

Conservation Futures 2021

Whipple Creek to Fairgrounds Connection



Sponsor: Clark County

Acres: 19.8

Waterfront: NA

Estimated Cost: \$491,138



CF Request: \$491,138

Partner Share: NA

Grant Potential: \$245,000

Photo by E. Paul Peloquin

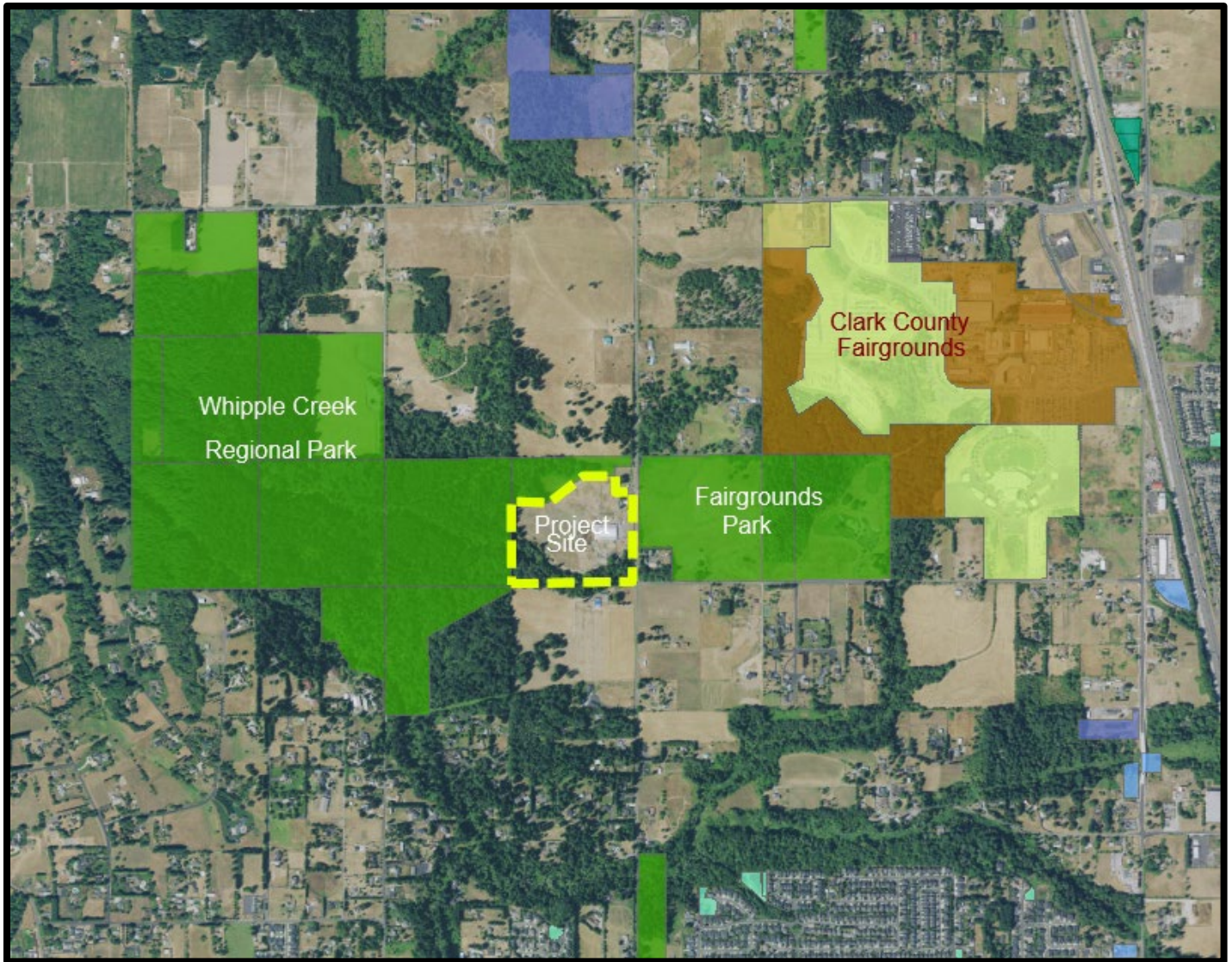
Key Features:

- Provides a trail connection between Whipple Creek Regional Park and Fairgrounds Community Park.
- Corridor is highly used by equestrians.
- Provides land on which to make a safe trail connection across NW 11th Avenue.
- 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*.



Conservation Futures 2021 Whipple Creek to Fairgrounds Connection

Site Location





proud past, promising future

CLARK COUNTY
WASHINGTON

Conservation Futures Project Application / Summary

FUNDING CYCLE 2021

SUBMITTAL DATE: January 5, 2022

PROJECT NAME: Whipple Creek Regional Park to Fairgrounds Community Park

SPONSOR INFORMATION

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

Agency Address: 4700 NE 78th 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): 16712 NW 11th Avenue, Ridgefield, WA 98642, 16500 NW 11th Avenue, Ridgefield, WA 98642, 16714 NW 11th Avenue, Ridgefield, WA 98642.

Tax Identification Number(s): AP #s 182393000, 182393005, 182393010.

Major Street / Intersection Nearest Property Access Point: NW 11th Avenue and NW 164th Street. Property may be accessed off NW 11th Avenue.

Property Description (type of land use): AP #182393010 is Primarily pasture with a horse stables, riding rings and other equestrian facilities. At the south property boundary a riparian corridor, up to 753 feet wide in some parts, follows a branch of Whipple Creek. The equestrian operation extends over most of AP #182393005. There is also a small residence on the property. AP #182393000 is 1.16 acres in size with a small single family residence.

Section: 16 Township: 3N Range: 1EWM

EXISTING CONDITIONS

Number of Parcels: 3 parcels

Addition: Project is important to make a trail connection from Whipple Creek Regional Park to Fairgrounds Community Park and to provide opportunity for a safe trail connection across NE 11th Avenue.

Total Project Acres: 29.92 acres for all three parcels. Project objectives could be satisfied with purchase of either AP #182393010 (19.7 acres) or AP #182393005 (9.06 acres)

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.

Zoning Classification(s): Single Family Residential R1-20

Existing Structures/Facilities (No. / Type): There is an equestrian boarding stable on #182393010, a hardship mobile home unit on #182393005 and a single family residence on AP #182393000.

Current use: No

- Watershed Name: Whipple Creek tributary
- Waterfront Access and type: An unnamed tributary of Whipple Creek designated as a fish-bearing stream runs through the property.
- Body of Water: Unnamed tributary to Flume Creek
- Shoreline (lineal ft.): 1,374 (centerline of creek)
- Historical / Cultural Features: Moderate to high probability
- Owner Tidelands/Shorelands: NA
- Active Agriculture; Currently leased for agriculture
- Threatened / Endangered species present: Winter Steelhead and Coho Salmon are known to occur in Whipple Creek. Priority habitat and species include riparian habitat and a biodiversity area and corridor. The riparian corridor at the south portion of the site is identified as a high value conservation area in the Conservation Areas Acquisition Plan.
- Utilities on property (list all known): CPU water. Parcels are in the Ridgefield School District Garbage pick-up provided by Waste Connections. Fire protection provided by Clark County Fire District 6.
- Potable water available on site: Well; Water Service; Is there a water right?

Unknown

SITE DESCRIPTION

The site is currently used for equestrian boarding and pasture. A forested riparian corridor up to 753 feet in width is located along the southern boundary. Site is immediately east of Whipple Creek Regional Park and west of Fairgrounds Community Park.

PROPOSED DEVELOPMENT IMPROVEMENTS Acquisition only. Primary objective is to secure the trail corridor connecting the two parks and providing opportunity to make a safe trail crossing of NW 11th Avenue. Whipple Creek Regional Park is among the foremost equestrian riding areas in the county and some continued equestrian use is anticipated.

PROPOSED USES ON SITE: Project is acquisition only. Once acquisitions is secured, extending trails to make the connection between the two parks and designing a crossing of NW 11th Avenue could be initiated as resources are identified.

PROJECT PARTNERS:

- For purchase, list names: Clark County Parks and Lands
- For use of site, list names: Clark County Parks and Lands

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 There is an elderly hardship mobile home on a portion of AP# 182393005. If purchase occurred while the tenant is still alive, relocation may be necessary, or a life estate offered.

PROJECT COST:

Estimated Total Cost: Cost for AP# 182393010 (preferred parcel) is \$491,138.

Estimate Based on: Assessors 2020 valuation for 2021 taxes.

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: \$491,138. Project could be a candidate for RCO grant funding. Equestrian groups may also be interested in volunteering to design and build the trail.

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. Renewing the lease of the equestrian boarding operation may also be considered.



Whipple Creek Regional Park to Fairgrounds Community Park	
Evaluation Criteria	Comments
Adopted Plan Conformance	Conservation Areas Acquisition Plan, Clark County Comprehensive Park, Recreation and Open Space Plan. Regional Trail and Bikeway System Plan
Existing/Potential Recreation Value	Clark County owns a narrow strip of land about 100-feet just north of the project site that does make the connection from Whipple Creek Regional Park to NW 11 th Avenue. However, there is a steep drop off from the road bed and little shoulder making the street crossing a challenge. Connecting Fairgrounds Community Park with a safe crossing of NW 11 th Avenue will enhance user opportunities for both parks.
Enhance value of abutting/proximate parks and conservation lands	Making the connection also facilitates a direct link between Whipple Creek Regional Park and the Clark County Fairgrounds. That portion of Fairgrounds Community Park on the east side of NW 11 th is undeveloped and could provide a trailhead opportunity.
Agriculture/forest resource value	The project site is currently used as pasture for the equestrian stables on the west side of NW 11 th Avenue.
Protected habitat and species value	There is a small riparian area along a tributary of Whipple Creek at the south end of the project site near NW 164 th Street. This is also within a biodiversity area and corridor designated by WDFW.
Available access	Although the portion of Fairgrounds Park abutting NW 11 th Avenue is undeveloped, the far eastern portion of the park is developed and can provide access opportunities. This would require construction of a trail from the developed area, or development of the undeveloped portions of the park. Primary access to Whipple Creek Regional Park is through the trailhead at NW 31 st Avenue. Many equestrians board their horses at the stables and access the regional park trail system from there.
Threat/non—availability in five years	The project site is in the urban growth boundary and zoned R1-20, single family residential, 20,000 square feet minimum lot size. Current allowable lot yield for the 20-acre site is approximately 40 units. It is possible that development per zoning could occur in five years.
Partnership contributions	No contributions are anticipated from partners for the acquisition. Grant potential is about 50% of the purchase price. Equestrian interests have worked for many years on the Whipple Creek Trails and may volunteer time and resources to make trail connections between the two parks and on to the Clark County Fairgrounds.
Proximity to underserved populations	See demographics table
Geographic distribution	See 2017 and 2021 Geographic Distribution Map
Readiness for public use	The trail connection and crossing of NW 11 th Avenue need to be constructed.