



Gaiser Neighborhood Park Playground

2026-2031

Parks and Nature Division

DRAFT CAPITAL IMPROVEMENT PLAN



Clark County Public Works - Parks Division

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July 1, 2025

DRAFT



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ACKNOWLEDGEMENT

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Introduction

Parks and Nature Division

The Public Works Parks and Nature Division administers 96 developed properties, including 13 regional parks, 14 community parks, 49 neighborhood parks, 14 natural areas and six specialty properties. The parks are located throughout Clark County.

Since the inception of the Greater Clark Park District (GCPD) in 2005, the County has developed 30 Neighborhood and 4 Community Parks within the Park District Boundary. Park impact fees (PIF) and grants have been used along with real estate excise tax (REET II) in the development of facilities to date with an approximate total expenditure of over \$75 million. Proposition 1 established the property tax levy that provides the funding for maintenance and operations of the multitude of recreation opportunities available to the residents of the park district along with recreation enthusiast that travel to much sought after locations like Luke Jensen Sports Complex, Salmon Creek Community Park, Pacific Community Park and Hockinson Meadows Community Park.

Properties acquired and developed during that time are now seeing use rates higher than they were built for, dramatically increasing the need for preventative and major maintenance attention. Due to the age of the system, continued growth and subsequent increased use levels of the park system facilities will increase the need for a focus of capital expenditures toward existing facilities. Investment in the existing parks will reduce daily maintenance needs by replacing deteriorating park amenities that require frequent attention with new or rehabilitated assets.

The Parks and Nature Division develops a six-year Capital Improvement Plan (CIP), to focus efforts annually toward the properties and projects of highest need. The capital plan outlines projects for implementation by categories which include Preventative Maintenance, Major Maintenance, Steward Capital Development and New Park Development. The CIP also includes Legacy Lands and Park Lands Acquisitions along with System and Site Planning. Preventative Maintenance is included in Appendix D. The work completed through this program is not considered capital by definition.

The 26-31 DRAFT CIP continues to represent a purposeful slowdown in New Park Capital Development in recognition of a Parks and Nature Division Operations & Maintenance (O&M) structural budget deficit. GCPD O&M expenses exceeded income received from the parks levy and park fees. A reserve in the GCPD levy fund has been utilized to address the structural deficit. When the levy was passed in 2005, there was a clause in the levy that stated that the GCPD should not develop new assets without the means to operate them. As such, the development of new parks will be paused following the construction of Curtin Creek Community Park, Minnehaha Neighborhood Park Property and Mount Vista Neighborhood Park Property until the structural deficit is addressed.



Community Engagement at Kozy Kamp Neighborhood Park

What is in the Parks Capital Plan?

This document includes:

- Regulatory requirements summary
- Local framework for parks capital planning
- Description of the process used to develop the capital plan
- Description of project types and strategies for implementation
- Capital Plan Summary by Fund, Category and Year Table (Table 1.01)
- Capital Plan Program and Project Summary Tables (Tables 2.01 thru 2.06)
- Index map of Stewardship (Existing Park Renovations) Capital Improvements (Figure 1.01)
- Index map of New Park Capital Development projects (Figure 1.02)
- Multi-Year Capital Projects Summary Table (Table 3.01)

Regulatory Requirements Summary

A Capital Facilities Plan (CFP) is a requirement of the Washington State Growth Management Act (RCW 36.70A / GMA). The CIP is a precursor to the Capital Facilities Plan (CFP) and provides operational benefits for the division. Clark County selects projects for the CIP based on a rubric incorporating our mission, goals and the strategic directives found in the Parks, Recreation & Open Space (PROS) plan.

Chapter 36.70A RCW of the Growth Management Act: Capital Facilities Plan

The GMA establishes many of the requirements for the capital facilities and utilities elements in the Clark County Comprehensive Growth Management Plan 2015-2035. The GMA establishes an overall goal to “...ensure that those public facilities and services necessary to support development shall be

adequate to serve the development at the time the development is available for occupancy and use without decreasing current service levels below locally established minimum standards,” (RCW 36.70A.020). The GMA requires that the capital facilities plan includes an inventory of existing publicly owned capital facilities, a forecast for the future needs for new or expanded facilities necessary to accommodate growth during the 20-year span of the comprehensive plan, and a six-year financial plan. The GMA defines public facilities to include water, sewer, stormwater, schools, parks and recreational facilities, law enforcement and fire protection.

Parks and Nature Division Capital Planning, Local Framework

Clark County is authorized under the GMA to maintain a parks system within its boundaries. This authority has been delegated to the Clark County Public Works department, Parks and Nature Division with oversight by the county manager.

Recognizing the reality of funding and staffing limitations, available opportunities, and overall capacity for the parks system each fiscal year, it is the policy of the Parks and Nature Division to utilize a transparent and systematic methodology for the prioritization of capital expenses. This methodology balances the needs and objectives of the parks system, the obligations of the county to the public, the impact to the Parks and Nature Division and county budgets, and the operational impact of adding to the parks portfolio. The Parks and Nature Division works to be agile, flexible, and adaptable in the implementation of a CIP to pursue opportunities that meet the broader goals of division, county and community as they arise.

The Parks and Nature Division describes capital plan improvements in the following terms:

- Preventative maintenance project: project to extend the useful life of an extant asset, with a contractor performing the work rather than park operations staff. Preventative maintenance projects may include (but are not limited to) bench and table renovation, parking lot seal coating, structure painting or siding repair, playground fall protection repair, hazard tree removal, and turf or planting material replacement.
- Major maintenance: project renovating, restoring, or replacing an extant asset, with a contractor performing the work rather than park operations staff. Major maintenance projects may include (but are not limited to) shelter replacement, playground fall surfacing replacement, parking lot or trail resurfacing, restroom replacement, and sports turf replacement.
- Emergency repair project: project addressing an emergency involving a Parks and Nature Division asset which creates risk of death, injury, significant loss or damage to property (public or private) or the environment. Emergency repair projects are limited in scope to mitigation of risk. It is contrary to this policy to use emergency situations to elevate capital projects.
- Stewardship Capital Improvements: Projects that focus on capital improvements or additions to existing neighborhood, community and regional parks.

- **New Park Capital Development:** project creating a new park or park amenity that adds to existing park inventory. Projects may include construction of new or additional sport courts, playgrounds, shelters, restrooms or new parks in their entirety.
- **Land acquisition:** project acquiring new lands, rights-of-way or property rights to preserve land or enable future recreation improvements. Rights-of-way may be acquired to improve park access, and property rights can be acquired for habitat or agriculture preservation.
- **Parks Capital Improvement Plan:** the comprehensive plan containing capital improvement projects for the Parks and Nature Division, as developed pursuant to this policy.

CIP Development Process

The process of developing the CIP includes four stages:

- Identification
- Prioritization
- Scoping
- Budget

Identification

Identification of projects by:

- Aggregating asset condition assessments, public comments, development needs identified in the PROS Plan, prior obligations and staff observations. The county is in the process of implementing an electronic asset management system which will serve as the method for developing formal lists of items to address.
- Staff sorting each proposed project into one of the following categories, as described in the previous section: preventative maintenance, major maintenance, development, land acquisition.
- Adding projects and project details to the list by project type.
- Adding notes from plans, community input, government input, etc. to the project spreadsheet to assist with prioritization.

Prioritization

Prioritization of projects by:

- Performing an initial prioritization through the scoring of projects using the rubric applicable by project type, located in the appendices of this policy. The prioritization will be developed into a draft CIP.
- The Parks and Nature Division staff presenting the draft CIP to the Parks Advisory Board (PAB) annually in the third quarter of the preceding year.

- Parks and Nature Division staff working with the Clark County Public Works Public Information Office posts the Draft CIP for public comment in late June.
- The PAB reviewing and providing input on the draft CIP. Staff will review comments and adjust the CIP as necessary based on the input received. At a subsequent meeting the PAB shall consider making a motion to recommend adoption of the CIP by the Clark County Council. The recommendation and any comments from the PAB will be distributed to county administration as part of the budgeting process.

Note: Projects that are funded and currently in development will not be subject to reprioritization, ensuring continual progress on projects already in process. This is consistent with a fiscally constrained capital program, as described in the budgeting section of this policy.

Scoping

Scoping of projects by:

- Developing proposals to accomplish the projects in the prioritized list. This may include bundling projects that are similarly prioritized to take advantage of economic scaling (e.g., parking lot restoration projects in the west park zone that score within ten places of each other may be combined into a single, larger project).
- Estimating costs for proposed projects. Projects ranking higher on the prioritized list will have more accurate estimates completed based on current and projected economic conditions and available Parks and Nature Division resources.
- Evaluating the prioritized list considering current Parks and Nature Division budgetary and staffing capacities, obligatory requirements, etc. When opportunities or challenges are identified, reorganization of the list may occur.
- Using the list of projects, including costs and any PAB comments, in developing the Parks and Nature Division capital budget for presentation to the public works director and county administration.

Budgeting

Budgeting for the CIP will occur by:

- Forecasting each fund available to pay for capital improvements in the Parks and Nature Division portfolio annually as part of the Public Works Business Services and Financial Controls Division's budgetary process, forming the basis of fiscal constraint considerations. Fiscal constraint for the six-year period is a requirement of the CFP. This is different from the CIP, and while CIP projects may move around in response to conditions, the cumulative costs and impacts to the parks portfolio would need to be consistent with the constraints in the CFP.
- The Parks and Nature Division pursuing funding from outside sources, such as grants, for projects on CIP as available and where staff capacity exists. Successful competition for outside funding may result in adjustments to the CIP, as described below.

The adopted CIP will be posted on the Parks and Nature Division website for public review throughout the following budget cycle.

Alteration

The CIP process will occur annually as part of the budgetary process. Projects that have been completed will be reported to the Clark County Auditor's office for inclusion in the Comprehensive Annual Financial Report (CAFR), as well as to the PAB as part of the annual CIP update process. New projects will be added to the list per the process described above. Reprioritization may result in changes from year to year and should not be construed as being contrary to this policy.

The fiscal constraints mentioned above shall be applied to the overall project budget, subject to the limitations and restrictions upon the different funding sources or appropriations, except when new outside funding becomes available for a specific project(s).

The CIP is intended to be a guiding document for repair, acquisition and development of Parks and Nature Division assets. It is intended to provide a realistic, achievable set of goals. However, circumstantial changes may result in the need to amend the CIP. It will be the policy of the Parks and Nature Division to make these amendments during the annual update, as described above. If such a change occurs within a fiscal year, the Parks and Nature Division shall share this information with the appropriate budgetary authority to request a change to the CIP.

If authorized and consistent with any requirements regarding such changes, the Parks and Nature Division manager will prepare a report for the PAB and present it at the next scheduled meeting. The change will be noted on the Parks and Nature Division website after presentation to the PAB.

Guiding principles

In support of county policies and goals, the parks capital planning process strives to:

- Prioritize projects with the greatest potential to support multiple county programs and goals.
- Consider the impact of the project on people with barriers to recreational opportunities.
- Ensure reliable scientific and engineering assessments of projects.
- Ensure each project in the plan is feasible and the most cost-effective way to meet an identified need.
- Focus limited resources on cost-effective solutions to the most pressing concerns.
- Incorporate environmental benefits into infrastructure repair projects.
- Maintain a list of potential projects to help pursue funding opportunities.

Project Classifications

Preventative Maintenance Projects

Description

Preventative maintenance projects extend the useful life of an existing asset. These projects generally cost between \$5,000 and \$50,000 and are completed by a contractor. They are not considered capital projects and are included in this plan for reference only.

Strategy

Through routine maintenance activities and a semi-annual inventory of park assets and conditions, generate a list of potential projects. Follow the CIP policy and procedures to rank and prioritize major maintenance projects.



Major Maintenance Projects

Description

Major maintenance projects generally cost over \$50,000 and encompass the repair or replacement of an existing recreational asset.

Strategy

Through a semi-annual inventory of park assets and conditions, generate a list of potential projects. Follow the CIP policy and procedures to rank and prioritize major maintenance projects.



Sifton Neighborhood Park Playground Replacement

Stewardship Capital Improvement Projects

Description

Capital improvements to existing parks. Focusing on enhancing recreational opportunities in the Greater Clark Park District while minimizing new park development which increases operational capacity challenges.

Strategy

Rank and prioritize projects consistent with the recreation needs, level of service requirements and strategies to meet current and future recreational demands identified in the PROS plan. Work to identify funding to develop new parks and recreational assets.



Kline Pond Accessibility Improvements Conceptual Site Plan

Park Operations and Maintenance

While Stewardship Capital Projects have a smaller impact on operations and maintenance needs give the efficiencies realized by a reduction in drivetime, there is still additional burden placed on our operations teams any time additional recreation amenities are added to the system. When new recreation amenities are added to an existing park the maintenance needs estimate for the site will be updated to approximate the additional FTE needs in our operations team at the park site.

Parks and Nature leadership will be pairing each Stewardship Capital construction project with an operations position request to cover the additional maintenance needs created by the addition of the new recreation amenities.

New Park Capital Development Projects

Description

Development of a new park.

Strategy

Rank and prioritize projects consistent with the recreation needs, level of service requirements and strategies to meet current and future recreational demands identified in the PROS plan. Work to identify funding to develop new parks and recreational assets.



Minnehaha Neighborhood Park Property Conceptual Site Plan

Park Operations and Maintenance

New park development has an impact on our operations and maintenance teams. When a new park is added to the existing parks system the Maintenance Management Plan the district in which the park

falls will be update with an estimate of need for the new park (approximately .50 FTE for a Neighborhood Park, 1 FTE for a Community Park and 1.33 FTE for a Sports Complex)

Parks and Nature leadership will be pairing each New Park Capital construction project with an operations position request to cover the additional maintenance needs created by the addition of the new park facilities in a given maintenance district.

Acquisition Projects

Description

Acquisitions add property to the Parks and Nature Division portfolio. Property is generally divided into acquisition for natural areas and park development.

Strategy

Acquire properties from willing sellers to meet level of service and conservation goals as identified in the Natural Areas Acquisition Plan and the PROS plan. The CIP outlines annual and six-year strategies.

Funding

This capital plan includes projects and ongoing programs totaling approximately \$58,921,495 in Parks and Nature Division funding over the next six years. The capital plan also represents legacy lands acquisitions funding totally \$20,755,00 for a total capital plan of \$79,676,495. The first year's budget is an assessment, while the budgets for the subsequent five years are aspirational and actuals will be dependent on Parks and Nature Division resources (personnel & funding), future budget approval and direction from council. The capital plan is dependent on the funding programs outlined below.

Real Estate Excise Tax Program (REET)

An excise tax is collected on the sale of real estate. This program was developed in 1996 and readopted in 2002. The funds may be spent on parks and economic development. Major maintenance and park development are allowed with excise tax funds.

Greater Clark Parks District Program (GCPD)

The Greater Clark Parks District was created via a voter approved levy in 2005. The levy included the condition that 35 new parks would be built and maintained, and new sports fields and trails would be developed within the new district. A metropolitan park district taxing authority was authorized within the unincorporated urban area outside the city of Vancouver. The tax rate was set at a maximum of 27 cents per \$1,000 of assessed property value. The fund is used primarily for the operation and maintenance of parks within the district boundary, but some capital funding is available for development.

Park Impact Fees Program (PIF)

These fees are collected when building permits are issued for single family homes, apartments and other residential projects. The funds collected can be used for park development or land acquisitions. The greater Vancouver area is divided into 10 park districts. Park Impact Fees must be spent within the district they are collected and within 10 years of the date of collection.

Conservation Futures Fund (CF)

Clark County created the Conservation Futures fund in 1985. The primary revenue source for the fund is the Conservation Futures property tax levy, a county-wide levy that cannot exceed 6.25 cents per \$1,000 valuation. The program acquires natural area properties for the purposes of conservation, that can have some recreational use.

Grants and Donations (Other)

Grants are highly competitive and available sources change from year to year. When available, grant funds are aggressively pursued. The Parks Foundation of Clark County has assisted the Parks and Nature Division in raising funds for projects via donations. Volunteer contributions are a common source of donated value to leverage grant funding. Other donations can occur but are not a key source of funding for capital projects.

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DRAFT - 2026-2031 Clark County Parks and Lands - Capital Improvement Plan

Table 1.01 - Summary By Funding, Category and Year

Project Year/Type	GRANTS/ OTHER	REET	PIF	GF	MPD	LL	1013	1014	Grand Total
2026	1,725,000	3,725,000	7,661,495	-	450,000	6,960,000	-	-	20,521,495
Major Maintenance	-	3,545,000	-	-	-	-	-	-	3,545,000
Stewardship Capital Development	1,365,000	180,000	2,760,000	-	-	-	-	-	4,305,000
New Development	160,000	-	1,810,000	-	-	-	-	-	1,970,000
Legacy Lands Acquisition	200,000	-	-	-	-	6,960,000	-	-	7,160,000
Park Land Acquisition	-	-	3,091,495	-	-	-	-	-	3,091,495
Park System & Site Planning	-	-	-	-	450,000	-	-	-	450,000
2027	320,000	3,665,000	4,960,000	-	100,000	4,545,000	-	20,000	13,610,000
Major Maintenance	-	3,425,000	-	-	-	-	-	-	3,425,000
Stewardship Capital Development	-	240,000	2,640,000	-	-	-	-	20,000	2,900,000
New Development	320,000	-	2,320,000	-	-	-	-	-	2,640,000
Legacy Lands Acquisition	-	-	-	-	-	4,545,000	-	-	4,545,000
Park System & Site Planning	-	-	-	-	100,000	-	-	-	100,000
2028	560,000	4,200,000	9,880,000	-	-	2,500,000	-	240,000	17,380,000
Major Maintenance	-	4,200,000	-	-	-	-	-	-	4,200,000
Stewardship Capital Development	-	-	4,640,000	-	-	-	-	240,000	4,880,000
New Development	160,000	-	5,240,000	-	-	-	-	-	5,400,000
Legacy Lands Acquisition	400,000	-	-	-	-	2,500,000	-	-	2,900,000
2029	520,000	3,425,000	4,240,000	-	-	2,250,000	-	-	10,435,000
Major Maintenance	-	3,425,000	-	-	-	-	-	-	3,425,000
Stewardship Capital Development	500,000	-	3,160,000	-	-	-	-	-	3,660,000
New Development	20,000	-	1,080,000	-	-	-	-	-	1,100,000
Legacy Lands Acquisition	-	-	-	-	-	2,250,000	-	-	2,250,000
2030	260,000	3,450,000	4,100,000	-	-	2,250,000	-	-	10,060,000
Major Maintenance	-	3,450,000	-	-	-	-	-	-	3,450,000
New Development	260,000	-	4,100,000	-	-	-	-	-	4,360,000
Legacy Lands Acquisition	-	-	-	-	-	2,250,000	-	-	2,250,000
2031	160,000	2,100,000	3,160,000	-	-	2,250,000	-	-	7,670,000
Major Maintenance	-	2,100,000	-	-	-	-	-	-	2,100,000
New Development	160,000	-	3,160,000	-	-	-	-	-	3,320,000
Legacy Lands Acquisition	-	-	-	-	-	2,250,000	-	-	2,250,000
Grand Total	3,545,000	20,565,000	34,001,495	-	550,000	20,755,000	-	260,000	79,676,495

2026 Clark County Parks and Lands - Capital Improvement Plan

Table 2.01 - Program and Projects Summary

Sum of Amount		Column Labels								
Project Type/Name	Project Number	GRANTS/ OTHER	REET	PIF	GF	MPD	LL	1013	1014	Grand Total
Major Maintenance		-	3,545,000	-	-	-	-	-	-	3,545,000
Blurock Parking Lot Pavement Preservation		-	50,000	-	-	-	-	-	-	50,000
Camp Hope - Circulation grading and gravel		-	100,000	-	-	-	-	-	-	100,000
Camp Hope - Electrical System Upgrade		-	100,000	-	-	-	-	-	-	100,000
Emergent Projects - Various projects, various sites		-	125,000	-	-	-	-	-	-	125,000
Fairgrounds Community Park Pavement Preservation		-	50,000	-	-	-	-	-	-	50,000
Hockinson Meadows Community Park - Barn Demolition		-	80,000	-	-	-	-	-	-	80,000
Lacamas Lake Regional Park - Bridge replacement	PRJ0002646	-	1,000,000	-	-	-	-	-	-	1,000,000
Lewisville Regional Park - Bridge Replacement	PRJ0003807	-	140,000	-	-	-	-	-	-	140,000
Lewisville Regional Park - Roof Replacements		-	150,000	-	-	-	-	-	-	150,000
Lewisville Regional Park - Woodshed Removal		-	50,000	-	-	-	-	-	-	50,000
Pacific Community Park - Off Leash Area Improvements		-	100,000	-	-	-	-	-	-	100,000
Pacific Community Park - Skate Park Restoration		-	150,000	-	-	-	-	-	-	150,000
Salmon Creek Regional Park - Greenway Trail Restoration		-	250,000	-	-	-	-	-	-	250,000
Salmon Creek Regional Park - VGSA Parking Lot Renovation		-	300,000	-	-	-	-	-	-	300,000
Salmon Creek Regional Park Kline line Pond - Pedestrian Bridge Footing R	PRJ0003707	-	600,000	-	-	-	-	-	-	600,000
VGSA Salmon Creek Parking Lot Restoration		-	300,000	-	-	-	-	-	-	300,000
Stewardship Capital Development		1,365,000	180,000	2,760,000	-	-	-	-	-	4,305,000
Daybreak RP Redevelopment		-	160,000	-	-	-	-	-	-	160,000
Hazel Dell CP Improvements	PRJ0002601	-	-	800,000	-	-	-	-	-	800,000
Lewisville RP Improvements	PRJ0003691	-	20,000	-	-	-	-	-	-	20,000
Luke Jensen Sports Complex		-	-	200,000	-	-	-	-	-	200,000
Pacific CP Improvements	PRJ0003163	-	-	240,000	-	-	-	-	-	240,000
Salmon Creek CP Improvements	PRJ0003165	1,365,000	-	1,500,000	-	-	-	-	-	2,865,000
Whipple Creek RP Improvements		-	-	20,000	-	-	-	-	-	20,000
New Development		160,000	-	1,810,000	-	-	-	-	-	1,970,000
Cougar Creek Woods Property CP Development	PRJ0003309	-	-	500,000	-	-	-	-	-	500,000
Foley Orchards Property NP Development	PRJ0003769	-	-	200,000	-	-	-	-	-	200,000
Green Mountain NA Development		160,000	-	-	-	-	-	-	-	160,000
Heritage Farm Improvements		-	-	960,000	-	-	-	-	-	960,000
Kozy Kamp NH Park Development	PRJ402296	-	-	100,000	-	-	-	-	-	100,000
Mackie Property NP Development	PRJ0003826	-	-	50,000	-	-	-	-	-	50,000
Legacy Lands Acquisition		200,000	-	-	-	-	6,960,000	-	-	7,160,000
Columbia River Shoreline	PRJ0002536	-	-	-	-	-	860,000	-	-	860,000
East Fork Lewis River Subarea Upper		-	-	-	-	-	2,600,000	-	-	2,600,000
Frenchman's Bar - Anderson		-	-	-	-	-	2,025,000	-	-	2,025,000
Green Mountain Access	PRJ0002197	-	-	-	-	-	75,000	-	-	75,000
Lacamas Prairie Natural Area	PRJ0002531	-	-	-	-	-	500,000	-	-	500,000
LaCenter Bottoms	PRJ0002533	-	-	-	-	-	280,000	-	-	280,000
Three Creeks Greenway		200,000	-	-	-	-	620,000	-	-	820,000
Park Land Acquisition		-	-	3,091,495	-	-	-	-	-	3,091,495
13614 NE 144th Street Property Acquisition	PRJ0003530	-	-	260,795	-	-	-	-	-	260,795
District #1 acquisition		-	-	127,802	-	-	-	-	-	127,802
District #10 acquisition		-	-	801,649	-	-	-	-	-	801,649
District #7 acquisition		-	-	1,000,000	-	-	-	-	-	1,000,000
District #9 acquisition		-	-	901,249	-	-	-	-	-	901,249
Park System & Site Planning		-	-	-	-	450,000	-	-	-	450,000
ADA Transition Planning - PROS Plan	PRJ0002455	-	-	-	-	80,000	-	-	-	80,000
Design Standards - Sign Design Manual		-	-	-	-	60,000	-	-	-	60,000
Facility and Park Asset Condition Assessment		-	-	-	-	180,000	-	-	-	180,000
PROST Plan - Develop 2028 - 2031 Plan Update		-	-	-	-	130,000	-	-	-	130,000
Grand Total		1,725,000	3,725,000	7,661,495	-	450,000	6,960,000	-	-	20,521,495

2027 Clark County Parks and Lands - Capital Improvement Plan

Table 2.01 - Program and Projects Summary

Sum of Amount		Column Labels								
Project Type/Name	Project Number	GRANTS/ OTHER	REET	PIF	GF	MPD	LL	1013	1014	Grand Total
Major Maintenance		-	3,425,000	-	-	-	-	-	-	3,425,000
Camp Hope - Electrical System Upgrade		-	300,000	-	-	-	-	-	-	300,000
Douglas Carter Fisher Neighborhood Park - Replace playground fall surface		-	170,000	-	-	-	-	-	-	170,000
Emergent Projects - Various projects, various sites		-	380,000	-	-	-	-	-	-	380,000
Frenchman's Bar Regional Park - Parking Pavement Restoration		-	300,000	-	-	-	-	-	-	300,000
Hockinson Meadows Community Park - South Parking Lot Preservation		-	75,000	-	-	-	-	-	-	75,000
Lacamas Lake Regional Park - Overflow Parking Lot Restoration		-	100,000	-	-	-	-	-	-	100,000
Lewisville Regional Park - Bridge Replacement	PRJ0003807	-	1,200,000	-	-	-	-	-	-	1,200,000
Orchards Community Park - Regravel trails		-	125,000	-	-	-	-	-	-	125,000
Pacific Community Park - West Parking Lot Preservation		-	50,000	-	-	-	-	-	-	50,000
Sifton Neighborhood Park - Sport Court Replacement		-	75,000	-	-	-	-	-	-	75,000
Vista Meadows Neighborhood Park - Crack / Slurry Seal asphalt trail		-	150,000	-	-	-	-	-	-	150,000
Walnut Grove Neighborhood Park - Playground Replacement		-	500,000	-	-	-	-	-	-	500,000
Stewardship Capital Development		-	240,000	2,640,000	-	-	-	-	20,000	2,900,000
Camp Bonneville RP Development	PRJ000499	-	-	-	-	-	-	-	20,000	20,000
Hockinson CP Improvements		-	-	80,000	-	-	-	-	-	80,000
Lewisville RP Improvements	PRJ0003691	-	240,000	-	-	-	-	-	-	240,000
Luke Jensen Sports Complex		-	-	2,000,000	-	-	-	-	-	2,000,000
Orchards CP Improvements		-	-	200,000	-	-	-	-	-	200,000
Pleasant Valley CP Improvements	PRJ400629	-	-	160,000	-	-	-	-	-	160,000
Whipple Creek RP Improvements		-	-	200,000	-	-	-	-	-	200,000
New Development		320,000	-	2,320,000	-	-	-	-	-	2,640,000
Anderson Property CP Development	PRJ0003827	-	-	160,000	-	-	-	-	-	160,000
Bratton Canyon NA Development		20,000	-	-	-	-	-	-	-	20,000
Heritage Farm Improvements		300,000	-	700,000	-	-	-	-	-	1,000,000
Mackie Property NP Development	PRJ0003826	-	-	500,000	-	-	-	-	-	500,000
Minnehaha Property NP Development	PRJ0002523	-	-	240,000	-	-	-	-	-	240,000
Mt Vista Property NP Development	PRJ0002947	-	-	300,000	-	-	-	-	-	300,000
Prairie Sports Complex Redevelopment		-	-	240,000	-	-	-	-	-	240,000
Saint John's Property NP Development		-	-	80,000	-	-	-	-	-	80,000
Salmon Creek Community Club Property NA Development	PRJ402228	-	-	80,000	-	-	-	-	-	80,000
Vydra Property NP Development		-	-	20,000	-	-	-	-	-	20,000
Legacy Lands Acquisition		-	-	-	-	-	4,545,000	-	-	4,545,000
Burnt Bridge Creek Subarea		-	-	-	-	-	1,000,000	-	-	1,000,000
Flume Creek Access		-	-	-	-	-	670,000	-	-	670,000
Lacamas Subarea Upper		-	-	-	-	-	750,000	-	-	750,000
Lower Salmon Creek Subarea		-	-	-	-	-	1,000,000	-	-	1,000,000
Lower Whipple Creek Subarea		-	-	-	-	-	750,000	-	-	750,000
Ridgefield Schools to Flume Creek		-	-	-	-	-	375,000	-	-	375,000
Park System & Site Planning		-	-	-	-	100,000	-	-	-	100,000
PROST Plan - Develop 2028 - 2031 Plan Update		-	-	-	-	100,000	-	-	-	100,000
Grand Total		320,000	3,665,000	4,960,000	-	100,000	4,545,000	-	20,000	13,610,000

2028 Clark County Parks and Lands - Capital Improvement Plan

Table 2.01 - Program and Projects Summary

Sum of Amount		Column Labels								
Project Type/Name	Project Number	GRANTS/ OTHER	REET	PIF	GF	MPD	LL	1013	1014	Grand Total
Major Maintenance		-	4,200,000	-	-	-	-	-	-	4,200,000
Emergent Projects - Various projects, various sites		-	350,000	-	-	-	-	-	-	350,000
Harmony Ridge Neighborhood Park - Restoration		-	600,000	-	-	-	-	-	-	600,000
Hockinson Meadows Community Park - Regravel trails		-	100,000	-	-	-	-	-	-	100,000
Lacamas Lake Regional Park - Overflow Parking Lot Restoration		-	500,000	-	-	-	-	-	-	500,000
Luke Jensen Sports Park - Parking Lots Preservation		-	100,000	-	-	-	-	-	-	100,000
Moulton Falls Regional Park - Restroom Replacement		-	1,000,000	-	-	-	-	-	-	1,000,000
Orchards Highlands Neighborhood Park - Playground Replacement		-	500,000	-	-	-	-	-	-	500,000
Tenney Creek Neighborhood Park - Playground Replacements		-	750,000	-	-	-	-	-	-	750,000
Vancouver Lake Regional Park - Parking Pavement Restoration		-	300,000	-	-	-	-	-	-	300,000
Stewardship Capital Development		-	-	4,640,000	-	-	-	-	240,000	4,880,000
Camp Bonneville RP Development	PRJ000499	-	-	-	-	-	-	-	240,000	240,000
Hockinson CP Improvements		-	-	240,000	-	-	-	-	-	240,000
Orchards CP Improvements		-	-	300,000	-	-	-	-	-	300,000
Pacific CP Improvements	PRJ0003163	-	-	2,500,000	-	-	-	-	-	2,500,000
Whipple Creek RP Improvements		-	-	1,600,000	-	-	-	-	-	1,600,000
New Development		160,000	-	5,240,000	-	-	-	-	-	5,400,000
Bratton Canyon NA Development		160,000	-	-	-	-	-	-	-	160,000
Cougar Creek Woods Property CP Development	PRJ0003309	-	-	160,000	-	-	-	-	-	160,000
Minnehaha Property NP Development	PRJ0002523	-	-	2,500,000	-	-	-	-	-	2,500,000
Mt Vista Property NP Development	PRJ0002947	-	-	2,500,000	-	-	-	-	-	2,500,000
Vydra Property NP Development		-	-	80,000	-	-	-	-	-	80,000
Legacy Lands Acquisition		400,000	-	-	-	-	2,500,000	-	-	2,900,000
Gee Creek / Flume Creek Subarea		-	-	-	-	-	750,000	-	-	750,000
Lacamas Subarea Lower		400,000	-	-	-	-	1,000,000	-	-	1,400,000
Lacamas Subarea Upper		-	-	-	-	-	750,000	-	-	750,000
Grand Total		560,000	4,200,000	9,880,000	-	-	2,500,000	-	240,000	17,380,000

2029 Clark County Parks and Lands - Capital Improvement Plan

Table 2.01 - Program and Projects Summary

Sum of Amount		Column Labels								
Project Type/Name	Project Number	GRANTS/ OTHER	REET	PIF	GF	MPD	LL	1013	1014	Grand Total
Major Maintenance		-	3,425,000	-	-	-	-	-	-	3,425,000
A- Unassigned Major Maintenance		-	1,250,000	-	-	-	-	-	-	1,250,000
Emergent Projects - Various projects, various sites		-	375,000	-	-	-	-	-	-	375,000
Jorgenson Woods Neighborhood Park - Playground Replacement		-	500,000	-	-	-	-	-	-	500,000
Lewisville Regional Park - Structure Preservation		-	200,000	-	-	-	-	-	-	200,000
Moulton Falls Regional Park - Parking Lots Preservation		-	100,000	-	-	-	-	-	-	100,000
Raspberry Fields Neighborhood Park - Playground Replacement		-	500,000	-	-	-	-	-	-	500,000
Vista Meadows Neighborhood Park - Playground Replacement		-	500,000	-	-	-	-	-	-	500,000
Stewardship Capital Development		500,000	-	3,160,000	-	-	-	-	-	3,660,000
North Fairgrounds CP Improvements		-	-	160,000	-	-	-	-	-	160,000
Orchards CP Improvements		500,000	-	3,000,000	-	-	-	-	-	3,500,000
New Development		20,000	-	1,080,000	-	-	-	-	-	1,100,000
Anderson Property CP Development	PRJ0003827	-	-	360,000	-	-	-	-	-	360,000
Cougar Creek Woods Property CP Development	PRJ0003309	-	-	240,000	-	-	-	-	-	240,000
Covington Property NP Developmeent		-	-	80,000	-	-	-	-	-	80,000
Lewis River Greenway Development		20,000	-	-	-	-	-	-	-	20,000
Saint John's Property NP Development		-	-	200,000	-	-	-	-	-	200,000
Salmon Creek Community Club Property NA Development	PRJ402228	-	-	200,000	-	-	-	-	-	200,000
Legacy Lands Acquisition		-	-	-	-	-	2,250,000	-	-	2,250,000
Farm and Forest Preservation		-	-	-	-	-	750,000	-	-	750,000
Gibbons Creek		-	-	-	-	-	750,000	-	-	750,000
Salmon Creek Subarea Upper	PRJ0002535	-	-	-	-	-	750,000	-	-	750,000
Grand Total		520,000	3,425,000	4,240,000	-	-	2,250,000	-	-	10,435,000

2030 Clark County Parks and Lands - Capital Improvement Plan

Table 2.01 - Program and Projects Summary

Sum of Amount		Column Labels								
Project Type/Name	Project Number	GRANTS/ OTHER	REET	PIF	GF	MPD	LL	1013	1014	Grand Total
Major Maintenance		-	3,450,000	-	-	-	-	-	-	3,450,000
Emergent Projects - Various projects, various sites		-	400,000	-	-	-	-	-	-	400,000
Felida Community Park - Playground Replacement		-	1,000,000	-	-	-	-	-	-	1,000,000
HAAPA Boat Launch- Parking Lot Preservation		-	50,000	-	-	-	-	-	-	50,000
Hantwick Trailhead - Parking Lot Preservation		-	50,000	-	-	-	-	-	-	50,000
Lewisville Regional Park - Roads & Parking Areas Pavement Restoration		-	1,000,000	-	-	-	-	-	-	1,000,000
Little Prairie Neighborhood Park - Playground Renovation		-	500,000	-	-	-	-	-	-	500,000
Vancouver Lake Regional Park - Structure Preservation		-	200,000	-	-	-	-	-	-	200,000
Vista Meadows Neighborhood Park - Shelter Replacement		-	250,000	-	-	-	-	-	-	250,000
New Development		260,000	-	4,100,000	-	-	-	-	-	4,360,000
Cougar Creek Woods Property CP Development	PRJ0003309	-	-	3,500,000	-	-	-	-	-	3,500,000
Lake Rossanah NA Development		20,000	-	-	-	-	-	-	-	20,000
Lewis River Greenway Development		240,000	-	-	-	-	-	-	-	240,000
Prairie Sports Complex Redevelopment		-	-	360,000	-	-	-	-	-	360,000
Vydra Property NP Development		-	-	240,000	-	-	-	-	-	240,000
Legacy Lands Acquisition		-	-	-	-	-	2,250,000	-	-	2,250,000
East Fork Lewis River Subarea Upper		-	-	-	-	-	750,000	-	-	750,000
Lewis River Mainstem/Allen Creek		-	-	-	-	-	750,000	-	-	750,000
North Fork Lewis River - Lower		-	-	-	-	-	750,000	-	-	750,000
Grand Total		260,000	3,450,000	4,100,000	-	-	2,250,000	-	-	10,060,000

2031 Clark County Parks and Lands - Capital Improvement Plan

Table 2.01 - Program and Projects Summary

Sum of Amount		Column Labels								
Project Type/Name	Project Number	GRANTS/ OTHER	REET	PIF	GF	MPD	LL	1013	1014	Grand Total
Major Maintenance		-	2,100,000	-	-	-	-	-	-	2,100,000
A- Unassigned Major Maintenance		-	800,000	-	-	-	-	-	-	800,000
Cherry Neighborhood Park - Playground Replacement		-	500,000	-	-	-	-	-	-	500,000
Daybreak Regional Park - West Parking Lot Preservation		-	100,000	-	-	-	-	-	-	100,000
Eisenhower Park - Playground Replacement		-	500,000	-	-	-	-	-	-	500,000
Frenchman's Bar Regional Park - Structure Preservation		-	200,000	-	-	-	-	-	-	200,000
New Development		160,000	-	3,160,000	-	-	-	-	-	3,320,000
Lake Rossanah NA Development		160,000	-	-	-	-	-	-	-	160,000
Mackie Property NP Development	PRJ0003826	-	-	160,000	-	-	-	-	-	160,000
Prairie Sports Complex Redevelopment		-	-	3,000,000	-	-	-	-	-	3,000,000
Legacy Lands Acquisition		-	-	-	-	-	2,250,000	-	-	2,250,000
Cedar Creek Subarea		-	-	-	-	-	750,000	-	-	750,000
North Fork Lewis River - Upper		-	-	-	-	-	750,000	-	-	750,000
Steigerwald Lake		-	-	-	-	-	750,000	-	-	750,000
Grand Total		160,000	2,100,000	3,160,000	-	-	2,250,000	-	-	7,670,000

Figure I.01 - Stewardship Capital Improvements Index Map

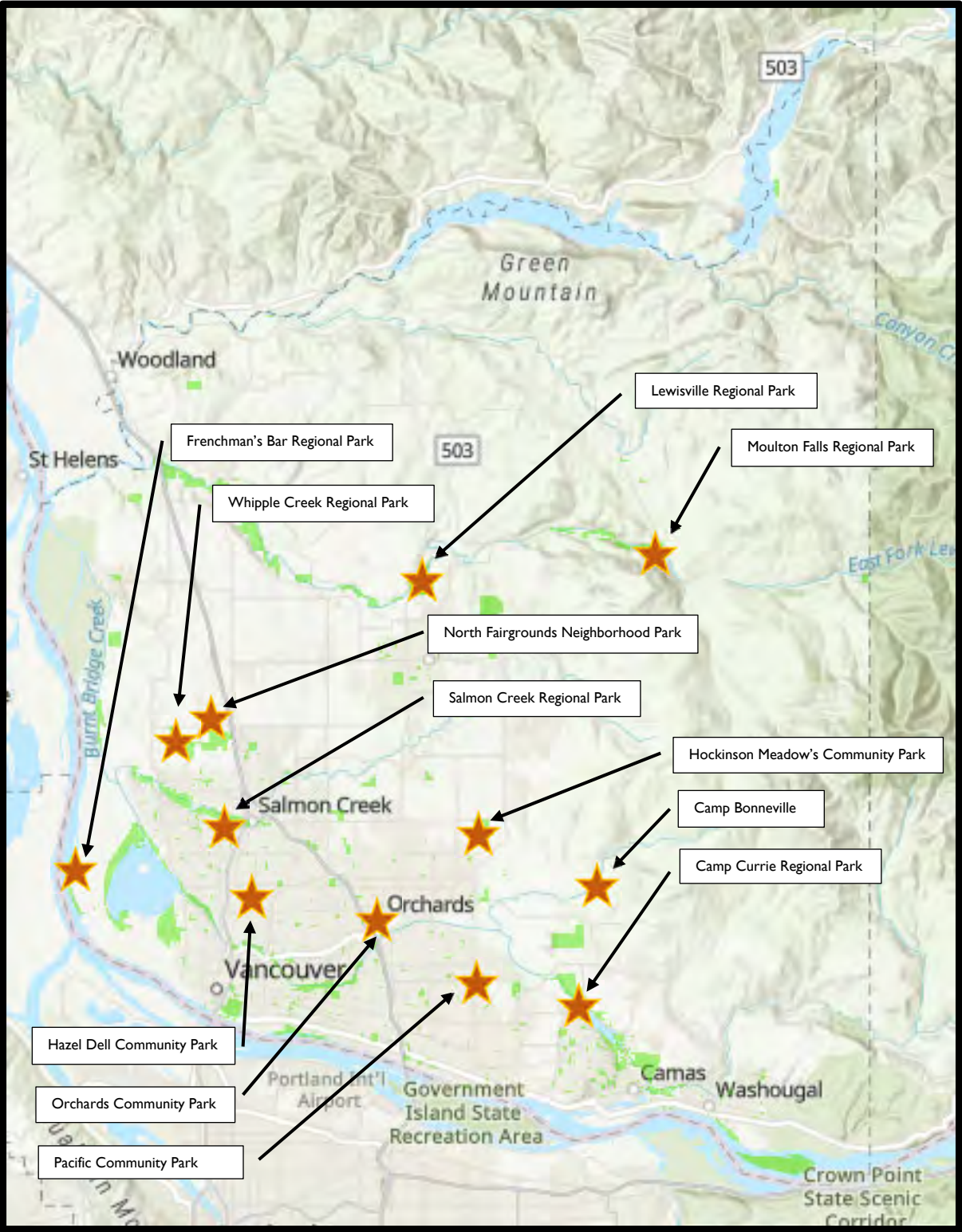
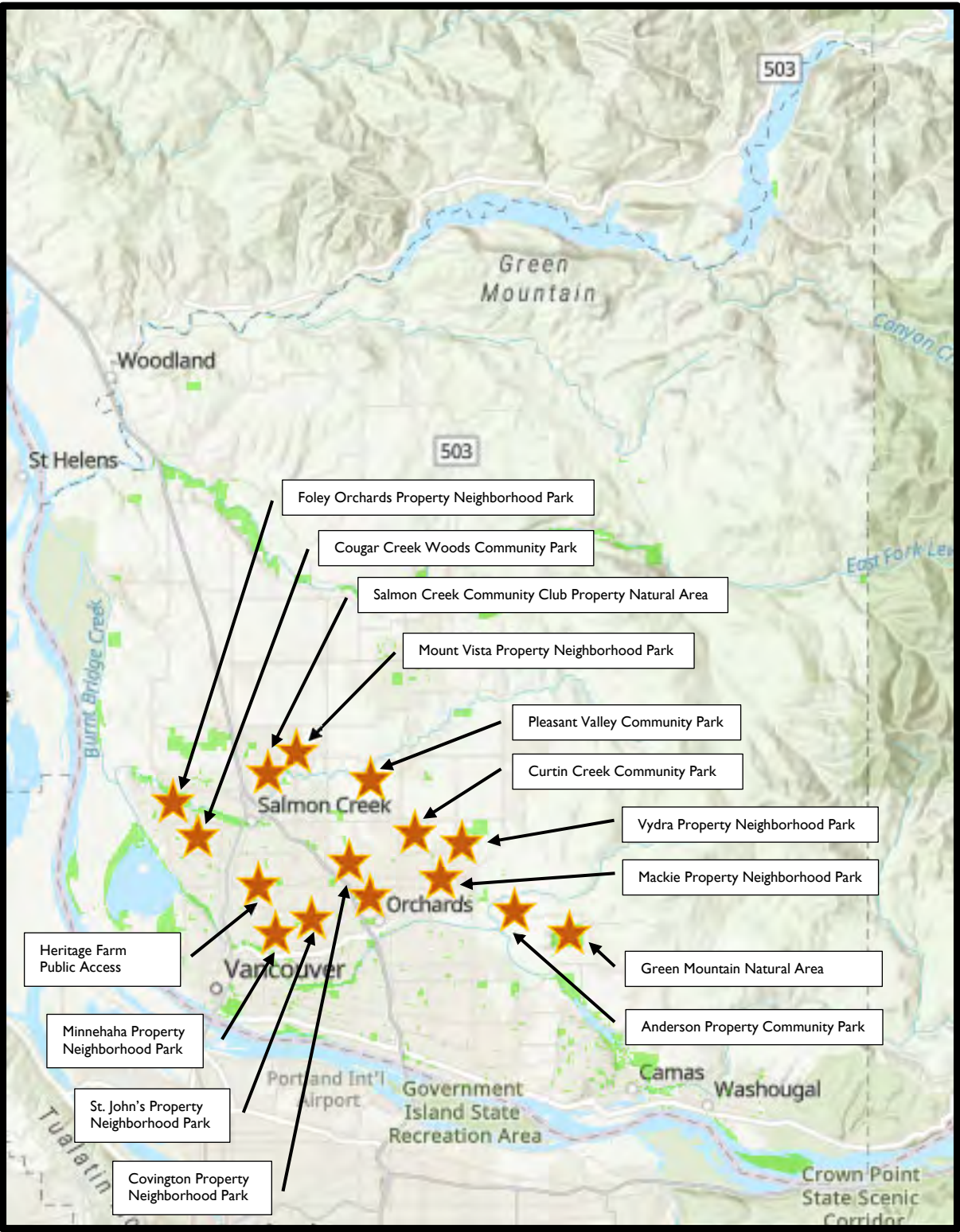


Figure I.02 - Development Project Index



DRAFT - 2026-2031 Clark County Parks and Lands - Capital Improvement Plan

Table 3.01 - Multi Year Capital Projects - Summary by Year, Category and Fund

Project Type/Name	Project Number	2026	2027	2028	2029	2030	2031	Grand Total
Stewardship Capital Development		4,305,000	2,900,000	4,880,000	3,660,000	-	-	15,745,000
Camp Bonneville RP Development	PRJ000499	-	20,000	240,000	-	-	-	260,000
Daybreak RP Redevelopment		160,000	-	-	-	-	-	160,000
Hazel Dell CP Improvements	PRJ0002601	800,000	-	-	-	-	-	800,000
Hockinson CP Improvements		-	80,000	240,000	-	-	-	320,000
Lewisville RP Improvements	PRJ0003691	20,000	240,000	-	-	-	-	260,000
Luke Jensen Sports Complex		200,000	2,000,000	-	-	-	-	2,200,000
North Fairgrounds CP Improvements		-	-	-	160,000	-	-	160,000
Orchards CP Improvements		-	200,000	300,000	3,500,000	-	-	4,000,000
Pacific CP Improvements	PRJ0003163	240,000	-	2,500,000	-	-	-	2,740,000
Pleasant Valley CP Improvements	PRJ400629	-	160,000	-	-	-	-	160,000
Salmon Creek CP Improvements	PRJ0003165	2,865,000	-	-	-	-	-	2,865,000
Whipple Creek RP Improvements		20,000	200,000	1,600,000	-	-	-	1,820,000
New Development		1,970,000	2,640,000	5,400,000	1,100,000	4,360,000	3,320,000	18,790,000
Anderson Property CP Development	PRJ0003827	-	160,000	-	360,000	-	-	520,000
Bratton Canyon NA Development		-	20,000	160,000	-	-	-	180,000
Cougar Creek Woods Property CP Development	PRJ0003309	500,000	-	160,000	240,000	3,500,000	-	4,400,000
Covington Property NP Developmeent		-	-	-	80,000	-	-	80,000
Foley Orchards Property NP Development	PRJ0003769	200,000	-	-	-	-	-	200,000
Green Mountain NA Development		160,000	-	-	-	-	-	160,000
Heritage Farm Improvements		960,000	1,000,000	-	-	-	-	1,960,000
Kozy Kamp NH Park Development	PRJ402296	100,000	-	-	-	-	-	100,000
Lake Rossanah NA Development		-	-	-	-	20,000	160,000	180,000
Lewis River Greenway Development		-	-	-	20,000	240,000	-	260,000
Mackie Property NP Development	PRJ0003826	50,000	500,000	-	-	-	160,000	710,000
Minnehaha Property NP Development	PRJ0002523	-	240,000	2,500,000	-	-	-	2,740,000
Mt Vista Property NP Development	PRJ0002947	-	300,000	2,500,000	-	-	-	2,800,000
Prairie Sports Complex Redevelopment		-	240,000	-	-	360,000	3,000,000	3,600,000
Saint John's Property NP Development		-	80,000	-	200,000	-	-	280,000
Salmon Creek Community Club Property NA Development	PRJ402228	-	80,000	-	200,000	-	-	280,000
Vydra Property NP Development		-	20,000	80,000	-	240,000	-	340,000

Council Adoption Resolution



APPENDIX A – MAJOR MAINTENANCE PRIORITIZATION CRITERIA

Directions:

1. Score each criterion using the guiding rubric below. All scores are 0 through 5. A score of 0 should be given when the criterion is not applicable.
2. Multiply each score by 4. Total scores for all criteria to create the project score.
3. Project scores will be compiled for capital improvement plan (CIP).

Note: The prioritization process is a tool to help guide and focus the efforts of the Clark County Parks and Lands Division (PLD) when creating the CIP. PLD reserves the right to amend the prioritization in order to remain adaptive and responsive to conditional change.

CONDITION

Considers the state of the asset, the consequences of failure, and the likelihood of failure.

- 5 – Severe (failure within 0-2 years) – potential serious safety issue or severe damage
- 3 – Major (failure within 3-4 years) –could deteriorate to “Severe” if not addressed
- 1 – Moderate (failure >4 years) – potential minor safety issue, damage present

PARK USER IMPACT

Considers the impact of the failure on overall and people with barriers to recreation.

For this analysis, consider the following:

- park attendance, per traffic/visitor counts or estimated
 - % people of color, per census data in GIS
 - % under-18 population, per census data in GIS
 - % over-65 population, per census data in GIS
 - % below poverty line, per census data in GIS
- 5 – Major impact to two (2) or more of the above
 - 3 – Major impact to one (1) of the above
 - 1 – No major impact to any of the above

STRATEGIC RETURN ON INVESTMENT or LEVERAGE

Considers the likelihood of cost recovery, as well as funding sources outside of the division.

- 5 – Project costs recouped in five years OR non-PLD funding secured for >50% of project
- 3 – Project costs recouped in ten years OR potential non-PLD funding identified
- 1 – Project provides non-recouping benefit to system and no non-PLD funds identified

OPERATIONAL IMPACT

Considers the impact that the project will have on the operational cost and burden of the division.

- 5 – Decreases operating expenses or leads to other operational benefits
- 3 – Has minimal impact to operating expenses and other operational benefits
- 1 – Increases operating expenses or does not realize operational benefits

STEWARDSHIP IMPACT

Considers the systemic impacts of parks, including overall costs and environmental impacts

- 5 – Addresses critical asset preservation or implements cost-saving/envirom. technology
- 3 – Addresses asset preservation
- 1 – Limited asset preservation

TOTAL _____ / 100

APPENDIX B – DEVELOPMENT PRIORITIZATION CRITERIA

Directions:ds

1. Score each criterion using the guiding rubric below. All scores are 0 through 5. A score of 0 should be given when the criterion is not applicable.
2. Multiply each score by 4. Total scores for all criteria to create the project score.
3. Project scores will be compiled for capital improvement plan (CIP).

Note: The prioritization process is a tool to help guide and focus the efforts of the Clark County Parks and Lands Division (PLD) when creating the CIP. PLD reserves the right to amend the prioritization in order to remain adaptive and responsive to conditional change.

NEEDS IMPACT

Considers the needs of the parks system, as addressed by planning or legislative/public outreach.

For this analysis, consider the following:

- degree to which this implements a master plan already developed
 - degree to which this addresses a level of service need, per the PROS plan
 - degree to which this overlaps with state/regional effort
 - degree to which this is endorsed by the public at large/legislative authority
 - degree to which partnerships or sponsors have been established
- 5 – Strongly addresses several of the above, or very strongly addresses one of the above
3 – Strongly addresses one or more of the above
1 – Generally addresses one or more of the above

PARK USER IMPACT

Considers the impact of the failure on overall and people with barriers to recreation.

For this analysis, consider the following:

- park attendance, per traffic/visitor counts or estimated
 - % people of color, per census data in GIS
 - % under-18 population, per census data in GIS
 - % over-65 population, per census data in GIS
 - % below poverty line, per census data in GIS
- 5 – Major impact to two (2) or more of the above
3 – Major impact to one (1) of the above
1 – No major impact to any of the above

STRATEGIC RETURN ON INVESTMENT or LEVERAGE

Considers the likelihood of cost recovery, as well as funding sources outside of the division.

- 5 – Project costs recouped in five years or non-PLD funding secured for >50% of project
3 – Project costs recouped in ten years or potential non-PLD funding identified
1 – Project provides non-recouping benefit to system and no non-PLD funds identified

OPERATIONAL IMPACT

Considers the impact that the project will have on the operational cost and burden of the division.

- 5 – Decreases operating expenses or leads to other operational benefits
3 – Has minimal impact to operating expenses and other operational benefits
1 – Increases operating expenses or does not realize operational benefits

STEWARDSHIP IMPACT

Considers the systemic impacts of parks, including overall costs and environmental impacts

- 3 – Addresses critical asset preservation or implements cost-saving/envirom. technology
2 – Addresses asset preservation
1 – Limited asset preservation

TOTAL _____ / 100

Email

- 6/2/25 Karissa Halstrom generally regarding the plan
 - Reply sent by David Stipe on 6/2/2025

Public Meeting Comments

- None Received at Parks Advisory Board Meetings on 5/13/2025 or 6/10/2024

From: [David Stipe](#)
To: [Karissa Halstrom](#)
Cc: [Ross Hoover](#); [Kevin Tyler](#); [Justin Morgan](#)
Subject: RE: Capital Improvement Plan Draft
Date: Monday, June 2, 2025 2:10:00 PM
Attachments: [image001.png](#)

Karissa,

Thank you for providing you feedback on our Draft CIP. Please see my responses below.

Let me know if you have any other questions for me following this reply.

Regards,



David L Stipe, RLA
He | Him | His
Planning & Development Manager
Clark County | Parks and Nature
Public Works

564.397.5881 desk
360.901.5659 mobile

From: Karissa Halstrom <karissa.halstrom@hotmail.com>
Sent: Monday, June 2, 2025 11:58 AM
To: David Stipe <David.Stipe@clark.wa.gov>
Subject: Capital Improvement Plan Draft

EXTERNAL: This email originated from outside of Clark County. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello David,

I was sent a copy of the draft Parks and Nature Capital Improvement Plan, and I have a few initial questions:

Since the Capital Improvement Plan is based on existing funding sources, how does the work of the upcoming Sustainable Futures Task Team relate to this Capital Improvement Plan?

The Sustainable Future Task Team will be focused on Operations and Maintenance Funding, while the Capital Plan (CIP) is only focused on Capital Projects. For the last three annual CIP

update cycles we have been focusing more and more on maintenance and less on new facility development due to a lack of resources to maintain new recreation assets. That said, success in addressing our O&M funding challenges will allow our Planning and Development Team to increase our capital project expenditures to include more new park and recreation facility development when/if additional O&M funding becomes available.

If the CIP is based on the PROS Plan, and the PROS element needs to be modified with the climate integration and adopted in the Comp Plan update, wouldn't that influence or change this draft plan?

We update the Capital Improvement Plan annually. So the 27-32 Parks and Nature Capital Improvement Plan (CIP) will be adjusted to reflect the goals and objectives outlined in the updated comprehensive plan. The 26-31 CIP will be based on our current Comp Plan and the 22-27 PROS Plan. We will start an update of our current PROS Plan in 2026 with the goal of adopting a new 28-33 PROS Plan by the end of 2027.

Why is the safety/security maintenance and conservation management of Camp Bonneville not in the CIP?

Safety, security, maintenance and conservation management are not considered capital expenditures. These elements at Camp Bonneville are funded through the Lands Management Division budget using different funding sources than those utilized for Parks Capital Planning and Development. Any Camp Bonneville expenditures identified in the current draft CIP are tied to major maintenance of existing capital infrastructure at the site along with planning and/or design of future improvements at the site for future public use.

Thank you,
Karissa