



**RIDGEFIELD PARKS BOARD
MEETING AGENDA**

**Wednesday, March 12, 2025
RACC - Columbia Assembly Room
510 Pioneer Street, Ridgefield, WA 98642**

I. GENERAL SESSION CALL TO ORDER - 6:30 PM

- 1. Flag Salute**
- 2. Roll Call**
- 3. Late changes to the agenda**

II. PUBLIC COMMENT

Anyone requesting to speak to the Board regarding all items not subject to a specific Public Hearing may come forward at this time. Please state your name and limit comments to three minutes. Written comments may be submitted to the Clerk prior to the meeting.

III. CONSENT AGENDA

- 1. Approval of Minutes from the February 12, 2025 Meeting**

IV. BUSINESS

- 1. Parks, Trails, and Recreation Capital Facilities Plan Discussion - Corey Crownhart, Park Manager**

V. PUBLIC COMMENT

Anyone requesting to speak to the Board regarding all items not subject to a specific Public Hearing may come forward at this time. Please state your name and limit comments to three minutes. Written comments may be submitted to the Clerk prior to the meeting.

VI. STAFF REPORTS

VII. FROM THE BOARD

VIII. ADJOURN

**CITY OF RIDGEFIELD
REQUEST FOR BOARD ACTION**

MEETING DATE: March 12, 2025

AGENDA ITEM NAME: Approval of Minutes from the February 12, 2025 Meeting

SUMMARY/BACKGROUND:

STAFF CONTACT:

ATTACHMENTS:

1. 2.12.25 Parks Board Minutes



**CITY OF RIDGEFIELD, WASHINGTON
PARKS BOARD MEETING MINUTES
FEBRUARY 12, 2025**

Regular Meeting - 6:30 PM

I. GENERAL SESSION CALL TO ORDER - 6:30 PM

- 1. Flag Salute**
- 2. Roll Call**

Present:

Chair Brigid Taylor
Vice Chair Sandy Schill
Board Member Beth Bicknell
Board Member Alex Earl
Board Member John Rafanelli
Board Member Jessica Pace

Absent:

- 3. Late changes to the agenda**

II. PUBLIC COMMENT

Anyone requesting to speak to the Board regarding all items not subject to a specific Public Hearing may come forward at this time. Please state your name and limit comments to three minutes. Written comments may be submitted to the Clerk prior to the meeting.

III. CONSENT AGENDA

- 1. Approval of Minutes from the January 8, 2025 Meeting**

A motion was made to approve the minutes from the January 8, 2025 Parks Board meeting.

RESULT: ADOPTED (UNANIMOUS)

MOVER: Vice Chair Sandy Schill

SECONDER: Board Member John Rafanelli

AYES: Chair Taylor, Vice Chair Schill, Board Member Bicknell, Board Member Earl, Board Member Rafanelli, Board Member Pace

IV. PRESENTATION

1. Park & Trail Design Standards - Engineering Standards Volume III

Corey provided an overview of Engineering Standards Volume III with the Parks Board. He looked to the Board to provide feedback to help refine the draft before it is presented to City Council for further input and direction. Engineering Standard Volume III covers the following:

- Planning, Design, and Approval
- Trails
- Playgrounds
- Amenties & Fixtures
- Signage
- Landscaping
- Maintenance & Safety

V. BUSINESS

1. Consideration of Recommendation - RMC 8.18 Amendments - Corey Crownhart, Park Manager

A motion was made to recommend the RMC 8.18 - Park Rules and Regulations revisions as written to City Council.

RESULT:	ADOPTED (UNANIMOUS)
MOVER:	Board Member John Rafanelli
SECONDER:	Board Member Alex Earl
AYES:	Chair Taylor, Vice Chair Schill, Board Member Bicknell, Board Member Earl, Board Member Rafanelli, Board Member Pace

VI. PUBLIC COMMENT

Anyone requesting to speak to the Board regarding all items not subject to a specific Public Hearing may come forward at this time. Please state your name and limit comments to three minutes. Written comments may be submitted to the Clerk prior to the meeting.

VII. STAFF REPORTS

Corey reminded Parks Board members there will be no meeting in May, and the Youth Parks Board Member applications are due February 26th.

VIII. FROM THE BOARD

IX. ADJOURN

The meeting adjourned at 8:11 pm.

Kim Strickler, Parks Board Clerk

Brigid Taylor, Chair

**CITY OF RIDGEFIELD
REQUEST FOR BOARD ACTION**

MEETING DATE: March 12, 2025

AGENDA ITEM NAME: Parks, Trails, and Recreation Capital Facilities Plan Discussion

SUMMARY/BACKGROUND:

As part of the Envision Ridgefield 2045 comprehensive plan update, the City is reviewing its Parks, Trails, and Recreation Capital Facilities Plan (Parks CFP) to guide future parks and recreation investments. City staff and consultants have drafted a Parks CFP for Parks Board review. Members are asked to provide feedback on:

- **Project Prioritization** – Key factors (e.g., community demand, geographic equity).
- **Project Recommendations** – Additions, removals, or emphasis.
- **Alignment with City Priorities** – Does the draft reflect the city's goals and priorities?

Input from this discussion will help refine the plan before City Council review.

STAFF CONTACT: Corey Crownhart, Park Manager

ATTACHMENTS:

1. DRAFT_2025 Parks CFP Program - 2025.03.05
2. DRAFT_Ridgefield Parks CFP - 2025.03.05
3. PB2025.03.12 - Parks CFP Discussion - 2025.03.05

DRAFT_2025 Parks Capital Facilities Program

(as of 03/04/2025)

Project Name	Type	Classification	2025	2026	2027	2028	2029	2030	TOTAL
2026-2032 Parks, Recreation, and Open Spaces (PROS) Plan	Planning	Planning Document		\$100,000					\$100,000
Trail System Assessment & Connectivity Plan	Planning	Planning Document			\$100,000				\$100,000
Parks Revenue Program	Planning	Revenue Study	\$50,000						\$50,000
Carty Road Neighborhood Park 1 (Target Area I)	Acquire	Neighborhood Park					\$400,000		\$400,000
Carty Road Neighborhood Park 2 (Target Area J)	Acquire	Neighborhood Park						\$400,000	\$400,000
East Side Neighborhood Park (Target Area C)	Acquire	Neighborhood Park			\$400,000				\$400,000
Upper Gee Creek Neighborhood Park (Target Area K)	Acquire	Neighborhood Park				\$400,000			\$400,000
Greely Farms Parkland (Target Area I)	Acquire	Community Park	\$375,000						\$375,000
Ridgefield Community Center*	Development	Community Center	\$1,500,000						\$1,500,000
Design & Engineering			\$1,500,000						\$1,500,000
Construction									\$0
Abrams Park Redevelopment*	Development	Park Renovation			\$240,000	\$960,000			\$1,200,000
Phase 1 Design & Engineering					\$240,000				\$240,000
Phase 1 Construction						\$960,000			\$960,000
Boyse Park*	Development	Community Park	\$245,000			\$170,000	\$670,000		\$1,085,000
Phase 1 Design/Build			\$245,000						\$245,000
Phase 2 Design & Engineering						\$170,000			\$170,000
Phase 2 Construction							\$670,000		\$670,000
Paradise Pointe Park*	Development	Community Park	PIF Credits				\$428,400	\$1,713,600	\$2,142,000
Phase 1 Design/Build			PIF Credits						\$0
Phase 2 Design & Engineering							\$428,400		\$428,400
Phase 2 Construction								\$1,713,600	\$1,713,600
Horns Corner Park*	Development	Community Park		\$400,000	\$1,600,000				\$2,000,000
Design & Engineering				\$400,000					\$400,000
Construction					\$1,600,000				\$1,600,000
Refuge Park (Dog Park)*	Development	Community Park				\$150,000	\$600,000		\$750,000
Phase 2 Design & Engineering						\$150,000			\$150,000
Phase 2 Construction							\$600,000		\$600,000
Gee Creek Trail - North Segment*	Development	Arterial Trail	\$220,000		\$1,010,000				\$1,230,000
Design & Engineering			\$220,000						\$220,000
Construction					\$1,010,000				\$1,010,000
Waterfront Park (Partnership Project)*	Development	Community Park							\$0
Design & Engineering									\$0
Construction									\$0
Abrams Park Improvement - Caretake House Demolition	Major Maint.	Stewardship	\$60,000						\$60,000
RORC Improvement - Field House Design/Build	Major Maint.	Stewardship	\$220,000						\$220,000
Playground Replacement - Onslow Nature Playground	Major Maint.	Stewardship	\$25,000						\$25,000
Park Preservation Program	Major Maint.	Stewardship		\$150,000	\$150,000	\$150,000	\$150,000	\$150,000	\$750,000
Park Preservation Program - RORC Specific	Major Maint.	Stewardship		\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$500,000
		TOTAL	\$2,695,000	\$750,000	\$3,600,000	\$1,930,000	\$2,348,400	\$2,363,600	\$13,687,000

***Notes**

Development Estimate Assume 20% for Design/Engineering

Ridgefield Community Center - Construction Costs to be considered with Partnership Developments

Abrams Park Redevelopment - Estimate Based on Master Plan and 2024 RCO Application

Boyse Park - Estimate Based on Master Plan and 2024 RCO Application

Paradise Pointe Park - Estimate Based on Master Plan

Horns Corner Park - Estimate Based on Previous Parks CFP

Refuge Park (Dog Park) - Estimate Based on Previous Parks CFP

Gee Greek Trail North Segment - Estimate Based on Approved FLAP Grant Funding

Waterfront Park - Costs to be considered with Partnership Development



City of Ridgefield Comprehensive Plan Update

Parks Facilities Plan

Submitted to:

City of Ridgefield Public Works
487 S 56th Pl
PO Box 608
Ridgefield, WA 98642

Prepared by:

Otak, Inc.
805 Broadway Street
Suite 130
Vancouver, WA 98660

March 2025

Project No. 021356.000

Table of Contents

	Page
Section 1. Introduction.....	2
Parks Comprehensive Planning History	2
Planning Purpose	2
Section 2. Inventory	3
Overview	3
Park Facility Classifications and Inventory	3
Trail Facility Classifications and Inventory.....	6
Capital Facility Plan	9
Recommendations	9
6-Year Parks Capital Facility Plan	10
Implementation	14
PROS Plan Update	14
TABLES	
Table 2-1 Park Classifications.....	4
Table 2-2 Parks	5-7
Table 2-3 Other Park and Open Space Resources	7
Table 2-4 Trail Classifications	8
Table 2-5 Trails	9-10
Table 3-1 CPF Priority Projects.....	11-13

Section 1. Introduction

The City of Ridgefield (City) resides within Clark County, Washington, and is one of the fastest-growing cities in Washington. The City's population will increase to over 26,000 people in the next two decades. The City is updating its 20-year, long-range Comprehensive Plan (Plan) to manage this growth and to develop strategies for balancing economic opportunity and employment, diverse housing types, quality of life for its residents, and the protection of natural resources. The Parks Capital Facilities Plan (CFP) is a component of the Plan and will serve as a roadmap for expansion and investment in the City's parks, trails, and open space network to meet the needs of future residents.

Parks Comprehensive Planning History

The City prepared a separate Parks, Recreation & Open Space (PROS) Plan in March 2020 to serve as a six-year guide and Plan for enhancing parks and recreation services within the City. The 2020 PROS plan served as:

“As a six-year guide and strategic Plan for enhancing park and recreation services, the Plan establishes a path forward for providing high-quality, community-driven parks, trails, natural areas, and recreational opportunities across Ridgefield. The Plan provides a vision for the City's park and recreation system, proposes updates to City service standards, and addresses departmental goals, objectives, and other management considerations toward the continuation of quality recreation opportunities, programs, and facility enhancements to benefit the residents of Ridgefield. The City developed the PROS Plan with the input of Ridgefield residents through public events and a community survey and was guided by the direction of the Parks Board. The Plan inventories and evaluates existing park and recreation areas, assesses the needs for acquisition, site development, and operations, and offers specific policies and recommendations to achieve the community's goals” (City of Ridgefield Parks, Recreation, and Open Space Plan, March 2020)

The 2020 PROS plan was prepared with extensive input from recreation service providers, land managers, staff, stakeholders, and residents. It was an update of the 2014 plan and a requirement for the City to be eligible for state recreation and conservation grants in Washington.

Planning Purpose

The CFP planning process builds upon the City's existing 2020 PROS plan and will focus on updating the facility inventory and capital project list. This planning effort is limited to tasks meeting the Plan's requirements. It is recommended that the City initiate a separate PROS update in 2026 to formally update park facilities and maintain the City's grant funding eligibility. See the next steps detailed in Section 3 for additional recommended actions.

Section 2. Inventory

Overview

The City's park system has grown significantly over the last five years. In addition to new park and trail facilities the City has developed, several new facilities have been constructed as part of residential developments. These parks and trail facilities were privately built with the development of subdivisions and are typically maintained by a Home Owner Association (HOA). These HOA facilities consist primarily of neighborhood parks and walking paths. Though privately owned, they are open to the public and contribute to the City's overall open space network.

In addition to HOA facilities, other recreational providers offer parks, trails, and open space amenities within the City. These providers include the Port of Ridgefield, Clark County, and the U.S. Fish and Wildlife Service. The updated park inventory is listed below.

Park Facility Classifications and Inventory

The 2020 PROS plan defined five primary park facility types or classifications. Each park classification varies in size, provides unique recreation amenities, and caters to differentiated user types. The park classifications included in the CFP include the following:

Table 2-1 Park Classifications

Park Classification	Approximate Size	Primary Function/Amenities
Community Parks	15 - 50 acres	▪ Active recreation ▪ Organized team sports and facilities ▪ Passive recreation ▪ Community events/gatherings ▪ Natural areas ▪ Trails ▪ Picnic areas ▪ Parking ▪ Restrooms
Neighborhood Parks	2 - 4 acres	▪ Active recreation ▪ Passive recreation ▪ Playgrounds ▪ Sport courts ▪ Picnic areas ▪ Pathways
Pocket Parks	0.25 – 1 acre	▪ Playgrounds ▪ Seating
Special Use Facilities	varies	▪ Dedicated recreation or user group ▪ Community Centers ▪ Within a park or standalone facility
Other Facilities	varies	▪ Schools ▪ Greenways ▪ Wildlife Refuges ▪ Cemeteries

In the development of the CFP, the park facility inventory list was updated to include both the parks identified in the 2020 PROS plan and newly developed facilities since the Plan was published. The updated inventory, including park classifications and acreage, is listed below.

Table 2-2 Parks Inventory

Park Name	Classification	Acreage
Abrams Park	Community	44.20
Boyse Park	Community	5.28
Greeley Farms	Community	2.12
Horns Corner Community Park	Community	8.07
Refuge Community Park	Community	20.64
Paradise Pointe Park	Community	16.60
Ridgefield Outdoor Recreation Complex	Community	35.00
Ridgefield Waterfront Park	Community	8.00
Overlook Park	Community	1.16
Canterbury Trails (undeveloped)	Neighborhood	1.00
Davis Park	Neighborhood	0.48
Hayden Park	Neighborhood	1.72
41st Place Park	Neighborhood	0.09
Allen's Creek Park	Neighborhood	0.29
Rose Homestead Park	Neighborhood	1.09
Green Gables Playground Park	Neighborhood	0.13
DeMelo Park	Neighborhood	3.84
Sevier Park	Neighborhood	0.18
Canyon Ridge #1 Park	Pocket Park	0.18
Canyon Ridge #2 Park	Pocket Park	0.31
Cedar Creek Park	Pocket Park	0.21
Cedar Ridge Park	Pocket Park	0.20
Columbia Hills Open Space	Pocket Park	0.56

Park Name	Classification	Acreage
Columbia Hills Park	Pocket Park	0.35
Coyote Crest Park	Pocket Park	0.29
Crow's Nest Park	Pocket Park	0.50
Eagle's View Park	Pocket Park	0.23
Goldfinch Park	Pocket Park	0.13
Lark Park	Pocket Park	0.61
Marsh Park	Pocket Park	0.24
Osprey Pointe Park	Pocket Park	0.70
Pioneer Medium Park	Pocket Park	0.59
Ridgefield Woods Park	Pocket Park	0.24
Teal Park	Pocket Park	0.79
Sevier 2 Park	Pocket Park	0.31
Community Park	Special Facility	0.37
Ridgefield Skate Park	Special Facility	0.11
Ridgefield Dog Park	Special Facility	2.00
Motorized Boat Launch	Special Facility	0.90
Kayak Launch	Special Facility	0.25
Pioneer Picnic Park	Special Facility	0.09
Total Park Acreage		160.1

Table 2-3 Other Park and Open Space Resources

Facility Name	Classification	Acreage
Ridgefield Cemetery	Cemetery	9.80
Ridgefield National Wildlife Refuge	Wildlife Refuge	4150
Flume Creek Conservation Area	Greenway	150.33
Ridgefield School District - High School	School	60.00
Ridgefield School District - View Ridge Middle School	School	20.00
Ridgefield School District - Union Ridge Elementary School	School	18.50
Total Other Park and Open Space Resources Acreage		4408.6

Trail Facility Classifications and Inventory

In addition to park classifications, the CFP inventory includes a summary of trails and pathways. The trail classifications are based on the 2020 PROS plan, which includes water trails added to the inventory. The trail classifications include the following:

Table 2-4 Trail Classifications

Classification	Trail Width	Primary Function/Amenities
Multi-use	10 – 12 feet	▪ Separated from right-of-way ▪ Two-way, paved surfacing ▪ Bikes, walkers, and other wheeled modes ▪ Soft-surface shoulders ▪ Trailheads and parking
Single-use	3 – 10 feet	▪ Local paths within a subdivision ▪ Activity-specific trails (e.g., bikes) ▪ Paved or soft-surface ▪ Includes pathways within parks
Water	n/a	▪ Regional paddling routes on local waterways ▪ Includes launch and dock facilities

The trail facility inventory list has been updated with the development of the CFP. The updated inventory includes the trails identified in the 2020 PROS plan and newly developed trail facilities since the Plan was published. The updated inventory, including trail classifications and Length, is listed below:

Table 2-5 Trails Inventory

Trail Name	Classification	Length (feet)
50th Place Trail	Single-use	1,815
8th Court Circle Trail	Single-use	497
Abrams Park Trails-Disc Golf Coarse Trail	Multi-use	1,426
Abrams Park Trails-Heron Dr. to Pioneer St.	Multi-use	4,711
Abrams Park Trails-Hillhurst/Gee Creek Trail	Multi-use	2,640
Abrams Park Trails-Mayors Meadow Trail 1	Multi-use	1,161
Canterbury Trail	Single-use	1,149
Cedar Ridge Trail	Single-use	1,160
Clover Hill #5 Trail	Single-use	2,090
Hawks Landing Trail	Single-use	1,424
Heron Trail	Single-use	4,711
Hillhurst Highland Trail	Single-use	1,058
N. Falcon Trail	Single-use	180
Osprey Point Trail	Single-use	1,571
Pioneer Canyon Trails-N. 3rd Circle Trail	Multi-use	2,210
Pioneer Canyon Trails-N. Kyle Place Trail	Multi-use	611
Pioneer Canyon Trails-Pioneer Medium Trail	Multi-use	1,439
Pioneer Canyon Trails-Pioneer Picnic Trail	Multi-use	500
Reiman Trail	Single-use	906

Ridgefield Woods Trail	Single-use	916
Sevier 1 Trail	Single-use	876
Sevier 2 Trail	Single-use	1,187
Symthe Trail	Single-use	512
Teal Crest Trail	Single-use	300
Total Length (feet)		35,050
Total Length (miles)		6.6

In addition to land trails, the CFP has noted the water trail that is accessible within the City. The Lewis River-Vancouver Lake Water Trail includes 32 miles of water access between Vancouver Lake and Lewis River. Approximately 2.4 miles of the water trail extends through the City, following Lake River along Ridgefield National Wildlife Refuge and Ridgefield Waterfront Park. The City's waterfront park serves as an access point and launch site for the water trail.

Capital Facility Plan

The pace of anticipated growth in the City over the next two decades will require new investments in park and trail facilities. The CFP, in this section, identifies the necessary system investments to ensure that the City has sufficient lands and developed parks and trail facilities to accommodate community growth. The parks CFP below summarizes the anticipated needed investments in capital projects over the next six years, including:

- Costs to acquire new parklands.
- Costs to develop new park and trail facilities.
- Costs to repair existing assets.
- Capital costs associated with additional staff needed to plan, operate, and maintain new and existing parks.

Recommendations

The CFP below is based on the following recommendations provided during the development of the Plan:

- Continue the development of a regional trail system through the Gee Creek Greenway.
- Require the construction of new trails or the dedication of trail easements within residential and commercial developments. Focus on trail projects that expand connectivity across the City and maximize accessibility.
- In partnership with the Port, develop a waterfront park and trail that maximizes recreation opportunities along Lake River. Enhance connections to the Lewis River-Vancouver Lake Water Trail and the Ridgefield National Wildlife Refuge.
- Acquire park sites in priority areas to ensure equitable access to parks and recreation facilities throughout the City. In particular, the City should focus on land acquisition in the urban growth expansion area east of I-5 and new parklands in the Carty Road subarea.
- Incorporate trail connectivity improvement needs into transportation and utility system planning efforts. Important connectivity enhancement opportunities include replacing the Abrams Park vehicular bridge, which serves both park users and the City's drinking water wells, and the 10th Street I-5 overpass, which will link the City's east and west sides. Partner with private development to build new parks, tot lots, and pathways within urbanizing areas to ensure convenient, safe, and accessible access to open space for the City's newest residents.
- Partner with the county, school district, and non-profits to plan and develop park and recreational facilities that provide a high quality of life and access to outdoor areas.
- Maintain access to high-quality sports fields and take advantage of the economic benefits of youth league sports at city and school recreational facilities.
- Partner with the school district and non-profit organizations to expand recreational and community education programs. The City should also initiate a study to determine the types of recreational programs desired within the community, how much participants are willing to pay for these services, and the best method for expanding programs within the community (i.e., city-provided programs, partnerships with nonprofits or school district, etc.). Potential recreation programs include youth and adult sports leagues, enrichment classes, after-school programs, and summer activities.
- Develop design standards for park development, including facility types, typical amenities, and material and construction standards.
- Unify park signage and create a cohesive branded park system that represents the City.

6-Year Parks Capital Facility Plan

The CFP table below lists the priority projects and the anticipated costs for these improvements. The CFP will serve as the guide for future City annual budget requests. Most of the improvements listed below are projects and improvement costs identified in the 2020 PROS plan that have been carried forward to this CFP. The Major Maintenance program estimates annual expenses needed to maintain major park assets across the system and is anticipated to address the repair and replacement of aging facilities.

Table 3-1 CPF Priority Projects

Project Name	Type	Classification	2025	2026	2027	2028	2029	2030	TOTAL
2026-2032 Parks, Recreation, and Open Spaces (PROS) Plan	Planning	Planning Document		\$100,000					\$100,000
Trail System Assessment & Connectivity Plan	Planning	Planning Document			\$100,000				\$100,000
Parks Revenue Program	Planning	Revenue Study	\$50,000						\$50,000
Carty Road Neighborhood Park 1 (Target Area I)	Acquire	Neighborhood Park					\$400,000		\$400,000
Carty Road Neighborhood Park 2 (Target Area J)	Acquire	Neighborhood Park						\$400,000	\$400,000
East Side Neighborhood Park (Target Area C)	Acquire	Neighborhood Park			\$400,000				\$400,000
Upper Gee Creek Neighborhood Park (Target Area K)	Acquire	Neighborhood Park				\$400,000			\$400,000
Greely Farms Parkland (Target Area I)	Acquire	Community Park	\$375,000						\$375,000
Ridgefield Community Center*	Development	Community Center	\$1,500,000						\$1,500,000
<i>Design & Engineering</i>			\$1,500,000						\$1,500,000
<i>Construction</i>									\$0
Abrams Park Redevelopment*	Development	Park Renovation			\$240,000	\$960,000			\$1,200,000
<i>Phase 1 Design & Engineering</i>					\$240,000				\$240,000
<i>Phase 1 Construction</i>						\$960,000			\$960,000
Boyse Park*	Development	Community Park	\$245,000			\$170,000	\$670,000		\$1,085,000
<i>Phase 1 Design/Build</i>			\$245,000						\$245,000
<i>Phase 2 Design & Engineering</i>						\$170,000			\$170,000
<i>Phase 2 Construction</i>							\$670,000		\$670,000
Paradise Pointe Park*	Development	Community Park	PIF Credits				\$428,400	\$1,713,600	\$2,142,000
<i>Phase 1 Design/Build</i>			PIF Credits						\$0
<i>Phase 2 Design & Engineering</i>							\$428,400		\$428,400
<i>Phase 2 Construction</i>								\$1,713,600	\$1,713,600

Table 3-2 CPF Priority Projects (continued)

Project Name	Type	Classification	2025	2026	2027	2028	2029	2030	TOTAL
Horns Corner Park*	Development	Community Park		\$400,000	\$1,600,000				\$2,000,000
<i>Design & Engineering</i>				\$400,000					\$400,000
<i>Construction</i>					\$1,600,000				\$1,600,000
Refuge Park (Dog Park)*	Development	Community Park				\$150,000	\$600,000		\$750,000
<i>Phase 2 Design & Engineering</i>						\$150,000			\$150,000
<i>Phase 2 Construction</i>							\$600,000		\$600,000
Gee Creek Trail - North Segment*	Development	Arterial Trail	\$220,000		\$1,010,000				\$1,230,000
<i>Design & Engineering</i>			\$220,000						\$220,000
<i>Construction</i>					\$1,010,000				\$1,010,000
Waterfront Park (Partnership Project)*	Development	Community Park							\$0
<i>Design & Engineering</i>									\$0
<i>Construction</i>									\$0
Abrams Park Improvement – Caretake House Demolition	Major Maint.	Stewardship	\$60,000						\$60,000
RORC Improvement – Field House Design/Build	Major Maint.	Stewardship	\$220,000						\$220,000
Playground Replacement – Onslow Nature Playground	Major Maint.	Stewardship	\$25,000						\$25,000
Park Preservation Program	Major Maint.	Stewardship		\$150,000	\$150,000	\$150,000	\$150,000	\$150,000	\$750,000
Park Preservation Program – RORC Specific	Major Maint.	Stewardship		\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$500,000
		TOTAL	\$2,695,000	\$750,000	\$3,600,000	\$1,930,000	\$2,348,400	\$2,363,600	\$13,687,000

Table 3-3 CPF Priority Projects (continued)

*Notes
Development Estimate Assume 20% for Design/Engineering
Ridgefield Community Center - Construction Costs to be considered with Partnership Developments
Abrams Park Redevelopment - Estimate Based on Master Plan and 2024 RCO Application
Boyse Park - Estimate Based on Master Plan and 2024 RCO Application
Paradise Pointe Park - Estimate Based on Master Plan
Horns Corner Park - Estimate Based on Previous Parks CFP
Refuge Park (Dog Park) - Estimate Based on Previous Parks CFP
Gee Greek Trail North Segment - Estimate Based on Approved FLAP Grant Funding
Waterfront Park - Costs to be considered with Partnership Development

Implementation

Funding for the proposed parks system will require the CFP to be implemented through a combination of City-funded improvements, privately developed facilities, and partnership projects. The current funding strategies for park and trail improvements include a range of funding mechanisms, including:

- General Funds are dedicated from the City's annual budget for developing or rehabilitating park facilities or equipment. General fund projects may include partnership projects, Public Works (e.g., trail development within the right of way), and the acquisition of multipurpose sites (e.g., regional stormwater facilities that may include walking paths).
- Park Impact Fees are collected on new developments within the City to fund the construction of new parks and trail facilities to meet the demand of new residents. In lieu of collecting impact fees, the City may elect to defer fees in exchange for developer or HOA-constructed and maintained facilities.
- Metropolitan Park Districts, authorized under Chapter 35.61 of the Revised Code of Washington, may be created to fund the planning, development, maintenance, and management of parks and recreation facilities. The City should study the viability of creating a park district to fund the development and operation of its park system.
- Partnerships with the Ridgefield School District, Port of Ridgefield, Clark County, and other non-profit organizations that allow for the development or operations of public recreation and open space projects. Partnerships include work performed by civic organizations, schools, and other volunteer groups.
- Grants are available from the Washington State Recreation and Conservation Office, Federal Highway Administration, and other dedicated grant sources for the development or enhancement of park and trail projects. Grant projects often require a local match, which may include City park impact and general funds.
- Other funding sources include voter and council-approved bonds.

PROS Plan Update

Following the adoption of the CFP, the City should initiate an update to the 2020 PROS plan starting in late 2025. The PROS plan update will take approximately 12 months to complete, including public engagement and council adoption. The planning process should include the following elements:

- Update the PROS plan goals and objectives with a focus on universal accessibility, connectivity between trails and parks, and equitable distribution of park and trail facilities throughout the City.
- Conduct park-focused public and stakeholder engagement to refine community needs and desires.
- Evaluate current and future recreation trends.
- Based on community input, update the park inventory and classification system.
- Confirm the level of service and assess the needs of the City's park system based on community input.
- Develop a detailed capital plan with planning, design, and construction cost estimates.
- Prepare an implementation plan identifying strategies and funding options for building the park system.

Trail Connectivity Plan

In addition to updating the PROS plan, the City should develop a standalone Trail Connectivity & System Plan to identify missing links in the trail network and guide long-term planning for a fully connected trail system. The trail plan should focus on enhanced connectivity between downtown Ridgefield, the areas around Pioneer Street, and west of the 35th Avenue roundabout.



Parks, Trails, and Recreation Capital Facilities Plan

Parks Board of Commissioners
March 12, 2025



Introduction

Project Overview

- The Park, Trail, and Recreation Capital Facilities Plan (CFP) is a component of the Envision Ridgefield 2045 Comprehensive Plan Project
- Outlines capital projects for Parks and Trails over the next six years.

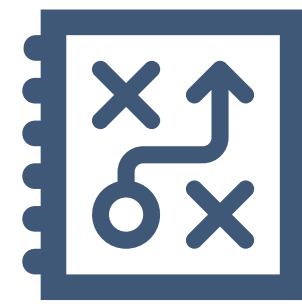
Tonight's Discussion

- Overview of Parks Capital Project process and order of operations
- Discuss Project Prioritization Principles
- Discuss 2025 Capital Facilities Plan Draft
- Provide Feedback to Staff to Plan Refinement

Tonight's Objective

Provide Feedback and Input to Staff on the Parks CFP and its prioritization

Why Have a Parks and Trails CFP?



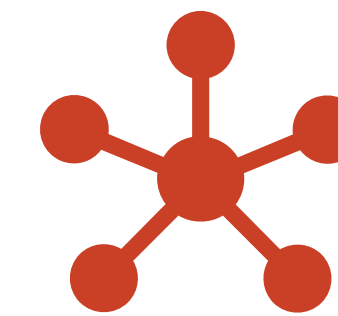
Community Involvement & Strategic Planning

- **Public Engagement:** Involves residents in shaping the future of Parks, Trails, and Recreation.
- **Comprehensive Plan Alignment:** Ensures future planning documents (PROS Plan, Budget Requests, etc.) are aligned with Envision Ridgefield 2045.



Efficient Use of Limited Resources

- **Fiscal Stewardship:** Balances community desires with financial and staff capacity.
- **Transparency and Accountability:** Provides a structured, realistic approach aligned with Council priorities and goals.



System-Focused Lens for Park and Trail Facilities

- **Interconnect Parks & Rec:** Ensures Parks, trails, and recreation facilities complement each other.
- **Realistic and Achievable:** Ensures logical project order of operations, sustainable cadence, and strategic budgeting.

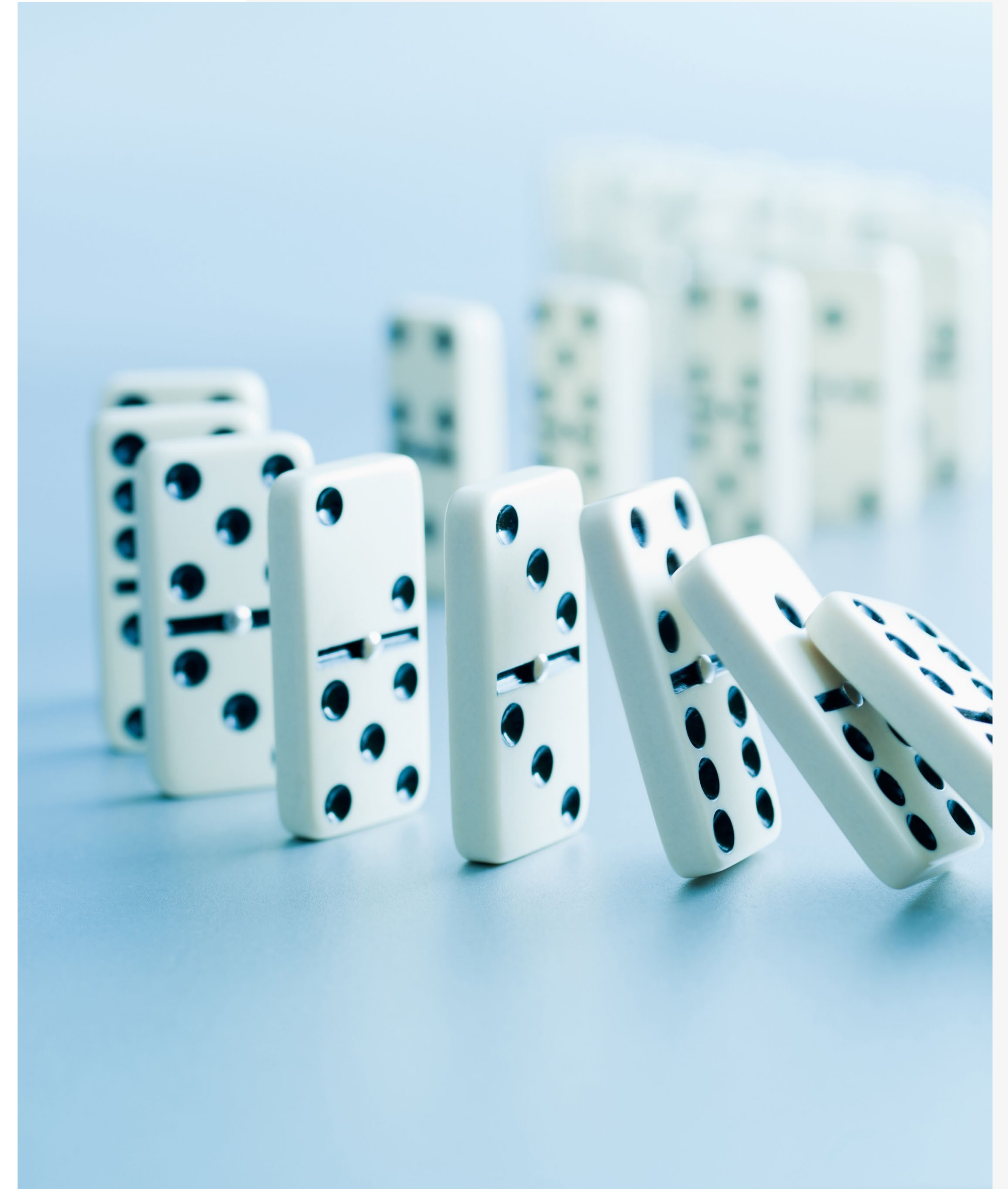
System-Level Approach

Cohesive System

- Parks and Trails interact and support one another
- Classifications (Ex. Community, Neighborhood, Pocket)
- To serve a diverse user set and population.

Concepts to Consider

- **Project Order of Operations** – logical progression from acquisition to construction
- **Project Cadence** – staggered projects to ensure continuous progress
- **Resource Capacity** – aligning staffing and funding needs and capabilities.
- **Budgeting** – realistic financial planning and grant alignment.



Classification of Capital Projects



PLANNING



- PROS Plan
- Master Planning
- Other City Planning Opportunities



Major Maintenance



- Replacement of Aging Assets
- Costly Routine Improvements
- Unexpected Capital Improvements



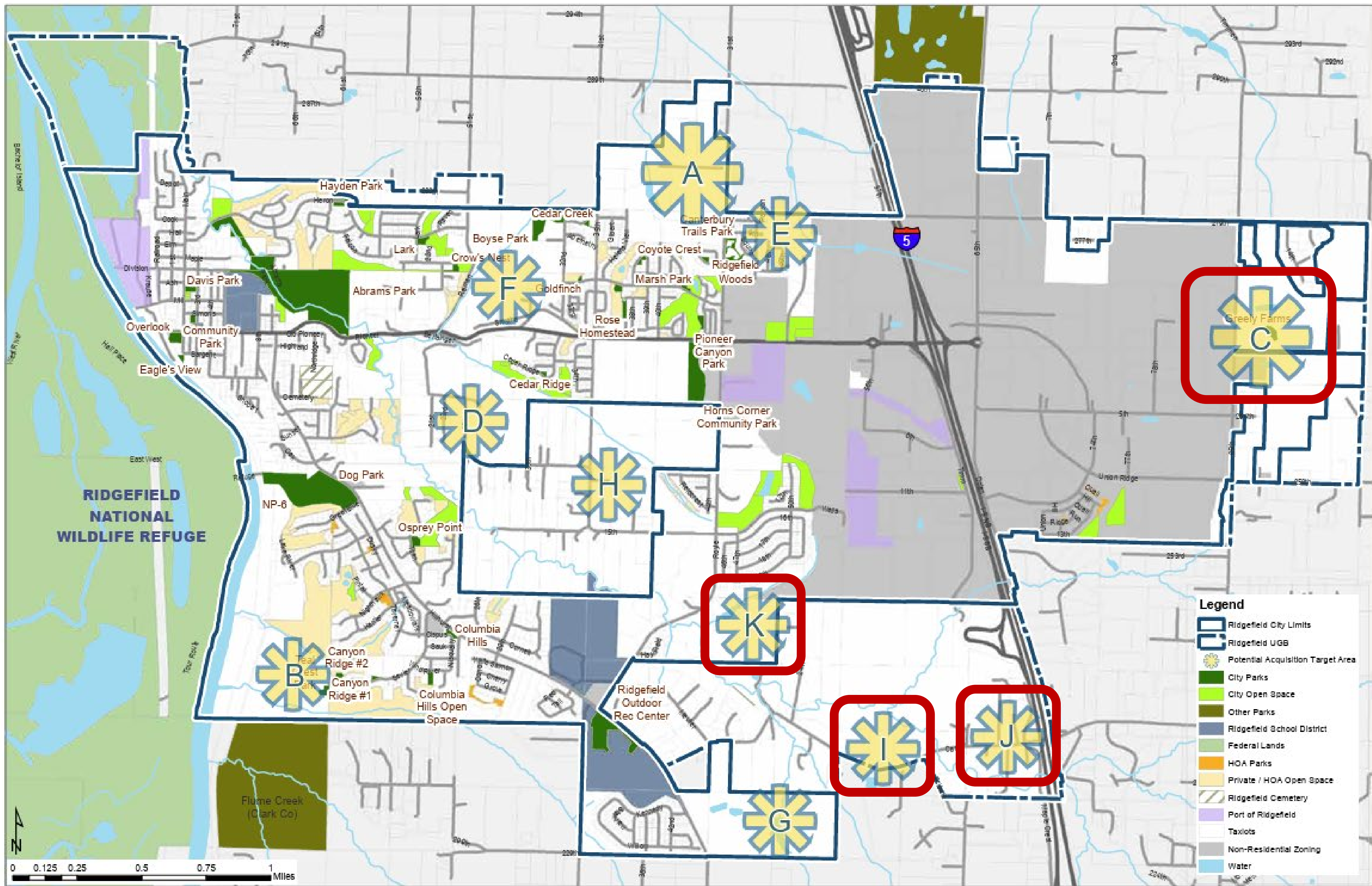
Development



- Land Acquisition
- Design & Permitting
- Facility Construction

CFP Land Acquisitions - DRAFT

Project Title	Source of Project	Previous Actions	Next Steps & Projected Costs
Greely Farms Park Land <i>(Acquisition Target Area C)</i>	2020-2026 PROS Plan CFP	Approved in 2025 Budget	2025 Parkland Purchase (\$375,000)
East Side Neighborhood Park <i>(Acquisition Target Area C)</i>	2020-2026 PROS Plan CFP	No Activity	2027 Parkland Purchase (\$400,000)
Upper Gee Creek Neighborhood Park <i>(Acquisition Target Area K)</i>	2020-2026 PROS Plan CFP	No Activity	2028 Parkland Purchase (\$400,000)
Carty Road Neighborhood Park 1 <i>(Acquisition Target Area I)</i>	2020-2026 PROS Plan CFP	No Activity	2029 Parkland Purchase (\$400,000)
Carty Road Neighborhood Park 2 <i>(Acquisition Target Area J)</i>	2020-2026 PROS Plan CFP	No Activity	2030 Parkland Purchase (\$400,000)



Map 6: Acquisition Target Areas

CFP Design/Eng. & Construction – DRAFT

Project Title	Source of Project	Previous Actions	Next Steps & Projected Costs
Ridgefield Community Center Design & Engineering Construction	Council Direction	Design & Eng. Approved in 2025 Budget	2025 Design & Engineering (\$1,500,000) 2026 Construction (TBD)
Abrams Park Redevelopment (Various Phases) Design & Engineering Construction	2020-2026 PROS Plan CFP	Master Plan Completed in 2024	2027 Phase 1 Design & Eng. (\$240,000) 2028 Phase 1 Const. (\$960,000)
Boyse Park Phase 2 Design & Engineering Construction	2020-2025 PROS Plan CFP	Master Plan Compete in 2023 Phase 1 Design/Build in 2025 (2024 Rollover)	2025 Design/Build (\$245,000) 2028 Phase 2 Design & Eng. (\$170,000) 2029 Phase 2 Const. (\$670,000)
Paradise Pointe Park Phase 2 Design & Engineering Construction	2020-2025 PROS Plan CFP	Master Plan Completed in 2024 Phase 1 Design/Build in 2025	2029 Phase 2 Design & Eng. (\$428,000) 2030 Phase 2 Construction (\$1,713,600)
Horns Corner Park Design & Engineering Construction	2020-2025 PROS Plan CFP	Master Plan Completed in 2023	2026 Design & Eng. (\$400,000) 2027 Construction (\$1,600,000)
Refuge Park Phase 2 (Dog Park) Design & Engineering Construction	2020-2026 PROS Plan CFP	Master Plan Completed in 2022	2028 Design & Eng. (\$150,000) 2029 Construction (\$600,000)
Gee Creek Trail – North Segment Design & Engineering Construction	2020-2025 PROS Plan CFP	Master Plan Completed in 2021 Design & Eng. Approved in 2025 Budget	2025 Design & Eng. (\$220,000) 2027 Construction (\$1,010,000)
Waterfront Park (Partnership Project) Design & Engineering Construction	2020-2026 PROS Plan CFP	Master Plan Completed in 2024	TBD Design & Eng. (TBD) TBD Construction (TBD)

CFP Planning Projects - DRAFT

Project Title	Source of Project	Previous Actions	Next Actions & Projected Costs
Parks Revenue Program	Council Direction	Approved in 2025 Budget	2025 Contracted Services (\$50,000)
2026-2032 Parks, Recreation, and Open Spaces (PROS) Plan	Growth Management Act	2020-2026 PROS Plan Expires in Jan 2027	2026 Contracted Services (\$100,000)
Trail System Assessment & Connectivity Plan	New	No Activity	2027 Contracted Services (\$100,000)

CFP Major Maintenance - DRAFT

Project Title	Source of Project	Previous Actions	Next Steps & Projected Costs
Abrams Park Improvement <i>Caretaker House Demolition</i>	Council Direction	Approved in 2025 Budget	2025 Improvement (\$60,000)
RORC Improvement <i>Field House Design/Build</i>	Council Direction	Approved in 2025 Budget	2025 Improvement (\$220,000)
Playground Replacement <i>Onslow Nature Play</i>	Council Direction	Approved in 2025 Budget	2025 Improvement (\$25,000)
Park Preservation Program (Major Maintenance) <i>(Replacing Playgrounds, Parking Lots, etc.)</i>	New	N/A	Annual Park Preservation Fund (\$150,000)
Park Preservation Program – RORC Specific <i>(Safety Nets, Turf, Parking Lot, etc.)</i>	New	N/A	Annual Park Preservation Fund - RORC (\$100,000)

DRAFT_2025 Parks Capital Facilities Program

(as of 03/04/2025)

Project Name	Type	Classification	2025	2026	2027	2028	2029	2030	TOTAL
2026-2032 Parks, Recreation, and Open Spaces (PROS) Plan	Planning	Planning Document		\$100,000					\$100,000
Trail System Assessment & Connectivity Plan	Planning	Planning Document			\$100,000				\$100,000
Parks Revenue Program	Planning	Revenue Study	\$50,000						\$50,000
Carty Road Neighborhood Park 1 (Target Area I)	Acquire	Neighborhood Park					\$400,000		\$400,000
Carty Road Neighborhood Park 2 (Target Area J)	Acquire	Neighborhood Park						\$400,000	\$400,000
East Side Neighborhood Park (Target Area C)	Acquire	Neighborhood Park			\$400,000				\$400,000
Upper Gee Creek Neighborhood Park (Target Area K)	Acquire	Neighborhood Park				\$400,000			\$400,000
Greely Farms Parkland (Target Area I)	Acquire	Community Park	\$375,000						\$375,000
Ridgefield Community Center*	Development	Community Center	\$1,500,000						\$1,500,000
Design & Engineering			\$1,500,000						\$1,500,000
Construction									\$0
Abrams Park Redevelopment*	Development	Park Renovation			\$240,000	\$960,000			\$1,200,000
Phase 1 Design & Engineering					\$240,000				\$240,000
Phase 1 Construction						\$960,000			\$960,000
Boyse Park*	Development	Community Park	\$245,000			\$170,000	\$670,000		\$1,085,000
Phase 1 Design/Build			\$245,000						\$245,000
Phase 2 Design & Engineering						\$170,000			\$170,000
Phase 2 Construction							\$670,000		\$670,000
Paradise Pointe Park*	Development	Community Park	PIF Credits				\$428,400	\$1,713,600	\$2,142,000
Phase 1 Design/Build			PIF Credits						\$0
Phase 2 Design & Engineering							\$428,400		\$428,400
Phase 2 Construction								\$1,713,600	\$1,713,600
Horns Corner Park*	Development	Community Park		\$400,000	\$1,600,000				\$2,000,000
Design & Engineering				\$400,000					\$400,000
Construction					\$1,600,000				\$1,600,000
Refuge Park (Dog Park)*	Development	Community Park				\$150,000	\$600,000		\$750,000
Phase 2 Design & Engineering						\$150,000			\$150,000
Phase 2 Construction							\$600,000		\$600,000
Gee Creek Trail - North Segment*	Development	Arterial Trail	\$220,000		\$1,010,000				\$1,230,000
Design & Engineering			\$220,000						\$220,000
Construction					\$1,010,000				\$1,010,000
Waterfront Park (Partnership Project)*	Development	Community Park							\$0
Design & Engineering									\$0
Construction									\$0
Abrams Park Improvement - Caretake House Demolition	Major Maint.	Stewardship	\$60,000						\$60,000
RORC Improvement - Field House Design/Build	Major Maint.	Stewardship	\$220,000						\$220,000
Playground Replacement - Onslow Nature Playground	Major Maint.	Stewardship	\$25,000						\$25,000
Park Preservation Program	Major Maint.	Stewardship		\$150,000	\$150,000	\$150,000	\$150,000	\$150,000	\$750,000
Park Preservation Program - RORC Specific	Major Maint.	Stewardship		\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$500,000
TOTAL			\$2,695,000	\$750,000	\$3,600,000	\$1,930,000	\$2,348,400	\$2,363,600	\$13,687,000

*Cost Estimates are based on adopted master plans, previous grant applications, or the 2020 Parks CFP.

Implementation & Funding Models

- General Funds

Annual budget allocation for developing or rehabilitating parks and equipment. May include partnership projects and public works (e.g., trail development).

- Partnerships

Collaboration with local organizations (e.g., Ridgefield School District, Port of Ridgefield) to develop and maintain parks and open spaces.

- Park Impact Fees

Fees collected from new developments to fund park and trail facilities, or developer constructed facilities.

- Grants

Funding from the Washington State Recreation and Conservation Office, Federal Highway Administration, and other grant sources.

- Metropolitan Park District

Potential creation of a district to fund planning, development, and management of parks and recreation facilities

- Other Funding

Revenue generation opportunities to be explored in the Parks Revenue Program

Parks Board Discussion

Systems-Level Approach Feedback

- Do the proposed planning concepts align with your vision for park projects?
Any changes or additions?

Prioritization Criteria

- What factors should guide project prioritization (e.g., community demand, geographic equity)? What criteria should determine when phasing is appropriate or not?

Project Preferences

- Are there specific projects or amenities you'd recommend to add, remove, or emphasize?

Final Direction

- Does the draft Parks CFP reflect the city's priorities? What adjustments need to be made?



What's Next





Contact Us

*Public Works Department
Parks, Trails, and Recreation Division*

Corey Crownhart, MSML

(he/him)

Title: Parks Manager

Phone: (360) 887-6010

Email: corey.crownhart@ridgefieldwa.us

Thank You

The City of Ridgefield, Washington