



2025-2030 PARKS & LANDS DIVISION DRAFT CAPITAL PLAN



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ACKNOWLEDGEMENT

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Introduction

Parks & Lands Division

The Public Works Parks and Lands Division (PLD) 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.

The county park system has grown tremendously over the last two decades. 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.

Parks and Lands Division develops a six year capital plan, to focus our 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 Capital Improvement Plan (CIP) also includes Legacy Lands and Park Lands Acquisitions along with System and Site Planning. Preventative Maintenance is included in Appendix D of the CIP as reference. The work completed through this program is not considered capital by definition.

The 25-30 CIP represents a purposeful slowdown in New Park Capital Development in recognition of a Parks and Lands Operations & Maintenance (O&M) structural budget deficit. Parks and Lands has Greater Clark Park District (GCPD) O&M expenses that exceed 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.

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 & Lands 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 Lands 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 PLD 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 PLD and county budgets, and the operational impact of adding to the parks portfolio. The PLD 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 PLD 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 PLD 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 PLD, 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 PLD staff presenting the draft CIP to the Parks Advisory Board (PAB) annually in the third quarter of the preceding year.
- PLD 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 PLD resources.
- Evaluating the prioritized list considering current PLD 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 PLD 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 PLD 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 PLD 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 PLD 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 PLD 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 PLD to make these amendments during the annual update, as described above. If such a change occurs within a fiscal year, the PLD 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 PLD manager will prepare a report for the PAB and present it at the next scheduled meeting. The change will be noted on the PLD 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.



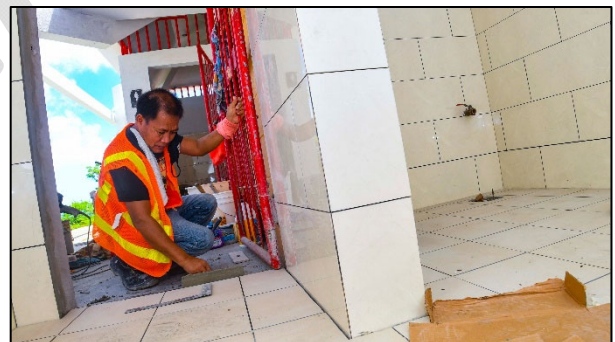
Major Maintenance Projects

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.



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.



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.



Acquisition Projects

Description

Acquisitions add property to the PLD 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.



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Funding

This capital plan includes projects and ongoing programs totaling approximately \$74,669,288 in PLD funding over the next six years. The first year's budget is an assessment, while the budgets for the subsequent five years are aspirational and actuals will be dependent on PLD 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 with 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 PLD 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.

2025-2030 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
2025	1,902,041	6,830,247	9,090,000	200,000	305,000	7,030,000	10,000	410,000	25,777,288
Major Maintenance	-	2,865,000	-	-	-	-	-	-	2,865,000
Stewardship Capital Development	1,052,041	3,165,247	1,180,000	-	-	-	10,000	410,000	5,817,288
New Development	850,000	800,000	7,910,000	-	-	-	-	-	9,560,000
Legacy Lands Acquisition	-	-	-	-	-	7,030,000	-	-	7,030,000
Park System & Site Planning	-	-	-	200,000	305,000	-	-	-	505,000
2026	1,565,000	4,565,000	7,350,000	-	-	2,875,000	-	240,000	16,595,000
Major Maintenance	-	3,365,000	-	-	-	-	-	-	3,365,000
Stewardship Capital Development	1,365,000	1,080,000	5,770,000	-	-	-	-	240,000	8,455,000
New Development	-	120,000	1,580,000	-	-	-	-	-	1,700,000
Legacy Lands Acquisition	200,000	-	-	-	-	2,875,000	-	-	3,075,000
2027	300,000	3,266,000	6,155,000	-	200,000	2,000,000	-	-	11,921,000
Major Maintenance	-	2,106,000	-	-	-	-	-	-	2,106,000
Stewardship Capital Development	-	1,160,000	2,360,000	-	-	-	-	-	3,520,000
New Development	300,000	-	3,795,000	-	-	-	-	-	4,095,000
Legacy Lands Acquisition	-	-	-	-	-	2,000,000	-	-	2,000,000
Park System & Site Planning	-	-	-	-	200,000	-	-	-	200,000
2028	900,000	3,648,000	2,800,000	-	-	2,100,000	-	-	9,448,000
Major Maintenance	-	2,348,000	-	-	-	-	-	-	2,348,000
Stewardship Capital Development	-	800,000	160,000	-	-	-	-	-	960,000
New Development	500,000	500,000	2,640,000	-	-	-	-	-	3,640,000
Legacy Lands Acquisition	400,000	-	-	-	-	2,100,000	-	-	2,500,000
2029	-	2,365,000	880,000	-	-	2,000,000	-	-	5,245,000
Major Maintenance	-	2,365,000	-	-	-	-	-	-	2,365,000
Stewardship Capital Development	-	-	400,000	-	-	-	-	-	400,000
New Development	-	-	480,000	-	-	-	-	-	480,000
Legacy Lands Acquisition	-	-	-	-	-	2,000,000	-	-	2,000,000
2030	-	4,183,000	-	-	-	1,500,000	-	-	5,683,000
Major Maintenance	-	2,683,000	-	-	-	-	-	-	2,683,000
Stewardship Capital Development	-	1,500,000	-	-	-	-	-	-	1,500,000
Legacy Lands Acquisition	-	-	-	-	-	1,500,000	-	-	1,500,000
Grand Total	4,667,041	24,857,247	26,275,000	200,000	505,000	17,505,000	10,000	650,000	74,669,288

2025 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		-	2,865,000	-	-	-	-	-	-	2,865,000
Bosco Farm Neighborhood Park - Playground Shade		-	85,000	-	-	-	-	-	-	85,000
Bratton Canyon - Site and Utility Assessment		-	160,000	-	-	-	-	-	-	160,000
Camp Currie Regional Park Public Access Improvements - Youth camp	PRJ0002386	-	250,000	-	-	-	-	-	-	250,000
Emergent Projects - Various projects, various sites		-	300,000	-	-	-	-	-	-	300,000
Lacamas Lake Regional Park - Bridge replacement	PRJ0002646	-	100,000	-	-	-	-	-	-	100,000
Lacamas Lake Regional Park - Major Trail Maintenance and Footbridge Replacement		-	120,000	-	-	-	-	-	-	120,000
Lewisville Park Regional Park- RV host site improvements	PRJ0003201	-	100,000	-	-	-	-	-	-	100,000
Lewisville Regional Park - Playground Renovation		-	1,000,000	-	-	-	-	-	-	1,000,000
Lewisville Regional Park - Roof Replacements		-	250,000	-	-	-	-	-	-	250,000
Salmon Creek Regional Park Kline Pond - Pavement repair and Cape Seal		-	200,000	-	-	-	-	-	-	200,000
Salmon Creek Regional Park Kline Pond - Trail root repair, Crack / Slurry Seal		-	300,000	-	-	-	-	-	-	300,000
Stewardship Capital Development		1,052,041	3,165,247	1,180,000	-	-	-	10,000	410,000	5,817,288
Camp Bonneville Regional Park - Master Plan	PRJ000499	-	-	-	-	-	-	10,000	10,000	20,000
Camp Bonneville Regional Park - Structural Assessment		-	-	-	-	-	-	-	200,000	200,000
Camp Bonneville Water System Assessment		-	-	-	-	-	-	-	200,000	200,000
Camp Currie Public Access Improvements - Trailhead Permitting & Final	PRJ0002386	-	240,000	-	-	-	-	-	-	240,000
Harmony Sports Complex - Safety and Parking Improvements	PRJ0001568	1,052,041	2,605,247	-	-	-	-	-	-	3,657,288
Lewisville Regional Park - Entrance Congestion Improvements		-	160,000	-	-	-	-	-	-	160,000
Moulton Falls - Overflow Parking Lot Improvements		-	20,000	-	-	-	-	-	-	20,000
Orchards Community Park - Recreation Amenity Improvements		-	-	200,000	-	-	-	-	-	200,000
Pacific Community Park - Site Improvements Permitting & Design	PRJ0003163	-	-	240,000	-	-	-	-	-	240,000
Salmon Creek Regional Park - Kline Pond Area Improvements	PRJ0003165	-	140,000	240,000	-	-	-	-	-	380,000
Salmon Creek Regional Park - Park and Lands Division Staff Space	PRJ0003162	-	-	500,000	-	-	-	-	-	500,000
New Development		850,000	800,000	7,910,000	-	-	-	-	-	9,560,000
Anderson Community Park Development - Site Structures Assessment		-	-	200,000	-	-	-	-	-	200,000
Cougar Creek Woods Property Community Park - Construction	PRJ0003309	-	500,000	-	-	-	-	-	-	500,000
Curtin Creek Community Park	PRJ405762A	850,000	-	7,150,000	-	-	-	-	-	8,000,000
Foley Orchards Property - Frontage Improvements		-	200,000	-	-	-	-	-	-	200,000
Heritage Farm - Public Access Improvements		-	-	160,000	-	-	-	-	-	160,000
Minnehaha Neighborhood Park Development	PRJ0002523	-	-	240,000	-	-	-	-	-	240,000
Mt Vista Property Neighborhood Park Development	PRJ0002947	-	100,000	-	-	-	-	-	-	100,000
Saint John's Neighborhood Park Development - Master Plan		-	-	160,000	-	-	-	-	-	160,000
Legacy Lands Acquisition		-	-	-	-	-	7,030,000	-	-	7,030,000
East Fork Lewis River Subarea Lower		-	-	-	-	-	3,750,000	-	-	3,750,000
East Fork Lewis River Subarea Upper		-	-	-	-	-	2,000,000	-	-	2,000,000
Lacamas Prairie	PRJ0002531	-	-	-	-	-	500,000	-	-	500,000
LaCenter Bottoms	PRJ0002533	-	-	-	-	-	280,000	-	-	280,000
Whipple Creek/Salmon Creek	PRJ0002120	-	-	-	-	-	500,000	-	-	500,000
Park System & Site Planning		-	-	-	200,000	305,000	-	-	-	505,000
ADA Transition Planning - PROS Plan	PRJ0002455	-	-	-	-	150,000	-	-	-	150,000
DEI Planning - PROS Plan	PRJ0002456	-	-	-	-	75,000	-	-	-	75,000
Design Standards - Sign Design Manual		-	-	-	-	80,000	-	-	-	80,000
Gordy Jolma Master Plan - Master plan	PRJ0003214	-	-	-	100,000	-	-	-	-	100,000
Green Mountain Master Plan - Master plan		-	-	-	100,000	-	-	-	-	100,000
Grand Total		1,902,041	6,830,247	9,090,000	200,000	305,000	7,030,000	10,000	410,000	25,777,288

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		-	3,365,000	-	-	-	-	-	-	3,365,000
Emergent Projects - Various projects, various sites		-	315,000	-	-	-	-	-	-	315,000
Kozy Kamp Neighborhood Park - RRFB pedestrian crosswalk		-	50,000	-	-	-	-	-	-	50,000
Lacamas Lake Regional Park - Bridge replacement		PRJ0002646	1,000,000	-	-	-	-	-	-	1,000,000
Lewisville Regional Park - Playground Renovation		-	1,000,000	-	-	-	-	-	-	1,000,000
Luke Jensen Sports Complex - North field sports turf replacement		-	500,000	-	-	-	-	-	-	500,000
Salmon Creek Regional Park Kline Pond - Pedestrian Bridge Footing Repair		-	500,000	-	-	-	-	-	-	500,000
Stewardship Capital Development		1,365,000	1,080,000	5,770,000	-	-	-	-	240,000	8,455,000
Camp Bonneville Regional Park - Master Plan		PRJ000499	-	-	-	-	-	-	240,000	240,000
Frenchman's Bar Regional Park - Recreation Amenities Improvements		-	160,000	-	-	-	-	-	-	160,000
Hazel Dell Community Park - Parking Lot / ADA Improvements		PRJ0002601	-	-	2,250,000	-	-	-	-	2,250,000
Lewisville Regional Park - Entrance Congestion Improvements		-	200,000	-	-	-	-	-	-	200,000
Moulton Falls - Overflow Parking Lot Improvements		-	220,000	-	-	-	-	-	-	220,000
Pacific Community Park - Ballfields and Pickleball Courts		PRJ0003163	-	-	2,500,000	-	-	-	-	2,500,000
Salmon Creek Regional Park - Kline Pond Area Improvements		PRJ0003165	1,365,000	500,000	1,000,000	-	-	-	-	2,865,000
Whipple Creek - Parking Improvements		-	-	20,000	-	-	-	-	-	20,000
New Development		-	120,000	1,580,000	-	-	-	-	-	1,700,000
Heritage Farm - Children's Garden Pavilion		-	-	800,000	-	-	-	-	-	800,000
Heritage Farm - Public Access Improvements		-	-	160,000	-	-	-	-	-	160,000
Mackie Property - Frontage Improvements		-	-	200,000	-	-	-	-	-	200,000
Mt Vista Property Neighborhood Park Development		PRJ0002947	-	120,000	120,000	-	-	-	-	240,000
Pleasant Valley Community Park Development - Permitting & Final Des		PRJ400629	-	-	160,000	-	-	-	-	160,000
Salmon Creek Community Club Development - Natural Area Improvem		PRJ402228	-	-	120,000	-	-	-	-	120,000
Vydra Neighborhood Park Development		-	-	20,000	-	-	-	-	-	20,000
Legacy Lands Acquisition		200,000	-	-	-	-	2,875,000	-	-	3,075,000
Lake River Water Trail Acquisition		PRJ0002530	-	-	-	-	475,000	-	-	475,000
Columbia River Shoreline		PRJ0002536	-	-	-	-	860,000	-	-	860,000
Flume Creek		-	-	-	-	-	670,000	-	-	670,000
Green Mountain Access		PRJ0002197	-	-	-	-	75,000	-	-	75,000
Ridgefield Schools to Flume Creek		-	-	-	-	-	375,000	-	-	375,000
Three Creeks Greenway		200,000	-	-	-	-	420,000	-	-	620,000
Grand Total		1,565,000	4,565,000	7,350,000	-	-	2,875,000	-	240,000	16,595,000

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		-	2,106,000	-	-	-	-	-	-	2,106,000
Cherry Neighborhood Park - Playground Replacement		-	500,000	-	-	-	-	-	-	500,000
Douglas Carter Fisher Neighborhood Park - Replace playground fall surface		-	150,000	-	-	-	-	-	-	150,000
Emergent Projects - Various projects, various sites		-	331,000	-	-	-	-	-	-	331,000
Hockinson Meadows Community Park - South Parking Lot Repair, Seal and Restripe		-	500,000	-	-	-	-	-	-	500,000
Lewisville Regional Park - Roof Replacements		-	250,000	-	-	-	-	-	-	250,000
Orchards Community Park - Re-gravel trails		-	150,000	-	-	-	-	-	-	150,000
Sifton Neighborhood Park - Sport Court Replacement		-	75,000	-	-	-	-	-	-	75,000
Vista Meadows Neighborhood Park - Crack / Slurry Seal asphalt trail		-	150,000	-	-	-	-	-	-	150,000
Stewardship Capital Development		-	1,160,000	2,360,000	-	-	-	-	-	3,520,000
Camp Currie Public Access Improvements - Trailhead Development	PRJ0002386	-	1,000,000	-	-	-	-	-	-	1,000,000
Frenchman's Bar Regional Park - Recreation Amenities Improvements		-	160,000	-	-	-	-	-	-	160,000
Hockinson Community Park - Recreation Amenities Improvements		-	-	160,000	-	-	-	-	-	160,000
Orchards Community Park - Recreation Amenity Improvements		-	-	2,000,000	-	-	-	-	-	2,000,000
Whipple Creek - Parking Improvements		-	-	200,000	-	-	-	-	-	200,000
New Development		300,000	-	3,795,000	-	-	-	-	-	4,095,000
Anderson Community Park Development - Master Plan		-	-	160,000	-	-	-	-	-	160,000
Heritage Farm - Public Access Improvements		300,000	-	700,000	-	-	-	-	-	1,000,000
Mackie Property - Frontage Improvements		-	-	275,000	-	-	-	-	-	275,000
Minnehaha Neighborhood Park Development	PRJ0002523	-	-	2,500,000	-	-	-	-	-	2,500,000
Vydra Neighborhood Park Development		-	-	160,000	-	-	-	-	-	160,000
Legacy Lands Acquisition		-	-	-	-	-	2,000,000	-	-	2,000,000
Farm and Forest Preservation		-	-	-	-	-	500,000	-	-	500,000
Lower Whipple Creek Subarea		-	-	-	-	-	750,000	-	-	750,000
Washougal River / Lower Washougal River Subareas		-	-	-	-	-	750,000	-	-	750,000
Park System & Site Planning		-	-	-	-	200,000	-	-	-	200,000
PROS Plan - Develop 2028 - 2031 Plan Update		-	-	-	-	200,000	-	-	-	200,000
Grand Total		300,000	3,266,000	6,155,000	-	200,000	2,000,000	-	-	11,921,000

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		-	2,348,000	-	-	-	-	-	-	2,348,000
Emergent Projects - Various projects, various sites		-	348,000	-	-	-	-	-	-	348,000
Hockinson Meadows Community Park - Regravel trails		-	100,000	-	-	-	-	-	-	100,000
Lacamas Lake Regional Park - Overflow Parking Lot Paving		-	800,000	-	-	-	-	-	-	800,000
Pacific Community Park - Regravel path (1.5 inch)		-	100,000	-	-	-	-	-	-	100,000
Vista Meadows Neighborhood Park - Playground Replacement		-	500,000	-	-	-	-	-	-	500,000
Walnut Grove Neighborhood Park - Playground Replacement		-	500,000	-	-	-	-	-	-	500,000
Stewardship Capital Development		-	800,000	160,000	-	-	-	-	-	960,000
Hockinson Community Park - Recreation Amenities Improvements		-	-	160,000	-	-	-	-	-	160,000
Lewisville Regional Park - Entrance Congestion Improvements		-	800,000	-	-	-	-	-	-	800,000
New Development		500,000	500,000	2,640,000	-	-	-	-	-	3,640,000
Cougar Creek Woods Community Park - Master Plan & Preliminary Des PRJ0003309		-	-	160,000	-	-	-	-	-	160,000
Covington Property Neighborhood Park - Master Plan		-	-	160,000	-	-	-	-	-	160,000
Mt Vista Property Neighborhood Park Development PRJ0002947		500,000	500,000	2,000,000	-	-	-	-	-	3,000,000
Saint John's Neighborhood Park Development - Final Design		-	-	160,000	-	-	-	-	-	160,000
Salmon Creek Community Club Development - Design & Permitting PRJ402228		-	-	160,000	-	-	-	-	-	160,000
Legacy Lands Acquisition		400,000	-	-	-	-	2,100,000	-	-	2,500,000
Gee Creek / Flume Creek Subarea		-	-	-	-	-	750,000	-	-	750,000
Lacamas Subarea Lower		400,000	-	-	-	-	600,000	-	-	1,000,000
Lacamas Subarea Upper		-	-	-	-	-	750,000	-	-	750,000
Grand Total		900,000	3,648,000	2,800,000	-	-	2,100,000	-	-	9,448,000

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		-	2,365,000	-	-	-	-	-	-	2,365,000
A- Unassigned Major Maintenance		-	1,000,000	-	-	-	-	-	-	1,000,000
Emergent Projects - Various projects, various sites		-	365,000	-	-	-	-	-	-	365,000
Jorgenson Woods Neighborhood Park - Playground Replacement		-	500,000	-	-	-	-	-	-	500,000
Little Prairie Neighborhood Park - Playground Renovation		-	500,000	-	-	-	-	-	-	500,000
Stewardship Capital Development		-	-	400,000	-	-	-	-	-	400,000
Hockinson Community Park - Recreation Amenities Improvements		-	-	240,000	-	-	-	-	-	240,000
North Fairgrounds Neighborhood Park - Recreation Amenity Improvements		-	-	160,000	-	-	-	-	-	160,000
New Development		-	-	480,000	-	-	-	-	-	480,000
Anderson Community Park Development - Preliminary Design & Permitting		-	-	240,000	-	-	-	-	-	240,000
Cougar Creek Woods Community Park - Permitting & Final Design		PRJ0003309	-	240,000	-	-	-	-	-	240,000
Legacy Lands Acquisition		-	-	-	-	-	2,000,000	-	-	2,000,000
Burnt Bridge Creek/Columbia Shore		-	-	-	-	-	500,000	-	-	500,000
Cedar Creek Subarea		-	-	-	-	-	500,000	-	-	500,000
Gibbons Creek		-	-	-	-	-	500,000	-	-	500,000
Salmon Creek Subarea Upper		PRJ0002535	-	-	-	-	500,000	-	-	500,000
Grand Total			2,365,000	880,000	-	-	2,000,000	-	-	5,245,000

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		-	2,683,000	-	-	-	-	-	-	2,683,000
A- Unassigned Major Maintenance		-	1,800,000	-	-	-	-	-	-	1,800,000
Emergent Projects - Various projects, various sites		-	383,000	-	-	-	-	-	-	383,000
Orchards Highlands Neighborhood Park - Playground Replacement		-	500,000	-	-	-	-	-	-	500,000
Stewardship Capital Development		-	1,500,000	-	-	-	-	-	-	1,500,000
Whipple Creek - Parking Improvements		-	1,500,000	-	-	-	-	-	-	1,500,000
Legacy Lands Acquisition		-	-	-	-	-	1,500,000	-	-	1,500,000
Lewis River Mainstem/Allen Creek		-	-	-	-	-	500,000	-	-	500,000
North Fork Lewis River		-	-	-	-	-	500,000	-	-	500,000
Vancouver Lake Lowlands		-	-	-	-	-	500,000	-	-	500,000
Grand Total		-	4,183,000	-	-	-	1,500,000	-	-	5,683,000

Figure I.01 - Stewardship Capital Improvements Index Map

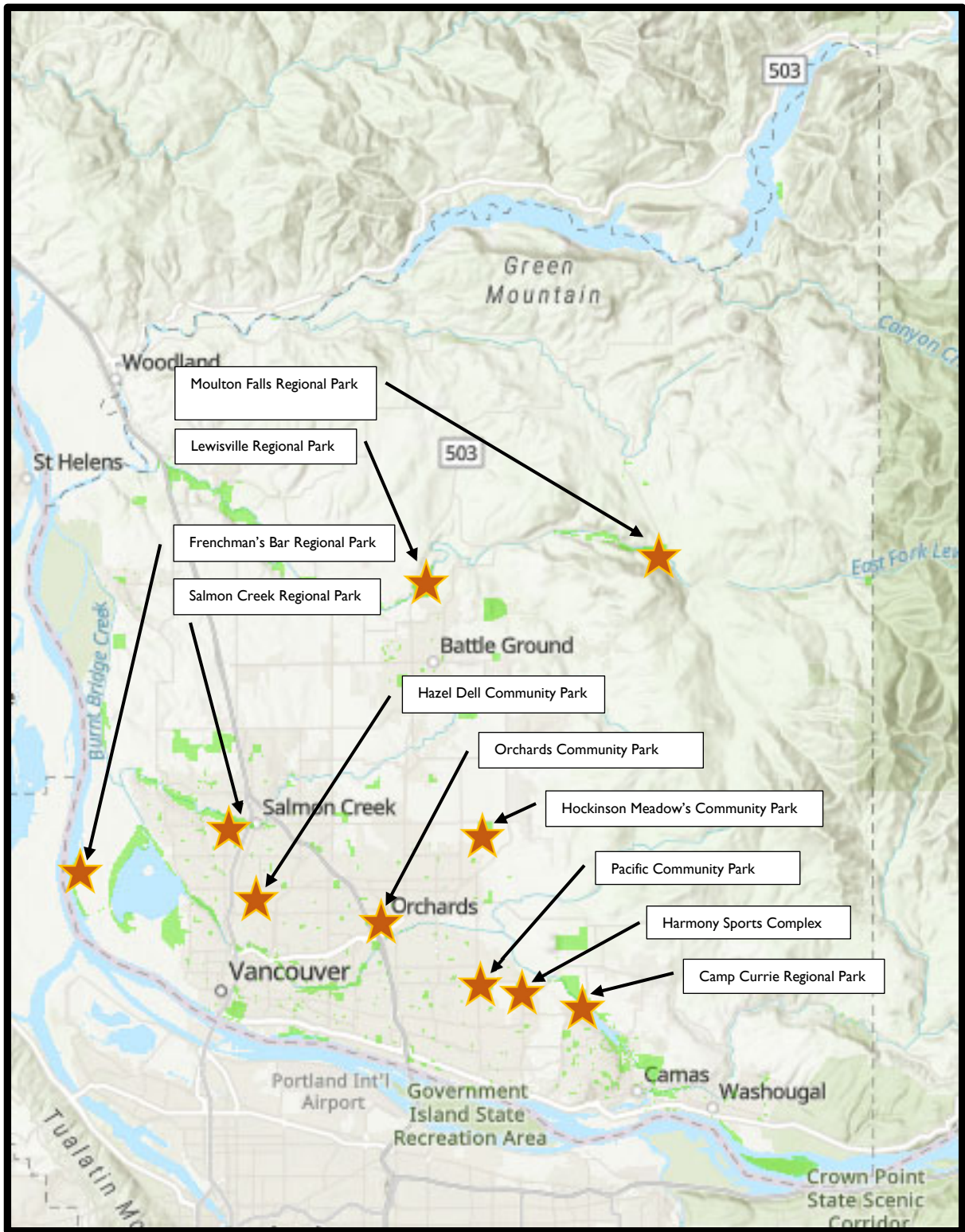
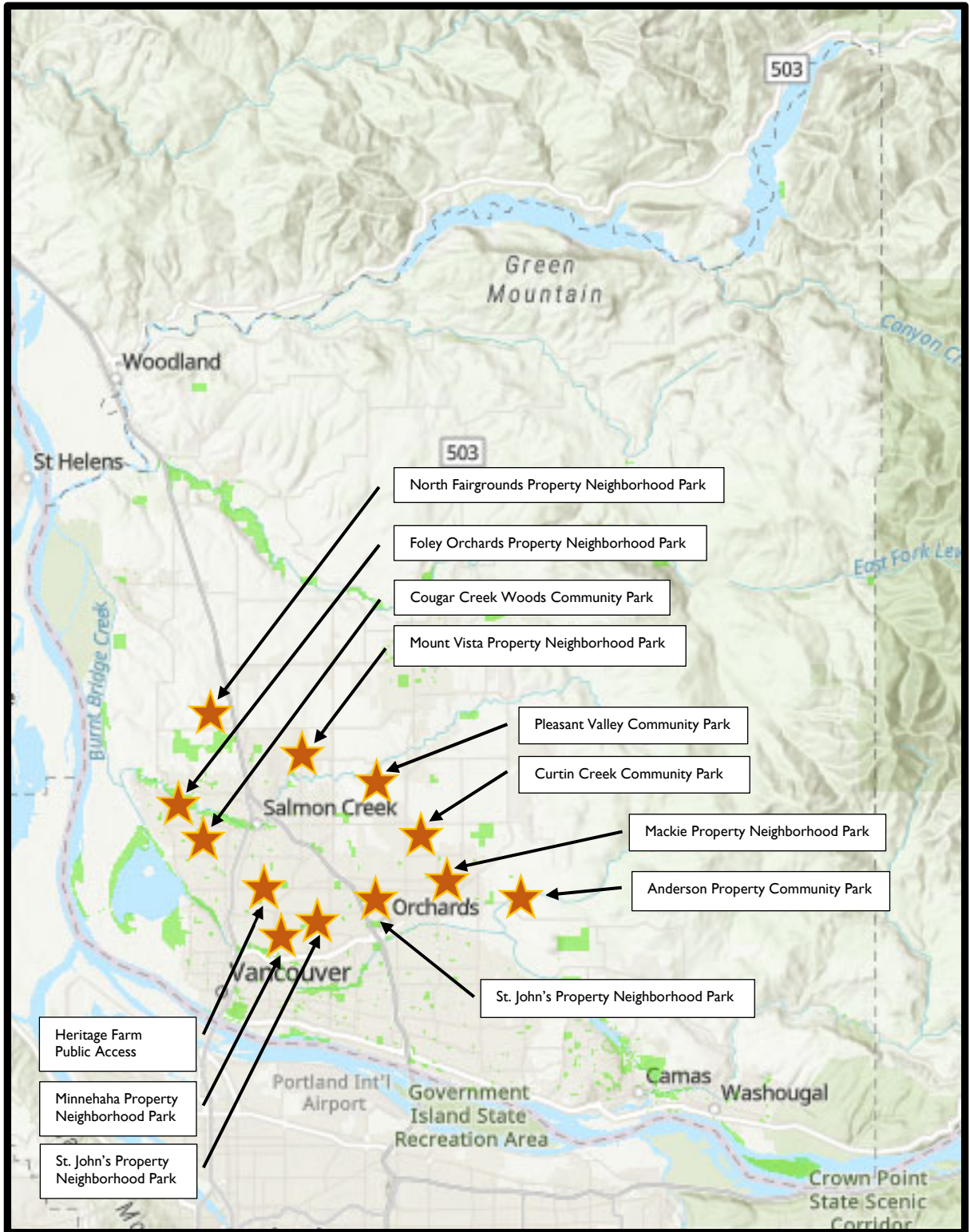


Figure I.02 - Development Project Index



2025-2030 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	2025	2026	2027	2028	2029	2030	Grand Total
Stewardship Capital Development		5,817,288	8,455,000	3,520,000	960,000	400,000	1,500,000	20,652,288
Camp Bonneville Regional Park - Master Plan	PRJ000499	20,000	240,000	-	-	-	-	260,000
Camp Bonneville Regional Park - Structural Assessment		200,000	-	-	-	-	-	200,000
Camp Bonneville Water System Assessment		200,000	-	-	-	-	-	200,000
Camp Currie Public Access Improvements - Trailhead Development	PRJ0002386	-	-	1,000,000	-	-	-	1,000,000
Camp Currie Public Access Improvements - Trailhead Permitting & Final Design	PRJ0002386	240,000	-	-	-	-	-	240,000
Frenchman's Bar Regional Park - Recreation Amenties Improvements		-	160,000	160,000	-	-	-	320,000
Harmony Sports Complex - Safety and Parking Improvements	PRJ0001568	3,657,288	-	-	-	-	-	3,657,288
Hazel Dell Community Park - Parking Lot / ADA Improvements	PRJ0002601	-	2,250,000	-	-	-	-	2,250,000
Hockinson Community Park - Recreation Amenities Improvements		-	-	160,000	160,000	240,000	-	560,000
Lewisville Regional Park - Entrance Congestion Improvements		160,000	200,000	-	800,000	-	-	1,160,000
Moulton Falls - Overflow Parking Lot Improvements		20,000	220,000	-	-	-	-	240,000
North Fairgrounds Neighborhood Park - Recreation Amenity Improvements		-	-	-	-	160,000	-	160,000
Orchards Community Park - Recreation Amenity Improvements		200,000	-	2,000,000	-	-	-	2,200,000
Pacific Community Park - Ballfields and Pickleball Courts	PRJ0003163	-	2,500,000	-	-	-	-	2,500,000
Pacific Community Park - Site Improvements Permitting & Design	PRJ0003163	240,000	-	-	-	-	-	240,000
Salmon Creek Regional Park - Kline Pond Area Improvements	PRJ0003165	380,000	2,865,000	-	-	-	-	3,245,000
Salmon Creek Regional Park - Park and Lands Division Staff Space	PRJ0003162	500,000	-	-	-	-	-	500,000
Whipple Creek - Parking Improvements		-	20,000	200,000	-	-	1,500,000	1,720,000
New Development		9,560,000	1,700,000	4,095,000	3,640,000	480,000	-	19,475,000
Anderson Community Park Development - Master Plan		-	-	160,000	-	-	-	160,000
Anderson Community Park Development - Preliminary Design & Permitting		-	-	-	-	240,000	-	240,000
Anderson Community Park Development - Site Structures Assessment		200,000	-	-	-	-	-	200,000
Cougar Creek Woods Community Park - Master Plan & Preliminary Design	PRJ0003309	-	-	-	160,000	-	-	160,000
Cougar Creek Woods Community Park - Permitting & Final Design	PRJ0003309	-	-	-	-	240,000	-	240,000
Cougar Creek Woods Property Community Park - Construction	PRJ0003309	500,000	-	-	-	-	-	500,000
Covington Property Neighborhood Park - Master Plan		-	-	-	160,000	-	-	160,000
Curtin Creek Community Park	PRJ405762A	8,000,000	-	-	-	-	-	8,000,000
Foley Orchards Property - Frontage Improvements		200,000	-	-	-	-	-	200,000
Heritage Farm - Children's Garden Pavilion		-	800,000	-	-	-	-	800,000
Heritage Farm - Public Access Improvements		160,000	160,000	1,000,000	-	-	-	1,320,000
Mackie Property - Frontage Improvements		-	200,000	275,000	-	-	-	475,000
Minnehaha Neighborhood Park Development	PRJ0002523	240,000	-	2,500,000	-	-	-	2,740,000
Mt Vista Property Neighborhood Park Development	PRJ0002947	100,000	240,000	-	3,000,000	-	-	3,340,000
Pleasant Valley Community Park Development - Permitting & Final Design	PRJ400629	-	160,000	-	-	-	-	160,000
Saint John's Neighborhood Park Development - Final Design		-	-	-	160,000	-	-	160,000
Saint John's Neighborhood Park Development - Master Plan		160,000	-	-	-	-	-	160,000
Salmon Creek Community Club Development - Design & Permitting	PRJ402228	-	-	-	160,000	-	-	160,000
Salmon Creek Community Club Development - Natural Area Improvements/Master Plan	PRJ402228	-	120,000	-	-	-	-	120,000
Vydra Neighborhood Park Development		-	20,000	160,000	-	-	-	180,000

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/enviro. 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/enviro. technology
2 – Addresses asset preservation
1 – Limited asset preservation

TOTAL _____ / 100

Appendix D - Preventative Maintenance Program Summary by Year

2025-2030 Clark County Parks and Lands - Capital Improvement Plan

Project Type/Name	Project Number	2025	2026	2027	2028	2029	2030	Grand Total
Pavement Preservation		175,000	183,000	192,000	202,000	213,000	224,000	1,189,000
Pavement Preservation	A000031	175,000	183,000	192,000	202,000	213,000	224,000	1,189,000
Structural Preservation		115,000	121,000	127,000	133,000	139,000	146,000	781,000
Structural Preservation	A000032	115,000	121,000	127,000	133,000	139,000	146,000	781,000
Vegetation Management		175,000	183,000	192,000	202,000	213,000	224,000	1,189,000
Vegetation Management	A000033	175,000	183,000	192,000	202,000	213,000	224,000	1,189,000
Park Amenity Preservation		175,000	183,000	192,000	202,000	213,000	224,000	1,189,000
Park Amenity Preservation	A000039	175,000	183,000	192,000	202,000	213,000	224,000	1,189,000
Bridges/Piers/Boat Launches Preservation		115,000	121,000	127,000	133,000	139,000	146,000	781,000
Bridges, Piers and Boat Launches Preservation	A280462	115,000	121,000	127,000	133,000	139,000	146,000	781,000
Grand Total		755,000	791,000	830,000	872,000	917,000	964,000	5,129,000

Council Adoption Resolution

