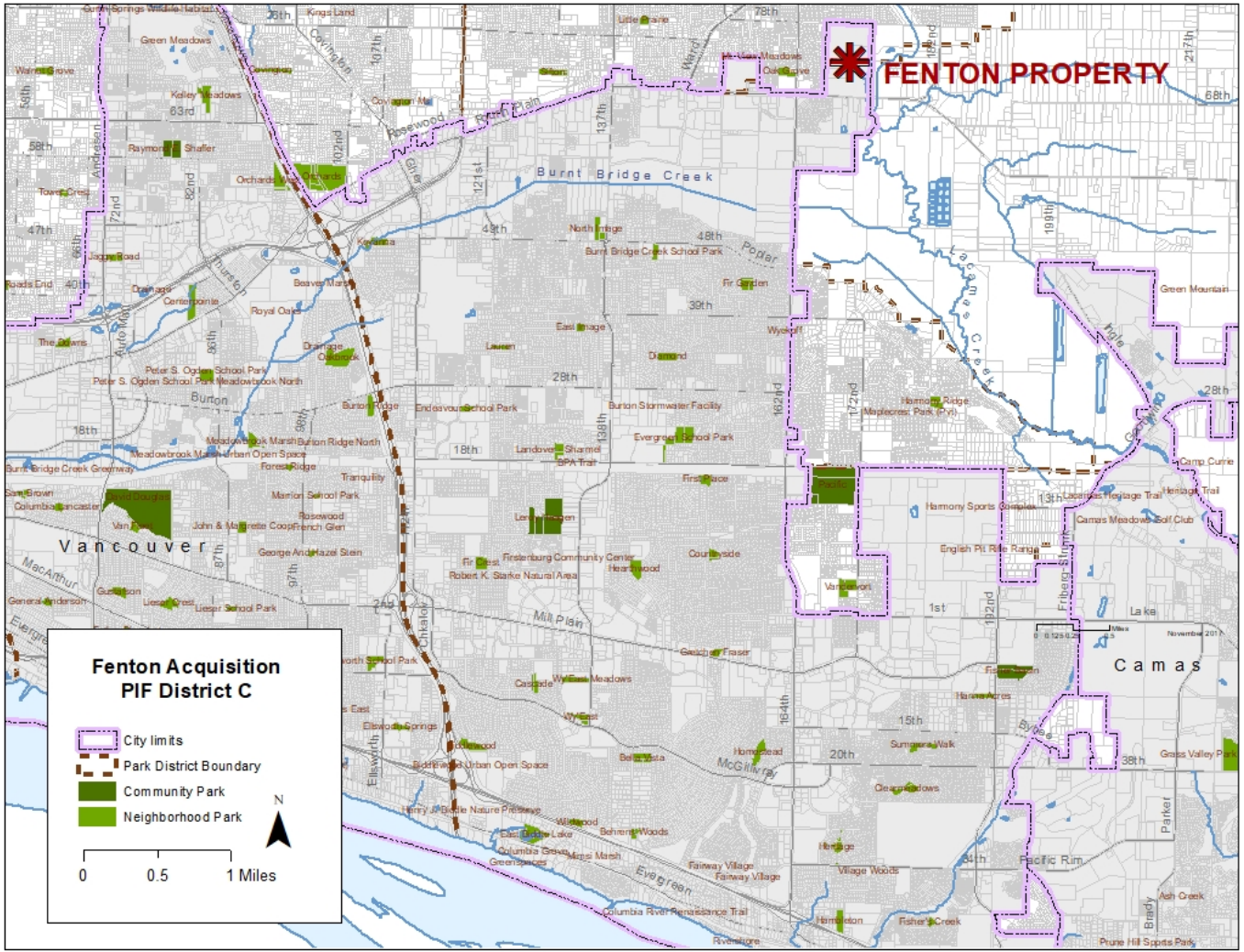
Fenton Park Acquisition

City of Vancouver
Conservation Futures Proposal

CITY OF Vancouver WASHINGTON
Parks & Recreation

January 11, 2019

Clark County Parks Advisory Board

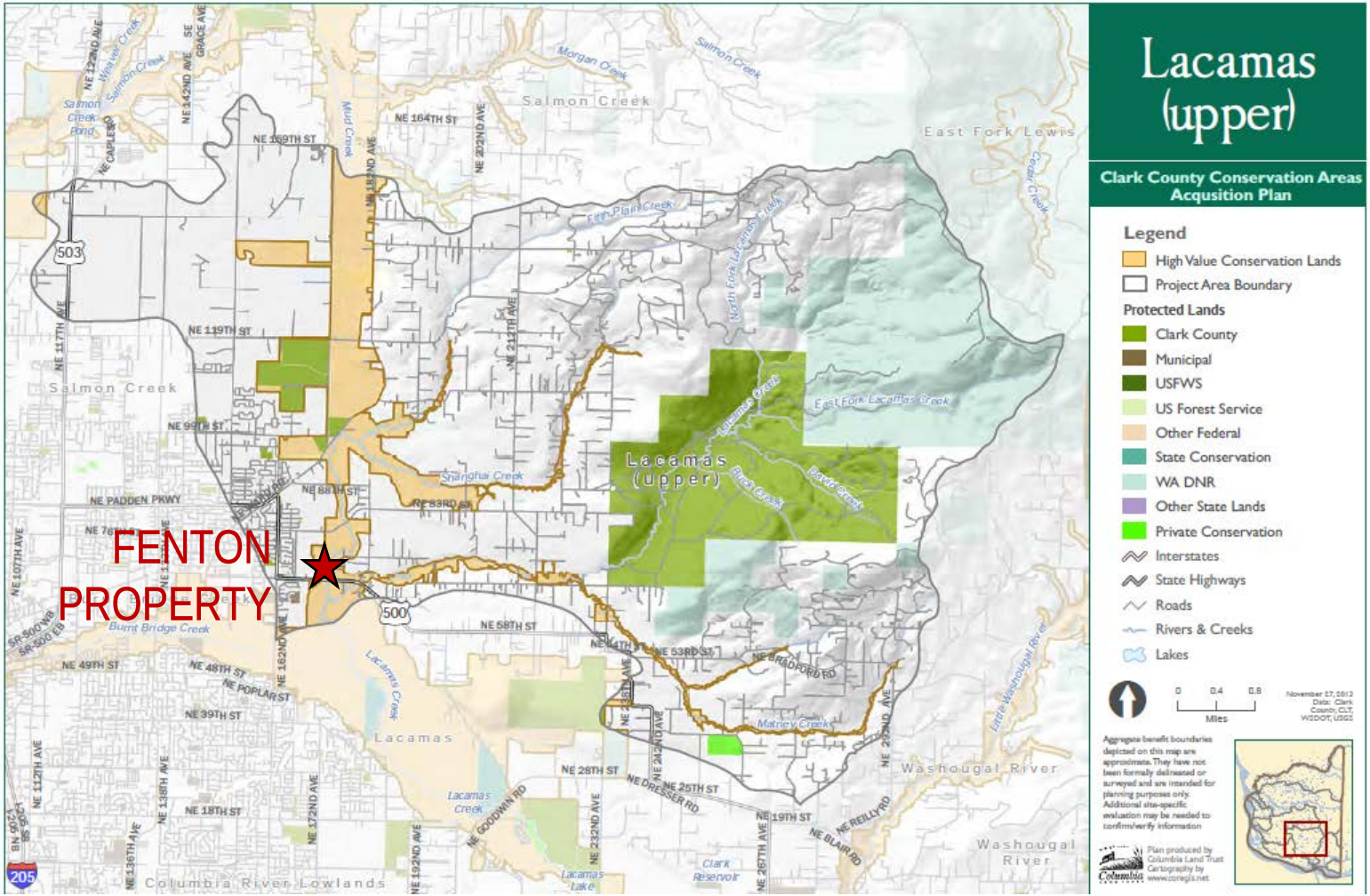

FENTON PROPERTY
Fenton Acquisition
PIF District C
City limits
Park District Boundary
Community Park
Neighborhood Park
N
0
0.5
1 Miles
Vancouver
Camas
Burnt Bridge Creek
Mill Plain
Evergreen
Lacamas Creek
Lake
Pacific Rim

FENTON - Location

- Fourth Plain frontage
- ~ 45 acres
- Developable 23 ac
- Wooded Wetland 22 ac
- Lacamas Creek
- Adjoining Schools
  Frontier / Pioneer

16800 NE Fourth Plain
Parcel #s 159095000/ 159163000

Existing Conditions


Lacamas (upper)
Clark County Conservation Areas Acqusition Plan
Legend
High Value Conservation Lands
Project Area Boundary
Protected Lands
Clark County
Municipal
USFWS
US Forest Service
Other Federal
State Conservation
WA DNR
Other State Lands
Private Conservation
Interstates
State Highways
Roads
Rivers & Creeks
Lakes
FENTON PROPERTY
Salmon Creek
Lacamas
Columbia River Lowlands
Washougal River
East Fork Lewis
Miles

Conservation Futures Program Goals

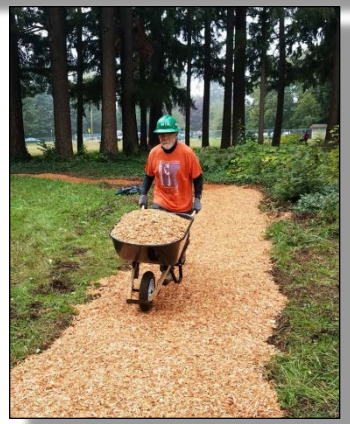
- ✓ Coordination with Community Jurisdictions
- ✓ Acquire and Available to the Public
- ✓ Leverage Partnerships and Funding
- ✓ Protect and Enhance Natural Resources
- ✓ Provide Public Outreach
- ✓ Clear Maintenance and Operational Objectives

Adopted Plan Conformance

- Comprehensive Parks, Recreation and Natural Areas Plan (2014)
- Capital Facilities Plan (2014)
- Conservation Areas Acquisition Plan (2014)
- Regional Trail and Bikeway Systems Plan (2006)
- Vancouver's Strategic Plan (2016 - 2021)

Recreation Value

- Active / Passive Uses
- Unique Natural Features
- Environmental Education / Stewardship
- Regional Trail Connection Future Lake to Lake Trail
- School Partnership Opportunities



Enhancement Value

- Fifth Plain Creek Tributary
- Quality Wooded Wetland
- Priority Habitat - WDFW
- Headwater Recharge for Lacamas Creek
- Fish Bearing Intermittent Stream
- Complements Adjoining School Ownership

Farm, Timber, Agricultural Preservation

- Historic Agricultural Use
- Farm & Agricultural Current Use Assessment
- Potential Interim Use Agriculture Lease
- Long term - Conversion to Recreation / Resource Restoration

Threatened or Endangered Species, Critical Habitat or DNR Heritage Site

- Oregon White Oaks – Priority Habitat Ecosystem (WDFW)
- Fish Bearing Stream – Priority Habitat (WDFW)

Historic or Cultural Significance

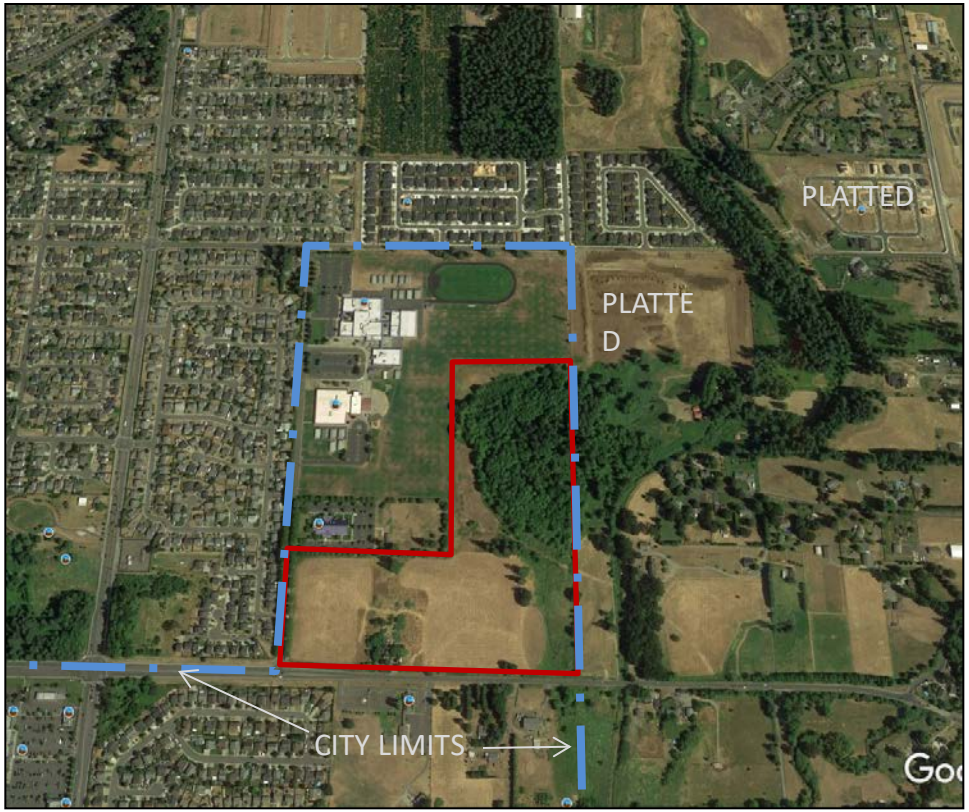
- Cultural / Archaeological Resource Survey

Access Facilities

- Fourth Plain – South
- 166th Avenue - West
- Adjoining Schools – North / West
- Future Frontage Improvements with Site Development

Threat to Resources

- Competing Negotiations for Acquisition
- Residential Development Pressure
- Now or Never!



Potential Partnerships

- Variety of Grant Programs
  - Conservation / Enhancement
  - Parks
  - Trails
- Partnerships
  - Evergreen School District
  - Clark County
  - Other City Departments
  - WDFW
- City PIF
- Volunteer Partnerships

FENTON – Conservation Futures Criteria C-2

Funding

- Appraised Value $ 5,725,000
- Negotiated Purchase Price $ 5,165,895
  - Seller Donation - $334,000
  - Current Use Assessment Penalty Reduction - $225,105
- Available City PIF $ 3.5M
- Balance Financed $ 1,850,000 + interest
  - City General Fund Loan (10-Year)
- Grant Support – Expedite Payoff

Grant Request

- $250,000 - Maximum available of uncommitted funds
- Reserve the Opportunity to apply for additional funding

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QUESTIONS?