

FAIRGROUNDS NEIGHBORHOOD ASSOCIATION

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Greetings neighbors,

SUNLIGHT SUPPLY AMPHITHEATER. In June we began a series of meetings with Clark County staff. They are coming to talk to us about their management of amphitheater operations. They will return in September with another update.

There's a brief update on the county's progress in this newsletter. But we really need you to attend our meeting so county officials get this message – compliance with the operating requirements is *not* an option!

FGNA SEPTEMBER MEETING SUNLIGHT SUPPLY AMPHITHEATER OPERATIONS Thursday, September 14 at 7 pm Community of Christ meeting room – 400 NE 179th Street

DISCOVERY CORRIDOR SURVEY. We are compiling results of our Discovery Corridor survey. Before reporting them, we want more responses! You will get an electronic version via email soon. If you did not already reply, please do so. *(If you can help me convert a Word document to a .pdf form, please contact me.)*

Consider completing our survey a case of enlightened self-interest. For example, we are aware of 2 developers that are planning to build 100s of new homes on one acre parcels on 179th Street along both sides of I-5. Each residence will add an average of 9 daily vehicle trips.

Do you agree 179th Street road improvements are needed *first*?

WETLANDS MITIGATION. We got many calls and emails about construction on a wetlands parcel at the SE corner of the 179th Street / NW 41st Avenue intersection. We got a quick answer – wetlands improvement.

But the explanation took longer. It was worth the wait! The PIO office in the county Public Works department (Jeff Mize) is awesome! His article starts on the next page.

FGNA MONTHLY MEETINGS Held on 2nd Thursdays at 7 pm Community of Christ meeting room – 400 NE 179th Street

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For the Executive Board

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WHAT IS THIS?



AUGUST 4, 2017

Over the last couple months we have gotten lots of calls from neighbors: Who is doing what to the wetlands area at the SE corner of 179th Street and NW 41st Avenue? The quick answer was wetlands improvement. ???

That was hard to understand considering the apparent destruction we observed at the site. I knew there was a better explanation, and here it is. A HUGE thank you to Jeff Mize, PIO Officer at Clark County Public Works. Following is his explanation of the work underway.

BRIDGE MITIGATION SITE by Jeff Mize

Clark County Public Works, as part of building the Northeast 10th Avenue bridge and roadway project, is environmentally enhancing an area northwest of the construction site. Photo above.

Clark County creates or enhances wetlands and wildlife habitat because federal, state and local laws require compensation, or mitigation, for environmental impacts from construction. There is not enough publicly owned property at the Northeast 10th Avenue construction site to fully mitigate for the project's environmental effects, which prompted the county to propose off-site mitigation.

The county-owned mitigation site, on the southeast corner of Northwest 179th Street and Northwest 41st Avenue, is 3.2 miles downstream on Whipple Creek from the bridge and roadway construction site. The mitigation site is along Whipple and Packard creeks and is expected to cost \$257,300 to build, including grading, planting and other on-site work.

Cascade Bridge of Vancouver is the county's general contractor for the bridge and roadway project. A subcontractor already has graded the mitigation site and added large logs, which will slow water flowing through the wetland and provide sheltered areas for fish during high flows.

Specifically, the project will:

Create 0.29 acres of wetland through excavation, grading and planting of native vegetation.

Improve existing wetlands on this site by planting 0.27 acres with native vegetation in wetland areas that have been dominated by non-native vegetation.

Enhance 1.32 acres of riparian, wetland buffer and upland areas and 0.21 of upland area with native tree and shrub plantings.

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MITIGATION CONTINUED

The mitigation site encompasses about half of the 3.4-acre parcel. It was selected because it is within the Whipple Creek watershed and includes areas with degraded wetlands and poor-quality riparian habitat. The site has good potential to improve water quality and offers easy access for planting and maintaining the site.

Furthermore, this site will improve the connection between Whipple Creek and its adjacent floodplain by lowering the floodplain's elevation along 385 feet of Whipple Creek. This enhancement will increase how often water spills from the creek into its floodplain, as well as the size of the inundation area. During flooding that has a 50 percent chance of occurring in any year, the inundation area will be nine times larger once this mitigation project is complete.

Portions of the site have been dominated by reed canary grass for many years, contributing to the poor-quality habitat. Reed canary grass has an aggressive root system and produces a tall leaf structure that forces out native plants. Other portions of the parcel will be preserved, because they were planted with native vegetation and serve as mitigation sites for previous road projects.

Planting at this new mitigation site will begin as early as November of this year and will be completed by the end of February 2018. The site will be maintained as a natural area and protected under a conservation covenant, as proposed in the county's wetland/habitat mitigation plan. The county has specific performance standards it must meet over the next 10 years for plant establishment and survival.

Several federal, state and county agencies approved the wetland/habitat mitigation plan, including:

- National Marine Fisheries Service
- U.S. Army Corps of Engineers
- Washington Department of Fish and Wildlife
- Washington State Department of Ecology
- Clark County Community Development

A restored wetland typically takes about three years for planting and drainage changes to be effective. The project may look unsightly during and immediately after construction, but it will be more aesthetically pleasing once plants are fully established. More importantly, it will provide additional breeding, sheltering and foraging areas for birds, fish and other animals, reduce erosion and downstream flooding, and improve water quality in Whipple Creek.

Clark County Public Works has built several on-site and off-site mitigation areas for road improvement projects, including:

A now-mature mitigation site along the south side of Padden Parkway, near its intersection with Northeast Andresen Road.

A recently planted mitigation site along Curtin Creek, off of Northeast 119th Street about a half mile east of Northeast 72nd Avenue.

Public Works is aware that some residents believed the mitigation site at Northeast 179th Street and Northwest 41st Avenue was a protected wetlands bank that could not be disturbed, even for environmental enhancement. The county isn't sure what caused this misperception, but it could be because a different mitigation area was created immediately to the southwest (on the south side of Whipple Creek) in 2015 as part of slide stabilization project along the east side of Northwest 41st Avenue.

Regardless of the reason, Public Works will work to ensure that residents understand all aspects of construction projects, including off-site mitigation.

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AMPHITHEATER OPERATIONS

Clark County owns the amphitheater. Quincunx operates the facility under terms of a lease with the county.

A 3" Neighborhood Guidebook binder documents the *Lease, Easement, and Management Agreement*. It includes the Hearing's Examiner Final Decision, called a Conditional Use Permit (CUP). All of the operating requirements are spelled out in these documents.

Several traffic nightmares during the 2016 concert season got our attention. In pursuing these concerns we learned that for several years there was no county oversight of amphitheater operations. (How do you lose track of an 18,000 seat facility?)

County staff met with us at our June and July monthly meetings. There has been progress in regaining county control of amphitheater operations. But many serious issues appear unresolved. We hope that our September meeting will bring us county reassurance that they are in pro-active mode in enforcing required operating measures. For example:

- Has Quincunx made the renovations required to gain their 50% reduction in the annual lease amount?
- Are Traffic Control Officers (TCOs) Certified Flaggers as per state law?
- Are noise volume reports provided in the graphical format required by the CUP?
- Are work night concert start times scheduled after evening commutes?
- Are amphitheater patrons restricted from using back roads?

15th ANNUAL HEIRLOOM TOMATO & GARLIC FESTIVAL

Joyce Haines and Greg Valdivia invite you to their organic farm on Saturday, August 19 from 10 till 6.

There will be live music, food and a farm store. Sample many varieties of heirloom tomatoes.

Northwest Organic Farms is located at 17713 NW 61st Avenue
(West on 179th from exit 9. Left on NW 61st Avenue to parking area)



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FYI: The Community Development department emails out a development review status report every Friday. If you want to know what's in process or submit comments on a development review proposal, ask to be added to the mailing list. Advise jodi.creamer@clark.wa.gov. *It's too late when they start unloading the dozers next to your property!* If you have concerns about proposed developments that we need to address call Bridget at 360.573.5873.

MONTHLY MEETINGS:

WE MEET at 7 PM ON SECOND THURSDAYS AT THE COMMUNITY of CHRIST MEETING ROOM
400 NE 179TH STREET, 1/2 MILE WEST OF I-5

OUR BOUNDARIES :

NORTH, 219TH STREET

WEST, LAKE RIVER

EAST, NE 72ND AVENUE

SOUTH – WEST OF I-5, NW 151ST STREET TO NW 41ST AVENUE TO NW / NE 164TH STREET;
SOUTH - EAST OF I-5, NE KLINELINE RD TO NE 119TH ST TO SALMON CREEK TO NE 50TH AVE
TO NE 149TH ST TO NE 72ND AVE

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