

Conservation Futures 2021

Yacolt Community Park



Sponsor:	Town of Yacolt
Acres:	20
Waterfront:	NA
Estimated Cost:	\$275,000
CF Request:	\$255,000
Partner Share:	\$20,000
Grant Potential:	NA



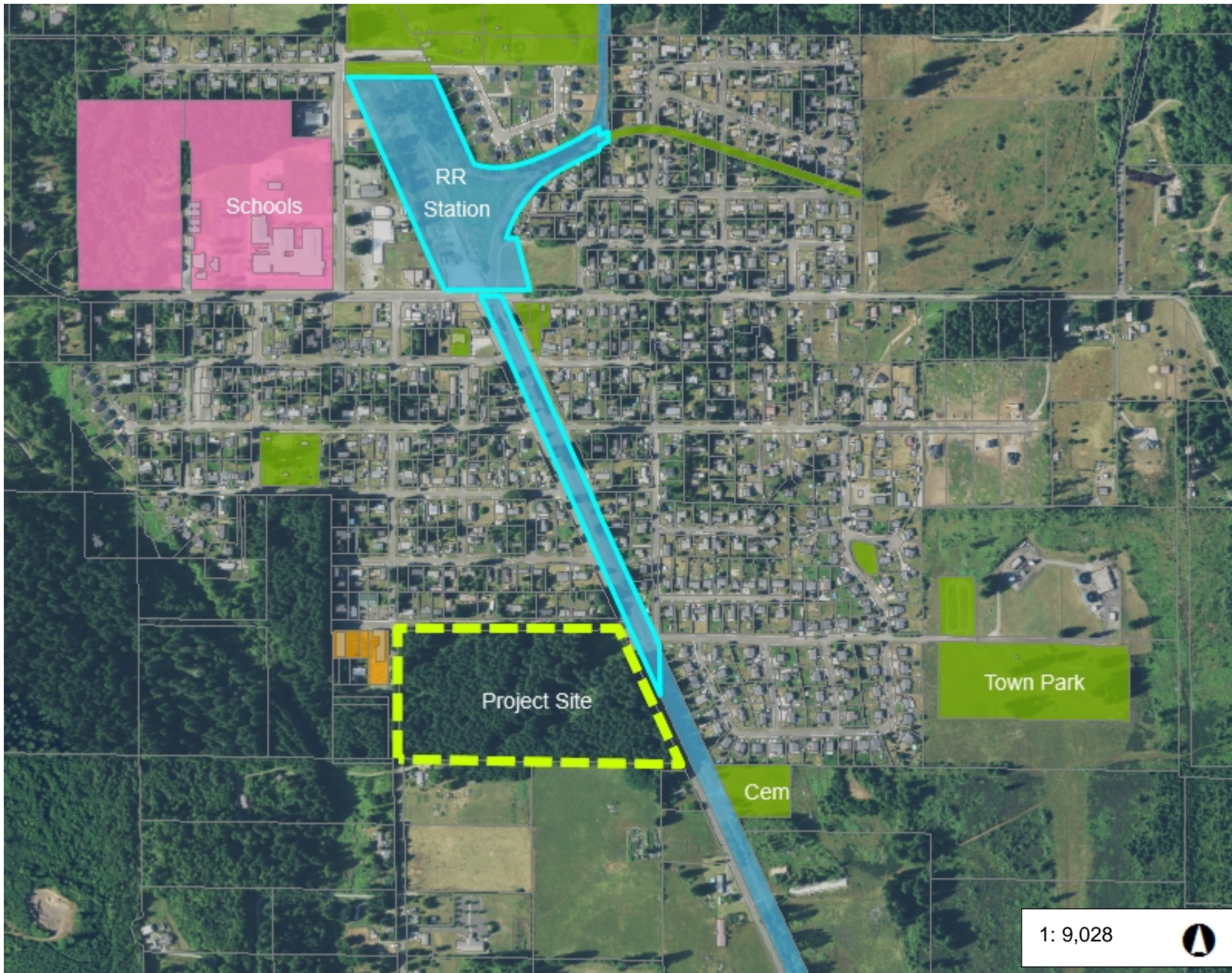
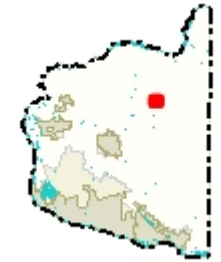
Key Features:

- Establish a community park to provide a location for community events and multiple recreation experiences for residents and visitors
- Helps to integrate the larger vision for the community and support economic development
- Key location along the Chelatchie Prairie Rail-With-Trail, Clark County Scenic Highway Loop, across the street from cemetery and near railroad station. Provides trailhead opportunities.
- Supports a variety of county and regional plans, including the *Town of Yacolt Growth Management Plan*, *Clark County Community Framework Plan*, *Conservation Areas Acquisition Plan*, *County Comprehensive Parks and Recreation Plan*, *Regional Trails and Bikeway Systems Plan*, *Chelatchie Prairie Rail with Trail Corridor Study*.





Yacolt Community Park



Legend

- Building Footprints
- Taxlots
- Public Land - Cemetery Distric
- Public Land - Cities
- Public Land - County
- Public Land - Federal
- Public Land - Fire Districts
- Public Land - Housing Authorit
- Public Land - Port Districts
- Public Land - School Districts
- Public Land - State
- Public Land - Utility Districts
- Cities Boundaries
- Urban Growth Boundaries

Notes:

1,504.7 0 752.33 1,504.7 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
Clark County, WA. GIS - <http://gis.clark.wa.gov>

This map was generated by Clark County's "MapsOnline" website. Clark County does not warrant the accuracy, reliability or timeliness of any information on this map, and shall not be held liable for losses caused by using this information.



proud past, promising future

CLARK COUNTY
WASHINGTON

Conservation Futures Project Application / Summary FUNDING CYCLE 2021

SUBMITTAL DATE: 12/29/2020

PROJECT NAME: Yacolt Community Park

SPONSOR INFORMATION

Organization Name: Town of Yacolt

Agency Address: 202 W. Cushman Street, Yacolt, WA, 98675

Agency Jurisdiction: Town of Yacolt

Contact Name: Tom Esteb, Public Works Director

Contact Phone: 360 686-3922

Contact E-Mail Address: PWD@townofyacolt.com

PROJECT LOCATION

Property Address(es): No site address

Tax Identification Number(s): 64522000

Major Street / Intersection Nearest Property Access Point: S. Railroad Avenue and W. Hoag Street

Property Description (type of land use): Property is undeveloped forest land currently undergoing timber harvest

Section: 2 Township: 4N Range: 3EWM

EXISTING CONDITIONS

Number of Parcels: one

Addition: NA Total Project Acres: 20

Zoning Classification(s): R 1-12.5 single family residential

Existing Structures/Facilities (No. / Type): NA

Current use: Forest

- Watershed Name: East Fork Lewis River
- Waterfront Access and type: NA
- Body of Water: NA
- Shoreline (lineal ft.): NA
- Historical / Cultural Features: NA
- Owner Tidelands/Shorelands: NA
- Active Agriculture; Currently leased for agriculture
- Threatened / Endangered species present: Unknown



Utilities on property (list all known): CPU Water, Electricity, Battle Ground School District, Fire District 13. Waste Connections garbage pick-up

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

SITE DESCRIPTION (Discuss physical characteristics of proposed acquisition): Flat with mature Douglas Fir forest currently undergoing harvest. Wetlands/hydric soils, flood fringe in northwest corner of property.

PROPOSED DEVELOPMENT IMPROVEMENTS: Project is acquisition only. Once acquired, Town of Yacolt will determine the mix of uses and improvements to the property.

PROPOSED USES ON SITE: Community park. May include uses such as bandstand/amphitheater, playground, wading pool, dry camping, parking and trailhead.

PROJECT PARTNERS:

For purchase, list names: Town of Yacolt, Clark County

For use of site, list names: Town of Yacolt, Recreation and Conservation Office grants, private donations.

TYPE OF INTEREST:

Warranty Deed:Yes Easement:No

Other (please describe): Utility easements may be needed along road frontage

Project requires relocation of residents: Yes No

PROJECT COST:

Estimated Total Cost: \$275,000

Estimate Based on: Assessed valuation

Will other agencies/groups contribute to project? Yes No

Name of Contributor: Town of Yacolt

Amount of Contribution: \$20,000

Total Estimated Request from Conservation Futures: \$255,000

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): Site will be maintained and improved by the Town of Yacolt.

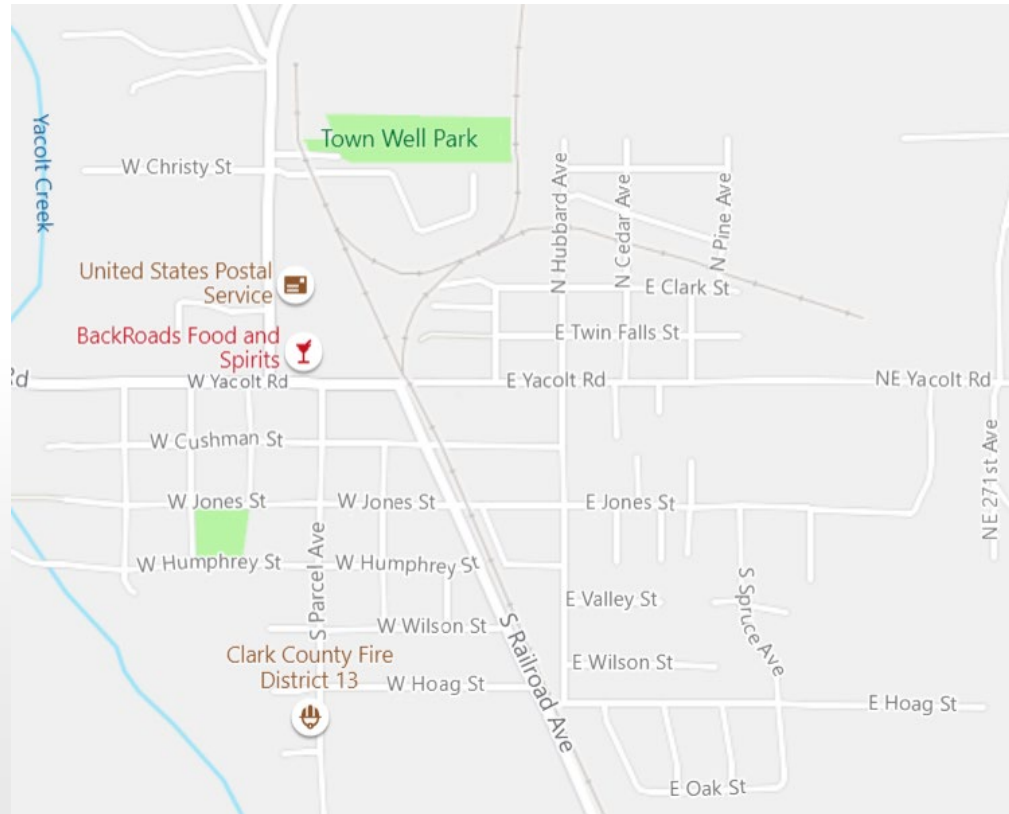


A UNIQUE OPPORTUNITY TO
ENHANCE THE QUALITY OF LIFE
IN NORTH CLARK COUNTY



YACOLT COMMUNITY PARK

ABOUT THE PROPERTY



- 20 acres
- Already within the Yacolt Town limits
- Prime location along Railroad Avenue
- Directly across from the Town's Cemetery
- Property will provide multiple uses and advantages to citizens as well as visitors



Regular Market Location



Amphitheater for Movie Nights/Concerts/Festivals



Natural Element Playground



Wading Pool



Dry Camping



Future Trail Access



Parking (multiple uses)

KEY FEATURES FOR THE COMMUNITY

KEY FEATURE INSPIRATION

- Amphitheater



- Wading Pool



KEY FEATURE INSPIRATION

- Natural Playground



- A great way to incorporate Yacolt's History of logging.



KEY FEATURE INSPIRATION



- Dry Camping Location
- Fire Pit & Picnic Table
- Great for Day Use
- Provide overnight stay within town limits

KEY FEATURE INSPIRATION

- Shipping Containers with False Fronts
- Western Theme
- Used for covered location for Saturday market vendors



WHY IS IT IMPORTANT?



Community
Markets that need
a quality location.



Future trail access
point parking



Cemetery parking



Overnight stay
made possible
within Yacolt.

- The ability for the community to gather in one location safely for large events
- Build upon the history of the area.
- Provide economic growth where is it *greatly needed!*

PART OF THE PLAN

Supports:

- ❖ Town of Yacolt Comprehensive Growth Management Plan
- ❖ Clark County Community Framework Plan
- ❖ Chelatchie Prairie Rail with Trail Corridor Study





A UNIQUE OPPORTUNITY

- Larger vision to connect the town
- Location for community events
- On the main road
- Along the Scenic Route
- Near the Train Station
- Economic development
- Established market location
- Future potential to relieve the dangerous parking congestion near Yacolt Creek Falls and Moulton Falls.

<u>Phase</u>	<u>Anticipated Improvements</u>	<u>Estimated Cost</u>	<u>Funding in Hand</u>	<u>Funding to Be pursued</u>	<u>Year funding might be secured</u>	<u>Approximate Total</u>
1	<u>Land Acquisition</u>	approx. \$275,000 (official price has yet to be determined)	\$20,000	\$255,000 Conservation Futures 2021	2021	<u>\$275,000 Phase 1</u>
2	<u>Outhouses</u>	\$5,000 (portable with wooden shell)	Proposed Budget 2022	TBD	2022	
	<u>Shipping Containers</u>	\$15,000 (3 @ \$5,000)				
	<u>False Fronts</u>	\$30,000 (3 @ \$10,000)				
	<u>Plumbing</u>	\$7,500				
	<u>Electricity</u>	\$7,500				
	<u>Road/Parking</u>	\$35,000 (gravel & fabric)				
3	<u>Ampitheater</u>	\$7,000 (fabric & ties)	Proposed Budget 2023	TBD	2023	
	<u>Wading Pool</u>	\$25,000				
	<u>Playground</u>	\$13,500				
	<u>Camping</u>	\$7,000				
	<u>Bunkhouses</u>	\$15,000				
<u>Phases 1-3 Total Approximate Cost</u>						<u>\$442,500</u>

** All prices are approximate and subject to change**

Conservation Futures 2021

Project: *Yacolt Community Park*

The proposed potential Yacolt Community Park will provide a unique opportunity to enhance the quality of life in North Clark County while also providing additional recreation destinations for those that enjoy the beauty of the Pacific Northwest. The proposed plan would provide recreational value by creating a location for future access to the trail systems in the Yacolt Burn State Forest and helping integrate the future vision for the community.

The property that the Town of Yacolt is hoping to acquire is an undeveloped 20-acre plot along Railroad Avenue next to the Town's cemetery. Due to the location, it has the potential to provide multiple uses and advantages to the citizens of Yacolt and the surrounding areas as well as the many visitors that regularly pass through our town along the scenic route.

There are a few key features worth highlighting for the potential community park. It would provide a needed regular location for our Saturday Markets helping boost our local economy, an amphitheater for community movie nights, as well as a venue to host small concerts and festivals, a natural element playground, a wading pool, dry camping for short stays and day use, future trail access, and multiple uses for parking.

The natural element playground would be a great way to incorporate the history of Yacolt into our designs. Yacolt is a community built on the lumber industry and many families are proud of that legacy. It would be a wonderful way to keep the beauty of the surrounding nature while also acknowledging the history of our community. Due to the lack of availability for anyone to stay overnight in Yacolt, a very simple dry camping location would also be made possible within Yacolt's town limits.

The use of shipping containers with false fronts along the main road of Railroad Avenue would bring the history of the location full circle. Many buildings and businesses once lined this road. Railroad Avenue was once the center of town, but due to the disastrous history of fires within the town, that is no longer the case. These false fronts would be western themed, and they would be used for covered locations for our Saturday Market vendors. Yacolt has recently established regular Saturday Markets that we would like to continue to grow by having a quality location for those to be held so that we are able to support our friends, our family, and our neighbors in North County. This location would help improve the downtown area of Yacolt while reincorporating the history.

There are many aspects to this potential park that would improve the overall attractiveness of the community. It will be beneficial as a parking location for the future trail access that has been planned for along the railway while also providing our community with a much-needed parking location for access to the town's cemetery. Overnight stays would be made possible

within Yacolt and our community would be able to gather safely for town events. Yacolt would be building upon and remembering the history of the area. Most importantly, these features have the tremendous ability to help provide economic growth where it is greatly needed.

This plan is supported by multiple growth plans for the town, county, and parks including the Town of Yacolt Growth Management Plan, Clark County Community Framework Plan, Conservation Areas Acquisition Plan, County Comprehensive Parks and Recreation Plan, Regional Trails and Bikeway Systems Plan, and the Chelatchie Prairie Rail with Trail Corridor Study.

Lastly, this is a unique opportunity for Yacolt. It encompasses the larger vision to connect the town, a location for community events, located on the main road and the Scenic Route, near the Train station that attracts many people to our town, creates economic development opportunity, establishes a regular market location, and it has the future potential to help relieve the dangerous parking congestion that happens each year and continues to become a larger problem near Yacolt Creek Falls and Moulton Falls. This location will provide many benefits to the community as well as the county, and to those who wish to visit our beautiful area.

The Town of Yacolt truly appreciates the opportunity to be considered. Thank you.