



**CITY OF BLACK DIAMOND**  
**August 23, 2016 Special Joint Meeting Agenda**  
**City Council and Planning Commission**  
25510 Lawson St., Black Diamond, Washington

**6:10 P.M. – CALL TO ORDER, FLAG SALUTE, ROLL CALL**

**WORK SESSION -**

1. City's Comprehensive Plan Update
  - a. Parks, Trails, Recreation and Open Space Element

**ADJOURNMENT:**

# PARK, RECREATION, TRAILS AND OPEN SPACE APPENDIX

## EXISTING CONDITIONS

The City-owned parks, recreation, trails and open space system contains about 217.09 acres of land for active and passive activities. A detailed inventory and classification of the City's existing system is contained in the parks functional plan, titled, *City of Black Diamond Washington Parks, Recreation and Open Space Plan*, adopted December 2008. This Plan represents the background for the Parks, Trails, Recreation, and Open Space Element. It is noteworthy to recognize that the planning period for the City's functional parks plan was 2008-2013. While the inventory from this plan is an accurate reflection of existing conditions, the classification system and Level of Service (LOS) and facility standards may be revised when the plan is updated.

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In May 2010, the City commissioned the *Black Diamond, Washington Non-Motorized Transportation & Park Trails Plan* which analyzed the supply, demand and need for public and private open space, non-motorized transportation and park trails within the City's urban growth area. This also Element incorporates inventories, major findings and recommendations from that plan in support of the City's overall park, recreation, trails and open space concept.

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### Inventory

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#### City Parks, Trails, Recreation, and Open Space Inventory

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##### *City of Black Diamond Park Facilities*

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Currently, the City currently has limited park, trail and recreational lands, facilities, and programs due to funding limitations. The City owns ~~has~~ approximately 217 ~~195~~ acres of land committed to a diversity of uses ranging from natural open spaces to a BMX bicycle track and boat launch.

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Of the 217-acres, 168 of them are included in the largest park is the 143-acre Lake Sawyer Regional Park located at the south end of Lake Sawyer, the lake. This area was transferred from King County for future development as a regional park. The park is undeveloped at this time and includes Frog Lake, extensive wetlands, streams, and riparian habitat. As part of the transfer, King County required a trail route be designated through the property to function as a regional trail link between the Green and Cedar River open space systems. The County also specified a 38.6-acre parcel in the southwest corner of the property be developed for active recreation to include athletic fields to meet Washington State recreational grant requirements. User groups have already developed portions of the property with a system of off-road single-track mountain bike and hiking trails.

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In 1995, the City acquired 14 acres of land located around the east and northern boundaries of Jones Lake adjacent to the Black Diamond-Enumclaw Road south of the historic downtown. Jones Lake with county open space funds. This site contains Jones Lake, adjacent wetlands and riparian habitat. Plans for this open space area park include the construction of a trail around the lake. The City has also acquired the 27.59-acre Ginder Creek open space parcel northwest of the historic downtown below the

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Auburn-Black Diamond Road. City Center. This site includes Ginder Creek with its adjacent wetlands and riparian habitat. Both the Jones Lake and Ginder Creek sites provide significant opportunities for resource conservation, passive recreation and education.

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The City owns and operates recreational facilities including ~~Recreational facilities the City owns and operates include~~ a basketball court, ~~a~~ tennis court, ~~and a~~ skate park at “School Park,” which is along Park Street adjacent to the Black Diamond Elementary School and the Lake Sawyer boat launch located at 296<sup>th</sup> Avenue on the west side of Lake Sawyer. ~~The only other~~ Other recreational facilities within the City include a ~~are the~~ playfield located at the elementary school, a community gymnasium operated by the Black Diamond Community Center, and a BMX bike track next to the community center’s gymnasium. Both the gym and BMX track are located off of Lawson Street. The total amount of citywide land used for active play areas is about 10-acres. Citywide recreational facilities and programs In-town recreation programs are minimal due to the lack of funding and facilities

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Two pocket parks (Coal Car Memorial Park and “Union Stump”) serve as gateway elements for the City in the public right of way. ~~are formed from public right of way, and serve as gateway elements for the City.~~ Coal Car Memorial Park, at the intersection of State Route (SR) 169 and Roberts Drive, contains a coal car marker reminiscent of the City’s mining history. “Union Stump,” which is near Morganville, served as the speaker platform during the union/mining era. Each site is less than 0.30 acre, and neither provides recreational opportunities. The inventory of City parks, trails, recreation and open space areas is shown on Table 1.

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**Table 1 8-2. City Parks, Trails, Recreation, and Open Space Inventory**

Facility	Type	Acreage	Features
Union Stump	<u>Pocket</u> <u>Passive</u>	0.23	Historical Marker
Coal Car Park	<u>Pocket</u> <u>Passive</u>	0.27	Historical Marker
Jones Lake <u>Open Space Site</u>	<u>Open Space</u> <u>Passive</u>	14.06	<del>Undeveloped</del> <u>Lake, wetlands, and riparian habitat</u>
Ginder Creek <u>Open Space Site</u>	<u>Open Space</u> <u>Passive</u>	27.59	<del>Undeveloped</del> <u>Creek, wetlands, and riparian habitat</u>
Eagle Creek Community Park	<u>Neighborhood</u> <u>Active</u>	0.43	Basketball Court
Lake Sawyer Boat Launch	<u>Community</u> <u>Active</u>	1.80	Boat Launch, <u>parking, picnic area, barbeque facilities, swimming, fishing</u>
BMX Park	<u>Community</u> <u>Active</u>	2.96	Dirt Bike Track
<u>“School Park”</u>	<u>Community</u> <u>Active</u>	4.75	Baseball Diamond, Basketball Court, Tennis Court, Skate Park
Lake Sawyer Regional Park	<u>Community</u> <u>Undeveloped</u>	<u>168</u> <del>0</del> <u>143.05</u>	<del>Undeveloped</del> <u>Parking, picnic area, off-road single-track mountain bike and hiking Trails, wetlands, streams, riparian habitat</u>
<b>Total Park Acreage</b>		<b><u>195.14</u></b> <del>217.09</del>	

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Other public and private agencies have amassed significant amounts of acreage within and adjacent to the City for regional facilities, open spaces and park trails. These areas provide a unique opportunity for the City to create linkage between citywide and regional recreation and open space systems.

Black Diamond In-City Forest

A 50-acre conservancy park located on the hillside above the mining railroad spur and below Oakepointe’s Lawson Hills Master Planned Development. The site includes a dense hillside and woodland habitat. The City is working to acquire this site as part of the Black Diamond Urban Growth Area Agreement (BDUGAA).

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Black Diamond Natural Area

A 611-acre area extending north from Lake Sawyer Regional Park along Ravensdale Creek and across Black Diamond-Enumclaw Road and Ravensdale Road. This conservancy area contains extensive wetlands, riparian habitat and Ravensdale Lake. It is owned by King County and under the County’s

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provisions the area is to remain in a conservancy state but may be improved with trails, interpretative facilities and supporting trailheads. Considerable portions of the property have already been improved by user groups for off-road single-track mountain bike and hiking trails.

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### Black Diamond Open Space Area Protection Agreement (BDOSAP)

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A conservation easement between King County and Plum Creek preserves 1,600 acres of forestland on Ravensdale Ridge to protect wildlife, views, and existing trails. It also includes 645-acres along the Ravensdale Creek corridor to protect water quality in Lake Sawyer. As part of the agreement, 55-acres directly north of the city is set aside as open space to provide a visual buffer along SR-169.

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### Equestrian Trailhead

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A trailhead site located on the Westside of Lake Sawyer Road across from the Lake Sawyer Regional Park. King County intends to develop an equestrian trailhead to access an existing horse trail corridor extending south to the Green River Gorge and Flaming Geyser State Park.

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### Green River Gorge

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Conservancy lands located on both sides of the Green River Gorge from Flaming Geyser State Park east and upriver to Kanaskat-Palmer State Park including Hanging Gardens and Jellum Site. This area includes extensive wooded hillsides and riparian habitat along river shorelines. Off-road hiking trails have been developed along portions of the southern bank of the Gorge.

### Flaming Geyser Park

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A 480-acre+ State multi-purpose park located on both sides of the Green River south of Black Diamond. The site has “geysers” (methane seeps) over the top of coal seams and over 3.0 miles of freshwater shoreline, wetlands, and riparian habitat along the river. The park is improved with kitchen shelters, picnic tables, a swimming beach, volleyball courts, a 25-acre field for equestrian use and 1 mile of horse trails, and 4.3 miles of hiking and biking trails.

### Kanaskat-Palmer State Park

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A 320-acre multipurpose park located on the south side of the Green River Gorge on a small, low plateau in a natural forest setting. The park has 2.0 miles of freshwater shoreline, wetlands and riparian habitat along the river. The park has been improved with hand-carry boat and raft launch sites on call II-IV river runs, fishing access, picnic ground, and campsites.

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### Ravensdale Ridge

Two extensive forest holdings owned and managed by the Washington State Department of Natural Resources (DNR) located between Black Diamond-Ravensdale Road and south of Rock Creek. Portions of the northern most property have been planned and are being developed by user groups for off-road single-track mountain bike and hiking trails.

### King County Regional Trail System

Cedar River and Cedar to Green River Trails consist of 21 multi-purpose trail miles for hiking, biking and horseback riding located on an abandoned railroad track corridor extending from Lake Washington in downtown Renton parallel to the Cedar River through Kent and around Maple Valley to Landsburg Park on Summit Landsburg Road. The Cedar to Green trail extension extends north of Maple Valley SE to Kent-Kangley Road.

### Henry's Ridge Mountain Bike Trails

About 7-miles of off-road hiking and single-track mountain bike trails developed within the common area of the Henry's Ridge residential development and the Ravensdale Creek Open Space Area.

### Lake Sayer Mountain Bike Trails

About 4-miles of single-track mountain bike trails developed within the Ravensdale Creek Open Space on both sides of SR-169/Black Diamond-Enumclaw Road and the former Northern Pacific railroad corridor.

## Park Types and Level of Service (LOS) Standards

The City adopted the current Parks Plan in December 2008. At this time, Park Types, Level of Service (LOS) and facility standards were adopted to help the City identify park needs and guide the timing and implementation of the Parks Capital Improvement Program. The City's adopted LOS standards are "spatially based" which means they emphasize access to different types of park and recreational facilities to ensure all residents are adequately served. This is the recommended approach by the Washington Recreation and Conservation Office (RCO). As previously stated, these criteria and standards may be revised when the City updates its functional park plan. Table 2 shows the proposed park types and associated LOS standard. while Table 8-4 shows how existing facilities have been reclassified.

### ~~Redefined~~ Park Types and Standards

~~More comprehensive park classification systems, in place of the old active and passive classifications, will better meet the diversity of user needs in the community. The proposed new park types include:~~

The intent of park type classifications is to establish general parameters to guide siting, acquisition and design decisions for park sites and facilities. Black Diamond strives to organize recreational space in a manner that is responsive to the public needs and provides equitable, spatially balanced opportunities and experiences for all residents. The City's park types consider types of uses, size and relative service area of each park. The park types used in Black Diamond include:

**Pocket Parks** – small pedestrian-oriented areas, one-half acre or less, that provide greenery and open-space in higher-density developed areas. They may include features such as play equipment, community gardens, historical/information markers, landscaping, seating, and public art.

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**Open Space** – undeveloped areas or areas with limited development intended to preserve natural areas within the City for environmental, health, and/or aesthetic reasons. They may include features such as picnic areas, trails, and/or interpretive facilities.

**Neighborhood Parks** – small pedestrian-oriented parks, one acre or less, that serve residents of the immediate, usually residential, area. They may include features such as play areas, basketball courts, community gardens and/or open areas.

**Community Parks** – large parks, 1 to 5 acres in size, which provide active recreation facilities for the broader community. They may include features such as parking areas, baseball or softball diamonds, soccer or football fields, tennis courts, aquatic facilities and/or natural areas.

**Trails (Non-motorized)** – a network of pedestrian or bicycle-oriented paths for recreational and transportation uses. They can be within an existing park or open area or separate. Ideally, they should create a well-connected city- or region-wide system. They may include features such as parking areas, paved or graveled paths, picnic areas, and/or historical/informational markers.

~~Table 8-3 shows the proposed park types and associated LOS standard, while Table 8-4 shows how existing facilities have been reclassified. To help best identify park needs and guide the timing and implementation of the Parks Capital Improvement Program, new park LOS standards and recreational facility standards are being proposed. The City's existing LOS standards are based on a ratio of capacity (park acres) to demand (population); however, the Washington Recreation and Conservation Office has recommended a spatially based approach for LOS standards. Spatially based standards emphasize access to different types of park and recreational facilities, which ensure all residents are adequately served. This approach is the basis for the new LOS standards.~~

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**Table 2 8-3. —New- Park LOS Standards**

Park Types	LOS Standard
Pocket Park	None
Open-Space	10% of City's Land Area
Neighborhood Park	75% of population within 0.5 mile of a neighborhood park
Community Park	90% of population within 1.5 miles of community park
Trails (Non-motorized)	75% of population within 0.5 mile of a trail

### Recreational Facility Standards

In addition to ~~new~~ park LOS standards, recreational facility standards ~~are being proposed to~~ ensure specific community recreational needs are met as the population grows. These are citywide recreational needs that are usually met through the development of new or existing community parks. The combination of the recreational facilities standards and the park LOS standards will serve as a

comprehensive guide for park and recreational development for the City. Table 3-8-5 shows the proposed recreational facility standards.

**Table 3-8-5. Recreational Facility Standards**

Facility Type	Minimum Units Per Population
Basketball Court	1:2,000
Soccer Field	1:2,000
Tennis Court	1:2,000
Play Area	1:2,000
Youth Baseball/Adult Softball Field	1:2,000
Adult Baseball Diamond	1:5,000
Community Center	1:10,000
Skate Park	1:10,000
Youth Football Field	1:10,000
BMX Track	1:20,000
Swimming Pool/Beach	1:20,000

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**Existing Need** **LOS Conditions**

Currently, 52% of households are within 1.5 miles of a community park, well below the 90% standard. almost every household lives is within a 1.5-mile radius of a community park, meeting the 90% standard. One park, "School Park," provides most of the recreational facilities for the community. The Black Diamond Elementary School playfields and the baseball diamond adjacent to the school are being considered part of the "School Park" recreational facilities. However, "School Park" is not an official City park because the City does not own the property. Instead, the City has an agreement with the property owner, Palmer Coking Coal, to only use the property for green space and recreation. The City has 51% of its gross land area designated as open space, which is but this is still well below the half of the 10% LOS standard. Two parks have been designated open space, the Ginder Creek site and the Jones Lake site, for a total of 41.65 acres. The City currently has only has one neighborhood park, Eagle Creek Community Park, which is relatively new which serves about 11% of the population. This falls far below the LOS standard for 75% of the population within 0.5 miles of a neighborhood park. The citywide trail system has not been analyzed to determine to what extent the City is meeting its LOS standards for recreational trails. Currently, the City has no recreational trails.

Black Diamond is not meeting its existing parks, trails, recreation and open space needs as demonstrated by the LOS and Recreational Facilities deficits shown in Tables 4 and 5 below.

**Table 4 8-6. Existing Park LOS Deficit**

Type	LOS Standard	Existing LOS Deficit
Pocket	None	Two
Open space	10% of gross land area	54% of land area
Neighborhood	75% of population within 0.5 mile	11% within 0.5 mile
Community	90% of population within 1.5 miles	100% within 1.5 miles
Trail (Non-motorized)	75% within 0.5 mile	Unknown 0% within 0.5 mile

**Table 5 8-7. Existing Recreational Facility Standards**

Facility Type	Minimum Units Per Population	Existing Units Per Population <sup>1</sup>
Basketball Court	1:2,000	1:2,146 <sup>2</sup> ,060
Soccer Field	1:2,000	0
Tennis Court	1:2,000	1:4,292 <sup>4</sup> ,120
Play Area	1:2,000	0
Youth Baseball/Adult Softball Field	1:2,000	1:4,292 <sup>4</sup> ,120
Adult Baseball Diamond	1:5,000	0
Community Center	1:10,000	1:4,292 <sup>4</sup> ,120
Skate Park	1:10,000	1:4,292 <sup>4</sup> ,120
Youth Football Field	1:10,000	0
BMX Track	1:20,000	1:4,292 <sup>4</sup> ,120
Swimming Pool/Beach	1:20,000	0

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<sup>1</sup>2013 Census population

To meet the current LOS deficits, new parks and trails will have to be added in the City, in addition to more extensive development of existing park land. The location of new parks will need to account for the “geographic deficit” in certain areas of the City.

For example, the City will need several new neighborhood parks to meet the LOS standard. One of these new parks would have to be located in the northern end of the City around Lake Sawyer, where there is a large amount of housing but no existing neighborhood park. Other gaps in neighborhood park coverage include the northeast corner of the City, in the vicinity of SR 169, and the area around the City Center.

Extensive development of a trail system will be required to bring the City up to the proposed LOS standard. Any new trail locations will need to be planned so that they enable at least 75% of households to have access to a trail.

Existing open space needs include an additional ~~200-439.3~~ acres of dedicated open space within the City.

~~Recreational facilities needed include: a second youth baseball or softball field, a second tennis court, two soccer fields, and two additional play areas.~~

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## FUTURE NEEDS

An analysis of the City's current parks inventory using the new park type classifications and LOS standards indicates the City is lacking ~~in a number of neighborhood~~ parks, trails, and dedicated open-space lands. ~~However, it is useful to also consider the significant amounts of dedicated county and state open space, park trails and regional recreational facilities that are near and accessible to Black Diamond residents.~~

~~es.~~

In addition to the existing park and recreation needs, the City needs to consider the effects of future development on its park and recreational facility needs. ~~The City population is expected to reach around 19,262 by 2035. Most of this projected growth is due to the approved Lawson Hills and Villages Master Planned Developments (MPDs). Such a large increase in population significantly increases the number of facilities needed in the city. The provision for parks, trails, recreation and open space areas in the MPDs is guided by the Development Agreement (DA). A review of LOS and facility standards is required for all residential subdivision proposals.~~

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The potential future recreational facility needs of the City are determined by applying ~~the proposed LOS~~ standards to the City's projected ~~2035 population~~2025 population (16,980). ~~However, delays in development of the Lawson Hills and The Villages Master Planned Developments (MPDs) likely mean the projected population increases will be delayed by a minimum of 2 years. Thus, the number of additional facilities may be higher than the number actually needed.~~

Table ~~6-8-8~~ below lists the number of additional recreational facilities—beyond the current facilities—the City needs to meet its LOS standards at its projected ~~2035~~ 2025 population.

**Table 6. Future Recreational Facility Needs–~~2035~~2025**

Facility Type	Minimum Units Per Population	Additional Facilities Needed
Basketball Court	1:2,000	<del>76</del>
Soccer Field	1:2,000	<del>98</del>
Tennis Court	1:2,000	<del>87</del>
Play Area	1:2,000	8
Youth Baseball/Adult Softball Field	1:2,000	<del>87</del>
Adult Baseball Diamond	1:5,000	3
Community Center	1:10,000	0
Skate Park	1:10,000	0
Youth Football Field	1:10,000	1
BMX Track	1:20,000	0
Swimming Pool/Beach	1:20,000	<del>04</del>

~~The City~~ should be able to meet its LOS standard for ~~community~~ parks and open-space by ~~2035~~ if the City ensures that parks and trails are developed concurrently as new residential development occurs to meet the established LOS standards. ~~25. Much of the City, developed and undeveloped, is already within 1.5 miles of a community park.~~ Also, ~~the~~ MPDs are required to dedicate at least 50% of their total area to open space, except as modified by historic agreements such as the Black Diamond UGA Agreement (BDUGAA). As development occurs, this would result in more than 10% of the City’s land area being open space.

~~Individual park acquisition or improvement projects are identified and prioritized in the Capital Facilities Plan.~~

~~This is not the case with neighborhood parks and trails, however. The City will need to ensure neighborhood parks and trails are developed concurrently as new residential development occurs to meet the established LOS standards.~~

**Individual Projects**

~~The following is a summary listing of individual parks projects prioritized for development and improvements for the 2009–2014 Capital Facilities Plan.~~

**~~Table Error! No text of specified style in document.~~ 9. Park Projects and Estimated Cost and Funding Sources**

