

Fenton Park Acquisition

City of Vancouver

Conservation Futures Proposal

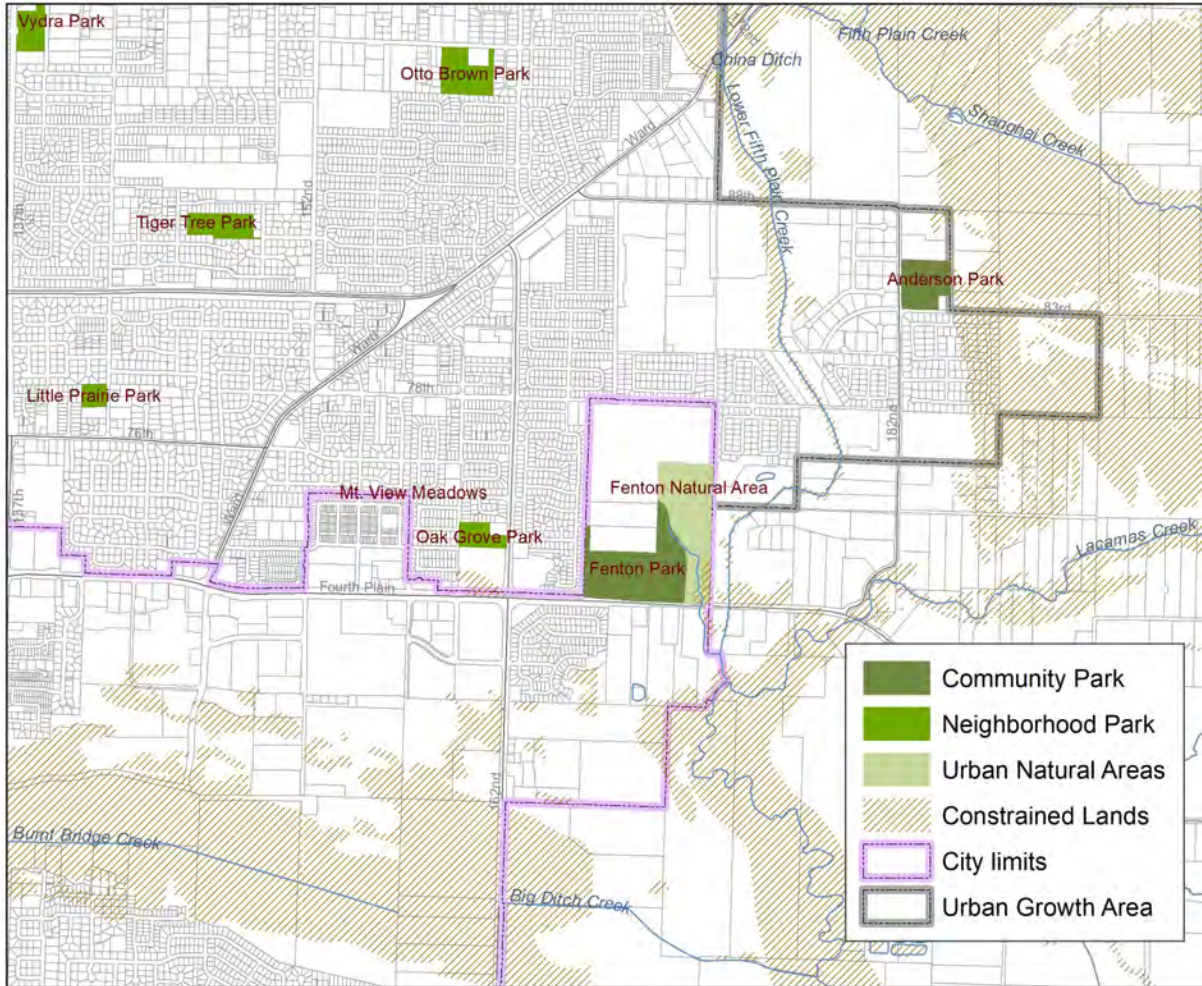


February 9, 2021
Clark County Parks Advisory Board



Fenton Community Park
Site Location Map

Legend
Parks and Open Space



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



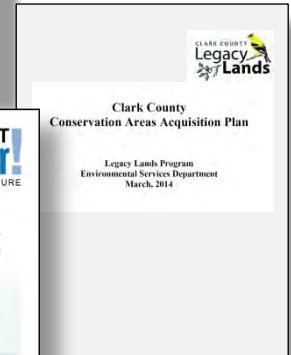
Conservation Futures Program Goals

- ✓ 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)

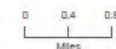
Clark County Conservation Areas Acquisition Plan

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

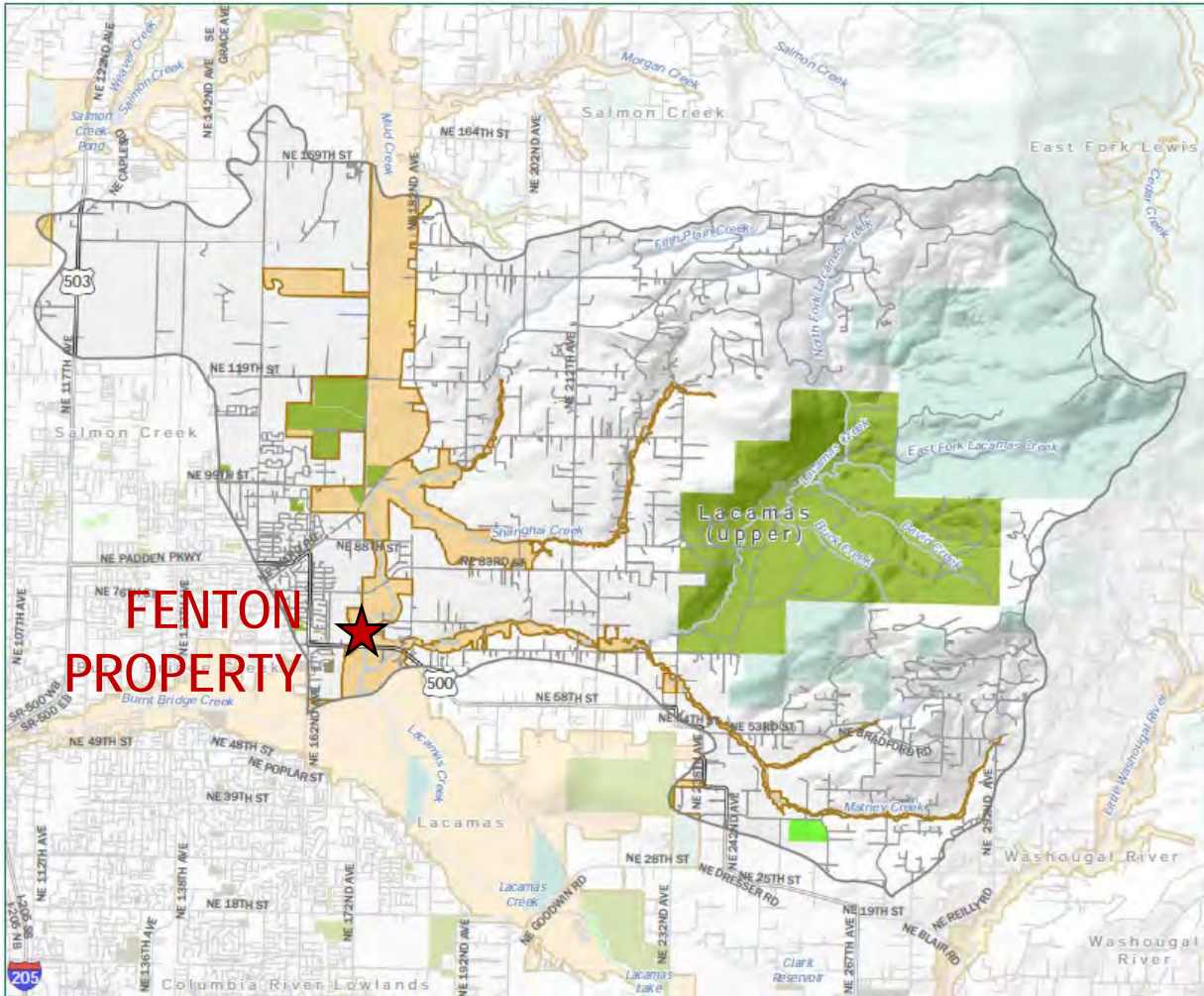


November 27, 2012
Data: Clark County CLT, WOODY, USGS

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/warranty information.



Plan produced by
Columbia Land Trust
Cartography by
www.coregis.net

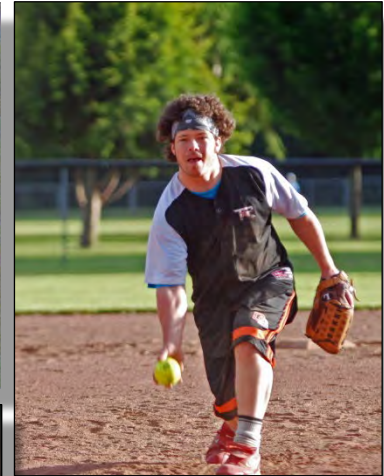


**FENTON
PROPERTY**



Recreation Value

- Active / Passive Uses
- Interim and Future Devel.
- Unique Natural Features
- Environmental Education / Stewardship
- Regional Trail Connection
Future Lake to Lake Trail Development
- 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
Seasonal Agriculture Lease
- Long term
Conversion to Rec. Use
and 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
- No Significant Archaeological or Cultural Findings
- Opportunities for Local History Interpretation



Access Facilities

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



Threat to Resources

- Competing Negotiations w/ Residential Developers
- New Residential Development Surrounding Property – particularly outside city limits



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

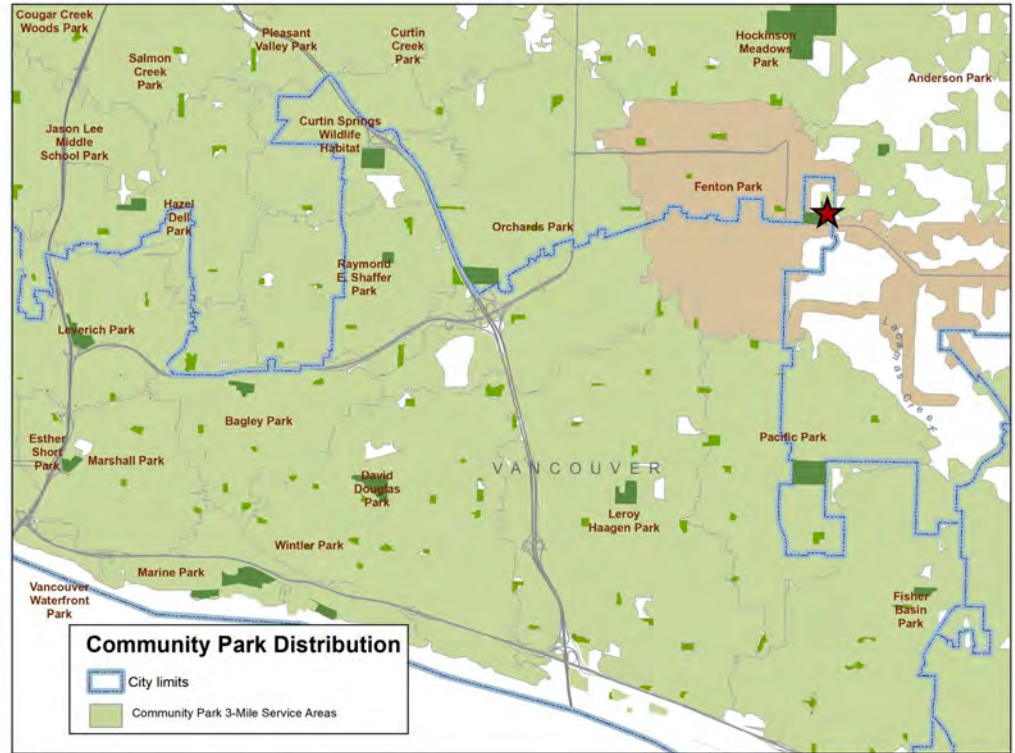
- Variety of Grant Programs
- Partnerships
 - Evergreen School District
 - Clark County
 - Other City Departments
 - WDFW
- Volunteer Partnerships



FENTON – Conservation Futures Criteria

Geographic Distribution

- Most Underserved Area of Vancouver
- 200+ Acre Park Deficit in PIF District 3
- Fills Gap in 3-Mile Community Park Service Area



FENTON – Conservation Futures Criteria

Readiness for Public Use

- Level -1 Clean-Up and Demolition Completed
- Site Open for Passive Recreational and Education Use



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?

Conservation Futures 2021

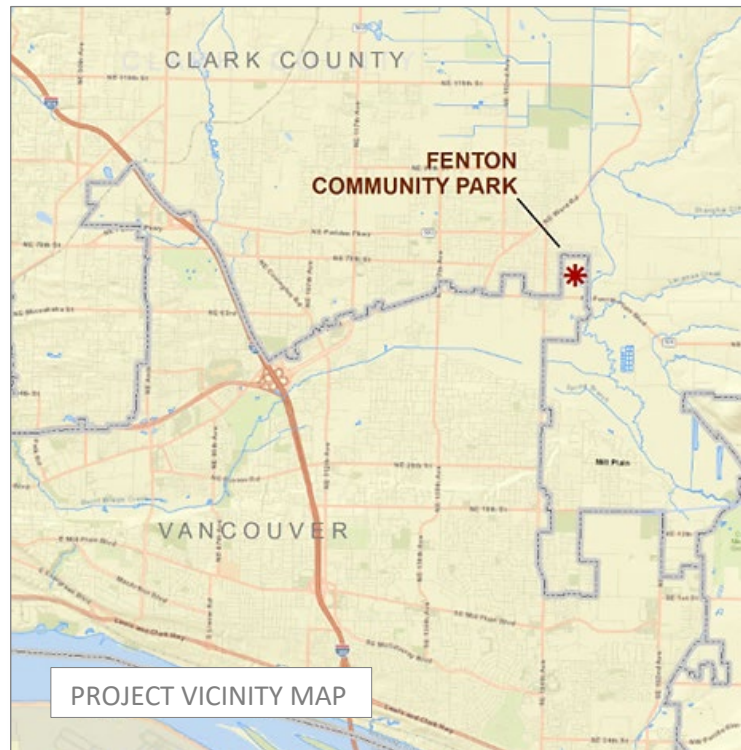
Fenton Community Park



Sponsor:	Vancouver
Acres:	44.78
Waterfront:	Adjoins Lacamas Creek tributary
Estimated Cost:	\$5,277,673
CF Request:	\$1,160,000
Partner Share:	\$3,759,387
Grant Potential:	\$1,000,000

Key Features:

- The property adds approximately 45 acres to the Community Park inventory in Park Impact Fee District C, which is the most underserved area in the City of Vancouver. The district has over 200 acres in park land deficit and few remaining options for large parcel acquisition.
- The site provides a unique opportunity within a dense urban area for public access to experience and enjoy a diverse landscape including a high quality wooded wetland that can complement the future park for natural resource restoration and enhancement, stewardship and environmental education.
- The future park adjoins an elementary and middle school campus and a Lacamas Creek tributary (Fifth Plain Creek), affording partnership opportunities for both public agencies and a potential for regional trail connection.
- Supports a variety of city and county comprehensive plans, including the County's Conservation Areas Acquisition Plan, Vancouver's Comprehensive Parks, Recreation and Natural Areas Plan, Vancouver Strategic Plan, and the Regional Trails and Bikeway Systems Plan.
- The future park borders the city and county boundary and provides access to residents of both jurisdictions.



Conservation Futures 2021 Fenton Community Park





proud past, promising future

CLARK COUNTY
WASHINGTON

Conservation Futures Project Application / Summary

FUNDING CYCLE [2021]

SUBMITTAL DATE: 01/06/2021

PROJECT NAME: Fenton Community Park

SPONSOR INFORMATION

Organization Name: City of Vancouver, Parks and Recreation

Agency Address: PO Box 1995, Vancouver, WA 98668

Agency Jurisdiction: Vancouver

Contact Name: Monica Tubberville, Senior Park Planner

Contact Phone: (360) 487-8353

Contact E-Mail Address:

PROJECT LOCATION

Property Address(es): 16800 NE Fourth Plain Blvd., Vancouver, WA

Tax Identification Number(s): 159095000, 159163000

Major Street / Intersection Nearest Property Access Point: East of NE 164th Ave, North side of Fourth Plain

Property Description (type of land use): Agricultural

Section: 12 NE Township: 2N Range: 2E

EXISTING CONDITIONS

Number of Parcels: 2 Parcels

Addition: NA

Total Project Acres: 44.78

Zoning Classification(s): Light Industrial (IL)

Existing Structures/Facilities (No. / Type): Former residence and outbuildings removed in 2020.

Current use: Hay lease, Wildlife habitat

Watershed Name: Upper Lacamas

Waterfront Access and type: Adjoining Lacamas Creek tributary (Fifth Plain Creek)

Body of Water: No water body on site; Quality wooded wetlands east side.

Shoreline (lineal ft.): 0

Historical / Cultural Features: Archaeological and cultural assessments did not reveal significant findings.

Owner Tidelands/Shorelands: NA

Active Agriculture; Currently leased for agriculture Yes.

Threatened / Endangered species present: Oregon White Oaks

Utilities on property (list all known): Sewer stub; electrical, communication lines.

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

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.

SITE DESCRIPTION (Discuss physical characteristics of proposed acquisition):

The site is approximately 45 acres, half of which are predominantly open grasslands used historically for agricultural purposes. The eastern half includes a quality wooded wetland paralleling a tributary of Lacamas Creek immediately east of the property line. There is a subtle, but visible bench delineating the upland area historically used for hay and grazing. The site adjoins Pioneer Elementary and Frontier Middle Schools, providing an ideal opportunity for an outdoor education partnership to pursue environmental education and community stewardship programs.

PROPOSED DEVELOPMENT IMPROVEMENTS:

Following full repayment of the loan for site acquisition, future PIF funding and grant opportunities will be pursued for the park master plan and Community Park improvements. The preliminary vision is to include all the amenities typical of a community park, but with a unique sense of place with a strong component of environment interpretation such as viewing platforms or boardwalks in the wetland area where appropriate.

PROPOSED USES ON SITE:

Interim agricultural lease until funding is available for site development.

PROJECT PARTNERS:

- For purchase, list names: Clark County, Seller donation
- For use of site, list names: Evergreen School District, potentially

TYPE OF INTEREST:

Warranty Deed: Easement:

Other (please describe):

Project requires relocation of residents: Yes No

PROJECT COST: \$5,277,673 Total Project Cost (excluding land donation value and waived Current Use penalty)

Estimated Total Cost: ~~Estimate Based on~~ Estimate Based on loan balance after payments from PIF account (\$3,759,387) and 2019 Conservation Futures grant (\$250,000).

Estimate Based On: The appraised value of the land was \$5,725,000. The seller donated the 22.28 acre wetland area, appraised at \$334,000. In addition, the County Assessor waived the Current Use Assessment penalty. The remaining costs are based upon the negotiated purchase price (\$5,165,895) plus actual closing costs and due diligence expenses.

Will other agencies/groups contribute to project? Yes No

Name of Contributor: Conservation Futures - 2019 Grant; Seller donation of wetland acres (22.28 Ac.); Clark County Assessor waiver of Current Use repayment.

Amount of Contribution: Conservation Futures - \$250,000; Seller donation - \$334,000; Current Use repayment Penalty Waiver \$225,105

Total Estimated Request from Conservation Futures: \$1,160,000 (Loan balance for site acquisition)

- 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): Agricultural lease until funding comes available for site improvements.

