AT THE CROSSROADS

Building an Endowment to Conserve Our Natural Legacy

CHelan–Douglas LAND TRUST
Our Land, Our Water, Our Future
“No matter how diverse our views, everyone can agree that we love this place and should be thoughtful about how it grows. The Land Trust finds common ground and creates partnerships. I think that we are changing the way conservation is viewed. The matching funds being offered in this campaign are stunning. A $2.5 million endowment will give us a huge boost and a new capability to be greater stewards, visionaries and partners in protecting the region.”

Gordon Congdon, Jr.
Executive Director and Campaign Donor
What makes North Central Washington such an exceptional place?
It’s the lifestyle we enjoy here: beautiful natural places, caring communities, a strong economy, fresh water and air, abundant wildlife, and the freedom to enjoy it all.

But development pressures are putting the future of Chelan and Douglas counties at risk. We are at the crossroads.

The Chelan-Douglas Land Trust is the only local organization dedicated exclusively to protecting this region’s natural heritage.

Each generation has a responsibility to the next. What legacy will we leave our children? Will this be a wonderful place for them to raise their own families?

**TIME TO ACT**

The Chelan-Douglas Land Trust is known and respected in the region as a champion for conservation and a leader in maintaining our quality of life. We have earned a reputation as an effective organization that brings diverse groups of people together to achieve common goals.

Today we have a once-in-a-lifetime opportunity to build an endowment that will sustain our local conservation work forever. With your financial support, we can make it happen.

If we want to conserve our water, our land, and our way of life, it’s up to us to act. Now.

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The **White River** is the most productive and natural river in our region. We are protecting wetlands, riparian zones, and floodplains essential for salmon, bull trout, and many species of wildlife and migratory birds by acquiring property along the river from willing sellers. The river also contributes 25% of the water flowing through the Wenatchee River. It is essential for the farms and communities downstream that need a reliable supply of clean water.
With the help of the Wenatchee Sportsmen’s Association, we recently acquired the 720-acre Horse Lake Ranch and 837-acre Burts Ranch in the Wenatchee foothills. The ranches provide critical habitat for mule deer, elk, bighorn sheep, raptors, songbirds, and many other species. Native plants abound. Development would have far-reaching negative consequences for the ecosystem. Our plan is to permanently protect the ranches by placing conservation easements on them, and selling them to a conservation buyer.

AN EXCEPTONAL OPPORTUNITY FOR CONSERVATION

We invite you to help build a $2.5 million endowment for the Chelan-Douglas Land Trust.

When we take responsibility for conserving land in trust or through a land agreement, it’s forever. We commit to being stewards in perpetuity. For this reason we have an obligation to ensure our long-term financial stability and health. The best security is an endowment, where the principal is never spent and annual proceeds will support conservation efforts.

This fund, coupled with continued support from members and partners, will provide stable and growing resources. The Community Foundation of North Central Washington will hold the endowment and ensure professional financial management. Our $2.5 million endowment fund paying out 5% will provide $125,000 per year.

The endowment will give us the organizational capacity to take on larger projects and conserve more land. In the future, we will continue adding to the endowment and inviting citizens to make bequests. The result will be a permanent and ever-growing legacy for future generations.
MATCHING DONATIONS WILL MORE THAN DOUBLE YOUR GIFT!

Leavenworth resident and philanthropist Harriet Bullitt created the Icicle Fund, a private foundation, to support efforts to protect the environment, advance the arts, and promote the natural and human history of the area. Over the years, generous grants from the Icicle Fund have enabled the Chelan-Douglas Land Trust to grow, reach out to new supporters, and protect important places.

Today the Icicle Fund is providing an extraordinary opportunity. They will match every donation to our endowment 1:1. And if we reach the $1 million mark by December 31, 2006, they will provide an additional $500,000. In effect, your donation will be matched 1.5:1!

$1 million in donations = $2.5 million for conservation

When you give $1,000, it results in $2,500 for the endowment! When we raise $1 million, the endowment becomes $2.5 million.

We are extremely grateful for the support and incentive that the Icicle Fund is providing for this campaign. It creates an unprecedented way for donors to leverage their gifts, more than doubling their philanthropic power!

PROGRESS AND REMAINING GOAL

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Chelan-Douglas Land Trust endowment target</td>
<td>$2,500,000</td>
</tr>
<tr>
<td>Board and staff commitment</td>
<td>$377,000</td>
</tr>
<tr>
<td>Matching donations offered</td>
<td>$1,000,000</td>
</tr>
<tr>
<td>Bonus gift if pledges are received by December 31, 2006</td>
<td>$500,000</td>
</tr>
<tr>
<td><strong>Amount still to be raised (as of May 2006)</strong></td>
<td><strong>$623,000</strong></td>
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</tbody>
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The sooner we raise this money, the faster it will begin generating interest and will be put to use conserving important places. Now is the time to help create a conservation legacy.
WHY THIS REGION NEEDS YOUR HELP

The next ten years are so important. We are at a crossroads.

Population growth and generational turnover of valuable family lands mean that as citizens of North Central Washington, we are in danger of losing some of our most productive and beautiful natural land to development.

Much of our high alpine environment is public land. But most of North Central Washington’s lowlands and river valleys are privately owned. The Land Trust is working with private landowners and local communities to protect the natural functions and productivity of these areas.

Government is often unresponsive or cannot act quickly enough to address emerging land use issues. As a small, private, non-governmental organization, the Chelan-Douglas Land Trust can. We work quickly and creatively with local citizens, helping to protect the unique character of the region and enhance the quality of life for residents, visitors, and future generations.

There is no other local organization doing this work in this region. If we don’t do it, no one will. But we can’t do it alone. Every donation, membership, bequest and volunteer hour makes it possible for us to do more.
ENVIRONMENT AND ECONOMIC PROSPERITY, INTERCONNECTED

Protecting our rivers, natural areas, and wildlife is not only good environmental policy it is also good economic policy.

A healthy environment offers our community all the essentials for life: clean water, unpolluted air and nutritious food. The nearby hiking trails and abundant recreational opportunities inspire people to live and work in the Wenatchee Valley. This is a great place to build a business, raise a family, and lead a balanced life. People around the world are seeking this balance.

A healthy environment helps us attract people, businesses and services that might not otherwise be part of a small community. With them here, our economy is strong.

Environmental protection and economic development are two sides of the same coin — both contribute to the wealth of local communities.

VOLUNTARY, RESPECTFUL, EFFECTIVE: AN APPROACH THAT WORKS

Land trusts are successful because they provide incentives for private landowners to achieve conservation goals, while also protecting their financial interests. The land trust movement is growing all over the United States. More than 1,500 land trusts have permanently protected over 9.3 million acres of land with unique ecological, agricultural, scenic, historic, or recreational qualities for future generations.

The Chelan-Douglas Land Trust takes a collaborative, inclusive and respectful approach to conservation. We work with many partners — from the Wenatchee Sportsmen, to the Realtors Association, business interests, public agencies, and other conservation organizations. We are experts with professional skills, strong relationships in the community, and a vision for the region.
FAVORITE PLACES, PROTECTED FOREVER

The Chelan-Douglas Land Trust knows that although we all live amid growth and change, it is possible to save precious landscapes and natural systems. To do this, we focus on:

- Clean, abundant water, and healthy habitat for fish, wildlife, people and farms
- Connecting people and communities with natural areas and recreational trails
- Building a culture of conservation

Some of our best-known protected areas and conservation initiatives include:

**Fish and Wildlife Habitat**

- White River (see page one)
- Horse Lake Ranch (see page two)
- Burts Ranch (see page two)
- Entiat River (see page five)
- Nason Ridge
  
  Proposed logging on Nason Ridge alarmed Lake Wenatchee Property owners. We mediated a compromise between Longview Fiber and the Friends of Lake Wenatchee Forests, finding common ground.

**Conservation Easements**

We hold four conservation easements on 886 acres of privately owned land. These voluntary land preservation agreements permanently protect the conservation values of the property by limiting development, and provide the landowner with tax benefits in return.

“We feel a responsibility to respect God’s creation and give back to the place that has given so much to our family. The wonders and intricacies of nature bring such joy to our lives. Margaret Mead was right: ‘Never doubt that a small group of thoughtful, committed citizens can change the world. Indeed, it is the only thing that every has.’

This group of local people — the Chelan-Douglas Land Trust is living proof.”

Eliot and Tina Scull
Land Trust Founders, Board Members and Campaign Donors

PHOTO CREDIT: JOHN MARSHALL
Recreation Lands

Wenatchee Foothills Trail (see page four)

Sam Hill Property
With help from the Trust For Public Land, the Washington Climbers Coalition and the local climbing community we protected this popular 40-acre climbing destination in the Icicle Valley.

Sage Hills
We led a community fundraising effort to buy a key 32-acre property in the Sage Hills, protecting public access to the Foothills Trail.

Jacobson Preserve
Former Wenatchee physician, John Jacobson, donated 35 acres of property to the Land Trust, protecting scenic views and public access to Saddlerock.

Spider Meadows
Popular trails were threatened by logging and development on private land adjacent to the Glacier Peak Wilderness. We helped raise the money to purchase the land.

Columbia River Loop Trail (eastside section)
The Complete the Loop Coalition was born at a Chelan-Douglas Land Trust Board meeting. Groundbreaking on the trail took place in 1993.

Peshastin Pinnacles State Park
With our help, the Trust for Public Land purchased the Pinnacles and sold the property to State Parks in 1991.

Building a Culture of Conservation

Building a Vision Conference–Economy, Community, Environment
In October 2004 we brought together 250 community leaders and citizens to explore how the region can continue to grow while preserving our natural and community resources.

Public Lands Dialog
Since 2003, we have been spearheading a collaborative approach to conservation and land management among local agencies and conservation groups.

The Wenatchee Valley Environmental Film series
Since 2001 we have co-presented this inspiring series with the Wenatchee Museum and Cultural Center.

Agriculture and Environment Tour
In 2002 we brought together more than 45 people to find ways that the agricultural and environmental communities can work together.

Wenatchee first-graders paint arrowleaf balsamroot at the Land Trust’s Jacobson Preserve. Over three days every spring students from all Wenatchee first-grade classes enjoy a science field experience at the Preserve.
BY THE NUMBERS

Year the Chelan-Douglas Land Trust was founded by volunteers: 1985
Population expected in 2025: 144,731
Our annual budget in 1985: $2,500
Annual budget in 2006: $197,000
Percentage of annual budget funded by members: 40%
Number of members: 550
Number of acres owned by the Chelan-Douglas Land Trust today: 2274
Miles of riverfront owned by the Chelan-Douglas Land Trust: 8-10
Additional acres we hold under conservation easements: 886
Total value of our assets (mostly land): $5.1 million
Percentage of board and staff who are donating to the campaign: 100%
Donations to the endowment so far: $377,000
Donations needed to reach the goal: $623,000
Impact of your donation on the healthy future of the region: immeasurable!

PEOPLE LEADING THE WAY

Members of the Chelan-Douglas Land Trust Board of Directors are highly respected in the community. We also benefit from the energies of an active Advisory Board, a talented staff of four, a Stewardship Committee and more than 550 members and donors. Passionate volunteers who believe that our future needs protection today are leading this campaign to success.

Campaign Team
Eliot Scull, Co-chairman
Gordon Congdon, Co-chairman
Ted Alway
Peter Bauer
Andy Dappen
Kathy Mattern
Jim Russell
Tina Scull
Mark Shipman
Rufus Woods

Advisory Board
Theresa Druzak
Craig Garver
Mike Kaputa
John Lehmkuhl
Edgar Meyer
Frank Peryea
Larry Riegert
Dick Rieman
Mark Shipman
Dan Stephens
Nancy Warner
Richard Woodsmith

Board of Directors
Andy Dappen, President
Peter Bauer, Treasurer
Jean Speidel, Secretary
Dennis Garrity, Vice President
Ted Alway
Susan Ballinger
Paul Hessburg
Peter Hill
Kim Lohse
Kathy Mattern
Betsy Peryea
Jim Russell
Eliot Scull
Tina Scull
George Velazquez
Rufus Woods

Legal Counsel
Todd Kiesz

Staff
Gordon Congdon, Jr. Executive Director
Sharon Lunz Communications & Outreach Director, and Endowment Campaign Manager
Robin Woodsmith Administrative Assistant
Grant Bronk Stewardship Coordinator
RECOGNITION FOR DONORS

Donations of every size will be appreciated and honored publicly (with each donor’s permission). Your donation is tax-deductible.

This campaign offers one special naming opportunity for a pledge of $200,000 or more.

When you become a donor, you join a growing community of thoughtful people demonstrating conservation leadership.

Consider:

- Giving as a family, to teach your children about the importance of giving and caring for the land
- Making a donation in honor of someone you love
- A corporate donation to demonstrate your company’s commitment to the region
- Celebrating a life with a gift “In Memory Of”

Our board and staff alone have already pledged $377,000. Now we invite you to join us in raising the final $623,000. The Icicle Fund will match every gift and provide an additional $500,000 if we reach the $1 million goal. Gifts of cash, stocks, land, buildings, in-kind items, and irrevocable gifts including gift annuities, charitable annuity trusts, and insurance annuities are all eligible for the match.

The $2.5 million endowment fund is within reach!
“My family has been in Wenatchee for more than a century. I worry about how this region will fare through the next hundred years of growth and pressure. Let’s evolve without losing what makes this place special. The Chelan-Douglas Land Trust is quietly at the vanguard of preserving the quality of life for all of us. All that they’ve accomplished on a shoestring is impressive. This campaign offers an historic opportunity to leverage dollars to do great good.”

Rufus Woods  
Board Member, Campaign Donor, and  
third generation Publisher, The Wenatchee World