STRATEGIC ACQUISITIONS: LESSONS LEARNED AND COMMUNITY REFLECTIONS

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River Restoration Northwest
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1. Never underestimate the value of a toe-hold purchase.

   - Regular engagement with neighbors
   - Increased awareness of market changes & physical conditions
   - “Human face” to connect with “government” entity
Skagit River – Savage Slough
Skagit River – Savage Slough

Legend
- Mill Creek
- Savage
- Flood - (FEMA)
- Transportation - (Skagit County)
Skagit River – Savage Slough
2. Think and plan strategically, but (sometimes) act opportunistically

- Act on opportunities to further long-term goals
- E.g., opportunistic purchases that may enable road decommissioning
  - Miller/Dow in Skagit
  - “End of the Road” in Tolt
Sauk River
Potential road removal 1750 ft.
3. Full restoration may not occur for several years.

- Embrace long-term view
- Avoid rigid timelines for post-acquisition restoration
- Planning and restoration design will also take time
Tolt 1.1/Frew Ownership

63% public ownership
4. Take advantage of synergies between different policy objectives

- Early efforts
  - “Flood Money” for developed parcels
  - “Fish Money” for vacant lands

- Recent efforts
  - Flexibility across objectives and funding sources
  - Flexibility between locations
“End of the Road”

“San Souci”

Tolt River

VALLEY REACH

4 River Mile

4 Public Ownership

Conservation Easement
5. Diversify your outreach message

- Different approaches will appeal to different sellers
  - Repeated flood damage
  - Changes in life, health
  - Market value
  - Environmental legacy
San Souci – very minor flood
6. Secure the perimeter

- Try to acquire broadest foreseeable project footprint
- Broad site control
  - Provides restoration flexibility
  - Reduces costs, e.g., cost of continued protection of adjacent parcels
7. Be patient

- Build relationships
- Be open to creative solutions
- Having funding at-the-ready is key
Skagit River – Iron Mountain Ranch
VIDEO INTRODUCTION

- John and Mary Jane Kutz
  ◦ Sold property along Tolt River to King County
- Terry Lavender
  ◦ Chair, King County Conservation Futures Citizen Advisory Committee
- Jamie Glasgow
  ◦ Director of Science, Wild Fish Conservancy
Thank You Mr. & Mrs. Kutz