

City of Buckley Comprehensive Plan

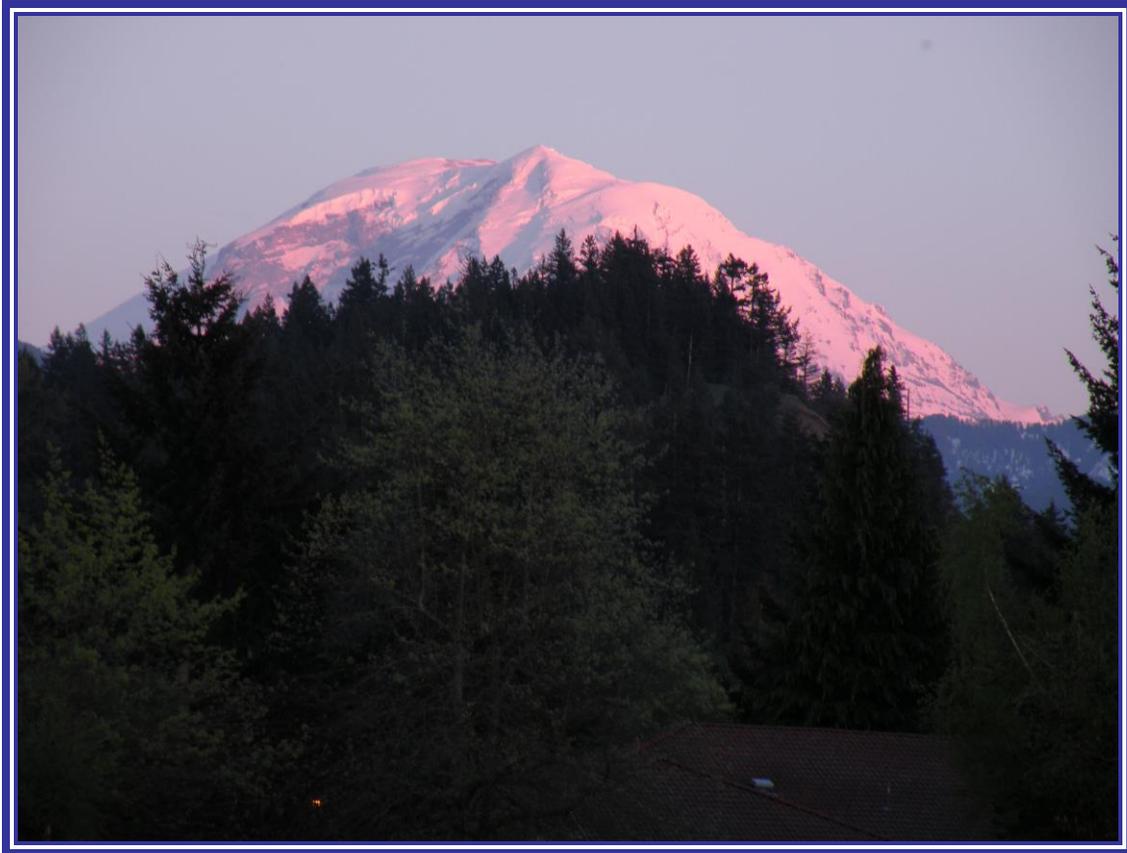
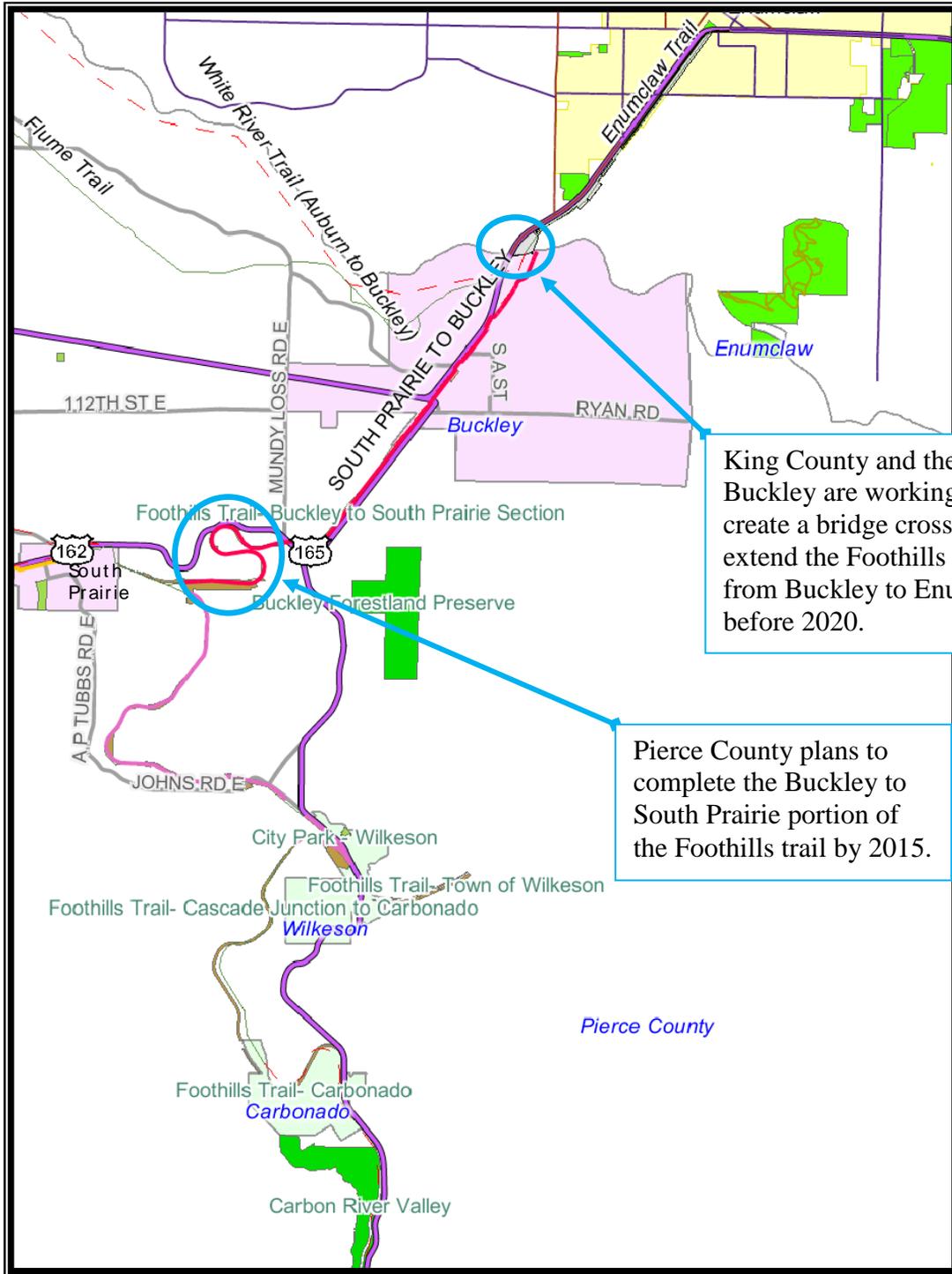


Photo by Kathy Thompson

Element 6 Parks and Recreation

VICINITY MAP



King County and the City of Buckley are working to create a bridge crossing to extend the Foothills Trail from Buckley to Enumclaw before 2020.

Pierce County plans to complete the Buckley to South Prairie portion of the Foothills trail by 2015.

CountyView GIS map.

6.1 Introduction.

Parks and recreation contribute to a high quality of life by providing a full range of recreational opportunities that include competitive activities, such as sports and games, and more restful and reflective activities, such as walking and viewing wildlife. Attractive, well-maintained parks contribute to the quality of life by providing open space and well-landscaped lands.

The City of Buckley is known for its natural beauty and rural lifestyle. These characteristics make Buckley one of the most attractive communities in the state. It is a place to visit, live, and eventually to retire.

Parks and recreation facilities are places to meet, play, exercise, spend time with family and friends, enjoy nature, and relax from the stresses of modern society.



Photo by Kathy Thompson

Parks and Recreation help meet cultural needs by:

- 🌲 Providing facilities and programs used by the community that bring the community together
- 🌲 Providing centers that provide programs to meet specific needs of specific ages, such as seniors and youth, as well as community-wide needs
- 🌲 Promoting development of a general, all-aged community center, and
- 🌲 Providing team sports and a Youth Activities Center

Developing a program of recreational activities and locations is progressive. It is planned in documents like the comprehensive plan and brought to fruition through the city working together toward the goals set in this document. Since the 2004 comprehensive plan, the city accomplishments included at least the following;

- 🌲 Completed extension of Foothills Trail to the White River to within 200 feet of the river.
- 🌲 Constructed the Youth Activity Center.
- 🌲 Constructed the Skate Park.
- 🌲 Constructed the Elk Heights Mini-park.

Construction of these facilities shows a continual concentration toward meeting the goals identified in the 2004 Plan. Continued effort is needed to meet the demands and changing demographics that are anticipated in the coming 20 years.

6.2 Existing Conditions.

Park facilities are separated into public and commercial, active and passive, and facilities and programs. Often these categorizations overlap: facilities may contain both passive and active recreational opportunities, and facilities may specialize in particular programs, such as for the youth or senior centers

Active park facilities include city park lands and shared facilities with the White River School District, with whom the city maintains a partnership agreement for use of four softball and three soccer fields. The other significant park site is the Buckley portion of the Foothills Trail that bisects Buckley from north to south along the abandoned Burlington Northern Railroad right-of-way. Buckley has several small neighborhood “mini” parks that primarily serve the neighborhoods they are in.

City parks of varying shapes and sizes are located throughout the city; the longest perhaps is along SR 410 in the center of town. This eastern SR 410 corridor is currently zoned central commercial and contains several public facilities, including a water easement that runs parallel to SR 410. In public meetings when the 2005 comprehensive plan was prepared and in 2013 while preparing for this update, public sentiment indicated the land beside SR 410 in this area should remain green open space. Commercial development, they said, should occur between the existing foothills trail and River Avenue.



Existing Facilities and Programs.

Buckley Hall is an old feed store that was donated to the city and renovated into a multi-use facility. The city uses this building for community activities such as indoor yoga, aerobics, dance, and other activities that require an indoor site such as civic functions, youth activities and other programs. The facility is frequently rented for private social events such as weddings, parties, etc., and is equipped with a kitchen and restrooms. The Hall also serves as the location for the Buckley Food Bank, which is sponsored by the Buckley Kiwanis.



Buckley Senior Center is located at 811 Main Street in the city-owned Multi-Purpose Center and is actively used by the seniors from Buckley and the surrounding area. It has a full commercial kitchen and is used as a Senior Meal Site. A host of activities geared for our senior population takes place here Monday through Friday. It is staffed by a full time director and volunteers.

The Senior Center is a vital part of the Buckley area and continues to grow to meet the needs of an increasing number of senior participants. The Buckley Senior Center was opened in the multi-purpose center in the spring of 1979 and celebrated its 35th anniversary in April 2012. The private non-profit corporation status was granted in November, 1990. Hot noon meals are served

daily. Refresher driving classes in "55 Alive" are offered quarterly; aerobic exercise is offered twice weekly, walking is stressed with seniors walking the Foothills Trail once a week under supervision and daily walking is monitored by the senior center. The number of participants increases each year, and it is gaining more interest and popularity.



Many health services, classes and activities, and recreational trips are part of the weekly schedule. Senior transportation is a large and important part of the total program, and the Buckley Senior Center provides its own 15-passenger van with wheelchair lift, enabling moderately handicapped seniors to use the Buckley Senior Center facilities and access stores and services in downtown Buckley.

The Buckley Senior Center regularly provides blood pressure, blood sugar, and cholesterol checks, immunizations including two flu-shot clinics through a hospital in Puyallup. There is a bi-monthly foot-care clinic; free hearing aid checks; free eye screening for cataracts and

glaucoma; therapeutic massage; a community outreach worker who, once per month, accesses food, medical, and heating resources for low-income seniors; an energy assistance program to help with winter heating bills; free income tax preparation; and an established information and referral system to handle problems with food, housing, transportation, medical, and legal problems.

Other classes include weekly oil painting, knitting, bridge, bingo, cribbage, and pinochle; computer lab; reminiscing past days; writing your life story; a humor group; a single seniors group meeting monthly on Saturdays; and a seniors' pen pal program that has been ongoing for 14 years with a class at a local elementary school. Three service projects are conducted throughout the year, as well as six fundraising projects. Three new classes are proposed, and participation in classes and activities at the Buckley Senior Center continues to thrive, with an average of 250 senior citizens accessing programs and services each week.

Buckley Youth Activity Center

(BYAC) is a facility with programs sponsored by the city, in the Families First Coalition, and with donations from the White River Youth Coalition, Kiwanis, White River School District, Police Association and community sponsors. The Youth Activities Center Activities Program was started in 2002 to serve middle school through high school age children. The Youth Activities Center started out by leasing the Masonic Hall, but moved when the building was sold in 2003. The program met intermittently at the



Church of the Latter Day Saints, and was awarded a \$201,000 HUD grant to construct a Youth Activities Center to house the program. The Multi-use Skate Park and Youth Activities Center share parking, equipment, and other amenities. The Center gives youth a place to socialize, do homework, meet with peers, and receive free tutoring.

The BYAC is a drop-in center, open to teens ages 8-18 from the White River area. It provides a safe and fun environment for teens to hang out. It has everything from video games to a pool table, guitar lessons, tutoring and much more. It also provides occasional classes and activities (e.g. dances, camp, plays, cardiopulmonary resuscitation, and arts and crafts). It is a non-profit



center that is funded through the City of Buckley, government grants, and donations from various community groups. Participating teens are not charged to use the center, and special activities are at little or no cost.

The city will work to provide such things at the BYAC as counseling, youth violence/drug prevention information, and

more parks and recreational activities and information to children of all ages.

Foothills Historical Society Grounds and Museum would not be considered active recreation, but more passive recreation. It consists of the museum on River Avenue adjacent to the Foothills Trail in downtown Buckley near shops and the Buckley Senior Center. School children can walk to the museum, which features artifacts and information that show how people lived and worked in the area towns.



The Museum is located at 150 River Avenue. The building and grounds are owned by the city and leased to the Foothills Historical Society, which maintains and operates the facility and grounds. The museum is currently open on Wednesdays and Thursdays from noon to 4 p.m. and on Sundays from 1 to 4 p.m.

The main museum building houses local historical artifacts and a library. Out buildings include a log cabin, bunkhouse, saw shop, blacksmith shop, and logging & farming equipment.

Foothills Trail, Buckley Section, was created in 1992 as the first of many trails throughout Pierce County, the Foothills Trail in Buckley is sometimes referred to as the city's *Main Street* for access and recreation. Recognizing the possible economic boon from this trail, a master plan was developed in 2005 to upgrade the area east of SR 410, which is currently zoned central commercial (CC) and public (P). This area contains the library, two small businesses, the Post Office, and the Youth Activities Center. The master plan was begun but stopped short of creating ordinances to implement the plan for the area. An implementing plan was scheduled in the 2013 budget and was given to the University of Washington master students to help refine the



2005 plan. This is slated for the planning commission to begin work in 2014, along with the comprehensive plan update.



The City of Buckley retained ownership of the abandoned Burlington Northern Railroad property that passes through the center of the community on which approximately 7,250 lineal feet of Foothills Trail is constructed. As part of the construction, Buckley agreed to maintain that section of the Trail. The Trail and surrounding open space is our largest and most

heavily used recreational area. Restroom facilities are at the Ryan Road/SR165 intersection, at the Youth Activity Center, and at the North River Avenue Park. Illumination was installed at all intersections where the trail crosses an arterial or local access street. The city contracted to begin the phased installation of lighting along the Trail portion with the goal of adding at least two (2) lights per year at 100 foot intervals.

The trail will continue over the river into King County and to Enumclaw. It will eventually continue to the south to Wilkeson and South Prairie, but currently it is unfinished and doesn't connect to either town. Pierce County is slated to complete at least a portion linking Buckley to South Prairie by 2015. The trail continues from South Prairie to Orting and then on to the rest of the county. Wilkeson is working on plans to bring the trail into its town center and to connect it to Coke Ovens Park and eventually to Mt. Rainier.



No existing language concerning the Foothills Trail is found in the current park plan; however language is found elsewhere in the comprehensive plan.

Mini-Parks are located throughout the city. One is located at Jefferson and “A” Street and is approximately 5,000 square feet (sf) in area and has play equipment for young children. Another mini-park is located within the Crystal Park Estates Subdivision on Mountain View Avenue, which is approximately 5,000 sf and contains play equipment designed to accommodate children up to middle school age. Elk Heights Park is located at the base of the Elk Heights housing development just off Ryan Rd. and is approximately 1 acre in size and also is used for utilities.



River Avenue Basketball Court and Playground consists of a basketball court that was built by volunteers and funded by donations. Adjacent to this park is a large “big toy” type of outdoor playground apparatus and a restroom. The restroom facility was constructed in 2002 using grant funding from IAC. This park sits on land that was part of the old Burlington Northern Railroad right-of-way and borders the Foothills Trail on the west side of this park.



Skate Board Park was created since the last comprehensive plan update in 2004. The city received funding from a State IAC grant to construct a multi-use skate park located north of the Youth Activities Center and adjacent to the Foothills Trail. This is a multi-use park that includes a small playground area, picnic area, visitor information and restroom facility. The city intends to add a climbing wall in the future.



Log Show Grounds is an outdoor arena including bleachers, fenced activity areas, restrooms and a concession stand that are used annually by the Log Show Committee to host the Log Show during the last two full weekends in June. This facility could be used for outdoor concerts, music or craft festivals, and weddings.

Thunderbird Park is approximately .4 acres in size and is located at the northwest corner of the intersection of Main Street and River Avenue. The park contains a gazebo and a picnic area with tables and benches. It is used as a staging area for festivals and is the site of the Farmer’s Market on Saturdays from the first weekend in May thru the first weekend in October.



Vanderhoof Park is about 2.6 acres in size and is located between SR 410 and the Foothills Trail on the North end of River Ave. The park remains mostly open space.

White River City Fields is an active park owned and operated by the White River School District, which maintains a partnership agreement with the city for its use. It includes four softball fields and three soccer fields. The agreement between the School District and the city provides that school activities have priority usage during weekdays throughout the school year, with the city having priority scheduling for the remainder of the time. The White River Communities Activities Program (WRCAP) uses these fields for many of their adult and youth activities. A variety of other community and active recreational programs for adults and school age children occur at this park site.



WRCAP was founded in 1995 and serve people of all ages, from toddlers through senior citizens. The program operates out of school district recreational facilities in Buckley and Carbonado. Included are fields, classrooms, and gymnasiums/multi-purpose rooms at the various schools within the White River and Carbonado school districts. Also included are playing fields that are located at Glacier Middle School.

Included in the programs offered by WRCAP are after-school activities, community education classes and sports activities. Some examples of these are gymnastics, first aid and CPR, and foreign language classes, as well as a class offered for sign language. Also included are youth sports such as indoor soccer, flag football, basketball, and various baseball and softball programs.

Other Publicly-owned Park Inventory

The following school facilities are not owned by the city and, with the exception of the tennis courts located at Glacier Middle School, are not being used to satisfy the adopted level of service standards, but are simply being identified as other facilities that are open and utilized by the public on a limited basis.



Elementary School Playgrounds include the two elementary schools located within the city limits. Each has playgrounds with outdoor equipment used by children in neighboring homes. Glacier Middle School is the renovated middle school grounds located at the site of the “Old High School” and has tennis courts, a gymnasium, a football field, and a stadium available for public use.



6.3. Strategy.

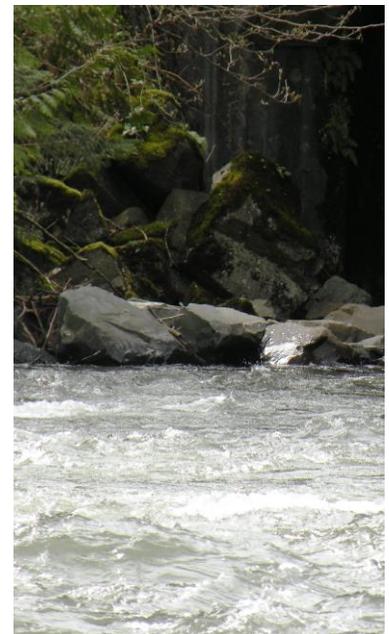
Strategy is a systematic method of achieving goals. It began with previous documents beginning with the initial Park and Recreation Plan prepared in December, 1996, and formally adopted in March, 1997. The original plan was compiled through a collaborative effort of the park board, city council, and public input from citizens, and it resulted in a plan the city used to move forward. The city developed park and recreation facilities and programs in conformance to that plan to meet the demands of its growing community.

The Plan was updated in May, 2004, in response to the Growth Management Act (GMA). The May, 2004, update process began by developing and distributing a city-wide survey in December, 2003, that showed citizens as a whole were interested in park and recreational programs, park facilities, and development of the trails within the community. The city continued to develop its park and recreation facilities and programs in conformance to the plan.

This current update represents the continuation of the park plan process using the May 2004 Park and Recreation Plan as its base. The city began the most recent update process by developing and distributing a city-wide use and needs/interest survey in October, 2013. Surveys were mailed to 1,591 occupied households in the community asking a number of questions surrounding current use of specific recreational facilities, interest and/or need in new facilities and support for extension of the city Foothills Trail system. To the city’s satisfaction the community wholeheartedly supported this endeavor by returning 145 completed survey forms, which was approximately a 9.11% return. This level of participation was a 57% increase of the returns from the 2003 survey. Summary of the survey results are listed in the table below with a copy of the full survey in Appendix A of this plan.

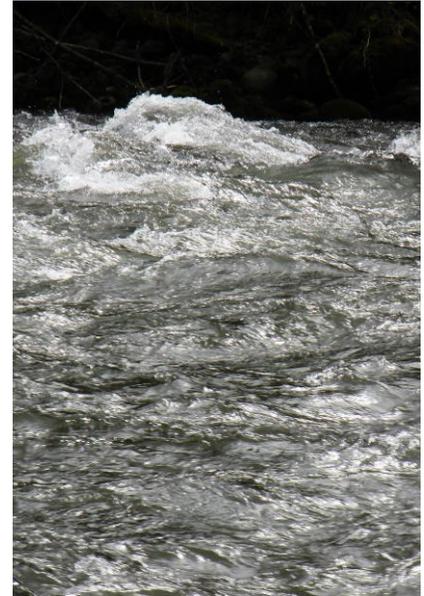
Table 6.1 – 2013 Recreation Survey Results

| Facility Use Category | % of Respondents |
|--------------------------------|-------------------------|
| Foothills Trail | 82.07% |
| Log Show Grounds | 40.00% |
| School District Fields | 31.03% |
| School of Discovery Facilities | 9.66% |
| Buckley Hall | 17.93% |
| Museum | 20.69% |
| N. River Ave Park | 38.62% |
| Vanderhoof Park | 17.93% |
| Thunderbird Park | 14.48% |
| S. River Ave Tot Lot | 17.24% |
| City Skatepark | 15.86% |
| City Youth Center | 14.48% |
| City Senior Center | 16.55% |
| A. Street Park | 8.28% |
| Mountain View Tot Lot | 1.38% |
| Elk Heights Park | 9.66% |



Needs/Interest Assessment Category **Med-High**

| | |
|-------------------------------------|-------|
| A. - Swimming Pool | 53.8% |
| B. - Splash Park | 51.0% |
| C. - Tennis Court(s) | 46.9% |
| D. - Basket Ball Court(s) | 55.9% |
| E. - Water Front Access | 48.3% |
| F. - Baseball Fields | 51.7% |
| G. - Softball Fields | 52.4% |
| H. - Outdoor Volleyball Court(s) | 46.9% |
| I. - Pump Track/ Bicycle Track | 40.7% |
| J. - Outdoor Frisbee Golf | 33.8% |
| K. - Community Pea Patch | 51.0% |
| L. - Playgrounds | 63.4% |
| M. - Wildlife Viewing/Bird Watching | 48.3% |
| N. - Trail Construction | 79.3% |
| O. - Camping | 31.7% |
| P. - Amphitheatre/Concert Area | 32.4% |



Trail Completion Category

| | |
|---------------------------------------|-------|
| A. – Buckley to Enumclaw Section | 87.6% |
| B. - Buckley to South Prairie Section | 75.9% |

Survey results demonstrated that the community’s use of the Foothills Trail was the highest percentage followed by the Log Show Grounds and N. River Park. Interest/needs indicated a medium to high interest in a swimming pool, a splash park, basketball court(s), baseball and softball field(s), new playgrounds, a community pea patch and additional construction of new trails. There was mid-level interest in tennis court(s), water front access, outdoor volleyball court(s), pump track/bicycle track and wildlife viewing and bird watching area. As for trail completion there was overwhelming support for completion of both extensions to the Foothills Trail to Enumclaw and South Prairie.

In conjunction with the effort to obtain public input into the update of this plan the city began work with the University of Washington Department of Urban Design and Planning in the spring of 2013 to complete an analysis/evaluation and draft Master Site Plan for WSU agricultural property currently leased by the city. The purpose of this project was to look at potential uses of the property to maximize economic opportunity for the community while keeping in mind principles of sustainability and environmental stewardship as well as other policies and goals that govern the area.

To ensure that final recommendations reflected the community, the Planning Team hosted three public meetings to acquire local knowledge, brainstorm new ideas, and solicit feedback. Kick off began with a public workshop/meeting where twenty community members gathered to discuss the future uses of Buckley Community Fields (then referred to as the “WSU/DSHS farm site”). Prior to the meeting, the UW Planning Team publicized the event with flyers, advertisements in the citywide public utility newsletter, and individual invitations to neighbors in Shay Estates and

the Rainier School. At the meeting, the attendees shared past uses of the site, suggested future uses, and voted for their top recommendations. From this meeting the following goals were developed:

1. Preserve rural Buckley character and small town atmosphere
 - a. Preserve agricultural land for current and future use
 - b. Minimize permanent structures on site
2. Be mindful of neighbors and safety
 - a. Limit impacts of traffic, noise, nuisances from site
3. Ensure environmental stewardship and sustainability
 - a. Preserve elk habitat
 - b. Support critical wildlife habitat and surrounding natural areas
 - c. Highlight existing natural and built assets
4. Enable economic development
 - a. Ensure financial viability
 - b. Develop uses with low startup costs
 - c. Secure strategic partnerships and funding sources
 - d. Promote local economy, such as tourist activities and marketing products developed on site
5. Develop opportunities for residents
 - a. Develop recreational and vocational opportunities, particularly for youth
 - b. Use local resources while providing opportunities for residents

One of the priorities identified during the first public meeting was to provide recreation opportunities for Buckley’s youth. To gain a better understanding of what activities interested this younger population, the UW team hosted a workshop in April 2013.

Approximately ten teenagers and two adults participated in the workshop to brainstorm ideas for the site. Attendees expressed broad support for active recreation, an amphitheater for summer movie screenings and other events, and food-related venues.

The UW Planning Team held a third public meeting in June 2013 to gather feedback on the proposed



goals, criteria, zones, and “short list” of uses for the site. Prior to the meeting, the team reached out to dozens of community organizations and individuals. At the meeting, community members and city staff worked together to develop site designs using the proposed zones and short list of uses, and voted on their favorite site designs that came out of this process. These site designs served as the basis of the preferred alternative presented in Section 4 of the Final Plan shown below and included in its entirety in Appendix B.

In addition to the survey and to supplement the UW Planning Team’s work and open houses, the city conducted an open house on October 19, 2013 to continue soliciting ideas and preferences for park and recreational uses. The open house was divided into two sections: shoreline and non-shoreline areas. The city obtained ideas and preferences from those who attended, such as amenities to place in future shoreline park areas along the future trail.

From the accumulated work, the planning commission arrived at certain determinations:

1. Mini-parks that serve specific groups should be located within a quarter mile of users.
2. Neighborhood parks that serve general populations and contain some sports equipment should be located within a half mile from users.
3. Community parks that serve diverse groups and contain fields or centers should be located within three miles from the users.
4. Public parks primarily should be located within residential areas.
5. Commercial parks and services should be located within commercial areas.
6. Special facilities/amenities consisting of a splash park, climbing wall, skate park and pump track/bicycle track as identified by community survey should be included in LOS consideration.
7. Sports facilities consisting of basketball court(s), baseball and softball field(s), outdoor volleyball court(s) and tennis court(s) as identified by community survey should be included in LOS consideration.
8. Natural resource areas consisting of wildlife viewing and bird watching area(s) and water front access as identified by community survey should be considered but not identified in LOS consideration.
9. Trails were identified in community surveys as receiving the highest priority; however, trails are separated into two classifications consisting of park trails and connector trails. Connector trails are trails that emphasize safe travel for pedestrians to and from parks and around the community and serve as more of a transportation/pedestrian function and therefore should be considered in the Comprehensive Plan Transportation Element. Park trails on the other hand are located within greenways, parks, and natural resource areas. Focus is on recreational value and harmony with natural environment and therefore should be included in LOS consideration.
10. Due to the mid-high level interest in bicycle track(s) and overwhelming support for trail construction an All-Terrain (Mountain) Bike Trail should be considered but not identified in LOS consideration.

The General Introduction to Buckley’s Comprehensive Plan located at the beginning of this comprehensive plan explains our population projection and the numbers that our parks should expect to serve in the next 20 years. For park impact fees, however, the number of years to consider is only 10; the numbers for 2015 to 2025 are assumed to be accurate. Also, in

examining the numbers of the aging population, parks need to provide places that are comfortable and interesting for grandparents to bring their visiting grandchildren.

The city owns several properties that may be designated for future parks:

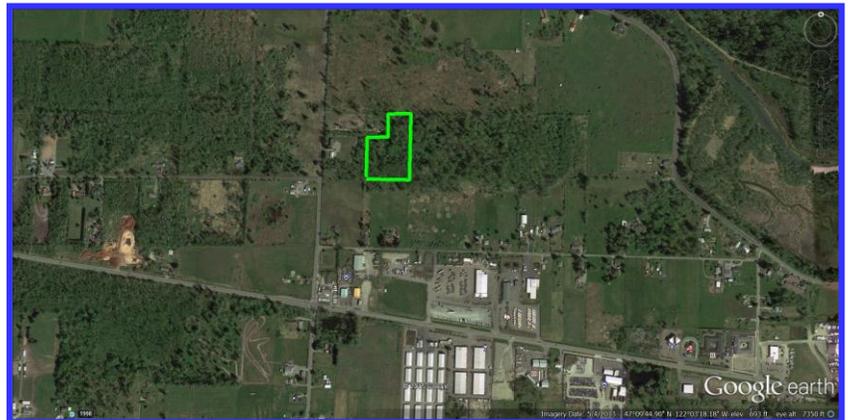


Miller Property is an undeveloped 6 acre parcel located just off “A” Street, which the city purchased from Harold Miller in a living trust sale agreement. The property is centrally located with residential development surrounding it and can be accessed from Bevlo Street, “A” Street or Franklin Street. Future plans for the site include extending a road through the site connecting both Franklin and Bevlo Streets, developing four acres to the east as a large open space tract to play ball, fly kites, play with dogs, etc. At a later date, this area

could be turned into formal baseball and/or soccer fields. The remaining two acres to the west are to be developed into a traditional active facility with playground equipment, possible tennis court, etc. or could potentially be used for a new Senior Center.

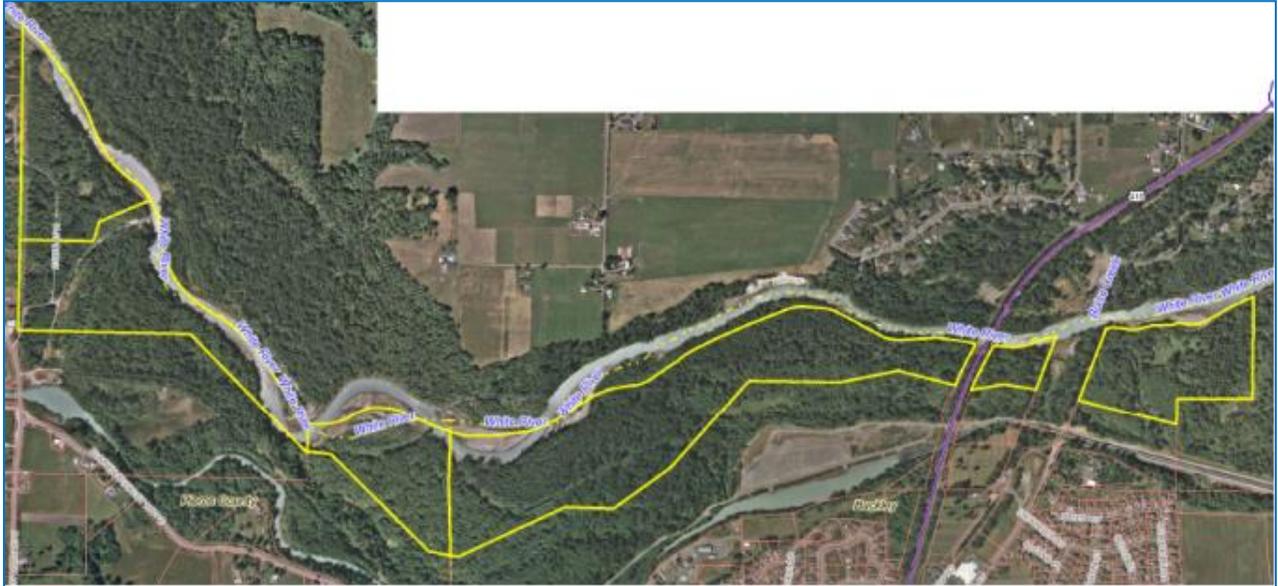
The city recently approved a new 177 lot single-family residential development directly east of this property. The portion of the proposed development that abuts the Miller property is a series of interconnected wetlands that the subdivision developer has proposed constructing a new interpretive trail through. This would result in a direct connection between the Miller property and the new development making it accessible and ideal for development into a neighborhood park.

Mundy Loss Undeveloped Property is a 5-acre undeveloped parcel located outside the current city limits. It is dedicated to the city for some future as yet to be determined use. The property displays significant wetland characteristics and has the potential to be a good place to protect and view wildlife. Use of the property for any potential active use may be significantly limited due to the sensitive characteristics. Open house participants were also asked for ideas for use of the five acre parcel (AFN 0619042030) that is described in the current park plan as for future use as passive open space. Their idea remained the same and suggested more research on wildlife refuges or sanctuaries.



Shorelines

The city owns six shoreline parcels (marked in yellow below), totaling 220 acres, not including the old Highway 5 right-of-way upon which the city's informal shoreline park, Riverside Park, is located. The parcels can be accessed from 278th Ave E in Pierce County and from the informal shoreline park. Beyond city lands to the east, which runs to Levesque Road, the property is owned by public and semi-public agencies, including Cascade Water Alliance (CWA), Puget Power, and Washington State Department of Social and Health Services (DSHS).



City shoreline properties are outlined in yellow

The foothills trail is designed to be located over the river and go into King County. Currently the last 200 feet of the trail is undeveloped. The development of the trail and bridge is expected to occur within 10 years. It is also expected that because of the public and semi-public ownership of the waterfront, a trail system from 278th to Levesque is believed to be possible.

Element 5, Transportation, includes a map of sidewalks, streets, and trails to be located within the city. These trails will be placed over the city's parcels along the White River.



The city's informal Riverside Park along the White River



Some of the areas contain wetlands, floodways, and may be areas the river channel may migrate. Trail construction will need to adhere to the city's shoreline master plan and regulations in the shoreline management act to ensure the city's environmental beauty is not damaged.

Riverside Park contains a Tacoma Water line and in 2003 Tacoma Water replaced a main that crosses the White River. Part of that project allowed this disturbed area be created into a passive park.

The previous park element states, “Once the trail is completed to the existing bridge abutment, this site will serve as a picnic area for trail users.”

Rainier State School & City Ag Land

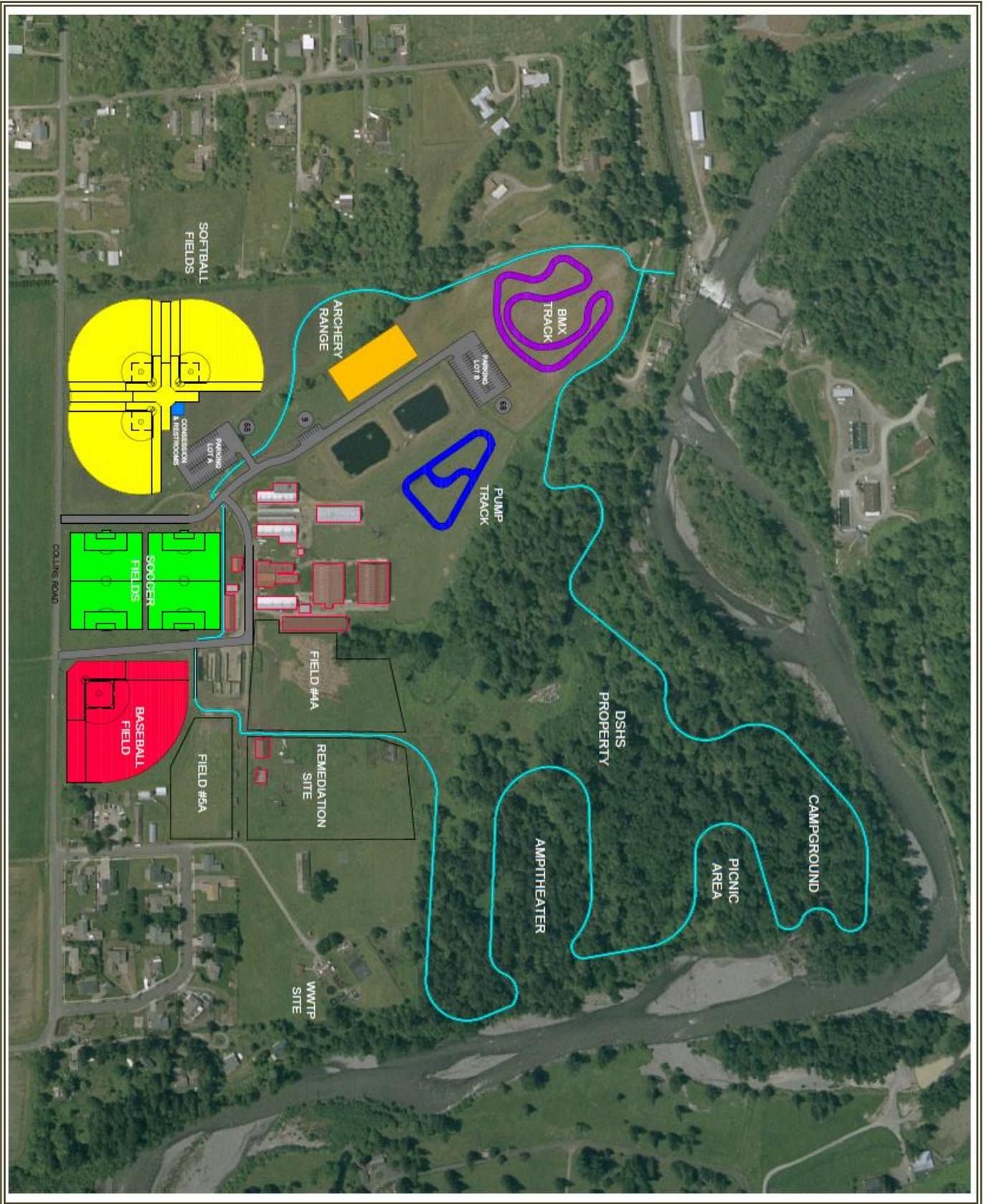
The State Department of Social and Health Services (DSHS) owns and operates a full time residency school for the developmentally disabled within the city limits. The school was an integral part of the community since it was constructed in 1938. The school contains several recreational facilities, all of which are underused because population levels at the school decreased as a result of legislative policy changes concerning the admission of developmentally disabled patients.



Discussed in the previous park plan as a future possibility, the city obtained a lease from the state for about 154 acres associated with the Rainier School. To determine the best uses for the land, the city contracted with the University of Washington Department of Urban Design and Planning Department graduate class to perform an analysis/evaluation. The students studied the town, the area, the geography, local economics, and developed a report entitled “*Buckley Community Field: An Adaptive Land Use Plan*”, which is available at Buckley City Hall or on the city’s website for viewing and/or download. A summary of the Buckley Community Field Plan is attached to this plan as an exhibit. (See Appendix B.)

The plan contains a diverse set of activities for the land including ball fields, bicycle trails, walking trails, a small (300 person maximum) amphitheater, and a small place for tent camping. The site is near the White River and likely will host a place for viewing nature. It may be possible to convert the existing buildings to a place to convene meetings or teach subjects such as agriculture or cooking. The city currently rents the land to farmers and a local company for seasonal events.

Subsequent to the students’ work, the city leased an additional 81.88 acres to the east from the Rainier School. Possible uses for this site were included in the students’ work and priority uses are being considered by the council.



6.4 Goals & Policies

Goal 6.1 Park provision and growth.

Foster Buckley's role as a destination point by enhancing the town's visibility and identity by ensuring retention of open space and continued development of active and passive recreational opportunities to benefit the citizens of the growing community of Buckley and its surrounding communities.

Policy 6.1.1

The city should develop land along the White River as a waterfront trail with areas of park amenities to enhance and display the city's wildlife corridors, trails, urban forest, and regional utilities. Signs discussing the wildlife, wetlands, soils, flora, and fauna should be placed for citizens to appreciate the natural world within their city.

Policy 6.1.2

The city should promote a system of parks, recreational facilities and open space that are resource-effective and distributed throughout the city.

Policy 6.1.3

The city should pursue and enhance identified undeveloped and underdeveloped city land for parks, recreational facilities, and/or open space, such as those identified under Strategy above.

Policy 6.1.4

The city should encourage using the foothills trail as an education amenity to provide information about Northwest ecology.

Goal 6.2, Park safety.

The city should promote a park system that provides a sense of security and well-being.

Policy 6.2.1

City parks and trails should be constructed in accordance with the city's Development Guidelines and Public Works Standards, ADA standards, and any appropriate state or federal standard not addressed in city code to ensure park safety.

Policy 6.2.2

The city should adopt a program and level of maintenance for the park system that provides a safe, effective, and attractive environment for recreational facility use and park spaces by ensuring that landscaping, recreational equipment and other features are maintained and functional.



Policy 6.2.3

Security needs for the city’s parks should be reviewed with the Buckley Police Department and adopted in the department’s patrol program.

Policy 6.2.4

The city should use low-glare, shielded lighting at its park and recreational facilities.

Goal 6.3, Park trails and connections.

Trails should link recreation areas, neighborhoods, schools, commercial areas, civic areas, historical areas, and other destinations and serve all citizens.

Policy 6.3.1

The city should connect Buckley’s trails with surrounding regional trails. The city should promote a connected and coordinated open space system to recreation areas by way of trails, paths, and other travel corridors that separate vehicular and non-vehicular transportation where feasible.

Policy 6.3.2

The city should complete the Foothills Trail for the economic and health benefits it will provide and provide a waterfront trail system with park amenities along the shoreline from Levesque Road to the city-owned property near 278th Avenue.

Policy 6.3.3

The city should continue to work with outside agencies to link and extend the foothills trail east across the White River to Enumclaw.

Policy 6.3.4

Use the foothills trail, particularly between Main Street and Ryan Road, as a Center of Local Importance (CoLI) to provide businesses, residential uses, recreational activities, and public services.

Goal 6.4, Park environment.

Parks should be designed in a way that complements and enhances the city’s natural environment and small-town appearance.

Policy 6.4.1

The city should consider creating a wildlife or bird preservation area on some of the parcels wildlife currently use; and/or develop a diversified park system that preserves significant environmental areas and features.

Policy 6.4.2

A nature center should be constructed to preserve Buckley’s unique natural and geographic settings and better use or protect designated wildlife corridors.

Policy 6.4.3

Parks and trails should be designed to preserve or enhance mountain or river views.

Policy 6.4.4

Stormwater conveyance systems should be created in attractive, non-geometric shapes in park areas.

Goal 6.5, Park financing.

Obtain, by negotiation or voluntary dedication, land parcels for open space and recreation within residential developments or obtain a proportionate share fee contribution from applicants or developers for purchase and/or enhancement of open space and recreational land.

Policy 6.5.1

Pursue grants to create park sites along the river together with a system of waterfront trails.

Policy 6.5.2

The current program of proportionate cost-sharing through a mitigation fee for residential developments should be updated at least every odd year.

Policy 6.5.3

The city should work with groups such as the Chamber of Commerce to ensure trail routes and park configurations enhance the local business atmosphere.

Policy 6.5.4

The city should continue work with neighboring communities to identify and implement measures designed to enhance tourism, recreational development and economic development through exploring and sharing historic knowledge and information about our common heritage.

Policy 6.5.5

The city should zone areas used for parks or trails to Public; particularly on the east side of the northeast/southwest portion of SR 410. The area between the highway and the Foothills Trail should be rezoned to Public and reserved for parks and open space.



6.5 Park & Open Space level of service (LOS) standards

Levels of service (LOS) standards are measures of the amount and quality of park and recreation sites and facilities that must be provided to meet a community's basic needs and expectations. Standards provide specific targets that allow the city to measure progress toward meeting community open space objectives. They also allow the city to make comparisons between present programs and past levels of service, or the programs of other communities. LOS measures are typically expressed as ratios of facility capacity relative to demand by park/facility users. For instance, the amount of parks currently needed in a particular community may be determined by comparing the ratio of existing park acres per 1,000 population to the community's desired level of park acreage relative to that population (as expressed in adopted goals and standards). The gap between the two ratios is the currently needed park acreage. As the community grows in population, the objective is to provide enough additional acreage to maintain the community's adopted LOS standard ratio of park acres and facilities per 1,000 population. They also serve as yardsticks to measure whether existing capacity is adequate to handle new development, or to determine what facility improvements will be required to avoid overloading existing facilities.

The city must estimate capacities and forecast future needs for all facilities covered in the capital facilities plan. LOS standards are also desirable for all facilities and services for the reasons stated below. The Growth management Act (GMA) allows local communities the flexibility to establish LOS standards that meet local needs and expectations.

LOS standards serve multiple purposes such as:

- 🌳 They provide a benchmark for monitoring progress toward meeting GMA and local goals.
- 🌳 Specifically, they provide a benchmark for evaluating deficiencies in existing neighborhoods and justify the need for additional park acquisition and/or development in areas that are inadequately served.
- 🌳 They contribute to an equitable distribution of park resources.
- 🌳 They define what new public facilities and services will be needed to support new development.
- 🌳 They provide consistency and certainty about requirements for permit applicants.
- 🌳 They provide a basis for ensuring that existing services are maintained as new development is served.
- 🌳 They can alert public officials to opportunities for improved efficiency and savings.
- 🌳 They provide a yardstick for measuring the performance or effectiveness of a recreation site or facility.
- 🌳 They provide consistency and guidance for staff when evaluating permit applications.

Existing Level-of-service (LOS)

The city's existing Park and Recreation Plan adopted in 2005 established levels of service (LOS) for park and recreational amenities derived through evaluation of local needs and conditions, in combination with national standards as identified in "Recreation, Park and Open Space Standards and Guidelines" (1983) by the National Recreation and Park Association (NRPA).

The 2005 Plan adopted LOS standards based on population thresholds as depicted in Table 6.2 below.

Table 6.2 – 2005 Park & Recreation Plan LOS

| Facility type | Existing LOS Standard | Distribution |
|---------------------------------|--------------------------|-----------------------------|
| Softball fields (school) | 1 / 750 population | |
| Basketball courts | 1 / 2,000 population | |
| Baseball fields | 1 / 2,000 population | |
| Volleyball (outdoor) | 1 / 4,000 population | |
| Tennis Courts (school) | 1 / 2,000 population | |
| Neighborhood parks – (Level II) | 5 acres/1,000 population | ½ mile radius of park site |
| Community parks – (Level II) | 5 acres/1,000 population | 3 miles radius of park site |
| Urban Open Space | 1 acre/1,000 population | |
| Multi-use Trail | 1.0 mile/3,000 | |

In addition to a population based LOS the 2005 Plan adopted complimentary levels of development, for neighborhood and community parks that identify and illustrate the intensity and extent of development on each park site as identified in Table 6.3 below. New neighborhood and community parks in the incorporated area of the city were required to be developed to “Level 2” as identified in Table 6.2 above.

Table 6.3 – 2005 Level of Development for Neighborhood Parks

| Neighborhood Parks – Level of Development |
|---|
| Level 1 provides rough grading, fencing, fire hazard mowing, master planning, and brush/trash removal; it is intended to reduce liability and unsightliness. |
| Level 2 provides fine grading, seeding, playground equipment, back stop panel, and signage; it is intended to offer a basic level of park improvements and usability. |
| Level 3 provides sports/tennis courts, asphalt trails, picnic shelters, landscaping, interpretive areas, and irrigation; it is intended to provide a full level of service for a range of intensive uses. |
| Community Parks – Level of Development |
| Level 1 provides rough grading, fencing, fire hazard mowing, and brush/trash removal; it is intended to reduce liability and unsightliness. |
| Level 2 provides fine grading, seeding, limited parking facilities, playground equipment, restroom, and signage; it is intended to offer a basic level of park improvements and usability. |
| Level 3 provides sports/tennis courts, asphalt trails, picnic shelters, landscaping, interpretive areas, and irrigation; it is intended to provide a full level of service for a range of intensive uses. |

Level-of-service (LOS) Guidelines

In February, 2005 the Washington State Department of Community, Trade and Economic Development in partnership with the Interagency Committee for Outdoor Recreation developed a new guidebook entitled “*Planning for Parks, Recreation, and Open Space in Your Community*” to provide communities with suggestions for distinguishing and designating different types of open space and recreation areas to meet a variety of community and regional needs.

The new guidebook discusses the use of traditional LOS standards on page 39 and states “*Park planners have long employed LOS standards to assess the need for park and recreation facilities. Many communities have adopted standards based on early National Recreation and Park Association (NRPA) guidelines. The NRPA, a professional organization serving park planners, managers, and researchers, issued standards in 1934 which are the basis of the standards many communities use today. As a result, the standards from a variety of communities of different sizes and circumstances across the nation can bear a striking resemblance to each other.*

The NRPA standards reflected “what seemed to be right” based on the experience and recommendations of a group of professionals rather than on systematic research of local needs and desires (City of Edmonds Comprehensive Plan, 1993). Even so, the NRPA “yellow book” Recreation, Park, and Open Space Standards and Guidelines (1983) was a bible for park professionals. The “yellow book” NRPA standards, recommending a total of 6.25 to 10.5 acres of park land per 1,000 population, were widely adopted by cities across the country. NRPA also suggests a classification system for parks. The various levels of parks, such as neighborhood or community parks, vary in size and service area depending on their classification. The NRPA also developed facility development standards as a guideline for the number of facilities needed per quantity of people. As noted in the next section, NRPA has now replaced the “yellow book” standards with a process to developing standards rooted in local goals, priorities, and conditions.”

On page 40 the new guidelines go on to say “*Recognizing some of these shortcomings an NRPA task force has revised its approach and published updated guidelines in the Park, Recreation, Open Space, and Greenway Guidelines by James D. Mertes and James R. Hall, NRPA, 1995. In updating its standards, NRPA moved away from specific universal standards for park acreage. Instead, NRPA now places increased emphasis on recognizing the unique needs of individual communities. The new NRPA guidebook suggests and provides approaches for inventorying existing park area and facilities, and assessing the adequacy of the current standard through visitor surveys, resident questionnaires, and field observations of participation rates. The agency no longer offers one tidy set of one-size-fits-all standards.*”

The NRPA’s Parks, Recreation, Open Space, and Greenway Guidelines provides new standards for typical service radii for neighborhood and community parks as illustrated in the Table below.

Table 6.4 - Park, Open Space, and Pathways Classification Table

| Type* | Description | Location | Size | Application of LOS |
|--------------------------|--|--|--|---------------------------|
| Mini-park | Limited to limited or unique needs | Within ¼ mile in residential setting | Between 2,500 sf (.0275 ac) and 1 acre | Yes |
| Neighborhood park | Recreational focus of a neighborhood. Informal active and passive recreation | ¼ to ½ mile uninterrupted by non-residential roads and physical barriers | Up to 10 acres | Yes |
| School-Park | Depending on circumstances, combining parks with school | Determined by location of school | Variable – depends on | Yes – but should not |

| Type* | Description | Location | Size | Application of LOS |
|--------------------------------|--|---|---|---------------------------|
| | sites can fulfill the space requirements for other classes of park, such as neighborhood, community, sports complex, and special use. | district property. | function. | count school only uses. |
| Community park | Serves broader purpose than neighborhood park. Focus is on meeting community-based recreation needs, as well as preserving unique landscapes and open space. | Determined by the quality and suitability of the site. Usually serves two or more neighborhoods and ½ to 3-mile distance. | As needed to accommodate desired uses. Usually between 30 and 50 acres. | Yes |
| Natural Resource Areas | Lands set aside for preservation of significant natural resources, remnant landscapes, open space, and visual aesthetics/ buffering. | Resource availability and opportunity. | Variable. | No |
| Sports Complex | Consolidates heavily programmed athletic fields and associated facilities to larger and fewer sites strategically located throughout the community. | Strategically-located community-wide facilities. | Determined by Projected demand. Usually a minimum of 25 acres, with 40 to 80 acres being optimal. | Variable. |
| Special Use | Covers a broad range of parks and recreation facilities oriented toward single-purpose visit. | Variable – dependent on specific use. | Variable. | Depends on type of use. |
| Pathway Classifications | | | | |
| Park Trail | Multipurpose trails located within greenways, parks, and natural resource areas. Focus is on recreational value and harmony with natural environment. | Type I: Separate/single purpose, hard-surfaced trails for pedestrians or bicyclists/in-line skaters. Type II: Multipurpose, hard surfaced trails for pedestrians and bicyclists/in-line skaters. Type III: Nature trails for pedestrians. May be hard- or soft-surfaced. | N/A | N/A |
| Connector Trails | Multipurpose trails that emphasize safe travel for | Type I: Separate/single | N/A | N/A |

| Type* | Description | Location | Size | Application of LOS |
|-------------------------------|--|--|------|--------------------|
| | pedestrians to and from parks and around the community. Focus is as much on transportation as it is on recreation. | purpose, hard-surfaced trails for pedestrians or bicyclists/ in-line skaters located in independent ROW (e.g., old railroad ROW) Type II: Separate/single purpose, hard-surfaced trails for pedestrians or bicyclists/ in-line skaters. Typically located within road ROW. | | |
| All-Terrain Bike Trail | Off-road trail for all-terrain (mountain) bikes. | Single-purpose loop trails usually located in larger parks and natural resource areas. | N/A | N/A |

New Level-of-service (LOS)

In Section 6.3 it was discussed that the planning commission considered all of the information accumulated through the update process to include planning information included in the previously adopted Park Plan, recent public survey data, public feedback gathered through meetings and workshops, and analysis obtained through the UW students planning effort. As a result the planning commission determined that LOS levels adopted in the 2004 Park and Recreation Plan should be modified to reflect the interest and needs identified through the public process as illustrated in Table 6.5 below.

Table 6.5: New Parks & Recreation Level-of-service Standards

| Population: | Acres/Units/pop | |
|---------------------------|------------------|---|
| Mini-park: | .25 acre :1,000 |  |
| Neighborhood park: | 1.0 acre :1,000 | |
| Community park: | 5.0 acres :1,000 | |
| Sports Complex | | |
| • Softball fields | 1 facility:2,000 | |
| • Baseball fields | 1 facility:2,000 | |
| • Basketball courts | 1 facility:3,500 | |
| • Soccer fields | 1 facility:3,500 | |
| • Volleyball (outdoor) | 1 facility:4,000 | |
| • Tennis Courts | 1 facility:4,000 | |

| Population: | Acres/Units/pop | |
|---------------------------|------------------|---|
| Special Facilities | |  |
| • Skate Park | 1 facility:7,500 | |
| • Splash Park | 1 facility:7,500 | |
| • Climbing rock | 1 facility:7,500 | |
| • Pump/bicycle track | 1 facility:7,500 | |
| Pathways | | |
| • Park Trails | 1.0 mile:2,000 | |
| • All-Terrain Bike Trail | 0.5 mile:3,000 | |

In addition to a population based LOS city staff and planning commission recommended that the complimentary levels of development adopted in the 2004 Park and Recreation Plan be retained for neighborhood and community parks, except that the Level of Development for each category 1-3 should be the same for each type of park. While overall features and facilities may be different at the two types of facilities, the needs associated with use of the facilities remain the same. Parking, restrooms and picnic areas are basic amenities that should be provided at each neighborhood or community park facility to support use. So the minimum level of development for neighborhood and community parks should be a Level 2. At Level 3 the facility is expected to be fully developed whether it's a neighborhood park or a community park. Table 6.6 below reflects the new recommended complimentary levels of development.

Table 6.6: Complimentary Levels of Development

| Neighborhood Parks and Community Parks – Level of Development |
|---|
| Level 1 provides rough grading, fencing, fire hazard mowing, and brush/trash removal; it is intended to reduce liability and unsightliness. |
| Level 2 provides fine grading, seeding, limited parking facilities, playground equipment, restroom, picnic facilities, back stop panel and signage; it is intended to offer a basic level of park improvements and usability. |
| Level 3 provides sports/tennis courts, asphalt trails, picnic shelters, landscaping, interpretive areas, and irrigation; it is intended to provide a full level of service for a range of intensive uses. |

6.5.1 Mini-parks

Mini-parks are specialized facilities that serve a concentrated or limited population or specific group, such as tots or senior citizens. Mini-parks are generally between 2,500 sq. ft. and one acre in size and are normally located less than a ¼ mile distance from the area served in a residential setting.

The city currently has three mini-parks in its inventory, which were not included in the previous Park Plan's LOS. Because Buckley remains a small community with limited land area the distance to travel between school facilities and neighborhood and community parks is relatively short minimizing the argument for need of these smaller more localized facilities. Especially in light of the fact that current and future planned facilities in this Plan locate neighborhood and community parks within ½ to ¾ miles from one another. For these reasons mini-parks are recommended to be included under LOS, but at a reduced level of .25 acres per 1,000

population; however, developers could voluntarily choose to install mini-parks and/or tot lots within future subdivisions to serve the localized population, but will not be credited towards achieving LOS if deficiencies have already been met.

6.5.2 Neighborhood Parks

These parks are intended to serve residential areas within walking distance (1/4 to 1/2 mile radius) of the park site. Access is mostly pedestrian, and park sites should be located so that persons living within the service area will not have to cross a major arterial street to get to the site. Children between the ages of five and 12 constitute the primary user group. However, facilities for teenagers and adults may also be provided.

The minimum size for neighborhood parks is 5 acres with 5-10 acres being optimal to accommodate typical facilities and activities. Development typically includes landscaping, irrigation, play fields, pedestrian paths and trails, picnic tables, play equipment and sports courts. Park services at the neighborhood level are provided in several ways. Neighborhood parks can include urban open space, special facilities, and/or conservation areas.

Schools meet an important part of the neighborhood recreational need. Neighborhood parks complement and expand on the services provided by school grounds. In certain areas, neighborhood parks are located adjacent to schools or involve developing and upgrading the school site.

6.5.3 Community Parks

These parks serve groups of neighborhoods within a half a mile to a three mile radius of the park site. Access to community parks may be by car, bicycle or by foot. The range of facilities provided will be greater than in neighborhood parks and will generally appeal to more diverse user groups. Development typically includes landscaping, irrigation, picnic shelters and tables, tennis courts, covered activity areas, soccer and/or baseball fields, bike and pedestrian trails, restrooms and parking lots. Recreation centers may be located on these sites. Community parks can include urban open space, special facilities, and/or conservation areas.

Park services at the community level are provided in several ways. Junior and senior high schools meet an important part of the community recreational need. Community parks complement and expand on the service provided by school grounds. In certain areas, community parks are located adjacent to schools or involve developing and upgrading the school site.

6.5.4 Urban Open Space

Urban open space provides visual and psychological relief from man-made development within the urban area. Public access by way of trails and walkways to these areas is also important to provide passive recreational opportunities where it is compatible with resource protection and environmental regulations. When open space areas can be connected along stream corridors, they provide valuable wildlife habitat and other ecological benefits. Urban open space sites may or may not be improved, but can include trails, greenway corridors, community gardens, farmed areas, buffers between land uses of differing intensities, such as residential and commercial or industrial activity, and areas within community or neighborhood parks which are left in their natural state.

Selection of urban open space sites is based on a variety of criteria, including links to other open spaces, schools or public facilities, the need for open space in an area, existing parks and open space in the area, preserving the site's natural features, and the size and quality of the open space.

6.5.5 Special Areas and Facilities

Special areas, special facilities and recreation facilities are generally developed to serve one or more uses. Special areas are typically large enough to be considered a unique location and/or are typically recreational amenities that reside within a park or special area, such as a tennis court, splash park, volleyball court, horseshoe pit, etc. Recreation facilities are designated as larger activity centers and typically have staff support and active recreational programming. Special areas and facilities are grouped by function, including arts, centers, gardens, heritage areas, landscapes, outdoor courts, pools, sports fields, water features, trails and miscellaneous. There is no minimum size; however, the site must be large enough to accommodate the specific use. Support facilities may be included, such as restrooms and parking.

6.5.6 Conservation and Greenway Systems

Conservation and greenway systems are resource-based open spaces. They are acquired with the intent of little or no development. Conservation areas may act as a buffer for an existing park, industrial or residential area, or may protect a sensitive natural area. Greenways are similar to conservation areas, but are typically long, relatively narrow lands that follow roads, creeks, ridges, ravines and other natural or transportation corridors. Conservation and greenway systems serve various functions, including protection of environmentally sensitive areas and wildlife habitat, wildlife viewing, public access to shorelines areas and environmental education trails.

The prior park plan identified three categories of conservation, greenway and open space lands:

-  River, stream and wetland systems and associated flood plains which provide low-intensity recreation, natural vegetation, shorelines, and wildlife habitat;
-  Cascade foothills which provide significant wildlife habitat, vegetation, sensitive water features and remote/low-intensity recreation; and
-  Dispersed open space areas.

All categories apply to lands within the city and its urban growth area.

6.5.7 Public Schools & Facilities

Public school facilities are those that either have recreational facilities on site that can be used by the public during non-school hours or are designed and operated jointly between the school district and the city. Through joint use agreements, school facilities become available for the delivery of recreation programs and services during non-school hours. Public school(s) are usually strategically located within the urban area. When used in combination with a full-service recreation center located in the same area, public school facilities provide an effective mechanism for the delivery of recreation services and programs at the community and neighborhood level.

6.5.8 Trails

Trails are separated into two classifications consisting of park trails and connector trails. Connector trails are trails that emphasize safe travel for pedestrians to and from parks and around the community and serve as more of a transportation/pedestrian function and therefore are considered under pedestrian connectivity in the Transportation Element of the Comprehensive Plan. Park trails on the other hand are located within greenways, parks, and natural resource areas. Focus is on recreational value and harmony with natural environment and as such are a critical component of parks and recreation planning.

Trails are to be developed in various recreational areas for activities such as jogging, nature study and historic observation. They may be a separate facility, such as a fitness trail, or an element of a larger facility, such as a greenway trail. Trail surfacing will vary with location and use. Provisions for parking, signs, and interpretive markers may also be included in trail development.

Local interest is to provide equestrian trails adjacent to the riverfront trail as well as mountain biking trails in upland shoreline areas and city agricultural land property.

The city is in the process of developing a trails and bikeway system plan which identifies hiking and biking trails within the city. The plan defines a trail as any “path, route, way, right-of-way, or corridor posted, signed, or designated as open for (non-motorized) travel or passage by the general public.” Five trail types are identified:

-  Connector Regional Trails which are regional multi-use trails that provide the major access networks to neighboring areas of the county;
-  Connector Local Trails which are local multi-use trails that provide access from neighborhoods to connector regional multi-use trails;
-  Rustic Park Trails are smaller in scale than the connector local trails and are intended to provide access to natural features and to provide loop trail opportunities;
-  Semi-primitive Park Trails which are intended for multi-use in a rural or forest setting; and
-  Bike lanes and pedestrian walkways which are located on city, county and state road rights-of-way.
-  All-Terrain Bike Trails are single-purpose loop trails designed specifically for off-road all-terrain (mountain) bikes usually located in larger parks and natural resource areas.

6.6 Identified future park and recreation needs

Pursuant to RCW 36.70A.070 (8) the city’s parks and recreation element must include estimates of park and recreation demand for at least a ten-year period and an evaluation of facilities and service needs. In addition WAC 365-196-440(2)(d)(iii) provides “cities should estimate demand for parks, open space and recreational services. Estimates must be for at least a planning period of ten years, and jurisdictions should consider a planning period that matches that used for other comprehensive plan elements (e.g., twenty years).”

Based on this requirement city staff and the Planning Commission have evaluated facilities and service needs for the ten year period 2015-2025 utilizing the LOS standards identified in Table 6.5. In addition the city has included a preliminary evaluation of needs for the subsequent ten year period 2025-2035 for planning purposes as referenced in WAC 365-196-440(2)(d)(iii); however, this subsequent period has only been evaluated for future potential need and will not include a capital improvement facilities and/or financing plan.

Ten Year Needs Evaluation (2015-2025):

Based on the adopted level of service standards identified standards identified in Table 6.5 above and the current population, the city should have an overall inventory of park facilities/amenities and developed to a specified level as identified in Table 6.7 below;

Table 6.7 - Current Facility Thresholds Based on Existing Population and LOS

| 2015 Population | | | 4,615 |
|---------------------------|-----------------------|-------------|----------------------|
| Facility | LOS - Acres/Units/pop | Total Area | Level of Development |
| Mini-park: | .25 acre :1,000 | 1.15 acres | Level 3 |
| Neighborhood park: | 1 acre :1,000 | 4.62 acres | Level 2 |
| Community park: | 5.0 acres :1,000 | 23.08 acres | Level 2 |
| Sports Complex | | Number | Level of Development |
| • Softball fields | 1 facility:2,000 | 2.31 (ea) | Level 3 |
| • Baseball fields | 1 facility:2,000 | 2.31 (ea) | Level 3 |
| • Basketball courts | 1 facility:3,500 | 1.32 (ea) | Level 3 |
| • Soccer fields | 1 facility:3,500 | 1.32 (ea) | Level 3 |
| • Volleyball (outdoor) | 1 facility:4,000 | 1.15 (ea) | Level 3 |
| • Tennis Courts | 1 facility: 4,000 | 1.15 (ea) | Level 3 |
| Special Facilities | | Number | Level of Development |
| • Skate Park | 1 facility:7,500 | 0.62 (ea) | Level 3 |
| • Splash Park | 1 facility:7,500 | 0.62 (ea) | Level 3 |
| • Climbing rock | 1 facility:7,500 | 0.62 (ea) | Level 3 |
| • Pump/bicycle track | 1 facility:7,500 | 0.62 (ea) | Level 3 |
| Pathways | | Lineal Feet | Level of Development |
| • Park Trails | 1.0 mile:2,000 | 2.31 miles | Level 2 |
| • All-Terrain Bike Trail | 0.5 mile:3,000 | 0.77 miles | Level 2 |

The city has acquired through purchase and/or long term lease several hundred acres of property identified in Section 6.3 that could be used for future planned recreational facilities. Due the fact that there have been no formal designations made or projects planned for these areas they will be identified under the inventory list simply as “future” known facilities. In 2004 during the drafting of the previous Parks Plan the White River School District had two tennis courts which were available for use, which were included in the inventory at that time; however, since the previous Plans adoption the tennis courts have fallen into a state of disrepair due to a lack of maintenance and are no longer unusable. As a result they can no longer be listed under the Plans LOS inventory.

The Miller property is currently inventoried as an undeveloped 6.0 acre area designated for a community park; however, the city council has expressed interest in reserving a portion of this property for future expansion of subsidized senior housing and potential construction of a new Senior Center. Due to the interest in setting aside a portion of this area, only 3.5 acres of undeveloped area will be designated for future park construction. Based on this scaled down size and proximity to infill residential development it will be reclassified as a neighborhood park.

As discussed in Section 6.3 above the city recently approved a new 177 lot single-family residential development directly east of this property. The portion of the proposed development that abuts the Miller property is a series of interconnected wetlands that the subdivision developer has proposed constructing a new 1,927 lineal feet interpretive trail through. This would result in a direct connection between the Miller property and the new development making it accessible and ideal for development into a neighborhood park. This trail length will be incorporated into the city’s current inventory for Park Trails; however, it is planned and approved for construction in the next 1-2 years.

The facility inventory conducted by city staff and Planning Commission identified the existing facilities within the community as indicated in Table 6.8 below.

Table 6.8 - Existing Inventory of Facilities

| Existing Facility Name | Size of Facility | Facility Type | Level of Development |
|-------------------------------|-------------------------|----------------------|-----------------------------|
| Active Facilities | | | |
| Thunderbird Park | .4 acres | Neighborhood | Level 2 |
| A Street Mini-park | .25 acres | Mini | Level 2 |
| Mt. View Mini-park | .25 acres | Mini | Level 2 |
| Elk Heights Mini-park | 1 acre | Mini | Level 2 |
| River Avenue Park | 1 acre | Neighborhood | Level 3 |
| Vanhoof Park | 2.6 acres | Neighborhood | Level 1 |
| Miller Park | 3.5 acres | Neighborhood | Level 1 |
| White River Athletic Fields | 8.0 acres | Community | Level 3 |
| Riverside Park | 1 acre | Community | Level 1 |
| Subtotal: | 18.0 acres | | |
| Passive Facilities | | | |
| Mundy Loss Passive | 5.0 acres | Natural Resource | Level 0 |
| Subtotal: | 5.0 acres | | |

| Existing Facility Name | Size of Facility | Facility Type | Level of Development |
|----------------------------------|-------------------------|---------------------------|-----------------------------|
| Active Facilities | | | |
| Total Mini-Parks | 1.5 acres | | Level 2 |
| Total Neighborhood Parks | 7.5 acres | | Mixed |
| Total Community Parks | 9.0 acres | | Mixed |
| Total All Park Areas: | 23.0 acres | | |
| Sports Complex Facilities | | | |
| | Number | Facility Type | Level of Development |
| Softball fields | 4 (ea) | Sports | Level 2 |
| Baseball fields | 1 (ea) | Sports | Level 2 |
| Basketball courts | 1 (ea) | Sports | Level 3 |
| Soccer fields | 0 (ea) | Sports | Level 3 |
| Volleyball (outdoor) | 0 (ea) | Sports | Level 3 |
| Tennis Courts | 0 (ea) | Sports | Level 3 |
| Total: | 6 (ea) | | |
| Special Facilities | | | |
| | Number | Facility Type | Level of Development |
| Skate Park | 1 (ea) | Special | Level 3 |
| Splash Park | 0 (ea) | Special | Level 3 |
| Climbing rock | 0 (ea) | Special | Level 3 |
| Pump/bicycle track | 0 (ea) | Special | Level 3 |
| Total: | 1 (ea) | | |
| Pathways | | | |
| | Lineal Feet | Facility Type | Level of Development |
| Park Trails | 2.37 miles | Trail | Level 2 |
| All-Terrain Bike Trail | 0.0 miles | Bike Trail | Level 0 |
| Future Known Areas | | | |
| | Size of Facility | Potential Facility | Potential |
| City Multi-Use Ag Facility | 220.45 acres | Community | Levels 1,2,&3 |
| White River Multi-Use Property | 214.55 acres | Community | Level 1 |
| Total: | 435.0 acres | | |

City staff and the Planning Commission conducted an evaluation and comparison of “need” by using the current inventory of existing and future planned facilities in relation to the quantity and type of facilities that the city should have based on LOS and the current population. Although the inventory conducted in Table 6.8 above listed a total of 7.5 acres of neighborhood parks only 1.0 acre was fully developed at a level 2 or higher. Therefore the deficiencies tables below will only account for 1.0 acre of existing neighborhood park facilities due to the extent of development needed to achieve LOS. The deficiencies that resulted from this comparison form the basis of those “needs” identified in Table 6.9 below;



Table 6.9: Identified Parks and Recreation Facility Needs based on Current Population

| 2015 Population | | | | 4,615 |
|---------------------------|---------------------|-----------------------------------|--|----------------------|
| Facility | Existing Facilities | Required/ Proposed LOS/Population | Deficiency Based on Current Population | Level of Development |
| Parks | | | | |
| Mini-park: | 1.5 acres | 1.15 acres | 0.00 acres | Level 3 |
| Neighborhood park: | 1.0 acre | 4.62 acres | 3.62 acres | Level 2 |
| Community park: | 9.0 acres | 23.08 acres | 14.08 acres | Level 2 |
| Sports Complex | | | | |
| • Softball fields | 4 (ea) | 2.31 (ea) | 0 (ea) | Level 3 |
| • Baseball fields | 1 (ea) | 2.31 (ea) | 1.31 (ea) | Level 3 |
| • Basketball courts | 1 (ea) | 1.32 (ea) | 0.32 (ea) | Level 3 |
| • Soccer fields | 0 (ea) | 1.32 (ea) | 1.32 (ea) | Level 3 |
| • Volleyball (outdoor) | 0 (ea) | 1.15 (ea) | 1.15 (ea) | Level 3 |
| • Tennis Courts | 0 (ea) | 1.15 (ea) | 1.15 (ea) | Level 3 |
| Special Facilities | | | | |
| • Skate Park | 1 (ea) | 0.62 (ea) | 0 (ea) | Level 3 |
| • Splash Park | 0 (ea) | 0.62 (ea) | 0.62 (ea) | Level 3 |
| • Climbing rock | 0 (ea) | 0.62 (ea) | 0.62 (ea) | Level 3 |
| • Pump/bicycle track | 0 (ea) | 0.62 (ea) | 0.62 (ea) | Level 3 |
| Pathways | | | | |
| • Park Trails | 2.37 miles | 2.31 miles | 0.00 miles | Level 2 |
| • All-Terrain Bike Trail | 0.0 miles | 0.77 miles | 0.77 miles | Level 2 |

In accordance with the projected growth and population figures identified in Table 0.3 of the Land Use Element of this 2015 Comprehensive Plan, the city’s population in the year 2025 will be 6,547 (an increase of 1,932 or 41.86% over the current population of approximately 4,615). This planning period is for a ten year timeframe which is the standard mandated interval between updates to the adopted Comprehensive Plan. This ten year population projection will be used to evaluate and determine facility needs within the community from which a capital development program can be implemented. Table 6.10 identifies the 2025 planning horizon need(s) based upon this ten year population projection.

Table 6.10: Parks and Recreation Facility 2025 Needs - Ten Year Population Projection

| 2025 Population | | | | 6,547 |
|---------------------------|---------------------|-------------------------------|-------------------------------------|----------------------|
| Facility | Existing Facilities | Required LOS/ 2025 Population | Deficiency Based on 2025 Population | Level of Development |
| Parks | | | | |
| Mini-park: | 1.5 acres | 1.64 acres | 0.14 acres | Level 3 |
| Neighborhood park: | 1.0 acre | 6.55 acres | 5.55 acres | Level 2 |

| | | | | |
|---------------------------|------------|---------------|---------------|---------|
| Community park: | 9.0 acres | 32.74 acres | 23.74 acres | Level 2 |
| Sports Complex | | Number | Number | |
| • Softball fields | 4 (ea) | 3.27 (ea) | 0 (ea) | Level 3 |
| • Baseball fields | 1 (ea) | 3.27 (ea) | 2.27 (ea) | Level 3 |
| • Basketball courts | 1 (ea) | 1.87 (ea) | 0.87 (ea) | Level 3 |
| • Soccer fields | 0 (ea) | 1.87 (ea) | 1.87 (ea) | Level 3 |
| • Volleyball (outdoor) | 0 (ea) | 1.64 (ea) | 1.64 (ea) | Level 3 |
| • Tennis Courts | 0 (ea) | 1.64 (ea) | 1.64 (ea) | Level 3 |
| Special Facilities | | | | |
| • Skate Park | 1 (ea) | 0.87 (ea) | 0.00 (ea) | Level 3 |
| • Splash Park | 0 (ea) | 0.87 (ea) | 0.87 (ea) | Level 3 |
| • Climbing rock | 0 (ea) | 0.87 (ea) | 0.87 (ea) | Level 3 |
| • Pump/bicycle track | 0 (ea) | 0.87 (ea) | 0.87 (ea) | Level 3 |
| Pathways | | | | |
| • Park Trails | 2.37 miles | 3.27 miles | 0.90 miles | Level 2 |
| • All-Terrain Bike Trail | 0.0 miles | 1.09 miles | 1.09 miles | Level 2 |

In order to identify and prioritize capital improvement projects for this Plan, LOS needs must be evaluated based on current deficiencies and future needs and what portion is directly attributable to new growth using the projections outlined in the Land Use Element of the Comprehensive Plan. The ten year need(s) depicted below is the result of calculating the difference between the city's current needs identified in Table 6.9 and the needs for achieving LOS in 2025 depicted in Table 6.10 with anticipated growth projections. As a result the needs identified for 2025 in Table 6.11 can be isolated to being those solely attributed to new growth.

Table 6.11: Parks and Recreation Facility Needs for 2015-2025

| Facility | Existing Facilities | Deficiency Based on 2015 Population | Deficiency Based on 2025 Population | Deficiency Resulting from Planned Growth |
|---------------------------|---------------------|-------------------------------------|-------------------------------------|--|
| Parks | | | | |
| Mini-park: | 1.5 acres | 0.00 acres | 0.14 acres | 0.14 acres |
| Neighborhood park: | 1.0 acre | 3.62 acres | 5.55 acres | 1.93 acres |
| Community park: | 9.0 acres | 14.08 acres | 23.74 acres | 9.66 acres |
| Sports Complex | | | | |
| • Softball fields | 4 (ea) | 0 (ea) | 0 (ea) | 0 (ea) |
| • Baseball fields | 1 (ea) | 1.31 (ea) | 2.27 (ea) | 0.96 (ea) |
| • Basketball courts | 1 (ea) | 0.32 (ea) | 0.87 (ea) | 0.55 (ea) |
| • Soccer fields | 0 (ea) | 1.32 (ea) | 1.87 (ea) | 0.55 (ea) |
| • Volleyball (outdoor) | 0 (ea) | 1.15 (ea) | 1.64 (ea) | 0.49 (ea) |
| • Tennis Courts | 0 (ea) | 1.15 (ea) | 1.64 (ea) | 0.49 (ea) |

| Facility | Existing Facilities | Deficiency Based on 2015 Population | Deficiency Based on 2025 Population | Deficiency Resulting from Planned Growth |
|---------------------------|---------------------|-------------------------------------|-------------------------------------|--|
| Special Facilities | | | | |
| • Skate Park | 1 (ea) | 0 (ea) | 0 (ea) | 0 (ea) |
| • Splash Park | 0 (ea) | 0.62 (ea) | 0.87 (ea) | 0.25 (ea) |
| • Climbing rock | 0 (ea) | 0.62 (ea) | 0.87 (ea) | 0.25 (ea) |
| • Pump/bicycle track | 0 (ea) | 0.62 (ea) | 0.87 (ea) | 0.25 (ea) |
| Pathways | | | | |
| • Park Trails | 2.37 miles | 0.00 miles | 0.90 miles | 0.90 miles |
| • All-Terrain Bike Trail | 0.0 miles | 0.77 miles | 1.09 miles | 0.32 miles |

After evaluating both current and future needs based upon the ten year planning horizon from 2015-2025, city staff and the Planning Commission have arrived at the following conclusions and recommendations:

- A. Based on the inventory of Future Known Areas identified in Table 6.8 above, the city has sufficient land area for new facilities without the need to make further acquisitions.
- B. When evaluation of LOS to population deficiencies/needs identify a facility need(s) as a partial or decimal of a whole facility such as for a skatepark as illustrated in the Tables above, if the portion is greater than 0.5 then the need should be reflected as a whole. One cannot build and utilize 0.6 of a basketball court or skatepark.
- C. While the ten year evaluation indicates that will be no need for additional mini-parks in order to achieve LOS, Riverfront Park should be identified as a future possible site for development to meet LOS deficiencies beyond the ten-year evaluation period.
- D. The Miller Property should be evaluated and final uses determined. As part of that evaluation at least 3.5 acres of the property should be developed as a Neighborhood Park due to its proximity to urban densities. This location would be ideal for an outdoor basketball court and outdoor volleyball court both of which should be added as capital projects under this Plan.
- E. Development and implementation of the Master Plan for the city agricultural land as currently proposed would meet the future needs for Community Parks, Sports Fields, Trails as well as Special Facilities. Specific projects that meet the deficiencies should be identified and proposed for this area. The city agricultural land area identified for multi-use recreational development is approximately 40 acres in size. Capital projects should be developed in manner that would allow phased development to achieve LOS based on different year growth projection targets.
- F. Areas of city Railroad Right-of-way property that lie between SR410 and the Foothills Trail fro, Ryan Road north to the Post Office are restricted from development due to the location of Tacoma Public Utilities (TPU) major water transmission pipeline; however, parking lots and special recreational facilities may be able to be constructed over the easement area. It is recommended that Lot #19 of the city Binding Site Plan No. 96-1 be designated for special recreational facilities along with the lot area immediately south of the Youth Activities Center. Lot #19 is immediately west of the Youth Activities Center and Skatepark. These areas could then be used for construction of a basketball court,

outdoor volleyball court, splash park and climbing wall all of which should be included as capital projects under this Plan.

- G. Due to the terrain and proximity to limited use shorelines areas the city should designate portions of the White River Property for recreational open space use and construct an all-terrain bike trail on the property which should be included as a capital project under this Plan.

Twenty Year Needs Evaluation (2025-2035):

Pursuant to WAC 365-196-440(2)(d)(iii) and the fact that the city’s land use element is planning for the twenty-year period from 2015-2035 the city is including a preliminary needs evaluation in Table 6.12 below that looks at potential needs in the period from 2025-2035 if projected growth occurs as reflected in the land use element.

Table 6.12: Preliminary Parks and Recreation Facility Needs for 2025-2035

| 2035 Population | | | | | 7,888 |
|---------------------------------|---------------------|-------------------------------|-------------------------------------|--|--|
| Facility | Existing Facilities | Required LOS/ 2035 Population | Deficiency Based on 2035 Population | 2015-2035 Deficiency Resulting from Planned Growth | 2025-2035 Deficiency Resulting from Planned Growth |
| Parks | | | | | |
| Mini-park: | 1.5 acres | 1.97 acres | 0.47 acres | 0.47 acres | 0.33 acres |
| Neighborhood park: | 1.0 acres | 7.89 acres | 6.89 acres | 3.27 acres | 1.34 acres |
| Community park: | 9.0 acres | 39.44 acres | 24.44 acres | 16.36 acres | 6.7 acres |
| Sports Complex | | | | | |
| · Softball fields | 4 (ea) | 3.94 | 0 | 0 | 0 |
| · Baseball fields | 1 (ea) | 3.94 | 2.94 | 2.63 | 0.67 |
| · Basketball courts | 1 (ea) | 2.25 | 1.25 | 0.93 | 0.38 |
| · Soccer fields | 0 (ea) | 2.25 | 2.25 | 0.93 | 0.38 |
| · Volleyball (outdoor) | 0 (ea) | 1.97 | 1.97 | 0.82 | 0.33 |
| · Tennis Courts | 0 (ea) | 1.97 | 1.97 | 0.82 | 0.33 |
| Special Facilities | | | | | |
| · Skate Park | 1 (ea) | 1.05 | 0.05 | 0.05 | 0.05 |
| · Splash Park | 0 (ea) | 1.05 | 1.05 | 0.43 | 0.18 |
| · Climbing rock | 0 (ea) | 1.05 | 1.05 | 0.43 | 0.18 |
| · Pump/bicycle track | 0 (ea) | 1.05 | 1.05 | 0.43 | 0.18 |
| Pathways | | | | | |
| · Park Trails | 2.37 miles | 3.94 | 1.57 | 1.57 | 0.67 |
| · All-Terrain Bike Trail | 0.0 miles | 1.31 | 1.31 | 0.54 | 0.22 |

Based on the preliminary needs evaluation in Table 6.12 above the city will need to add additional neighborhood and community parks, a baseball field and additional park trails to the city’s inventory to satisfy LOS in 2035. Preliminary capital improvement projects will be illustrated in Section 6.7 that would satisfy deficiencies.

6.7 Capital improvement program (CIP)

Based on the proposed LOS standards, current city facility and land inventory and an evaluation of related current deficiencies and future needs, the Planning Commission recommends the following capital improvements to meet current and future parks and recreational needs per proposed level of service:

- A. Develop 3.5 acres of the Miller Property as a Neighborhood Park with restrooms, picnic area playgrounds and the following special facilities;
 - An outdoor basketball court
 - An outdoor volleyball court

- B. Develop and implement the Master Plan for multi-recreational use of the city agricultural land that would include the following amenities;
 - Access with parking
 - Restrooms
 - Two baseball fields
 - Two soccer fields
 - A one acre area with play features
 - A Pump or BMX bicycle track
 - A two mile park trail loop
 - Two lighted tennis courts

- C. Complete the Foothills Trail extension to the Riverfront Park and develop the mini park to Level 3 with the following amenities;
 - Paved trail extension for access
 - Picnic area with covered shelter
 - Sani-can façade
 - Kayak or boat launch

- D. Designate Lot #19 of the city Binding Site Plan No. 96-1 and the area immediately south of the Youth Activities center for special recreational facilities and construct the following special facilities;
 - Climbing wall
 - Splash park
 - A outdoor basketball court
 - An outdoor volleyball court

- E. Designate portions of the White River Property west of SR410 for recreational open space use and construct the following facilities;
 - A one mile all-terrain bike trail loop with primitive parking facilities and trailhead.

Capital improvement project costs were estimated for each of these projects by the city engineer in March, 2015 and are listed as follows:

A. Development of the Miller Property with special facilities:

| Miller Property Neighborhood Park | Cost |
|--|------------------|
| Land Acquisition | \$0 |
| 1 Overall Park Development (3.5 acres) | \$227,000 |
| 2 Restroom Building | \$155,000 |
| 3 Outdoor Basketball Court | \$65,000 |
| 4 Outdoor Volleyball Court | \$18,000 |
| 5 Playground | \$36,000 |
| 6 Parking Lot, Storm Drainage and Walkways | \$136,000 |
| 7 Picnic Shelter w/ Tables, Benches, Trashcans | \$65,000 |
| <hr/> | |
| Subtotal Construction | \$702,000 |
| Permitting/Engineering/Admin./Const. Mgmt. (25% of Construction) | \$176,000 |
| Total Project Cost | \$878,000 |

B. Development of the city agricultural land Master Plan with special facilities based on LOS deficiency:

| City Ag Land Master Plan Multi-Recreational Use Park | Cost |
|--|--------------------|
| Land Acquisition | \$0 |
| 1 Overall Park Development (24 acres) | \$230,278 |
| 2 Access Roads, Parking Lots, Stormwater Facilities | \$846,331 |
| 3 Sewer Main Extension from Collins Road | \$110,000 |
| 4 Restrooms | \$155,000 |
| 5 Baseball Fields (2) | \$647,000 |
| 6 Soccer Fields (2) | \$310,000 |
| 7 Park area with Play Features (1 acre) | \$65,000 |
| 8 Pump or BMX Bicycle Track | \$220,000 |
| 9 Park Trail Loop (2 miles) | \$342,000 |
| 10 Lighted Tennis Courts (2) | \$117,000 |
| <hr/> | |
| Subtotal Construction | \$3,042,609 |
| Permitting/Engineering/Admin./Const. Mgmt. (25% of Construction) | \$760,652 |
| Total Project Cost | \$3,803,261 |

C. Riverfront park development to level 3 with trail extension:

| Foothills Trail Extension to Riverfront Park | Cost |
|--|-------------|
| Land Acquisition | \$0 |
| 1 Overall Park Development (1-2 acres) | \$129,000 |
| 2 Completion of the Foothills Trail to the White River | \$93,000 |
| 3 Picnic Area with Covered Shelter | \$65,000 |

| Foothills Trail Extension to Riverfront Park | | Cost |
|---|--|------------------|
| 4 | Sani-Can Facade | \$6,000 |
| 5 | Kayak or Boat Launch | \$32,000 |
| <hr/> | | |
| | Subtotal Construction | \$325,000 |
| | Permitting/Engineering/Admin./Const. Mgmt. (25% of Construction) | \$81,000 |
| | Total Project Cost | \$406,000 |

D. Lot #19 of the city Binding Site Plan No. 96-1 and lot south of the Youth Activities Center with special facilities:

| Lot #19, South of Youth Center | | Cost |
|---------------------------------------|--|------------------|
| | Land Acquisition | \$0 |
| 1 | Outdoor Basketball Court | \$65,000 |
| 2 | Outdoor Volleyball Court | \$18,000 |
| 3 | Climbing Wall | \$44,000 |
| 4 | Splash Park | \$129,000 |
| 5 | Parking Lot, Storm Drainage & Walkways | \$356,000 |
| <hr/> | | |
| | Subtotal Construction | \$612,000 |
| | Permitting/Engineering/Admin./Const. Mgmt. (25% of Construction) | \$153,000 |
| | Total Project Cost | \$765,000 |

E. White River Property west of SR410 with trail facilities

| White River Property West of SR-410 with Trail Facilities | | Cost |
|--|--|------------------|
| | Land Acquisition | \$0 |
| 1 | Parking and Trailhead (Gravel, Primitive) | \$32,000 |
| 2 | All-Terrain Bike or Hiking Trail Loop (2 miles) | \$171,000 |
| <hr/> | | |
| | Subtotal Construction | \$203,000 |
| | Permitting/Engineering/Admin./Const. Mgmt. (25% of Construction) | \$51,000 |
| | Total Project Cost | \$254,000 |

Ten Year Capital Facilities Plan (2015-2025): From the list of estimated projects city staff developed a capital facilities plan (CFP) listed in Table 6.13 that provides a detailed list and breakdown of projects needed to achieve LOS for the ten year period from 2015-2025. The CFP provides project descriptions, recommended priority, proposed completion dates, estimated costs and potential funding sources.

Table 6.13: Ten Year Capital Facilities Plan 2015-2025

| <i>Ten Year Park & Recreation Capital Facilities Plan (2015-2025)</i> | | | | | |
|---|--|-----------------|-------------------------|-----------------------|----------------------------------|
| Project | Project Description | Priority | Est Project Date | Estimated Cost | Funding Source |
| Miller Neighborhood Park Development | | | | | |
| - General Park Development - Phase 1 | 33% of park development with graveled access and parking lot, playground, storm drainage, picnic shelter w/ tables, benches and trashcans. | 2 | Jun-17 | \$235,363 | RCO/Local/Impact Fees |
| - Outdoor Basketball Court | Construct outdoor concrete basketball court. | 8 | Jun-20 | \$81,250 | RCO/Local/Impact Fees/Volunteers |
| - Outdoor Volleyball Court | Construct outdoor concrete volleyball court. | 9 | Jun-20 | \$22,500 | RCO/Local/Impact Fees/Volunteers |
| - General Park Development - Phase 2 | 33% of park development with paved access and parking lot, walkways, restrooms and storm drainage. | 13 | Jun-23 | \$384,113 | RCO/Local/Impact Fees |
| City Ag Land Multi-Use Community Park | | | | | |
| - General Park Development - Phase 1 | 33% of park development with playground, graveled access roads and parking lot, stormwater facilities, utilities and sani-cans. | 5 | Jun-19 | \$829,525 | RCO/Local/Impact Fees |
| - Soccer Field Construction (1) | Construct regulation soccer field | 6 | Jun-19 | \$193,750 | RCO/Local/Impact Fees/Volunteers |
| - Baseball Field Construction (1) | Construct regulation little league baseball field | 17 | Jun-25 | \$404,375 | RCO/Local/Impact Fees/Volunteers |
| - Pump or BMX Bicycle Track Construction | Construct pump or BMX bicycle track | 7 | Jun-20 | \$275,000 | RCO/Local/Impact Fees/Volunteers |
| - Lighted Tennis Courts (2) | Construct 2 lighted tennis courts | 10 | Jun-21 | \$147,250 | RCO/Local/Impact Fees |
| - Park Trail Loop (1 mile) - Phase 1 | Construct 1 mile Park Trail Loop | 11 | Jun-22 | \$213,750 | RCO/Local/Impact Fees |
| - General Park Development - Phase 2 | 33% of park development with access road, parking lot, stormwater facilities, utilities and restroom. | 14 | Jun-24 | \$1,079,525 | RCO/Local/Impact Fees |
| - Soccer Field Construction (1) | Construct regulation soccer field | 12 | Jun-23 | \$193,750 | RCO/Local/Impact Fees/Volunteers |
| - Baseball Field Construction (1) | Construct regulation little league baseball field | 18 | Jun-25 | \$404,375 | RCO/Local/Impact Fees/Volunteers |
| Lot #19, South of Youth Center | | | | | |
| - Trailhead & Facility Parking Lot, Storm Drainage & Walkways | Construct Trailhead & Facility Parking Lot, Storm Drainage & Walkways | 1 | Jun-16 | \$445,000 | Public/Private Funding |
| - Splash Park | Install and/or construct water splask park | 3 | Jun-18 | \$161,250 | RCO/Local/Impact Fees |
| - Climbing Wall | Install and/or construct intermediate climbing wall | 4 | Jun-18 | \$55,000 | RCO/Local/Impact Fees |
| - Outdoor Basketball Court | Construct outdoor concrete basketball court. | 15 | Jun-24 | \$81,250 | RCO/Local/Impact Fees/Volunteers |
| - Outdoor Volleyball Court | Construct outdoor concrete volleyball court. | 16 | Jun-24 | \$22,500 | RCO/Local/Impact Fees/Volunteers |
| White River Property West of SR-410 with Trail Facilities | | | | | |

| <i>Ten Year Park & Recreation Capital Facilities Plan (2015-2025)</i> | | | | | |
|---|---|-----------------|-------------------------|-----------------------|----------------------------------|
| Project | Project Description | Priority | Est Project Date | Estimated Cost | Funding Source |
| - Parking and Trailhead (Gravel, Primitive) | Construct Trailhead & Facility Parking (graveled primitive) | 19 | Jun-25 | \$40,000 | RCO/Local/Impact Fees/Volunteers |
| - All-Terrain Bike or Hiking Trail Loop (1 mile) - Phase 1 | Construct 1 mile All-Terrain Bike or Hiking Trail Loop | 20 | Jun-25 | \$106,875 | RCO/Local/Impact Fees/Volunteers |
| Total 2015-2025 | | | | \$5,376,401 | |

Twenty Year Preliminary Capital Facilities Plan (2025-2035): Potential long term capital projects for the twenty year need for planning purposes is listed in Table 6.14 below.

Table 6.14: Preliminary Twenty Year Capital Facilities Plan 2025-2035

| <i>Subsequent Ten Year Park & Recreation Capital Facilities Plan (2025-2035)</i> | | | | | |
|--|---|-----------------|-------------------------|-----------------------|----------------------------------|
| Project | Project Description | Priority | Est Project Date | Estimated Cost | Funding Source |
| Miller Neighborhood Park Development | | | | | |
| - General Park Development - Phase 3 | 33% of park development with stormwater facilities, utilities. | 27 | Jun-32 | \$258,524 | RCO/Local/Impact Fees |
| City Ag Land Multi-Use Community Park | | | | | |
| - General Park Development - Phase 3 | 33% of park development with stormwater facilities, utilities. | 23 | Jun-29 | \$769,950 | RCO/Local/Impact Fees |
| - Park Trail Loop (1 mile) - Phase 2 | Construct 1 mile Park Trail Loop | 25 | Jun-31 | \$213,750 | RCO/Local/Impact Fees |
| - Baseball Field Construction (1) | Construct regulation little league baseball field | 28 | Jun-33 | \$404,375 | RCO/Local/Impact Fees/Volunteers |
| White River Property West of SR-410 with Trail Facilities | | | | | |
| - All-Terrain Bike or Hiking Trail Loop (1 miles) - Phase 2 | Construct 1 mile All-Terrain Bike or Hiking Trail Loop | 24 | Jun-30 | \$106,875 | RCO/Local/Impact Fees/Volunteers |
| Foothills Trail Extension to Riverfront Park | | | | | |
| - Overall Park Development (1-2 acres) | Park development with picnic shelter w/ tables, benches, trashcans and sani-can facade. | 21 | Jun-27 | \$250,000 | RCO/Local/Impact Fees/Volunteers |
| - Completion of the Foothills Trail to the White River | Construct Foothills Trail connection to the Riverfront Park (900 ft) | 22 | Jun-27 | \$116,250 | RCO/Local/Impact Fees |
| - Kayak or Boat Launch | Construct Kayak or Boat Launch | 26 | Jun-32 | \$40,000 | RCO/Local/Impact Fees/Volunteers |
| Total 2025-2035 | | | | \$2,159,724 | |

6.8 Financing plan

A financing plan for capital improvements, such as park and recreation facilities, is necessary to implement the goals and objectives identified earlier, and to meet the comprehensive planning requirements under the Growth Management Act.

State law requires that a financing plan be developed for capital improvements for at least the next six years. The financing plan must finance such capital facilities within projected funding capacities and clearly identify sources of public money for such purposes.

At this time, the city is collecting revenues for capital improvements, which may be used as a source of funding for park and recreation facilities (when not otherwise dedicated for other purposes, e.g. water or sewer). These funds are being deposited into the following three funds:

Fund 035: This fund, otherwise known as the “Park Construction Fund” (or the “Park and Open Space Fund”), consists of revenues collected from the \$772 per residential lot “Park Mitigation Fee.” Collection of this fee is authorized under Municipal Code Sec. 3.50.040. As of January 1, 2015 the fund balance was \$76,431. These funds can be used only for the acquisition, construction, improvements, maintenance, and repair of parks, open space, and recreational facilities.

Fund 307: This fund is known as the “Capital Improvements Fund”, and consists of revenues collected from a one-quarter of one percent (.25 percent) excise fee levy on real property transactions, authorized under State law. As of January 1, 2015 the fund balance was \$453,755. These funds may be spent for capital improvements or facilities provided by State law, such as streets, public facilities, utility facilities, and parks.

Fund 308: This fund, known as the “Comprehensive Plan Capital Improvements Fund”, authorized under Section 36 of the Growth Management Act, consists of revenues collected from another one-quarter of one percent (.25 percent) excise fee levy on real property transactions. As of January 1, 2015 the fund balance was \$260,090. These funds may be spent only on capital facilities identified in a capital facilities element of a Comprehensive Plan, adopted in accordance with the requirements of the Growth Management Act.

For a good general discussion of financial resources available to fund capital facilities, the reader is directed to the Capital Facilities Element of this Comprehensive Plan. The Capital Facilities Element and Section 6.9 of this Plan identifies impact fees as a mechanism available to the city to equitably allocate the cost of new facilities between existing and new residents. Other potential revenue sources for park and recreation facilities are listed below.

Current Use or Open Space Taxation

Taxation can also be used as an incentive to conserve lands. For example, lands left in open space can receive reduced or “current use” assessments which may alleviate a demand to sell or

develop those lands. Likewise, land donation, sale at reduced prices, or conservation easements for conservation purposes (e.g. Trust for Public Lands) may provide tax benefits. Long-term land protection and provision of public access may require fee-simple acquisition or purchase of easements.

Municipal Bonds

Bonding, or municipal bonds, permits a municipality to borrow money against its overall property valuation. General-obligation bonds must be approved by city voters and are repaid with an increase in property tax assessments. In Washington, the legislature has authorized additional voter-approved bonding capacity specifically for parks acquisition and development. Limited general-obligation, or Council manic bonds, do not require voter approval, but are subject to statutory caps.

Grants, Loans and other Revenue Sharing

Revenue-sharing mechanisms include grants and matching funds which are distributed to local governments from county, state and federal sources. The federal government instituted the Moving Ahead for Progress in the 21st Century Act (MAP-21), a program that, while reduced from the Intermodal Surface Transportation Efficiency Act of 1990, provides moneys for trails (e.g. Foothills Trail) and related non-motorized transportation enhancements. The Washington State Recreation and Conservation Office (RCO) also has several grant programs for building and maintaining trails, from city trails to rugged backcountry trails.

Park and Recreation Districts

Chapter 36.69 of the Revised Code of Washington authorizes the formation of a “Park and Recreation District” subject to certain procedural requirements. Once formed, park and recreation districts are authorized to impose taxes of up to fifteen cents per one thousand dollars of assessed valuation in each year for five consecutive years. This would equal a yearly tax of thirty dollars (\$30) for a house assessed at \$200,000.

Formation of a park and recreation district is initiated by petition of fifteen percent (15 percent) of the registered voters within the area proposed, which may include both incorporated and unincorporated land. If any of the area proposed lies within a city, the city council must approve the petition by resolution. The petition is then submitted to the Pierce County Auditor, who verifies the signatures, and forwarded to the Pierce County Council, who holds a public hearing.

The county council divides the proposed park district into five subareas and names five residents as candidates for the first election to the park and recreation district board. Approval of the park and recreation district is by a “supermajority” (60 percent or more) of the voters. The park and recreation district board is authorized under State law to contract indebtedness and issue revenue bonds. These bonds are payable solely out of operating revenues of the park district.

A park and recreation district may establish local improvement districts (LID’s) within its territory, levy special assessments, and issue local improvement bonds in the improvement district to be repaid by the collection of local improvement assessments.

6.9 Impact fee requirements (RCW 82.02)

6.9.1 What is an Impact Fee?

An impact fee is a fee charged by a city or county to developers to pay for the costs of providing public facilities or of improving existing ones needed as a result of the new development. Developers are generally responsible for the entire cost of on-site improvements within the development that primarily serve residents of development. Impact fees are a mechanism for assuring that developers to pay a share of the costs of off-site facilities that serve the development. For example, new developments may create the need for new, expanded or improved public facilities such as parks, new or widened roads and sidewalks, schools, fire protection facilities, and utilities in the vicinity of the development.

In addition to the new demands on public facilities, the new development also will increase ongoing costs for public services, programs, and facilities operation and maintenance. For example, additional teachers, and firemen, as well as expanded recreation programs, may be needed as a result of the new development. Such ongoing expenses must be covered by funding sources other than impact fees.

6.9.2 Impact Fees as Applied in Washington

In Washington, impact fees are specifically authorized for those jurisdictions planning under the Growth Management Act (RCW 82.02.050 - .110). However, GMA impact fees are only authorized for public streets and roads; publicly owned parks, open space, and recreation facilities; school facilities; and fire protection facilities. In addition, payments to "mitigate" direct impacts of development, including those on public facilities, are authorized as part of "voluntary agreements" under RCW 82.02.020, and under the State Environmental Policy Act (SEPA - Ch. 43.21C RCW).

In any case, impact fees must be reasonably related to the demand created by the new development - they may not exceed the development's proportionate share of the public facilities' costs. They must directly benefit the new development, and they may not be used to correct existing deficiencies in public facilities.

In 2011, the Legislature adopted ESHB 1478 (Chapter 353, Laws of 2011), which extends the time period for expenditure of all types of GMA impact fees to 10 years. Impact fees may be held for longer than 10 years if the governing body of a local government identifies in written findings "extraordinary and compelling reasons" that justify the longer period.

6.10 Impact fee calculations

In order to develop an impact fee calculation, information derived from Section 6.5, Tables 6.7 thru 6.11 and Section 6.7 will be used to ascertain what costs are directly attributable to new development from planned growth. Recreational facilities funded through the impact fee will address the level of service deficiency created by new development only. Existing needs will be funded through other funding sources, including the general fund, property taxes on existing development, grants and loans.

Note: Please refer to Section 6.5, Table 6.5 “**New Parks & Recreation Level-of-service Standards**”, for a schedule of adopted level of service standards (LOS).

In Section 6.5, Table 6.11 “Parks and Recreation Facility Needs for 2015-2025”, deficiencies were identified for 2015 and 2025. The new LOS was applied to current population and compared to existing inventory of facilities. The result illustrated current deficiencies in parks and recreation facilities. This is summarized in column 3 of Table 6.15 below. The new LOS was then applied to population projections for 2025 using data from the city’s Comprehensive Land Use Element Chapter 1, which then identified projected deficiencies. This is summarized in column 4 of Table 6.15 below. The difference between the two calculations therefore becomes the deficiency directly related to planned growth as summarized in column 5 of Table 6.15 below.

Section 6.7 of this Plan identifies specific capital improvement projects developed in order to meet current and planned LOS. Column 6 of Table 6.15 below matches specific project(s) to the LOS standard in order to meet the identified need. Costs for each of these projects are then reflected in column 7 of Table 6.15 below and are based on estimates prepared by the city engineer.

Table 6.15: Deficiency from Planned Growth Tied to CIP

| Facility | Existing Facilities 2015 | Deficiency Based on 2015 Population | Deficiency Based on 2025 Population | Deficiency Resulting from Planned Growth | CIP Project to Satisfy LOS | Cost |
|---------------------------|--------------------------|-------------------------------------|-------------------------------------|--|----------------------------|-------------|
| Parks | | | | | | |
| Mini-park: | 1.5 acres | 0.00 acres | 1.08 acres | 0.14 acres | N/A | \$0 |
| Neighborhood park: | 1.0 acre | 3.62 acres | 5.55 acres | 1.93 acres | A.(1,2,5,6,7) | \$774,250 |
| Community park: | 9.0 acres | 14.08 acres | 23.74 acres | 9.66 acres | B.(1-4 & 7) | \$1,758,261 |
| Sports Complex | | | | | | |
| · Softball fields | 4 (ea) | 0 (ea) | 0 (ea) | 0 (ea) | N/A | |
| · Baseball fields | 1 (ea) | 1.31 (ea) | 2.27 (ea) | 0.96 (ea) | B.5 | \$808,750 |
| · Basketball courts | 1 (ea) | 0.32 (ea) | 0.87 (ea) | 0.55 (ea) | A.3 & D.1 | \$162,500 |
| · Soccer fields | 0 (ea) | 1.32 (ea) | 1.87 (ea) | 0.55 (ea) | B.6 | \$387,500 |
| · Volleyball (outdoor) | 0 (ea) | 1.15 (ea) | 1.64 (ea) | 0.49 (ea) | A.4 & D.2 | \$45,000 |
| · Tennis Courts | 0 (ea) | 1.15 (ea) | 1.64 (ea) | 0.49 (ea) | B.10 | \$146,250 |
| Special Facilities | | | | | | |
| · Skate Park | 1 (ea) | 0 (ea) | 0 (ea) | 0 (ea) | N/A | |
| · Splash Park | 0 (ea) | 0.62 (ea) | 0.87 (ea) | 0.25 (ea) | D.4 | \$161,250 |

| Facility | Existing Facilities 2015 | Deficiency Based on 2015 Population | Deficiency Based on 2025 Population | Deficiency Resulting from Planned Growth | CIP Project to Satisfy LOS | Cost |
|-----------------------------|--------------------------|-------------------------------------|-------------------------------------|--|----------------------------|--------------------|
| · Climbing rock | 0 (ea) | 0.62 (ea) | 0.87 (ea) | 0.25 (ea) | D.3 | \$55,000 |
| · Pump/bicycle track | 0 (ea) | 0.62 (ea) | 0.87 (ea) | 0.25 (ea) | B.8 | \$275,000 |
| Pathways | | | | | | |
| · Park Trails | 2.37 miles | 0.00 miles | 0.90 miles | 0.90 miles | B.9 & C.2 | \$543,750 |
| · All-Terrain Bike Trail | 0.0 miles | 0.77 miles | 1.09 miles | 0.32 miles | E | \$254,000 |
| Total CIP List Costs | | | | | | \$5,371,511 |

As discussed in Section 6.9 impact fees must be reasonably related to the demand created by the new development - they may not exceed the development's proportionate share of the public facilities' costs. They must directly benefit the new development, and they may not be used to correct existing deficiencies in public facilities. In order to calculate what this impact may be in real terms, the deficiencies identified for both 2015 and 2025 will be broken down into percentages in order to calculate what impacts new development is benefiting from. These are illustrated in columns 3 and 4 in Table 6.16 below.

Table 6.16 Deficiencies Converted to Percentage of Impact/Contribution to CIP

| Facility | Deficiency Based on 2025 | 2015 Deficiency As % | 2025 Deficiency from Planned Growth as % | Deficiency Resulting from Planned Growth | CIP Project to Satisfy LOS | Total Cost |
|-----------------------------|--------------------------|----------------------|--|--|----------------------------|--------------------|
| Parks | | | | | | |
| Mini-park: | 0.14 acres | 0.00% | 0.00% | 0.14 acres | N/A | \$0 |
| Neighborhood park: | 5.55 acres | 65.23% | 34.78% | 1.93 acres | A.(1,2,5,6,7) | \$774,250 |
| Community park: | 23.74 acres | 59.30% | 40.69% | 9.66 acres | B.(1-4 & 7) | \$1,758,261 |
| Sports Complex | | | | | | |
| · Softball fields | 0 (ea) | 0.00% | 0.00% | 0 (ea) | N/A | |
| · Baseball fields | 2.27 (ea) | 57.71% | 42.29% | 0.96 (ea) | B.5 | \$808,750 |
| · Basketball courts | 0.87 (ea) | 36.78% | 63.22% | 0.55 (ea) | A.3 & D.1 | \$162,500 |
| · Soccer fields | 1.87 (ea) | 70.59% | 29.41% | 0.55 (ea) | B.6 | \$387,500 |
| · Volleyball (outdoor) | 1.64 (ea) | 70.12% | 29.88% | 0.49 (ea) | A.4 & D.2 | \$45,000 |
| · Tennis Courts | 1.64 (ea) | 70.12% | 29.88% | 0.49 (ea) | B.10 | \$146,250 |
| Special Facilities | | | | | | |
| · Skate Park | 0 (ea) | 0.00% | 0.00% | 0 (ea) | N/A | |
| · Splash Park | 0.87 (ea) | 71.26% | 28.74% | 0.25 (ea) | D.4 | \$161,250 |
| · Climbing rock | 0.87 (ea) | 71.26% | 28.74% | 0.25 (ea) | D.3 | \$55,000 |
| · Pump/bicycle track | 0.87 (ea) | 71.26% | 28.74% | 0.25 (ea) | B.8 | \$275,000 |
| Pathways | | | | | | |
| · Park Trails | 0.90 miles | 0.00% | 100.00% | 0.90 miles | B.9 & C.2 | \$543,750 |
| · All-Terrain Bike Trail | 1.09 miles | 70.64% | 29.36% | 0.32 miles | E | \$254,000 |
| Total CIP List Costs | | | | | | \$5,371,511 |

From the percentage calculations in Table 6.16 above we can then apply them to overall specific capital projects to derive proportionate share of costs to existing deficiencies versus deficiencies resulting from planned growth. Table 6.17 below breaks down the various costs based on these percentages.

Table 6.17 Proportionate Cost Share for Existing Versus Future

| Facility | CIP Project to Satisfy LOS | Total Cost | Cost share for Current LOS Deficiencies | Cost share for Future LOS Deficiencies |
|-----------------------------|-----------------------------------|--------------------|--|---|
| Parks | | | | |
| Mini-park: | N/A | \$0 | \$0 | \$0 |
| Neighborhood park: | A.(1,2,5,6,7) | \$774,250 | \$505,043 | \$269,284 |
| Community park: | B.(1-4 & 7) | \$1,758,261 | \$1,042,649 | \$715,437 |
| Sports Complex | | | | |
| · Softball fields | N/A | | | |
| · Baseball fields | B.5 | \$808,750 | \$466,730 | \$342,020 |
| · Basketball courts | A.3 & D.1 | \$162,500 | \$59,768 | \$102,733 |
| · Soccer fields | B.6 | \$387,500 | \$273,536 | \$113,964 |
| · Volleyball (outdoor) | A.4 & D.2 | \$45,000 | \$31,554 | \$13,446 |
| · Tennis Courts | B.10 | \$146,250 | \$102,551 | \$43,700 |
| Special Facilities | | | | |
| · Skate Park | N/A | | | |
| · Splash Park | D.4 | \$161,250 | \$114,907 | \$46,343 |
| · Climbing rock | D.3 | \$55,000 | \$39,193 | \$15,807 |
| · Pump/bicycle track | B.8 | \$275,000 | \$195,965 | \$79,035 |
| Pathways | | | | |
| · Park Trails | B.9 & C.2 | \$543,750 | \$0 | \$543,750 |
| · All-Terrain Bike Trail | E | \$254,000 | \$179,426 | \$74,574 |
| Total CIP List Costs | | \$5,371,511 | \$3,011,320 | \$2,360,092 |

By utilizing the calculations from Table 6.17 above, the cost for proportionate share of parks and recreation deficiencies from planned growth will be \$2,360,092. This share is based on the LOS standards identified within previous sections of this chapter.

In accordance with the projected growth and population figures identified in Table III (C) of this Plan, the city's population in the year 2025 will be 6,547 (an increase of 1,932 or 41.86% over the current population of approximately 4,615). This planning period is for a ten year timeframe which is the standard mandated interval between updates to the adopted Comprehensive Plan.

Of the total costs attributable to new development, it is assumed and projected that one-half the necessary funds will become available from sources other than impact fees, such as State grants and loans, and the general fund. The exact amount which will be available from these sources is of course uncertain. However, this proportion was used in the 2004 Parks Plan and has been used by other jurisdictions for the purpose of estimating future revenues.

Therefore, one-half of the cost of park facilities attributable to new development is assumed to be funded from these other funding sources. This can be expressed as follows:

$$(cost\ of\ new\ facilities\ for\ new\ development) / 2 = total\ facility\ cost\ paid\ by\ impact\ fees$$

or: \$2,360,092 divided by 2 = \$1,180,046

As indicated above, the city’s population in the year 2025 will be 6,547 (an increase of 1,932 or 41.86% over the current population of approximately 4,615).

The average cost (from impact fees) of park development per capita is determined as follows:

$$(total\ facility\ cost\ financed\ by\ impact\ fees) / additional\ year\ 2025\ population\ (equal\ to\ 1,932)\ or:$$

$$\underline{\$1,180,046} / 1,932\ new\ persons = \$610.79\ per\ person$$

To determine the impact fee per household for (a) single-family and (b) multiple-family dwellings (as defined in BMC 19.12150 and BMC 19.12.160), the average household size for each type of dwelling is needed. Chapter 1 of the city’s Comprehensive Land Use Element states that “*according to the 2010 census, homeowners who resided in their homes had a household size of 2.66 and renters had a household size of 2.18; this was averaged to 2.5 by the census data workers and used throughout the 2015 comprehensive plan.*” Therefore based on data from the 2010 Census, the household size used for the impact fee calculation is:

- Single-family household average size: 2.66 persons
- Multiple-family household average size: 2.18 persons

Therefore, the impact fee for each type of dwelling is determined by multiplying the facility cost per capita by the average household size, listed in Table 6.18 below:

Table 6.18 Impact Fee Calculation

| Household type | Cost per capita | | Avg. household size | | Impact fee |
|------------------|-----------------|---|---------------------|---|------------|
| Single-family: | \$610.79 | X | 2.66 | = | \$1,624.70 |
| Multiple-family: | \$610.79 | X | 2.18 | = | \$1,331.52 |