

2019 Conservation Futures – M&O Application
Allito Property
Public Use Enhancement

APPLICANT INFORMATION

1. Applicant's Name: Island County Parks
 2. Applicant's Address: 502 Haller Street, Coupeville, WA 98239
 3. Contact Person: Steve Marx
 4. Phone: 360-679-7334
 5. E-mail: s.marx@co.island.wa.us
-

PROPERTY DESCRIPTION

1. Property Name: Allito Property
 3. Address of Property and directions: Hwy 20 and Libbey Road
 4. Tax Parcel Number(s): R13230-223-1150, R13230-154-1170, R13230-094-1250, R13230-038-1360
 5. Acres or Square Feet of Property: 42 acres
 6. Percentage of Property affected by Project: 20%
 7. Year Conservation Futures funds awarded: TBD* Amount: \$47,000
**Note: Funding of this M&O application is dependent on CFF being awarded to the Allito Forest in the 2019 grant cycle.*
-

REQUEST SUMMARY

1. Amount Requested: \$47,000
2. Project Budget:
 - a. Management Plan: \$5,000
 - b. Fence and Gate Installation: \$36,500
 - c. Trail Creation: \$2,500
 - d. Property Cleanup: \$2,000
 - e. Signs: \$1,000

PROJECT DESCRIPTION

**Project is contingent on approval of the 2019 CFF acquisition funds for the Alito Property.*

The goal of this project is to enhance the public access to the Allito Property and its connection to the Kettles Trail system. The project has five major objectives:

- Management Plan
- Fence and Gate Installation
- Trail Creation
- Property Clean-up
- Signs

Management Plan: \$5,000

Creation of a site-specific management plan to examine the site and develop a long-term plan for the property. Plan will include an inventory of the site and management actions needed to maintain the conservation values on the property while also allowing appropriate public access, including location of trails (See Attachment A).

Fence and Gate Installation - \$36,500

The existing access road on the Allito Property travels from the north end of the site and follows the western boundary, nearly to the southern boundary with the Island County Kettles property. The adjacency of the access road to neighboring parcels makes clarity of the property boundary important for visitors. Split rail fencing will be placed along this western boundary for a length of 2,100 feet. Average cost per linear foot for installed two-rail split rail is \$14 LF, totaling just under \$30,000. One access gate will be placed at the north end of the site to keep vehicle traffic from entering. Average gate costs, depending on construction, is \$6,500 (See Attachments A and B).

Trail Creation: \$2,500

While the majority of the trail system is already in place, there is a need for three connecting trail segments to complete the network. The first is a 700-foot segment connecting the parking lot to the access road. This will keep equestrian users off the Libbey Road right-of-way enroute to the access road, which is ideal for horses (See Attachment A).

The second is an 800-foot segment of multi-use trail connecting from the southern end of the access road to the existing Kettles Trails. Finally, a new trail for mountain bikers and hikers will be located through the forest near the eastern portion of the property to separate mountain bike and equestrian use, prevent use of the highway powerline maintenance road, and provide a more natural trail attractive for hikers and bikers.

Island County staff will flag and rough cut the location of the trails. Volunteers from the mountain biking and horseback riding community will assist with the construction of the trail segments. The requested funds are to cover staff time for volunteer oversight and any needed supplies, such as flagging.

Property Cleanup: \$2,000

There are a handful of small abandoned debris areas located along the eastern boundary of the Allito Property. Removing this debris is important from both a safety perspective and to reduce the attractiveness of the site for more dumping. The requested funds will cover staff time and dump fees for the cleaning of the dump sites. Volunteers will help with the cleanup efforts. With permission from WSDOT, funds could be used to chain/gate off the access road to the electrical box and powerline closer to the highway, where most debris has occurred, to prevent easy access for more dumping (See Attachment A).

Signs: \$1,000

A kiosk will need to be installed at the north end of the trails to show maps and explain the rules to visitors. In addition, smaller trail location signs will be installed. The requested funds will cover staff time for creation and installation of signage.

All of these objectives are important in making the Allito Property a safe and welcoming addition to the Kettles trail system. Activities will be leveraged with community volunteer support and is essential for the continued stewardship of the property.

ATTACHMENT B				
ESTIMATED PROJECT BUDGET				
ISLAND COUNTY CONSERVATION FUTURES FUND				
PROPOSED PROJECT APPLICATION				
PROJECT NAME =	Allito Property - M&O	YEAR	2019	
	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	\$ 9,500.00		\$ 9,500.00
	Consultants/Sub-Contracting	\$ 36,500.00	\$ -	\$ 36,500.00
	Goods and Services*	\$ 1,000.00	\$ -	\$ 1,000.00
	Travel & Per Diem	\$ -	\$ -	\$ -
	Other	\$ -	\$ -	\$ -
	Total Maintenance / Operations	\$ 47,000.00	\$ -	\$ 47,000.00
Management & Administration	Salaries and Benefits	\$ -	\$ -	\$ -
	Consultants/Sub-Contracting	\$ -	\$ -	\$ -
	Goods and Services*	\$ -	\$ -	\$ -
	Travel & Per Diem	\$ -	\$ -	\$ -
	Other	\$ -	\$ -	\$ -
	Total Management & Admin	\$ -	\$ -	\$ -
Equipment	Technology Capital Items*	\$ -	\$ -	\$ -
	Technology Supplies*	\$ -	\$ -	\$ -
	Equipment*	\$ -	\$ -	\$ -
	Other	\$ -	\$ -	\$ -
	Total Equipment	\$ -	\$ -	\$ -
Property Acquisition	Fee Simple Acquisition Costs**	\$ -	\$ -	\$ -
	Conservation Easements Costs	\$ -	\$ -	\$ -
	Other Acquisition Costs	\$ -	\$ -	\$ -
	Total Acquisition Costs	\$ -	\$ -	\$ -
	Total Budget	\$ 47,000.00	\$ -	\$ 47,000.00

* 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"

Budget Details

- Management Plan - \$5,000
 - Staff time or contractor cost to create management plan
- Fence and Gate Installation - \$36,500
 - \$30,000 fence installation
 - \$6,500 gate installation
- Trail Creation - \$2,500
 - Staff oversight of volunteers and trail supplies
- Property Cleanup - \$2,000
 - Staff oversight of volunteers and dump fees
- Signs - \$1,000
 - Kiosk, trail signs, safety signs

SPECIFIC MANAGEMENT AND OPERATIONS ACTIVITIES

A. Ecological Integrity

Creating a trail system that directs visitors to appropriate locations ensures that the surrounding forest and wildlife habitat remains intact. Providing appropriate public access will also significantly limit inappropriate activities such as camping, which currently have a higher impact to forest vegetation. Removal of the debris piles located on the site, removes potentially hazardous material from the forest, and reduces the attractiveness for further dumping. Adding a chain or gate closer to the highway near the electrical box access will reduce dumping from vehicles for people looking to get out of sight from the highway.

B. Hazard of Liability

Debris pile removal eliminates potential hazards from the property. Gating and increasing recreational trail use will also reduce the likelihood of the dumping activities occurring in the future.

C. Special Status

There are no species or plant communities of special status on this site. However, there is a profusion of native rhododendrons on the property.

D. Habitat Values not previously covered

Providing new recreational opportunities will invite new users to enjoy the site and create an interested community group to help with the stewardship of the property, including the removal of invasive plant species on the site.

E. Public Access

The Allito property is an excellent site for providing much needed improvements for public access to the Kettles Trails. Island County is improving the Libbey Road parking area and the Allito property is the direct trail connection to the Kettles trail system. This project will provide direct access for hikers, bikers, and horseback riders to the forest and existing Kettles Trails. It will create over a mile of new trails for visitors and greatly improve the user experience.

F. Management Plan

The project includes the development of a Management Plan for the property.

G. Supported by Community Plans

This project is supported by the Island County Parks and Recreation Element which shows this area as being part of a habitat corridor. The updated Non-Motorized Trail Plan shows the Libbey Road Kettles Trail Connector as a main project. This provides an alternative route for the connector. The Island County Trails Plan also supports this project as it accomplishes the plan's primary objective to "meet the needs of bicyclists, pedestrians, and equestrians to encourage the development of non-motorized facilities".

H. Existing Infrastructure

The project connects to the existing gravel parking area off Libbey Road and will encourage use of this trailhead, thereby providing a better parking option than the often haphazard and crowded parking that currently occurs on the popular highway pullouts.

I. Develops Infrastructure

The new trail infrastructure creates vital connections between the existing parking lot and the extensive trail system at the Kettles. The fencing and gates create important safety features to a public access site. In addition, the new signs will provide necessary information to visitors.

J. Long Term Viability

The long-term manageability of this project is very high. The Whidbey Island Bicycle Club and the Backcountry Horsemen of Island County are in full support of this project. Volunteer support is key to the long-term stewardship of the trail system. Both groups have committed to adopting the Allito property and have excellent track records of helping with the existing Kettles trails.

K. Other Resources

Volunteer labor will be used for the following activities:

- Trail construction
- Debris clean-up
- Sign installation
- Volunteer hours estimate: 150 hours
- On-going stewardship

L. Public Ownership

The property will be owned in Fee Simple by Island County Parks by mid 2019.

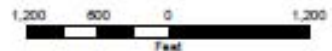
Attachment A – Project Maps



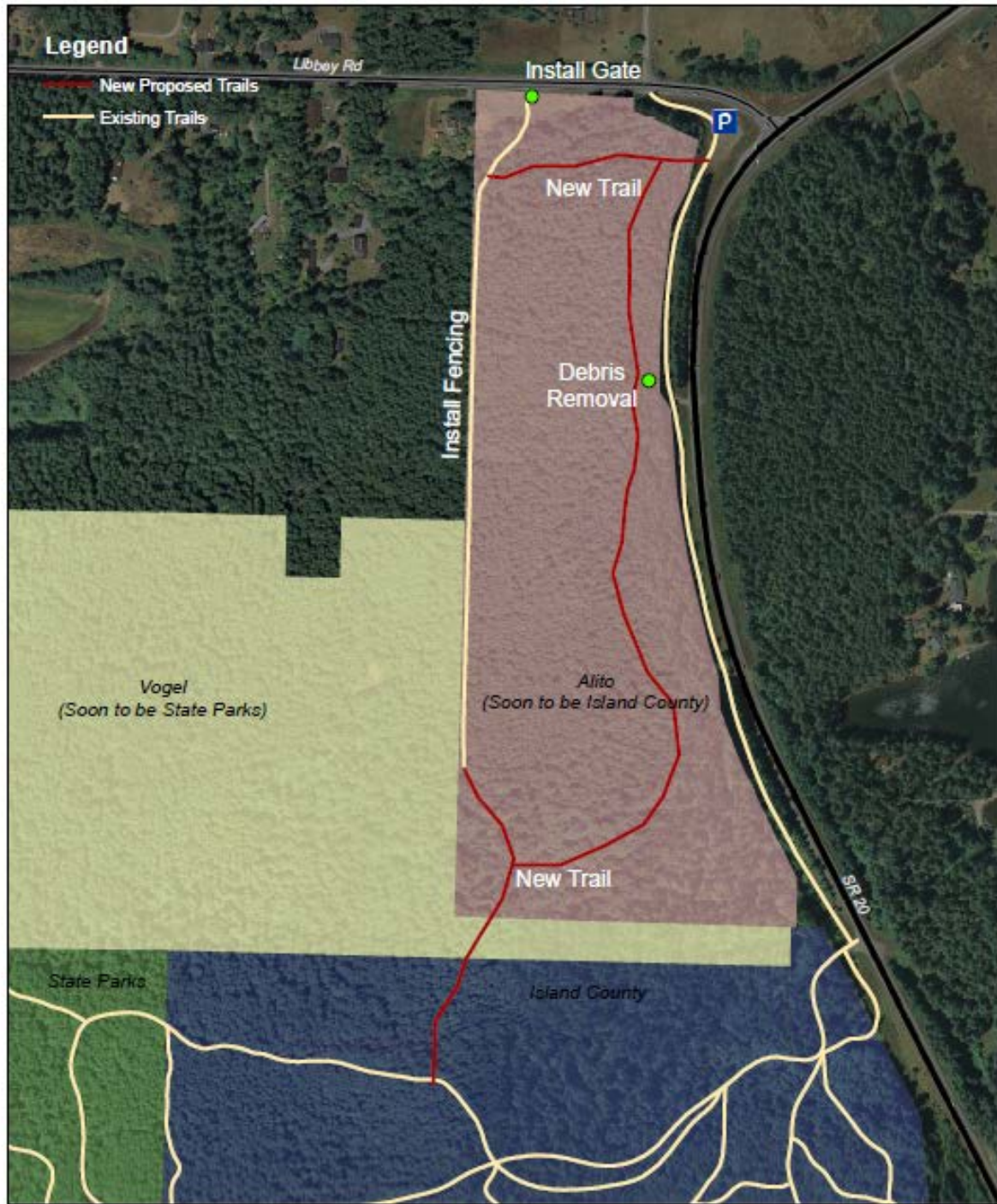
Allito & Vogel



Property boundaries are taken from Island County GIS tax parcel maps. These boundaries are approximate and may not match on-the-ground fencelines or actual survey markers.



Allito Site Map Island County CFF M&O



Property boundaries are taken from Island County GIS tax parcel maps. These boundaries are approximate and may not match on-the-ground fencelines or actual survey markers.



Attachment B – Project Photos

Fencing needed along the west side (right on photo) of the trail/maintenance road.



Cement blocks would be replaced with a gate to allow maintenance access.



New trail spurs will connect the existing trail system.

