

Project #15-1157, Neadham Road Acquisition and Design

Current Status: Application Submitted

## Project Details

**Primary Sponsor:** Pierce County Surface Water Mgmt

**Primary Contact:** Ingo Kuchta  
(253) 798-6165  
ikuchta@co.pierce.wa.us

**Funding Program:** Salmon State Projects

**Lead Entity:** Pierce County Lead Entity

**Project Type:** Planning & Acquisition

## Project Description

Pierce County is proposing the acquisition of 2 of the 6-7 remaining developed properties along Neadham Road on the upper Puyallup River and proposes completing the design of the flood control facility removal phase. In order to vacate the Neadham Road floodplain area existing development must be removed. When the homes and levees are removed and the roadway has been abandoned the river will be allowed to access it's full historical rightbank floodplain. This project is a continuation of ongoing acquisitions that will create 1.3 miles of uninterrupted floodplain and riparian area reconnection along the right bank Puyallup River.

## Project Overall Metrics (Outcomes, Benefits)

### Category / Work Type / Metric

### Application Answer

#### Project Acquisition

Acquisition Primary Purpose

Habitat Conservation, Habitat Restoration, Open Space

#### Completion Date

Projected date of completion

12/29/2017

#### Sponsor Match: Monetary Funding

Amount of other monetary funding  
Project identifier for the other monetary funding  
Source of other monetary funding

\$160,872.00  
pw swm 1700x  
N/A

#### Sponsor Match: Donated Un-paid Labor (volunteers)

Value of Donated Unpaid Labor (Volunteers)  
Source of Donated Un-paid labor contributions

\$0.00  
N/A

#### Sponsor Match: Donated Paid Labor

Value of Donated Paid Labor  
Source of Donated Paid Contributions

\$0.00  
N/A

#### Sponsor Match: Other In-kind Contributions

Value of Other In-Kind Contributions  
Source of Other In-Kind Contributions  
Description of other In-Kind contributions

\$0.00  
N/A  
N/A

## Project Funding

Funding Request		Funding %	Min Match Required	Sponsor Match Source	
Salmon State Projects	\$911,603	85.00 %		Appropriation \ Cash	\$160,872
Sponsor Match	\$160,872	15.00 %	15%		
<b>Total Project Funding</b>	<b>\$1,072,475</b>	<b>100.00 %</b>			

#### Project Cost Summary

##### ACQUISITION COSTS

		Project %	Admin/A&E %	Maximum for Selected Program
Land/Incidentals	\$967,075			
Admin	\$10,000		1.03 %	\$48,354 (5%)
<b>Subtotal</b>	<b>\$977,075</b>	<b>91.10 %</b>		

##### PLANNING COSTS

		Project %	Admin/A&E %	Maximum for Selected Program
Planning	\$95,400			
A&E	\$0		0.00 %	\$28,620 (30%)
<b>Subtotal</b>	<b>\$95,400</b>	<b>8.90 %</b>		
<b>Total Cost Estimate</b>	<b>\$1,072,475</b>	<b>100.00 %</b>		

## Worksites and Properties

County: Pierce

Legislative Districts 2012: 02

Congressional Districts 2012: 08

Salmon Recovery Regions: Puget Sound

DNR Watershed Units (WAU): Electron

4th Field Catalog Units (HUC): Puyallup

WRIA: Puyallup-White

Sections: 20

Township: T18NR05E

Coordinates: 47.03191946  
-122.20135816

## Worksite #1: Neadham Road

Coordinates from Mapped Point:

Latitude: 47.03191946

Longitude: -122.20135816

Coordinates from Worksite

Latitude:

Longitude:

Directions:

**Worksite Description:** The project area encompasses the entire Neadham Road area from Brooks Road upstream to approx. RM 26.8 right bank.

**Site Access Directions:** From Orting proceed SE on Hwy 162 to Orville Road, turn right onto Orville Road and proceed south to Brooks Road, turn left onto Brooks Road and follow to Neadham Road, turn right onto Neadham Road.

**Worksite Address:**

## Planning Metrics (Outcomes, Benefits)

Category / Work Type / Metric	Application Answer	Work Type Costs
Targeted salmonid ESU/DPS	Chinook Salmon-Puget Sound ESU, Chum Salmon-Puget Sound/Strait of Georgia ESU, Coho Salmon-Puget Sound/Strait of Georgia ESU, Pink Salmon-Odd year ESU, Steelhead-Puget Sound DPS	
Targeted species (non-ESU species)	Bull Trout, Cutthroat, Searun Cutthroat	
Area Encompassed (acres)	12.0	
Miles of Stream Affected	0.60	
Miles Of Stream Treated/Protected	1.30	
Project Identified In a Plan or Watershed Assessment	Shared Strategy, 2007. Puget Sound Salmon Recovery Plan, Volume I. Pierce County Lead Entity. Salmon Habitat Protection and Restoration Strategy. WRIA 10 Puyallup Watershed. WRIA 12 Chambers Clover Watershed. March 2012 Mobrاند Biometrics, Inc. 2001. Watershed Analysis for the Development of Salmonid Conservation and Recovery Plans Within Pierce County. Pierce County, WA. Mobrاند Biometrics, Inc. 2004. Strategic Priorities for Salmon Conservation and Recovery Actions in WRIsAs 10 and 12. Pierce County, WA	
Type Of Monitoring	None	
Monitoring Location	No monitoring completed	
<b>Design for Salmon restoration</b>		
<b>Final design and permitting</b>		
Total cost for Final design and permitting		\$66,500.00
Name of the Plan	N/A	
Description of the Plan	N/A	
<b>Preliminary design</b>		
Total cost for Preliminary design		\$3,900.00
Name of the Plan	N/A	
Description of the Plan	N/A	
<b>Cultural Resources</b>		
<b>Cultural resources</b>		
Total cost for Cultural resources		\$25,000.00
Acres surveyed for cultural resources	50.00	

## Planning Questions

- 1 of 7 **Has the worksite been investigated for historical, archeological, or cultural resources? If yes, when did this occur and what agencies and tribes were consulted? Attach related documents (letters, surveys, agreements, etc.) to your project in PRISM.**  
No
- 2 of 7 **Will the project include any ground disturbing activities? (Please remember that this includes geotechnical survey sampling and the like.)**  
Yes, Removal of levees and possible construction of new revetment.
- 3 of 7 **What is the current land use of the site? Has there been ground disturbances historically, if so, what are/were those disturbances? Is there any fill where ground disturbance is proposed? If known, how deep is the fill?**  
Current land use is a mixture of residential, vacant land and timberland. Disturbances have been associated with logging, home construction and levee

construction. No fill is proposed.

- 4 of 7** Is the worksite(s) located within an existing park, wildlife refuge, natural area preserve, or other recreation or habitat site? If yes, name the area and specify if the land is owned by local, state or federal government.  
No
- 5 of 7** Describe any proposed ground disturbing activities. That is, will a tool(s) be used to move earth (soil, rock, gravel, etc.) as part of this project? This includes hand or mechanized tools, for example: shovel, auger, pick axe, backhoe, etc. Also include specific information including length, width, and depth of the ground disturbance that will be required for all proposed work, if known. Please avoid subjective phrases such as "ground disturbing activities will be minor".  
Proposed ground disturbing activities will be associated with home demolitions. Foundation removals, septic and well decommissioning, fencing and surfacing removal.
- 6 of 7** Give street address for this worksite if available.  
The worksite includes homes along Neadham Road. Specific addresses are not known until buyout offers are accepted.
- 7 of 7** Are there any structures existing on the property (including tidegates, dikes, etc.)? If so, please list all existing structures. Indicate if any of these structures will be altered or demolished as a result of the project, and provide the following information for each structure that could be altered or demolished: identifying name, year constructed, year(s) remodeled/renovated. Attach at least one photo of each of the proposed altered structures.  
Yes, Structures on the properties include homes, garages and outbuildings which will be demolished. Levees may also exist but will not be disturbed with this project. Exact details of the residential structures will not be known until buyout offers are accepted.

## Property for Neadham Road Worksite #1: various parcels from parcel pool

<b>Activity:</b> Acquisition, Planning	<b>Planned Acquire Date:</b> 02/29/2016	<b>Proposed Acres:</b> 16.30
<b>Property Grantor</b> ,	<b>Ownership</b> <b>Instrument Type:</b> Deed - Statutory Warranty <b>Purchase Type:</b> Fee ownership <b>Term Length:</b> Perpetuity <b>Expiration Date:</b> <b>Note:</b>	
<b>Landowner Type:</b> Private		

## Acquisition Metrics (Outcomes, Benefits)

Category / Work Type / Metric	Application Answer	Work Type Costs
<b>Real Property Acquisition</b>		
Miles Of Streambank Protected By Land or Easement Acquisition	0.05	
<b>Land</b>		
Total cost for Land		\$852,500.00
Acres by Acreage Type (fee simple) - Riparian	16.30	
Acres zoned as agricultural land	0.00	
Existing structures on site	Structures to be demolished	
Market value of property improvements	\$650,000.00	
<b>Incidentals</b>		
<b>Appraisal</b>		
Total cost for appraisal		\$5,000.00
<b>Appraisal Review</b>		
Total cost for appraisal review		\$1,000.00
<b>Closing, Recording, Taxes, Title</b>		
Total cost for Closing, Recording, Taxes, Title		\$25,575.00
<b>Cultural resources (Acq)</b>		
Total cost for Cultural resources(Acq)		\$3,000.00
Restoration or development plans (yes/no)	Yes	
<b>Demolition</b>		
Total cost for Demolition		\$70,000.00
Buildings / structures to be demolished	Homes vary in age from 2005 to 1977 and consist of dwellings, garages and out buildings.	
<b>Environmental Audits</b>		
Total cost for environmental audits		\$10,000.00
<b>Administrative Costs (Acq)</b>		
<b>Administrative costs (Acq)</b>		
Total cost for Administrative costs (Acq)		\$10,000.00

## Acquisition Questions

- 1 of 2** Has the applicant requested and/or received a "waiver of retroactivity" from the RCO for the property in question? If yes, what was the sellers name, the approval date, and waiver number?  
No
- 2 of 2** Property acquired with grant funds is subject to policies/laws regarding preservation of cultural resources. Is future restoration, development,

fencing or signing proposed for this property? If yes, explain how and when this work will occur.

Removal of the levee system will occur when all homes are purchased in the project area and as grant funds become available. Restoration beyond removal of the levees will occur in the future as grant funds become available.

## Overall Project Questions

- 1 of 6 **Is any part of the scope of work included in this application required as mitigation for another project or action? E.g. FERC relicensing, Habitat Conservation Plan, legal settlement, etc. If yes, explain:**  
No
- 2 of 6 **Do you need state SRFB dollars (not Federal) to match the requirements of any other federal funding you will be using to complete this project. If Yes, please state the amount of state dollars needed out of your total request.**  
No
- 3 of 6 **Describe any ground disturbing work that will be necessary as part of the design process, such as geotech work. Include anticipated number of test sites, depth of disturbance, location, etc.**  
No ground disturbing activities are anticipated for the design work.
- 4 of 6 **Is the project on State Owned Aquatic Lands? Please contact the Washington State Department of Natural Resources to make a determination. (www.dnr.wa.gov/Publications/aqr\_land\_manager\_map.pdf)**  
No
- 5 of 6 **For grants listed in the Sponsor Match Category section on the Funding Request tab, list the grant source(s), when the funds were (or will be) secured, and how long the grant funds will be available to this project.**  
N/A
- 6 of 6 **Describe the type and timing of donated labor (skilled and unskilled), donated equipment, and donated materials that will be used for this project, identified in the Sponsor Match Category section on the Funding Request tab.**  
N/A

## Project Permits

Permit Type	Applied Date	Received Date	Expiration Date	Permit Number
None - No permits Required				

### Permit Questions

- 1 of 1 **If this project requires a federal permit, will the scope of that permit cover ALL proposed ground disturbing activities included in this project? You may need to request a pre-application meeting with the permitting agency to answer this question.**  
No, Permits will be obtained when construction funds become available due to possibility of permits expiring before construction funds are secured.

## Project Attachments

**Required Attachments** 7 out of 7 done

Cost Estimate	<input checked="" type="checkbox"/>
Landowner acknowledgement form	<input checked="" type="checkbox"/>
Map: Area of Potential Effect (APE)	<input checked="" type="checkbox"/>
Map: Parcel map	<input checked="" type="checkbox"/>
Map: Planning Area	<input checked="" type="checkbox"/>
Photo	<input checked="" type="checkbox"/>
Salmon Project Proposal	<input checked="" type="checkbox"/>

### Photos

Attachment Type	Title	Attach Date
Cost Estimate	design estimate.xlsx	04/14/2015
Cost Estimate	property 2 estimate.xlsx	04/14/2015
Cost Estimate	property 1 estimate.xlsx	04/14/2015
Cost Estimate	full project estimate.xlsx	04/14/2015
Map: Parcel map	Parcel Map.pdf	04/14/2015
Map: Planning Area	design area levee removal.jpg	04/14/2015
Photo	brooks neadham flooding 2006.jpg	04/14/2015
Photo	site photo flood 2006.jpg	04/14/2015
Salmon Project Proposal	PlanningCombProposal.docx	04/14/2015

## Application Status

**Application Due Date:** 08/14/2015

<b>Status</b>	<b>Status Date</b>	<b>Name</b>	<b>Notes</b>
Application Submitted	04/14/2015	Ingo Kuchta	
Preapplication	03/23/2015		

I certify that to the best of my knowledge, the information in this application is true and correct. Further, all application requirements due on the application due date have been fully completed to the best of my ability. I understand that if this application is found to be incomplete, it will be rejected by RCO. I understand that I may be required to submit additional documents before evaluation or approval of this project and I agree to provide them. (Ingo Kuchta, 04/14/2015)

Date of last change: 04/14/2015