

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).



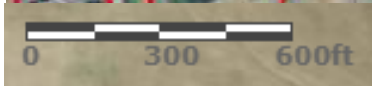
Ditch at the southwestern portion of the site, abutting uplands. View facing east (June 2020).

Key Features:

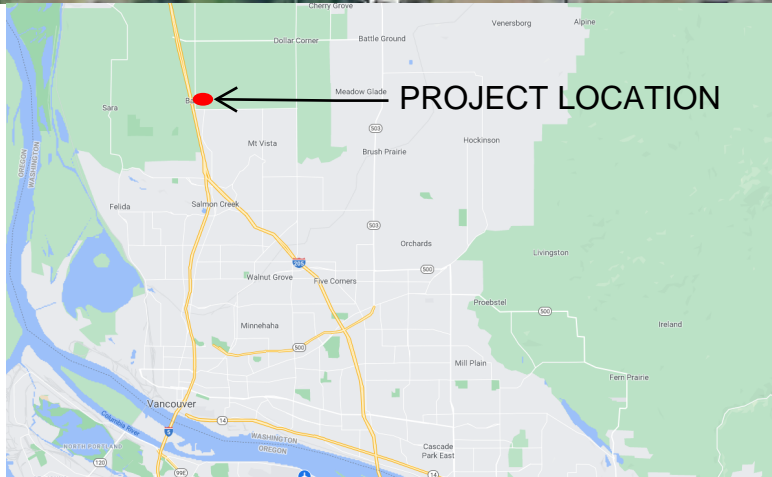
- This property is a High Value Conservation Area in the April 2020 *Clark County Conservation Areas Acquisition Plan*. This is a wetland and habitat area that is also the headwaters of Whipple Creek.
- The landowner will build trails that connect to adjacent development and help fulfill the *Clark County 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.

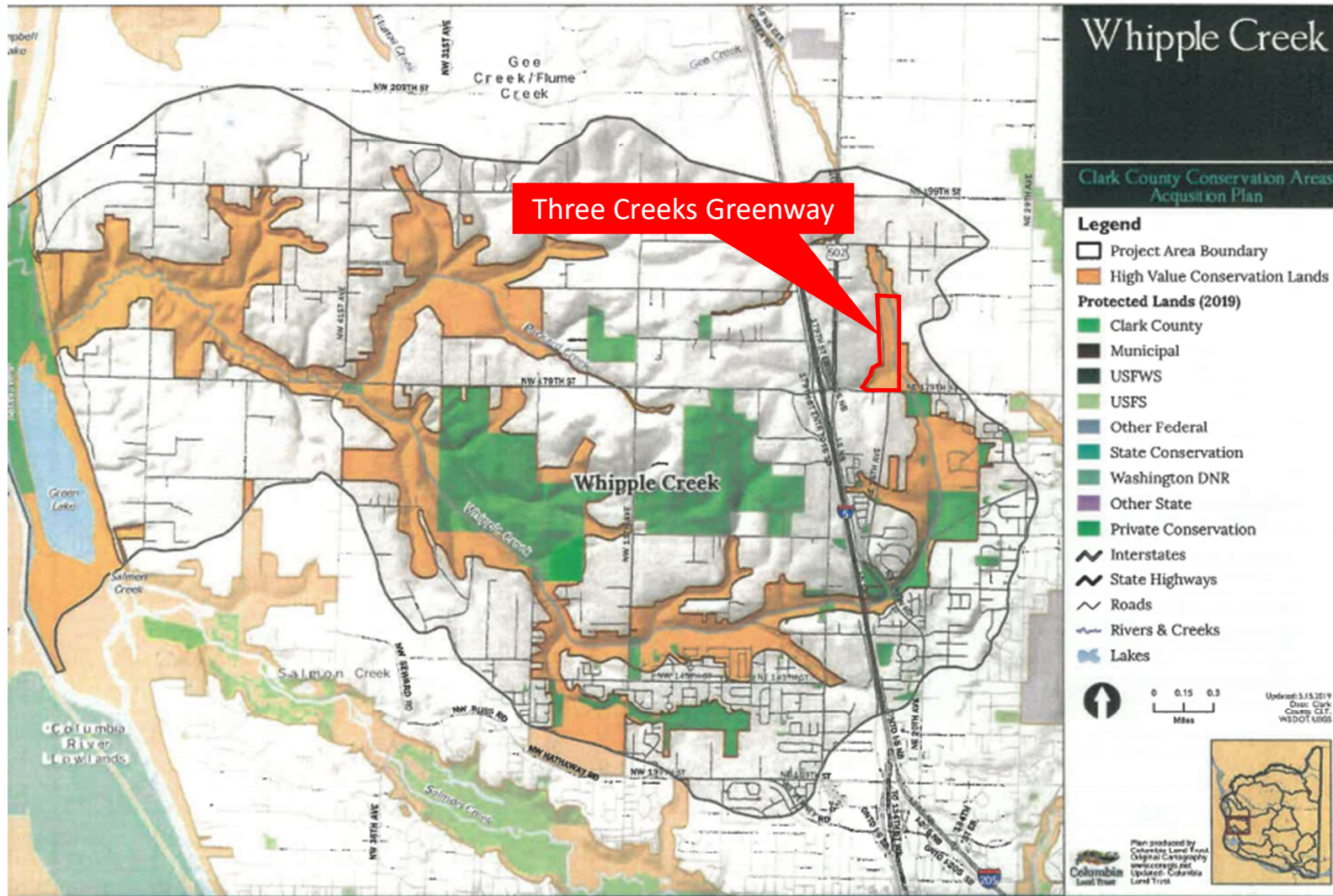


Three Creeks Greenway Killian Pacific

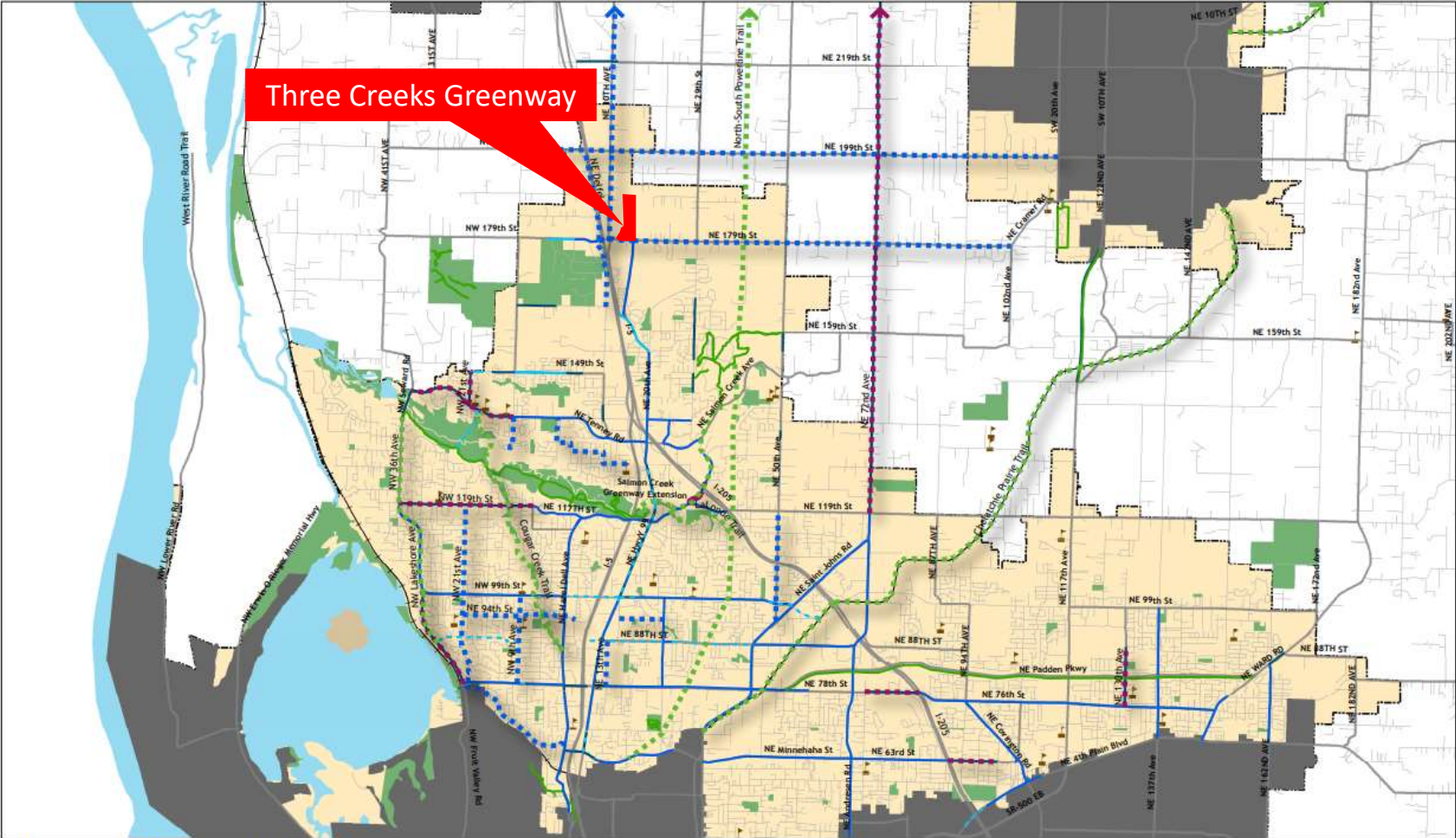
Presentation to the Clark County Parks Advisory
Board

January 12, 2021

Clark County Conservation Areas Acquisition Plan



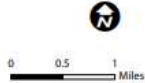
Clark County Bike and Pedestrian Master Plan



Map 5. Top Tier Bikeway and Trail Projects

Clark County
Bicycle and Pedestrian Master Plan
Source: Data obtained from Clark County
Author: HWK
Date: September 2010

- - - Planned projects
- - - Bikeway projects
- - - Restriping bike lane projects
- - - Trail and pathway projects
- Off-Street trails and pathways
- Bike lane
- Bike lane one-side
- Shoulder bikeway
- Railroad
- School
- Parks
- Urban growth boundary

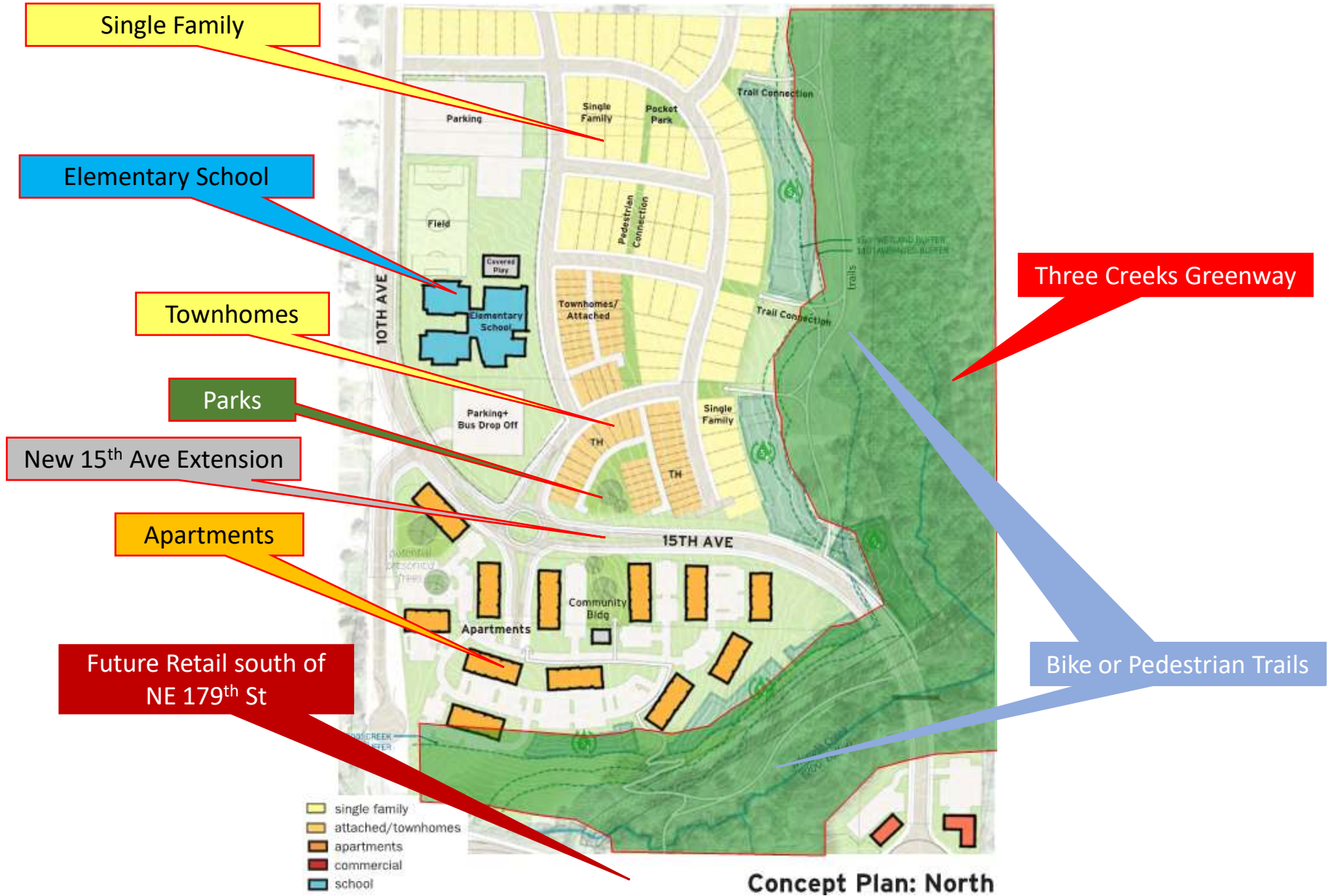


TRAILS OF CLARK COUNTY

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).

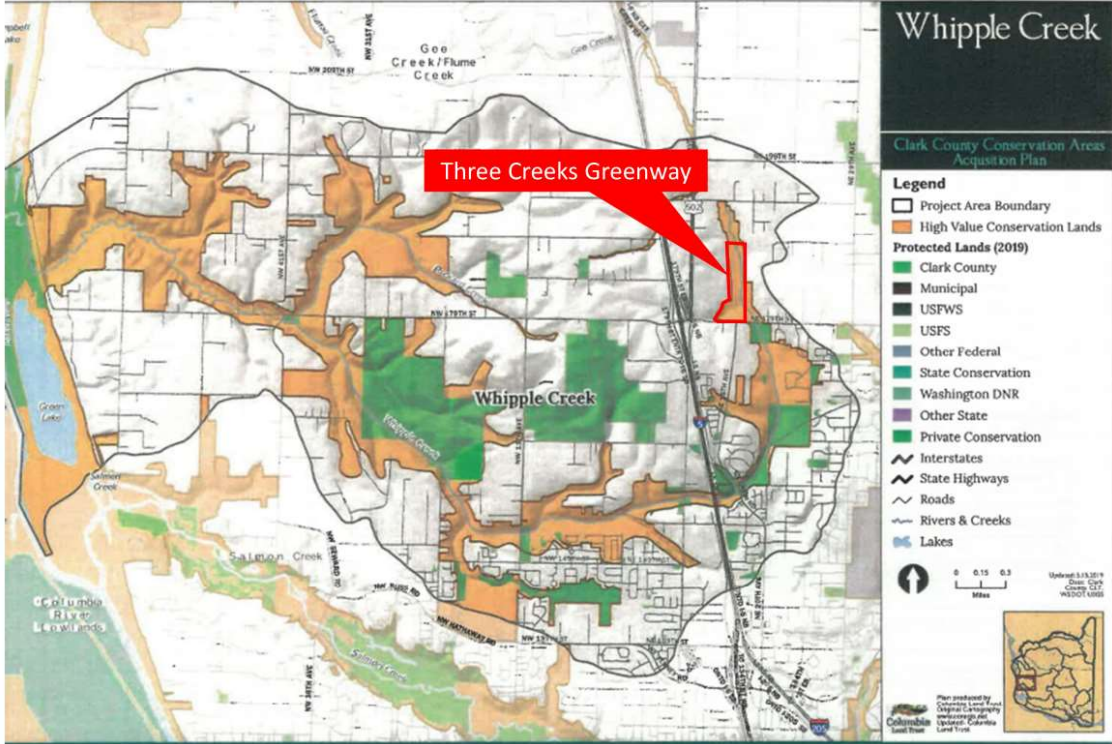
Conservation Futures 2021 – Answers to Evaluation Questions from Landowner

PROJECT NAME: Three Creeks Greenway

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

DATE OF SCORING: _____

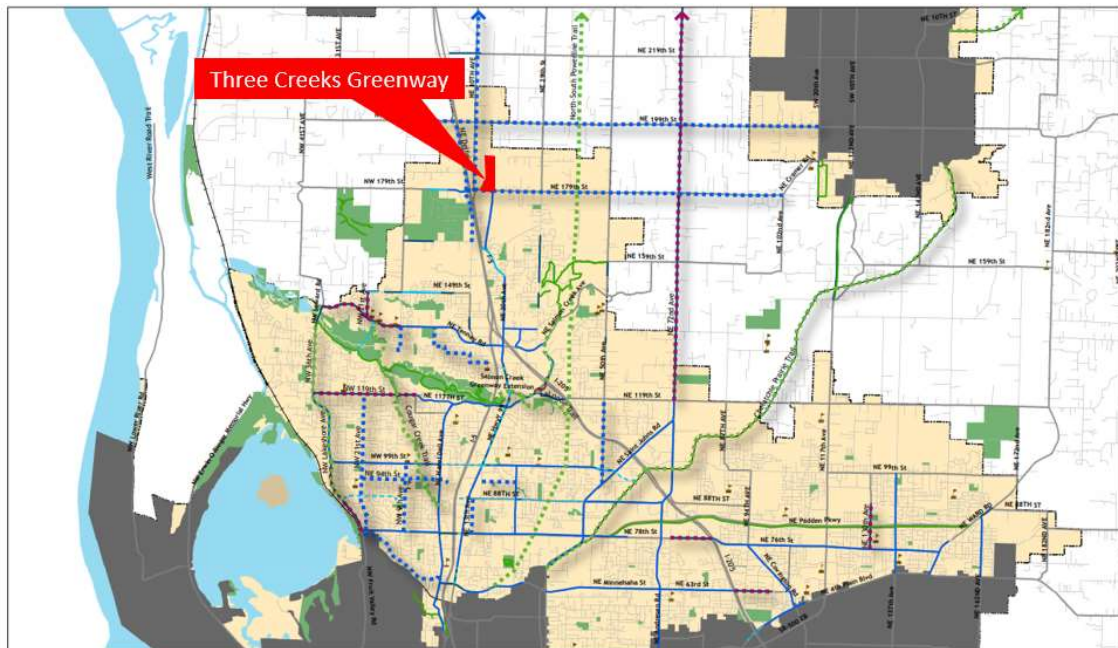
REVIEWER NAME: _____

No	Description	Score (#)	
1.	Adopted Plan Conformance		10 maximum
	<p>The Three Creeks Greenway is included in the <i>Clark County Conservation Areas Acquisition Plan</i> as a “High Value Conservation Land” in the Whipple Creek area, and should receive the maximum points for this category.</p> 		

2. Existing/Potential Recreation Value

10 maximum

The landowner will pay for the construction of walking trails through the wetland buffer areas of the greenway, which will connect to a system of trails in the single family and apartment neighborhoods to the west and to the retail development to the south. The highest value trails with the greatest experience in an undisturbed nature setting in this immediate area will be the Three Creeks Greenway that will be owned by Clark County through the Conservation Futures/Legacy Lands program. We expect that this community network of trails can connect to a larger trail and park network that is planned by Clark County. See the below maps from the *Clark County Bike and Pedestrian Master Plan* and the *Vancouver-Clark Parks & Recreation Trails of Clark County*. Clark County will maintain the trails that the landowner will develop in the Three Creeks Greenway.



Map 5. Top Tier Bikeway and Trail Projects

Clark County
Bicycle and Pedestrian Master Plan
Source: Clark County, information from Clark County
August 2008
Date: September 2008

- Planned projects
- Bikeway projects
- Restriping bike lane projects
- Trail and pathway projects
- Off-Street trails and pathways
- Bike lane
- Bike lane one-side
- Shoulder bikeway
- Railroad
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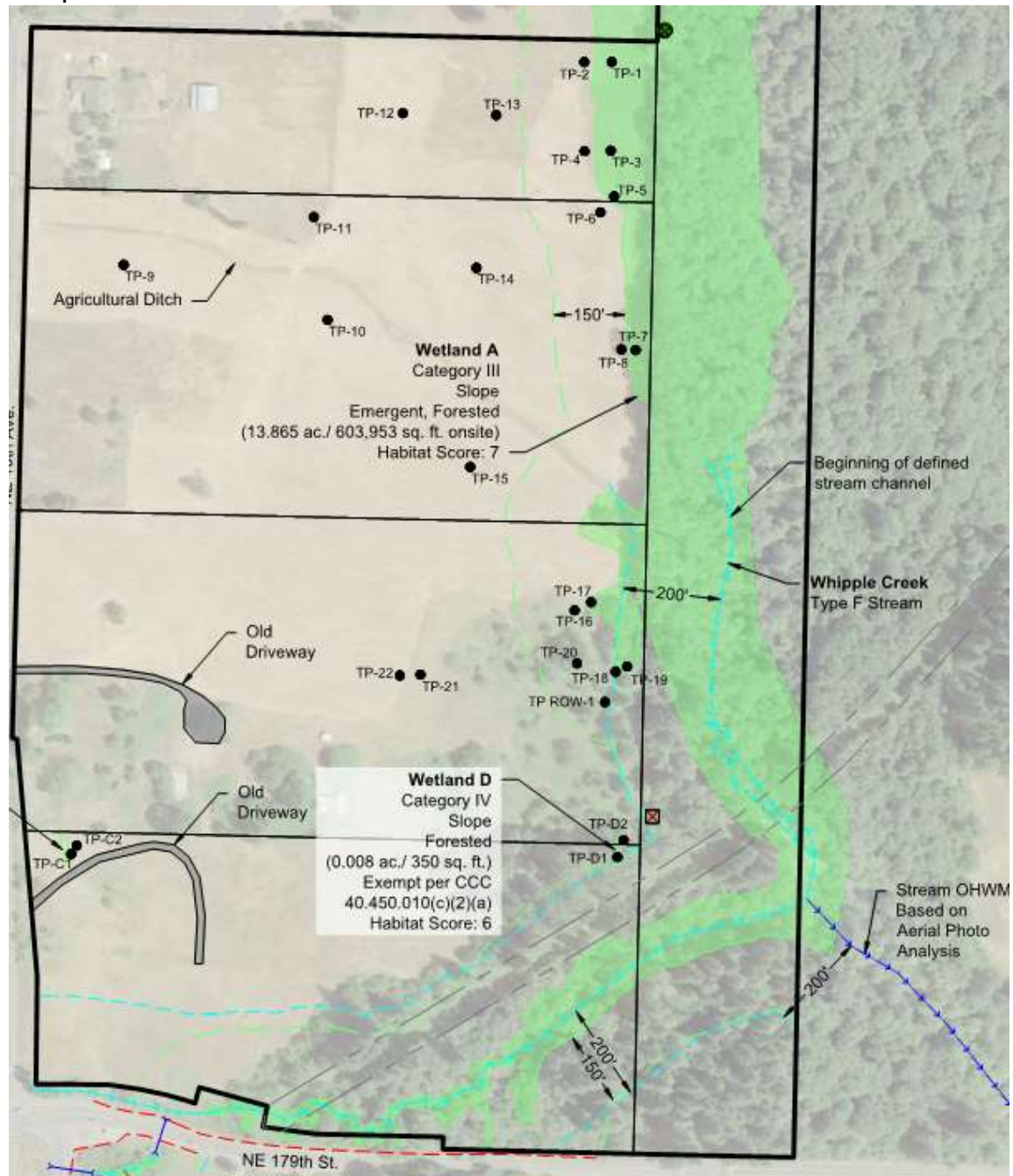
TRAILS OF CLARK COUNTY

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



3.	Enhance Value of Abutting/Proximate Parks & Conservation Lands	10 maximum
<p>As shown on the maps above, the Three Creeks Greenway enhances the opportunity for trail connections to nearby Clark County Fairgrounds, Whipple Creek Park, Washington State University Vancouver Campus Trail, Salmon Creek Trail, and the Cougar Creek Trail. Connecting this preserved nature area and the adjacent residential and commercial development to the larger network of trails enhances the livability of this entire area in Clark County.</p>		
4.	Agriculture/Forest Resource Value	10 maximum
<p>The Three Creeks Greenway includes 31.5 acres of tree, creek, and sloped-meadow areas that have never been disturbed by development in an area where the surrounding land is expected to be developed over the next few</p>		

years. The land contains a Category III emergent and forested wetland with 13.865 acres onsite and a slope hydrogeomorphic class. It has a habitat score of 7. See below map of wetland determination and buffer areas. The landowner can provide a "Critical Areas Report" and wetland determination from Clark County that provide additional details regarding the plant life that exists in this area.



Below are some photos of the forest and plant life in the Three Creeks Greenway.



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



Whipple Creek within Wetland A (February 2016).



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



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

We are working with the Ridgefield School District to bring a new elementary school to the master plan to the west of the Three Creeks Greenway. The School District also believes that the proximity of the Three Creeks Greenway to their new elementary school can provide a valuable outdoor learning/living classroom experience to help educate the students on ecological systems and their value.

5.	Protected Habitat and Species Value	10 maximum
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The Three Creeks Greenway land serves as the headwaters of Whipple Creek and home to a variety of bird, fish, and wildlife. The trails through the area will be low impact, nature-friendly trails (probably bark mulch). The wetland in the area has a habitat score of 7.

We are working with the Ridgefield School District to bring a new elementary school to the master plan to the west of the Three Creeks

	Greenway. The School District also believes that the proximity of the Three Creeks Greenway to their new elementary school can provide a valuable outdoor learning/living classroom experience to help educate the students on ecological systems and their value.	
6.	Available Access	10 maximum
	Public access in the near term will be limited due to the trails not yet being built and the surrounding area not being developed. Over the next 3-8 years, Killian Pacific will develop retail space to the south, apartments and single family to the west, and the Ridgefield School District will build a new elementary school (at this time we are still finalizing terms with the Ridgefield School District for the sale to them for the school site). Connections to nearby trails and sidewalks will provide access for pedestrians and bikes, and the future retail parking and school parking will provide access for people to visit the Three Creeks Greenway by car. The proximity of the Three Creeks Greenway to I-5, the Clark County Fairgrounds, and the new Ridgefield Elementary School suggest that it will likely have a high amount of public use in the future.	
7.	Threat/Non-Availability in Five Years	10 maximum
	The Landowner's goal is for this property to be owned by a public park entity within the next five years. The Landowner will develop the adjacent area but is preserving the Three Creeks Greenway as a nature preserve.	
8.	Partnership Contributions	10 maximum
	The landowner will build trails through the Three Creeks Greenway that connect to trails that run through the neighboring development. The estimated cost of the trails through the greenway is around \$20,000.	
9.	Proximity to underserved populations	10 maximum
	This area of Clark County is underserved and development activity in the area is increasing because of the lifting of the urban hold. The County needs to be proactive in planning and preserving natural areas in the area where the urban hold was lifted in order to have walking and biking trails through the area as it gets developed.	
10.	Geographic distribution	10 maximum

	There are more walking and biking trails in east Vancouver and along the Columbia River than there are in this area of Clark County. This area of Clark County is underserved.	
11.	Readiness for public use	10 maximum
	Public use in the near term will be limited due to the trails not yet being built and the surrounding area not being developed. Over the next 3-8 years, Killian Pacific will develop retail space to the south, apartments and single family to the west, and the Ridgefield School District will build a new elementary school. Connections to nearby trails and sidewalks will provide access for pedestrians and bikes, and the future retail parking and school parking will provide access for people to visit the Three Creeks Greenway by car.	
(110 maximum) TOTAL PROJECT SCORE		

REVIEWER COMMENTS: