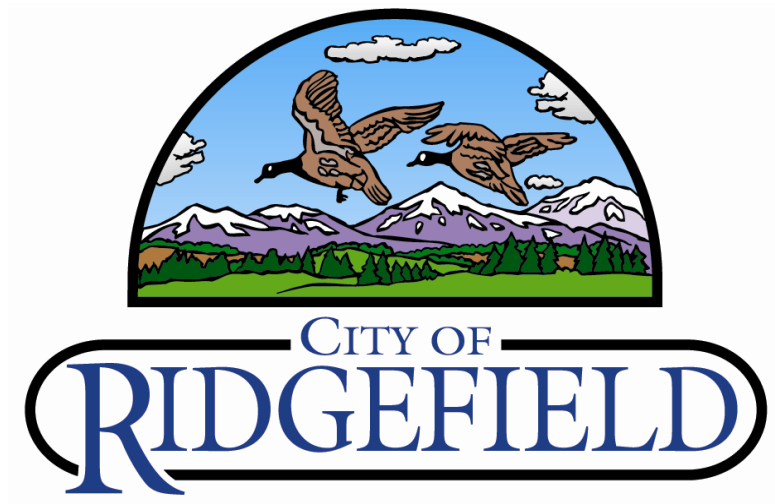


Parks and Recreation Capital Facilities Plan



*Adopted December 2008
Revised December 2010*



BACKGROUND

The purpose of this 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 2006 Comprehensive Park and Recreation 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 was followed up with goals, objectives, recommendations, and guidelines in the 2006 Comprehensive Park and Recreation Plan. The Capital Facilities Plan implements the 2006 Comprehensive Park and Recreation Plan (2006 CPRP) by elevating park priorities based on current needs and available funding sources. While the 2006 CPRP has a 20-year horizon and is broad in perspective the CFP has 6-year horizon. For this reason, the CFP it is a more fluid document and should be updated on an annual basis as part of the parks advisory board 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 part of the parks element of the CFP is the "Six Year Capital Improvement Plan" located toward the end of this chapter followed by the "CFP Projects and Financing Plan" (**Table 6.2**). The other sections in this chapter provide a basis for the six-year plan and are more fully developed in the 2006 Comprehensive Park and Recreation Plan.

This chapter is organized by the following sections:

Background: Introduces the priorities of this chapter and purpose of the park CFP.

Regulatory Requirements: Provides an overview of state and local policies.

Inventory: Describes the amount and type of park and recreation facility resources.

Level of Service: Provides a baseline of the amount and type of park improvements the City should have.

Future Demand: An analysis of park needs based on the level-of-service standards.

Six-Year Capital Improvement Plan: This lists park priorities for the next six years and associated financing.

Financing Sources: Offers the potential revenue options for park capital improvements.

REGULATORY REQUIREMENTS

Washington State Growth Management Act (GMA)

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. 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. Public services are defined to include fire protection, law enforcement, public health, education, recreation, environmental protection, and other government services. 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.

INVENTORY

Park Inventory

Ridgefield provides and maintains a basic system of parks that supports a range of experiences, including both active and passive recreation. City-provided athletic fields are available only at Abrams Park, and include one large soccer field, two small soccer fields, one T-ball field, and two baseball fields. Other athletic fields in Ridgefield are provided at school sites. Ridgefield also provides a well-sited skate park at a central downtown location that is one of the most used recreation facilities in the City. A downtown community center is owned and operated by a non-profit group. The City does not currently offer recreation programs, although organized sports are provided by private groups and the Ridgefield School District offers some additional programming for adults through the community education program.

Park land is classified to assist in planning for a community’s recreation needs. A park system is composed of a hierarchy of various park types, each offering recreation and/or natural area opportunities. **Map 4.1** depicts the locations of Ridgefield’s parks while **Table 1** below shows total park land inventory based on size and type of park.

Table 1 - Summary of Existing Park Land	
Existing Park Land	Total Park Land (acres)
Regional Parks	0.0
Community Parks	18.1
<ul style="list-style-type: none"> ▪ Abrams Park (18.1 acres) 	
Neighborhood Parks	2.75
<ul style="list-style-type: none"> ▪ Davis Park (0.75 acre) ▪ Ridgefield Community Park (0.5 acre) ▪ Hayden Park (1.5 acres) 	
Pocket Parks	1.2
<ul style="list-style-type: none"> ▪ Pocket Park #1 (Bellwood Heights) (0.34 acre) ▪ Pocket Park #2 (Bellwood Heights) (0.28 acre) ▪ Pocket Park #3 (Cedar Ridge) (0.2 acre) ▪ Pocket Park #4 (Columbia Hills) (0.35 acre) 	
Special Use Areas	0.3
<ul style="list-style-type: none"> ▪ Ridgefield Community Park including skate facility (0.3 acre) 	
Greenways	22.5
Total	44.9



Recreation Facility Inventory

The most functional types of athletic facilities are those adequately developed and specifically designed to serve particular functions. However, since sports facilities are often used for activities for which they were not designed, the facilities in Ridgefield were inventoried based upon actual use rather than intended use.

Table 2 contains an inventory of sports facilities categorized by type, including school facilities that serve the community.

Table 2 - Summary of Sports Facilities by Type		
#	Location	Comments
Ball Fields		
3	Abrams Park	1 youth field, 2 softball fields
1	View Ridge Middle School	1 baseball field
1	Ridgefield High School	1 softball/baseball field – not available for public use
5	TOTAL (Ball Fields)	
Soccer Fields		
1	Abrams Park	1 large field - league also sets up small fields on grass areas in park
1	View Ridge Middle School	
2	Ridgefield High School	
4	TOTAL (Soccer Fields)	
Football Fields		
1	Ridgefield High School	With grandstand
1	TOTAL (Football Fields)	
Outdoor Tennis Courts		
4	Ridgefield High School	
4	TOTAL (Tennis Courts)	
Outdoor Volleyball Courts		
1	View Ridge Middle School	
1	TOTAL (Volleyball Courts)	
Outdoor Basketball Courts		
1	Ridgefield Community Park	Half court shared with skate park
1	Hayden Park	Half court
1	Pocket Park #2	Full court
2	Union Ridge Elementary	
6	View Ridge Middle School	Half court facilities
9	TOTAL (Basketball Courts)	
Gymnasiums		
1	Union Ridge Elementary School	Used for RSD-sponsored programs
1	View Ridge Middle School	Used for RSD-sponsored programs
1	Ridgefield High School	Used for RSD-sponsored programs
3	TOTAL (Gymnasiums)	



Table 2 - Summary of Sports Facilities by Type		
#	Location	Comments
Tracks		
1	Ridgefield High School	Surrounding football field
1	TOTAL (Tracks)	
Skate Parks		
1	Ridgefield Community Park	Portable features, shares space with basketball court
1	TOTAL (Skate Parks)	

Trails

Except for pathways within developed parks, Ridgefield has very few developed public trails in its inventory. There are a number of planned trails, and some of these are used as paths although they were never formally constructed as trails. The U.S. Fish and Wildlife Service Ridgefield National Wildlife Refuge contains 3.2 miles of trails including a two-mile self-guided hiking trail and a 1.2 mile seasonal hiking trail. The City of Ridgefield has 0.76 miles of trails in Abrams Park and along Gee Creek. Trails also exist in the Bellwood Heights, Heron Ridge, and Wishing Wells subdivisions.

Indoor Facilities

Ridgefield Community Center is incorporated as a non-profit 501(c)(3) and operated by a group of Ridgefield residents. The Center provides limited services to the citizens of the community and houses the Ridgefield library. Generally, the Community Center is used by the City of Ridgefield and other organizations for meetings and other gatherings, including City Council meetings. There may be opportunities to expand the use of this facility for classroom-based recreation programs.

School Facilities

Schools are an important resource for recreation facilities such as sports fields, playgrounds, and gymnasiums. The Ridgefield School District is the public school organization serving Ridgefield. Within Ridgefield, 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 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 3**.

Table 3 - Other Publicly Owned Resources		
Resource	Owner	Acres
Ridgefield Cemetery	City of Ridgefield	9.79
Ridgefield National Wildlife Refuge	U.S. Fish and Wildlife	5,150.00 ¹
Boat Launch	Port of Ridgefield	0.18
Kayak Launch	Port of Ridgefield	0.10
Total		5,106.10 ¹

1 The Ridgefield National Wildlife Refuge is primarily outside, adjacent to the Ridgefield UGA



LEVEL OF SERVICE

To determine park land needs for Ridgefield and its urban growth area, a level of service standard was developed for each park classification. These standards are expressed in acres per 1,000 residents. The existing inventory of parks and proposed level of service standard was compared to the current and future Ridgefield population to determine needs.

Demand data from the Park and Recreation Survey was considered in determining the level of service (LOS) standard for all parks. For some park types, geographic service areas were considered. For other park types, additional factors such as land or resource availability and community goals or policies were considered in the LOS evaluation. Last, local, regional and national trends also were also considered for all park types.

Table 4 provides a summary of the level of service standards for active park facilities in the Ridgefield area.

Table 4 - Summary of LOS Standards By Park Type				
	LOS (acres/1,000 residents)			
Park type	Existing LOS Standard	2006 Actual LOS	New LOS Standard	National LOS Standard ¹
Community Parks	5.0	6.96	5.27	5.0 – 8.0
Neighborhood Parks	1.5	0.19	1.56	1.0 – 2.0
Pocket Parks	--	0.58	--	0.25 – 0.5
Regional Parks	--	0.00	--	--
Special Use Areas	--	0.11	--	--
Total	6.5	7.84	6.83	--

¹ *Recreation, Park and Open Space Standards and Guidelines*, National Recreation and Park Association.

FUTURE DEMAND

Ridgefield has significant park and recreation needs that were identified in the needs assessment in the 2006 Comprehensive Park & Recreation Plan. This assessment quantifies the need for park and recreation facilities in the community by establishing and applying a recommended level of service (LOS) standard to determine current and future park facilities needs.

Park Needs

Table 5 shows park land needs by type. Applying the proposed LOS standard to the 2024 population indicates that Ridgefield will need an additional 160 acres of community and neighborhood park land to serve future needs.



Table 5 - Park Land Needs by Type				
Park type	Park Land Holdings (acres)			
	2006 Actual	2006 Need	2006 Surplus (Deficit)	2024 Need
Community Parks	18.1	13.7	4.4	138.1
Neighborhood Parks	1.0	4.06	(2.81)	41.0
Pocket Parks	1.5	--	--	--
Regional Parks	0.0	--	--	--
Special Use Areas	0.3	--	--	--

Community Parks

The LOS standard indicates a need for 13.7 acres of community parks as of 2006. While Abrams Park is 18.1 acres, exceeding this amount, its geographic service area leaves a significant portion of residents needing a community park because they lack access to Abrams. The total projected need for community park land in 2024 is 138 acres, representing a need for 120 additional acres of community park land.

Neighborhood Parks

The LOS standard indicates a need for a total 4.06 acres of neighborhood parks in 2006. Since there is only 1.25 acres of existing neighborhood park land, Ridgefield has a shortage of 2.81 acres. The projected need for neighborhood park land in 2024 is 41.0 acres. Since completion of the 2006 Comprehensive Parks and Recreation Plan, Hayden Park (1.5 acres) has been constructed. This represents a current need for 38.25 acres of new neighborhood park land.

Pocket Parks

Due to their small size and limited recreation opportunities, pocket parks exist at the expense of alternate recreation amenities desired by Ridgefield residents near their homes. These parks are also 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, and this type of park should be used only as a park of last resort, where others are not possible.

Regional Parks

Given the size and nature of regional parks, their service area usually includes one large community or several small communities. Thus, no level of service is recommended for regional parks in Ridgefield, although the City should work in collaboration with neighboring communities and Clark County to explore opportunities for future regional park facilities.

Special Use Areas

Special use areas include miscellaneous park lands or stand-alone recreation sites designed to support a specific, specialized use. In Ridgefield, future special use facilities are planned to be accommodated in future community or regional parks. No stand-alone special use areas are recommended for development, thus no level of service standards are recommended for this park type.



Recreation Facility Needs

Baseball/Softball

The analysis indicated that Ridgefield should increase its service level to provide one baseball/softball field per 550 residents. Based on this standard, the City currently needs five baseball/softball fields (one more than is currently available). The projected 2024 need is for 48 baseball and softball fields.

Soccer Fields

The analysis of soccer fields indicated that Ridgefield should maintain its current service level to provide one large soccer field per 520 residents. (The existing five fields meet the guideline.) The projected 2024 need is for 51 soccer fields.

Gymnasiums

There is a need in Ridgefield for gymnasiums to support recreation activities. Ridgefield's future population of 26,200 could be adequately served by joint use of school gymnasiums, if an agreement can be reached to provide gym use on weekends and after 5 p.m. weekdays. There is no formal agreement in place for joint use of school facilities.

Specialized Facilities

Since specialized facilities are generally incorporated into parks in response to community demands, level of service recommendations are not established. Current specialized facility needs that were identified in the community survey include improvements to the skate park, more river access, an indoor swimming pool, water playgrounds, off-leash dog areas, and community garden space.

Greenways

Greenways are undeveloped lands primarily left in a natural state that may serve as trail corridors. The recommended LOS standard for greenway land in the Ridgefield planning area is 8.65 acres per 1,000 residents. There is a current need of 22.5 acres of greenway areas, which is satisfied by existing greenway holdings. The projected 2024 need for greenway land is 195.5 acres, which amounts to 173.0 acres of additional greenway land.

Trails

Currently, Ridgefield has only 1.67 miles of developed trails within the planning area. Of this, approximately 1.3 is owned by the City, and 0.37 is owned by the Ridgefield National Wildlife Refuge. The recommended LOS standard for off-street trails in the planning area is 0.64 miles per 1,000 residents. Using this standard, the projected 2024 need for off-street trails in Ridgefield is 16.8 miles, representing 15.5 miles of additional trails.

SIX-YEAR CAPITAL IMPROVEMENT PLAN

Ridgefield has many park needs. While all of the projects included within this Parks Capital Facilities Plan are community priorities designed to meet the goals and objectives of the plan, a short-term capital improvement plan is needed to guide the first phase of implementation. **Table 6.1** provides a Six-Year Capital Improvement Plan (CIP) for years 2011-2016, based on the funding scenario outlined in **Table 6.2**. This should be reviewed and updated annually, as part of the development of the annual work plan.



Table 6 - Six-Year Capital Improvement Plan (2011-2016)

	Project	Description	Total	Funding Sources
CP-1	Abrams Park	Master plan	\$43,353	PIF /REET
NP-1A	Davis Park	Design and construction	\$165,000	CDBG Grant REET
T-1	Wildlife Refuge Connector	Completion of link to Refuge from downtown	\$89,000	Grants focusing on watershed/resource enhancements Conservation Futures Volunteer efforts
T-2	Gee Creek Trail	Partial completion of Gee Creek trail	\$193,000	Grants focusing on watershed/resource enhancements Conservation Futures Volunteer efforts
--	Trail sign program	Development of a trail sign program and implementation	\$50,000	PIF/REET RCO Grants
--	Abrams Park Improvements	Abrams Park Phase 1 Improvements	\$1,109,000	PIF/REET RCO Grants
NP-6	New Neighborhood Park	Acquisition/Construction of site - 3.5 usable acres	\$1,000,000	PIF/REET RCO Grants
CP-5	New Community Park	Acquisition of a 20 acre site	\$1,350,000	PIF/REET RCO Grants
--	School District Partnerships	Partnership contributions to Ridgefield School District for public use of school fields and gyms	\$500,000	PIF/RCO Grant
--	Off-leash area	2 acre fenced off-leash enclosure. Includes water service, double entry, and a gravel parking area. Does not include land acquisition.	\$75,000	DOGPAW Fundraising/ Volunteers
--	Greenway Improvements	Budget for greenway improvements - native plantings by volunteers, overlooks, benches, soft surface trails (\$10,000 per year for 6 years)	\$60,000	Grants focusing on watershed/resource enhancements Conservation Futures Volunteer efforts
CP-3	New Community Park	Acquisition/Construction of site - 20 usable acres	\$1,250,000	PIF/REET RCO Grants
--	Overlook Park	Acquisition of site – 0.75 acre	\$ 228,596	PIF
--	Pioneer Canyon Parks & Trails	Acquisition/Construction of parks & trails	\$150,000	PIF
		Total	\$6,262,949	



FINANCING SOURCES

Ridgefield's capital project funding level, as of 2006, is not adequate to support development of a quality park system in accordance with the City's vision. The following strategy is intended to provide increased capital project funding for the first six years of plan implementation.

Federal and State Sources

RCO Grant Programs

The Recreation and Conservation Office (RCO; formerly the Interagency Committee for Outdoor Recreation) 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.

Washington Wildlife and Recreation Program (WWRP):

The Washington Wildlife Recreation Program (WWRP), which is managed by RCO, provides grant opportunities for funding in urban wildlife habitat, local parks, trails, and water access categories. Funds for local agencies are awarded on a matching basis. Grant applications are evaluated once each year. However, in 1999, the RCO limited project review in odd-numbered years to local park acquisition. The State Legislature must authorize funding for the WWRP project lists. The City should pursue RCO funding in the 2009 and 2011 cycles, keeping in mind that the application process starts in 2008 and 2010.

Salmon Habitat Recovery Grants: Washington State Salmon Recovery Funding Board (SRFB)/Lower Columbia Fish Recovery Board (LCRFB)

The Washington State Legislature established the Salmon Recovery Funding Board in 1999 to help support salmon recovery in Washington State. The SRFB provides grant funding to local, state, and private individuals and organizations for habitat protection and restoration projects and activities that produce sustainable and measurable benefits to fish.

Wetland Reserves Program (WRP): Natural Resources Conservation Service (NRCS)

The WRP provides landowners the opportunity to preserve, enhance, and restore wetlands and associated uplands. The program is voluntary and provides three enrollment options: permanent easements, 30-year easements, and 10-year restoration cost-share agreements. In all cases, landowners retain the underlying ownership in the property and management responsibility. Land uses may be allowed that are compatible with the program goal of protecting and restoring the wetlands and associated uplands. The NRCS manages the program and may provide technical assistance.

Boating Facilities Program

Funding for this program comes from gas taxes from Washington boaters. Eligible projects are those that feature acquisition, development, planning, and renovation that relates to boat ramps, transient moorage, or upland support facilities. Projects that mix planning with acquisition or development may be allocated up to \$1,000,000, while projects that involve planning only may be allocated up to \$200,000. These grants are made by the RCO and require a minimum 25% match from a local agency.



Safe, Accountable, Flexible, Efficient Transportation Equity Act – A Legacy for Users (SAFETEA-LU)

Originally known as the Intermodal Surface Transportation Efficiency Act (ISTEA), this program funds a wide variety of transportation related projects. In addition to bicycle, pedestrian, and trail-related capital projects, SAFETEA-LU funds can generally be used for landscape and amenity improvements related to trails and transportation. The money can also be used for maintenance. SAFETEA-LU funds are primarily focused on regional systems and not local neighborhood trails.

U.S. Fish and Wildlife Service (USFWS)/Washington State Department of Fish & Wildlife (WDFW).

USFW and WDFW may provide technical assistance and administer funding for projects that enhance water quality, including debris removal, flood mitigation, and enhancements to water crossings.

Local Funding Options

Levies

Washington law allows cities and counties, along with other specified junior taxing districts, to levy property taxes in excess of limitations imposed by statute when authorized by the voters. Levy approval requires 60 percent majority vote at a general or special election. Excess levies by school districts are the most common use of this authority.

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.

Councilmanic Bonds

Councilmanic bonds may be sold by cities and counties without public vote. The bonds—both principal and interest—are retired with payments from existing county or city revenue or new general tax revenue, such as additional sales tax or real estate excise tax. The maximum debt limit for councilmanic bonds is one and one-half percent of the value of taxable property in the city.

Impact Fees

Development 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. Under the Growth Management Act of 1990 (ESHB 2929), 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. Clark County and Vancouver both charge impact fees on new development to help pay for park and transportation facilities. Several school districts within the county have also adopted development impact fees.

Utility Tax

Cities are authorized to impose taxes on utility services, such as telephone, electric, and natural gas. Legislative maximums limit the amount of tax that may be collected. For example, the



maximum tax rate for electric and natural gas is 6%. Maximums may be exceeded for a specific purpose and time period with majority voter approval. City operated water and sewer utilities do not share the 6% limit.

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.

Real Estate Excise Tax

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

In 2005, \$538,534 was generated in REET revenue, and the City projected exceeding that figure in 2006. If development continues at its current pace in Ridgefield, REET will continue to be a significant revenue source for capital projects. The City currently has obligations for some REET funds for debt service. Even with the debt service obligations, there are additional funds available. The City of Vancouver, Clark County, and other smaller Clark County cities, including Camas, use REET funds for a variety of park improvements. Ridgefield should allocate some REET revenues for parks and recreation capital projects, including land acquisition to the amount permissible under the REET statutes.

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 unless the city is annexed to either a library or fire district, in which case the city levy may not exceed \$3.60 per \$1,000 of assessed valuation. Once the rate is established each year under the statutory limit, 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 valuation.



Incentives

Density Bonus or Density Transfers

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. For density bonuses to work, market forces must support densities at a higher level than current regulations.

Park Land Dedication

Park land dedication allows developers to dedicate land or capital infrastructure in exchange for a park impact fee credit. The developer is entitled to a credit against the applicable impact fee component for the fair market value of any dedication of land or park improvements identified on the City's capital facilities plan.

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 Sources

Land Trusts

Land trusts are private non-profit organizations that traditionally are not associated with any government agency. Land trusts that have completed projects in southwest Washington include the Nature Conservancy (TNC), the Trust for Public Land (TPL) and the Columbia Land Trust.

Conservation Futures

In the effort to preserve and enhance environmentally sensitive properties as well as sites providing opportunities for passive recreation, Clark County enacted by resolution its Conservation Futures Open Space Program in 1985. This program places a 6-1/4 cent per \$1,000 assessed value property tax on all taxable properties in the county, and dedicates these funds to the acquisition of farm, forest, open space, and recreation lands. A citizen-based Conservation Futures Advisory Committee reviews and prioritizes all projects submitted by the county, towns, cities, and other eligible jurisdictions. Following this review, the Board of Clark County Commissioners makes a final decision on project funding.

Grants, Trusts, Donations and 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 fund-raising efforts can also support park, recreation, or open space facilities and projects.

Business Sponsorships

Business sponsorships for youth, teen, adult, and senior programs are available throughout the year. Sponsorships and donations range from \$5 to \$1,000 or in-kind contributions that include services or equipment.

Sponsorship or Naming Rights

This practice generates revenue by offering sponsorship and naming rights to private entities.

Fundraising

Fundraising projects are used to support special projects and programs. Recycling drives, golf tournaments, and candy sales are three examples of successful fundraising efforts.

Interagency Agreements

State law provides for interagency cooperative efforts between units of government involving joint acquisition, development, and use of park, recreation and open space facilities. This approach would be needed to develop a joint use facility such as a regional park, shared by La Center and north Clark County. Shared school/park facilities are another example of this concept.

Public-Private Partnerships

The concept of public/private partnerships has become increasingly popular for park and recreation agencies. The basic approach is to enter into a working agreement with a private corporation, non-profit organization, or other agency to help fund, build, and/or operate a public facility. Generally, the three primary incentives that a public agency can offer are a free site, tax advantages, and facility access. While the public agency may have to give up certain responsibilities or control, it is one way of providing public facilities at lower cost.

Private or Public 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. Historically, some utility companies have cooperated with local governments for development of public programs such as parks within utility corridors.

Local Improvement District (LID)

Local Improvement Districts can be formed by local governments for capital projects. The capital project must directly benefit those properties that are assessed, and there must be a relationship between the benefit received and the assessment paid. Typically, these districts fund improvements to sewer, water, or road systems through bonds that are subsequently paid back from special assessments that are levied on district members. LIDs are initiated by petition, or in the case of a citywide project, the city could initiate the project by resolution. A petition signed by property owners representing 60 percent of the affected area is necessary to stop a project. Funding for LIDs is usually spread over 10 years. Specific legislation covers use and operation of various LIDs.

Park & Recreation Districts

Park and recreation districts may be formed for the purposes of providing leisure-time activities and recreation facilities. Ridgefield may consider participating in a park district in the future with



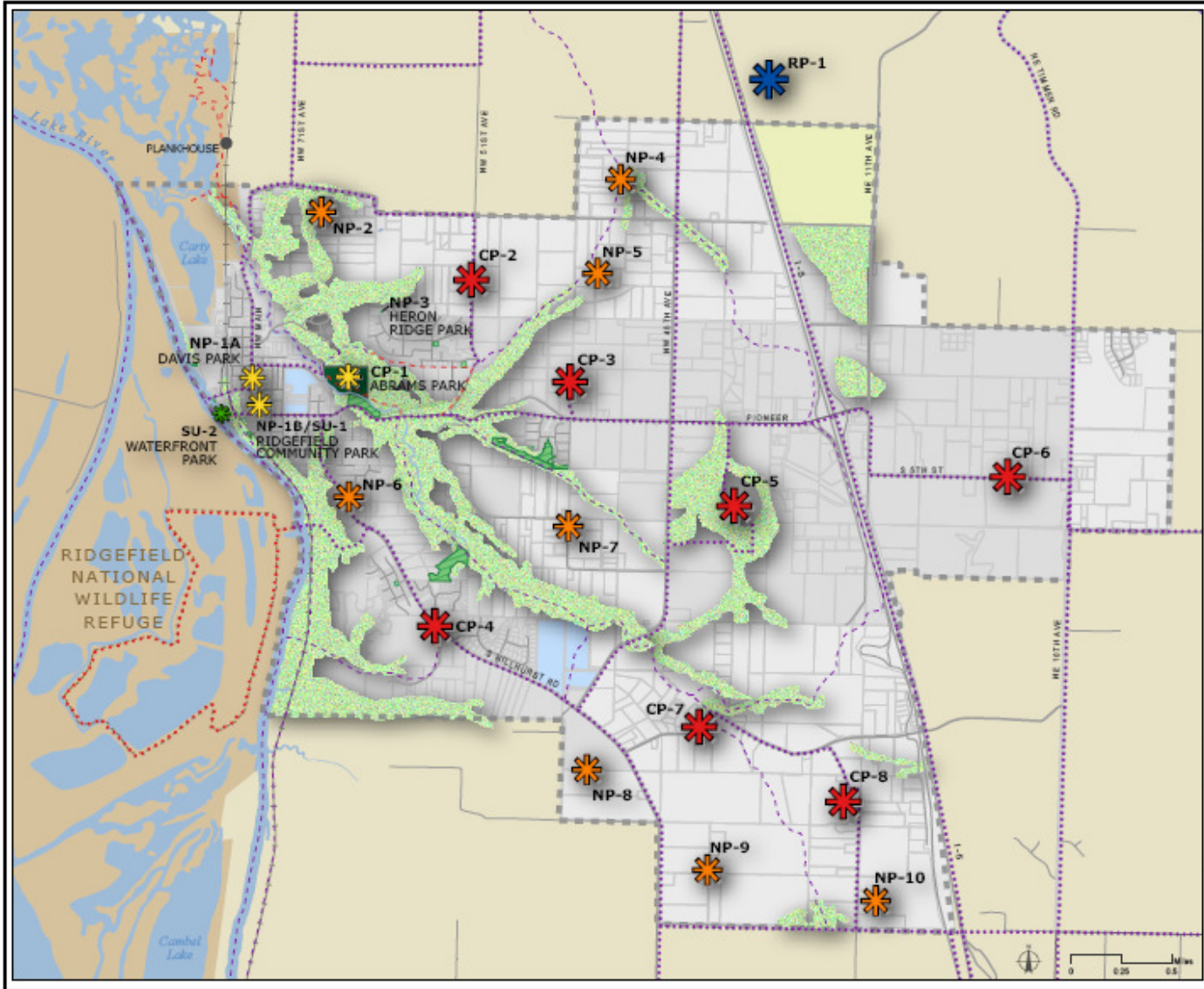
other jurisdictions such as La Center or the north Clark County. Authorized facilities include parks, playgrounds, public campgrounds, boat ramps, public hunting and fishing areas, bicycle and equestrian paths, and "other recreation facilities." Park and recreation districts are explicitly authorized to acquire and hold real and personal property. Formation of a park and recreation district must be initiated by petition and requires voter approval.

User Fees

Revenue for maintenance and operations can be generated through fees and charges, including: parking fees, boat launch fees, park user fees, event fees, community center rental, and other user-based fees.

Volunteer Resources

Volunteers from community groups may volunteer for a variety of activities including tree planting, invasive species removal, trail maintenance, and environmental education. Through labor and the provision of resources, volunteers can make a definite and lasting contribution to maintaining parks, green spaces, and natural areas.



**Parks and Recreation
Comprehensive Plan**



- | | |
|--------------------------------|--------------------------------|
| Existing On Road Pathway | Proposed On Road Pathway |
| - - - Existing Off Road Trail | - - - Proposed Off Road Trail |
| Proposed Regional Park | Proposed Neighborhood Park |
| Proposed Community Park | Existing Park |
| Community Park | Proposed Special Use Park |
| Neighborhood Park | Greenway Network |
| Pocket Park | City-owned Greenways |
| Other Open Space | Golf Course |
| School | Wildlife Refuge |
| Existing UGA | River and Waterbody |
| Proposed UGA | Railroad |
| Proposed UGA Taxlots | |

Map 4.1: Park Plan



November 2006