



2017 Project Proposals Legacy Lands Program Conservation Futures Fund

Board of County Councilors Work Session / July 26, 2017

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Work Session Objectives

- Provide background on the Legacy Lands Program/Conservation Futures Fund
- Provide overview of 2017 project proposals
- Present funding options



Action Requested

Refer project proposals and funding options
to the
Clark County Parks Advisory Board
for review and recommendation



Review and Decision Process

- Solicit project proposals from eligible sponsors
- Present overview of proposals and funding options to Board of County Councilors (*BOCC*)
- BOCC refers to Parks Advisory Board for review and recommendation
- BOCC considers Parks Advisory Board recommendation and provides direction on how to proceed.

Enabling Legislation RCW 84.34

- Legislation adopted in 1971 authorizing counties to levy a 6.25 cents per thousand property tax for open space acquisition
- Legislation amended 2005 to allow up to 15% of prior year's collection to be used for Operations & Maintenance
- Legislation amended 2017 to increase O & M to 25%
- Land may be acquired only from willing sellers
- Acquisition funds to be distributed regionally over time
- Encourage use of some of the funding for salmon recovery



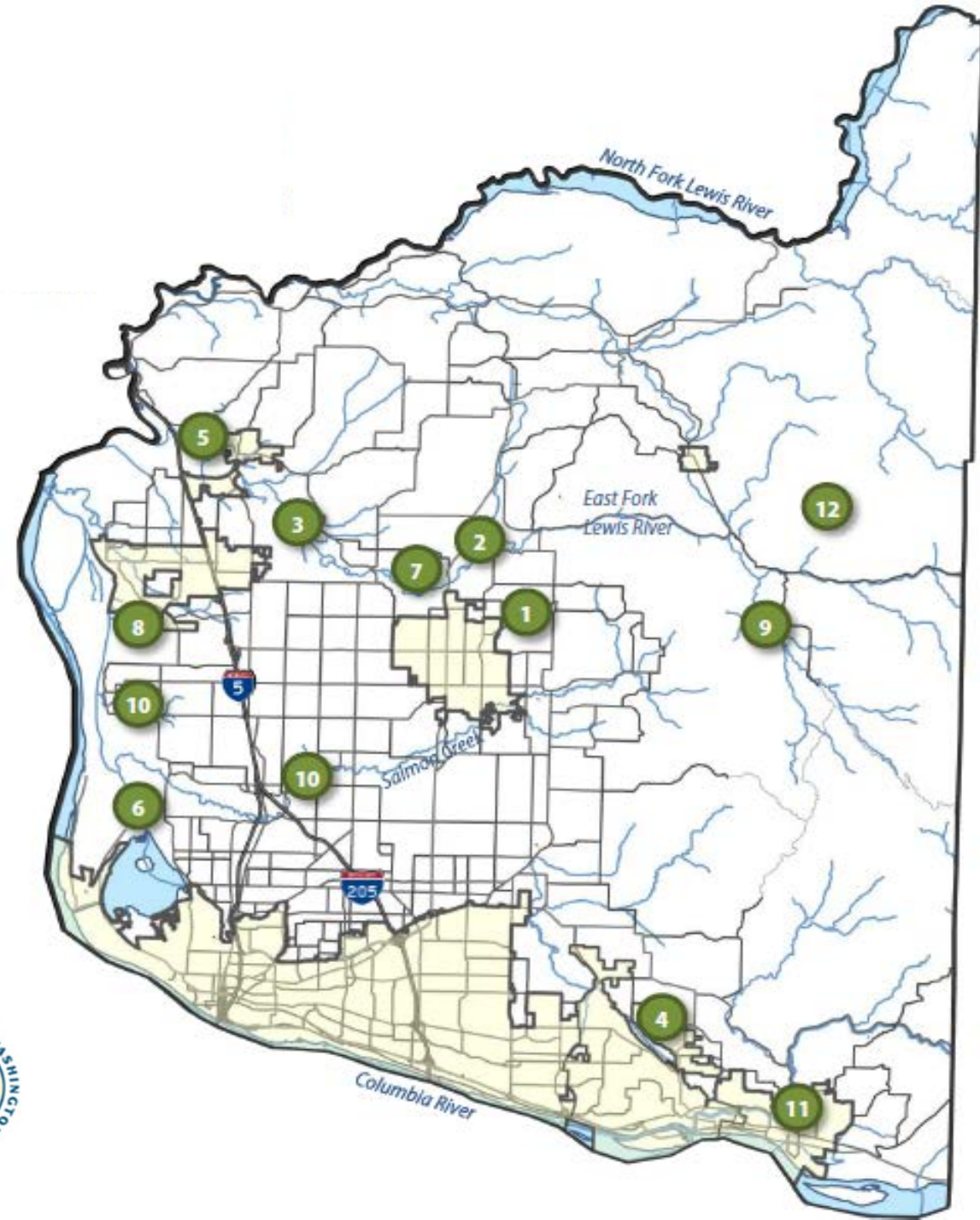
County Implementation

- County commissioners instituted program in 1985
- Ensure regional distribution of funds by soliciting project proposals from cities & nature conservancies every 4-7 years
- Citizen advisory committee reviews proposals and submits recommendations to Board of County Councilors
- BOCC makes acquisition decisions
- Conservation Futures funds an important source of local match for grants and partnerships.
 - Nearly 1:1 leverage of county funds has been achieved over history of the program



2017 Proposals

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



2017 Funding Requests

Legacy Lands 2017 Proposals



Project	Sponsor	Acres	CF Request*	Sponsor Match	Total Project Cost	Grant Potential
Chelatchie Rail Trail/ Tukes Mountain	Clark County	110.00	\$ 1,932,000	N/A	\$ 1,932,000	\$ 932,000
East Fork Lewis River - Optimists	Columbia Land Trust	43.00	\$ 339,500	\$ 200,000	\$ 539,500	\$ -
East Fork Lewis River - Mason Creek	Clark County	65.00	\$ 726,599	N/A	\$ 726,599	\$ 544,199
Lacamas Lake North	Camas	70.00	\$ 2,580,000	\$ 2,200,000	\$ 4,780,000	\$ 2,000,000
La Center - Bolen Creek	La Center	5.48	\$ 139,000	\$ 15,000	\$ 154,000	\$ -
Lake River Water Trail	Clark County	81.00	\$ 486,000	N/A	\$ 486,000	\$ 243,000
Lewis River Ranch - Phase II	Clark County	160.00	\$ 2,000,000	\$ 300,000	\$ 2,300,000	\$ 1,000,000
Ridgefield Schools to Flume Creek Corridor	Clark County/Ridgefield	61.00	\$ 932,368	N/A	\$ 932,368	\$ 450,000
Rock Creek Forest	Columbia Land Trust	362.00	\$ 1,332,500	\$ 400,000	\$ 1,732,500	\$ 350,000
Mid Salmon/Lower Whipple Creeks Farm Preservation	Clark County	150.00	\$ 1,500,000	\$ 200,000	\$ 1,700,000	\$ 750,000
Washougal Greenway Connection	Washougal	0.22	\$ 27,500	\$ 27,500	\$ 55,000	\$ -
Yacolt Burn Forest - Phase I	Columbia Land Trust	8,445.00	\$ 1,083,125	\$ 3,249,375	\$ 4,332,500	\$ -
Total		9,552.70	\$ 13,078,592	\$ 6,591,875	\$ 19,670,467	\$ 6,269,199

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.

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.

East Fork Lewis River – Mason Creek

Sponsor: Clark County



Conservation Futures 2017

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.

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.

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.

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

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.

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.

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.



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.

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

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.



Urgency

- Opportunities will be lost if we do not move ahead in 6 to 18 months.
- Major grant cycle begins in 2018. Next cycle commences in 2020.
- 94% of the acres conserved by these proposals are easement, rather than fee, purchases and will be retained in private ownership.
- Project sponsors are expected to manage property acquired through their proposals. County would be responsible for county-initiated projects.

Funding

- Existing fund balance and annual revenue streams are insufficient to complete all projects in the next four years.
- Funding options include:
 - Pay as you go
 - Debt financing.



Pay As You Go

- Avoids debt and reduces non-acquisition costs to the conservation futures fund on an annual basis.
- Buffers the fund from future downturns in the economy.
- We would only be in a position to fund one large and two small projects of the 12 proposals in the next two years.
- Several of the 12 opportunities will be lost as landowners pursue other options for use of their land.



Debt Financing

- Enables pursuit of all 12 projects over the next four years.
- Current interest rates are lower than long-term inflation. We are able to undertake projects now at a lower cost than forecasted land values several years in the future.
- A cash flow analysis with conservative assumptions has been completed demonstrating the feasibility of a debt issue of \$9 million
- Principal and interest fully paid from the conservation futures fund.
- Under the cash-flow scenario, annual debt service over the 20-year financing period would be \$625,255.



Action Requested

Refer project proposals and funding options to
Parks Advisory Board
for review and recommendation



Next Steps

- The Clark County Parks Advisory Board will review project proposals and funding options as recommended by the Board of County Councilors
- The Clark County Parks Advisory Board will make a recommendation to the BOCC.
- The BOCC reviews the recommendation from the Parks Advisory Board and provides direction to the Clark County Conservation Futures staff on how to proceed.



Thank you

