

**2018 Conservation Futures – M&O Application
Fakkema Trail Construction**

APPLICANT INFORMATION

1. Applicant's Name: Whidbey Camano Land Trust
 2. Applicant's Address: 765 Wonn Road, C-201, Greenbank, WA 98239
 3. Contact Person: Jessica Larson
 4. Phone: (360) 222-3310
 5. FAX : (360) 222-3510
 7. E-mail: jessica@wclt.org
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PROPERTY DESCRIPTION

1. Property Name: Fakkema Farm
 3. Address of Property and directions: 1570 Wieldrayyer Road. From HWY 20 turn onto Swantown Road, turn left onto Wieldraayer Road, property is at the end of the road.
 4. Tax Parcel Number(s): R13205-457-4630; R13205-458-3300; R13204-468-0840; and R13205-458-2010.
 5. Acres or Square Feet of Property: 315 acres
 6. Percentage of Property affected by Project: 0.2%
 7. Year Conservation Futures funds awarded: 2015 Amount: \$1,000,000
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REQUEST SUMMARY

1. Amount Requested: \$112,490
2. Project Budget:
 - a. Construction of trail: \$73,480
 - b. Construction of recreational crossing: \$32,010
 - c. Purchase of trail parking easement: \$5,000
 - d. Trail signs and two kiosks: \$2,000Total: \$112,490

PROJECT DESCRIPTION

The Fakkema Trail project will connect Swantown Road and greater Oak Harbor to scenic West Beach and the Strait of Juan de Fuca. Construction of the 0.8 mile trail across the Fakkema Farm Conservation Easement fills a much desired need in Oak Harbor for recreational walking trails, which are limited due to existing development.

Parking will be accommodated in the existing church lot at the intersection of Swantown Road and Wieldraayer Road. Visitors will walk along the ample shoulder of quiet Wieldraayer Road before accessing a gravel surfaced trail at the entrance of Fakkema Farm. The gravel trail will traverse the agricultural fields offering views of the Strait of Juan de Fuca in the distance and the sweeping forest and fields on either side. Partway down the trail, Swantown Lake comes into view, and bird watchers will begin to see the varied wildlife that use the coastal lagoon. Crossing an agricultural ditch on a constructed recreational crossing, visitors will then access Island County's property, where there are prime views of Swantown Lake are had. From there, existing trails on the County's site lead to West Beach Road and the public beach directly across. Descending the stairs to the beach provides access to 2.3 miles of State and Land Trust protected tidelands. Venturing further on West Beach Road leads to Joseph Whidbey State Park.

The Island County Non-Motorized Trail Plan, Oak Harbor Parks, Recreation, and Open Space Plan, and Whidbey Camano Land Trust's Land Protection Plan reference the Fakkema Trail specifically as an important trail connection.

There are three main phases to the project: (a) construction of the recreational ditch crossing, (b) trail construction, and (c) parking and sign installation. Details on the cost for each of the three phases is itemized in Attachment C. The breakdown for requested funding over two years is summarized below:

2018 Funding – Phase 1: Recreational Ditch Crossing

2019 Funding – Phases 2 and 3: Trail Construction and Parking/Signs

To further leverage and facilitate the completion of the project the Land Trust is donating all staff time required for management of the project. In addition, the Land Trust has partnered with the Christian Reform Church to use their existing parking lot for the trailhead. This trailhead easement saves approximately \$50,000 that would otherwise be needed to construct a new parking lot.

A short section of the trail construction and the recreational ditch crossing will be on Island County property at Swantown Lake. The Land Trust has consulted with Island County Parks and a formal agreement will be made as part of this project to formalize the partnership. Island County Parks will review the recreational crossing design and approve the bid package for this portion of the project.

ATTACHMENT B: ESTIMATED PROJECT BUDGET

ATTACHMENT B				
ESTIMATED PROJECT BUDGET				
ISLAND COUNTY CONSERVATION FUTURES FUND				
PROPOSED PROJECT APPLICATION				
PROJECT NAME =	Fakkema Trail	YEAR	2018	
	Category	CFF	Other Funding Sources	Total Funding
Planning				
	Salaries and Benefits	\$ -	\$ -	\$ -
	Consultants/Sub-Contracting	\$ -	\$ -	\$ -
	Goods and Services*	\$ -	\$ -	\$ -
	Travel & Per Diem	\$ -	\$ -	\$ -
	Other	\$ -	\$ -	\$ -
	Total Planning	\$ -	\$ -	\$ -
Maintenance and Operations				
	Salaries and Benefits	\$ -	\$ -	\$ -
	Consultants/Sub-Contracting	\$ 105,490.00	\$ -	\$ 105,490.00
	Goods and Services*	\$ 2,000.00	\$ -	\$ 2,000.00
	Travel & Per Diem	\$ -	\$ -	\$ -
	Other	\$ -	\$ -	\$ -
	Total Maintenance / Operations	\$ 107,490.00	\$ -	\$ 107,490.00
Management & Administration				
	Salaries and Benefits	\$ -	\$ -	\$ -
	Consultants/Sub-Contracting	\$ -	\$ -	\$ -
	Goods and Services*	\$ -	\$ -	\$ -
	Travel & Per Diem	\$ -	\$ -	\$ -
	Other	\$ -	\$ -	\$ -
	Total Management & Admin	\$ -	\$ 8,000.00	\$ 8,000.00
Equipment				
	Technology Capital Items*	\$ -	\$ -	\$ -
	Technology Supplies*	\$ -	\$ -	\$ -
	Equipment*	\$ -	\$ -	\$ -
	Other	\$ -	\$ -	\$ -
	Total Equipment	\$ -	\$ -	\$ -
Property Acquisition				
	Fee Simple Acquisition Costs**	\$ -	\$ -	\$ -
	Conservation Easements Costs	\$ -	\$ -	\$ -
	Other Acquisition Costs	\$ 5,000.00	\$ -	\$ 5,000.00
	Total Acquisition Costs	\$ 5,000.00	\$ -	\$ 5,000.00
	Total Budget	\$ 112,490.00	\$ 8,000.00	\$ 120,490.00
* For all line items listed with "**", please provided an attached detailed list of items and costs				
**does not include appraisal costs, survey, engineering or other technical services. Those costs are "other acquisition costs"				

ATTACHMENT C: DETAILED BUDGET

Project Element	Unit	Price Per Unit	Element Width	Element Length	Total Cost
TRAIL CONSTRUCTION					
Contractor mobilization	Lump Sum				\$2,000.00
Sod removal (on-site disposal)	Lump Sum		4	4200	\$3,000.00
Grading	Lump Sum		4	4200	\$3,000.00
Landscape fabric	\$/Ft	\$3.00	4	4200	\$12,600.00
Granular subbase	\$/Ft	\$6.00	4	4200	\$25,200.00
Granular surfacing	\$/Ft	\$5.00	3	4200	\$21,000.00
Trail contingency	<i>10% of trail cost</i>				\$6,680.00
				Trail Total	\$73,480.00
RECREATIONAL CROSSING					
Wetland/BSA Report	Lump Sum				\$2,100.00
Wetland Mitigation Plan	Lump Sum				\$1,000.00
County Permits and Mitigation Fee	Lump Sum				\$2,000.00
Contractor Mobilization	Lump Sum				\$1,000.00
Alignment and final design	Lump Sum				\$1,000.00
Construct bridge	Lump Sum		5	30	\$20,000.00
Wetland mitigation plantings	Lump Sum				\$2,000.00
Bridge contingency	<i>10% of bridge cost</i>				\$2,910.00
				Crossing Total	\$32,010.00
PARKING AND SIGNS					
Easement for parking at Church	Lump Sum				\$5,000.00
Kiosk construction x 2	Lump Sum				\$1,000.00
Kiosk and wayfinding signage	Lump Sum				\$1,000.00
				Parking and Signs Total	\$7,000.00
				Fakkema Trail Cost	\$112,490.00

ATTACHMENT D: SPECIFIC MANAGEMENT AND OPERATIONS ACTIVITIES

A. Ecological Integrity

On Fakkema Farm, the new trail will be routed along the north edge of the managed agricultural fields, limiting the impact to agricultural productivity. Swantown Lake recently received CFF M&O funding for invasive species removal. Having additional volunteer and public presence on this site will facilitate additional weed removal in this area as the public becomes more invested in the properties. The proposed project will use existing trails on the County Swantown property, thereby minimizing ecological impacts.

B. Hazard of Liability

Providing additional off-road pedestrian trails in Oak Harbor will help to redirect foot traffic away from Oak Harbor and County roads, reducing potential vehicle/pedestrian hazards. Providing a safe off-road alternative to residents and visitors to Oak Harbor is an essential part of this project. Tying in to future County and City plans will further separate walkers from vehicular roads.

C. Special Status

N/A

D. Habitat Values not previously covered

N/A

E. Public Access

Public access is the main objective of the Fakkema Trail. Creation of nearly a mile of new trail provides new and expanded recreational opportunities for the public. The trail also enhances already existing public access at West Beach and creates a connection that will introduce existing trails and beaches to more of the public. The signs associated with the project will provide new public educational opportunities.

F. Management Plan

A detailed trail specification and installation plan is included as match to this grant. The Land Trust will be creating a written plan with trail specifications and location before construction. In addition to this plan the trail is also described in the existing conservation easement funded by the Conservation Futures Fund on the Fakkema Farm Conservation Easement.

G. Supported by Community Plans

Island County's Non-Motorized Trails Plan was developed to "meet the needs of bicyclists, pedestrians, and equestrians and encourage the development of non-motorized facilities." Below are some excerpts from the plan that support the creation of this trail:

Goal #1: Develop a comprehensive, high-quality non-motorized transportation system in Island County in order to:

- *Encourage and support the development of on- and off-street facilities for non-motorized travel, including new and existing trails, designated bikeways, and the public road system, that serve and connect communities and destinations throughout the county.*

Goal #2: Develop an expanded, high-quality recreational trails system in Island County that:

- *Encourages and supports the development of recreational trails, and where appropriate, trailheads, parking, signing, sanitation, visitor amenities, and related facilities that can equitably serve communities and destinations throughout the county*

Goal #4: Ensure that sufficient local resources, including staff support and funding, are provided to implement the recommendations of this plan over the next five to twenty years, specifically by:

- *Dedicating staff and local resources while actively pursuing state and federal grant funding necessary to develop trails, bikeways, trailheads, and related facilities as outlined in this plan.*

The Fakkema Trail is specifically called out in the 2018 Non-Motorized Trail Plan Update as one of the recommended projects. The 2018 Update is not complete, but it is highly likely that the Fakkema Trail will remain as a highlighted project in the report.

The Oak Harbor Parks, Recreation, and Open Space Plan supports and directly mentions the Fakkema Trail. One of the Plan's objectives includes:

- *Provide safe and convenient trails for walking and bicycling between parks, neighborhood and major activity centers throughout the City, and to other recreation sites on North Whidbey.*

The Plan includes a map 'Recommended Plan – Long Term Trail Layout' that specifically calls out the Swantown Trail and shows a trail across the Fakkema property.

H. Existing Infrastructure

Creation of the Fakkema Trail provides a safe and scenic route for the public to walk across the Fakkema Farm without impacting the existing farm infrastructure. Placement of the trail along the north property line maintains the maximum amount of agricultural production, while still providing valuable public access.

I. Develops Infrastructure

The 0.8 mile trail and signage are all new infrastructure on the property. Signs will provide educational opportunities to inform the public about the importance of these protected lands. The new trail creates a valuable recreational resource in an area where new trail opportunities are limited. The kiosks and additional

signage that will be placed along the trail corridor will vastly improve the visitor experience both for the new trail and existing Island County Swantown property.

J. Long Term Viability

The Fakkema Trail was designed with long-term viability in mind. This includes surfacing that has minimal maintenance needs and easy access on both ends of the trail. Once in place, these trails will benefit from the well-developed volunteer program at the Whidbey Camano Land Trust. The Land Trust currently engages more than 100 stewardship volunteers annually, who put in more than 2,000 hours of work a year at Land Trust properties.

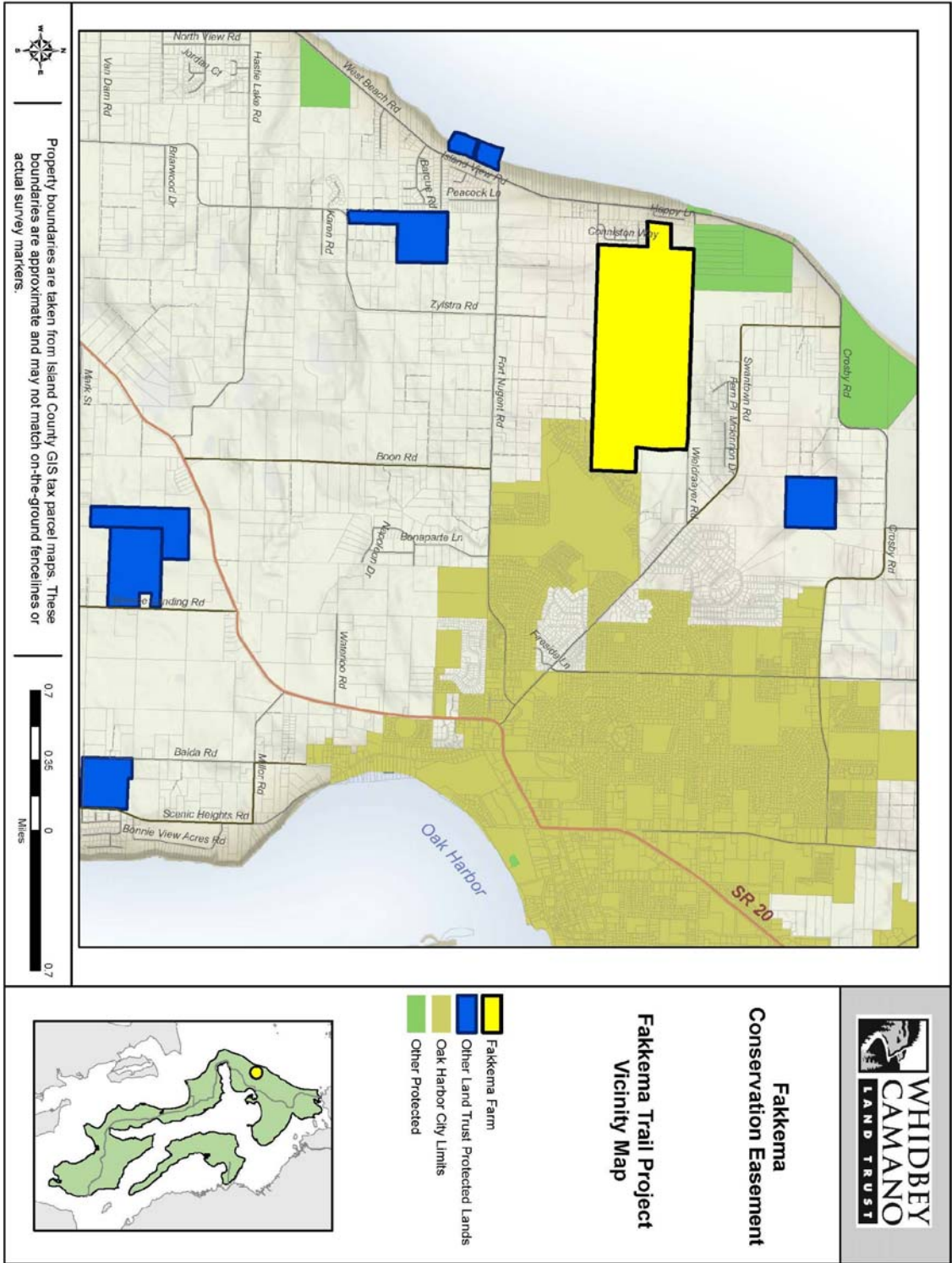
K. Other Resources

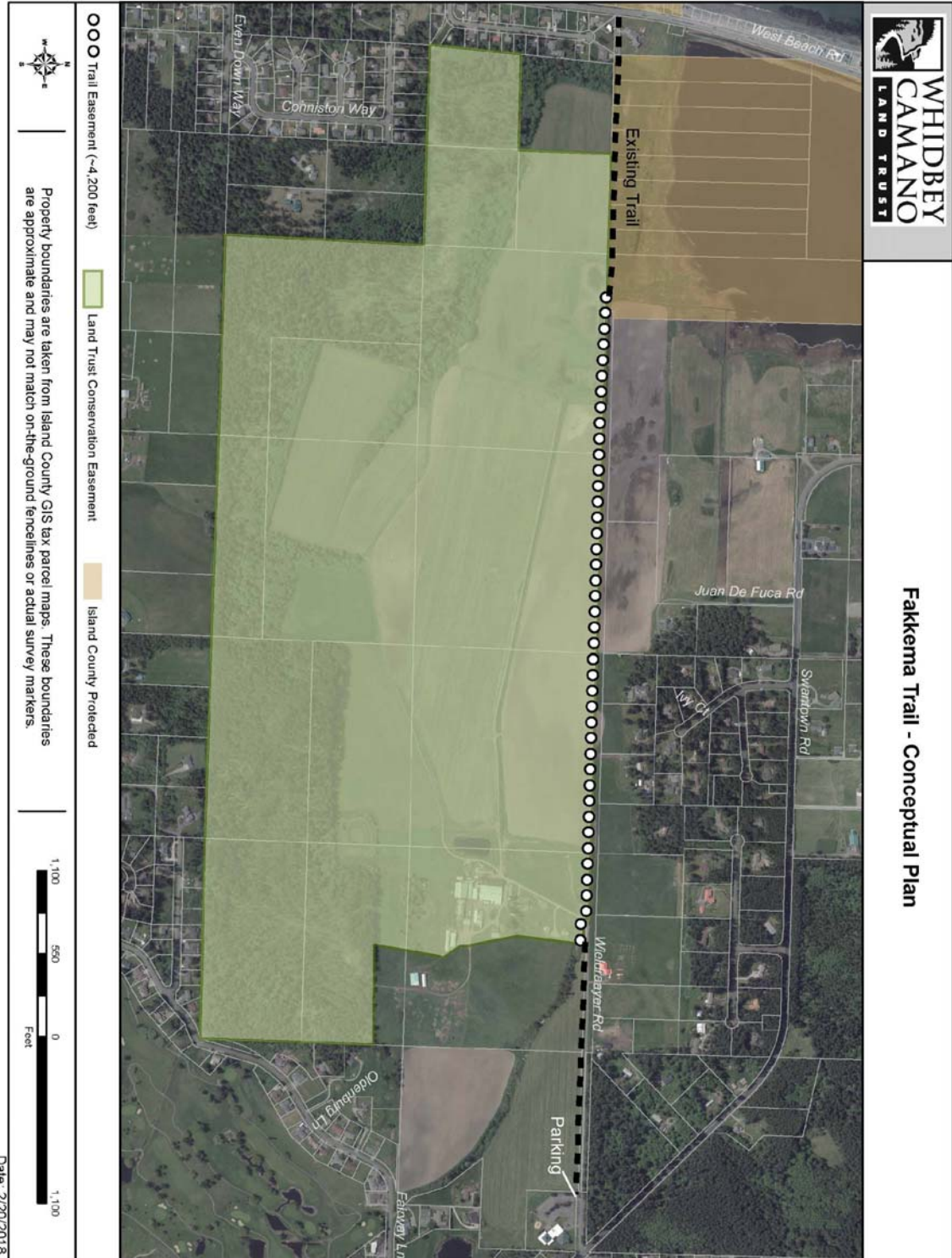
The Land Trust is matching staff time for planning, management, and administration to conduct and oversee this project. This includes creating the trail specification sheets, coordination with the landowners, creation of the request for bids, review of the bids, contractor selection, and contractor oversight. All of these tasks take time and are vital for the success of the project. It is estimated that it will take more than \$8,000 of staff time to complete this project. In addition to staff-time match, partnering with the adjacent Christian Reformed Church to allow use of their existing parking will save \$50,000 in avoided new parking lot construction. Land Trust volunteer match for the continued maintenance and upkeep of the trail is important for the long-term viability of the project.

L. Public Ownership

Fakkema Farm is privately owned. A Land Trust trail easement assures the public's permanent ability to access this property. A portion of the trail work will take place on Island County owned public land at Swantown Lake as will the recreational ditch crossing, depending on the final routing of the trail.

ATTACHMENT D: MAPPING





ATTACHMENT E: PICTURES

Scenic views along future trail corridor.



Attachment E: PROJECT PHOTOS *(Continued)*

Example of trail conditions



“Existing” right-of-way portion of trail.



Field edge/future gravel trail.

Recreational crossing area



Ditch edge (looking west) from east side.



Ditch edge (looking east) from west side.