

Three Creeks Greenway



Forested portion of Wetland A, with downed logs (March 2019).

Sponsor: Clark County

Landowner: Three Creeks North LLC and Three Creeks Mumford LLC (Killian Pacific)

Acres: 31.5

Body of Water: Whipple Creek

Estimated Cost: \$620,000

CF Request: \$600,000

Landowner Share: \$20,000 (build trails)

Grant Potential: \$0



Whipple Creek within Wetland A (February 2016).

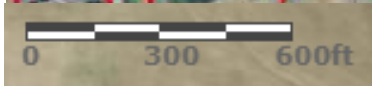


Ditch at the southwestern portion of the site, abutting uplands. View facing east (June 2020).

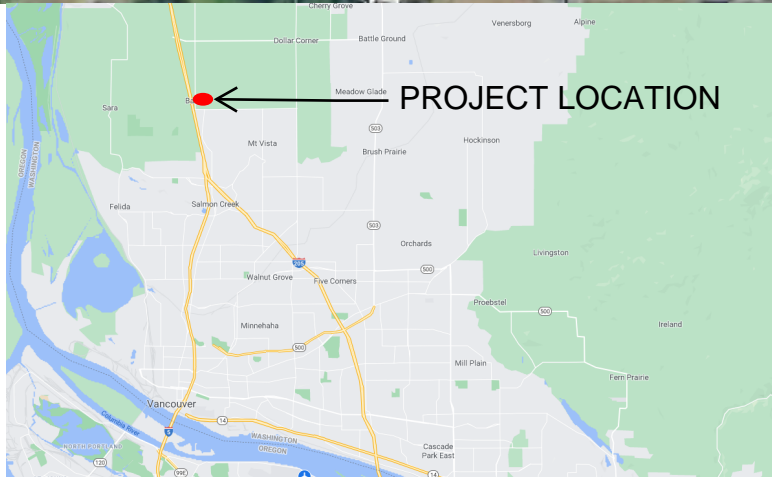
Key Features:

- This property is a High Value Conservation Area in the April 2020 *Clark County Conservation Areas Acquisition Plan*. This is a wetland and habitat area that is also the headwaters of Whipple Creek.
- The landowner will build trails that connect to adjacent development and help fulfill the *Clark County Bicycle and Pedestrian Master Plan*. Trails on this property can tie to a regional park/trail system with high public use due to its proximity to I-5 and visibility from NE 179th St. The County owns land SE of this location and adjacent development will include additional park and trail space.
- Adjacent area to be developed with single family, apartments, retail, and possibly an elementary school with an outdoor learning lab in this preserved land area.

Conservation Futures 2021 Three Creeks Greenway



**Project Map
Three Creeks Greenway
(Whipple Creek Area)
Ridgefield, WA
January, 2021**





proud past, promising future

CLARK COUNTY
WASHINGTON

Conservation Futures Project Application / Summary

FUNDING CYCLE 2021

SUBMITTAL DATE: 11/23/2020

PROJECT NAME: Three Creeks

SPONSOR INFORMATION

Organization Name: Clark County

Agency Address: 4700 NE 78th Street, Vancouver, WA 98685

Agency Jurisdiction: Clark County

Contact Name: Patrick Lee

Contact Phone: 564-397-1652

Contact E-Mail Address: Patrick.lee@clark.wa.gov

PROJECT LOCATION

Property Address(es): Parts of 18013 NE 10th Ave, 18115 NE 10th Ave, 18409 NE 10th Ave, 18701 NE 10th Ave, and tax lot 181206000.

Tax Identification Number(s): Parts of 181201000, 181200000, 181199000, 181190000, and 181206000

Major Street / Intersection Nearest Property Access Point: NE 179th St and NE 15th Ave

Property Description (type of land use): Wetlands and woods

Section: SW 1/4, S11 Township: T3N Range: R1E

EXISTING CONDITIONS

Number of Parcels: Parts of 5 parcels

Addition:

Total Project Acres: Approximately 31.5 acres

Zoning Classification(s): GC and MX

Existing Structures/Facilities (No. / Type): N/A

Current use: N/A

Watershed Name: Whipple Creek Subbasin

Waterfront Access and type:

Body of Water: Whipple Creek

Shoreline (lineal ft.):

Historical / Cultural Features:

Owner Tidelands/Shorelands:

Active Agriculture; Currently leased for agriculture

Threatened / Endangered species present:

Conservation Futures Program – Department of Environmental Service
1300 Franklin St., PO Box 9810, Vancouver, WA 98666-9810 (360) 397-2121



For other formats, contact the Clark County ADA Office: **Voice** (360) 397-2322; **Relay** 711 or (800) 833-6388; **Fax** (360) 397-6165; **E-mail** ADA@clark.wa.gov.

Utilities on property (list all known):

Potable water available on site: Well; Water Service; Is there a water right?

SITE DESCRIPTION (Discuss physical characteristics of proposed acquisition):

Wetland A is a Category III emergent and forested wetland with 13.865 acres onsite and a slope hydrogeomorphic class. Wetland A has a habitat score of 7. Wetland C is a Category IV emergent wetland totaling 0.007 acres (341 sq. ft.) located in the southwestern portion of the site. It has a slope hydrogeomorphic class and a habitat score of 4. Wetland D is a Category IV forested wetland totaling 0.008 acres (350 sq. ft.) in the southeastern portion of the site, near Wetland A. It has a slope hydrogeomorphic class and a habitat score of 6. See attached map wetland determination and buffer areas.

PROPOSED DEVELOPMENT IMPROVEMENTS: Neighborhood trails and potential outdoor learning opportunities for future nearby elementary school.

PROPOSED USES ON SITE: Neighborhood trails and potential outdoor learning opportunities for future nearby elementary school.

PROJECT PARTNERS:

For purchase, list names: Killian Pacific to sell the land to the county.

For use of site, list names: The community will use the nature trails in the wetland buffer area that will be sold to the County. Killian Pacific (or buyer of single-family development site) will build the trail and will turn it over to the county to maintain.

TYPE OF INTEREST:

Warranty Deed: Yes Easement: The HOA will want an easement for public use of the trails in the wetland buffer areas.

Other (please describe):

Project requires relocation of residents: Yes No

PROJECT COST:

Estimated Total Cost: \$620,000 (\$20,000 for trails and \$600,000 for land)

Estimate Based on: Owner estimate for trails and land value.

Will other agencies/groups contribute to project? Yes No

Name of Contributor: Three Creeks North LLC (Affiliate of Killian Pacific Development)

Amount of Contribution: \$20,000.00



Total Estimated Request from Conservation Futures: \$600,000.00

Attach separate sheet with all anticipated:

- Revenues for project, including donations, in-kind services, grants, partnerships, and other contributions
- Expenses for project, including permits, fees, staff time,

PROJECT MAINTENANCE PLAN (brief summary of maintenance approach): County to maintain the land and walking trails.

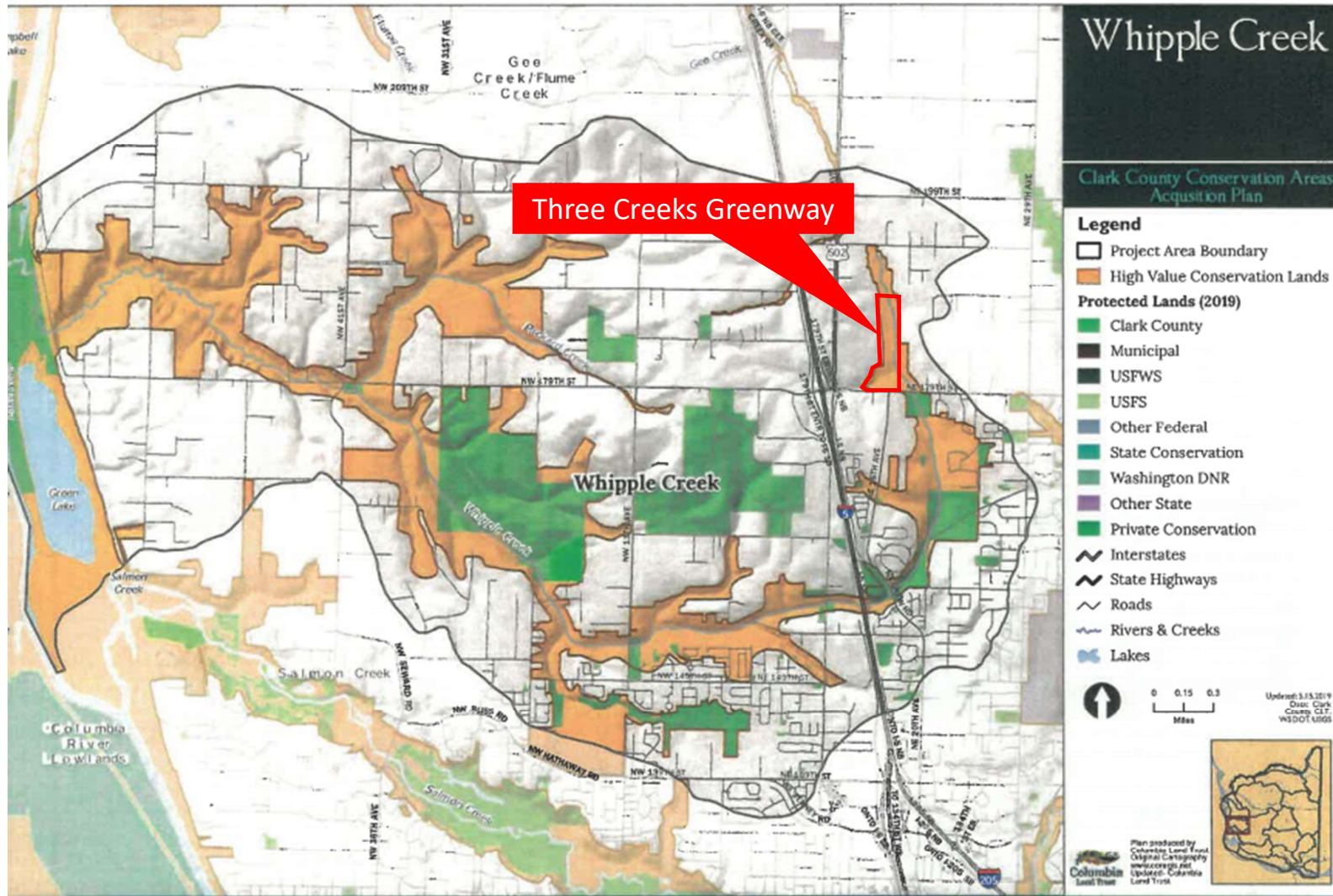


Three Creeks Greenway Killian Pacific

Presentation to the Clark County Parks Advisory
Board

January 12, 2021

Clark County Conservation Areas Acquisition Plan

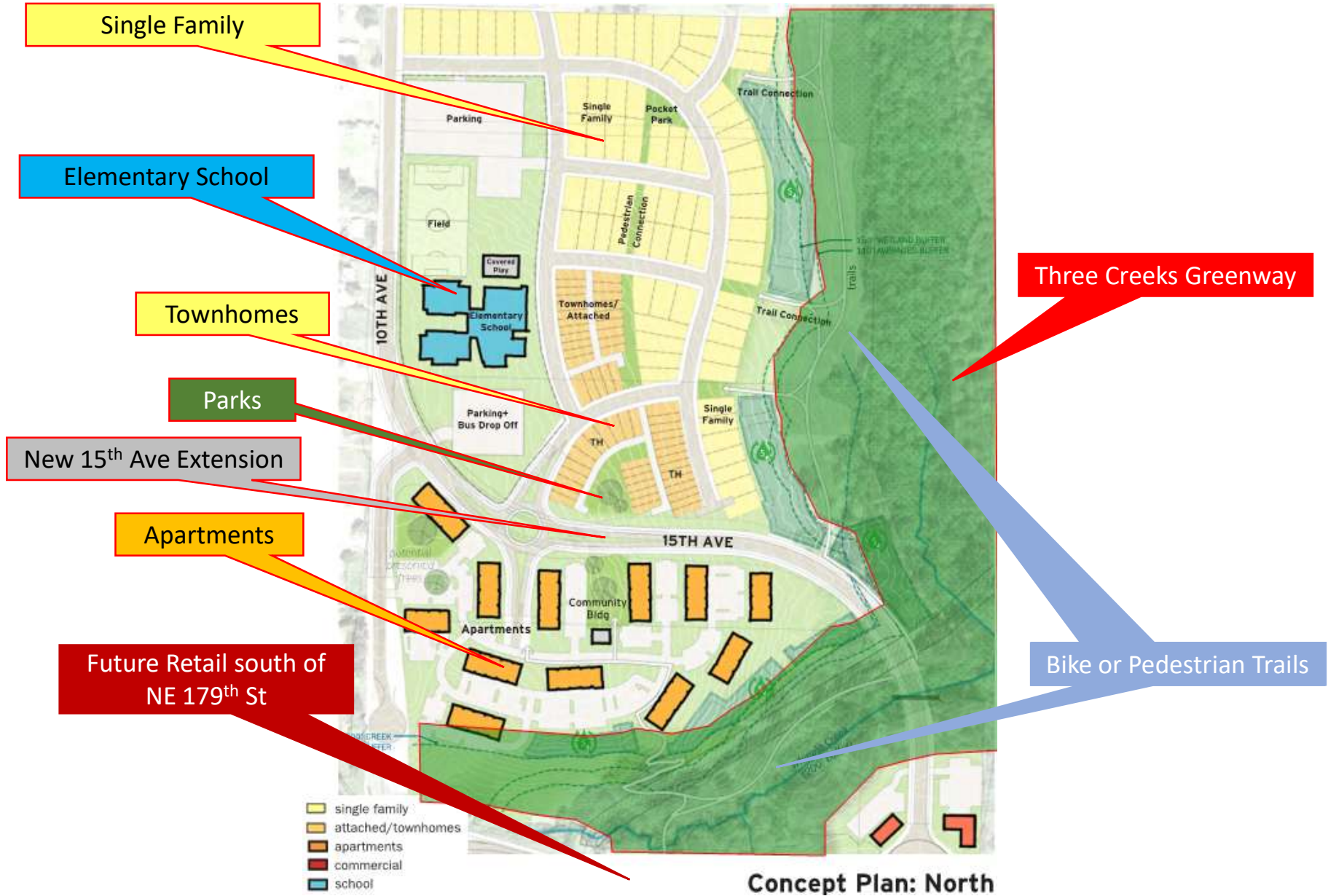


TRAILS OF CLARK COUNTY

Battle Ground, Camas, Clark County, La Center, Ridgefield, Vancouver, Washougal, Yacolt



Three Creeks Master Plan



Three Creeks Current Pictures



Forested portion of Wetland A, with downed logs (March 2019).



Ditch at the southwestern portion of the site, abutting uplands. View facing east (June 2020).



Whipple Creek within Wetland A (February 2016).



Wetland A at the northmost portion of the site. View facing east (March 2019).