



STATE OF WASHINGTON

OFFICE OF THE INTERAGENCY COMMITTEE

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May 18, 2007

**TOPIC #2: Port of Kalama, Kalama Boat Basin 70  
IAC #70-031A, NPS #53-00104  
Conversion and Replacement Request**

**Prepared By:** Kammie Bunes, Grants Manager **Approved by the Director:** 

**Presented By:** Consent Calendar

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**Proposed Action:**  
Decision

**Summary:**

The Port of Kalama is seeking Board approval of proposed replacement land to remedy conversion of a portion of a Land and Water Conservation Fund (LWCF) site.

**Staff Recommendation:**

Staff recommends approval of this request.

**Background:**

The Port of Kalama received a federal LWCF grant to acquire approximately 14 acres of undeveloped land along the Columbia River in 1970. The land is adjacent to the City of Kalama's wastewater treatment plant. The City and Port agreed the City would be allowed to purchase property from the Port to expand the treatment plant when necessitated by future growth. A map in the IAC project file shows the planned expansion, however, the land was not excepted from the reimbursement process and is subject to the prohibition of conversion to non-recreation uses. Subsequent development of a waterfront park and a boat launch occurred with state grant assistance. A marina was developed on adjacent state-owned tidelands.

In 2003, the City approached the Port to purchase land for expansion pursuant to the 1970 agreement. The deed restriction associated with grant funding appeared on the preliminary title report and Port staff contacted IAC for clarification. Since the City was under a construction moratorium until the plant could be expanded, permission was secured from the National Park Service (NPS) allowing the Port to sell property to the City and provide replacement property once suitable land could be secured.



Two smaller conversion issues at the park will be incorporated into this conversion/replacement package. Two buildings within the LWCF boundary have converted from recreation support uses (food service and boat storage). Additionally, the road constructed to access the park has been extended beyond the LWCF boundary. Since the road now provides access to land outside the park boundary it too is considered a conversion.

Approximately a year ago, the Port identified suitable replacement land on the Kalama River and began negotiating with the landowner. A purchase and sales agreement is now in place and the Port is poised to close on the replacement land, pending IAC and NPS approval.

**Analysis:**

When reviewing conversion requests, the IAC and NPS consider:

- Alternatives to the conversion
- Recreation utility
- Acres and market value

In this case, no alternatives were considered for expansion of the treatment plant. Physically, this is the only direction the plant could be expanded. Additional lands being converted will allow the Port to use existing buildings for compatible uses. One of the buildings will likely become a visitor center with cultural exhibits, and the other will provide storage for the Port. Although compatible these uses do not completely meet LWCF rules. This is the opportune time to address all issues at the site.

The conversion will not have a negative impact on the recreation utility of the existing park. The land being converted is adjacent to a busy railroad line. None of the land being converted is waterfront. The proposed replacement property will create the only community park on the Kalama River. The land is relatively flat and located on a lovely bend in the river. The only direct water access at the existing park is via the boat launch. The new park will provide low-bank access to a calmer river. At the least, the property will be developed to provide passive recreation and river access. If pending archaeology and environmental studies show the property is suitable for further development, and the public supports it, the Port could develop more active recreation elements as well. NPS staff has visited the site and support it as suitable replacement property.

The final considerations of acres and market value converted compared to the proposed replacement is summarized as follows:

	Acres to convert	Acres for replacement	Market Value
Conversion Property	3.77	n/a	\$377,000
Replacement Property	n/a	23	\$400,000

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**Next Steps:**

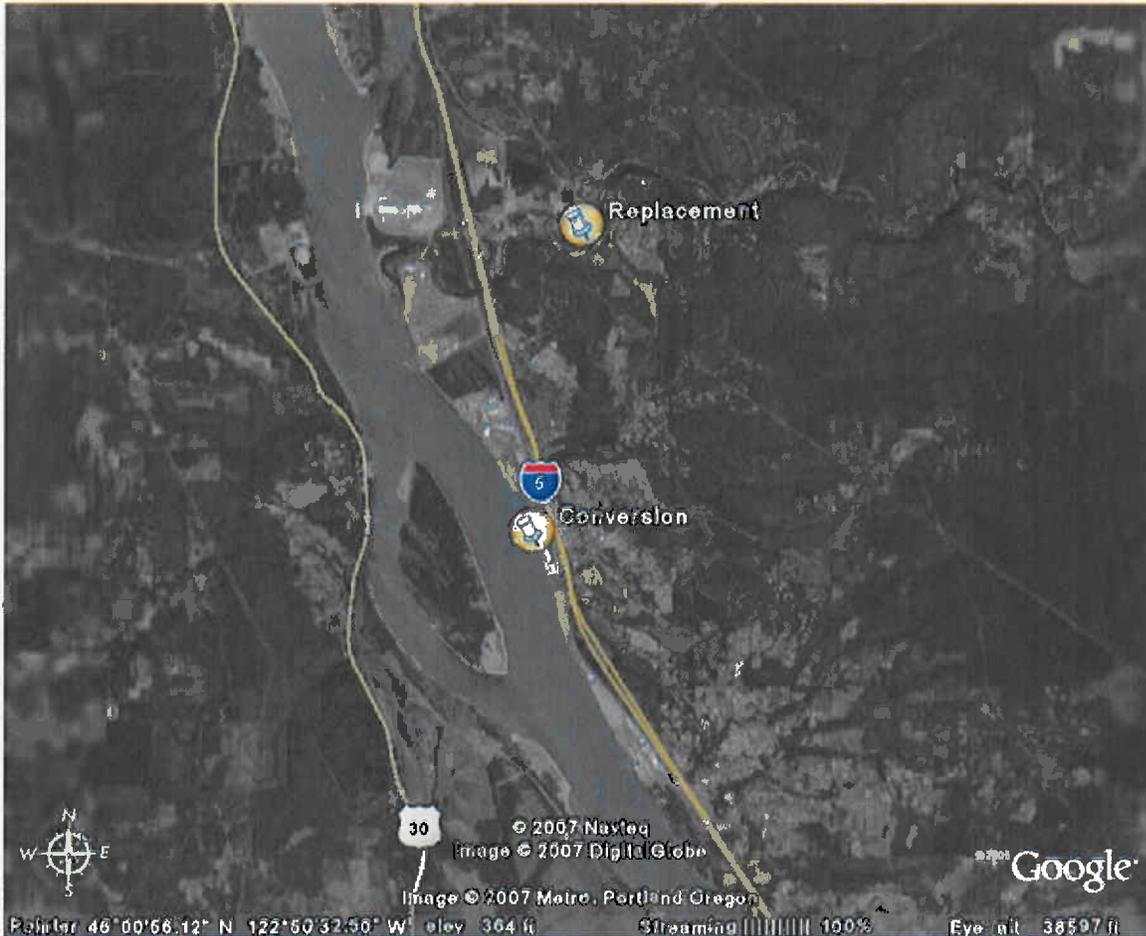
If the IAC Board approves this proposal, IAC staff will pursue official NPS approval and the Port will complete the acquisition.

**Attachments:**

- Maps

### Location of Conversion and Replacement properties

Kalama is approximately 40 miles north of Vancouver



### Port of Kalama Conversion Property

Existing Park, with area to convert shown in red, magenta, and yellow. Blue area remains in Land and Water Conservation Fund park boundary.



### Port of Kalama Replacement Property

Parcel totals 49 acres. Area proposed for replacement includes approximately 23 acres, shown in the red and green outlines. Remaining 26 acres will be managed by the Port, most likely for habitat mitigation, but not included in the official replacement park boundary.

