



2017 Project Proposals Legacy Lands Program Conservation Futures Fund

Board of County Councilors September 27, 2017

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Work Session Purpose

- Provide an overview of the Parks Advisory Board (PAB) Process.
- Review project groupings and financial implications considered.
- Present the PAB recommendation.
- Solicit Council direction.



PAB Process – August 2, 2017

- Background notebook provided to PAB July 28, 2017
- Staff introduced each of the twelve project proposals.
- Project sponsors presented proposals in more detail.
- Questions and answers between PAB and sponsors.
- August 9, 2017, rankings submitted by each PAB member and compiled to provide overall project ranking.

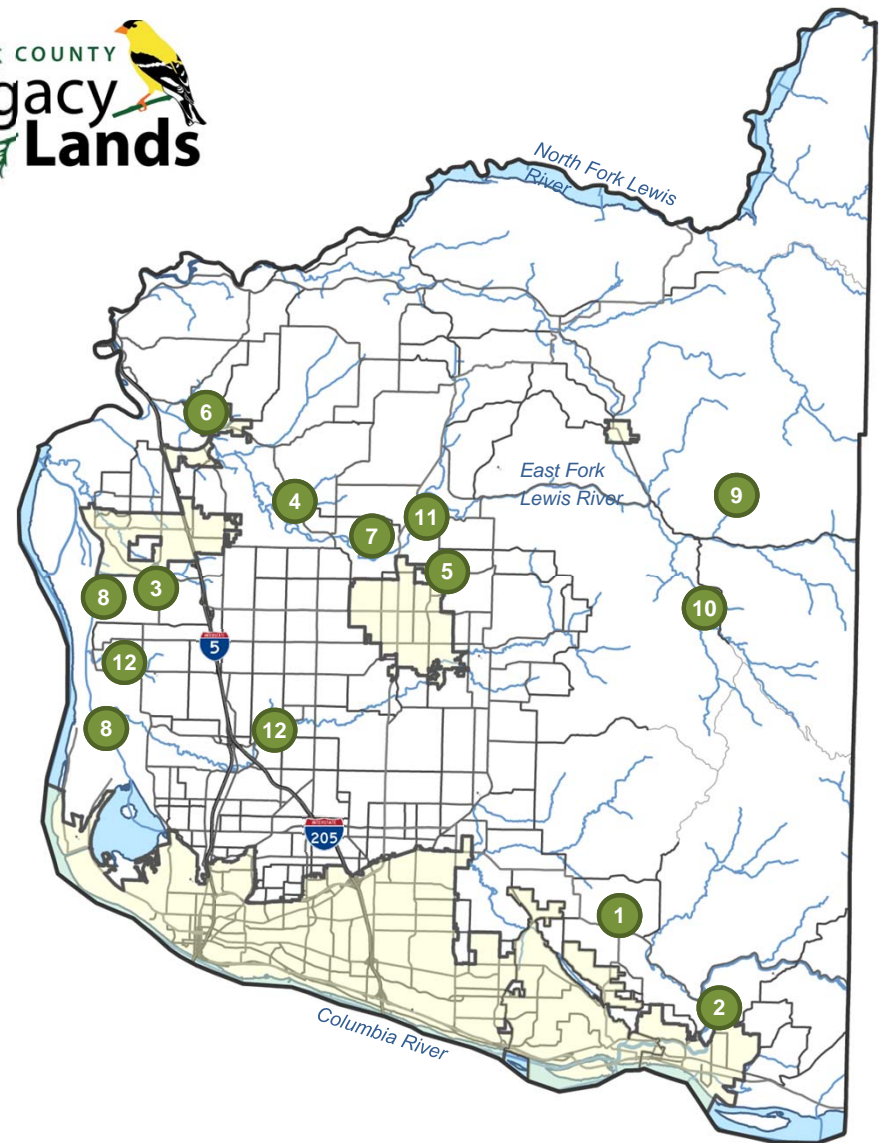


PAB Process – August 11, 2017

- Based on overall project ranking staff prepared four project grouping/funding alternatives for consideration.
- August 11, 2017, PAB reviewed project grouping scenarios and completed deliberations and recommendation to Board of County Councilors.
- September 8, 2017, PAB reviewed and approved formal recommendation transmittal document to BOCC.



2017 Proposals



1. **Lacamas Lake North**
2. **Washougal Greenway Connection**
3. **Ridgefield Schools to Flume Creek Corridor**
4. **East Fork Lewis River – Mason Creek**
5. **Chelatchie Rail Trail – Tukes Mountain**
6. **LaCenter – Bolen Creek**
7. **Lewis River Ranch Phase 2**
8. **Lake River Water Trail**
9. **Yacolt Burn Forest – Phase 1**
10. **Rock Creek Forest**
11. **East Fork Lewis River – Optimists**
12. **Salmon-Whipple Creeks Farm Preservation**



2017 Funding Requests

Legacy Lands 2017 Proposals



Project	Sponsor	Acres	CF Request*	Sponsor Match	Total Project Cost	Grant Potential
Lacamas Lake North	Camas	70.00	\$ 2,580,000	\$ 2,200,000	\$ 4,780,000	\$ 2,000,000
Washougal Greenway Connection	Washougal	0.22	\$ 27,500	\$ 27,500	\$ 55,000	\$ -
Ridgefield Schools to Flume Creek Corridor	Clark County/Ridgefield	61.00	\$ 932,368	N/A	\$ 932,368	\$ 450,000
East Fork Lewis River – Mason Creek	Clark County	65.00	\$ 726,599	N/A	\$ 726,599	\$ 544,199
Chelatchie Rail Trail/Tukes Mountain	Clark County	110.00	\$ 1,932,000	N/A	\$ 1,932,000	\$ 932,000
LaCenter – Bolen Creek	LaCenter	5.48	\$ 139,000	\$ 15,000	\$ 154,000	\$ -
Lewis River Ranch - Phase 2	Clark County	160.00	\$ 2,000,000	\$ 300,000	\$ 2,300,000	\$ 1,000,000
Lake River Water Trail	Clark County	81.00	\$ 486,000	N/A	\$ 486,000	\$ 243,000
Yacolt Burn Forest – Phase 1	Columbia Land Trust	8,445.00	\$ 1,083,125	\$ 3,249,375	\$ 4,332,500	\$ -
Rock Creek Forest	Columbia Land Trust	362.00	\$ 1,332,500	\$ 400,000	\$ 1,732,500	\$ 350,000
East Fork Lewis River – Optimists	Columbia Land Trust	43.00	\$ 339,500	\$ 200,000	\$ 539,500	\$ -
Salmon/Whipple Creeks Farm Preservation	Clark County	150.00	\$ 1,500,000	\$ 200,000	\$ 1,700,000	\$ 50,000
Total		9,552.70	\$ 13,078,592	\$ 6,591,875	\$ 19,670,467	\$ 6,269,199

Project Grouping and Funding Scenarios



Scenario 1: Complete all 12 projects. Issue \$9 million in revenue bonds.

Scenario 2: Complete the top 9 projects. Issue \$5 million in revenue bonds.

Scenario 3: Complete the 7 most urgent projects. Issue \$4 million in bonds.

Scenario 4: Pay as we go. No revenue bonds issued.



Funding Assumptions



- Cash flow analysis completed for each scenario at both the 1% and 0% annual growth in conservation futures property tax.
- Grant reimbursements folded into analysis. No other revenue growth assumed.
- Operations and maintenance allocation assumed at 25% of annual conservation futures property taxes collected.
- Bonds issued with a 20-year retirement horizon. Principal and interest payments funded entirely with conservation futures revenues.
- Ongoing \$250,000 annual acquisition opportunity allocation included.



PAB Recommendation



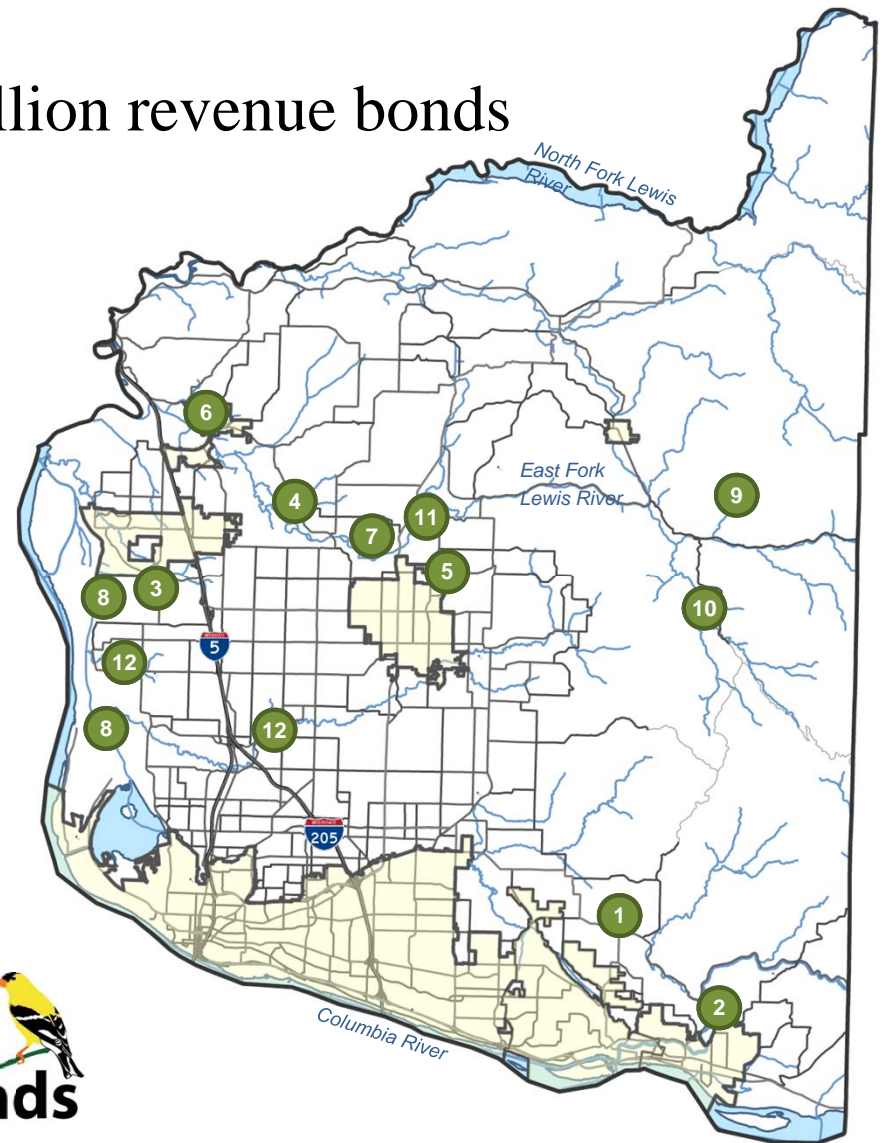
- PAB forwarded Scenarios 1 – 3 for Board of County Councilors' Consideration.
- Scenario 4 was not forwarded to the Board because PAB concluded that too many high priority projects would become lost opportunities if county is not able to begin to actively work on them. Cash flow analysis indicates it would take 11 years to pursue all twelve projects on a pay as we go basis.
- PAB further recommends that the Board of County Councilors adopt Scenario 1, pursue all twelve projects and issue \$9 million in revenue bonds.



Scenario 1

\$9 million revenue bonds

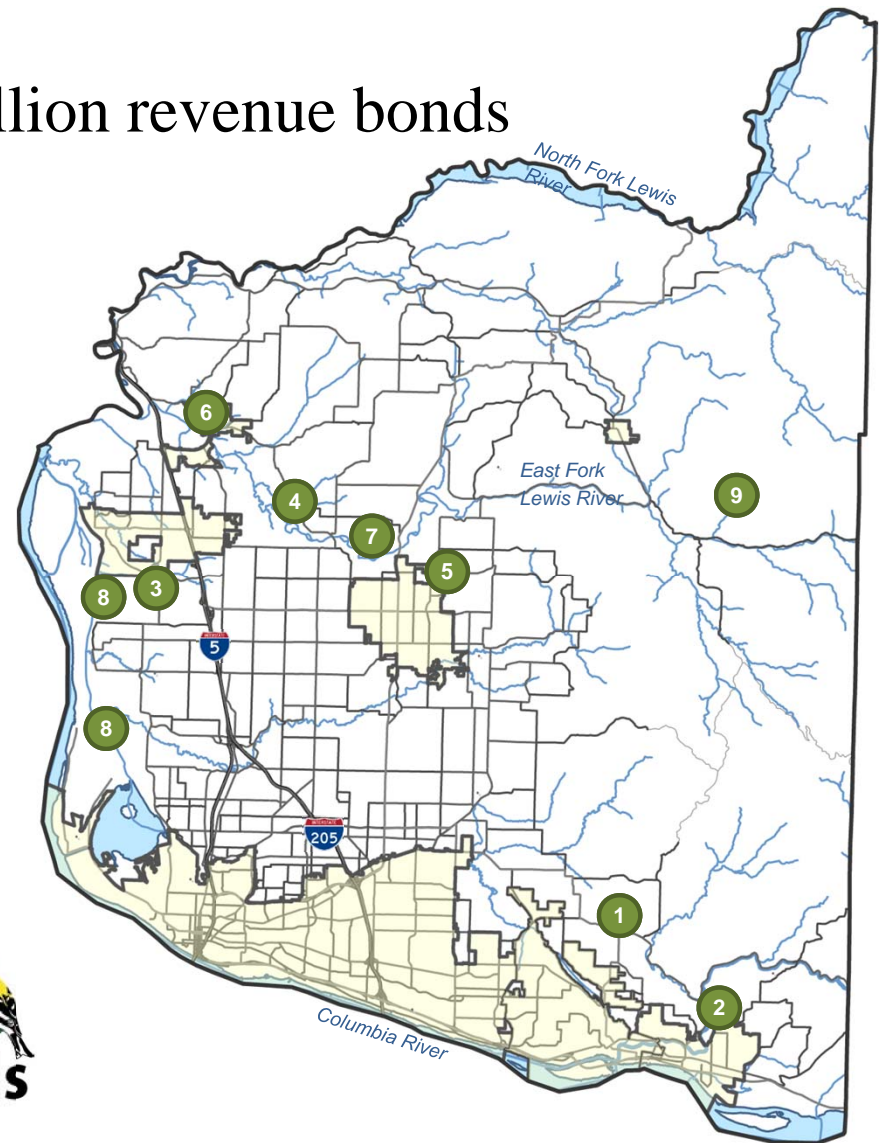
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Scenario 2

\$5 million revenue bonds

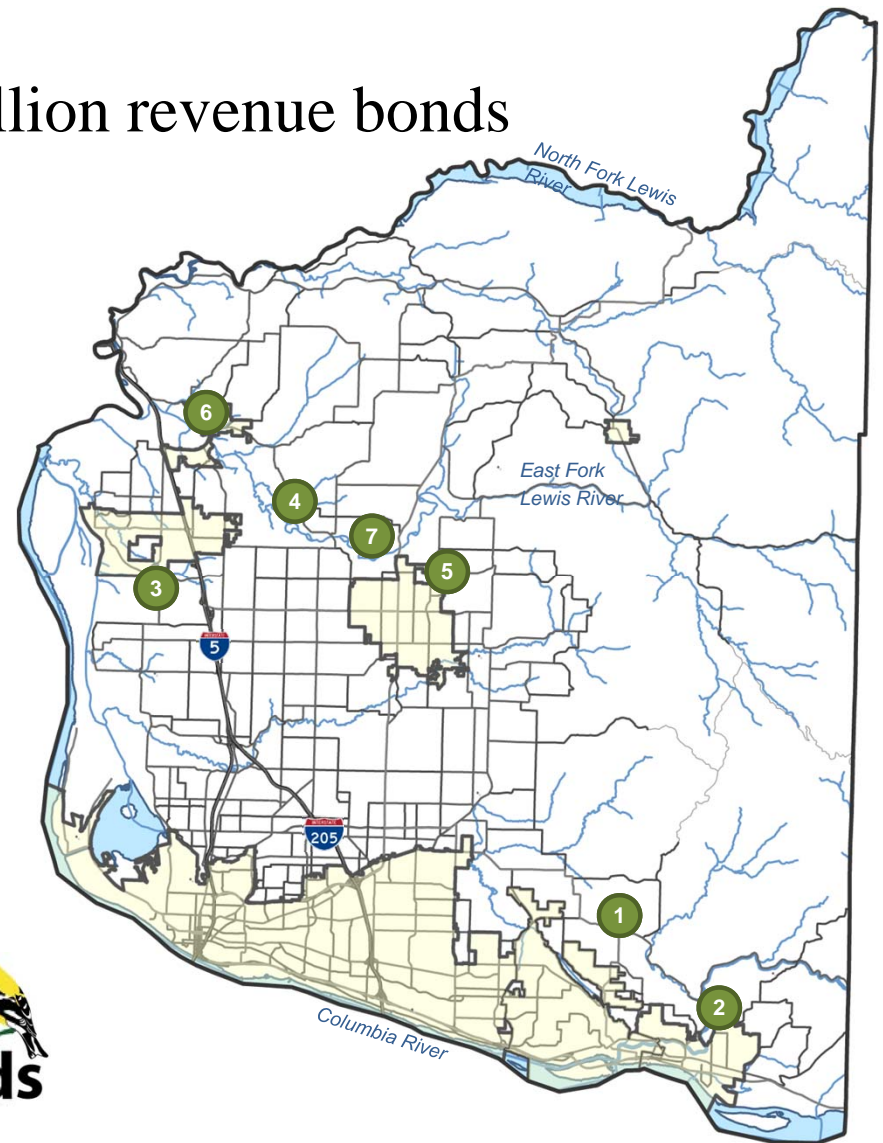
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Scenario 3

\$4 million revenue bonds

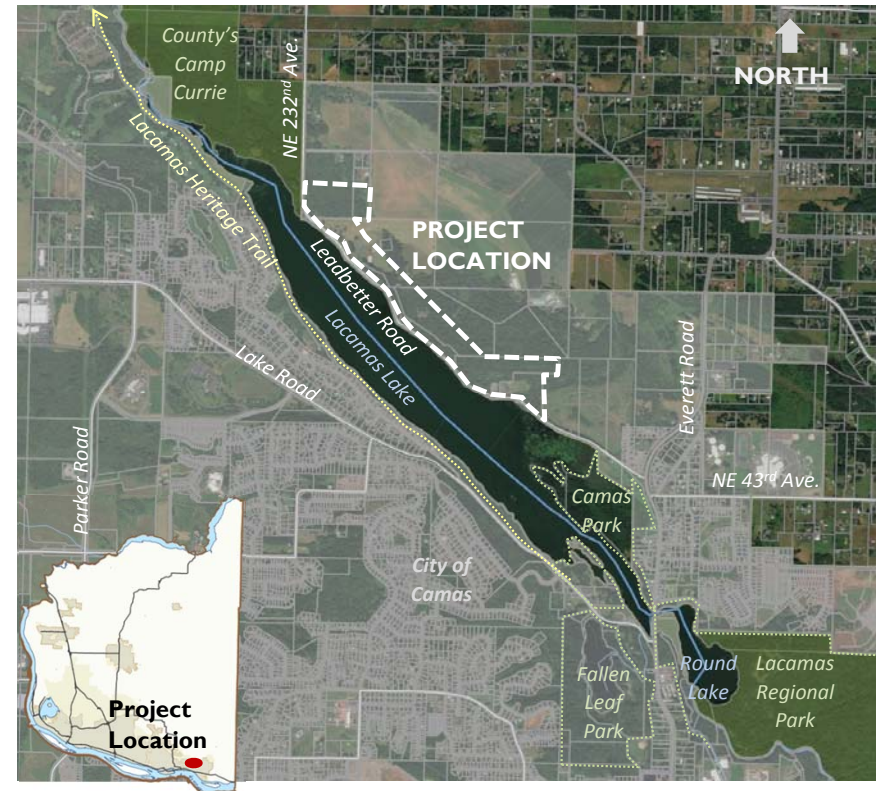
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6. LaCenter – Bolen Creek
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Lacamas Lake North

Conservation Futures 2017

Sponsor: City of Camas
Acres: 70



Total Cost: \$4,780,000

CF Request: \$2,580,000

Sponsor Match: \$2,200,000

Grant Potential: \$2,000,000

Primary Objective: Expand the 800-acre Lacamas Corridor park and greenway system and establish a key link within the 7-mile long multi-use trail system that circles Lacamas Lake.

Washougal Greenway Connection

Conservation Futures 2017

Sponsor: City of Washougal
Acres: 0.22



Total Cost: \$55,000

CF Request: \$27,500

Sponsor Match: \$27,500

Grant Potential: N/A

Primary Objective: Provide a key greenway and trail corridor that connects the city's Hathaway and Schmid Family parks

Ridgefield Schools to Flume Creek Corridor

Conservation Futures 2017

Sponsor: Clark County
Acres: 61



Total Cost: \$932,368

CF Request: \$932,368

Sponsor Match: N/A

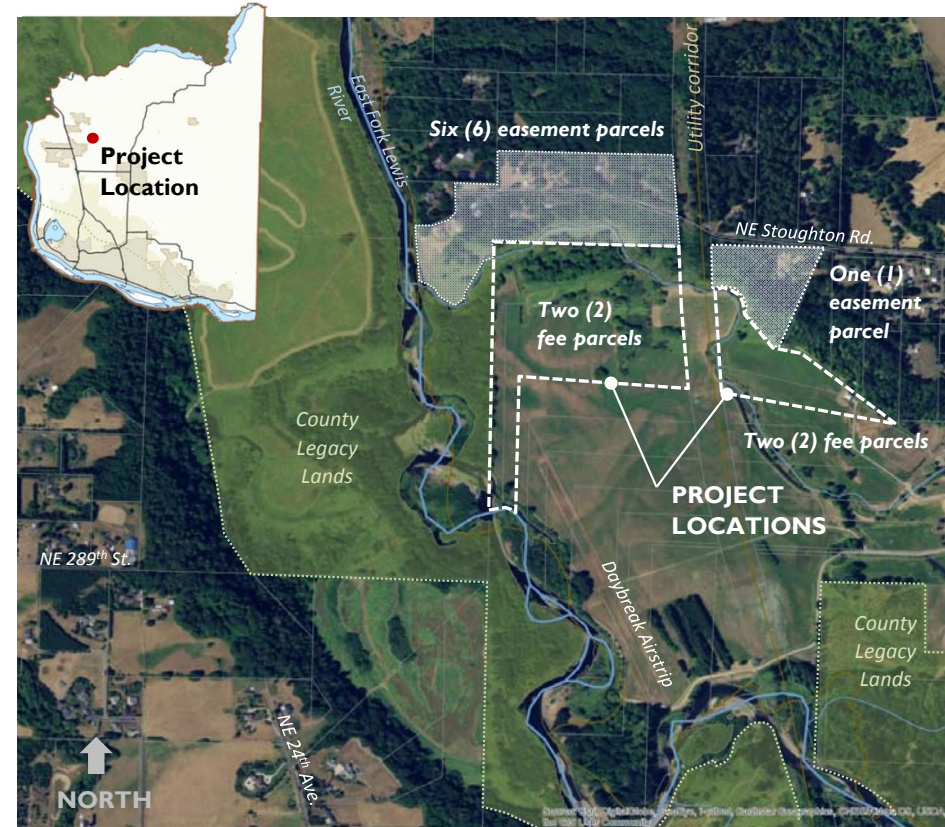
Grant Potential: \$450,000

Primary Objective: Acquire a key parcel immediately south of the city of Ridgefield to establish a trail corridor connecting the new Ridgefield schools and sports complex with the County's Flume Creek property near Lake River.

East Fork Lewis River – Mason Creek

Conservation Futures 2017

Sponsor: Clark County
Acres: 65



Total Cost: \$726,599

CF Request: \$726,599

Sponsor Match: N/A

Grant Potential: \$544,199

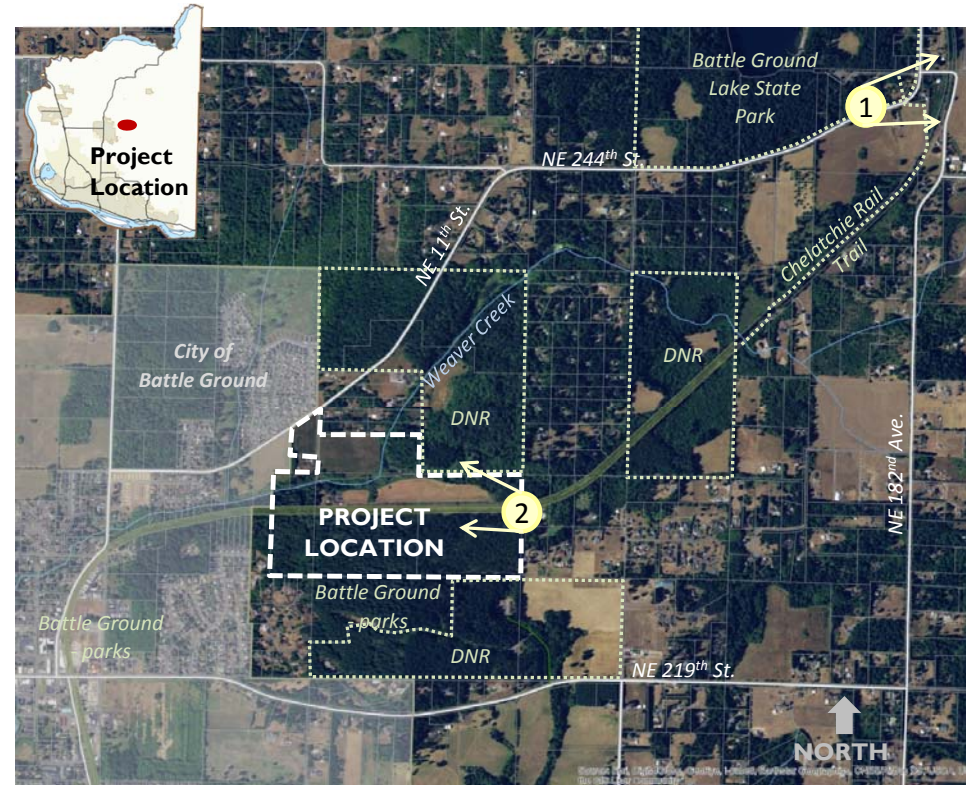
Primary Objective: Implement the sixth highest rated salmon recovery project of 55 identified in the Lower East Fork Lewis River Aquatic Habitat Restoration Plan.

Chelatchie Rail Trail / Tukes Mountain

Conservation Futures 2017

Sponsor: Clark County

Acres: 110



Total Cost: \$1,932,000

CF Request: \$1,932,000

Sponsor Match: N/A

Grant Potential: \$932,000

Primary Objective: Complete acquisition of a three-mile long multi-use regional trail corridor that connects Battle Ground Lake State Park to the City of Battle Ground.

Bolen Creek Habitat / Trail Acquisition

Conservation Futures 2017

Sponsor: City of La Center
Acres: 5.48



Total Cost: \$154,000

CF Request: \$139,000

Sponsor Match: \$15,000

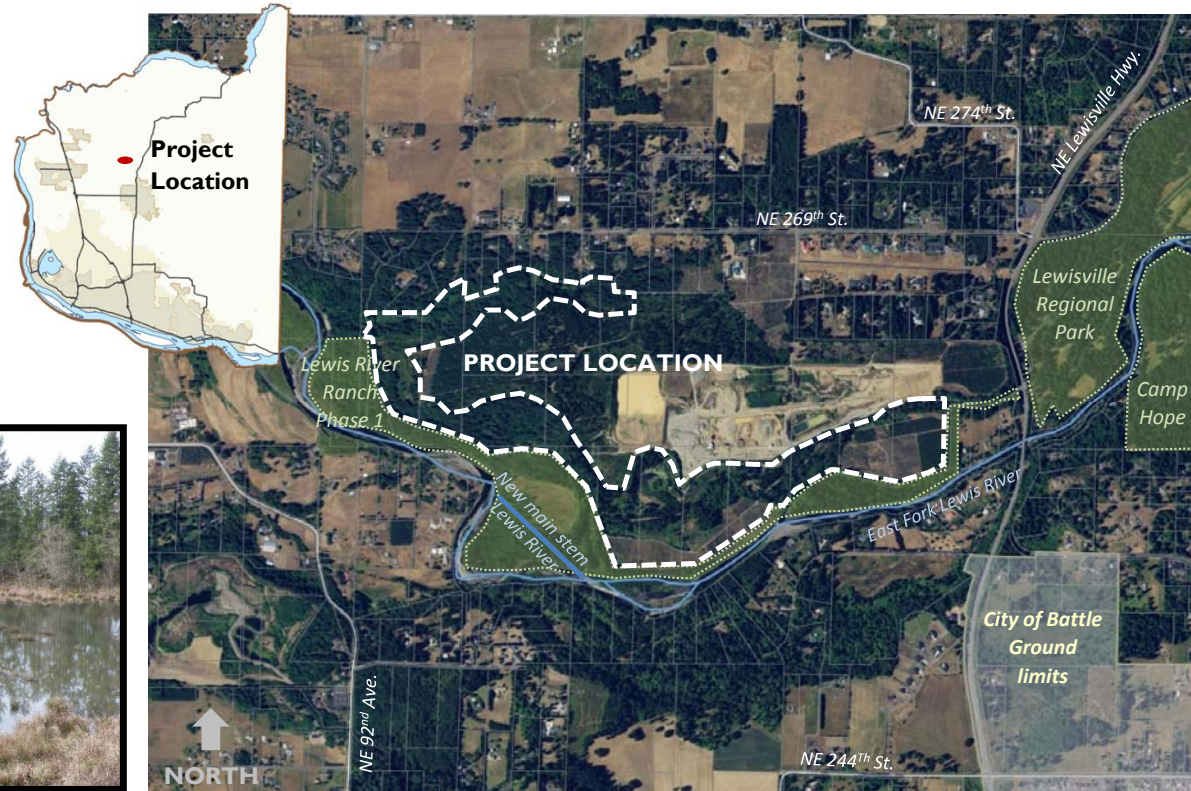
Grant Potential: N/A

Primary Objective: Acquire a key link in the City's Trails and Pathway Plan that connects northern portions of the city to the East Fork Lewis River.

Lewis River Ranch – Phase II

Conservation Futures 2017

Sponsor: Clark County
Acres: 160



Total Cost: \$2,300,000

CF Request: \$2,000,000

Sponsor Match: \$300,000

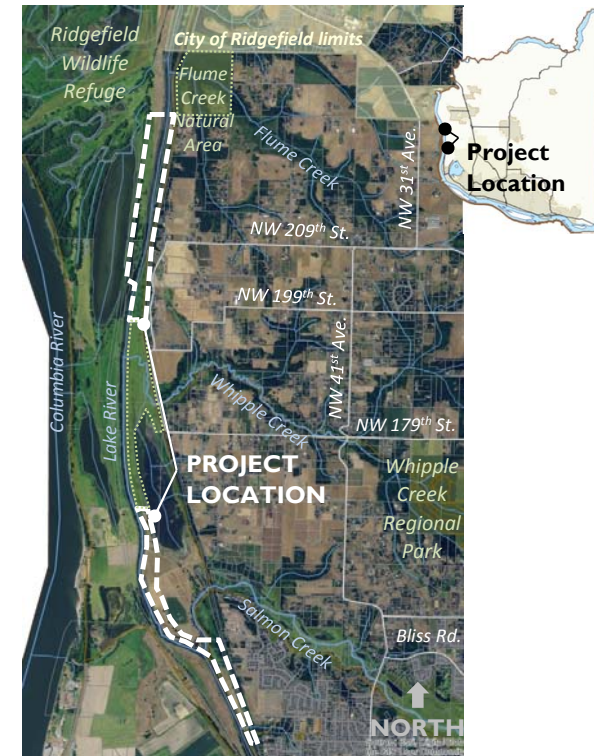
Grant Potential: \$1,000,000

Primary Objective: Expand an 89-acre legacy land between Daybreak and Lewisville Parks in order to relieve overcrowding at Lewisville Park and serve unmet recreational demands.

Lake River Water Trail

Conservation Futures 2017

Sponsor: Clark County
Acres: 81



Total Cost: \$486,000

CF Request: \$486,000

Sponsor Match: N/A

Grant Potential: \$253,000

Primary Objective: Provide shore-based staging and stopping areas along Lake River in support of the Lewis River-Vancouver Lake Water Trail Master Plan

Yacolt Forest – Phase I

Conservation Futures 2017

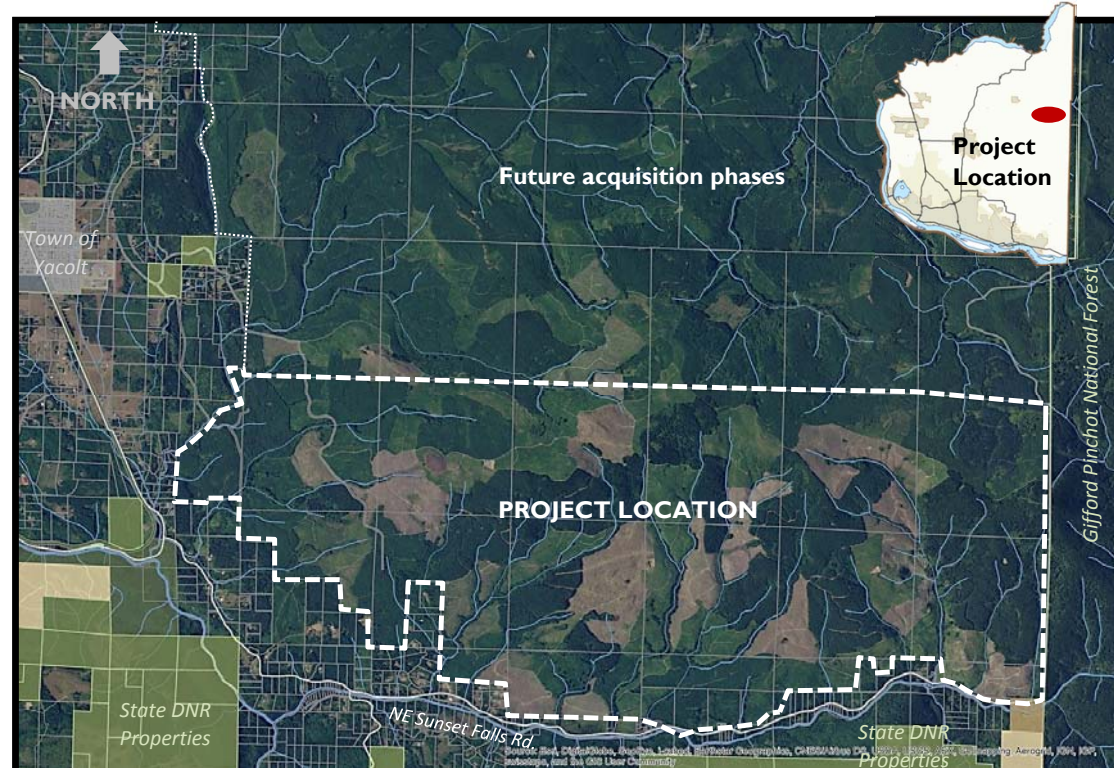
Sponsor: Columbia Land Trust
Acres: 8,445



Photo source: Columbia Land Trust



Photo source: Eric Bjorkman



Total Cost: \$4,332,500

CF Request: \$1,083,125

Sponsor Match: \$3,249,375

Grant Potential: N/A

Primary Objective: Acquire a conservation easement to ensure that 8,445 acres of high-quality forestland are committed to long-term timber production and opened to public access.

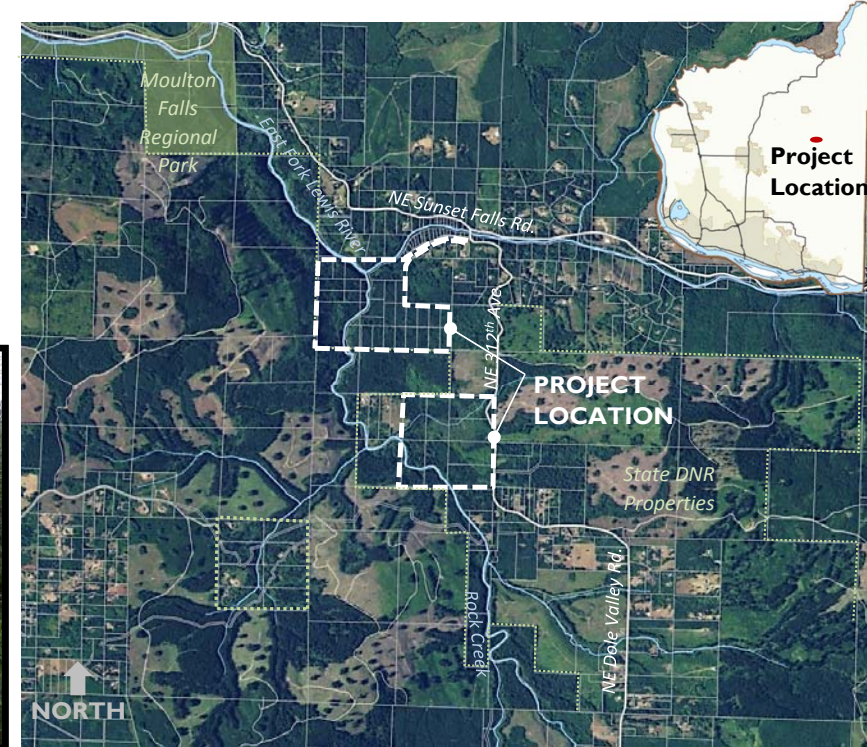
Rock Creek Forest

Conservation Futures 2017

Sponsor: Columbia Land Trust
Acres: 362



Photo credits: Ray Richards



Total Cost: \$1,732,500

CF Request: \$1,332,500

Sponsor Match: \$400,000

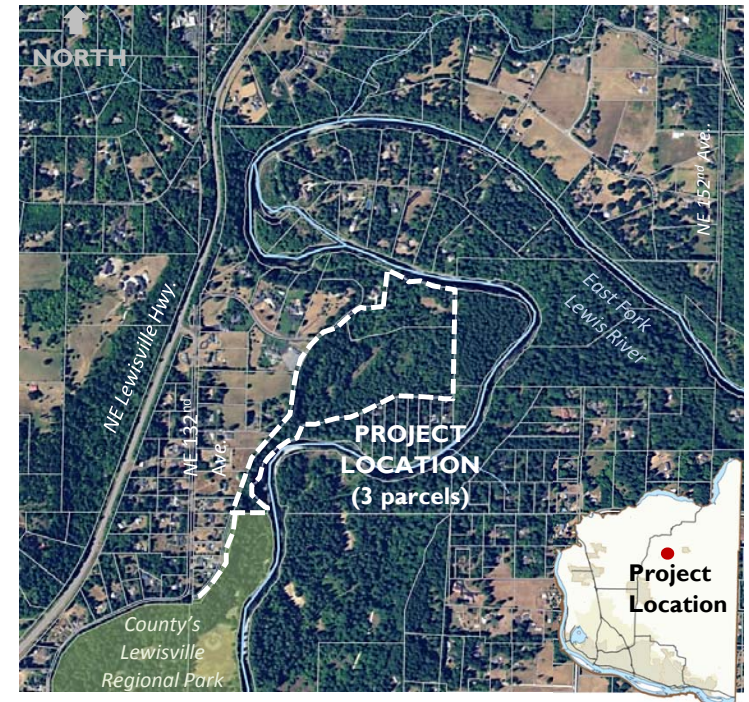
Grant Potential: \$350,000

Primary Objective: Acquire a conservation easement to ensure that 360 acres of high-quality forestland, including critical steelhead habitat, are committed to long-term timber production.

East Fork Lewis River - Optimists

Conservation Futures 2017

Sponsor: Columbia Land Trust
Acres: 43



Total Cost: \$539,500

CF Request: \$339,500

Sponsor Match: \$200,000

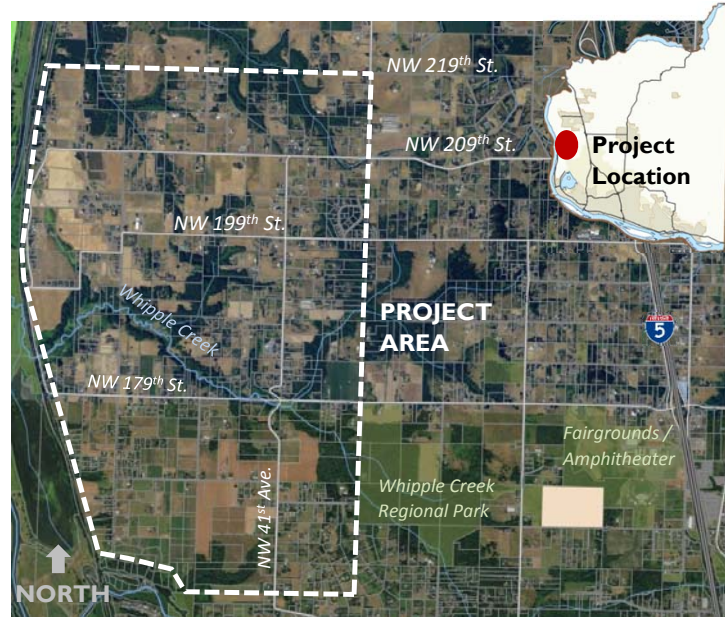
Grant Potential: N/A

Primary Objective: Protect significant resources along the East Fork Lewis River and enable continued use of the property for a youth camp.

Middle Salmon / Lower Whipple Creeks Farm Preservation

Conservation Futures 2017

Sponsor: Clark County / Acres: 150



Total Cost: \$1,700,000

CF Request: \$1,500,000

Sponsor Match: \$200,000

Grant Potential: \$750,000

Primary Objective: Set aside some conservation futures funds to support purchase of development rights on some of the county's most valuable farm land based on soil conditions, parcel size, ongoing farm production and other factors.

Thank you

