

# Conservation Futures 2021

## Ridgefield Schools to Flume Creek Connection



Photos by E. Paul Peloquin

**Sponsor:** Clark County

**Acres:** 60

**Waterfront:** Unnamed Creek

**Estimated Cost:** \$1,795,539

**CF Request:** \$1,795,539

**Partner Share:** NA

**Grant Potential:** \$900,000

### Key Features:

- Provides a trail connection between the new Ridgefield Schools/Outdoor Sports Complex and the Flume Creek Natural Area.
- Includes a significant riparian corridor with a fish-bearing stream
- Supports a variety of county and regional plans, including County's *Conservation Areas Acquisition Plan*, *County Comprehensive Parks and Recreation Plans*, *Regional Trails and Bikeway Systems Plan*, *Lewis and Clark Concept Trails Plan*. *High priority for the City of Ridgefield.*



**Conservation Futures 2021  
Ridgefield Schools to Flume Creek Connection**

**Site  
Location**





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CLARK COUNTY  
WASHINGTON

# Conservation Futures Project Application / Summary

## FUNDING CYCLE 2021

**SUBMITTAL DATE:** January 5, 2022

**PROJECT NAME:** Ridgefield Schools to Flume Creek Corridor

### SPONSOR INFORMATION

Organization Name: Clark County Public Works, Parks and Lands Division

Agency Address: 4700 NE 78<sup>th</sup> Street, Vancouver, WA, 98665

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): 3231 S 35<sup>th</sup> Place, Ridgefield, WA, 98642. 4820 NW 234<sup>th</sup> Street, Ridgefield, WA, 98642

Tax Identification Number(s): AP #s 216465000, 986053385, 986053384

Major Street / Intersection Nearest Property Access Point: Hillhurst Road and NW 229<sup>th</sup> St.

Access is best arranged by contacting the landowner of 3231 S 35<sup>th</sup> Place, Ridgefield.

Property Description (type of land use): Primarily undeveloped hayed fields. But, an unnamed tributary to Flume Creek runs diagonally through the property. It has a well developed forested riparian corridor ranging in width from 300-700 feet.

Section: 32 and 23 Township: 4N Range: 1EWM

### EXISTING CONDITIONS

Number of Parcels: 3 parcels

Addition: Project is important to make a trail connection from the new Ridgefield Schools/Sports Complex off of Hillhurst Road to the county's Flume Creek Natural Area.

Total Project Acres: 59.8 acres.

Zoning Classification(s): Agriculture-20

Existing Structures/Facilities (No. / Type): There is a single family residence on AP #216465000.

Current use: No

Watershed Name: Flume Creek

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.

- Waterfront Access and type: An unnamed tributary of Flume Creek designated as a fish-bearing stream runs through the property.
- Body of Water: Unnamed tributary to Flume Creek
- Shoreline (lineal ft.): 2,343 (centerline of creek)
- Historical / Cultural Features: Moderate to high probability along the riparian corridor.
- Owner Tidelands/Shorelands: NA
- Active Agriculture;  Currently leased for agriculture
- Threatened / Endangered species present: Winter Steelhead and Coho Salmon are known to occur in the unnamed creek. Other priority species per WDFW include Rainbow Trout. Priority habitat and species include riparian habitat and a biodiversity area and corridor.
- Utilities on property (list all known): Ridgefield water. Parcels are in the Ridgefield School District Garbage pick-up provided by Waste Connections. Fire protection provided by Clark-Cowlitz Fire and Rescue.
- Potable water available on site:  Well;  Water Service;  Is there a water right?  
Unknown

**SITE DESCRIPTION**

The site is currently an active agricultural field, bi-sected by the riparian corridor which taverses diagonally through the property. The fields are hayed a couple of times per year. Site is immediately west of the new Ridgefield School District grades 5-6 and 7-8 school complex and the Ridgefield Outdoor Recreation Complex (RORC). The property is also bordered on the north by the City of Ridgefield boundary and significant residential construction is ongoing in the city limits. The riparian corridor is identified as a high value conservation area in the Conservation Areas Acquisition Plan.

**PROPOSED DEVELOPMENT IMPROVEMENTS** Acquisition only. Primary objective is to secure the trail corridor. However, the site lends itself to other recreational and habitat enhancement efforts. While this would entail a subsequent planning effort, activities could include removal of invasive species, planting of native plants and trees, addition of woody debris to the stream system, educational and interpretive signage.

**PROPOSED USES ON SITE:** Project is acquisition only. Once acquisitions are secured we would initiate the trail design process.

**PROJECT PARTNERS:**

- For purchase, list names: Clark County Parks and Lands
- For use of site, list names: Clark County Parks and Lands. At some point in the futures project could be transferred to the City of Ridgefield.

**TYPE OF INTEREST:**

Warranty Deed: Yes Easement:



Other (please describe): While statutory warranty deed is preferable, purchase of a public access easement would also fulfill project objectives.

Project requires relocation of residents:  Yes  No

**PROJECT COST:**

Estimated Total Cost: \$1,795,539

Estimate Based on: Assessors 2020 valuation for 2021 taxes, land value only.

Will other agencies/groups contribute to project?  Yes  No

Project may be eligible for RCO grant funding.

Name of Contributor:

Amount of Contribution: NA

Total Estimated Request from Conservation Futures: \$1,795,539

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**

County will maintain the property with Legacy Lands maintenance funding until such time as the trail is developed. Typical activities include fence maintenance, noxious weed control, rough mowing etc. Once the trail is in place, County will explore the potential for the City and/or School District to take the lead on maintenance.



<b>Ridgefield Schools to Flume Creek</b>	
<b>Evaluation Criteria</b>	<b>Comments</b>
Adopted Plan Conformance	Clark County Conservation Areas Acquisition Plan, Lewis and Clark Concept Regional Trail Plan. City of Ridgefield Comprehensive Parks Recreation and Open Space Plan identifies trail connections along the unnamed tributary of Flume Creek from just inside city limits to the Flume Creek Natural Area as a top priority
Existing/Potential Recreation Value	Project seeks to make a 1.1 mile trail connection between the new Ridgefield Sports/Schools complex to the Flume Creek Natural Area. 0.6 miles of this corridor is in the unincorporated area. 0.5 is in the city limits of Ridgefield. The schools/sports complex is a ready-made trailhead.
Enhance value of abutting/proximate parks and conservation lands	Providing access to the Flume Creek Natural Area, as discussed in the Flume Creek Access proposal, is a high priority.
Agriculture/forest resource value	Much of the 60-acre project site is hayed fields. The balance is a forested riparian area along an unnamed tributary of Flume Creek
Protected habitat and species value	The corridor is a designated biodiversity area and corridor and has significant riparian habitat. The tributary to Flume Creek is a fish-bearing stream with presumed use by Coho salmon and winter steelhead, both protected species
Available access	The sports complex parking area can serve as an existing trailhead.
Threat/non—availability in five years	All three parcels are zoned Agriculture, 20-acre minimum lot size. All lots are at their minimum size, so conversion to other uses would take a change in comprehensive plan designation and is unlikely in the next five years.
Partnership contributions	None for the acquisition. However the City of Ridgefield has set aside the open space for the connection within city limits via the development review process. The city would take the lead on development of the trail corridor within city limits.
Proximity to underserved populations	See demographics table
Geographic distribution	See 2017 and 2021 Geographic Distribution Map
Readiness for public use	The sports complex “trailhead” is ready for public use. Some trail segments, managed by homeowner associations, exist within the City of Ridgefield. The trail needs to be constructed through the unincorporated area and to close gaps inside city limits.