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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
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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.

