkbox"/> A. Wildlife habitat or rare plant reserve | <input type="checkbox"/> F. Urban passive-use natural area/greenbelt |
| <input checked="" type="checkbox"/> B. Salmon habitat and aquatic resources | <input checked="" type="checkbox"/> G. Park, open space, or natural corridor addition |
| <input checked="" type="checkbox"/> C. Scenic resources | <input type="checkbox"/> H. Passive recreation opportunity in area with unmet needs |
| <input checked="" type="checkbox"/> D. Community separator | <input type="checkbox"/> I. Project that seeks to redress historic disparities in access to open space in opportunity areas |
| <input type="checkbox"/> E. Historic/cultural resources | |

Wildlife habitat or rare plant reserve: This project will benefit a variety of wildlife species that utilize floodplain and wetland habitat in the Green River Valley, including amphibians, birds, and small mammals. The targeted parcels are part of a larger palustrine wetland that expands to the City of Kent property to the south. The City of Kent has done extensive enhancement of this wetland as part of past wetland mitigation. Beaver have been observed on the City of Kent property. The project site would expand a 600+ acre urban forest corridor along the valley wall that likely provides habitat for larger mammals, including deer and coyote. Restoration efforts will include the removal of invasive plant species and planting native trees and shrubs to expand the riparian forest.

Salmon habitat and aquatic resources: The Lower Green River provides critical rearing and refuge habitat to juvenile salmon, including Chinook, however recent studies have found that the conditions in the Lower Green are still degraded. The target parcels contain part of a wetland that drains into the Green River through a culvert under Green River Road. This culvert and flapgate is not fish passable, however has been stuck open in recent flooding events leading to backwater flooding on the targeted properties. There is opportunity to replace the fish impassable culvert, make improvements to the mouth of the tributary, and restore the degraded wetland habitat to give juvenile salmon access the tributary and wetland during both high winter and low summer flows. In connection with the City of Kent owned properties to the south, the project could provide fish access to up to 2,000 feet of stream and up to 30 acres of floodplain wetland.

This project is identified in WRIA 9’s 2021 Salmon Habitat Plan Update as LG-22, a project to acquire and restore approximately 30 acres of floodplain wetland and provide access to 2,000 feet of non-natal tributary rearing habitat for juvenile salmon.

Scenic resources: This project would secure the scenic resources along the valley wall and the river on the east side of North Green River Park. The parcels identified in this application are highly visible to those traveling along 94th Pl S and their purchase would help protect the floodplain wetland and forested corridor along the valley wall.

Community separator: North Green River Park and the parcels targeted in this application provide a community separator between the cities of Kent and Auburn. Protecting these parcels would help prevent additional development in this area, which is within King County’s Urban Growth Area (UGA) boundary and increase the linkage of public space along the right bank of the Lower Green River.

Park/open space or natural corridor addition: These acquisitions present passive recreation opportunities in this natural area, including wildlife viewing and birding opportunities. The priority parcels are all located near or adjacent to King County’s North Green River Park to the west, City of Kent open space to the south, and King County Roads’ Titus Pit property to the north. These parcel additions would expand this corridor of open space by up to 26.23 acres.

The parcels may also provide opportunity for King County Parks’ future Green River Trail connection project. While the alignment of the future trail has yet to be determined, the parcels along 94th Pl provide a possible alignment option for the trail, while presenting opportunities for wildlife viewing within the restored floodplain wetland.

SECTION 3. ADDITIONAL FACTORS

- Please mark an “X” in the checkbox for each criterion that applies to your project.
- For each criterion you marked, briefly describe in the space below how the project would meet that criterion. If relevant, consider the landscape setting and/or planned restoration actions.
 - A. Educational/interpretive opportunity
 - B. Impact to 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

Feasibility: ownership complexity/willing seller(s)/ community support

Both property owners are interested and willing to sell to King County.

Describe any public or private partnerships that will enhance this project

The acquisition of these parcels would be a step towards implementing a large joint King County/ City of Kent habitat restoration project, providing juvenile salmon access to up to 30 acres of floodplain wetland. There is support from WRIA 9 and the City of Kent, who has been purchasing residential property south of the target parcels and restoring to meet wetland mitigation needs. The joint habitat project would restore this floodplain wetland for juvenile salmon refuge and rearing.

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

The preservation of these parcels is supported by the following documents:

- *Lower Green River Corridor Assessment* (King County, 2003) identifies the parcels as priority acquisitions.
- *Salmon Habitat Plan* (WRIA 9, 2021) identifies the Wetland Floodplain Off-Channel Habitat Reconnection project (LG-22) as a tier 1 project, co-sponsored by the City of Kent and King County. The project footprint includes the current and future acquisition targets.
- *Green River Trail Alignment Study* (King County Parks, 2019): The parcels along 94th Pl may be required for a future trail alignment; however, King County Parks has not chosen a future alignment at this time.
- A habitat restoration project within the project footprint was also was identified in King County’s April 5, 2019 comment letter to the King County Flood Control District in response to the scoping for the Lower Green River Corridor Flood Hazard Management Plan.

SECTION 4. PARCEL DETAILS

A. Please provide information about the parcels that are current funding targets, as shown in red on your maps.

- No need to list information on the future potential funding targets that are shown in yellow on your maps.
- You can find this information on the “Assessor’s Report/Property Details” accessed through King County iMap (<https://gismaps.kingcounty.gov/iMap/>). Add more rows if needed.

Parcel Number (do not use hyphen, e.g., 1234567890)	Acreage	Zoning ³	Assessor’s “Appraised Land Value” ⁴	Assessor’s “Appraised Improvements Value”	Estimated Cost to Purchase Desired Property Interest	Property Interest Sought (fee, easement, or TBD)
3022059051	2.02	R1	\$291,000	\$185,000	\$632,000	Fee
3022059027	0.3	R1	\$165,000	\$211,000	\$473,000	Fee

³ Please explain the zoning designation if it is hard to understand (usually most important for urban zoning designations)

⁴ Parcels enrolled in Current Use Taxation for “Forestry” may not have a valid “appraised land value” or acreage.

B. How did you estimate the cost to purchase parcels? (e.g., appraisal, estimate from assessor’s values, etc.).

Without an appraisal, the purchase costs are estimated based on property assessments and the professional opinion of King County real estate services staff. The estimated cost of purchase includes relocation costs for the parcel with a rental house.

C. Describe project readiness, urgency, and potential to phase funding over multiple years.

The landowners of the priority parcels have indicated they are willing to sell to King County within the next year and a half. The larger project can be phased over multiple years.

D. Are any parcels enrolled in the Current Use Taxation program, a voluntary conservation program?⁵

No

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?

The land will be available for passive public use and will expand an existing corridor of open space and close some key gaps in public ownership. These properties are also critical for the success of a proposed joint King County / City of Kent habitat restoration project to reconnect floodplain wetland for off-channel juvenile salmon refuge and rearing.

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?

Large-scale habitat restoration plans will be led by King County WLRD staff in partnership with the City of Kent. Maintenance and ongoing stewardship will be managed by King County Parks Division as a natural area. Upon acquisition, King County Parks will conduct baseline monitoring to provide a foundation for a site management plan to guide long-term maintenance, monitoring, and restoration. To help deter illegal camping and dumping, Parks staff, with assistance from the King County Sheriff’s office, will conduct regular inspections and post signage.

King County Parks, in partnership with Mid Sound Fisheries Enhancement Group, led a volunteer tree planting effort at North Green River Park, just across from the target parcels in 2019. Once the structures are demolished, there may be opportunities for volunteer tree planting efforts on these sites.

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

The biggest challenge in this area is the ongoing pressure and maintenance challenges from homeless encampments in this neighborhood. This will result in need to immediately demolish structures after closing and practice regular site monitoring. While the City of Kent has said they have had some encampment activity on their property to the south, it has been manageable with regular monitoring.

D. Are there any structures on the target parcel(s)? Explain the plans for the structures (typically demolition is needed to comply with CFT requirements).

Both parcels have single-family homes and associated outbuildings. All structures will need to be demolished. Due to the increased homeless activity in the area, the houses will need to be prioritized for immediate demolition following closing.

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

No

⁵ Visit www.kingcounty.gov/incentives, and use the “Interactive Map” to check enrollment for your target parcel(s).

SECTION 6. PROJECT BUDGET

FUNDING REQUEST

	REQUESTED AMOUNT
CFT Funding Request	\$550,000
KC Parks Levy (PL) Request <i>(county projects only)</i>	\$550,000
TOTAL FUNDING REQUEST	\$1,100,000

TOTAL ESTIMATED PROJECT COSTS

Use this table to estimate the total cost to purchase the parcels that are the current funding targets

ESTIMATED PROJECT COSTS	ESTIMATED DOLLAR AMOUNT OR RANGE
Total property interest value	\$1,013,000
Title and appraisal work	\$12,000
Closing, fees, taxes	\$4,000
Relocation costs	\$50,000
Hazardous waste/environmental reports	\$1,000
Directly related staff, administration and legal costs	\$20,000
TOTAL ESTIMATED PROJECT COSTS	\$1,100,000

MATCH

What type of match will you be providing?

- Cash match
- Land match⁶
- Match waiver requested (must submit Supplemental Form #1)

If you are providing cash match, please complete this table.

Cash Match – Secured (list sources)	Date Funding Secured	Dollar Amount
Cash Match – Still Sought (list sources)	Date Funding Anticipated	Dollar Amount
Parks Levy	12/1/2021	\$550,000

If you are providing land match, please complete this table (add rows if necessary).

Land Match Parcel #	Value	Already acquired?	Details (funding source, timing, etc.)
		<input type="checkbox"/> Yes <input type="checkbox"/> No	

OTHER FUNDING

Do you have any funding that will contribute to the purchase, which you have not already listed above?

No

⁶ Land match is described on Page ii of “Instructions and Conditions.” Typically this is donated land, or the cash value of recent open space purchases. Land match should be directly linked to the property under application and meet CFT conditions.

SECTION 7. BOND FUNDING POTENTIAL

- *These factors may make projects more competitive for bond funds (some projects may be a better fit for annual funds).*
- *Please mark the checkboxes for the criteria that apply to the current target parcels.*
- *For each criterion you marked, briefly describe in the space below how the project would meet that criterion.*
 - A. Acquisition can occur in late 2021 or early 2022
 - B. Transaction is highly likely to be successful
 - C. Match is secured, or will be secured by late 2021 or early 2022
 - D. Property purchased in fee will not be leased or surplus/sold for private benefit

A. Acquisition can occur in late 2021 or early 2022

Acquisition can likely occur in early 2022.

B. Transaction is highly likely to be successful

Property owners are interested and motivated to sell to King County

C. Match is secured, or will be secured by late 2021 or early 2022.

If we receive Parks Levy match, it will be secured by late 2021.

D. Property purchased in fee will not be leased or surplus/sold for private benefit.

No, property will not be surplus or sold.

