

City of La Center Park, Recreation and Open Space Master Plan

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Acknowledgements

Mayor

Greg Thornton

City Council

Heather Curry, Position #1

Al Luiz, Position # 2

Randy Williams, Position # 3

Joe Valenzuela, Position # 4

Elizabeth Cerveney, Mayor Pro Tem, Position #5

Planning Commission

Daina McLean, Chairperson

Raymond Denny

Dennis Hill

Steve Workman

Nathan Stokes

Doug Boff

Jeremy Smith, Alternate

Dennis Nuttbrock, Alternate

City Staff

Jeff Sarvis, Public Works Director

Naomi Hansen, Administrative Assistant/Permit Technician

Prepared by: E² Land Use Planning Services, LLC
Mackenzie

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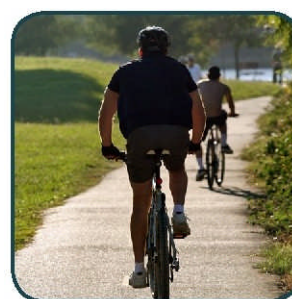
MacKay & Sposito, Inc.
1325 SE Tech Center Dr., Suite 140
Vancouver, WA 98683
Phone: (360) 695-3411
Fax: (360) 695-0833
www.mackaysposito.com



Mackenzie.
1515 SW Water Avenue, Suite 100
Portland, OR 97214
Phone: (503) 224-9560

Chapter 1

Introduction



Chapter 1 Introduction

1.1 Community Profile



La Center, WA is a small, tight-knit community located along the East Fork of the Lewis River in Northwest Clark County. Founded as a hub for riverboats in the 19th Century, the City is only 20 minutes from the bustling Portland-Vancouver metropolitan area, but feels much farther. The City occupies approximately two square miles along the East Fork of the Lewis River and the Columbia River is approximately five miles to the west.

With the arrival of railroads, La Center's steamboats were no longer needed, and the City's population decreased to fewer than 200 in 1940. Although the riverboats disappeared, they continue to be important to the character of the City. In fact, when the river is low in the summer months, the hull of the sternwheeler "Leona" can still be seen where she sunk 95 years ago west of the La Center Bridge.

During the early 2000s Clark County and La Center experienced rapid growth, placing pressure on both the environment and public services. The boom turned into a bust as the Great Recession brought housing construction to a halt in La Center. As the community and the region rebound, and Clark County and its cities update their twenty-year comprehensive plans, La Center revisited its park plan to consider how it would address park and recreation needs in the community during the next twenty years.

The City first formally adopted a parks master plan in 1991 and has since made great progress in making parks, trails and recreational facilities a priority. The City updated its parks and recreation capital facilities plan in 2004 and adopted the La Center "Park, Recreation and Open Space Comprehensive Plan" in 2007. These plans created a vision that resulted in major improvements in the City's parks and recreation inventory and programming. The improvements included: non-motorized trails connecting community centers and parks, accessibility for special needs, securing land with level topography for formal sports, historic preservation, and expanding open space holdings. The establishment of Sternwheeler Park on the waterfront is a prime example, combining cultural and recreational opportunities, wetland preservation, and a connection to the City's history as a riverboat hub. Not only does the park provide open space for residents, it underscores the community's identity.

In 2015-2016 the La Center Planning Commission updated the 2007 parks plan. Housing starts were rebounding, Clark County was investing in the local Bottomlands through its Legacy Land program, and the Cowlitz Indian Tribe had begun construction of a large resort complex on their new reservation at the La Center Road/I-5 junction. Rapid changes were underway and this 2016 "Park, Recreation and Open Space Comprehensive Plan" attempts to capture and plan for the next twenty years of growth.

1.2 Master Plan Overview

This plan identifies general policies, goals, and park, recreation and open space levels of service and facility improvements. The plan embodies multiple guiding principles:

- Trails for pedestrians, bicyclists, horses and an aging population should interconnect the city and, where possible should tie into Clark County’s developing network of nearby trails and open space.
- The City should focus attention on integrating the East Fork of the Lewis River and the La Center Bottoms into the City’s parks and recreation system. The parks plan and the comprehensive plan should encourage the City to work in partnership with land owners to develop active and passive recreational opportunities while also protecting the natural resources that make the river and bottomland central to the community’s future.
- When possible, the City should acquire land for trail, parks and open space to ‘bank’ these lands for future residents. In the near-term the City should use available financial resources to acquire park and trail lands rather than building park amenities.
- Future residential development must provide adequate park, trail and open space opportunities within the development to serve future residents. This plan encourages the City to develop regulations within the La Center Municipal Code (LCMC) requiring future housing development to provide these needed amenities.

The main focus of the planning effort was to identify a capital improvement program based on the established level of service, create a public participation program, and build a consensus for existing and future park and open space amenities. In addition, the Parks, Recreation & Open Space Master Plan refines previous documents and provides a long-range guide for the delivery of park, recreation and open space services within our growing city. When adopted, it will provide policies for acquiring and developing parks, open space, trails and other recreational facilities. The plan considers the following features:

- Inventory of the existing park system
- Assessment of park and facility needs, opportunities, and constraints
- Public involvement
- Development of an open space program
- Recommendations and policies for managing the park, recreation, and open space program
- Funding strategy for financing existing and proposed services

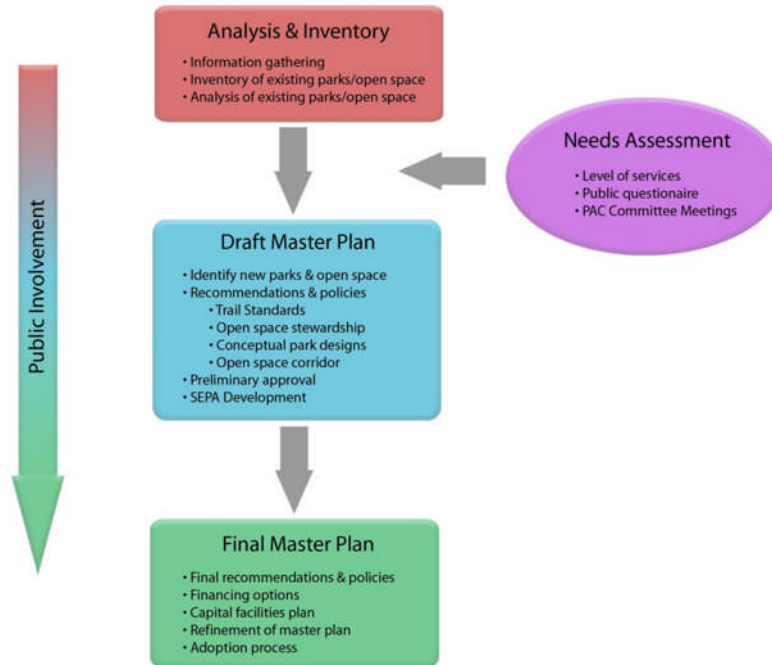
The plan conforms to the objectives of the Growth Management Act by encouraging the retention of open space and development of recreational opportunities, the conservation of fish and wildlife habitat, increasing access to natural resource lands and water, and developing parks.

1.3 Planning Process

In order to understand the goals and objectives of the community, the planning process included extensive citizen outreach, including surveys and public forums, as well as taking into account other key issues, such as the urban growth boundary, potential funding sources, current inventory, and demographic trends.

The planning process was divided into four phases as illustrated in Figure 1 below.

Figure 1



1.4 Public Involvement / Community Outreach

Paramount to the plan’s development, contributions to this plan were made from local residents and stakeholders through public open houses, interviews, and a citizen park and recreation survey. The City conducted several outreach efforts including surveys, open houses and public meetings over multiple years.



During the most recent planning survey, 73% of the respondents said parks and recreation services and facilities are very important to maintaining the quality of life in La Center. In addition, the survey revealed that approximately 72% of the respondents said they use City parks or facilities on a regular basis. The survey also revealed that trail corridors are the most important type of recreation facility as viewed by citizens.

1.5 Integration with Other Planning Documents

As of January 12, 2016 La Center planning documents which influence local park planning included:

2005 La Center Downtown Design Plan and Guidelines

In response to rapid growth in the City, there was a need to develop a plan for the downtown environment in an effort to keep pace. As new homes and neighborhoods are rapidly developing on the hills above downtown, this plan envisions a “downtown La Center that is vibrant and prosperous because it is a cohesive whole made up of many diverse parts.” In order to preserve the historic heart of the community, the parks and recreation master plan should support the local desire to preserve the historic downtown core. The plan calls upon the City to “...visually and physically connect the Lewis River wetlands Sternwheeler Park, the La Center School District Campus and surrounding neighborhoods” through development of open space corridors and trail enhancements.

2007 La Center Parks and Recreation Master Plan

The City of La Center Parks and Recreation Master Plan dated August 2007 has influenced, to a varying degree, park and recreation services within the City. This document was reviewed for policies, guidelines, and relevant information that could be used and incorporated into this updated Park, Recreation and Open Space Master Plan. The long-range goal of the previous plan was described as, “to provide a diverse and comprehensive range of park facilities and recreation activities to meet needs and interests of residents of the community.”

2008 City of La Center Comprehensive Plan

The City’s 2008 Comprehensive Plan contains a chapter devoted to Parks, Recreation and Open Space in the City, which describes community-wide goals and standards for park and recreation facilities. The purpose as described in the plan is to ensure that park land is acquired, developed, and maintained in an economically efficient way to meet the needs of its residents.

2016 La Center Comprehensive Plan

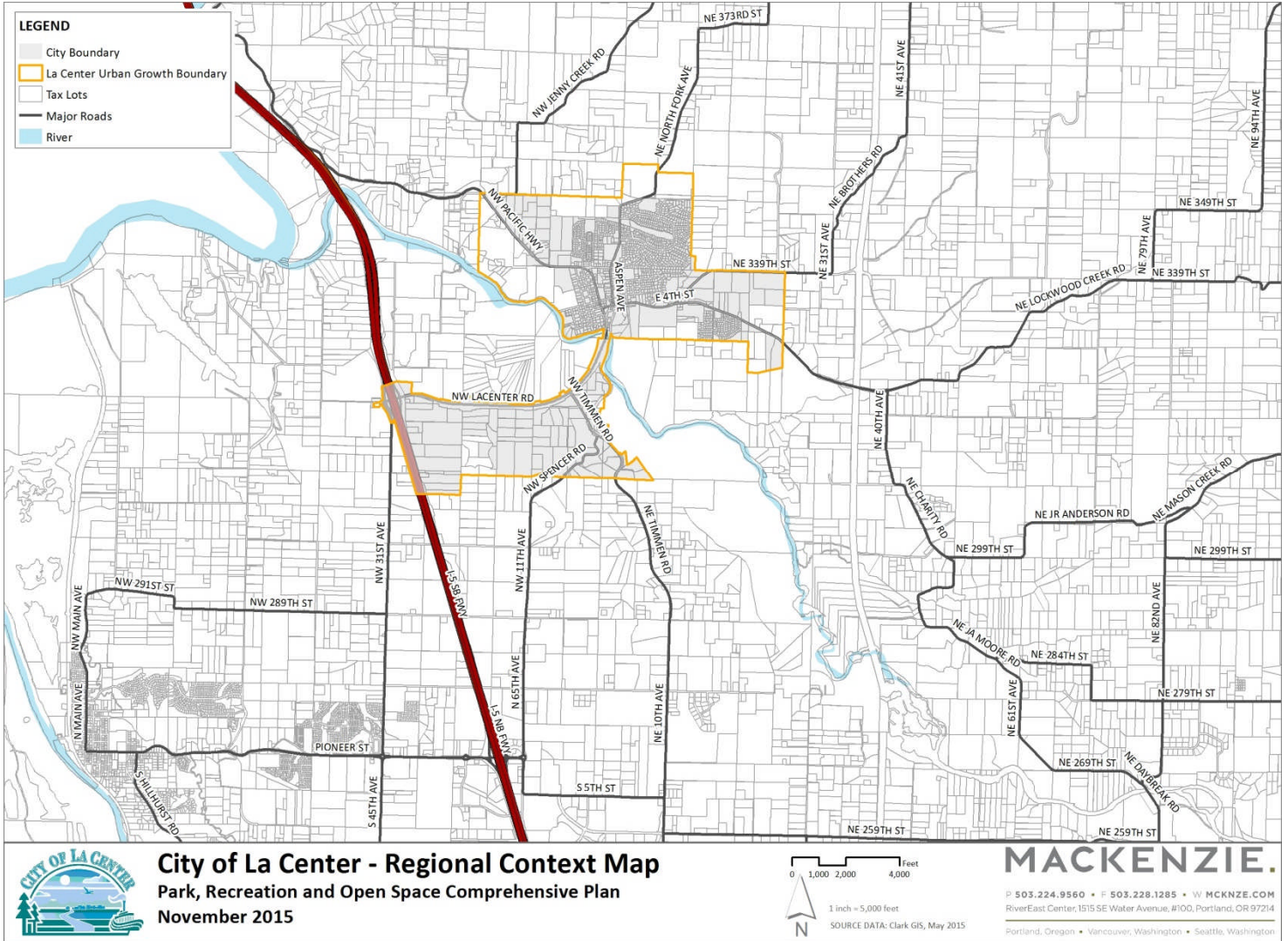
The plan establishes population and employment forecasts for the period of 2016 – 2035 and expands the urban growth boundary for employment uses at the La Center Junction and north of Bolen Road for a new school site. The plan is scheduled for adoption in the spring of 2016.

1.6 Regional Setting

La Center is located within Clark County, Washington which is one of the fastest growing counties in the state. **See Figure 2.** Clark County was named after Captain William Clark of the Lewis & Clark Expedition which encamped on the shores of the Columba River downstream from present day La Center. The region enjoys moderate climate, beautiful scenery, and abundant recreational resources.. Rock-climbing, backpacking, fishing, hunting, and water and snow skiing are just outside La Center’s doorstep.

Currently, La Center enjoys a mix of parks, such as Sternwheeler Park and Holley Park, which offer diverse recreational opportunities while smaller neighborhoods parks (Heritage Park and Elmer Soehl Park) complement the surrounding neighborhoods.

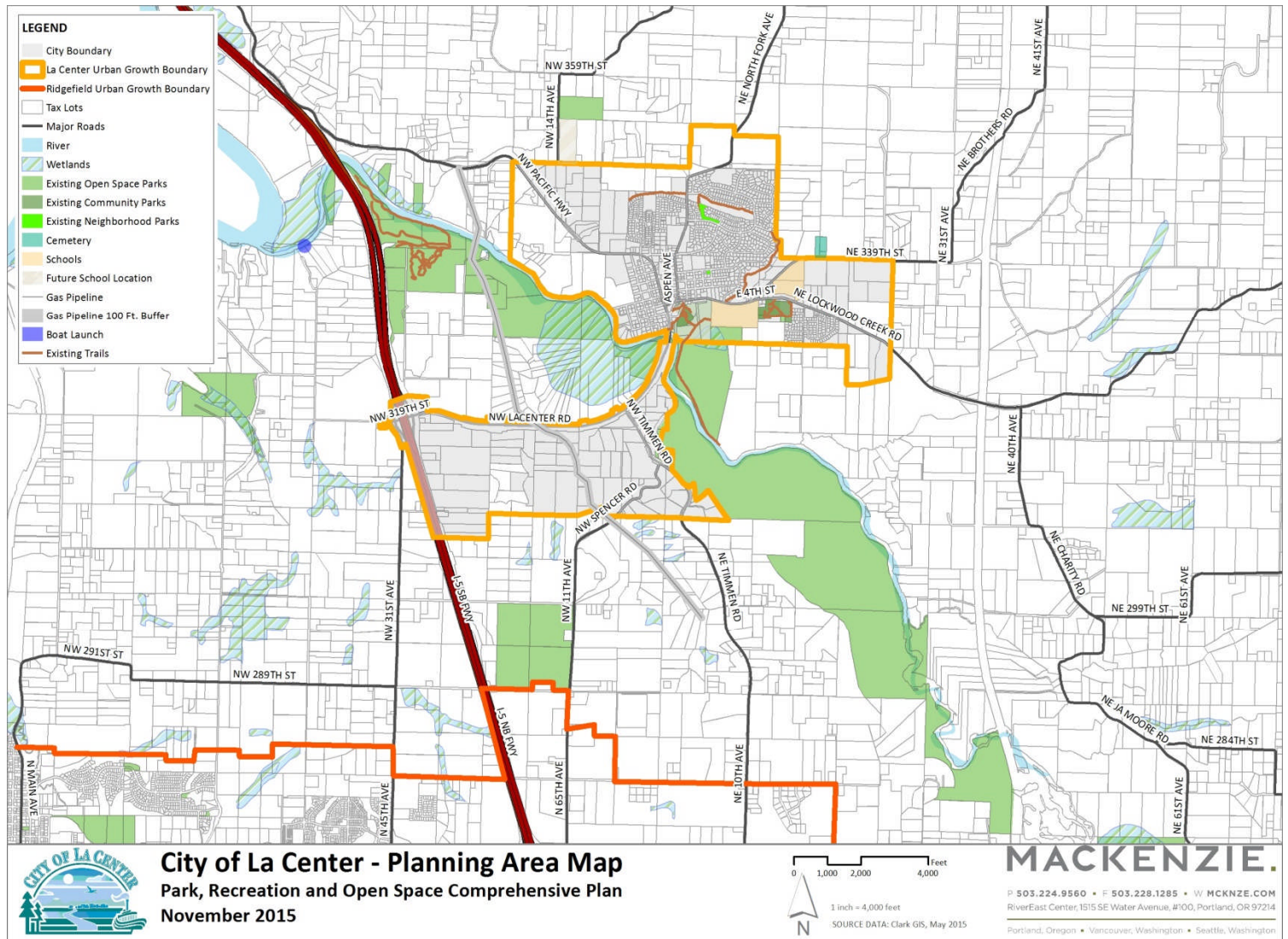
Figure 2



1.7 Planning Area

The planning area for this study includes the city limits of La Center (approximately 574.4 acres) plus 314.4 acres of unincorporated lands within the City's urban growth area (UGA). Totaled, the planning area encompasses approximately 888.5 acres. Generally, the boundaries of the planning area extend from the Pacific Highway and Interstate 5 to the west, NW Bolen Street to the north, the East Fork of the Lewis River to the south, and 309th Street and NE 24th Avenue to the east. The planning area for this study is illustrated in **Figure 3**.

Figure 3



1.8 Demographics

Population:

Small-town charm is important to longtime residents of the City. Since La Center's residents value the City's natural resources, it is important to plan ahead to preserve these and provide a road map for continued growth and memorable park, recreation, and open spaces.

Age:

In 1990, when the City prepared its first parks plan, La Center was a small town of approximately 451 mostly older residents. By the year 2014, after a dramatic growth spurt in the early 2000s, La Center’s demographic profile was similar to surrounding communities in Clark County and the State as a whole. Today, the age profile in La Center is concentrated in the 18 – 64 range. Table 1a. With a median age of 35 years, the City should invest in recreational opportunities for an active population. The increase in population age over the past fifteen years indicates a need for indoor recreational opportunities and age-friendly facilities.

Table 1a
Age Distributions: Selected Geographic Areas

	Age Under 18	Ages 18-64	Ages 65 and Over	Median Age
Washington State (2014)	25.6%	61.2%	13.2%	37.4
La Center 2000	35.2%	59.9%	6.9%	31.3
La Center 2015	32.6%	58.1%	9.3%	35.3

Source: http://factfinder.census.gov/faces/nav/jsf/pages/community_facts.xhtml#none

1.9 Population Projections

In 1990, La Center had an estimated population of 451. In 1990 the town projected that the city would grow to 695 persons by 2010. However, by 2010 the City had already grown to 2,800 people. To accommodate the rapid growth the City increased the size of its corporate limits several times. In 2016 the City proposes to expand its Urban Growth Area (UGA) to add 17 acres north of Bolen Road for a future school and 56.54 acres at the northeast corner of the I-5 and La Center Road intersection for employment. Rapid growth places pressure on all public services, including local parks and recreation facilities. In addition, the growing rural population continues to enjoy La Center’s park and trail system.

Table 1b
Population Projections – City of La Center

	Population	City Size (square miles)
1990	451 (Census)	-
2000	1,654 (Census)	-
2010	2,800 (Census)	1.28
2015	3,100 (Estimate)	1.41
2036	7,642 (Projection)	1.65

Source: U.S. Census and City of La Center’s Population Projections

Chapter 2

Existing Conditions



Chapter 2 Existing Conditions

2.1 Introduction

This chapter evaluates the existing parks, trails, open space, schools, and recreation facilities within the La Center urban growth boundary. This chapter also provides an inventory of existing park and recreation facilities and definitions for park and trail types, sizes and uses. (See Figure 4.)

2.2 Definitions

This plan classifies the following parks within La Center’s system: Community Parks, Neighborhood Parks, Family Parks, Trails, Urban Open Space, and View Areas. Currently, not all park types identified in this plan have been developed. The definitions are intended to broadly capture possible uses and include park and trail amenities, such as, public art and sculpture, exercise areas, and interpretive signage.

Community Parks



Community parks are planned and designed to provide structured recreation opportunities. These parks will also provide passive and non-organized recreation opportunities for individuals or families. A community park’s service area is a three mile radius, indicating the distance that residents would be willing to drive, walk, or bike to a park of this type. These parks offer recreational amenities such as sports fields, band structures, community centers and/or aquatic centers as the focus of the park and require more support facilities for the users. Typically, visitors come to the park for several hours at a time for a community event or recreation. The typical size for a community park ranges from 10–15 acres. Elements may include, but are not limited to, parking, picnic shelters, play equipment, sports courts, skate spots, irrigation, landscaping, drinking fountains, multi-use trails, exercise stations, cooking facilities, restrooms, public art or sculpture, trash receptacles, maintenance yards, and off leash areas.

Neighborhood Parks

Neighborhood parks are another important element to a well-balanced park system. Their focus is on the adjacent residences within a one-half mile. Typically, these parks are available for non-supervised and non-organized recreation activities. Typical size for a neighborhood park ranges from two to five acres. Elements may include benches, picnic tables, play equipment, irrigation, landscaping, open lawn, trails, sports courts, trash receptacles, barbeque equipment, and small shelters.

Family Parks

Family parks are very similar to the neighborhood parks except that they are developed and maintained by the local Home Owners Association (HOA). These parks focus on adjacent residences, are typically targeted toward young children and teens, and are within a one-quarter mile walking or biking distance. These parks are developer-financed, without the use of Park Impact Fees (PIF). The typical size for a family park ranges from one to five acres. Elements include, but are not limited to, benches, picnic tables, play equipment, open lawn, and plantings. The La Center Municipal Code, requires future residential developments to provide park facilities on-site.

Special Use Areas

Special use areas are miscellaneous park lands or stand-alone recreation sites designed to support a specific, specialized use, such as a skate park. This classification includes stand-alone sports field complexes, community centers, community gardens, aquatic centers, or sites occupied by buildings. Specialized facilities may also be provided within a park of another classification. A

waterfront park is an example of a special use park which could be developed in La Center. Such a park might include a regional boat launch and trailhead parking for the County trail system. Improvements would include parking and stormwater management facilities, a restroom, group picnic shelter, picnic tables, benches, lighting, interpretive and location information signage.

Open Space

Open space provides a visual and psychological relief from man-made development within the urban area. Providing public access is important so that passive recreation opportunities can be provided where it is compatible with the resource. This open space or greenway provides valuable wildlife habitat and connections, along with ecological benefits. Open space may or may not need to be improved. Typically, these spaces include trails, greenway corridors, community gardens, farmed areas, buffers between land uses, and areas left in their natural state.

View Areas

This park type offers vantage points from which the public can view points of interest or wildlife. Amenities might include benches, trash receptacles, viewing blinds, interpretive/wayfinding signage. These are typically connected to the community's trail system or sidewalks. Size can vary and will be dependent on the need of the community and location.

Trails

Trails, like sidewalks and streets, help tie a community together, They can be used for recreational purposes and, in some cases, serve as transportation links helping people get to schools and business areas more safely than along busy streets. Trails may be on land or water. Depending on the designation trails can be designed for use by pedestrians, bicyclists, horses, and an aging population. Trail amenities might include view areas, rest areas or benches, exercise stations, parking, and interpretive signage.

2.3 Park Inventory



Community Parks

Holley Park – This 11.14 acre community park situated on the south side of 4th Street and Lockwood Road is maintained by the City of La Center. Located near the commercial center of the City, it provides a meeting place for community events and activities. Park facilities include a community center building, three baseball fields, one tennis court, swings, slides, a covered picnic structure, picnic tables, a basketball court, a skate area, a splash pad, landscaping, a walking path, 147 parking spaces (including one ADA parking space), and restroom facilities.



Sternwheeler Park – This 7.44 acre park is located on Bottom Lands between 4th Street and the East Fork of the Lewis River is maintained by the City of La Center. The park includes both natural and developed areas. Park facilities include play equipment, unique wooden sculptures, restrooms, multi-use trails, wetland preservation, public seating for concerts, interpretive signs, and picnic areas.

Neighborhood Parks

Heritage Park – This 2.05 acre neighborhood park is located north of East Heritage Loop in Southview Heights, a residential neighborhood just north of downtown. Maintained by the City of La Center, the park facilities include a play structure, swings, walking path, restrooms, picnic tables, benches, a gazebo, and significant landscape, and natural open spaces.



Elmer Soehl Park – This small 0.21 acre neighborhood park on the south side of 7th Street and east of Dogwood Avenue is located northeast of the City center at the intersection of 7th Street and Elm Avenue. The City of La Center maintains this park, which includes a bench, play structure, on-street parking, and a chain link fence surrounding the play area.

Family Parks

There is one private family park in the Lockwood Creek subdivision and no publically-owned family parks. Medium density residential subdivisions are required to provide active park areas for their residents.

2.4 Open Space Inventory

Open space corridors in La Center Urban Growth Area (UGA) include:

- McCormick Creek drainage way which bisects the city limits and UGA north to south;
- East Fork of the Lewis River, and generally to the west and south of the City limits;
- Brezee Creek corridor bisects La Center, east of downtown, extending to the Bottoms area and in a northeast direction beyond the La Center High School;
- Legacy Lands in the La Center Bottoms; and
- Heritage Trail open space and wetlands in the South View Heights area.

2.5 Trail Inventory



Four trails exist in the City of La Center. The Sternwheeler Park Trail is approximately 4,500 linear feet and stretches from the park towards Holley Park. The Heritage Park Trail is approximately 2,502 linear feet and runs throughout Heritage Park and open wetland spaces. The Heritage Trail Extension is approximately 2,055 linear feet and connects three subdivisions to the Heritage Park trail system, park, and neighborhood. The fourth trail, Brezee Creek Trail, connects to the historical downtown area. It is approximately 2,860 linear feet and features wildlife viewing features. Currently, there are no trails dedicated expressly for bike or horse use. Combined, La Center has approximately 2.26 miles of trails.



2.6 School Facilities

The La Center comprehensive and capital facilities plans encourage the City to form an interagency agreement with the La Center School District. The agreement would help facilitate and formalize the existing practice of the school district allowing the community at large to make use of school district recreational facilities and property. Through this cooperation, both the La Center park system and school district can mutually benefit from each other's facilities. The majority of the athletic playing fields within the urban growth area are owned and operated by the La Center School District. These facilities are generally

open for public recreational use at no charge. However, the school district charges a small fee for use of the playing fields by profit making ventures. The following is a list of the facilities that exist in the La Center School District:

La Center High School - The public school facility, located at 725 NE Highland Road, encompasses about 12 acres and includes football, baseball, softball and soccer fields, and a full-size track.

La Center Middle & Elementary School - These schools share the same campus and facilities, located at 700 East 4th Street. The facilities encompass about 20 acres and include playgrounds, basketball courts, and baseball and football fields.

2.7 Regional Resources Proximate to La Center

La Center Bottoms - No facilities currently exist within the La Center Planning Area; however, the La Center Bottoms Park is located on the southern edge of the City's planning area, abutting Sternwheeler Park, and is operated by Clark County as a 314 acre regional park. The site includes 3,500 feet of shoreline on the East Fork of the Lewis River. The property is one of three state-designated "Watchable Wildlife" sites in the county. Facilities include a 0.66-mile walking trail, viewing blinds, and interpretive signage. The park will remain in its mostly natural, conserved state.



Paradise Point State Park - Paradise Point State Park is an 88 acre camping park with 6,180 feet of shoreline, immediately east of the interstate. This Park is approximately 2 miles from the planning area, and provides regional recreation opportunities in the area. Named for its original peacefulness, the park has lost some of its reputation for quiet since the freeway went in. Still, the area possesses great natural beauty and the noise of Interstate 5 can be avoided by using the woodland campsites. Facilities include:

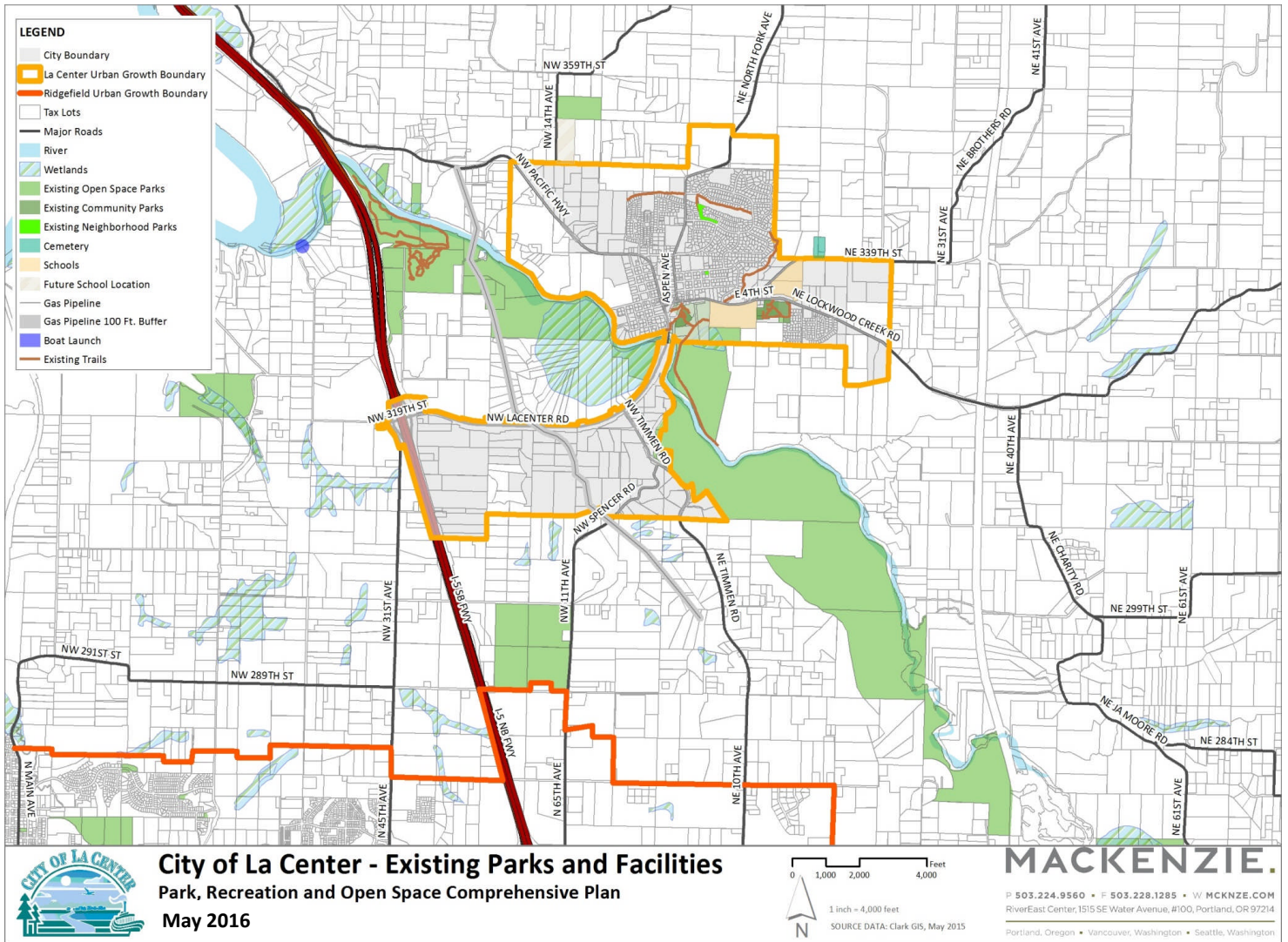
hiking trails, boating, boat ramp, fishing, swimming, disc golf, and interpretive activities. The boat ramp is dirt and very primitive. Depending on the water level, the boat launch may not be usable.

Tri-Mountain Golf Course - Tri-Mountain Golf Course is a public golf course located in Ridgefield at the base of a valley surrounded by views of Mount St. Helens, Mount Adams and Mount Hood. Tri-Mountain Golf Course features an 18 hole golf course, practice facility, clubhouse, and professional golf shop.

East Fork Lewis River Greenery - The East Fork of the Lewis River Greenery is located in the southwest corner of Gifford Pinchot National Forest. Amenities at the park include fishing, camping, picnicking, swimming, kayaking, hiking, and bird watching. The site has views toward Mount St. Helens.

Pekin Ferry RV Park - Pekin Ferry is a private park located in Ridgefield, Washington. It is west of the forks on the Lewis River. The site features amenities such as a 9 hole disc golf course, swimming access, a boat launch and both tent and RV camping. The boat launch at Pekin Ferry is on the Lewis River and provides access to the Columbia River and the North Fork of the Lewis River.

Figure 4



Chapter 3 Needs Assessment



Chapter 3 Needs Assessment



3.1 Overview

This chapter assesses the present and future needs for neighborhood parks, community parks, and other recreation facilities in La Center. Park and recreation facilities are highly valued by the citizens of La Center as expressed in the citizen surveys completed in November 2006 and December 2014 (see appendix C). As the La Center population grows it will be important for the City to acquire and develop park and recreation facilities at a level that meets citizen needs.

The central questions this chapter answers are:

What methods are used to determine these park needs?

Does La Center have enough existing park and recreation resources today?

How many and what type of parks should La Center provide?

3.2 Approaches to Needs Assessment

There is no single rule for determining park needs; however, there are a number of accepted approaches, such as, the Washington State Comprehensive Outdoor Recreation Plan. **Table 3a** is the 2016 La Center level-of-service standard.

Table 3a
La Center Level-of-Service Standards

Type	Acres per 1,000 people
Community Park	6.5 acres per 1,000 people
Neighborhood Park	1.5 acres per 1,000 people
Trails	1.00 miles per 1,000 people

The plan relies primarily on service area boundaries and level-of-service. Service area boundaries establish distances residents are typically willing to travel to access a park facility. The plan considers geographic service areas for neighborhood and community parks; La Center is not planning to build regional parks.

3.3 Methodology

The following three steps are used to develop the level-of-service need for park and recreation facilities:

- Step 1- Inventory Existing Park and Facilities
- Step 2- Identify Service Area
- Step 3- Apply Other Factors (such as, Sternwheeler Park as a multi-use park)

Step 1- Inventory Existing Park and Facilities

Establishing current community population, as well as inventorying existing park acreage and recreation facilities is necessary to determine whether La Center is meeting the established level-of-service standards.

Step 2 – Identify Service Areas

Service areas for neighborhood parks and community parks are based on travel distances, thereby establishing level-of-service need for each respective park. The park amenities will determine the distance that people are willing to travel for any given park. A neighborhood park, for example, with a play structure and sport court will draw foot and bicycle traffic. A 10-15 acre community park with multiple sports fields, sports courts, play structures, restrooms, picnic shelters, and parking facilities will draw foot, bicycle, and vehicle traffic. Existing service areas are represented graphically in **Figure 5**. The La Center service areas are:

- For a neighborhood park, a half mile service area
- For a community park, a three mile service area

Step 3- Apply Other Factors.

1. **Citizen Surveys, Stakeholder Interviews, Public Open Houses.** The citizen survey, stakeholder interviews, and public open houses provided the opportunity for citizens to express their opinions and desires relating to all aspects of comprehensive park planning.

The 2006 citizen's survey indicated that 73% of those responding believe very strongly that parks and recreation services are important to quality of life. The citizen survey found that building or expanding recreation programs and community centers should be the City's first priority. The citizen survey ranked the types of recreation facilities in the following order of importance:

- 1) trails,
- 2) river access,
- 3) outdoor sports,
- 4) small fields, and
- 5) dog parks.

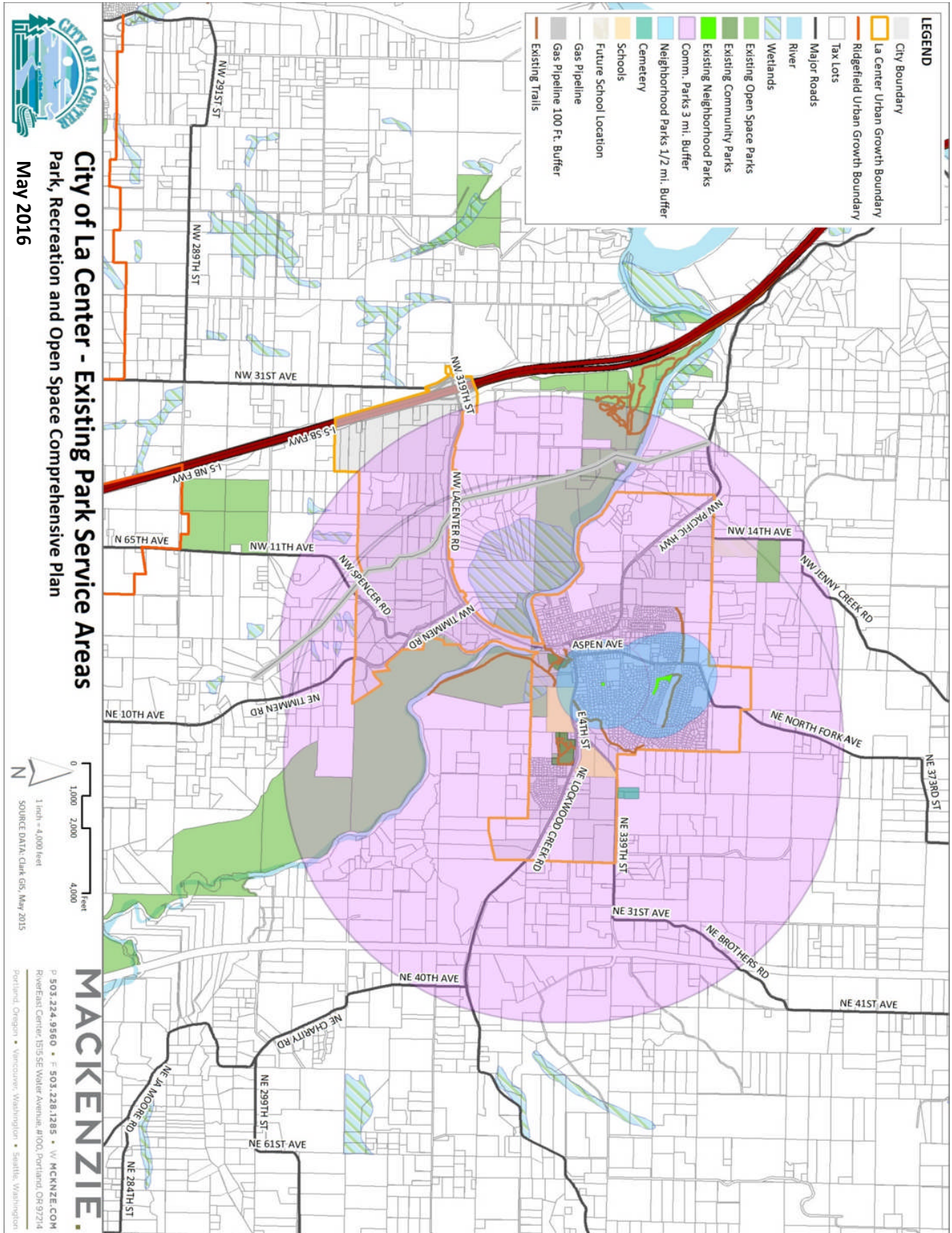
The 2014 citizen survey had similar results. When asked to prioritize park and recreation services and facilities the community responded in the following order of importance:

- 1) trails,
- 2) river access,
- 3) small parks,
- 4) outdoor sports,
- 5) small fields,
- 6) dog parks.

Maintaining an adequate supply of neighborhood parks in La Center will be necessary to achieve this goal.

2. **Natural Resource Opportunities and Barriers.** Natural resources within the planning area, such as the East Fork of the Lewis River, provide both constraints and opportunities for future recreational areas.
3. **Park, Open Space, and Trail Definitions.** The definitions establish a standard for the size and features that characterize a given park or recreation resource.

Figure 5



3.4 Level-of-Service for Parks and Facilities

Neighborhood Parks:

Existing Parks

La Center currently has two neighborhood parks:

- Heritage Park is 2.05 acres and is located in the Southview Heights neighborhood, north of downtown.
- Elmer Soehl Park is 0.21 acres and is located on the south side of 7th Street and located northeast of downtown at the intersection of 7th Street and Elm Avenue.

La Center manages 2.26 acres of neighborhood parks. The La Center level-of-service standard for neighborhood parks is 1.5 acres per 1,000 people. The current population is approximately 3,100 persons.

Service Areas

The service area map (**Figure 5**) identifies a total need of 8 neighborhood parks using a service area of half mile. The park areas are distributed equally throughout future residential districts. The optimal size is two to three acres. To provide these types of facilities and to meet La Center’s growing need, the City must plan for, acquire and develop neighborhood parks.

Other Factors

- Neighborhood parks are an important part of La Center’s park system; they provide informal active and passive recreation opportunities and a place to socialize.
- Southwest Washington communities provide neighborhood parks in a range from 0.6 to 4 acres of neighborhood park acreage per 1,000 people.
- Washington state trends, as well as national trend, indicate evidence of declining public health related to inactivity. Access to nearby neighborhood parks may help address this trend.

Neighborhood Park Summary

Table 3b below indicates the level-of-service for the 6-year and 20-year planning periods.

Table 3b
Neighborhood Park Level-of-Service:
1.5 acres per 1,000 residents

Parks Needs	2006	2015	2022 (6-year growth)	2036 (20-year growth)
Population	2,315	3,100	4,525	7,642
Current Acreage	2.26 acres	2.26 acres	-	-
LOS Need	3.45 acres	4.65 acres	6.75 acres	11.40 acres
Current Surplus/ (Deficit)	(1.19 acres)	(2.39 acres)	(4.49 acres)	(9.14) acres

Community Parks:

Existing Parks

La Center currently has two community parks:

- Holley Park is 11.14 acres in size and located on the south side of 4th Street and Lockwood Road. The park facilities include a community center building, three baseball fields, one tennis court, swings, slides, a covered picnic structure, picnic tables, basketball court, skate path, splash pad, landscaping, walking path, 147 parking spaces (including one ADA parking space), and restroom facilities.
- Sternwheeler Park is 7.44 acres. The park is located along the La Center Bottoms. Improvements in this park include play equipment, unique wooden sculptures, restrooms, multi-use trails, wetland preservation, public seating for concerts, and picnic areas.

La Center’s existing community park level-of-service standard is 6.5 acres per 1,000 residents. In total, La Center contains 18.58 acres of community park land. The 2015 a Center population was approximately 3,100 people.

Service Areas

Community parks provide amenities that go beyond neighborhood parks, which may include recreation programming such as soccer clubs and little league. Access to a community park may be by foot, bicycle, horse or car and the standard size may range from 10–15 acres. The service area for a community park is three miles.

Community Park Summary

La Center anticipates that community parks of the future will be between ten to fifteen acres. As identified in **Figure 4**, La Center Community Park serves much of the current planning area. **Table 3c** below indicates La Center’s community park level-of-service for the 6-year and 20-year planning periods. Based on the adopted level-of-service standard of 6.5 acres of community park per 1,000 persons, La Center currently has a slight deficit in in community park acreage. To minimize future deficits La Center should invest in acquiring by dedication, gift or purchase additional community park acreage.

Table 3c
Community Park Level-of-Service:
6.5 acres per 1,000 residents

Parks Needs	2006	2015	2022 (6-year growth)	2036 (20-year growth)
Population	2,315	3,100	4,525	7,642
Current Acreage	18.58 acres	18.58 acres	-	-
LOS Need	14.95 acres	20.15 acres	29.25 acres	49.40 acres
Current Surplus/ (Deficit)	3.63 acres	(1.57 acres)	(10.67 acres)	(30.82 acres)

Trails:

La Center currently contains 11,917 linear feet of trail (2.26 miles) of developed trails in the City:

- Sternwheeler Park contains 4,500 linear feet,
- Heritage Park Trail contains 2,502 linear feet,
- Heritage Trail Extension is 2,055 linear feet, and
- Brezee Creek Trail is 2,860 linear feet.

As represented in **Figure 12b** in Chapter 6, a total of approximately 21 miles of trails are proposed in the planning area. The citizen survey indicates that the types of facilities that La Center residents desire most are trails within trail corridors. Northwest trends also indicate that “linear activities” such as walking, running, or biking continue to grow in popularity. Nature activities are also a growing trend throughout the state and with La Center’s natural beauty trail development should be a priority.

For trail acquisition and planning purposes, general desirable right of way widths are shown on **Figure 14**. These are general standard widths for the various trail types. Certain circumstances such as steep slopes, natural resources, obstacles, easements or setbacks may necessitate wider rights of way beyond the standard.

Table 3d
Trail Level-of-Service:
1 mile per 1,000 residents

Trail Needs	2006	2015	2022 (6-year growth)	2036 (20-year growth)
Population	2,315	3,100	4,525	7,642
Current Trail Miles	2.26 miles	2.26 miles	-	-
LOS Need	1.74 miles	3.1 miles	4.5 miles	7.6 miles
Current Surplus/ (Deficit)	0.53 miles	(0.84 miles)	(2.24 miles)	(5.34 miles)

Family Parks:

The La Center Municipal Code (LCMC) Title 18 recommends family park levels-of-service. These parks should be developer financed and ultimately maintained by a homeowners’ association. The City should not develop or maintain family parks but should focus on trail, neighborhood park, and community park development.

Open Space & Greenways:

Open space or greenway regulations are identified LCMC 18.300, the critical areas protection code. Policies regarding the acquisition of greenways and open space are stated in Chapter 5 of this plan.

Existing Recreation Facilities:

The following recreational facilities are present in La Center, however, the type and number of each facility does not represent an adopted level-of-service.

Holley Park includes:

- 3 baseball fields (little league)
- 1 tennis court
- 1 basketball court

- informal field space
- skate path
- splash pad

La Center High School includes:

- 1 football/soccer field
- 1 baseball field
- 1 softball field
- 1 running track
- 1 outdoor basketball court
- 1 gymnasium
- informal field space

La Center Middle & Elementary School includes:

- 1 football/soccer field
- 1 baseball field
- informal field space
- playgrounds with basketball courts

The City of La Center and the La Center School District own and operate athletic play fields. These facilities are generally open for public recreational use at no charge or may be used for a small fee for profit making ventures.

AYSO Soccer Club sponsors youth soccer in La Center and also serves the communities of Ridgefield and Woodland. Field space at La Center High School and Holley Park are used for soccer practice and games during the fall and spring seasons.

La Center Little League uses the baseball field facilities in La Center Community Park. Field space in Holley Park is limited and parking is also problematic when the fields are put into full use during games.

There is a growing need for field space in La Center as indicated by the sports clubs and citizen survey. Both soccer and baseball will continue to be popular sports in La Center and additional field space will be required as the community grows. La Center should strive to locate and acquire new land for community parks and sport fields in future capital facilities plan funding cycles.

3.5 Level-of-Service Summary

The level-of-service standard for neighborhood parks is 1.5 acres per 1,000 residents, for community parks the standard is 6.5 acres per 1,000 residents, and for trails is one mile per 1,000 residents. **Table 3e** provides a summary of the existing 2015 level-of-service for parks and trails. La Center must plan for and acquire neighborhood and community park land.

Table 3e
Level-of-Service Standards Summary

	2015 population = 3,100		
Park Type	LOS Standard/1,000	Actual Supply (2015)	2015 Surplus/ (Deficit)
Neighborhood Parks (Heritage and Soehl)	1.5 acres	2.26 acres	(2.39 acres)
Community Parks (Holley & Sternwheeler)	6.5 acres	18.58 acres	(1.57 acres)
Trails	1.00 miles	2.26 miles	(0.84 miles)
Total	8 acres of parks & 1.00 mile of trails	20.84 acres of parks & 2.26 miles of trails	(3.96 acres of parks & 0.84 miles of trails)

Table 3g shows 2015 park holdings and park needs based on park type. La Center’s population at the end of 2015 was estimated to be 3,100 persons. By the 2036 the city estimates its population will be 7,642. **Table 3f** illustrates the need to plan for and acquire additional park land and trail right-of-way or easements.

Table 3f
Parks and Trail Holdings and Needs Summary

Park Type	2015 Holdings	2015 Need	2015 Surplus (Deficit)	2036 Need (additional area)
Neighborhood Parks: LOS = 1.5 acres/1,000	2.26 acres	4.65 acres	(2.39 acres)	9.14 acres
Community Parks: LOS = 6.5 acres/1,000	18.58 acres	20.15 acres	(1.57 acres)	30.82 acres
Total Parks	20.84 acres	24.80 acres	(3.96 acres)	39.96 acres
Trails: LOS = 1 mile/1,000	2.26 miles	3.1 miles	(0.84 miles)	5.34 miles

Chapter 4 Goals and Objectives



Chapter 4 Vision, Goals and Objectives

4.1 Overview



The goals, objectives, and vision for the City of La Center have been developed to identify the parks and recreation services and are based on the community and the environment in which it is located. These goals originated from the City's Comprehensive Plan and through the planning process input that was solicited during the planning process from the public, City staff and the Planning Commission. This information was then compiled and will act as the framework for the Parks, Recreation and Open Space Master Plan.

4.2 Vision

The City of La Center places a high priority on the acquisition of park and trail land as a way to 'bank' land for future park development. The City will develop park land as the need arises and budgets are available. The La Center Bottoms are an asset to the community in terms of their water quality and habitat functions. They are also an important recreational amenity for the city and area. La Center will work with Clark County to protect this valuable natural resource and to help integrate use and enjoyment of the La Center Bottoms into the local and regional park and recreation plans.

The vision was developed through input taken at public meetings, from City staff, and the current comprehensive plan and reflects the community's vision, needs, and preferences for parks, recreation and open space systems. Based on the input received the following vision has been developed. The vision will provide the foundation for the goals and objectives along with guiding the development of the Parks, Recreation and Open Space Plan.

4.3 Parks, Recreation & Open Space Goals and Objectives

The following City goals define the result the City intends this plan to produce. Objectives are listed below and are more specific measurable statements that describe a way to achieve the goals. The City of La Center shall:

- a. Ensure that park, recreational and open space land is acquired, developed and maintained in an economically efficient way to meet the needs of its residents.
- b. Protect open space, critical areas, and water front to maintain La Center's sense of history and provide opportunities for public access.
- c. Secure trail corridors to provide connectivity to existing and developing areas.
- d. Provide development standards for trails and open space to provide adequate recreational facilities; include options for pedestrian, bicycle, horse, ADA, and aging population users.
- e. Proactively identify and secure parklands in both developed and undeveloped areas suitable for new parks.
- f. Secure open space for nature play parklands.
- g. Encourage the retention of open space and development of recreational opportunities to conserve fish and wildlife habitat, increase access to natural resource lands and water, and develop parks.

- h. Provide urban parks, open space, and recreational opportunities within urban growth areas, while ensuring that existing county-owned urban parks in unincorporated areas are properly managed and provide future urban park opportunities, including greenbelt and open space areas, are preserved pursuant to the Growth Management Act.
- i. Maximize the quality of life in the City of La Center by providing regional open space, trails, parks, and recreational opportunities and facilities, and plan to acquire, restore, enhance, preserve, develop, and manage these facilities and natural resources in such a manner as to afford the maximum benefit to the community.
- j. Develop a network of trails and bikeways throughout the City that will interconnect neighborhoods, community facilities, work places, recreational opportunities, and open space or greenways.
- k. Preserve, conserve, restore, and enhance fish and wildlife conservation areas and open space lands and raise public awareness about the importance of these resources.
- l. Provide land for parks and open space in each urban growth area and rural center consistent with adopted level-of-service standards. Wherever possible, the natural terrain, drainage, and vegetation of the community should be preserved with high quality examples contained within parks or greenbelts.
- m. Use environmentally sensitive areas (critical areas) for open space and, where possible, use these areas to establish a well-defined edge separating urban areas from rural areas.
- n. Bound regions by and provide regions with a continuous system of open space/wildlife corridors to be determined by natural conditions. Where appropriate, connect open spaces to provide corridors and greenways.
- o. Coordinate the planning and development of parks and recreation facilities with nearby jurisdictions.
- p. Provide for the development of parks in order to meet the recreational needs of the City as described in the Parks element of the La Center Capital Facilities Plan. These recreational needs may be met through the acquisition of lands and procurement of open spaces, and development of parks within the City, or through coordination with the La Center School District, Clark County or other agencies operating recreational facilities within or near the City.
- q. Continue to coordinate with Clark County, Clark Public Utilities and other agencies to preserve and enhance recreational, educational, wildlife, wetland, and greenway values.
- r. Use park impact fees to partially fund park capital facilities. The City may accept land dedications as a partial credit towards impact fees as per RCW 82.02.050 and 82.02.060, but only if such dedication is equal in value to proposed fee reductions, and is consistent with City park plans and needs.
- s. Encourage and promote the acquisition and development of a Citywide pedestrian, bicycle, and horse trail system to connect schools, parks, neighborhoods, and other features and facilities.
- t. Pursue the development of facilities and programs consistent with the City of La Center Comprehensive Plan, Capital Facility Plan, and the 2015 Parks & Recreational Citizen's survey results.
- u. Develop a stewardship program for open spaces to preserve, enhance, and/or maintain sensitive natural areas and bodies of water.
- v. Encourage, support, and initiate activities, where possible, to preserve, conserve or improve the natural shorelines of the East Fork Lewis River, Brezee Creek and McCormick Creek.

Chapter 5

Existing Parks, Trails, and Open Space Recommendations



Chapter 5 Existing Parks, Trails, and Open Space Recommendations



5.1 Overview

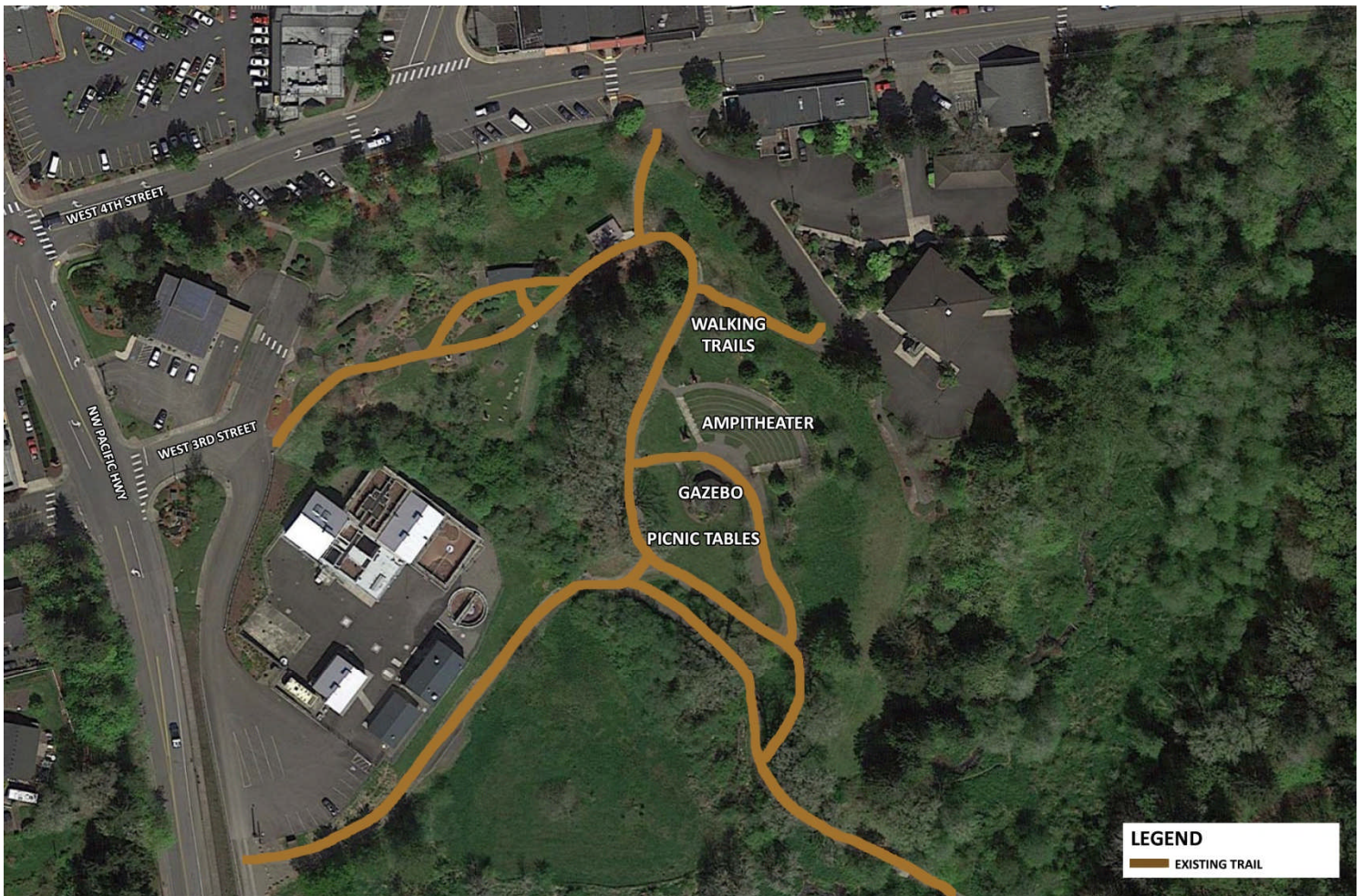
This chapter provides recommendations for the existing parks for the City of La Center’s park system. The recommended park improvements are based on the information gleaned from the needs assessment, open house events, recommendations from the Planning Commission, public hearings, and recreational trends. The existing park recommendations have been developed to assure that improvements depicted meet the community’s needs. During the process conceptual plans were developed to show how proposed park improvements could fit into the existing park setting. These plans are conceptual in nature and a full master plan and public involvement effort would need to occur for each facility except Heritage Park.



5.2 Sternwheeler Park

This community park is used for community events but does not offer a balance of both passive and active recreation. It is not anticipated that any changes to the programs will occur in the park due to its proximity to downtown and existing amenities such as the amphitheater. Site improvements for this park are based on the recreational and cultural programs that occur within it, such as the Christmas tree lighting ceremony. New amenities have been recommended to increase access and capacity that will tie into the downtown design guidelines and much needed facilities. These amenities include the East Aspen Overlook and access into the park system, parking upgrades, reconfiguration of the current gazebo, and the development of a performance stage and plaza. Other recommendations include increased seating capacity in the amphitheater, additional buffering of the waste water facility, ADA upgrades, public art and interpretive signage, and demonstration or art gardens (See Figure 6).

Figure 6



City of La Center - Sternwheeler Park
Park, Recreation and Open Space Comprehensive Plan
May 2016



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5.3 Holley Park & Community Center

The City recently invested in additional playground equipment, a skate path, and a splash pad, which is operational during the summer months at Holley Park. The Community Center can hold 144 seated people and 245 standing people. It provides opportunities for meetings, indoor recreation such as yoga or aerobics, and a classroom. This space is used by community groups such as Girl Scouts, Boy Scouts, and senior meals.

Currently this park is heavily used by the community for cultural and active sports such as little league. Future improvements include parking and stormwater facilities, trail modifications, and street frontage improvements for NE Lockwood Creek and Ivy Road. (Figure 7).

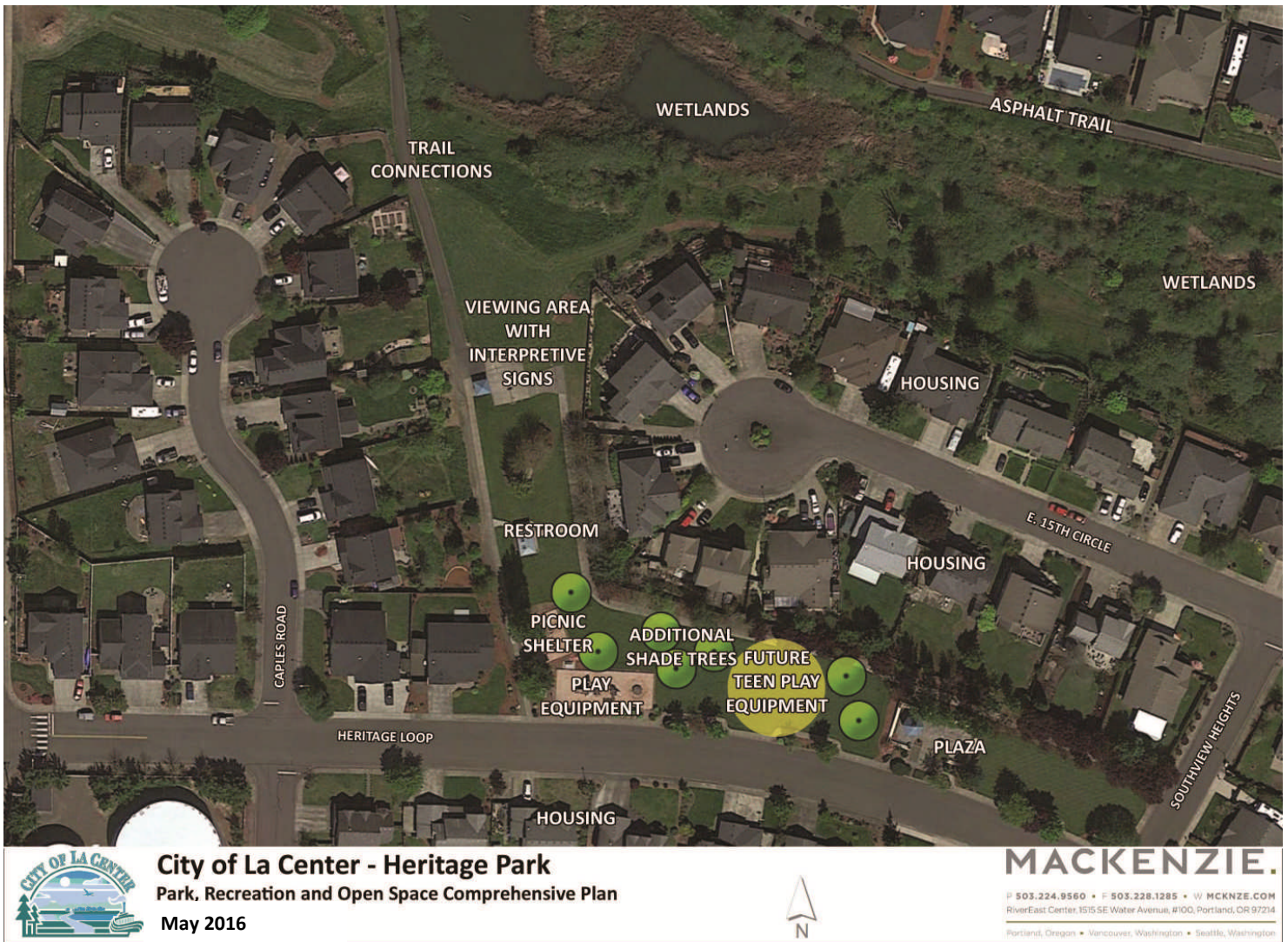
Figure 7



5.4 Heritage Park

Heritage Park is currently well programmed and the recommendations herein have been developed to diversify the uses and age groups that use the park. Site improvements include the incorporation of an interpretive element on the northwest end of the park that overlooks the wetland and storm drainage facility to the north. The interpretive element is comprised of a structure, seating, and interpretive signage. Other improvements include the incorporation of a sports court, a small picnic shelter, upgrades to the play equipment, ADA improvements to the play area, benches, bike racks, and landscaping. Future improvements include the addition of a teen play area. (Figure 8).

Figure 8



5.5 Elmer Soehl Park

Elmer Soehl Park is a small pocket-sized park. To the northwest of the site a subdivision will be built placing more pressure on the use of this park. Recommendations include acquiring and rezoning the properties that are within the entire block as the opportunities arise, making the park a total of one acre, and diversifying the parks program. Other recommendations include street frontage and stormwater improvements, relocation of the existing play equipment, addition of a teen play area, ADA upgrades, perimeter fencing, benches, drinking fountain, bike racks, picnic tables, signage, and open lawn areas (Figure 9). As the playground equipment reaches the end of its lifespan future of the space should integrate nature play.

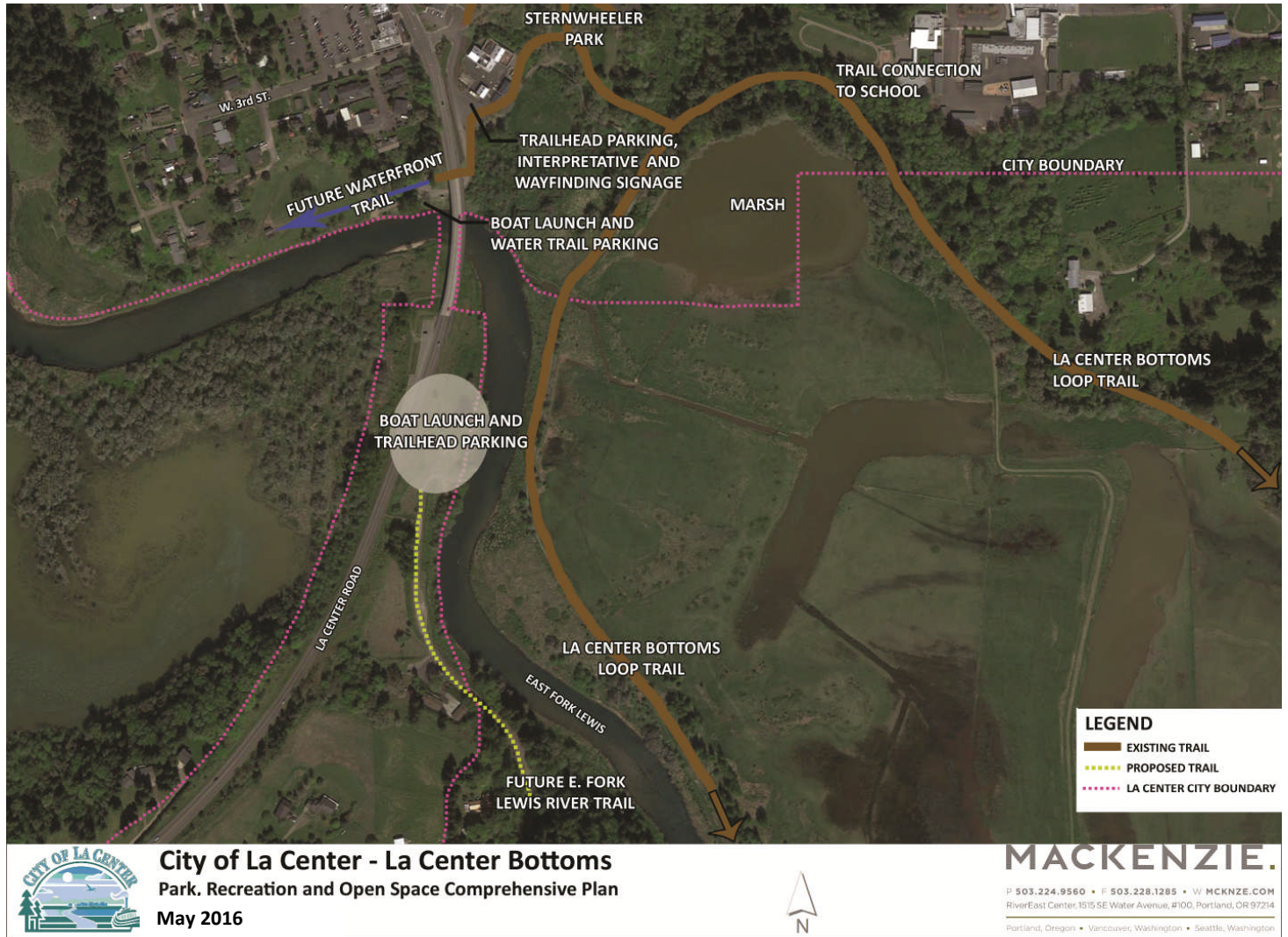
Figure 9



5.6 La Center Bottoms

This parkland is an important component to the overall park system as it serves as a link between communities and natural areas. It provides opportunities for facilities such as community boat launches and trailheads. Recommendations include the re-organization of the parking lot south of the waste-water treatment plant to provide trailhead parking. Improvements planned for the passive boat launch area (Pollock Park) include a restroom, wayfinding and interpretive signage, parking lot and stormwater improvements, trails, and landscaping (**Figure 10**).

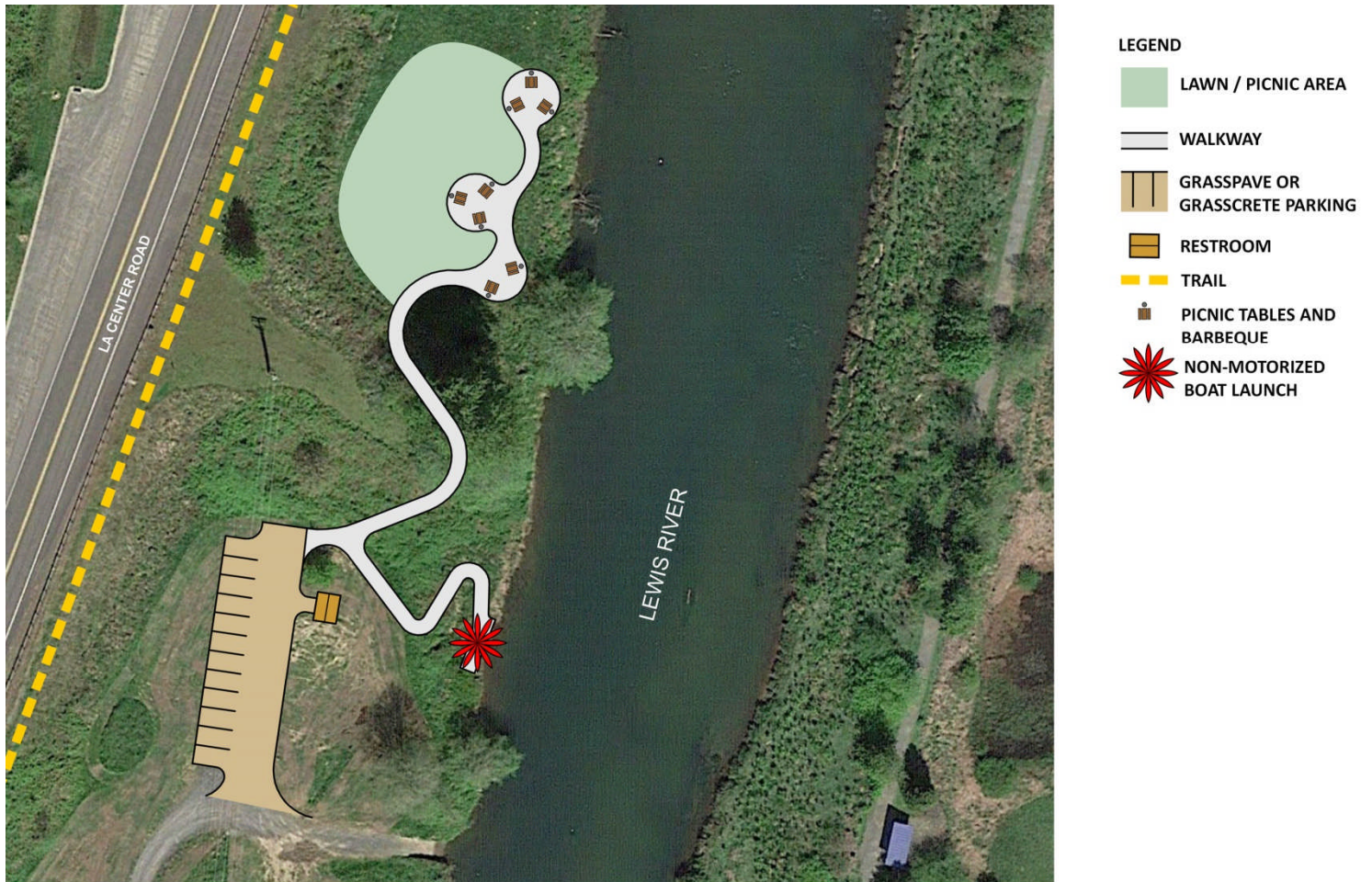
Figure 10



5.7 Pollock Park

A community boat launch is recommended at La Center Bottoms and includes tie-in with the trailhead parking lot improvements at the waste-water treatment facility. The community boat launch is smaller in scale than a regional facility. Facilities would include parking, storm and road improvements, trails, barbeque facilities, and a small boat launch for non-motorized boats (**Figure 11**).

Figure 11



City of La Center - Pollock Park
 Park, Recreation and Open Space Comprehensive Plan
 May 2016



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5.8 Brezee Creek Trail

This Type 2 local shared use trail is approximately 0.75 miles in length and links the existing schools to downtown, Heritage Trail and to the neighborhoods to the north. This trail is located in the Brezee Creek Greenway and is a major pedestrian corridor (Figure 13).

Figure 13



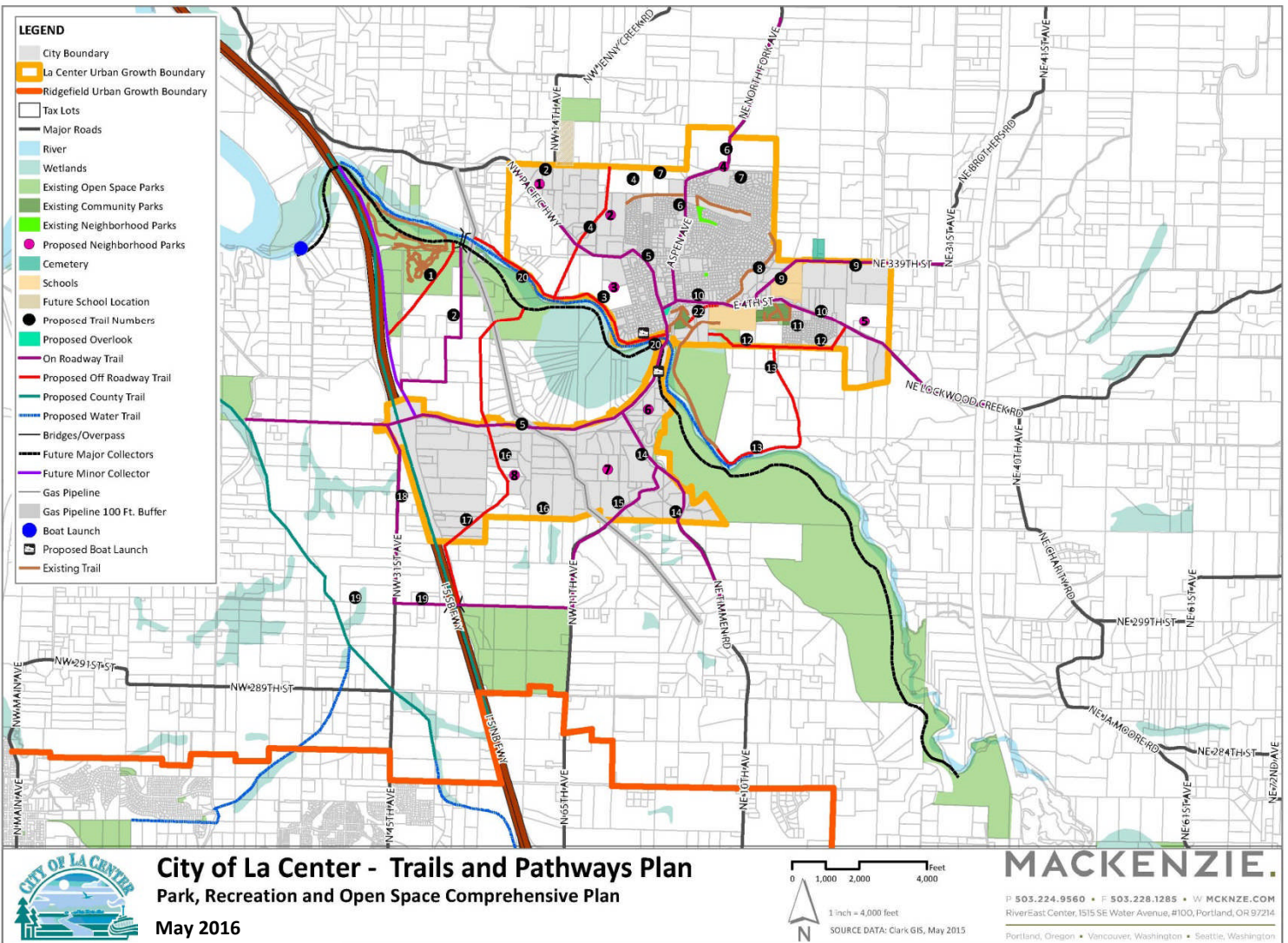
5.9 Existing Trail Recommendations

Recommendations for the Sternwheeler Park Trail are to improve the trail to a Type 2 or local shared use standard (Figure 12). Trails within the school ground will need special attention when it comes to design so that wayfinding will not be a problem. Pavement marking or wayfinding signage could be installed to orient the users. Public access within the school grounds will need to be evaluated for safety concerns.

The existing Heritage Park Trail is currently a Type 2 standard and no improvements are recommended.

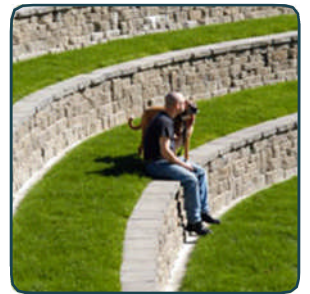
The Heritage Trail Extension is a 4 to 6 foot gravel trail that runs from the west end of the Heritage Park Trail Extension and runs along a stream corridor and parallels the development to the west. This trail is a section of a planned looped trail system (Figure 12). It is recommended that the trail is upgraded to a Type 2 trail development standard.

Figure 12



Chapter 6

Proposed Park, Trail, and Open Space Recommendations



Chapter 6 Proposed Park, Trail, and Open Space Recommendations

6.1 Overview



This chapter provides recommendations for La Center’s future park and open space system. This information is also the basis for the development of Chapter 7, administrative and operation recommendations evolved from the needs assessment, public input, and the vision, goals, and objectives set forth in this document. This chapter also includes design guidelines for parks, trails, special use and open space areas.

6.2 Park System and Policy Recommendations

The proposed park and trail system is identified on the Trails and Pathways Plan (**Figure 12b**). These graphics illustrate the overall plan for where future parks, trails, and open space should be located or protected within the City’s planning area. The legend calls out the major elements shown and the following paragraphs will further define the future park and trail improvements and potential locations or routes which are keyed as follows:

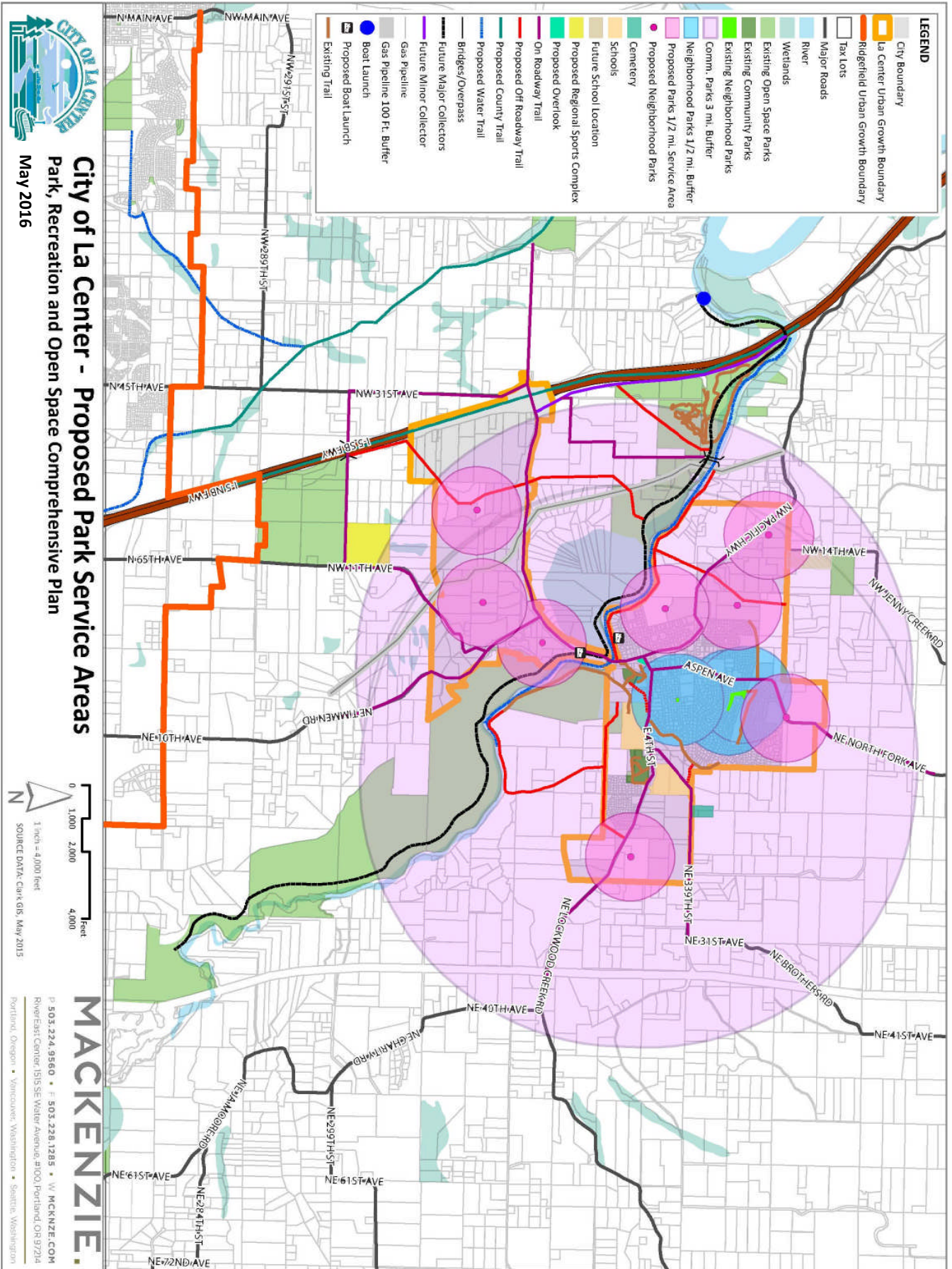
- NP Neighborhood Park
- SU Special Use or Water Front Parks
- OS Open Space
- T Trail/path

The legend on **Figure 12a** also identifies the proposed park locations with a dot and indicates the general vicinity of a future park. The actual location will be determined based on the available lands, cost of acquisition, development standards and levels of improvements, and the seller’s willingness to sell or donate the land. Trail and path corridors are identified on the trails plan by a number within a circle. The alignment of the corridor has been shown for planning purposes only and the actual alignment or right-of-way will be determined on land availability, ease of construction and sensitive lands. Park and trails have been given names for the purpose of this planning effort and are for reference only. Upon the planning and development of a new park or trail, names would need to be identified and approved by the Council or City staff.

6.3 Park Design Guidelines

In an attempt to ensure diverse recreation opportunities are provided, guidelines have been developed for each park type. Site selection, design, and development should also support this diversity assuring that the community’s recreational needs are being met.

Figure 12a



Recommendations for the future parks and trails within the La Center UGA: (See Figure 12b.)

Park Name	Vicinity	Description
SU-1	La Center Bottoms South Side	Pollack Park, a regional boat launch and trailhead parking for the County trail system. Improvements could include parking and stormwater, a restroom, group picnic shelter, picnic tables, boat launch, benches, interpretive and wayfinding information, viewing area, and lighting. The boat launch provides access to the East Fork of the Lewis River for small boats, kayaks, canoes and would be a regional launching or unloading point for the planned water trail. The trailhead would provide access to the county trail system for multiple user groups.
SU-2	La Center Bottoms North Side	Tie in with the trailhead parking lot improvements at the waste-water treatment facility. The community boat launch is smaller in scale than a regional facility. Facilities would include parking, storm and road improvements, trails and a small boat launch for non-motorized boats.
NP – 1	Jenny Creek Greenway	Park can serve residents in the northwest area of the City. Acquire a suitable site in the general vicinity on the parks plan in accordance with the design guidelines. If possible the park should connect to the proposed West Side Connector Trail (2) or Bolen Creek Trail (4).
NP – 2	Bolen Creek at NW “E” Avenue	Park can serve residents in the north central portion of the City. Acquire a suitable site in the general vicinity on the parks plan in accordance with the design guidelines. If possible, the park should connect to the Bolen Creek Trail (4) or the Heritage Trail Extension (6).
NP – 3	West of the downtown core	Park can serve residents in the south west corner of the City. Acquire a suitable site in the general vicinity on the parks plan in accordance with the design guidelines. If possible this trail should connect to the East Fork of the Lewis River Water Front Trail (3) and Pacific Highway Pathway (5).
NP – 4	West of Aspen Avenue in the UGA along future 24th Street	Park can serve residents in the eastern most area corner of the City. Acquire a suitable site in the general vicinity on the parks plan in accordance with the design guidelines. If possible, the park should connect to Bolen Street Pathway (7) and/or the North Fork Avenue Pathway (21).
NP – 5	Lockwood Creek Road	Park can serve residents in the east end of the City. Acquire a suitable site in the general vicinity on the parks plan in accordance with the design guidelines. If possible, the park should connect to the Lockwood Creek Road Pathway (10), NE Highland Road Pathway (9) and La Center Community Park.
NP – 6	Pollock Road	Park can serve residents in the southeast corner of the City. Acquire a suitable site in the general vicinity on the parks plan in accordance with the design guidelines. The park could connect the future County East Fork of the Lewis River Regional Trail, mixed use development proposed in the Timmen Landing area, the Timmen Road Pathway (14) and/or La Center Road Pathway (5).
NP – 7	NW Timmen Road	Park can serve residents in the south central end of the City. Acquire a suitable site in the general vicinity on the parks plan in accordance with the design guidelines. If possible, the park should connect to the Timmen Road Pathway (14) and/or the NW Spencer Road Pathway (15).
NP - 8	McCormick Creek	Park can serve residents in the southwest corner of the City. Acquire a suitable site in the general vicinity on the parks plan in accordance with the design guidelines. If possible, the park should connect to the McCormick Creek Trail (16) and/or the Tri-Mountain Trail (17).

6.4 Open Space Network Recommendations

Natural open space is typically defined as undeveloped land outside of the City park system. This plan focuses on the importance of preserving and connecting natural open space for wildlife habitat, for providing respite for community members and preserving land for future generations to enjoy. At the same time, greenways and natural area buffers beautify the City and are a priority for the local community. Recently, “trail corridors” were chosen as most important in relation to several special types of facilities or programs in the 2006 and 2014 recreation surveys.

Figure 13 identifies the proposed Open Space Corridor Plan. The basic concept of the open space network is to provide for large tracts of continuous open space or greenways. The primary open space corridors in La Center Planning area include the McCormick Creek drainage way corridor. The East Fork of the Lewis River generally to the west and south of the City limits.

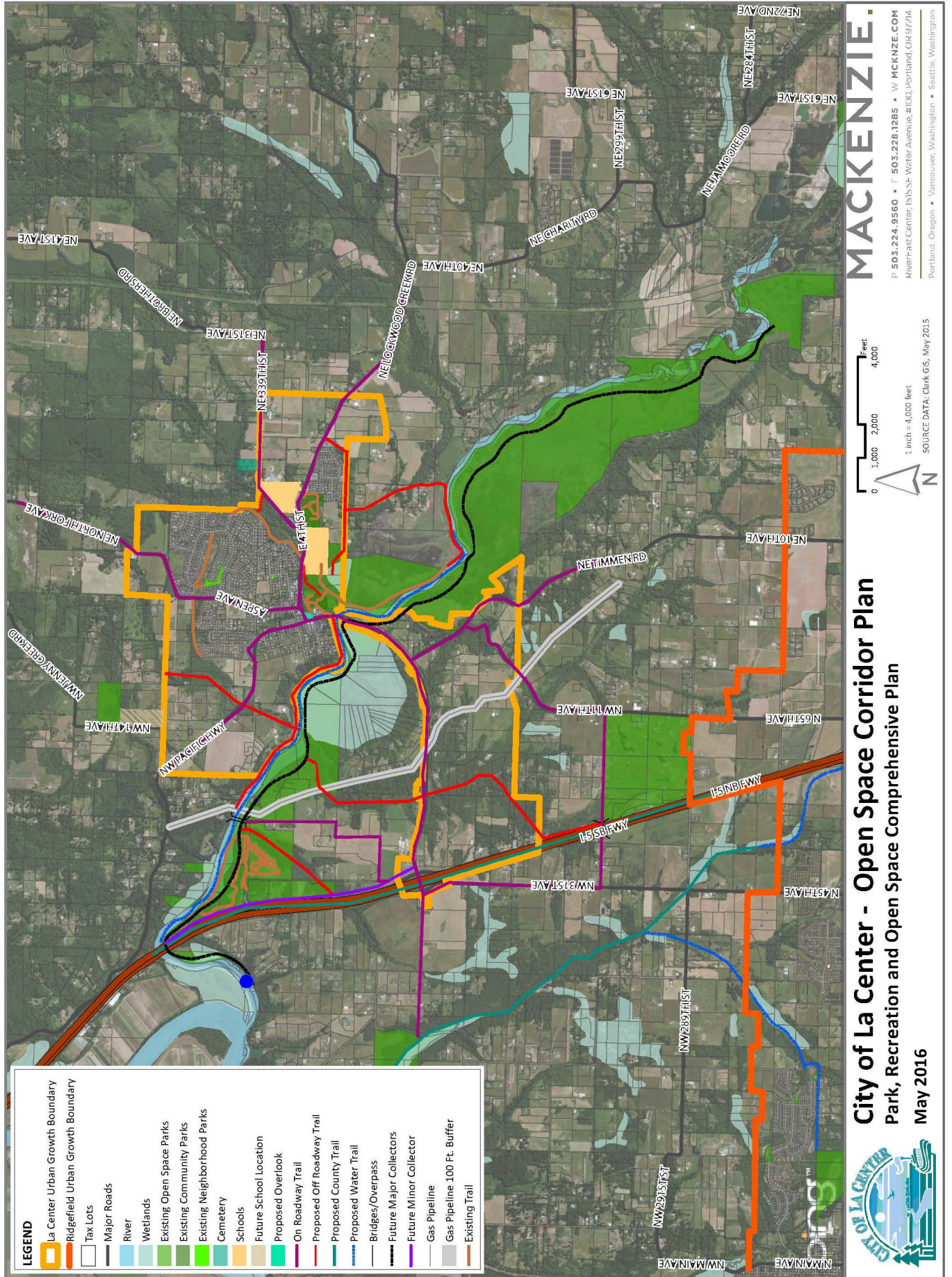
Finally, the Brezee Creek corridor that bisects La Center, just east of downtown, extending to the Bottoms area and in a northeast direction beyond the La Center High School.

Currently, many of the open space areas identified on the plan contain critical areas, which include wetlands, fish and wildlife habitat corridors, steep slopes, and geologically hazardous areas. Existing City regulations currently provide environmental protection for these areas; however, it will be important for La Center to acquire tracts of open space as they become available along the three identified corridors in the plan. City ownership of these areas will also be important for implementing the recommended open space stewardship program as described in Section 6.5. Besides the ecological value of the identified open space corridors in La Center, these areas should also be made available for public enjoyment which will occur with trails planned along McCormick Creek, the East Fork of the Lewis River and Brezee Creek.

The following recommendations should be used to identify tracts of land to be included into the City's open space network at the time of development or donation.

1. The property should be identified for inclusion into the City's Open Space Corridor Plan. The areas of highest priority are those with proposed City trails along McCormick Creek, the East Fork of the Lewis River, and Brezee Creek.
2. Dedication of open space should occur at the time of development and be required in the City's development code.
3. Dedicated open space should be owned and managed by the City. The City may elect not to accept open space in areas where the property would not serve the public interest or provide continuity with the identified open space network or trail network.
4. The exact boundaries of the open space to be dedicated to the City should be determined at the time of development. The boundary should correlate with the Open Space Corridor Plan (**Figure 13**). Critical areas reports, surveys, and other information should be used when making these determinations.
5. The City should consider using density transfer provisions as an incentive for dedicating open space.
6. The City may consider purchasing land or an easement to provide a critical link between open spaces.

Figure 13



6.5 Open Space Stewardship Program

The City of La Center's Open Space Stewardship Program is intended to guide the City in its efforts to preserve the diverse resources and irreplaceable landscapes that define the community. As open space areas are brought into the City, continuous stewardship is required to ensure that the values of the land are adequately maintained and protected. In accordance with Growth Management Act goals, this program "encourages the retention of open space, the development of recreational opportunities, the conservation of fish and wildlife habitat, increasing access to natural resource lands and water and the development of parks". Preserving waterway corridors, agricultural lands, historic resources, woodlands, and wetlands is important to the healthy evolution of the City.

Proposed is an Open Space Stewardship Program with the goal of continuous monitoring of protected open space lands. The following recommendations are suggested for implementation of the Open Space Stewardship Program:

1. Organize a team of local "stewards" that would do annual site visits in open space areas and perform the following tasks:
 - a. Maintain and improve trail systems within open space areas
 - b. Pick up trash within open space areas
 - c. Plant native grasses and wildflowers
 - d. Remove habitat barriers
 - e. Develop interpretive signage which provides a brief background of the surrounding area
 - f. Educate citizens with informational flyers or signs at trailheads
 - g. Inspect for safety hazards
2. Foster partnerships with local schools and other compatible community organizations, such as local universities. Natural areas offer a number of hands-on educational opportunities for students, including science and environmental studies. In addition, students could be given an opportunity to become engaged in the community at an early age, fostering a sense of civic responsibility and respect for open space. By encouraging partnerships with students, the open space stewardship could advance the Master Plan's goal, "To ensure that park, recreation and open space land is acquired, developed and maintained in an economically efficient way to meet the needs of its residents".
3. Use the existing Stream Team, a five member AmeriCorps team which currently manages thousands of acres of critical habitat throughout Clark County. Also utilize the Watershed Team, which primarily focuses on the East Fork of the Lewis River Greenway. The Watershed Team works on planting and restoration projects, volunteer coordination, environmental education, and management planning and site assessments.
4. Encourage partnerships with local agencies like the Conservation Future Open Space Program. This program has assisted in the acquisition of approximately 3,800 acres of high quality shorelines, greenways, open space, and fish and wildlife habitat throughout the Clark County region.
5. Encourage continued partnerships with organizations such as Ducks Unlimited which conduct studies to address the habitat needs of waterfowl. The program works to learn how birds respond to landscape, habitat, and environmental changes.

6.6 La Center/Ridgefield 299th Greenway

The Growth Management Act, RCW 36.70A.160 requires the identification of open space corridors within and between urban growth areas including lands useful for recreation, wildlife habitat, trails, and connection of critical areas. The Clark County 20-Year Comprehensive Growth Management Plan encourages the use of greenways to serve as a buffer between neighboring jurisdictions as stated:

Regions should be bounded by and provide a continuous system of open space/wildlife corridors to be determined by natural conditions. Where appropriate connect open spaces to provide corridors, consistent with the Metropolitan Greenspace Program (Policy 7.1.2).

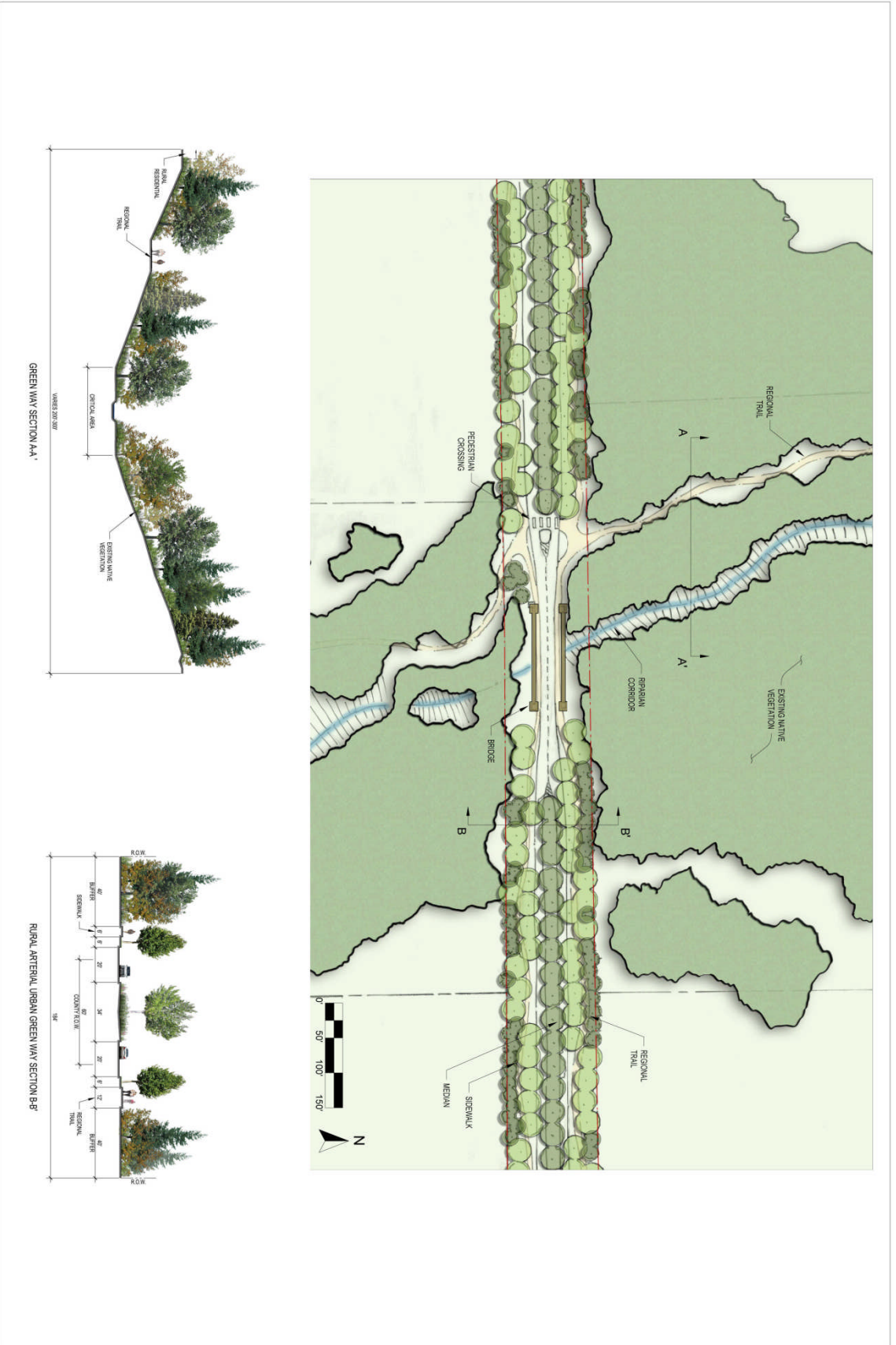
On January 19, 2006 the City of La Center City Council and City of Ridgefield City Council signed a memorandum of understanding that agreed not to extend their urban growth boundaries beyond 299th Street. In addition, this memorandum also provides an agreement as it relates to establishing a greenway buffer between the two cities as stated:



“Ridgefield and La Center agree that a swath of land running along either side of 299th Street shall be reserved for open space or a similar undeveloped rural buffer between the two cities and shall not be planned, zoned or approved for urban development. The two cities commit to work jointly and collaboratively to identify the boundaries and location of the open space buffer swath of land generally running along either side of 299th Street, plan for its use, and to take whatever legislative actions are necessary to effectuate the terms and commitments set forth in this memorandum to establish the open space buffer. The cities agree to form and provide staff support to a working group composed of a minimum of two council members from each City to provide direction and oversight for this task.” (City of La Center, Resolution 06-263).

In response to state, county, and local policies, this plan recommends a greenway be identified in between the cities of La Center and Ridgefield. As shown in **Figure 14**, the greenway is proposed along future 299th Street that would have a total right-of-way width of approximately 184 feet containing 40 foot buffers on each side of the street together with a 34 foot center median. The arterial would be constructed as the area urbanizes sometime beyond the 20 year planning period. The greenway would include a separated 6 foot sidewalk on the south side of the street and a 12 foot regional trail would extend along the north side of the street. The 299th Greenway would serve as the primary east-west greenway between the cities. For other natural open space areas and drainage ways that border or intersect the 299th Greenway, these would be absorbed into the greenway creating areas that vary in width as identified in **Figure 13**. For example, the Allen Canyon open space corridor and the McCormick Creek open space corridor provided for more expensive greenway areas and may also serve as regional trail connection points.

Figure 14



City of La Center - Open Space Corridor Study

Parks, Recreation & Open Space Master Plan
May 2016



The following recommendations are offered for the 299th Greenway:

1. Encourage Clark County to include the 299th Greenway in applicable planning documents, such as the Arterial Atlas and the Clark County Parks and Recreation Plan.
2. Encourage Clark County to adopt policies or regulations that would protect the 299th Greenway from premature development that would make it difficult for La Center and Ridgefield to convert this area into a greenway corridor.
3. Develop a Master Plan the 299th Greenway prior to either city incorporating this area into their respective urban growth boundary.
4. Designate land uses and zoning regulations that would provide compatibility between the greenway corridor and the intended land uses. Wherever possible, parks and other open spaces should be included in the greenway.

6.7 Trail Development Policies & Recommendations

Trails can be designed for single or multiple uses and the trails and pathways emphasized within this planning document are those that are recreational and multi-use in nature. On-road bike routes that are transportation related have been included in the trail system and are an important component of a master plan. These on-road trails will need to be identified in the City's Transportation Element of the Capital Facilities Plan.

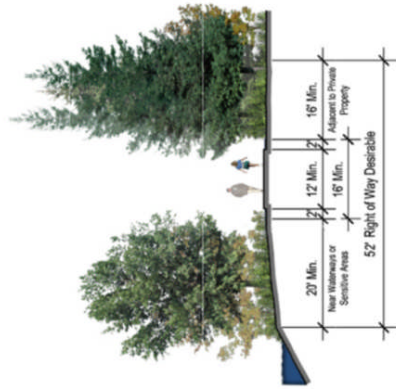
Two types of trails are envisioned for the City and have been identified as "off-road" or "on-road trails". The "off-road" designation are trails, or segments of trails, located within the City limits that the City will accept, acquire, own and maintain including trail related right-of-way. These trails are described in **Figure 15**. The second type of trails would occur in conjunction with transportation improvements, such as new roadways or street frontage improvements thus the designation "on-road". In the future the City may want to recognize other trails for inclusion in the City-owned and maintained system. As trails and open space are reviewed for inclusion in the City-owned and maintained systems, cost of maintenance is a factor to be considered in the review.

A prime distinguishing feature of City-owned trails is that these trails predominantly serve community-wide and regional purposes. Local and secondary trails generally serve neighborhood-oriented users and are sometimes owned and maintained by homeowners' associations. The trail development standards described below include general trail development policies, trail classifications, and trail design standards.

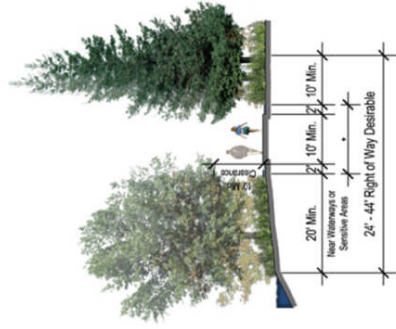
Development Policies

- The La Center trail network is designed to meet multiple objectives, providing recreation as well as safe, active transportation for pedestrians and bicyclists.
- Whenever possible, the trails should not be a part of a street roadway. Where routes use existing streets, the pathway should be designed to minimize potential conflicts between motorists and trail users through the use of both physical separation distance and landscaping.
- The trail network should be aligned to maximize the number and diversity of enjoyable viewing opportunities, to increase user enjoyment, and provide multiple benefits.
- Specific trail alignments should take into account soil conditions, vegetation, wetlands, steep slopes, surface drainage, and other physical limitations that could increase permitting, construction, and/or maintenance costs.
- Trails should be planned, sized, and designed for non-motorized uses, in accordance with the design standards. In some cases trails will need maintenance or emergency vehicle access and would need to be designed to handle these vehicles.

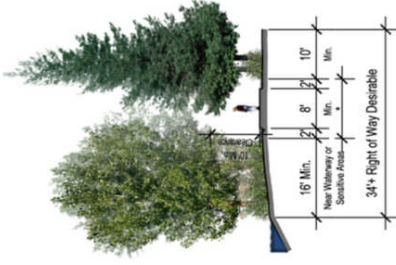
- Trailheads that offer centralized and effective staging areas should be provided for trail access. Depending on the intensity of the use, trailheads may include parking, restroom facilities, potable water, orientation information, and any necessary specialized unloading features.
- When feasible the trail network should be looped and interconnected to provide a variety of trail lengths and destinations.
- Trails should be developed throughout the community to provide linkages to schools, parks and other destination points. Each proposed trail should be reviewed to determine if it should be part of the City's overall trail system.
- Trails should be designed to meet state and federal accessibility guidelines for trails, as proposed by the Access Board.
- Trails should connect to existing and planned trails in Clark County and the City of Ridgefield.
- If a development installs a trail identified on the trail plan, the construction costs of the trail shall be PIF creditable, except the required buffer dedications shall not be PIF creditable.
- PIF credits may only be issued for the amount of the fees required for the development.
- To assure trails are constructed in a timely manner and to receive PIF credits, trails must be constructed prior to issuance of building permits for the respective development for which the trail will be dedicated and constructed.



TYPE 1 - REGIONAL TRAIL
 • PF Creditable Area



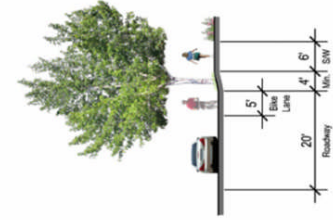
TYPE 2 - LOCAL SHARED USE TRAIL
 • PF Creditable Area



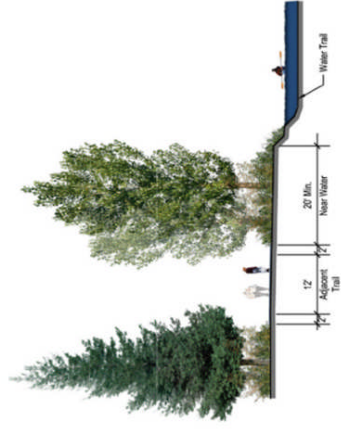
TYPE 3 - RUSTIC TRAIL
 • PF Creditable Area



TYPE 4 - SEMI-PRIMITIVE TRAIL
 • PF Creditable Area



TYPE 5 - ON STREET BIKE LANE / SIDEWALK



TYPE 6 - WATER TRAIL

Figure 15

6.8 Trail Planning

- Develop a signage plan and trail standards for the trail system, and implement it. The signage plan should include kiosks with system maps, trailhead signs indicating distance and difficulty, and trail signs posted along the route.
- Maximize the use of utility corridors, such as sewer and gas easements, and other linear features for trail corridors to achieve multiple benefits where feasible.
- During the land development approval process, the dedication of right-of-way for recreational trails shall be identified on a preliminary final plat and final site plan.
- For safety, recreation trails should be separated from the roadway.
- Additional trail easements or dedications should be sought to complete missing trail segments, link parks, and expand the overall trail network into areas that are already developed. If no other means can be found to provide missing links, on-street trail links should be used.
- Local trails should be required in residential subdivision planning and should connect to the City's existing trail system and neighboring local trails. Trail locations can be determined during the land use review process.
- Local shared-use trails are the preferred trail type for La Center, because they have the potential to serve the broadest spectrum of the public, including walkers, hikers, runners, horse riders, and cyclists. Trails should be planned, sized, and designed for multiple uses, except where environmental or other constraints preclude this goal or where particular user, e.g. baby strollers and horses, could be in conflict.
- Centralized and effective trailhead areas should be provided for trail access and coordinated with the County. Trailheads can be incorporated into community parks in many cases.

6.9 Trail Design

- Trail alignments should take into account soil conditions, surface drainage, critical areas and other physical limitations that could increase construction and/or maintenance costs. Hazard areas such as unstable slopes and critical habitat should be avoided.
- Route trails to minimize out of direction travel.
- Wayfinding and orientation signage should be provided to facilitate trail users. Signage should be provided at each major intersection and trail entrance, and should include route and mileage information.
- The trail right-of-way will generally be between 14 and 54 feet in width. Trail right-of-way, trail width, and surfacing will vary depending on the trail type.

6.10 Proposed Trail and Pathway System

The proposed trail system is depicted in **Figure 12b** and trail designations are denoted with a number within a circle for reference. The alignments shown are only representative of corridors. Specific development will be based on topography, critical or sensitive lands, development patterns, and proposed parklands.

Trail and Pathway System

#	Trail Name	Jurisdiction	Type	Length (miles)	Description
1	Paradise Point (T)	Clark County	T 3 Rustic	0.19	The trail will provide connection between the proposed County trail located along Paradise Park Road to the east end of Paradise State Park and the proposed East Fork of the Lewis River Regional trail system.
2	West Side Connector (P)	Clark County	T 5 on-road	2.00	Begins at the intersection of 31 st Avenue and 324 th Street eventually linking the south and north side of town and to a future school.
3	East Fork of the Lewis River Water Front (T)	La Center	T 2 shared use	1.26	Parallel the north bank of the East Fork of the Lewis River. This trail will be the gem of the City by providing public water front access and may be a catalyst for urban water front development that would occur to the north of the trail. This trail will also provide access to a small scale community boat launch and Sternwheeler Park.
4	Bolen Creek (T)	La Center	T 3 rustic	0.90	Follows the Bolen Creek Greenway. This trail will link the East Fork of the Lewis River Trail and the Heritage Trail Extension.
5	Pacific Highway (P)	La Center	T 5 on-road	3.75	Parallel Pacific Highway and NW La Center Road. This trail will link Interstate 5. It will also provide access to regional trails, boat launches, and trailheads. Phase 1 – north of river from bridge to edge of UGA; Phase 2 – South of river from bridge to I-5.
6	Heritage Trail Extension (T)	La Center UGA	T 3 Rustic/ gravel	1.20	Connect the Bolen Creek Trail to the Heritage Park trail system, park, and neighborhood.
7	Bolen Street (P)	La Center UGA	T 5 on-road	1.40	Part of a future minor collector development for Bolen Street. This trail will link the north end of town to the north-south trail and path systems and future school.
8	Breeze Creek (T)	La Center	T 2 shared use	0.75	Links the existing schools to downtown, Heritage Trail, and to the neighborhoods to the north. This trail is located in the Breeze Creek Greenway and is a major pedestrian corridor.
9	Highland Road (P)	La Center	T 5 on-road	0.90	Link the elementary and middle school back to the high school and future neighborhoods to the east.
10	Lockwood Creek Road (P)	La Center	T 5 on-street	1.40	Parallels Lockwood Creek Road. This trail will also provide linkages between downtown, the school system, and the neighborhoods to the east.
11	John Storm (P)	La Center	T 5 on-road	0.50	Provides a linkage from the La Center Bottoms Loop Trail north to the school system and community park. This pathway would be developed based on the completion of the Loop Trail and growth on the east end of town.
12	South Connector (T)	La Center	T 4 semi-primitive	0.93	Extends along the southeast planning area expansion area linking eastern neighborhoods to Sternwheeler Park and La Center Bottoms. This trail would use the open space or greenways at the base of the hillside. Parking may be available on the street or by the public works buildings.
13	La Center Bottoms Loop (T)	Clark County	T 2 shared use	1.00	Begin at the endpoint of the existing trail in the Bottoms and will loop around the critical area tie back to the South Connector Trail (12).

14	Timmen Road (P)	La Center	T 5 on-road	0.76	Parallel NW Timmen Road linking the Pacific Highway Pathway (5) back to the southeast.
15	Spencer Road (P)	La Center/ Clark County	T 5 regional	0.46	Parallel NW Spencer Road linking the Timmen Road Pathway (14) to the vicinity of the Tri-Mountain Golf course and NW 299th pathway system.
16	McCormick Creek (T)	La Center / Clark County	T 1 regional	1.58	Follow the McCormick Creek Greenway from the Spencer Road Pathway (15) down to the Pacific Highway Trail and finally connecting to the County's proposed McCormick Creek Trail
17	Tri-Mountain (T)	La Center / Clark County	T 3 rustic	0.44	Link the east side of Tri-Mountain Trail and highway interchange back to the north and access the McCormick Creek trail system.
18	NW 31st Avenue (P)	Clark County	T 5 on-road	1.26	Parallel NW 31st Avenue from La Center Road and to NW 299th Street. This trail would provide a connection between Tri-Mountain Golf course and La Center Road, eventually linking up with the trail system that returns to downtown.
19	NW 299th (P)	Clark County	T 5 on-street	0.80	Parallel NW 199th Street from the west end of the Planning Area to the Interstate-5 corridor and eventually could be extended to the Tri-Mountain Golf Course
20	East Fork Lewis River (WT)	La Center / Clark County	T 6 water	N/A	Along the south side of the East Fork of the Lewis River inside the planning area boundaries. This trail will tie into the greater water trail system of both the East and North Fork of the Lewis River.
21	Aspen Avenue (T)	La Center	T 5 on-road	1.13	Link Sternwheeler Park along Avenue and continue north to the city limits.
22	Breeze Creek Extension	La Center	T 3 rustic	0.21	Provide a connection to La Center Middle School from Sternwheeler Park.
23	High School (T)	La Center	T 3 rustic	0.16	Connect La Center High School with the existing Breeze Creek Trail, including a boardwalk spanning Breeze Creek.
Total miles				22.98	

Note: T = Trail; P = Pathway; WT = Water Trail

6.11 Trail Support Facilities

Clark County has planned several regional trails within the La Center area, such as the East Fork of the Lewis River Trail. As the need for trails and trailhead development increases the City should coordinate planning and design with the County's trail system and needs.

Trailheads and Access Points

These facilities typically support trail access and user convenience. Site amenities typically include paved parking areas, restroom facilities, drinking fountains, bike racks, benches, dumpsters, small shelters, picnic tables, and way-finding/interpretive signage. If this is a water trailhead additional amenities would include a boat launch and a loading/staging area. Trailheads are typically located in conjunction with regional, local shared use or water trails with nearby parking. Trail access points are a way of providing access along a trail corridor. Access points are typically located between trailhead facilities.

Locating Trails in Sensitive (Critical) Areas

There are a large number of critical areas in La Center creating constraints as well as opportunities for trail development. The benefits of public access to natural areas include exercise, bird watching, nature appreciation, and environmental education; however, this benefit needs to be balanced with minimizing habitat impact.

Trails in environmentally sensitive areas will need to be carefully and appropriately located and designed. Understanding the types of constraints, impacts and anticipated mitigation are key to the successful trail planning and implementation. Exceptions to the trail improvement standards set forth in this plan may be authorized in critical areas when consistent with the City's critical areas regulations. Guidelines for locating trails within sensitive areas include the following:

1. Construct boardwalks, railings, see-through fences, and viewpoints to allow visual access to the areas and to keep trail users on the trail and away from the habitat. Where railing and fences are not feasible, provide vegetative buffers or signage that identifies critical habitat areas.
2. Design wetland crossings for maximum protection of the wetland and locate them in an area suitable for public use.
3. Provide adjacent vegetation at access points that is dense enough to discourage off-trail travel. If necessary, install additional thick or thorny vegetation to prevent access.
4. Cover earthen-based trails with dense turf where it crosses floodplains or other areas subject to periodic flooding to reduce puddling and the possibility of walkers skirting the area.
5. Site trails away from active stream channels to prevent local bank erosion caused by trampling. In streamside locations where access is permitted or encouraged, provide access via boardwalks.
6. Locate bridge crossings in locations that will provide minimum impact to the water's edge and habitat while providing a rewarding experience for the trail user.

6.12 Trail Safety

The ideal trail is planned and designed with safety considerations taken into account. A number of methods can be implemented to increase the safety of trails for users. Some of these are outlined below:

- **Design Techniques:** There are several design elements or techniques that can increase safety on the trail system. Techniques such as emergency call boxes, trail rules, lighting, emergency vehicle access, and landscaping can be designed and installed to increase safety.
- **Trail Visibility:** Planning and design of the trail system should follow the recommended guidelines to provide open and visible corridors to both users and enforcement personnel. Visibility increases a person's sense of safety and reduces crime, such as vandalism.
- **Trail Conflicts:** One approach is to reduce the number of trail conflicts on multi-use trails where two types of users are interacting. Good design, signage, striping, and awareness of trail etiquette all reduce problems associated with these conflicts. Reducing public road crossing will also increase trail safety.
- **Coordination with Public Safety:** By making area law enforcement and public safety officials aware of trail routes, trailheads, and potential problem areas, they can develop emergency response plans and a method of policing the area the most efficiently.
- **Hours of operation:** The City will close trails when conditions are hazardous and during the nighttime to help ensure trail user safety.



Chapter 7

Administrative and Operation Recommendations



Chapter 7 Administrative and Operation Recommendations

7.1 Managing Parks



The City should assume responsibility for:

- On-going monitoring of current park and recreation needs
- Improving and expanding parks, facilities and trails
- Maintaining existing parks and facilities
- Coordinating and providing leadership between other agencies and community groups

Community involvement and developing partnerships are essential in creating a sense of pride and ownership for parks and open space in community members, while at the same time reducing the financial burden on the City.

This plan recommends the following for management of park and recreation services within the City:

1) Establish an Adopt-a-Park Program: The City should create an Adopt-a-Park program in order to inspire ownership in community members. The program should use local neighborhood associations and service organizations to informally agree to provide limited maintenance responsibilities. These programs could also include organizing and hosting neighborhood events at existing park locations.

2) Develop Partnerships: The City should develop partnerships with local agencies and organizations for financial contributions in order to maintain an effective park and recreation program. Additional partnership opportunities reached within local private organizations and with Clark County help to build community support for park and recreation services and programs. Partnership opportunities exist in the following organizations:

- Conservation Future Open Space Program
- Clark County's Salmon Team
- City of Ridgefield and other nearby jurisdictions
- Boy Scouts and Girl Scouts
- La Center Little League
- AYSO Soccer Club

3) Develop a Cost Estimate System for Overall Park Improvement: This plan recommends that the City develop a cost estimate system for future park improvements. The system would encourage an accurate way of estimating all future park maintenance activities which are offered by the City including: park and sports field maintenance, entrance/gateway features and trail and open space maintenance. As this system is established, the City should put together an annual report including: costs, participation levels, and any changes in operation that have occurred throughout the year. Therefore, in order to budget for future needs, the City would be able to determine the types of parks and facilities which need the most maintenance.

4) Promote Volunteer Participation: An active volunteer group can assist with a variety of tasks including: providing assistance with coordination and planning of community events, administrative assistance, and limited maintenance tasks. Encouraging volunteer participation can be a valuable asset to a growing City in need of additional parks and recreation services, especially with a limited budget.

7.2 Park and Recreation Programs

The City will need additional recreation programs, both outdoor and indoor facilities, in the future to keep up with demand. Currently, the City hosts several annual events, such as, the La Center Christmas Festival and the Our Days Festival. In the past, other events such as the La Center Fall Carnival and Sternwheeler Days have been popular.

The City currently has two active outdoor recreation clubs, the AYSO Soccer Club and La Center Little League. The AYSO Soccer Club sponsors youth soccer in the City and also serves the communities of Ridgefield and Woodland. The fields at Holley Park are used for soccer practice and games for the AYSO Soccer Club and the ball fields are used by La Center Little League. The City of La Center should partner with the La Center School District to assess the need for summer craft or recreation activities for children.

Moreover, the City should continue to rent community facility, such as, the amphitheater with gazebo area in Sternwheeler Park, the covered area and a community center meeting area (with a commercial kitchen for light kitchen use or for full event use such as weddings, receptions, etc.) in Holley Park, and Heritage Park's plaza.

7.3 Maintenance Operations

The cost of maintaining the City of La Center's park and recreation programs and overall system is an on-going financial burden. Maintenance budgets will inevitably increase as the City acquires additional parks, services, and recreation programs. Park maintenance costs vary over time. City staff currently supervises maintenance of some existing facilities by organizations which use the facilities (i.e. little league, soccer teams, etc.). This plan recommends the following for management of park and recreation services within the City:

- 1) **Maintenance Standards:** The City should review and update its maintenance standards as needed. The City should regularly examine current maintenance operations to determine what has and has not been effective and, thereafter, should create specific maintenance plans, including necessary tasks, frequency, and protocols.
- 2) **Design Opportunities:** At this early stage of park development, there are opportunities to design park elements in a way that minimizes future potential maintenance costs. For instance, by designing future parks with labor saving methods, maintenance costs can be greatly reduced. Labor saving methods for park design may include: automatic irrigation systems, designing lawn areas so that larger mowers can be utilized, and designing landscaped areas using xeriscaping principles. Xeriscaping entails designing landscapes in a way that does not require supplemental irrigation.
- 3) **Seasonal Maintenance Staff:** Depending on annual financial resources, seasonal maintenance staff might be sufficient to cover increased demand during summer months. Careful scheduling and taking into account peak demand and use may help minimize costs.
- 4) **Adopt-a-Trail Program:** The City should develop a set of guidelines in accordance with the establishment of a volunteer-run Adopt-a-Trail Program. The program should examine the specific needs of the trail system including installation, repair, and ongoing maintenance. The program should create specific tasks and frequency for volunteer teams.

Chapter 8

Plan Implementation



Chapter 8 Plan Implementation



8.1 Overview

This chapter identifies the implementation strategies for the park and recreation facility improvements recommended in this plan. The plan identifies park and recreation needs and projects over a 20-year period. When taken as a whole, the scope and cost of the project list appears high and possibly out of reach.

The plan also includes a list of capital projects, including planning and design, acquisition, and construction which could be accomplished in the near term. This 6-year Capital Improvement Project (CIP) list becomes the foundation for budgeting and for the imposition of Park Impact Fees (PIFs). The City should review the 6-year CIP annually. The City should remove completed projects from the CIP and should add new projects as desired or as needed. The CIP does not include annual maintenance costs. Additional potential funding sources are outlined in **Appendix A**.

8.2 Capital Projects

La Center’s Park Recreation and Open Space Master Plan recommends improvements to existing park facilities, eight new neighborhood parks, and 10-15 acres of a new community park. These projects, occurring only in the La Center city limits or UGA, will be constructed over a 20-year time frame. Projected costs for all of these improvements are summarized in **Table 8a** under the categories of community parks, neighborhood parks, other parks and facilities, and trails. **Appendix B** provides a detailed summary of total costs for each specific park and facility recommended in this plan.

Table 8a Project Cost Summary (20 Year Plan)	
Community Parks*	\$11,242,500
Neighborhood Parks*	\$10,112,000
Other Parks & Facilities*	\$2,372,670
Trails**	\$5,919,800
TOTAL	\$29,646,000
*Land acquisition costs are assumed to be \$132,000 per acre in 2016 dollars in the planning area (Urban Growth Area)	
**Trail construction costs are assumed as follows:	
Type 1 – Regional (NA)	
Type 2 - Local Shared Use Trail - \$320,000 per mile	
Type 3 – Rustic Trail – \$227,000 per mile	
Type 4 – Semi-Primitive Trail - \$180,000 per mile	
Type 5 – On Street Bike Lane/ Sidewalk - \$270,000 per mile	
Type 6 – Water Trail - \$12,000 per mile for signage	

8.3 Six Year Capital Improvement Plan

The cost of providing all of the recommended parks and trails identified in Table 8a and Appendix B exceeds La Center’s present ability to finance these park projects. Consequently, the City should adopt a 6-year Capital Improvement Project (CIP) funding strategy to manage acquisition and development of park and recreation facilities over time. The City should evaluate the list annually or bi-annually and update the 6-year CIP as new development occurs or as parks or trails are constructed

The six-year Capital Improvement Plan lists the following priorities for park improvements (**Table 8b**). Trails are a high priority in the City, and trails that connect both sides of the city should be designed and constructed. The East Fork of the Lewis River is a prized resource in the community and a Water Front Park Master Plan should be initiated during this six-year time frame. The City is currently designing and permitting the Ivy Trail and Brezee Creek Extension Trail along with non-motorized boat launch on the west side of the river.

Table 8b – Park Six-Year CIP 2016 - 2021 Recommendations

Trails			
Trail Name	\$ Acquisition	\$ Development	Totals
T4	\$ -	\$ 209,000	\$ 209,000
T3	\$ -	\$ 447,000	\$ 447,000
T5 - Phase I	\$ -	\$ 349,666	\$ 349,666
Trails Sub-total		\$ 1,005,666	\$ 1,005,666
Parks			
Name	\$ Acquisition	\$ Development	Totals
NP 3	\$ 264,000	\$ 600,000	\$ 764,000
NP 5	\$ 132,000	\$ 400,000	\$ 632,000
SU 1		\$ 132,000	\$ 132,000
NP 2	\$ 264,000		\$ 264,000
NP 4	\$ 264,000		\$ 264,000
Parks Sub-total	\$ 924,000	\$ 1,132,000	\$ 2,056,000
Other			
La Center Bottoms Master Plan			\$ 200,000
Holley Park Acquisition			\$ 174,500
Other Sub-Total			\$ 374,500
Park Six-Year CIP Sub-total			\$ 3,436,166

8.3 Six Year Capital Improvement Project Funding Strategy

There are several strategies the City can employ to fund the planned park system. The primary funding strategies communities use include: Park Impact Fees (PIFs) for funding system improvements, Real Estate Excise Tax, General Fund dollars, grants, and gifts or donations.

Funding Strategies:

1. Park Impact Fees (PIF):

Park Impact Fees are charged to new residential building permits as a way to pay for park projects identified on the adopted capital facilities plan. As growth occurs, “development” pays for the park impacts and demand that it creates. The types of public park facilities that can benefit from impact fees include: planning, acquisition, site improvements, necessary off-site improvements, construction, engineering, architectural permitting, financing, administration, and capital equipment pertaining to parks. Park impact fees cannot be used as the only source for park acquisition; neither can they be used for operating or maintenance expenses associated with parks. Current policy allows for PIF credits when a developer makes a contribution in the form of easements, dedications or payments in lieu of fees, toward parks, recreation, and trail system improvement projects identified in the La Center Capital Facilities Plan.

La Center’s PIF rate at the beginning of 2016 was \$2,042 for single-family homes and \$2,042 for multi-family units. The City Council had not adjusted the PIF since 2010. The current PIF was established based on significantly lower land costs than current market conditions for undeveloped acreage. After consulting with realtors working the La Center area and reviewing sale prices on line, this plan is based on \$132,000 per gross acre of undeveloped land.

For planning purposes the 2016-2036 Master Plan anticipates a population of 3,100 at the start of 2016. Over the next 20 years the City will see an increase of 4,479 new residents bringing the 2036 population to 7,642. The City uses a planning assumption of 2.66 persons per household, thereby generating approximately 1,683 new dwellings over the next 20 years. Approximately 25% of the 1,683 new dwelling will be medium density units.

The Park Impact Fee (PIF) is calculated by using the following formula found in La Center Municipal Code 3.35.100:

$$PIF = (BF \times PPU) \times DU - A$$

BF means base fee, which is “the adjusted cost per person in dollars for all land appraisal, acquisition, and development for parks, recreation or trail facilities identified in the La Center CFP.” The base fee can be calculated by subtracting “the estimated public capital facility costs necessary to satisfy existing deficiencies in services based upon the adopted level of service” from “the total La Center CFP cost estimates for parks, recreations and trail acquisition and development.” That number is then divided by the “projected growth in population during the planning period.”

The Plan anticipates the City will permit 535 new dwellings over the next six years. The City Council should review and update the PIF every time it updates the Parks six-year CIP.

2. Dedicate REET funds for park system improvements:

Washington law authorizes cities to impose excise taxes on the sale of real property, referred to as Real Estate Excise Tax. In 2014, La Center generated \$90,490 and \$92,379 in 2015. In 2005 during the peak of the housing market La Center generated \$255,779 in REET revenue. The region is growing out of the recession and housing sales are increasing. The Plan anticipates REET revenues over the next six years to average between 2005 and 2012, or approximately \$150,000 per year.

The Plan estimates the City will contribute 15% of its annual REET revenue to the Parks program, approximately \$135,000 over the next six years.

3. Dedicate General Fund dollars for grants and other park improvements:

The General Fund is the primary source of City revenue and is reserved for many other services that often take priority over parks funding, the City will need some limited funds on hand for parks. Furthermore, many grants require the City to match available funds that are offered and the City must identify their funding source.

The six-year funding strategy assumes the City will allocate at approximately \$197,000 dollars per year to fund park improvements.

4. Pursue Grants:

The City should pursue grant funding, which will require either staff or consultant time. The WWRP funding cycle begins in 2017 and 2019 and the applications for each are due in 2016 and 2018.¹ To accomplish this, the City will need to assign a staff person to pursue these grant opportunities. Other grant sources are listed in **Appendix A, Funding Sources**.

The six-year funding strategy assumes the City could acquire \$50,000 per year or \$300,000 over this six-year period.

5. Gifts and Donations:

Based on some discussion in the Parks Advisory Committee meetings, the City may anticipate some level of gifts and land donations.

The Plan assumes the City will receive a total of \$50,000 per year in the form of either land donations or gifts for a total of \$300,000 over the six year time period.

**Table 8c
Estimated Six Year Funding Sources**

Funding Source	Estimated Total
PIF revenues, 2016-2022	\$1,520,470
REET funds, 2016-2022	\$135,000
General Fund, 2016-2022	\$1,180,696
Grants, 2016-2022	\$300,000
Donations, 2016-2022	\$300,000
	\$3,436,166

¹ See http://www.rco.wa.gov/grants/grants_available.shtml for LWCF and RTP funding possibilities.

Appendix A Funding Sources



Appendix A

Funding Sources

FEDERAL AND STATE SOURCES

RCO Grant Programs

The Washington State Recreation and Conservation Office (RCO) grants money to state and local agencies, municipal subdivisions, private landowners, Native American tribes, nonprofit organizations and corporations generally on a matching basis, to manage, protect, develop and improve recreation, habitat conservation, farmland preservation and salmon recovery. The RCO administers a dozen state and federal grant programs.

Washington Wildlife and Recreation Program (WWRP):

The Washington Wildlife Recreation Program (WWRP), which is managed by IAC, provides grant opportunities for funding in urban wildlife habitat, local parks, trails, and water access categories. Funds for local agencies are awarded on a matching basis. Grant applications are evaluated once each year. However, in 1999, the IAC limited project review in odd-numbered years to local park acquisition. The State Legislature must authorize funding for the WWRP project lists.

Salmon Habitat Recovery Grants: Washington State Salmon Recovery Funding Board (SRFB)/ Lower Columbia Fish Recovery Board (LCRFB)

The Washington State Legislature established the Salmon Recovery Funding Board in 1999 to help support salmon recovery in Washington State. The SRFB provides grant funding to local, state, and private individuals and organizations for habitat protection and restoration projects and activities that produce sustainable and measurable benefits to fish.

Wetland Reserves Program (WRP: Natural Resources Conservation Service (NRCS)

The WRP provides landowners the opportunity to preserve, enhance, and restore wetlands and associated uplands. The program is voluntary and provides three enrollment options: permanent easements, 30-year easements, and 10-year restoration cost-share agreements. In all cases, landowners retain the underlying ownership in the property and management responsibility. Land uses may be allowed that are compatible with the program goal of protecting and restoring the wetlands and associated uplands. The NRCS manages the program and may provide technical assistance.

Boating Facilities Program

Funding for this program comes from gas taxes from Washington boaters. Eligible projects are those that feature acquisition, development, planning, and renovation that relates to boat ramps, transient moorage, or upland support facilities. Projects that mix planning with acquisition or development may be allocated up to \$1,000,000, while projects that involve planning only may be allocated up to \$200,000. These grants are made by the RCO and require a minimum 25% match from a local agency.

Safe, Accountable, Flexible, Efficient Transportation Equity Act – A Legacy for Users (SAFETEA- LU)

Originally known as the Intermodal Surface Transportation Efficiency Act (ISTEA), this program funds a wide variety of transportation related projects. In addition to bicycle, pedestrian and trail-related capital projects, SAFETEA-LU funds can generally be used for landscape and amenity improvements related to trails and transportation. The money can also be used for maintenance. SAFETEA-LU funds are primarily focused on regional systems and not local neighborhood trails.

U.S. Fish and Wildlife Service (USFWS)/Washington State Department of Fish & Wildlife (WDFW).

USFW and WDFW may provide technical assistance and administer funding for projects that enhance water quality, including debris removal, flood mitigation, and enhancements to water crossings.

LOCAL FUNDING OPTIONS

Levies

Washington law allows cities and counties, along with other specified junior taxing districts, to levy property taxes in excess of limitations imposed by statute when authorized by the voters. Levy approval requires 60 percent majority vote at a general or special election. Excess levies by school districts are the most common use of this authority.

General Obligation Bonds

For the purposes of funding capital projects, such as land acquisitions or facility construction, cities and counties have the authority to borrow money by selling bonds. Voter-approved general obligation bonds may be sold only after receiving a 60 percent majority vote at a general or special election. If approved, an excess property tax is levied each year for the life of the bond to pay both principal and interest.

Councilmanic Bonds

Councilmanic bonds may be sold by cities and counties without public vote. The bonds--both principal and interest--are retired with payments from existing county or city revenue or new general tax revenue, such as additional sales tax or real estate excise tax. The maximum debt limit for councilmanic bonds is one and one-half percent of the value of taxable property in the city.

Impact Fees

Development impact fees are charges placed on new development as a condition of development approval to help pay for various public facilities the need for which is directly created by that new growth and development. Under the Growth Management Act of 1990 (ESHB 2929), counties, cities, and towns may impose impact fees on residential and commercial "development activity" to help pay for certain public facility improvements, including parks, open space, and recreation facilities. Clark County and Vancouver both charge impact fees on new development to help pay for park and transportation facilities. Several school districts within the county have also adopted development impact fees.

Utility Tax

Cities are authorized to impose taxes on utility services, such as telephone, electric and natural gas. Legislative maximums limit the amount of tax that may be collected. For example, the maximum tax rate for electric and natural gas is six percent. Maximums may be exceeded for a specific purpose and time period with majority voter approval. City operated water and sewer utilities do not share the six percent limit.

Sales Tax

Washington law authorizes the governing bodies of cities and counties to impose sales and use taxes at a rate set by the statute to help "carry out essential county and municipal purposes." The authority is divided into two parts. Cities may impose by resolution or ordinance, sales and use tax at a rate of five-tenths of one percent on any "taxable event" within their jurisdictions. Cities may also impose an additional sales tax at a rate "up to" five-tenths of one percent on any taxable event within the city.

Real Estate Excise Tax

Washington law authorizes cities to impose excise taxes on the sale of real property within limits set by the statute. The authority of cities and counties may be divided into four parts. A city may impose a real estate excise tax on the sale of all real property in the city, respectively, at a rate not to exceed 1/4 of 1% of the selling price to fund "local capital improvements," including parks, playgrounds, swimming, pools, water systems, bridges, sewers, etc. Also, the funds must be used "primarily for financing capital projects specified in a capital facilities plan element of a comprehensive plan."

A city may impose a real estate excise tax on the sale of all real property in the city at a rate not to exceed 1/2 of 1%, in lieu of five-tenths of one percent sales tax option authorized under state law. These funds are not restricted to capital projects. The statute provides for a repeal mechanism. Cities that are required to prepare comprehensive plans under the new Growth Management Act-- are authorized to impose an additional real estate excise tax on all real property sales in the city at a rate not

to exceed 1/4 of 1%. These funds must be used “solely for financing capital projects specified in a capital facilities plan element of a comprehensive plan.”

Regular Property Tax – LID LIFT

Cities are authorized to impose ad valorem taxes upon real and personal property. A city’s maximum levy rate for general purposes is \$3.375 per \$1,000 of assessed valuation unless the city is annexed to either a library or fire district, in which case the city levy may not exceed \$3.60 per \$1,000 of assessed valuation. Once the rate is established each year under the statutory limit, it may not be raised without the approval of a majority of the voters. Receiving voter approval is known as a lid lift. A lid lift may be permanent, or may be for a specific purpose and time period. Other limits on taxing authority remain in effect, such as the aggregate levy rate limits of \$5.90 per \$1,000 of assessed valuation.

INCENTIVES

Density Bonus or Density Transfers

Density bonuses are a planning tool used to encourage a variety of public land use objectives, usually in urban areas. They offer the incentive of being able to develop at densities beyond current regulations in one area, in return for concessions in another. Density bonuses are applied to a single parcel or development. An example is allowing developers of multi-family units to build at higher densities if they provide a certain number of low-income units. For density bonuses to work, market forces must support densities at a higher level than current regulations.

Park Land Dedication

Park land dedication allows developers to dedicate land or capital infrastructure in exchange for a park impact fee credit. The developer is entitled to a credit against the applicable impact fee component for the fair market value of any dedication of land and reasonable documented construction costs acceptable to the jurisdiction and associated with the improvement to, or new construction of, system improvements provided by the developer to facilities that are/were identified in the capital facilities plan and that are required by the jurisdiction as a condition of approval for the immediate development proposal.

Transfer of Development Rights

The transfer of development rights (TDR) is an incentive-based planning tool that allows land owners to trade the right to develop property to its fullest extent in one area for the right to develop beyond existing regulations in another area. Local governments may establish the specific areas in which development may be limited or restricted and the areas in which development beyond regulation may be allowed. Usually, but not always, the “sending” and “receiving” property are under common ownership. Some programs allow for different ownership, which, in effect, establishes a market for development rights to be bought and sold.

OTHER SOURCES

Land Trusts

Land trusts are private non-profit organizations that traditionally are not associated with any government agency. Land trusts that have completed projects in southwest Washington include the Nature Conservancy (TNC), the Trust for Public Land (TPL) and the Columbia Land Trust.

Grants, Trusts, Donations and Gifts

Many trusts and private foundations provide funding for park, recreation and open space projects. Grants from these sources are typically allocated through a competitive application process, and vary dramatically in size based on the financial resources and funding criteria of the organization. Philanthropic giving is another source of project funding. Efforts in this area may involve cash gifts and include donations through other mechanisms such as wills or insurance policies. Community fund-raising efforts can also support park, recreation, or open space facilities and projects.

Business Sponsorships

Business sponsorships for youth, teen, adult and senior programs are available throughout the year. Sponsorships and donations range from \$5 to \$1,000 or in-kind contributions that include services or equipment.

Sponsorship or Naming Rights

This practice generates revenue by offering sponsorship and naming rights to private entities.

Fundraising

Fundraising projects are used to support special projects and programs. Recycling drives, golf tournaments and plaque or brick sales are three examples of successful fundraising efforts.

Interagency Agreements

State law provides for interagency cooperative efforts between units of government including joint acquisition, development and use of park, recreation and open space facilities. This approach would be needed to develop a joint use facility such as a regional park, shared by La Center, north Clark County, and Ridgefield. Shared school/park facilities are another example of this concept.

Public/Private Partnerships

The concept of public/private partnerships has become increasingly popular for park and recreation agencies. The basic approach is to enter into a working agreement with a private corporation, non-profit organization, or other agency to help fund, build, and/or operate a public facility. Generally, the three primary incentives that a public agency can offer are a free site, tax advantages, and facility access. While the public agency may have to give up certain responsibilities or control, it is one way of providing public facilities at lower cost.

Private or Public Utility Corridors

Utility corridors can be managed to maximize protection or enhancement of open space lands. Utilities maintain corridors for provision of services such as electricity, gas, oil, and rail travel. Historically, some utility companies have cooperated with local governments for development of public programs such as parks within utility corridors.

Local Improvement District

Local Improvement Districts (LID) can be formed by local governments for capital projects. The capital project must directly benefit those properties that are assessed, and there must be a relationship between the benefit received and the assessment paid. Typically, these districts fund improvements to sewer, water or road systems through bonds that are subsequently paid back from special assessments that are levied on district members. LIDs are initiated by petition or, in the case of a citywide project; the city could initiate the project by resolution. A petition signed by property owners representing 60 percent of the affected area is necessary to stop a project. Funding for LIDs is usually spread over 10 years. Specific legislation covers use and operation of various LIDs.

Park & Recreation Districts

Park and recreation districts may be formed for the purposes of providing leisure-time activities and recreation facilities.

La Center may consider participating in a park district in the future with other jurisdictions such as Ridgefield or north Clark County. Authorized facilities include parks, playgrounds, public campgrounds, boat ramps, public hunting and fishing areas, bicycle and bridal paths, and “other recreation facilities.” Park and recreation districts are explicitly authorized to acquire and hold real and personal property. Formation of a park and recreation district must be initiated by petition and requires voter approval.

User Fees

Revenue for maintenance and operations can be generated through fees and charges, including: parking fees, boat launch fees, park user fees, event fees, community center rental, and other use based fees.

Volunteer Resources

Volunteers from community groups may volunteer for a variety of activities including tree planting, invasive species removal, trail maintenance, and environmental education. Through labor and the provision of resources, volunteers can make a definite and lasting contribution to maintaining parks, green spaces, and natural areas.

Appendix B Parks Project Costs



Appendix B

	Site	Project Description	Type			Preliminary Project Cost
			New Park	Existing	Other	
Community Parks						
CP1	Holley Park	Phase II and later implementation. Design and construction of parking improvements and street frontage improvements for NE Lockwood Creek and Ivy Road.			x	\$174,500
	Future Community Parks	Acquisition of 30+ acres at \$132,000/acre and development Development of 7 acres				\$4,068,000 \$7,000,000
		Community Parks Subtotal				\$11,242,500
Neighborhood Parks						
	Sternwheeler Park	Master Plan		x		--
	Sternwheeler Park	Design and construction		x		--
	Elmer Soehl Park	Acquisition		x		--
	Elmer Soehl Park	Master Plan		x		--
	Elmer Soehl Park	Design and Construction		x		--
	Heritage Park	Design and Construction		x		--
NP1	New Neighborhood Park	Acquisition of a 2 acre site				\$264,000
NP1	New Neighborhood Park	Design and construction	x			\$1,000,000
NP2	New Neighborhood Park	Acquisition of a 2 acre site	x			\$264,000
NP2	New Neighborhood Park	Design and construction	x			\$1,000,000
NP3	New Neighborhood Park	Acquisition of a 2 acre site	x			\$264,000
NP3	New Neighborhood Park	Design and construction	x			\$1,000,000
NP4	New Neighborhood Park	Acquisition of a 2 acre site	x			\$264,000
NP4	New Neighborhood Park	Design and construction	x			\$1,000,000
NP5	New Neighborhood Park	Acquisition of a 2 acre site	x			\$264,000
NP5	New Neighborhood Park	Design and construction	x			\$1,000,000
NP6	New Neighborhood Park	Acquisition of a 2 acre site	x			\$264,000
NP6	New Neighborhood Park	Design and Construction	x			\$1,000,000
NP7	New Neighborhood Park	Acquisition of a 2 acre site	x			\$264,000
NP7	New Neighborhood Parks	Design and construction	x			\$1,000,000
NP8	New Neighborhood Park	Acquisition of a 2 acre site	x			\$264,000
NP8	New Neighborhood Park	Design and construction	x			\$1,000,000
	Neighborhood Parks Subtotal					\$10,112,000

	Site	Project Description	Type			Preliminary Project Cost
			New Park	Existing	Other	
Other Parks and Facilities						
	Community Center Upgrades	Design and construction of the remodel to the existing community center and bath house improvements			x	\$1,740,000
SU-1	La Center Bottom Master Plan	Master Plan & integration with Clark County park plans	x			\$200,000
SU-2	Pollock Park	Design and Construction	x			\$432,670
		Other Parks and Facilities Subtotal				\$2,372,670
Trail Improvements						
	Trails master plan	Master plan for trails, trail heads, and signage				\$80,000
T1*	Paradise Point Trail	Type 3 trail, length 0.19 miles			x	\$46,000
T2*	West Side Connector Pathway	Type 5 trail, length 1.93 miles			x	\$541,000
T3	E. Fork of the Lewis River Water Front Trail	Type 2 trail, length 1.26 miles			x	\$447,000
T4	Bolin Creek Trail	Type 3 trail, length 0.88 miles			x	\$209,000
T5	Pacific Highway Pathway	Type 5 trail, length 3.75 miles: Phase 1 & 2			x	\$1,049,000
T6	Heritage Trail Extension	Type 3 trail, length 0.37 miles		x		--
T7	Bolin Street Pathway	Type 5 Trail, length 1.40 miles			x	\$391,000
T8	Breeze Creek Trail	Type 2 trail, length 0.56 miles		x		--
T9	NE Highland Road Pathway	Type 5 trail, length 0.90 miles			x	\$251,000
T10	Lockwood Creek Road Pathway	Type 5 Trail, length 1.35 miles			x	\$379,000
T11	John Storm Pathway	Type 5 Trail, length 0.49 miles			x	\$137,000
T12	South connector trail	Type 4 Trail, length 0.93 miles			x	\$166,000
T13*	La Center Bottoms Loop Trail	Type 2 trail, length 1.09 mile			x	\$344,000
T14	Timmen Road Pathway	Type 5 Trail, length 0.76 miles			x	\$212,000
T15	Spencer Road Pathway	Type 5 Trail, length .46 miles			x	\$129,000
T16	McCormick Creek Trail	Type 1 trail, length 1.58 miles			x	\$560,000
T17	Tri-Mountain Trail	Type 3 trail, length .44 miles			x	\$104,000
T18*	NW 31 st Pathway	Type 5 Trail, length 1.02 miles			x	\$285,000
T19*	NW 299 th Pathway	Type 5 trail, length .80 miles			x	\$224,000
T20	E. Fork Lewis River Water Trail	Type 6 trail, length 1.57 miles; new signage only improvement required			x	\$ 12,000
T21	Aspen Road Trail	Type 5 Trail, length 1.13 miles			x	\$316,000
T22	Breeze Creek Extension	Type 3 Trail, length .21 miles (to be funded by Department of Commerce Grant – not included in total)			x	\$ 37,800
		Trail Improvements Subtotal				\$5,919,800
Total – All Projects						\$29,646,970

* = Trail is outside the Urban Growth Boundary and is not included in Trail Improvement Subtotal

Appendix C Community Needs Survey



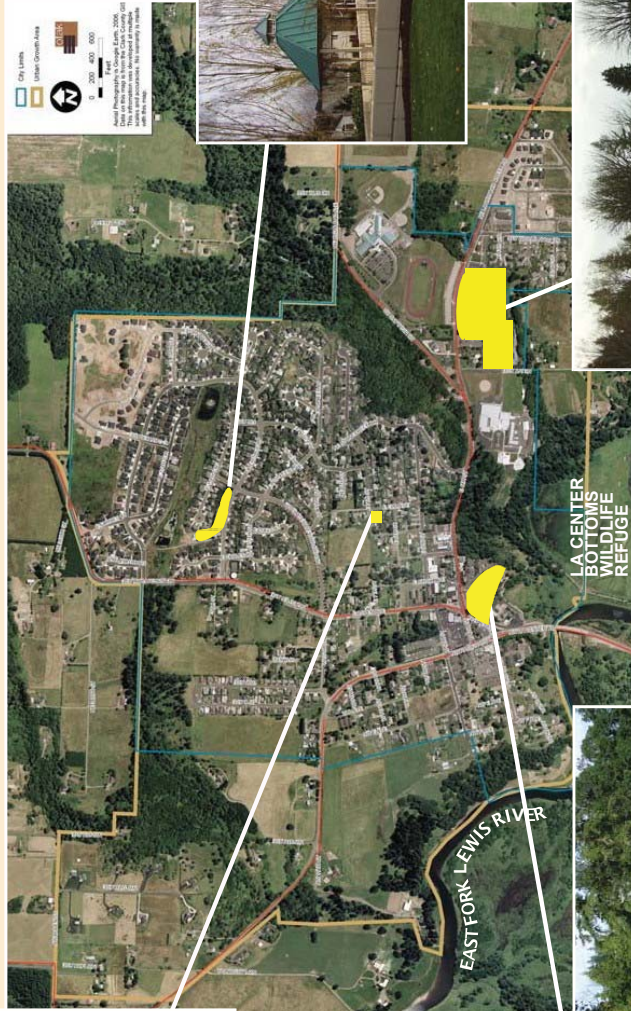
La Center Recreation Needs Survey



Elmer Soehl Park



Sternwheeler Park



La Center Community Park



Heritage Park



6. Recognizing budget limitations, La Center should prioritize park and recreation services and facilities as follows: (Please rank 1-5, with 1 being most important and 5 being least important.)
- a. Building or expanding recreation programs and facilities _____,
 - b. Building trails and walking paths _____,
 - c. Purchasing and/or preserving open space or natural areas _____,
 - d. Acquiring and/or developing new parks _____,
 - e. Renovating existing parks _____, or
 - f. Other _____.
8. **Sports Fields.** The 2007 Park and Recreation Plan envisioned a regional sports complex north of Tri-Mountain Golf Course. If a regional facility does not develop there, is there a location in La Center where a large sports complex might work, such as, as Timmen Road, the I-5 Junction, Lockwood Creek Road, Pacific Highway?

9. **Waterfront.** Are there programs, facilities or services the City should consider to better connect the community to the East Fork of the Lewis River?

**Prior survey results for #1 Housing, #2 Economy, and Marijuana are posted on the City web site.*

<http://www.ci.lacenter.wa.us/pdfs/Housing-EconomicSurveys.pdf>

http://www.ci.lacenter.wa.us/pdfs/Marijuana_Feedback.pdf

The 2007 La Center Park, Recreation and Open Space Comprehensive Plan is available:

<http://www.ci.lacenter.wa.us/pdfs/ParksMasterPlan.pdf>

Please provide your email address if you would like be added to the City's comprehensive plan update email distribution list.

@

Tape Here

Place
Stamp
Here

La Center City Hall
214 East 4th Street
La Center, Washington 98629

Tape Here

Please fold this side out and mail back to us. Thank you.

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Community Vision Survey # 3 Parks, Trails & Recreation Survey Data Analysis

* Approximately 1,100 surveys were mailed out in January. As of 2/5/2014 118 surveys were received, resulting in an 11% return rate.

* Overall residents support our community's parks and recreation facilities. Of the 118 responses received, 72% percent of the community use our parks and/or trail facilities throughout the year.

* 73% believe our parks and recreation facilities are important for maintaining and improving our quality of life.

* When asked to prioritize six different activities/facilities an overwhelming 72% found trail corridors for walking, biking or with electric carts to be most important. When asked specifically about a trail to the school property 53% were in support and 33% were opposed.

* Residents showed a great level of support for small parks and access to the river. 52% favored small parks with only 14% opposing them. 53% of the residents favored river access with only 19% opposing it.

* When asked about prioritizing future parks and recreation activities/facilities, residents favored trails with 61% supporting and 17% opposed. Their next priority was purchasing and/or preserving land for future parks, 40% supported it while 34% were opposed.



MacKay & Sposito, Inc.
1325 SE Tech Center Dr., Ste 140
Vancouver, WA 98683
Phone: (360) 695-3411
Fax: (360) 695-0833
www.mackaysposito.com



Mackenzie.
1515 SW Water Avenue, Suite 100
Portland, OR 97214
Phone: (503) 224-9560
Fax: (503) 228-1285
www.mcknze.com

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