

## Fairgrounds Park Master Plan Fact Sheet

July 2005

### General Information

In the early 1990's, the Vancouver-Clark Parks and Recreation Department acquired the Fairgrounds Community Park property, which is an 88-acre property located at NW 11th Avenue and NW 164th Street. The site is adjacent to both Whipple Creek Regional Park and the Clark County Fairgrounds. The 88-acre park site has a variety of landscape types that include wetlands, forests, meadows, riparian areas, steep slopes, and former agricultural fields. The service area for the park is generally expected to be a 3-5 mile radius from the site, plus the service areas for the Salmon Creek Little League and Salmon Creek Soccer Club.

In 2003, a park master planning design project was initiated that included typical community park features and a regional, tournament-level sports facility. During the master planning process, it became clear the capital and operational funding sources to support tournament fields wasn't available. The Clark County Board of Commissioners redirected staff to retain the community park features, but remove the tournament fields in favor of fields serving community based sports programs.

### Overall Park Program

The Clark County Comprehensive Plan outlines the development of community parks to have multi-purpose playfields and open lawn areas, universally accessible walking trails, play areas, picnic shelters, basketball courts, community gardens, restrooms, and parking. More specifically, the Fairgrounds Community Park design proposal generally includes the following elements:

- Picnic shelters
- Play equipment
- Restrooms
- Walking trail network
- Interpretive areas and vistas
- Caretaker facility
- Associated support facilities (parking, stormwater retention/treatment, entrance roads)
- Wetland restoration/creation (as required by the county and Army Corps)
- 3 to 5 little league fields
- 2 to 3 soccer fields
- Sports courts
- Extreme sports area
- Equestrian connector trail

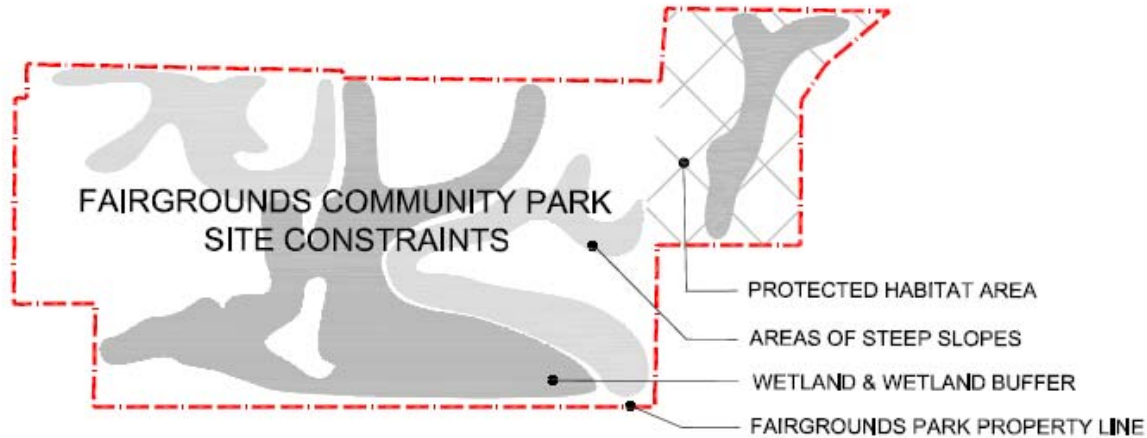
### Site Constraints

Wetlands were identified on site and confirmed by Clark County Community Development Department. Current Army Corp of Engineers and Clark County permit requirements dictate that the master plan be designed to minimize impacts to wetlands and their buffers by utilizing upland areas for development before proposing any impacts to wetlands. Impacts to wetlands require mitigation through creation of new or enhancement of existing wetlands. Mitigation is a costly process (both in terms of development cost and loss of usable land area) and will be avoided when possible.

The regulatory guidelines that will be applied to this project are based on the following sequence:

1. **Avoid** impacts to wetlands (utilize dry uplands before disturbing wetlands)
2. **Minimize** impacts to wetlands (limit impacts based on quantity and quality criteria)
3. **Mitigate** for impacts (restore existing or create new wetlands on site for any impact)

In addition to the wetland areas, the site also has two areas of native forest landscape. These areas will be protected for their aesthetic, habitat value, and natural functions. Where appropriate, trails may provide access or views of these areas. In addition to wetlands and forested areas, there are several areas on site that have steep slopes greater than 10 percent.



### Fairgrounds Community Park Draft Guiding Principles

- Accommodate community based activities to meet the diverse needs of entire community, now and long-term.
- Provide a balance of passive and active park uses.
- Address access, security, and adjacent uses.
- Provide sports fields for youth sports programs based in the area.
- Preserve and enhance natural resources; Incorporate sustainability principles.
- Develop a plan which is financially responsible and viable for the long-term.
- Establish visual interest throughout the park: open areas, forested area, vistas.

### Upcoming Meeting

Please join us September 15<sup>th</sup> at 6:00 pm to review and discuss a revised master plan drawing. The meeting will be held at the Clark County Public Safety Complex, 505 NW 179<sup>th</sup> Street. Please visit the project web site at: [www.clark.wa.gov/parkdesign](http://www.clark.wa.gov/parkdesign) for more information.