

NISQUALLY LAND TRUST



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SPRING 2008

LAND TRUST ACQUIRES KEY MT. RAINIER PROPERTY

Purchase of Historic Allen Estate Ends Logging Threat



The Land Trust has acquired the historic—and at times controversial—142-acre Allen Estate in Ashford, near the main entrance to Mount Rainier National Park. The Land Trust purchased the property for \$780,000 with a federal land-acquisition grant administered by the Washington State Department of Natural Resources (DNR).

The deal provides a win-win solution to a quandary that began in 2005, when the Estate's California owners decided to log the property. Lining one-half mile of Highway 706 just outside the national park, the Estate's towering old-growth Douglas fir trees provide a majestic gateway into the park and are considered vital to the local tourism economy.

As well, the property's forest and wetlands provide superior habitat values for at least six wildlife species identified for protection in DNR's Habitat Conservation Plan, including spotted owls and marbled murrelets, which are listed as threatened under the Endangered Species Act.

At the request of both the Estate's heirs and local residents opposed to logging the site, the Land Trust and DNR stepped in to try to find a "third way" out of the impasse. "This is a keystone property for the Mount Rainier Gateway," said Joe



The Land Trust's Allen Estate purchase will protect habitat for threatened species as well as this majestic gateway to the main entrance to Mt. Rainier National Park.



Ashford residents, Pierce County officials, and the Land Trust celebrated the Allen purchase with a 'Protected in Perpetuity Paella Party' at Copper Creek Inn.

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NISQUALLY LAND TRUST CONTRIBUTORS APRIL 1, 2007 – FEBRUARY 29, 2008

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\$1 MILLION GRANT WILL FUND OHOP CREEK RESTORATION THIS SUMMER



Black Hills High School students restoring Land Trust property in the Ohop Valley. Inset: Ohop wetland restoration.



In a big boost for one of the most ambitious restoration projects ever undertaken in the Nisqually watershed, the Washington Salmon Recovery Funding Board has awarded a \$1 million grant for the restoration of Ohop Creek, one of the two main salmon-producing tributaries of the Nisqually River.

After four years of planning—which included Land Trust acquisition of some 241 acres of riparian habitat—the construction phase of the restoration project will begin this summer.

Ohop Creek was ditched and straightened for agriculture more than 150 years ago, and its wetlands

were drained and converted to dairy pasture. Restoration will convert 4.3 miles of channelized creek to 5.3 miles of meandering-channel floodplain, greatly enhancing its values for five salmonid species, including threatened Chinook salmon and steelhead, pink and coho salmon, and cutthroat trout.

This first phase will restore a one-mile section of the creek that runs through Land Trust properties and will include re-vegetation of 90 acres of converted wetlands.

Ten different organizations are partners in the restoration project, “which signifies what can be done when people work together cooperatively,” said Jeanette Dornier, Salmon Recovery Program Manager for the Nisqually Indian Tribe.

NISQUALLY PARTNERS WIN NATIONAL GRANT TO LAUNCH “NISQUALLY SUSTAINABLE” PROGRAM

The Nisqually Watershed has won a prestigious \$900,000 “Target Watershed Initiative” grant to pioneer innovative approaches to water conservation, sustainable farms and forestry, and low-impact development throughout the watershed. The Land Trust is a partner in the grant, which was awarded by the Environmental Protection Agency.

One hundred forty-one watersheds applied for the grants nationwide; only 16 were selected.

The grant’s centerpiece will be the “Nisqually Sustainable” program, which will help watershed businesses achieve sustainability certification and support them by marketing and promoting their products.

The Land Trust’s role will be to accept and, when appropriate, to purchase conservation easements, which can provide significant tax advantages and income for farmers, ranchers, and small forest owners while allowing them to continue to own and operate their businesses as they always have.

In turn, easement ownership by the Land Trust will assure buyers of water-quality and carbon credits and sustainable wood products that the conservation values they have invested in will be maintained in perpetuity

The Land Trust will also help stage workshops and seminars in



This logo will identify local businesses and products that are being run and produced in an environmentally sustainable manner.

sustainable forestry and farming for watershed businesses and landowners.

The Nisqually River Foundation will coordinate the Initiative. Project partners include the Nisqually River Council, Northwest Natural Resource Group, and Stewardship Partners.

LAND TRUST PROTECTS MT. RAINIER SITE

From Page One

Kane, executive director of the Land Trust. “It has a rare combination of ecological, cultural, and economic values, and it can anchor a landscape-scale conservation effort.”

The Estate was homesteaded in the 1890s by Oscar Allen, a Yale University botany professor, and was the home of Grenville Allen, Mt. Rainier National Park’s first superintendent, and his brother, Edward, the first forest ranger in the Pacific Northwest.

“The key was being able to pay the owners full value for their property while also committing to preserve those values,” Kane said. “We and our partners were in the unique and fortunate position to do both.”

The Land Trust’s purchase launched Phase Two of its Mount Rainier Gateway Initiative, which calls for permanently protecting some 4,500 acres of wildlife habitat around Mount Rainier National Park while preserving local forestry and tourism jobs.

The U.S. Fish and Wildlife Service funded the transaction with a grant from its Cooperative Endangered Species Conservation Fund.

Winning the grant was the result of a partnership that included the Land Trust, the Washington Department of Natural Resources, the Nisqually River Council, the Pierce County parks and planning departments, and the Nisqually Headwaters Coalition, an-Ashford based citizens group that first brought the Estate to the Land Trust’s attention.



This female spotted owl was hit and killed by a car in Mount Rainier National Park last summer. It was the fourth owl killed by traffic in the last decade. The Land Trust’s Mount Rainier Gateway Initiative seeks to expand and protect spotted-owl dispersal habitat outside the park.

“Thanks to the vision and patience of the Allen Estate heirs, this forest will be preserved for the community, for wildlife, and for future generations,” said Headwaters Chair Judy Scavone. “The Ashford community is deeply indebted to all of our partners for engineering this most elegant solution.”

MALLARD COVE INN DONATES CONSERVATION EASEMENT



By donating a conservation easement on their 13-acre shoreline property, Don and Linda Malatesta received a significant federal tax benefit while assuring that the property’s conservation values will be permanently protected.

Looking for a place to put up an out-of-town visitor? How about on a beautiful property that is now permanently protected by the Land Trust?

In December, Don and Linda Malatesta donated to the Land Trust a conservation easement on their 13-acre Mallard Cove Inn bed and breakfast in Olympia. This bucolic shoreline property, most of which remains in its natural state, adjoins our 26-acre Hogum Bay Management Unit, on Puget Sound near the Nisqually Delta.

The conservation easement will permanently restrict further development of the property while allowing the Malatestas to continue its current use as a bed and breakfast. The Malatestas also donated a stewardship endowment to help the Land Trust cover its costs for monitoring the property over time.

“From our very first day of residence, in 1999, our dream was that this area would never fall victim to development,” said Don Malatesta. “The protection afforded by the easement means that our fellow residents—bald eagles, great blue herons, owls, ducks, loons, raccoons—will enjoy this home forever.”

The Malatestas received a significant tax benefit for their donation. The federal tax code allows them to deduct the full value of the development rights that the easement removes from their property.

For the Land Trust, the Mallard Cove easement is a strategic addition to our Hogum Bay habitat block—and one realized at virtually no cost. “This is an excellent example of voluntary, cooperative conservation,” said George Walter, Land Trust president.

LAND TRUST ADDS STRATEGIC PROPERTY TO POWELL CREEK COMPLEX



The purchase of the Duncan property fills the last gap in the Land Trust’s 421-acre Powell Creek Complex. The barn will be removed and the pasture replanted with native trees and shrubs.

In December, the Land Trust added a small but important property to its Powell Creek Complex in Thurston County, with the purchase of an eight-acre shoreline parcel from Mark and Debbie Duncan.

The parcel was the last in-holding in the Powell Creek Complex, which now comprises a complete habitat block of 421 acres, including a continuous three-mile stretch of Nisqually River shoreline. The Complex contains critical spawning and rearing habitat for all five native Nisqually salmon species, including threatened Chinook and steelhead.

Purchase of the new parcel was funded through a Washington Salmon Recovery Funding Board grant, with the Land Trust providing a 15 percent match. The property was long ago converted from riparian forest to pasture, but it will be replanted with native trees and shrubs as part of a restoration project that the Land Trust has undertaken on 60 acres that adjoin it to the north.



QUADRANT HOMES OFFERS LAND TRUST MEMBERSHIPS

The Land Trust is pleased to announce a partnership with Quadrant Homes, which is offering free one-year Land Trust memberships to new homebuyers in its Tahoma Meadow subdivision in Yelm. Quadrant donates \$25 for each buyer who signs up.

“The Quadrant program connects us directly with these new residents, most of whom are families with kids,” said Executive Director Joe Kane. “It’s a great opportunity to engage them in

conservation within their community. Our goal is to inspire them to make the Nisqually River *their* river—and to grow that one-year membership into a life-long affinity.”

Kane noted that the Land Trust’s 141-acre Yelm Shoreline Management Unit, which it envisions as the site of its first public trail system, is within a mile of the Quadrant development. Kane praised Quadrant’s support for conservation. Quadrant President Peter Orser is treasurer of the Cascade

Land Conservancy, and Greg Moore, Quadrant’s vice-president in charge of South Puget Sound operations, has been a strong Land Trust supporter.

“Growth is inevitable,” Kane said. “But smart growth is not. That takes care and vision. Quadrant has been an industry leader in recognizing that conservation is an essential component of livable communities. And it has backed that vision with action.”

DATES SET FOR SUMMER FLOAT TRIPS



This summer, please join us for a relaxing raft excursion along seldom-seen stretches of the Nisqually River. We offer two trips, each exploring a different region of the river.

Saturday, July 19, journey 13 miles down a remote, mostly undisturbed stretch of the Nisqually. This trip

departs from the future site of the Nisqually-Mashel State Park, near Eatonville, and passes several Land Trust properties, including our Powell Creek Complex.

Sunday, July 27, float ten miles through a beautiful natural river

corridor protected by Fort Lewis and the Nisqually Indian Reservation. This trip departs from the Centralia Power House, near Yelm.

Both trips are peaceful four-to-six-hour floats past cedar and fir trees and sweeping undeveloped landscapes. Our professional outfitter, Wildwater River Tours, rates them as fun, easy, and family friendly, suitable for most people age six and up. You can keep an eye out for eagles, hawks, deer and other wildlife, and you’ll get to see some of the wonderful habitat the Land Trust is protecting.

Seats on the raft trip are \$75 per person for Land Trust members, \$100 for non-members. A delicious catered lunch, served on the riverbank, is included. Space is limited, so make your reservations early.

For reservations and information, telephone the Nisqually Land Trust at (360) 458-1111 or email us at staff@nisquallylandtrust.org.



George Walter

FROM THE PRESIDENT

Your Ideas Wanted

2008 is going to be a critical year for your Nisqually Land Trust! Already we’ve acquired a key property for our Mt. Rainier Gateway Initiative (see Page One). And, later this year, I expect that our total ownership will exceed 2000 acres. But the more critical work we are undertaking this year is strategic planning.

The great success the Nisqually Land Trust has experienced is exciting but very challenging. How

will we organize to insure that our organization is sustainable and will continue to thrive? In particular, how will we provide good stewardship for our properties into the future, to protect and enhance the conservation values they hold?

To answer these and other key questions, we have hired the best strategic-planning facilitator we could find, Marc Smiley of Portland, Oregon. Marc has helped over 600 land trusts, large and small. He is leading your board of directors through a step-by-step process to determine where we need to be in three to five years, and how best to get there. The result will be our 2008 Strategic Plan.

We already have had the assistance of many folks during the strategic-planning process, and we very much appreciate that help. In particular I want to thank Cathy Williams. She has assisted the planning effort at every turn, and she and her husband Rick have made a generous financial donation that is allowing strategic planning to move forward with minimal impact on our overall operations budget.

One key action we are taking is getting more people involved—creating new ways that you can help your Nisqually Land Trust. We already have called on some of you to participate in focus groups. Please, do not hesitate to share your vision of the Land Trust future with us. We want to hear from you! Thank you.

LAND TRUST HAS RIVERFRONT HOME FOR SALE

The Land Trust has a property for sale: A charming, 1200-square-foot log home located on five acres on the Nisqually River, near Yelm. The home is surrounded by our Yelm Shoreline Management Unit, which includes 141 acres of permanently protected wildlife habitat and 1.5 miles of Nisqually shoreline.

The Land Trust acquired the home as part of a 60-acre habitat purchase funded by a Washington Salmon Recovery Funding Board grant. The grant could not be used to buy a private dwelling, so the Land Trust divided the home and lot (the legally permitted minimum size) from the larger property and borrowed funds to cover their cost.

The property carries a conservation easement that protects its habitat values while allowing for maintenance and improvements. It has shoreline frontage and a private, gated road.

The home, built in 1989, has two bedrooms and is in good condition. Our asking price is \$275,000. For

more information, please call us at (360) 458-1111.



The Land Trust is selling this home, which is located on the Nisqually River and adjoins a 141-acre block of protected wildlife habitat.

WILCOX FARMS TO RECEIVE “PARTNER OF THE YEAR” AWARD AT AUCTION GALA APRIL 5

Donation Made Shoreline Acquisition Possible

Land Trust President George Walter will present our “Partner of the Year” award to Wilcox Farms at the Land Trust’s sixteenth annual Auction and Dinner Gala, to be held at St. Martin University’s Worthington Center on Saturday, April 5.

Wilcox Chairman Jim Wilcox will receive the award on behalf of the company. He was a founding member of the Land Trust nineteen years ago, and the company has supported Land Trust activities for many years.

In December 2007, that support took the form of a land donation valued at \$64,000, which enabled

the Land Trust to purchase eleven richly forested acres of Nisqually River shoreline adjoining its Green Crow Management Unit in Thurston County.

In addition, in 2007 Wilcox Farms became the first farm in the Nisqually watershed to be certified as “Salmon Safe.”

Auction doors open at 4 p.m., with dinner served at 6:15. Tickets are \$55 for members, \$60 for non-members. For reservations, call (360) 458-1111.

Sponsors include Hancock Forest Management, Red Wind Casino, and Quadrant Homes. Thank you!

Nisqually Land Trust

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