

**Three Creeks Advisory Council**  
**February 11, 2010**  
**Clark Regional Waste Water District**  
**10:00 AM – 12:00 PM**

ATTENDEES: John Caton, Dan Bodell, Dave Taylor (City of Ridgefield) Denny Kiggins, Jim Spinelli, Ila Stanek, Bud Van Cleve, Jim Carlson, Beth Holmes, Mike Harris, Ron Wilson, John Peterson

Staff: Oliver Orjiako, Colete Anderson, Mark McCauley, Laura Pederson, Commissioner Marc Bolt, Mary Beth O'Donnell

Absent: Hal Dengerink, Lynn Valenter, Vaughn Lein, Ron Lauser, Tom Mielke

Since Vaughn Lein was absent, Oliver Orjiako acted as chair for the meeting. Oliver called the meeting to order at 10:05 A.M. Minutes from the December 10, 2009 meeting were unanimously approved.

Mark McCauley was introduced to speak on the 78<sup>th</sup> Street Project Master Plan. Over a year ago Mark spoke to the group about the concept plan for the property. WSU was deeded the property and used it for many years as a research and experimental facility for agriculture. The deed transferred the property to the county should WSU decide to discontinue use of the facility. Mark and Laura Pederson provided a Power Point presentation to update the council on what the county has been working on over the past year. A hardcopy was also distributed.

Purpose: Initially, the question was what to do with the parcel of land that WSU had occupied as an agriculture extension and research station. With the guidance of Commissioner Boldt, we wanted to reflect Clark County's commitment to preserve the property's agricultural heritage and honor it's history as a poor farm. Secondly was to develop a preferred master plan concept to guide the use and development of the site over the ensuing years.

So with our purpose in mind as we continued to put together the sounding board and management team, we needed some guiding principals that would influence everything we did with the property to insure consistency so that we wouldn't stray from the vision that Commissioner Boldt and the other commissioners had. We developed a list (of principles) with the help of the sounding board. Mark ran through the list of **Guiding Principles**:

**Celebrate agricultural heritage.** We are an agricultural county, or were, and still are to some extent. As time goes on we see less and less but we feel it's important to honor the heritage here and do what we can to slow the decline and possibly stimulate a renaissance in that area.

**Maintain WSU's presence on the site.** WSU has been on the site for 60 years so one of our principles is to maintain their presence. WSU Extension has two presences here, the district office on 78<sup>th</sup> street and the local extension office on 149<sup>th</sup> near Brush Prairie. Our hope is to move that office and staff to the 78<sup>th</sup> street site to help achieve the other guiding principles that we've established.

**Showcase and promote sustainable agriculture and building practices.**

Sustainability is becoming more important all the time with climate change issues and reducing carbon footprints. There's a local food initiative across the county to highlight sources of locally produced food. Through what we do on the site, we want to educate people on how you can grow vegetables in your backyard, next to elementary schools, etc. As we renovate the historic building or build new structures, we will incorporate every sustainable practice in the building industry that exists if we can afford it, such as capture rain water, use pervious surfaces to minimize runoff, and use native plant species.

**Support agricultural research that supports sustainable farming.** We want to be on the leading edge if that's the way of the future.

**Enhance community wellness and inspire life-long learning.** Thus far on the site we've had some interim activities. Last year there were 37 community gardens and the food bank cultivated 2 acres and grew 50,000 pounds of carrots for the needy in the county. We saw three generations of families, some that had never grown anything in their life with folks from adjacent gardens teaching them aspects of gardening. So, we've already seen a great deal of learning on the site and we expect that to continue and increase. As far as "community wellness" is concerned, if you look at articles on exercise, that gardening is considered exercise because it can be strenuous with weeding and harvesting crops. A trail is designed to promote bike riding and walking.

**Integrate activities and resources that provide community access.** There are a number of features on the site - an outdoor classroom, meeting space, places to gather outdoors such as a viewpoint on crest of the hill where people can come together for a wedding or other events.

**Reflect sound fiscal policy and decision making matters.** Some people might be concerned about this as a guiding principle and wonder how we're going to do this. Once the master plan is approved, we can pursue a variety of grant activities to further the educational aspects of the site and possibly go through the Parks and Rec department to get grant money for the trail system and things of that nature.

**Recap:** April 2008 the deed transferred to the county. In the fall of 2007, preliminary work began. Commissioner Boldt laid everything out and said we need to come up with a plan. WSU was very interested in what that plan would look like and wanted to ensure the county did something with the property that they believed in. Between Commissioner Boldt and people at WSU, we created the concept document that served as the basis for the property transfer to the county. In April 2008 we began a concept exploration process and assembled interviews with stakeholders from the prior process in 2004. The original plan in 2004 wasn't well received by the community. We wanted to be sure that wasn't going to happen again so we tried to capture their sentiments. We then assembled a sounding board of community members. Two of them from the Three Creeks council were on that board, Ila Stanek and Bud Van Cleve. They brought a perspective to the group along with the others that helped us come up with a concept diagram that implemented the vision and were very helpful in the process.

We have a management team compiled of county staff - the Parks director, Pete Capell from Public Works, Oliver Orjiako our Planning director, myself and the director of the new Environmental Services department Kevin Gray. It also includes

WSU. Those are the management folks that have the resources and staff to make things happen. They consider the input from the sounding board and the sounding board considers decisions from the management team, so we've developed a synergistic approach to deciding on what the concept and master plan should look like.

Commission Boldt presided over a public workshop and we had 160 folks attend that. It was a very energetic and enthusiastic group of people. We had work tables, solicited input, ran through exercises and subsequently had an on-line survey that 321 folks responded to. Those influenced our concept and master plan. We made presentations to community groups, sat with neighborhood associations and presented materials to them. We had a public comment period where we hosted a presentation in the lobby of the Public Service Center downtown. Also, spearheaded by Commissioner Boldt, we were present at the county fair with a sustainability entry that subsequently won awards from the Western Fairs Association and the International Association of Fairs and Expositions for its creativity. By and large there was much public support for the concept plan.

We took it forward to a master planning process in December 2009 and we're still in that process. We're here today, next week we go before the Planning Commission work session then a hearing followed by a work session with the Commissioners and a public hearing to consider the plan and hopefully approve it. This process was shorter because many of the issues had already been sorted out so essentially we've been fine tuning. We've had two management meetings, one community sounding board meeting, hosted a public open house in this room and had a public comment period. Once again comments were almost uniformly favorable.

**Preferred master plan concept:** Mark reviewed the points of the plan.

- **Community learning and gathering:** outdoor classroom, greenhouses, viewpoint
- **Historic interpretation:** Poor farm building still existing as well as other out buildings, money to do a survey of the cemetery property to identify boundaries for future enhancement, use the WSU extension building to move staff into. This building was not in good repair when it was handed over to us. We've spent the past month internally reinforcing the roof and in April we'll put new roof tiles on. We received stimulus money through an energy block grant. \$430,000 of that has been earmarked for this building to upgrade heating and cooling. The county has to provide some match. The BPA did an energy audit for us but we haven't seen those results yet. We also have to upgrade the internal electrical system and put computer connections in. We're looking for the funds for all of that. Once that work is done, those folks can move in and we can stop paying City of Battle Ground School District \$70,000 a year in rent and that money can go into the budget for the site.
- **Community Gardens:** To the 37 gardens from last year we'll add 37 more plus about 40-50 depending on how many want them. We will take names and use a lottery system.
- **Food bank:** They had two acres. Hundreds of volunteer hours were donated to weed and harvest. Moving forward with four acres, they needed to broaden their volunteer base so there's a collection of five Lutheran churches to take on additional acres. We'll have hundreds of people out there over the course this next summer drawing non-perishable crops for the benefit of the food bank and the needy in the county.

- **Farmers market:** We are considering this. We have met with existing organizers and are trying to create a consortium of farmer's markets to synchronize those efforts so we don't have so many and all happening at the same time. Ila commented, so we'd have to drive downtown to the market when we could have one right here? Mark said it could cause them all to fail. Once they're all viable then possibly you could have overlapping times. So, it's a question of vendors not wanting to be five places on the same day as opposed to customers not wanting so many. One thing we've learned in meeting with the farmers is there are additional costs for licensing for more than one sight. We're working with the permitting folks and the health department to see if we can't stimulate an effort to streamline and lower the costs. Ila said it seems like we have a lot of farmers and they could choose the place they want to be and maybe we make ours the most attractive. I'm all about buying local and I'd like to have something going on out here. Commissioner Boldt said they wrestled with this in Olympia. What's happening there now is one person picks their location and they sell for their farmers. Ron C said then you could make multiple sites more viable at the same time. Mark said locally we haven't gotten that far yet. We've had one meeting so far and one is scheduled for next week. Some farmer's markets sell crafts, coffee, different foods. We think we should limit activity on this site to locally grown produce (in Clark County) possibly embellished by one crafts vendor, or one coffee vendor, rather than having it morph into what we have downtown. Bud asked to make mention of the planned ADA gardens. Mark said last year when we built the 37 gardens we created an ADA suitable pathway, compacted and graveled so one could navigate it in a wheelchair. We also got an ADA porta-potty. We're sensitive to that.
- **Certified organic garden:** The WSU master gardeners have certified organic land on the site. We aim to maintain and possibly expand that.
- **Master gardeners greenhouses:** Existing ones are old and haven't been well maintained. They're functional, but just barely. We're looking eventually to have state-of-the-art greenhouses that would have automatic misting systems, automatic shades and windows, exhaust fans, etc. to the degree that we get interest by people in the county that could use them to germinate crops then take them out and plant them on their own land. Or experiment in growing plants that they sell and in turn give money back to the site. Ila thanked whomever included plantings next to the greenhouses to provide shading.
- **Outdoor classroom:** Bring kids in to talk about sustainable agricultural, the history of the site, or a seminar on grafting plants. Last year there was a man that grew heritage tomatoes and a wide variety of potato species and he had a workshop. We're looking for that kind of educational opportunity and an amenity that allows people to conduct those types of classes.
- **Enhanced wetlands:** The diagram shows a black dotted border to the north and south of the wooded area. Right now we have what many people call a ditch, but the Department of Environmental Services calls it a wetland channel. Historically that ditch was connected on the east and west sides with another ditch running east and west, and we have storm water requirements that we have to meet we're looking to enhance those and make them an educational facility. So it would require widening the ditch some and we would loose some farmland, but we create an attractive feature on the site to could be used to teach kids about clean water.
- **Living farm:** This would be a great place to showcase sustainable farming and building practices. Pete Dubois, county sustainability coordinator, has

grant money to work on this. The concept would be to build a house out of sustainable materials so whatever is consumed on the farm site would either be grown there or produced there. It's in the conceptual phase.

- **Interpretive trails:** We have a trail system and service roads required for safety reasons and farm vehicles. The trails are multi-modal and at various places there are signs that talk about agricultural, history, cemetery, etc.
- **Hazel Dell Park expansion:** The park is larger than it appears on the map. The wooded area is not the boundary, there are six more acres of park. Working with the Parks department, we've agreed once the master plan is approved we'll embark on a boundary line adjustment to coincide with the tree line and the same acreage will be carved out on the west side and that will go to Parks. The features here are supportive of the guiding principles of the larger site, but because this is a Park's project separately, it will have its own public process. The public may not agree with all the features but we believe if features are here, most people will look at the entire site as a connected, coherent whole as opposed to separate pieces.
- **Cemetery enhancement and viewpoint:** Beautiful vantage point from the ridge that should be shared with everyone in the county.

Two features to talk about: Approval from public is largely positive, but there were a few negative comments. One is shown on the map by a dotted line indicating where a road might go. County Transportation folks have an Arterial Atlas. On the east side of the property is 25<sup>th</sup> Avenue going north and there's a traffic signal there. The Arterial Atlas calls for 25<sup>th</sup> Avenue to continue south to create connectivity and enhance circulation in the neighborhood because there isn't another N/S route other than Hwy 99 or St. John's. Mark doesn't like the idea of adding a road on the property. Ila commented that they're always told not to worry because this is 20 years out, but if we're designing for the future and they get this road on the map now, it is unlikely it will ever be changed. At the time that it goes for approval to the Commissioners, it should at least be on the books to be sorted out. Bud agreed with both Mark and Ila. If a road goes through, that is not where it should be. Commissioner Boldt said when he was at the meeting they talked about 30<sup>th</sup>, the next signal to the east. Transportation said the problem with that is there's a lot of land owners there. That site doesn't have near the hill that the 25<sup>th</sup> Street site has. Bud said he's on TIP and when that road was first proposed WSU owned this property and the road was not proposed at that time to go through this property. It was intended to go along side the border all the way through and down to Minnehaha. Just because we have a transportation engineer now who thinks differently doesn't mean that's where the road to be and I oppose that strongly. Ron Wilson the argument about Fred Meyer going in there is not plausible. He disagrees with the road plan as well.

**Inspirational images:** These provide visuals of what might be on the site as we develop it.

**Site management:** After we get through the master plan, then what? That's when the hard work begins. We want to recruit a site technical advisory team to provide advice to the Commissioners and management team on various issues as we begin to develop. Mark reviewed the graph. By forming an advisory team we would get sound advice rather than relying on our own occasional misguided thoughts. We need someone to help us collect donations for specific attributes on the site or general upkeep. This is important. We don't believe we'll start our own but there's a foundation in SW Washington that we'll partner with and I think Pam Brokaw is

managing that or is affiliated with that. We'll see if they can create a sub-portion of that non-profit for the benefit of this property. Then through that we'll go to charitable organizations that might be interested in enhancing a site of this sort.

Commissioner Boldt said one of the things he's heard is that this is county property but it's also community property. One of our interests in this is as Hazel Dell evolves this site will evolve too, whether it's a community center or something similar. Commissioner Stuart is concerned about how to keep the community piece in this site plan. There's a huge need to develop a community center in here so the community will have direct access. Mark said this master plan is not chiseled in stone. We have tried to show generally where things go and what the features will look like. We have an approved list of uses that's extremely long. A restaurant is on that list and Oliver was helpful with that so five years down the road, if the public wants a restaurant on the site, our document will allow that to occur. We would have a public process again if the plan were to change as time goes on because of the wide range of opinions. Jim C said we could use a concept like one he's seen on DIY Network "Log Cabin" where the whole community picks what goes into the structure and they give it away. Connect people on the internet to choose what features go in here and have a continual voting process. He asked, between the foundation and grant money, public money and private money, how will the pie be split to finance this?

Mark said the budget right now is \$160,000 to maintain the site and it costs more to run it than that. He's carved out some from other areas in the budget to devote to the site. We are renting some space, we'll charge for classes, we're anticipating an ongoing revenue stream that is very small. So we have to go to charitable groups and get grant money for specific things and ask the Commissioners for more money as good times return and things improve. Jim C asked what about private investors? If I wanted to build a restaurant there and the public wanted it, could that be done? Mark said yes, we were doing this for the food bank. They were going to occupy the NE corner where there's a multi-use structure. But their expectations of what the county was going to do as a developer were way beyond what county could afford to do so they decided to move elsewhere so they could accomplish what they need to do at a lower cost. We were going to subdivide the property, create a parcel in order for the food bank to get a legal description to go on the lease. We could do that and put a restaurant there. Laura said the guiding principals will guide the development so if a restaurant had elements from the guiding principals, it could go there – no Burgerville or McDonalds. Jim C and Mark discussed types of solar panels and their use on the site. Jim said when he builds communities they look at putting in what's called a resource management center. You can utilize all the resources through the site. It's not shown anywhere on this plan. Mark asked him to call him so they could talk about that.

Denny asked about security. Would a caretaker live there? Mark said that's part of the thinking. We would like a 24 hour presence. Security is a big concern. Currently part of the property is fenced. Hazel Dell park is fenced with a caretaker. Having someone living on the property would be helpful.

Jim C asked what have the trends been in small agriculture. Mark said in this community we started with a couple of community supported agriculture farmers, now we have 30-35 and the line appears to be poised to keep going. They can grow different crops and share the harvests. Bud said the food bank planning this year will go beyond carrots. They're looking at potatoes, squash, cucumbers and other hearty

plants. Mark is doing some research on his own up at Whidbey Island (Agriculture school) to see how they got started and how they're doing things up there.

Bud said he thinks we'll see this site continue develop for the next 20-25 years. There's very little that's permanent. One of the strongest features is education. Mark says it's quiet and peaceful on the site. Ila said something that wasn't mentioned is the garage building that looks similar to the big house. The original plan was to flatten it. Some of us thought it could be used as an outdoor classroom. Mark agreed. If it's usable, we'll keep it. Bud wanted to know about the water tower. Mark said CPU visited the site. Their long range plan calls for a water tower somewhere in Hazel Dell. They like this property and think their water tower should go on it. The water has to be 380 feet above sea level. On the diagram (NW corner of Hazel Dell park) the altitude is 320 so the tower would be 60 feet tall. Not sure what color it would be, paint a mural on it, plant trees around it? But that's not a decision either. We put it on the diagram just because of their visit. Bud said there's a higher site on top of Ludlom Hill on the corner of 14<sup>th</sup> Avenue and 68<sup>th</sup> Street. There's currently a 750,000 gallon tank there and they've proposed a 3,200,000 gallon tank along side of it. It's Bud's understanding that this one is going to happen. The neighbors have received notices about it. They're also proposing several cell phone towers around it. Mark said if a water tower has to go on our site, the agreement would definitely have conditions. We would want to see their regional plan first.

Oliver thanked Mark and Laura for the presentation, and Commissioner Boldt for coming and discussing this with the group. What happens here impacts the community more than any other area in the county. This plan is going to the PC on the 18<sup>th</sup>, followed by a public hearing then advancing it on to the Board. Oliver asked if there was a unanimous recommendation to move it forward, besides the concerns raised over the water tower. Bud proposed to recommend moving it forward. It's flexible enough to consider changes in the future. This is something that will take 20-30 years, it's too valuable to do in a hurry. Ila motioned to recommend moving it forward understanding that all of the comments and concerns voiced today be included with that. There was unanimous consensus by the group.

Jean Singer and Matt Griswold from Public Works are here today, along with Allen Henty from the State to update us on what is happening in the Salmon Creek interchange area.

Allen sited the benefits of the project: to decrease congestion, reduce backups on the freeway ramps thereby reducing or eliminating accidents related to congestion, and improve safety. It would also increase traffic speed through the 134<sup>th</sup> Street corridor and improve overall traffic flow for the Salmon Creek area. The project is trying to help respond to economic growth in the area and keep it moving forward.

Features of the project: Shows map of area – 134<sup>th</sup>, I-5, 205, and existing park and ride facility. One of the main things is we have too many signals in the corridor. This project will build a new connection between 10<sup>th</sup> and 20<sup>th</sup> across the freeways via 139<sup>th</sup> Street. It will go over 201 and I-5 and have ramps north and southbound. The current on ramp north at 134<sup>th</sup> will go away and move north to 139<sup>th</sup>. The park and ride will relocate to between 139<sup>th</sup> and 136<sup>th</sup>. The county will widen 10<sup>th</sup> Avenue and install a roundabout at 10<sup>th</sup> and 136<sup>th</sup> to minimize signals. Tenny Road will be realigned to help traffic flow. 139<sup>th</sup> will be five lanes wide, two each way with a center left turn lane. 10<sup>th</sup> Avenue will be three lanes. 20<sup>th</sup> Avenue will remain two

lanes in each direction but we'll add channelization to facilitate the traffic coming on and off the new connection. The state will be adding an auxiliary lane from the merge point at I-5 and 205 up to 179<sup>th</sup> Street, so four lanes all the way. We're adding an auxiliary off ramp lane at 134<sup>th</sup> Street and 205 northbound. There will be a new exit only lane added also to help with the backups.

Part of moving the park and ride includes adding our main storm water facility in it's place. There will be other storm water facilities throughout the area as well.

Looking east: shows alignment of Tenney, looking west new park and ride, hospital, stormwater pond (called a constructed wetland) Dan asked if it will be wet in August? Allen said there is high groundwater in the area, so it's likely it will be but it's hard to tell.

Jean gave a county update. We're close to completing the legal process. The environmental assessment document is complete. We've drafted the non-significant impact document which is with FHWA this week for review and signature. We hope to have that in March. Once that's complete, we can get it out to bid. ***The schedule anticipates going to bid this fall. We can begin permitting at the end of SEPA. Goes over permitting process. ROW complete for some of parcels. Ongoing design,*** continue to work on that. Park and ride matches exactly to existing. Concurrence w/CTran. 492 parking sites. Timeline: submitted some early, 80% design complete. Two construction phases – two years for phase 1. Split into two contracts – county will oversee and hope to let for bid this fall. County has fewer impacts on wetlands to expedite sooner than state. Able to facilitate ROW sooner too. Opportunity for local contractors. By facilitating local improvement will give opportunity to minimize traffic and help interstate contract because all local improvements will be done when there's starts.

Budget: state, local – shortfall of \$18M – applied for fed. Grant to make up shortfall. Will know end of month – if we don't get it will have to get into other sources.

Jim C questions about magenta areas. Jean answers. Ila asks for business cards.

Dan B: design question – how far along is the county? County submittal at end of amarch 99% complete – state will provide match work at that point – our 90% will be in June.

Corner by IQ credit union, widening radius? Dan, budget recalibrated? Jean, estimates, will adjust accordingly in March. Describe what's the main structure? All are going to be the same, large standard pre-cast concrete girders, foundations drilled shafts construction method. Same as structures on I5 we did a few years ago, along Salmon creek. Too late for add bid alternative to add architectural enhancements? This is the entrance to this urban area. Is there an opportunity to make it look nice? State has arch. That looks at it as region – break it down to corridors – I5 has different concept than 205. over half of cost is structure, has no choice but to go w/best cost. Big bridge, 50 feet high, 100 feet wide. An opportunity there, but fixed money – would have to come from county funding. Dan, add in bid alternate for features. Jean, phase II – any value will have to go to phase II of this which is not funded at all. Keep consistent with other structures in the area. Lighting similar to area of Mill Plain 205 interchange. Jean, don't see any on county contract, can't say about state. Been around since 2003, ups and downs, narrowed down estimate to get it back in the budget based on the current market. Cut out everything possible. As far as bid alternates, bare minimum to capture the project.

We're not at that point yet at the state – not a lot more that can be eliminated. Bub, 78<sup>th</sup> street interchange told ran out of money, local collections to do basic landscape. Is that included in this? Mark familiar w/it. This project has funding for landscaping, have detailed plans. Will be very nice. Park and ride will be nice too. Jim S, Hospital leadership, reassurance that ambulance and patient access will be maintained during construction . Jean, weekly meetings to talk about that – all businesses will be aware what will go on so they know – flaggers, etc. Aware of it. State similar. Ila, fire district attend to meetings too? Send out weekly emails to CRESSA to distribute to those who need to know so they can plan emergency routes during construction. Jim asked to be involved in meetings. Plan to meet March and April w/him. Publish in newspapers what scheduled for the week.

Oliver: work program 2010. Salmon Creek SA task force forming – any one want to sit on that? We now have Jim from legacy and Lyunn from WSU – meeting every other Wed starting 2/24 2:30 in afternoon, can join us. She will send info out to this group – 6 meetings. April 10 meeting, John Peterson move to June? Is April ok? John, either could work, June have more substance for group – starting next phase shortly – Group put John in June? Yes – April meeting bring Jeff and Mike update on discovery SAP. Colete update also on Salmon Creek SAP as well.

No public comment

Adjourn: 11:45