



**RIDGEFIELD PARKS BOARD
MEETING AGENDA**

**Wednesday, February 12, 2020
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 address. Comments are limited to three minutes. Written comments may be submitted to the Clerk prior to the meeting.

III. CONSENT AGENDA

- 1. Approval of Minutes from Wednesday, 1/8/20 Meeting**

IV. MEMBER REPORT

- 1. Harper's Playground Update, Marie Bouvier**

V. OLD BUSINESS

- 1. Park Naming Update, Bryan Kast**

VI. NEW BUSINESS

- 1. Parks & Trails Volunteer Program, Bryan Kast**
- 2. 2020 Comprehensive Parks Plan/CFP Update, Steve Duh**
- 3. Horns Corner Debrief, Bryan Kast**

VII. 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 address. Comments are limited to three minutes. Written comments may be submitted to the Clerk prior to the meeting.

VIII. STAFF REPORTS

- 1. Public Works Update**

IX. FROM THE BOARD

- 1. Board Member Updates**
- 2. Council Update**
- 3. Requests from the Board for Upcoming Meetings**

X. ADJOURN

**Parks Board Agenda Packet is available at the following link:
<http://ridgefieldwa.iqm2.com/Citizens/>**



CITY OF RIDGEFIELD, WASHINGTON

Parks Board MEETING MINUTES

January 8, 2020

Regular Meeting - 12:00 AM

GENERAL SESSION CALL TO ORDER - 6:30 PM - [6:30 PM](#)

FLAG SALUTE

ROLL CALL

Attendee Name	Title	Status	Arrived
Rian Davis	Board Member	Present	
Christopher Gudger-Raines	Board Member	Present	
Beth Bicknell	Board Member	Excused	
Kimberly Stenbak	Board Chair	Present	
Rachel Coker	Board Member	Present	
John Rose	Board Member	Present	
Marie Bouvier	Board Member	Excused	

MOTION BOARD MEMBER DAVIS MOVED TO EXCUSE BOARD MEMBERS MARIE BOUVIER AND BETH BICKNELL FROM THE MEETING

SECOND: Board Member Rose

Vote - all ayes

Vote - no nays

Motion Passed

LATE CHANGES TO THE AGENDA

None

4. Oath of Office, Christopher Gudger-Raines

Board Member Christopher Gudger-Raines recited his Oath of Office.

PUBLIC COMMENT - [6:31 PM](#)

None

CONSENT AGENDA - [6:32 PM](#)

MOTION TO ACCEPT THE MINUTES AS PRESENTED.

Minutes Acceptance: Minutes of Jan 8, 2020 12:00 AM (CONSENT AGENDA)

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	John Rose, Board Member
SECONDER:	Rachel Coker, Board Member
AYES:	Davis, Gudger-Raines, Stenbak, Coker, Rose
EXCUSED:	Bicknell, Bouvier

1. Approval of Minutes from Wednesday, 12/11/19 Meeting

MEMBER REPORT - [6:35 PM](#)

1. Harper's Playground Update, Marie Bouvier

Move this presentation to February's meeting since Board Member Bouvier was not present.

OLD BUSINESS - [6:41 PM](#)

1. 2020 Work Plan - [6:41 PM](#)

Chair Kimberly Stenbak presented a copy of the 2020 Work Plan and opened it up for discussion. City Council asked for the following items to be added:

- Provide amenities and design recommendations for the Overlook Park Annex
- Update the Refuge Park Plan
- Provide design recommendations for the Boyce property soon to be acquired by the City
- Make recommendations on a new location for a skate park and park features

MOTION TO APPROVE THE 2020 WORK PLAN AS REVISED.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Rachel Coker, Board Member
SECONDER:	John Rose, Board Member
AYES:	Davis, Gudger-Raines, Stenbak, Coker, Rose
EXCUSED:	Bicknell, Bouvier

NEW BUSINESS - [7:08 PM](#)

1. Gretsich Community Park, Site Visit

Bryan visited the location of the future community park. Parks Board Members will meet on site Saturday, February 8, at 10:00 am to discuss future planning.

PUBLIC COMMENT - [7:13 PM](#)

None

STAFF REPORTS - [7:13 PM](#)

Public Works Update

None

FROM THE BOARD - [7:13 PM](#)

Board Member Updates

Board Member Rose proposed having a popup booth at 1st Saturdays as a way to engage with the community on parks and trails related questions. Board Members inquired about getting hats or t-shirts with the City's logo and Parks Board on it. Staff will check into it.

Chair Kimberly Stenbak, next month a girl scout group will present their interest in putting in bat houses in some of Ridgefield parks, the Garden Club is looking to do some enhancements at the Eagles View Park and Council man, Ron Onslow, talked about moving forward with the Nature Play park at Abrams.

Council Update

Requests from the Board for Upcoming Meetings

Steve Duh will share his final review of the 2020 Comprehensive Plan at next month's meeting.

ADJOURN - [7:23 PM](#)

Lisa Blake, PW Administrative Assistant

Kimberly Stenback, Chair

Minutes Acceptance: Minutes of Jan 8, 2020 12:00 AM (CONSENT AGENDA)

2020-2025 Parks & Recreation Capital Facilities Plan

BACKGROUND

The purpose of the Parks and Recreation element of the City's Capital Facilities Plan (CFP) is to prioritize park projects together with a financing plan for the next six years. The CFP is the critical path the City must follow in order to carry out the City's vision for parks as articulated in the City's 2020 Parks, Recreation and Open Space Plan, expressed as follows:

“Ridgefield envisions an interconnected community with a park, trail, and greenway system that contributes to the City's small town character; provides a variety of recreation opportunities, and is an integral part of the community.”

This vision provided the foundation for the goals, objectives, recommendations and guidelines found in the 2016 Ridgefield Urban Area Comprehensive Plan and the 2020 Parks, Recreation and Open Space (PROS) Plan. This Capital Facilities Plan implements the City's Comprehensive Plan and the 2020 PROS Plan by elevating park priorities based on current needs and available funding sources. While the 2020 PROS Plan has a six-year horizon and is broad in perspective, this CFP should be updated on an annual basis to reflect completed projects, revisions to funding allocations and as a component of the Parks Board's work program.

This parks element of the CFP is intended to be realistic in terms of its ability to implement projects based on available funding and balanced together with the city-wide demands. To accomplish this, park priorities are organized based not only on need derived from adopted level-of-service standards, but also on funding opportunities such as grants. The most important component of this document is the “Six-Year Capital Facilities Plan” (Table 5) located toward the end of this chapter. The other sections in this chapter provide a basis for the six-year CFP and are more fully developed in the 2020 PROS Plan.

This document is organized by the following sections:

- **Regulatory Requirements:** Provides an overview of state policies.
- **Inventory:** Describes the amount and type of park and recreation facility resources.
- **Level of Service & Future Demand:** Provides an analysis of park needs based on the level-of-service standards.
- **Six-Year Capital Facilities Plan:** Identifies park priorities for the next six years and associated financing.
- **Intergovernmental Coordination Opportunities:** Describes potential opportunities for interagency coordination for park and recreation facility enhancements.
- **Financing Sources:** Lists potential revenue options for park capital improvements.

REGULATORY REQUIREMENTS

Washington State Growth Management Act

The state Growth Management Act (GMA) establishes many of the requirements for the capital facilities element (or chapter) to the Comprehensive Plan. 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).

GMA requires that the capital facilities element include an inventory of existing publicly owned capital facilities, a forecast for the future needs for new or expanded facilities, and a six-year plan to indicate from what sources the identified future facilities will be financed (RCW 36.70a.070(3)). GMA defines public facilities to include roadways, street lighting, sidewalks, traffic signals, domestic water systems, storm and sanitary sewer systems, parks and recreational facilities, and schools. The capital facilities element is intended to provide a general assessment of major public services which impact land use issues, rather than a detailed analysis of every service provided by government.

Additionally, GMA adds that the park and recreation element that implements, and is consistent with, the capital facilities plan element include an estimates of park and recreation demand for at least a ten-year period, an evaluation of facilities and service needs, and an evaluation of intergovernmental coordination opportunities to provide regional approaches for meeting park and recreational demand (RCW 36.70a.070(8)).

PARKS & RECREATION INVENTORY

Parks & Greenways

The City of Ridgefield currently provides 127 acres of public parks and recreation facilities distributed among 29 sites and with an additional number of greenway parcels that comprises over 101 acres of conserved public open space. This system of parks supports a range of active and passive recreation experiences. In addition, the City provides athletic fields for soccer and baseball, a skate park and approximately 11.3 miles of trails.

Ridgefield residents also can access additional parks, trails, open spaces and recreational facilities provided by the Ridgefield Wildlife Refuge, the Port of Ridgefield, Clark County, the Ridgefield School District and other entities.

The City currently does not currently offer recreation programs, although organized sports are provided by private youth leagues, and the School District offers some additional programming for adults through the community education program

Parkland is classified to assist in planning for the community’s recreational needs. The Ridgefield park system is composed of a hierarchy of various park types, each offering recreation and/or natural area opportunities. Separately, each park type may serve only one function, but collectively the system will serve the full range of community needs. Classifying parkland by function allows the City to evaluate its needs and to plan for an efficient, cost effective and usable park system that minimizes conflicts between park users and adjacent uses. The maps on pages 13 and 14 identify the locations of existing and proposed parks and trails in Ridgefield, and Table 1 on the following page shows total park land inventory based on size and park classification.

Table 1. Existing Inventory: City-owned Park Lands

Park Type / Name	Classification	Acreage
Community Parks		
Abrams Park	Community	44.20
Greely Farms (undeveloped)	Community	2.12
Gretsch Community Park (undeveloped)	Neighborhood	8.07
Ridgefield Outdoor Rec Center	Community	35.00
Neighborhood Parks		
Boyse Park (undeveloped)	Neighborhood	5.28
Canterbury Trails (undeveloped)	Neighborhood	1.00
Davis Park	Neighborhood	0.48
Hayden Park	Neighborhood	1.72
NP-6 Park (undeveloped)	Neighborhood	16.60
Rose Homestead Park	Neighborhood	1.09
Pocket Parks		
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 / Horn Family Park	Pocket Park	0.20
Columbia Hills Open Space	Pocket Park	0.56
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 Canyon (undeveloped)	Pocket Park	0.59
Ridgefield Woods Park	Pocket Park	0.24
Teal Crest (undeveloped)	Pocket Park	0.79
Special Use Facilities		
Community Park	Special Facility	0.37
Dog Park	Special Facility	4.06
Overlook Park	Special Facility	1.16
Total		127.3

Trails

Since 2005, Ridgefield has developed additional public trails through coordination with residential development. There are a number of trails within new neighborhoods, some of which include segments of the planned Gee Creek Trail. The City of Ridgefield has 1.48 miles of trails in Abrams Park, along Gee Creek, and parallel to Reiman Road. Trails also exist in the Bellwood Heights, Heron Ridge, Cedar Ridge, Pioneer Canyon, Canyons Ridge, Osprey Pointe and Wishing Wells subdivisions. Citywide, Ridgefield offers 11.3 miles of trails, but some trail segments consist of informal paths with limited constructed improvements. The Ridgefield National Wildlife Refuge also provides 3.6 miles of trails.

School Facilities

In partnership between the Ridgefield School District and the City, the recently constructed Ridgefield Outdoor Recreation Complex located at the Ridgefield High School offers all-weather sports fields for school and community baseball, softball, and soccer. The new complex illustrates the importance of schools as a community resource for recreation facilities, such as sports fields and playgrounds. Ridgefield High School, View Ridge Middle School and Union Ridge Elementary School are important sites for community recreation, as well as education. The Ridgefield School District also provides community programming for the public, in addition to its interscholastic and intramural athletic programs for district students.

Resources within the Ridgefield Planning Area

The Port of Ridgefield and the U.S. Fish and Wildlife Service provide important recreation resources within the Ridgefield planning area. These resources are listed in Table 2.

Table 2. Existing Inventory: Other Open Space Lands

Resource	Owner	Acreage
Ridgefield Cemetery	City of Ridgefield	9.79
Ridgefield National Wildlife Refuge	US Fish and Wildlife	5,150.00
Boat Launch	Port of Ridgefield	0.18
Kayak Launch	Port of Ridgefield	0.10
Flume Creek Conservation Area	Clark County	160.00
Total		5,320.07

LEVEL OF SERVICE & FUTURE DEMAND

A level of service (LOS) review was conducted in the 2020 PROS Plan as a means to understand the distribution of parkland acreage by classification and for a broader measure of how well the City is serving its residents with access to parks, trails and greenways. Service standards are the adopted guidelines or benchmarks the City is trying to attain with their parks system and are expressed as a population based metric (i.e., acres per 1,000 residents). The level of service is a snapshot in time of how well the City is meeting the adopted standards. The LOS assessment quantified the need for park and recreation facilities and applied the adopted service standard to determine current and future facilities needs by classification.

Park Needs

Table 3 shows park land needs by type. Applying the service standard to the 2030 population indicates that Ridgefield will need an additional 22 acres of active-use parkland to serve future needs.

Table 3. Standards & Levels of Service by Park Classification

Type	Adopted Standard	Inventory**	Current Level of Service	2030 Demand	2030 Surplus (Deficit)
Community Park	6 ac/000	89.4	10.05 ac/000	112.3	(22.9)
Neighborhood Park	1.56 ac/000	30.1	3.38 ac/000	29.2	0.9
Pocket Park	--- ac/000	7.3	0.82 ac/000	---	N/A
Greenway	9.5 ac/000	271.3	30.5 ac/000	177.9	93.5
Special Facilities	--- ac/000	5.6	0.63 ac/000	---	N/A
		403.6	45.38 ac/000		

** NOTE: Inventory column includes undeveloped NP-6 and Rosauer, along with private HOA parks and open space tracts.

Community Parks

The existing LOS in 2020 for community parks is 10 acres per 1,000 residents, which represents a surplus of 4 acres per 1,000 above the adopted standard. However, with the projected population growth for Ridgefield, the total projected demand for community park land in 2030 is 112 acres, representing a future need for 22 additional acres of community park land.

Neighborhood Parks

The existing LOS for neighborhood parks is 3.4 acres per 1,000 residents, which represents a surplus of 1.84 acres per 1,000 above the adopted standard of 1.56 acres per 1,000. The total projected demand for neighborhood park land in 2030 is 29 acres, which can be accommodated with the existing inventory of neighborhood park land.

Pocket Parks

Due to their small size and limited recreation opportunities, pocket parks exist at the expense of alternative recreation amenities desired by Ridgefield residents near their homes. These parks also are costly to maintain on a per acre basis, creating maintenance inefficiencies. Thus, they are not recommended for the future. No level of service standard is recommended for pocket parks.

Greenways

Greenways are undeveloped lands primarily left in a natural state with recreation use as a secondary objective. Greenways may serve as trail corridors, and low-impact or passive activities, such as walking, nature observation and fishing may be allowed, where appropriate. The existing LOS for greenways is 30.5 acres per 1,000 residents, which represents a surplus of 21 acres per 1,000 above the adopted standard of 9.5 acres per 1,000. The total projected demand for greenways in 2030 is 178 acres, which can be accommodated with the existing inventory of greenway lands.

Special Facilities

Special use areas include single-purpose recreational areas or stand-alone sites designed to support a specific, specialized use. This classification includes stand-alone sports field complexes, waterfront facilities, community centers, community gardens or sites occupied by buildings. No standards exist or are proposed concerning special facilities, since facility size is a function of the specific use.

Recreation Facility Needs

The following outlines the standards and needs for recreation facilities.

Table 4. Standards & Levels of Service by Park Classification

Type	Adopted Standard	Inventory*	Current Level of Service	2019 Demand	2019 Surplus (Deficit)	2030 Demand	2030 Surplus (Deficit)
Trails	0.75 mi/1,000	11.3	1.27 mi/1,000	6.7	4.63	14.0	(2.74)
Baseball Fields	1 field/3,000	7	2.3 fields/3,000	3.0	4.04	6.2	0.76
Soccer Fields	1 field/2,000	8	1.8 fields/2,000	4.4	3.55	9.4	(1.36)

* NOTE: Inventory column includes Ridgefield Outdoor Recreation Complex.

Trails

Ridgefield has 11.3 miles of developed trails within the planning area. The adopted service standard for recreational trails is 0.75 miles per 1,000 residents. Using this standard, the projected 2030 demand for trails is 14 miles, representing a future need for 2.7 miles of additional trails.

Baseball / Softball

With the recent construction of the Ridgefield Outdoor Recreation Complex with its ballfields, the current level of service for baseball and softball fields exceeds the adopted standard. The projected 2030 demand is for at least six baseball and softball fields, which can be accommodated by the current inventory of fields.

Soccer Fields

A future demand for soccer fields still exists in Ridgefield, even with the completion of the Ridgefield Outdoor Recreation Complex. The projected 2030 demand is for 10 soccer fields, representing a future need for 2 additional soccer fields.

SIX-YEAR CAPITAL FACILITIES PLAN

Ridgefield has many park needs. While all of the projects included within 2020 PROS Plan are community priorities designed to meet the community's demand for facilities, a short-term capital facilities plan is needed to guide the first phase of implementation.

Table 5 provides a Six-Year Capital Facilities Plan (CFP) for years 2020-2025. This should be reviewed and updated annually, as part of the development of the annual work plan.

Table 5. 6-Year Capital Facilities Plan

Project	Description	Total	Funding Sources
Abrams Park	Implement master plan improvements	\$ 650,000	PIF, Grant, REET, TBD
Canyon Ridge #1 Park	Playground ramp	\$ 6,000	PIF, GF
Cedar Creek Park	Playground ramp	\$ 6,000	PIF, GF
Columbia Hills Open Space	Picnic table on ADA route	\$ 8,000	PIF, GF
Columbia Hills Park	Playground ramp	\$ 6,000	PIF, GF
Community Park Acquisition	Park acquisition area C	\$ 500,000	PIF, Grant
Coyote Crest Park	Shade structure, playground ramp	\$ 12,000	PIF, GF, REET
Crows Nest Park	Shade structure, playground ramp	\$ 12,000	PIF, GF, REET
Davis Park	Paved pathway, playground ramp	\$ 20,000	PIF, GF, REET
Dog Park	ADA parking and accessible route pavement	\$ 9,000	PIF, GF, REET
Eagle's View Park	New pathway pavement and picnic platforms	\$ 35,000	GF, REET
Flume Creek Trail	Trail extension to Flume Creek	\$ 500,000	PIF, Grant, REET
Gee Creek Trail	Abrams to Heron Drive	\$ 100,000	PIF, Grant, REET
Gee Creek Trail	Heron Drive to Refuge - secure access	\$ 850,000	PIF, GF
Gee Creek Trail	Abrams to RHS - secure access	\$ 350,000	PIF, GF
Gee Creek Trail	Abrams to Osprey Point - design & construction	\$ 350,000	PIF, Grant, REET
Goldfinch Park	Playground ramp	\$ 6,000	GF, REET
Lark Park	Small shelter, accessible route, playground ramp	\$ 45,000	PIF, GF, Grant, REET
Marsh Park	Shade structure, playground ramp	\$ 15,000	PIF, GF, Grant, REET
Neighborhood Park Acquisition	Park acquisition area B	\$ 300,000	PIF, Grant
Neighborhood Park Acquisition	Park acquisition area G	\$ 800,000	PIF, Grant
Neighborhood Park Acquisition	Park acquisition area F	\$ 200,000	PIF, Grant
NP-6	Park development - phase 1	\$ 450,000	PIF, Grant, REET
Osprey Pointe Park	Playground upgrade, picnic table, bench, path.	\$ 50,000	PIF, GF, Grant, REET
Ridgefield Woods Park	Playground addition & skate spot	\$ 65,000	PIF, Grant, REET
Rose Homestead Park	Picnic shelter w/ paved path	\$ 55,000	PIF, Grant, REET
Skate Park	Acquisition for future skate park location	\$ 450,000	PIF, Grant, REET
Smythe Road Trail	Trail along Smythe Road	\$ 600,000	PIF, Grant, REET
Waterfront Park	Design & construct park w/ non-motorized boat launch	\$ 2,000,000	PIF, Grant, REET, TBD
TOTAL		\$ 8,450,000	

IMPLEMENTATION STRATEGIES

Inter-Departmental Coordination

Internal coordination between the Public Works and Community Development Departments can increase the potential of discrete actions toward the implementation of the proposed recreational trail network, which relies in part on street right-of-way enhancements, and in the review of development applications with consideration toward potential parkland acquisition areas, planned trail corridors and the need for easement or set-aside requests.

Volunteer & Community-based Action

Volunteers and community groups already contribute to the improvement of parks and recreation services in Ridgefield. Volunteer projects include tree planting and community event support, among others. Ridgefield should maintain and update a revolving list of potential small works or volunteer-appropriate projects for the website, while also reaching out to the high schools to encourage student projects. While supporting organized groups and community-minded individuals continues to add value to the Ridgefield parks and recreation system, volunteer coordination requires a substantial amount of staff time, and additional resources may be necessary to more fully take advantage of the community's willingness to support park and recreation efforts.

Enhanced Local Funding

According to the City budget, Ridgefield maintains reserve debt capacity for councilmanic bonds and voter approved debt. Community conversations regarding the need for a community recreation center and the potential to bundle several projects from the capital facilities plan warrant a review of debt implications for the City, along with the need to conduct polling of voter support for such projects.

Park Impact Fees

Park Impact Fees (PIF) are imposed on new development to meet the increased demand for parks resulting from the new growth. PIF can only be used for parkland acquisition, planning, and/or development. They cannot be used for operations, maintenance or repairs of parks and facilities. The City of Ridgefield currently assesses impact fees, but the City should review its PIF ordinance and update the methodology and rate structure as appropriate to be best positioned to obtain future acquisition and development financing from renewed residential development. The City should prioritize the usage of PIF to secure additional neighborhood parkland and consider the potential to match PIF with a councilmanic or voter-approved bond to have the requisite capital to purchase key properties and develop new park amenities.

Grants

Several state and federal grant programs are available on a competitive basis, including WWRP, ALEA, USDA, FAST-Act. Pursuing grants is not a panacea for park system funding, since grants are both competitive and often require a significant percentage of local funds to match the request to the granting agency, which depending on the grant program can be as much as 50% of the total project budget. Ridgefield should continue to leverage its local resources to the greatest extent by pursuing grants independently and in cooperation with other local partners.

FINANCING SOURCES

Ridgefield's capital project funding level, as of 2020, is not adequate to support development of a comprehensive park system in accordance with the City's vision. The following financing options are intended to identify the range of alternatives available to increase capital project funding to aid in the implementation of the CFP.

Federal & State Funding & Conservation Programs

Washington State Recreation and Conservation Office

The Recreation and Conservation Office (RCO) was created in 1964 as part of the Marine Recreation Land Act (Initiative 215). The RCO grants money to state and local agencies, generally on a matching basis, to acquire, develop, and enhance wildlife habitat and outdoor recreation properties. Some money is also distributed for planning grants. RCO grant programs utilize funds from various sources. Historically, these have included the federal Land and Water Conservation Fund, state bonds, Initiative 215 monies (derived from unreclaimed marine fuel taxes), off-road vehicle funds, Youth Athletic Facilities Account, and the Washington Wildlife and Recreation Program.

Rivers, Trails and Conservation Assistance Program

The Rivers, Trails and Conservation Assistance Program, also known as the Rivers & Trails Program or RTCA, is a technical assistance resource for communities administered by the National Park Service and federal government agencies so they can conserve rivers, preserve open space and develop trails and greenways. The RTCA program implements the natural resource conservation and outdoor recreation mission of NPS in communities across America.

National Recreational Trails Program

The National Recreational Trails Program (NRTP) provides funds to maintain trails and facilities that provide a backcountry experience for a range of activities including hiking, mountain biking, horseback riding, motorcycling, and snowmobiling. Eligible projects include the maintenance and re-routing of recreational trails, development of trail-side and trail-head facilities, and operation of environmental education and trail safety programs. A local match of 20% is required. This program is funded through Federal gasoline taxes attributed to recreational non-highway uses.

Community Development Block Grants

These funds are intended to develop viable urban communities by providing decent housing and a suitable living environment, and by expanding economic opportunities, principally for low and moderate income persons. The Department of Housing and Urban Development allocates these funds in a single or "block" grant to eligible cities and counties with the objective of improving communities. The funds are then distributed to municipalities, organizations, and groups through a competitive application process. Clark County administers this funding through the Community Services Department. CDBG funds can be used for a wide variety of projects, services, facilities and infrastructure.

Washington State Ecosystems Conservation Program (WSECP)

This WSCEP was established in 1990 and is divided into federal- and state-managed components. The federal program focuses funds on projects that help restore habitat for threatened, endangered and sensitive species and, secondarily, for species of concern. In addition, the program attempts to concentrate funds within a limited number of watersheds to maximize program benefits. The program provides funds to cooperating agencies or organizations. These grants, in turn, can be distributed among project sites. The program requires a 50% cost-share from cooperating agencies, and individual landowners at project sites must enter into maintenance/management agreements that have a 10-year minimum duration.

Local Funding Options

Councilmanic Bonds

Councilmanic bonds may be sold by cities without public vote. The bonds, both principal and interest, are retired with payments from existing city revenue or new general tax revenue, such as additional sales tax or real estate excise tax. The state constitution has set a maximum debt limit for councilmanic bonds of 1½% of the value of taxable property in the city.

Excess Levy

Cities and counties that are levying their statutory maximum rate can ask the voters, at any special election date, to raise their rate for one year (RCW 84.52.052). As this action increases revenue for one-year at a time it is wise to request this type of funding for one-time uses only.

General Obligation Bonds

For the purposes of funding capital projects, such as land acquisitions or facility construction, cities and counties have the authority to borrow money by selling bonds. Voter-approved general obligation bonds may be sold only after receiving a 60 percent majority vote at a general or special election. If approved, an excess property tax is levied each year for the life of the bond to pay both principal and interest. The state constitution (Article VIII, Section 6) limits total debt to 5% of the total assessed value of property in the jurisdiction.

Impact Fees

Impact fees are charges placed on new development as a condition of development approval to help pay for various public facilities the need for which is directly created by that new growth and development. Counties, cities, and towns may impose impact fees on residential and commercial “development activity” to help pay for certain public facility improvements, including parks, open space and recreation facilities.

Sales Tax

Washington law authorizes the governing bodies of cities and counties to impose sales and use taxes at a rate set by the statute to help “carry out essential county and municipal purposes.” The authority is divided into two parts.

Cities may impose by resolution or ordinance a sales and use tax at a rate of five-tenths of one percent on any “taxable event” within their jurisdictions. Cities may also impose an additional sales tax at a rate “up to” five-tenths of one percent on any taxable event within the city or county. In this case, the statute provides an electoral process for repealing the tax or altering the rate.

Business and Occupation Tax

Business and occupation (B&O) taxes are excise taxes levied on different classes of business to raise revenue. Taxes are levied as a percentage of the gross receipts of a business, less some deductions. Businesses are put in different classes such as manufacturing, wholesaling, retailing, and services. Within each class, the rate must be the same, but it may differ among classes.

Cities can impose this tax for the first time or raise rates following referendum procedure.

B&O taxes are limited to a maximum tax rate that can be imposed by a city’s legislative body at 0.2 percent (0.002), but grandfathered in any higher rates that existed on January 1, 1982. Any city may levy a rate higher than 0.2 percent, if it is approved by a majority of voters (RCW 35.21.711). Beginning January 1, 2008, cities that levy the B&O tax must allow for allocation and apportionment, as set out in RCW 35.102.130.

Real Estate Excise Tax

Washington law authorizes the governing bodies of counties and cities to impose excise taxes on the sale of real property within limits set by the statute. The authority of cities and counties may be divided into three parts relevant to park systems.

A city or county may impose a real estate excise tax on the sale of all real property in the city or unincorporated parts of the county, respectively, at a rate not to exceed 1/4 of 1% of the selling price to fund “local capital improvements,” including parks, playgrounds, swimming pools, water systems, bridges, sewers, etc. Also, the funds must be used “primarily for financing capital projects specified in a capital facilities plan element of a comprehensive plan . . . “

A city or county may impose a real estate excise tax on the sale of all real property in the city or unincorporated parts of the county, respectively, at a rate not to exceed 1/2 of 1%, in lieu of a five-tenths of one percent sales tax option authorized under state law. These funds are not restricted to capital projects. The statute provides for a repeal mechanism.

A city or county – in counties that are required to prepare comprehensive plans under the new Growth Management Act – are authorized to impose an additional real estate excise tax on all real property sales in the city or unincorporated parts of the county, respectively, at a rate not to exceed 1/4 of 1%. These funds must be used “solely for financing capital projects specified in a capital facilities plan element of a comprehensive plan.”

Real Estate Excise Tax - Local Conservation Areas (Clark County)

Boards of County Commissioners may impose – with majority voter approval – an excise tax on each sale of real property in the county at rate not to exceed 1% of the selling price for the purpose of acquiring and maintaining conservation areas. The authorizing legislation defines conservation areas as “land and water that has environmental, agricultural, aesthetic, cultural, scientific, historic, scenic, or low-intensity recreational value for existing and future generations...” These areas include “open spaces, wetlands, marshes, aquifer recharge areas, shoreline areas, natural areas, and other lands and waters that are important to preserve flora and fauna.”

Regular Property Tax - Lid Lift

Cities are authorized to impose ad valorem taxes upon real and personal property. A city’s maximum levy rate for general purposes is \$3.375 per \$1,000 of assessed valuation. Limitations on annual increases in tax collections, coupled with changes in property value, causes levy rates to rise or fall; however, in no case may they rise above statutory limits. Once the rate is established each year, it may not be raised without the approval of a majority of the voters. Receiving voter approval is known as a lid lift. A lid lift may be permanent, or may be for a specific purpose and time period. Other limits on taxing authority remain in effect, such as the aggregate levy rate limits of \$5.90 per \$1,000 of assessed value and 1% of true and fair market value.

Conservation Futures (Clark County)

The Conservation Futures levy is provided for in Chapter 84.34 of the Revised Code of Washington. In 1985, Clark County authorized the use of the Conservation Futures levy at a rate of \$0.0625 per \$1,000 assessed value for the purpose of acquiring rights and interest in open space, wetlands, farm, and timber lands (CCC 3.24). Conservation Futures funds are limited to acquisition purposes only.

Incentive Measures

Current Use Taxation

Property owners whose current lands are in open space, agricultural, and/or timber uses may have that land valued at their current use rather than their “highest and best” use assessment. This differential assessed value, allowed under the Washington Open Space Taxation Act (Ch.84.34 RCW) helps to preserve private properties as open space, farm or timber lands. If land is converted to other non-open space uses, the land owner is required to pay the difference between the current use annual taxes and highest/best taxes for the previous seven years. When properties are sold to a local government or conservation organization for land conservation/preservation purposes, the required payment of seven years worth of differential tax rates is waived. The amount of this

tax liability can be part of the negotiated land acquisition from private to public or quasi-public conservation purposes. Snohomish County has four current use taxation programs that offer this property tax reduction as an incentive to landowners to voluntarily preserve open space, farmland or timber land on their property.

Density Bonuses

Density bonuses are a planning tool used to encourage a variety of public land use objectives, usually in urban areas. They offer the incentive of being able to develop at densities beyond current regulations in one area, in return for concessions in another. Density bonuses are applied to a single parcel or development. An example is allowing developers of multi-family units to build at higher densities if they provide a certain number of low-income units or public open space. For density bonuses to work, market forces must support densities at a higher level than current regulations.

Transfer of Development Rights

The transfer of development rights (TDR) is an incentive-based planning tool that allows land owners to trade the right to develop property to its fullest extent in one area for the right to develop beyond existing regulations in another area. Local governments may establish the specific areas in which development may be limited or restricted and the areas in which development beyond regulation may be allowed. Usually, but not always, the “sending” and “receiving” property are under common ownership. Some programs allow for different ownership, which, in effect, establishes a market for development rights to be bought and sold.

Other Methods & Funding Sources

Metropolitan Park District

Metropolitan park districts may be formed for the purposes of management, control, improvement, maintenance and acquisition of parks, parkways and boulevards. In addition to acquiring and managing their own lands, metropolitan districts may accept and manage park and recreation lands and equipment turned over by any city within the district or by the county. Formation of a metropolitan park district may be initiated in cities of five thousand population or more by city council ordinance, or by petition, and requires majority approval by voters for creation.

Land Trusts

Land trusts are private non-profit organizations that acquire and protect special open spaces and are traditionally not associated with any government agency. The Columbia Land Trust is the regional land trust serving the Ridgefield area. Other national organizations with local representation include the Nature Conservancy, Trust for Public Land and the Wetlands Conservancy.

Private Grants, Donations & Gifts

Many trusts and private foundations provide funding for park, recreation and open space projects. Grants from these sources are typically allocated through a competitive application process and vary dramatically in size based on the financial resources and funding criteria of the organization. Philanthropic giving is another source of project funding. Efforts in this area may involve cash gifts and include donations through other mechanisms such as wills or insurance policies. Community fundraising efforts can also support park, recreation or open space facilities and projects.

Business Sponsorships/Donations

Business sponsorships for programs may be available throughout the year. In-kind contributions are often received, including food, door prizes and equipment/material.

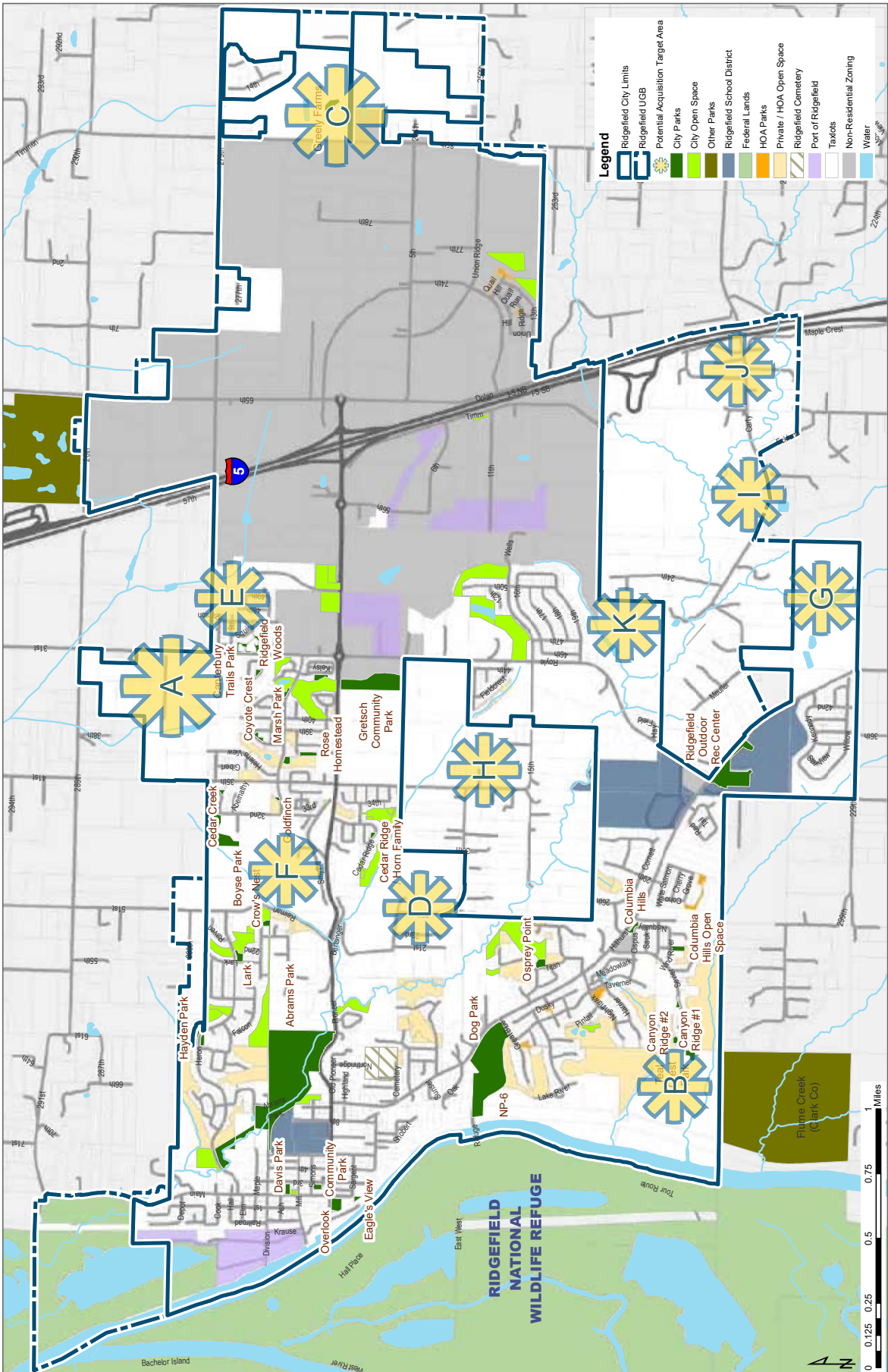
Interagency Agreements

State law provides for interagency cooperative efforts between units of government. Joint acquisition, development and/or use of park and open space facilities may be provided between Parks, Public Works and utility providers.

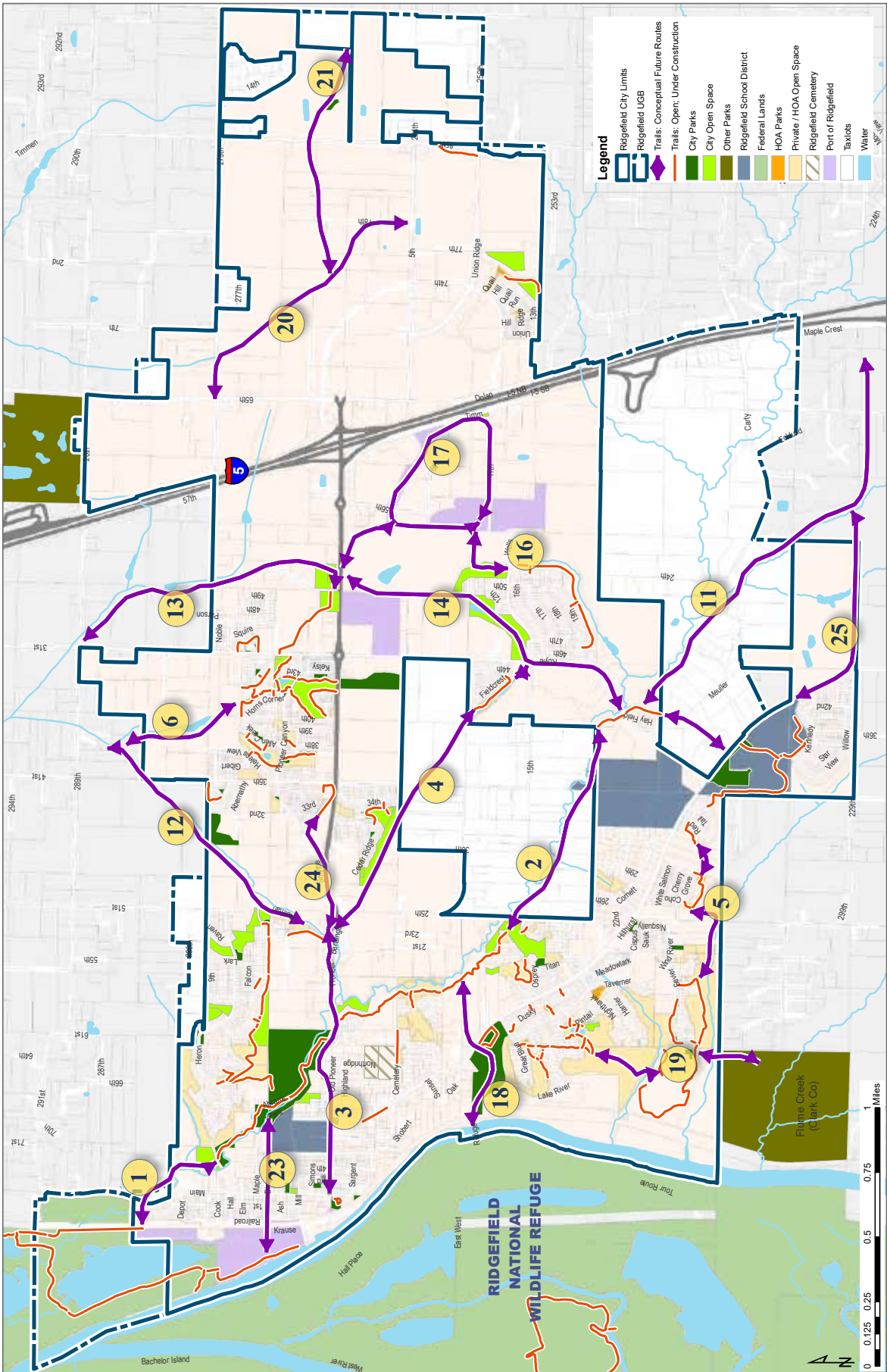
Public/Private Utility Corridors

Utility corridors can be managed to maximize protection or enhancement of open space lands. Utilities maintain corridors for provision of services such as electricity, gas, oil, and rail travel. Some utility companies have cooperated with local governments for development of public programs such as parks and trails within utility corridors.

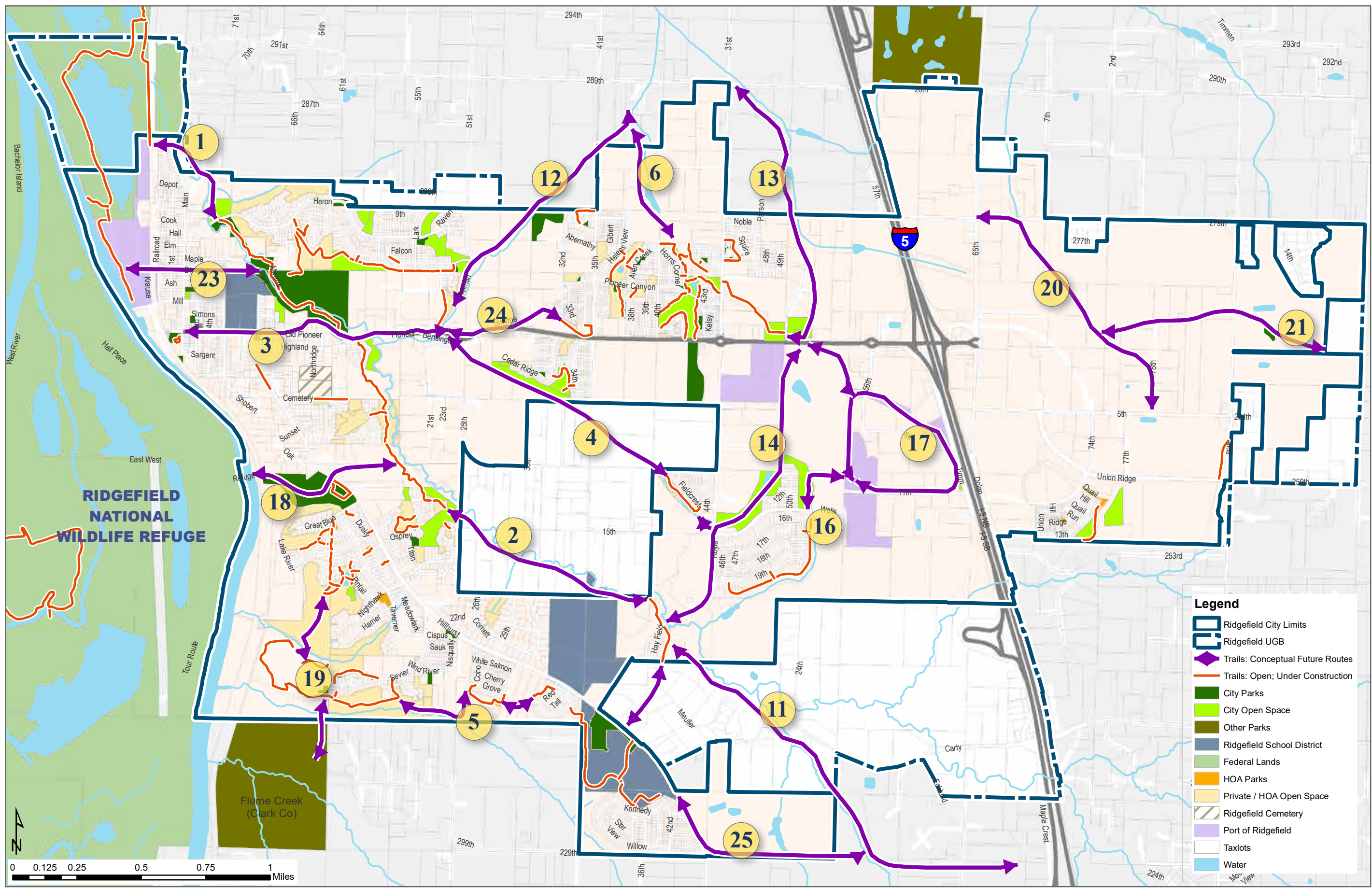
Map 1 - Potential Acquisition Target Areas for Future Parks



Map 2 - Proposed Recreational Trail Network



Attachment: Ridgefield_CFPdoc-2015_v102715 (2020 Comprehensive Parks Plan/CFP Update, Steve Duh)



Map 7: Potential Recreational Trails

Ridgefield Parks 6-Year Capital Facilities Plan - Capacity Building Projects

ID#	Park Type	Park Site	Project Description	Activity	Priority	2020	2021	2022	2023	2024	2025	Sum
	Special Facility	Skate Park	Acquisition for future skate park location	A	2		\$450,000					\$450,000
	Special Facility	Waterfront Park	Design & construct park w/ non-motorized boat launch	D	2		\$50,000		\$1,950,000			\$2,000,000
	Community	C	Park Site Acquisition	A	1			\$500,000				\$500,000
	Neighborhood	B	Park Site Acquisition	A	2		\$300,000					\$300,000
	Neighborhood	G	Park Site Acquisition	A	3					\$800,000		\$800,000
	Neighborhood	F	Park Site Acquisition	A	2		\$200,000					\$200,000
	Trail	Gee Creek Trail	Abrams to Heron Drive	D	1	\$100,000						\$100,000
	Trail	Gee Creek Trail	Heron Drive to Refuge - secure access	A	1		\$850,000					\$850,000
	Trail	Gee Creek Trail	Abrams to RHS - secure access	A	2			\$350,000				\$350,000
	Trail	Gee Creek Trail	Abrams to Osprey Point - design & construction	D	3						\$350,000	\$350,000
	Trail	Flume Creek Trail	Trail extension to Flume Creek	D	1	\$100,000			\$400,000			\$500,000
	Trail	Smythe Road Trail	Trail along Smthye Road	D	1	\$100,000		\$500,000				\$600,000
	Community	Abrams Park	Implement master plan improvements	D	1					\$650,000		\$650,000
	Neighborhood	NP-6	Park development - phase 1	D	1			\$450,000				\$450,000
	Pocket	Canyon Ridge #1 Park	Playground ramp	D	1	\$6,000						\$6,000
	Neighborhood	Cedar Creek Park	Playground ramp	D	1	\$6,000						\$6,000
	Pocket	Columbia Hills Park	Playground ramp	D	1	\$6,000						\$6,000
	Pocket	Columbia Hills Open Space	Picnic table on ADA route	D	2				\$8,000			\$8,000
	Pocket	Coyote Crest Park	Shade structure, playground ramp	D	1		\$12,000					\$12,000
	Pocket	Crows Nest Park	Shade structure, playground ramp	D	1		\$12,000					\$12,000
	Pocket	Eagle's View Park	New pathway pavement and picnic platforms	D	2		\$35,000					\$35,000
	Neighborhood	Davis Park	Paved pathway, playground ramp	D	2		\$20,000					\$20,000
	Special Facility	Dog Park	ADA parking and accessible route pavement	D	1	\$9,000						\$9,000
	Pocket	Goldfinch Park	Playground ramp	D	1	\$6,000						\$6,000
	Pocket	Lark Park	Small shelter, accessible route, playground ramp	D	2					\$45,000		\$45,000
	Pocket	Marsh Park	Shade structure, playground ramp	D	2				\$15,000			\$15,000
	Pocket	Osprey Pointe Park	Playground upgrade/enhancement, picnic table, bench, path.	D	2			\$50,000				\$50,000
	Pocket	Ridgefield Woods Park	Playground Add'n & skate spot	D	2					\$65,000		\$65,000
	Neighborhood	Rose Homestead Park	Picnic shelter w/ paved path	D	2				\$55,000			\$55,000
						\$333,000	\$1,929,000	\$1,850,000	\$2,428,000	\$1,560,000	\$350,000	\$8,450,000

DRAFT

NOTES:
This CIP identifies planning-level cost estimates and does not assume the value of volunteer or other non-City contributions. Detailed costing may be necessary for projects noted.
This CIP is not an official budget and intended as a guiding document for City staff in the preparation of departmental budgets.

Code Priority
1 High Priority
2 Moderate
3 Long-term

Attachment: CFP_p1_v2 (2020 Comprehensive Parks Plan/CFP Update, Steve Duh)