

Fenton Park Acquisition

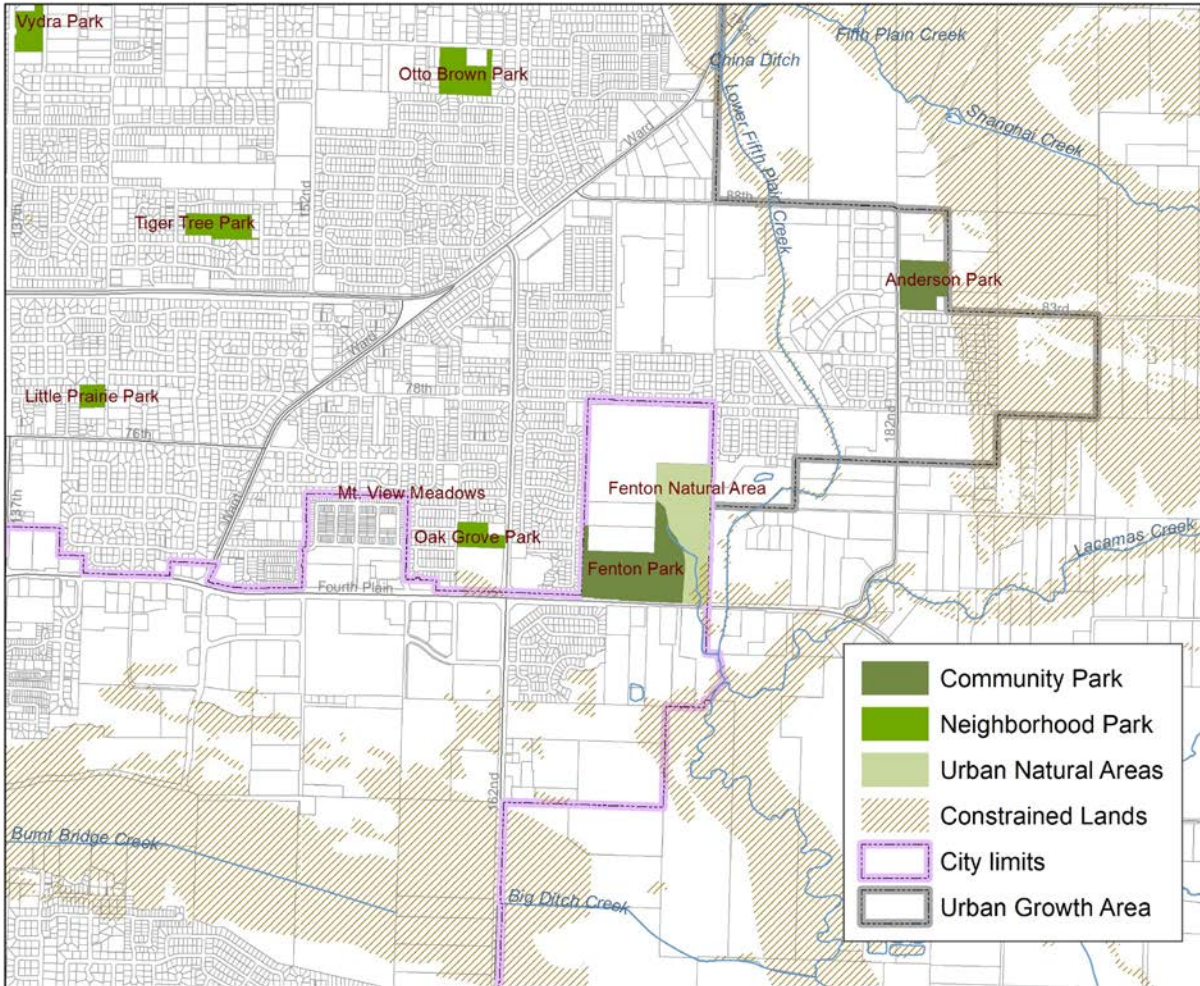
City of Vancouver

Conservation Futures Proposal



February 9, 2021
Clark County Parks Advisory Board





FENTON - Location

- Fourth Plain frontage
- City/County Boundary
- 44.78 Ac
 - Developable 23 ac
 - Wooded Wetland 22 ac
- Lacamas Creek Tributary & Associated Wetlands
- Adjoining Schools Frontier / Pioneer



16800 NE Fourth Plain
Parcel #s 159095000/ 159163000

Existing Conditions



← Wooded Wetland



↑ Agricultural Lease – Upland Area

← Structures Removed



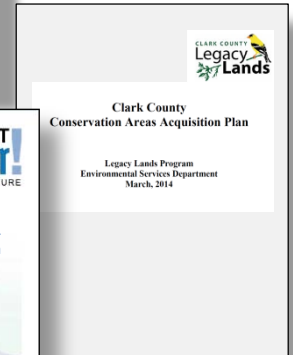
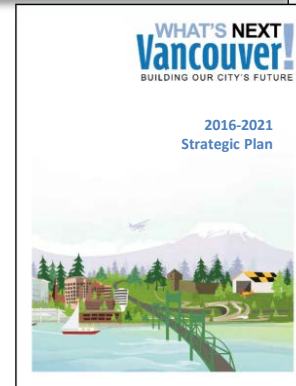
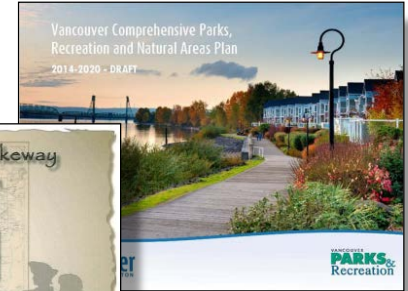
Conservation Futures Program Goals

- ✓ Coordination with Community Jurisdictions
- ✓ Acquire and Available to the Public
- ✓ Leverage Partnerships and Funding
- ✓ Protect and Enhance Natural Resources
- ✓ Provide Public Outreach
- ✓ Clear Maintenance and Operational Objectives



Consistent with Adopted Plans

- ✓ Comprehensive Parks, Recreation and Natural Areas Plan (2014)
- ✓ Capital Facilities Plan (2020)
- ✓ Conservation Areas Acquisition Plan (2014)
- ✓ Regional Trail and Bikeway Systems Plan (2006)
- ✓ Vancouver's Strategic Plan (2016 - 2021)

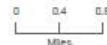


Lacamas (upper)

Clark County Conservation Areas Acquisition Plan

Legend

- High Value Conservation Lands
- Project Area Boundary
- Protected Lands**
- Clark County
- Municipal
- USFWS
- US Forest Service
- Other Federal
- State Conservation
- WA DNR
- Other State Lands
- Private Conservation
- Interstates
- State Highways
- Roads
- Rivers & Creeks
- Lakes

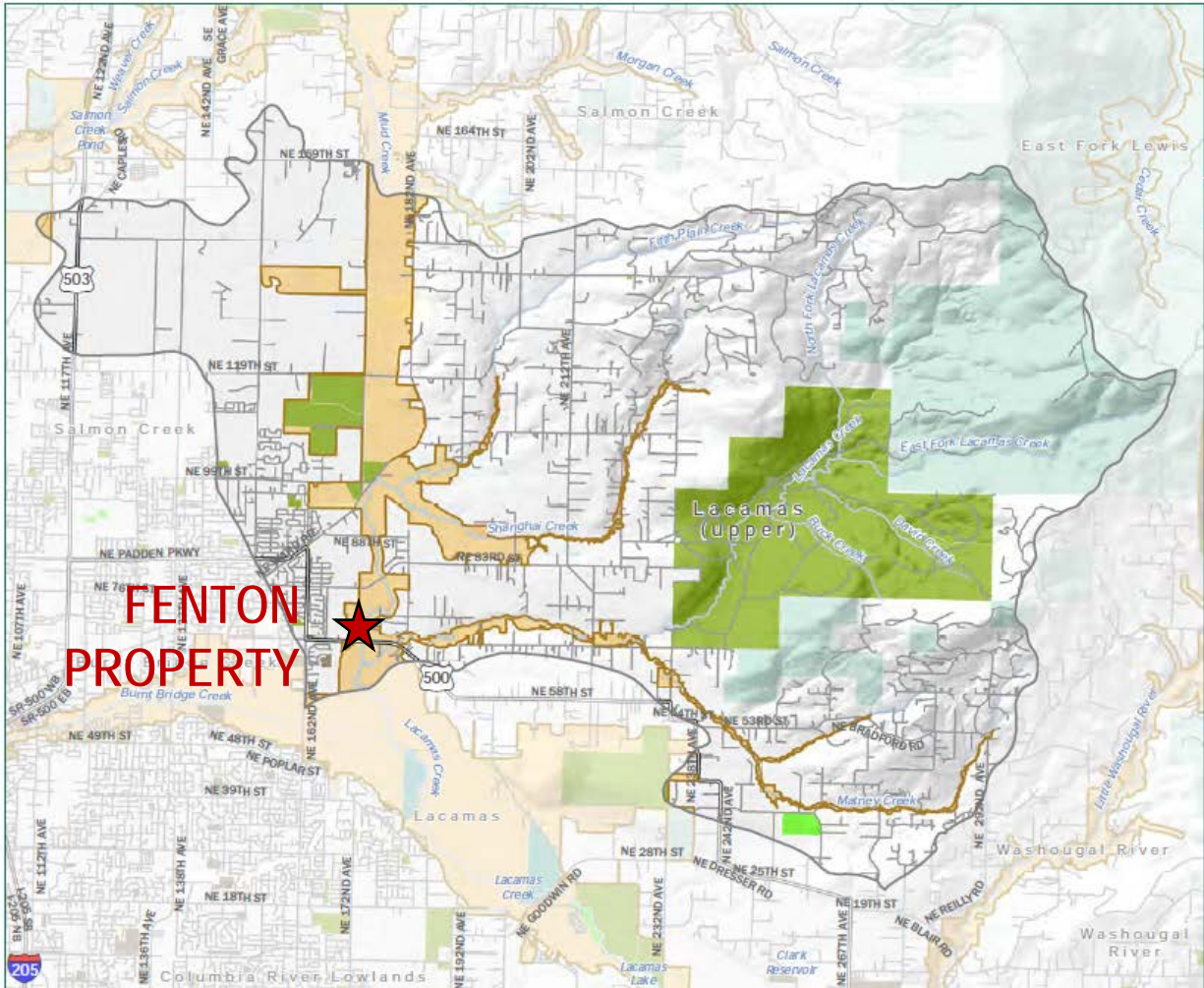


November 27, 2012
Data: Clark County, CLT, WOOD, USGS

Aggregate benefit boundaries depicted on this map are approximates. They have not been formally delineated or surveyed and are intended for planning purposes only. Additional site-specific evaluation may be needed to confirm/verify information.



Plan produced by
Columbia Lane Trust
Cartography by
Columbus
www.columbus.net



**FENTON
PROPERTY**



Recreation Value

- Active / Passive Uses
- Interim and Future Devel.
- Unique Natural Features
- Environmental Education / Stewardship
- Regional Trail Connection Future Lake to Lake Trail
- School Partnership Opportunities



Enhancement Value

- Fifth Plain Creek Tributary
- Quality Wooded Wetland
- Headwater Recharge for Lacamas Creek
- Priority Habitat - WDFW
- Fish Bearing Intermittent Stream
- Complements Adjoining School Ownership



Farm, Timber, Agricultural Preservation

- Historic Agricultural Use
- Farm & Agricultural Current Use Assessment
- Interim Use
Agriculture Lease
- Long term
Conversion to Recreation /
Resource Restoration



Threatened or Endangered Species, Critical Habitat or DNR Heritage

- Oregon White Oaks – Priority Habitat Ecosystem (WDFW)
- Fish Bearing Stream – Priority Habitat (WDFW)



Historic or Cultural Significance

- Cultural / Archaeological Resource Survey Completed



Access Facilities

- Fourth Plain
- 166th Avenue
- Adjoining Schools Linkage
- Further Frontage Improvements with Site Development



Threat to Resources

- Competing Negotiations for Acquisition
- Residential Development Pressure



Acquisition Funding

- Donation 6%
- City PIF Contribution 68%
- Conservation Futures 5%
- Interfund Loan 30%

Loan Balance \$1.16M

- Precludes additional acquisition and development until repaid.

| | | | |
|---|-------------|-----|------------------|
| Appraisal/Appraisal Review Value | | | 5,725,000 |
| Cost Reductions | | | |
| Current Use Tax Penalty | \$222,411 | | |
| Donation of Wetland area | \$334,000 | 6% | |
| Purchase Price | | | 5,168,589 |
| | | | |
| Due Diligence | | | 111,778 |
| Total Acquisition cost | | | 5,280,367 |
| PIF C Acquisition Funds | \$3,607,232 | 68% | 1,673,135 |
| Conservation Futures Grant Award - 2019 | \$250,000 | 5% | 1,423,135 |
| Interfund Loan | \$1,423,135 | 27% | |
| Annual PIF Payments w/ interest (2019-2020) | \$263,934 | 5% | |
| Interfund Loan Balance (1-1-2021) | | | 1,159,201 |

Potential Partnerships

- Variety of Grant Programs
- Partnerships
 - Evergreen School District
 - Clark County
 - Other City Departments
 - WDFW
- Volunteer Partnerships



FENTON – Conservation Futures

Grant Request

- \$1,160,000 - Interfund loan balance (+accrued interest)
- Expedite payoff to allow for additional acquisition and development projects to serve PIF District C.

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QUESTIONS?