



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

August 2007



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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

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 one square mile 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 steam boats 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.

Over the last 15 years, Clark County has experienced tremendous growth, placing pressure on both the environment and public services. The City of La Center is no exception, with unique challenges and opportunities confronting this small community.

The previous parks and recreation plan was prepared in 1991. Although La Center's growth exceeded expectations, the previous plan provided a vision that resulted in major improvements in the following years including: non-motorized trails connecting community centers and parks, accessibility for special needs, securing land with level topography for formal sports, historical preservation, and expanding greenways. . 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.

1.2 Master Plan Overview:

This plan identifies general policies, goals and park, recreation and open space levels of service and facility improvements. The main focus of this planning effort was to identify a capital improvement program based on the established level of service, create a public participation program, as well as build consensus for existing and future park and open space amenities.

In addition, this Parks, Recreation & Open Space Master Plan is intended to refine the previous document and provide a long-range guide for the delivery of park, recreation and open space services within this growing City. With its adoption it will provide policies for acquiring and developing parks, open space, trails, and other recreational facilities.

The plan also attempts to forecast recreation trails and open space connections and opportunities with adjoining cities (primarily, the adjacent City of Ridgefield) as it relates to the Clark County Comprehensive Plan. This plan achieves the following features:

- An examination of the existing park system
- An assessment of park and facility needs, opportunities and constraints
- Public involvement facilitation and evaluation of past surveys, documents
- Coordination of a greenway with the City of Ridgefield
- Development of an open space program
- Developing recommendations and policies for managing the park, recreation and open space program
- A funding strategy for financing existing and proposed services

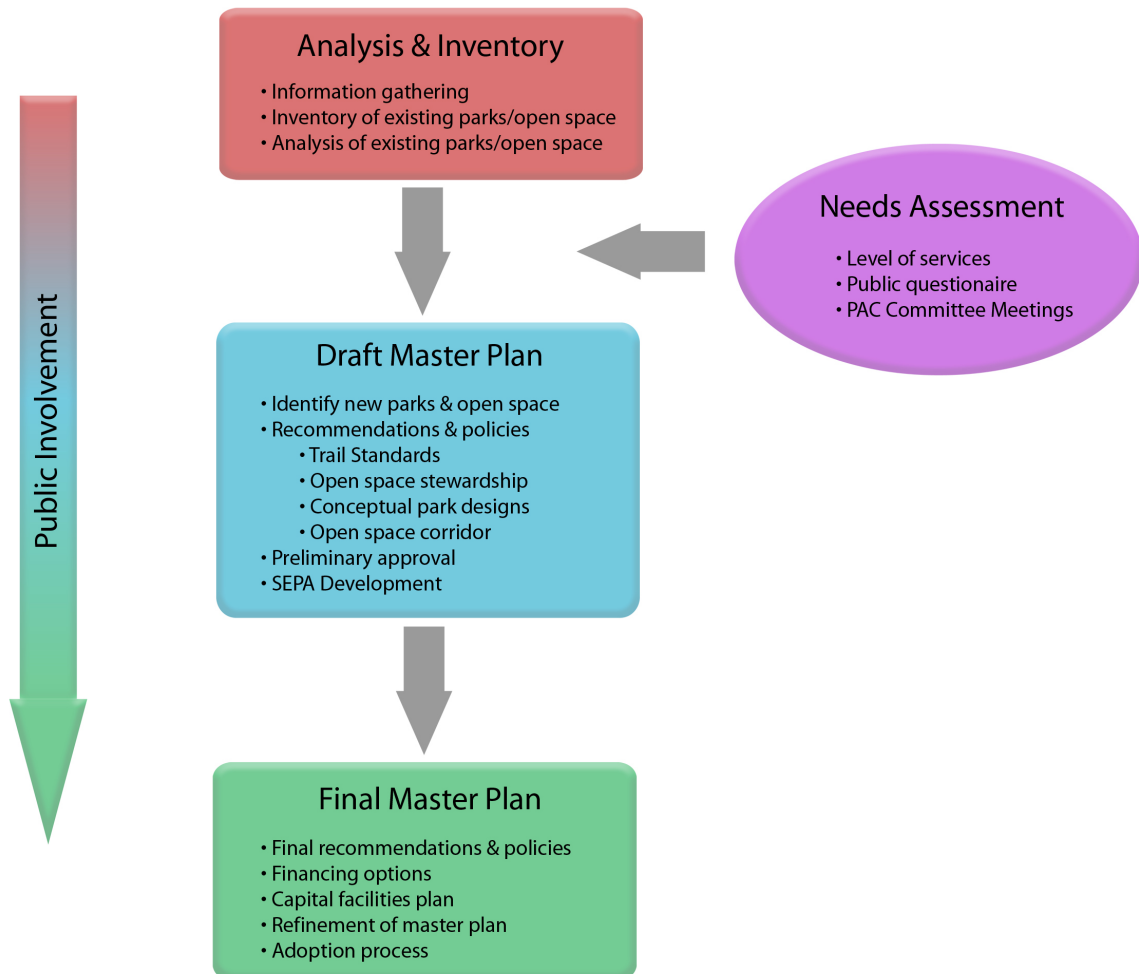
Furthermore, this plan conforms to the objectives of the Growth Management Act by encouraging the retention of open space and development of recreational opportunities, to conserve fish and wildlife habitat, increase access to natural resource lands and water, and develop parks.

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 plans development, contributions to this plan were made from local residents and stakeholders through public open houses, interviews, and a citizen park and recreation survey.

La Center's citizen input including viewpoints, desires, and active participation in this process was imperative to its success. Moreover, in order to reflect the views of the community and build consensus support for the plan, public participation was an integral part of the planning process. Community outreach was attained through the following methods:

- Parks and Recreation Survey conducted by Otak Engineering, Inc. & Conservation Technix, completed November 17, 2006.
- MacKay & Sposito, Inc. conducted two public open houses. The first community open house took place on May 21, 2007 and the second occurred on June 19, 2007. These public open houses were opportunities for local residents and interested parties to provide feedback on the parks, open space and trail systems with and around the City of La Center.
- Performing key stakeholder interviews
- Meeting with the Planning Advisory Committee on a regular basis

During the planning process, a park and recreation survey was performed and completed November, 2006 by Otak Engineering, Inc. & Conservation Technix. The survey revealed that a majority (71%) of residents feel that 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 one-half of participating La Center residents' 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. Finally, the survey revealed that the majority of participating citizens would support an increase in taxes or levies to expand or enhance recreational opportunities in La Center.

1.5 Integration with Other Planning Documents

During the planning process a draft of the plan was prepared to present to the City of La Center's Planning Advisory Committee in order to evaluate the critical demographic, physical and social factors that impact the decision-making process. In addition, material research from several past plans which were developed as key reference data. The plans referenced include the following:

1991 – 1996 Town of La Center Parks and Recreation Master Plan

The 'Town' of La Center Parks and Recreation Master Plan dated 1991-1996 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.'

2003 City of La Center Comprehensive Plan

The City's 2003 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. The plan also states that one of its goals is to update the 1991 Town of La Center Parks and Recreation Master Plan by the end of 2005. While this plan does not entirely meet the timeline desire to complete the update by the year 2005, it does fulfill this portion of the comprehensive plan.

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."

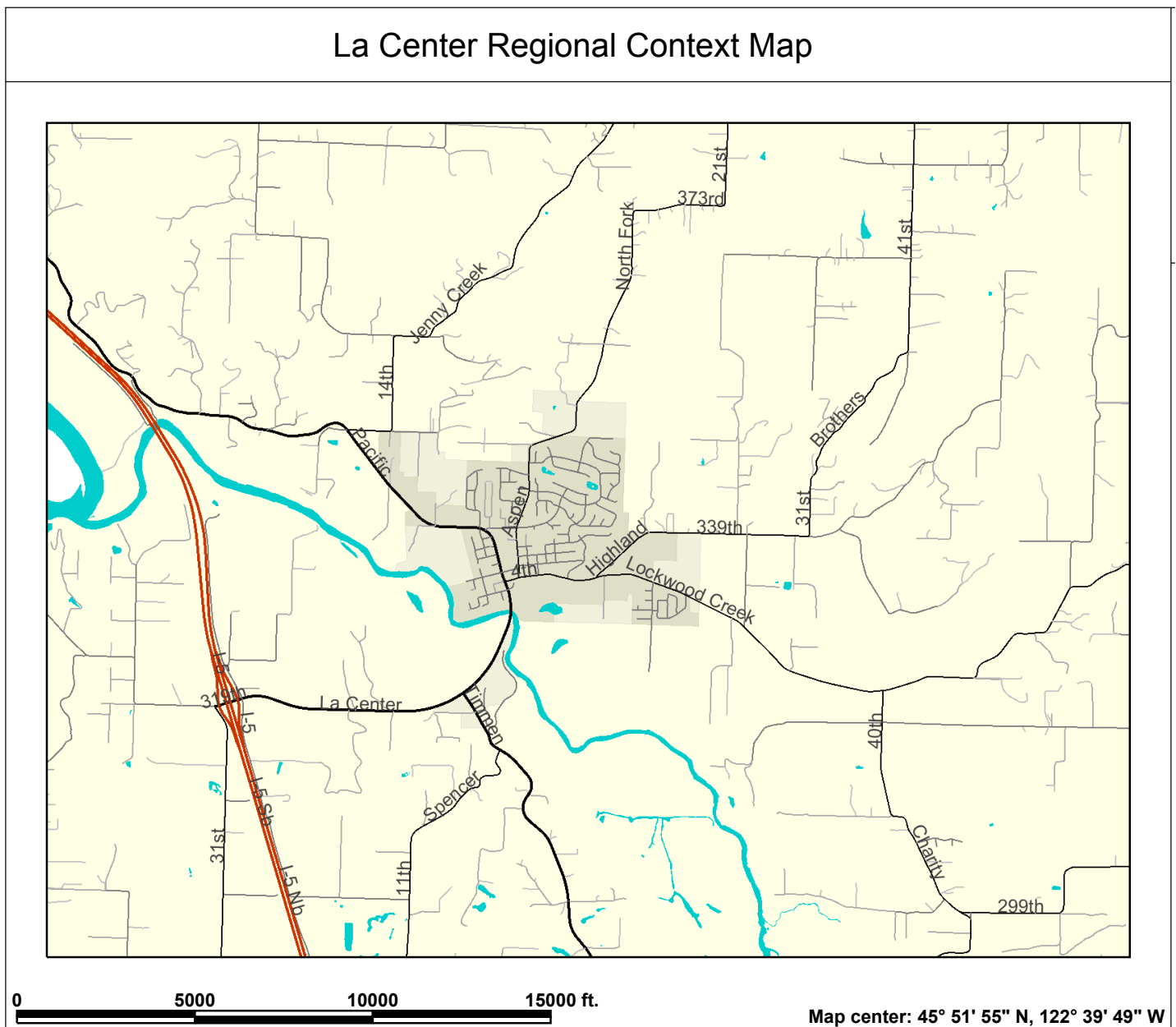
In order to preserve the historic heart of the community, this parks and recreation master plan will solidify the need to preserve the downtown historic heart of the community. This will be accomplished by adhering to at least one of the plans vision statements which is, "...visually and physically connect the Lewis River wetlands Sternwheeler Park, the La Center School District Campus and surrounding neighborhoods." Through the proposed development of open space corridors and trail enhancements this will be accomplished.

1.6 Regional Setting

As shown in **Map 1**, La Center is located within Clark County, Washington which is one of the fastest growing counties in the state. Specifically, Clark County ranks 35th out of 39 counties in terms of size in Washington State, it is also the 2nd most densely populated county in the State. Clark County has one of the richest histories in the nation and was named after Captain William Clark of the Lewis & Clark Expedition. Furthermore, this region enjoys moderate climate and beautiful scenery. La Center is just a short drive from an abundance of outdoor recreation including: rock-climbing, backpacking, fishing, hunting and water and snow skiing.

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

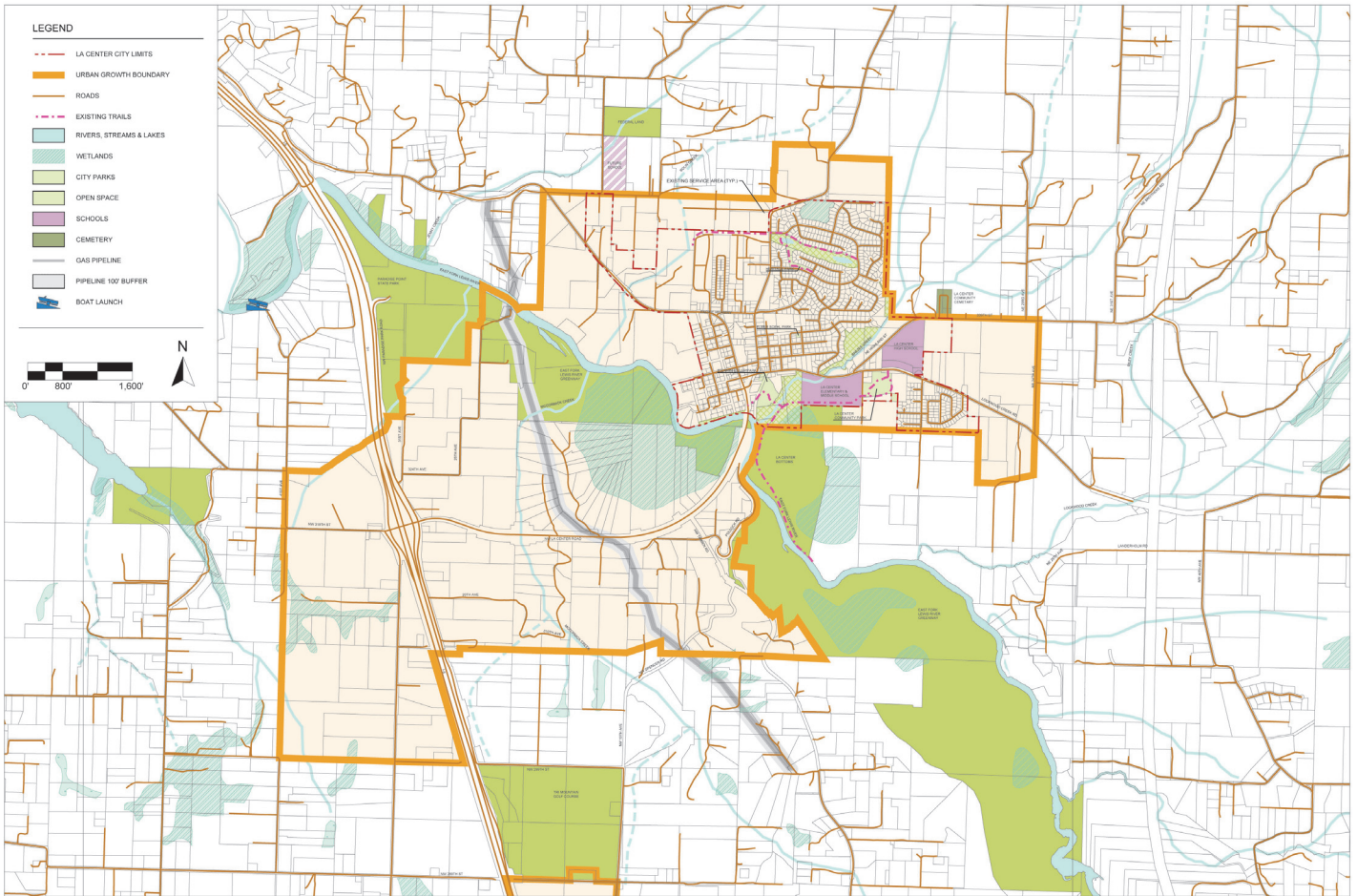
Map 1



1.7 Planning Area

The planning area for this study includes the City limits of La Center (approximately 640 acres) plus the unincorporated lands within the City's anticipated urban growth area (UGA). Totaled, the planning area encompasses approximately 2923 acres. Generally, the boundaries of the planning area extend from the Pacific Highway to the west, NW Bolen Street to the north, the east fork of the Lewis River to the south and NE 24th Avenue to the east. The planning area for this study is illustrated in the map below (Map 2).

Map 2



1.8 Demographics:

Population:

The City is expected to continue to grow at an accelerated rate. For instance, in a recent article (“How We Live: La Center sits at crossroads”) dated February 25, 2007 as published in ‘The Columbian’, it was remarked that the current population of the City is 2,315 and median age is 31.3 and that “La Center has seen its population increase almost fivefold in the past 15 years, but somehow the City has managed to hold on to its small-town charm.”

This small town charm is important to long time residents of the City. As 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:

The demographic profile for the City of La Center in the year 2000 is similar to surrounding communities that are of comparable size. In general, the age profile in La Center is concentrated in the young adult age groups (ages 35 to 44) with a lower percentage of the population in the 18 and under age group and the very lowest percentage in the 65 and older category.

While demographics have changed since 1990, the importance of park and outdoor recreation services to the community has not diminished. If anything, growth has made residents more appreciative and protective of the natural, small-town setting.

Table 1a
Age Distributions
Selected Geographic Areas

| | Age Under 18 | Ages 18-64 | Ages 65 and Over | Median Age |
|---------------------|--------------|--------------|------------------|-------------|
| State of Washington | 25.7% | 63.1% | 11.2% | 35.3 |
| City of Ridgefield | 29.8% | 60% | 10.7% | 35.5 |
| City of Vancouver | 26.7% | 62.5% | 10.7% | 33.1 |
| City of Woodland | 29.3% | 57.1% | 13.7% | 32.8 |
| La Center | 35.2% | 59.9% | 4.9% | 31.3 |

Source: U.S. Census Bureau, 2000

Income:

According to the U.S. Bureau of Economic Analysis, Clark County’s 2005 per capita personal income was \$31,098 which is slightly lower than the 2006 statewide average of \$37,423.

1.9 Population Projections:

In 1990, La Center had an estimated population of 451. At the time, the population projection for 2010 was a 54% increase to 695; however, by 2006, the City had already grown 330% to more than 2,300 residents. Furthermore, this rapid growth places pressure on public services such as local parks and recreation facilities are also relied upon by many people who live outside of the City in rural areas.

Table 1b
Population Growth, 1990-2003

| Year | City of La Center | Percent Increase | Clark County | Percent Increase | State of WA | Percent Increase |
|------|-------------------|------------------|--------------|------------------|-------------|------------------|
| 1990 | 451 | --- | 238,053 | --- | 4,866,692 | --- |
| 2000 | 1,654 | 266.7% | 345,238 | 45.0% | 5,894,121 | 21.1% |
| 2003 | 1,873 | 13.2% | 379,792 | 10.0% | 6,130,323 | 4.0% |
| 2006 | 2,315 | 23.6% | 403,500 | 6.24% | 6,375,600 | 4.0% |

Sources: U.S. Bureau of Census, City of La Center Capital Facilities Plan & Washington State Office of Financial Management.

Table 1c
Population Projections – City of La Center

| Year | Population Projection |
|------|-----------------------|
| 2006 | 2,315 |
| 2012 | 3,626 |
| 2018 | 5,970 |
| 2024 | 9,827 |

Source: City of La Center's Population Projections

1.10 Coordination with Neighboring Cities

This plan is intended to identify opportunities for a greenway corridor between the Cities of Ridgefield and La Center. During this process, coordination with the City of Ridgefield has occurred on a proposed shared greenway corridor between the two cities.

The City of La Center and Clark County are currently considering three alternatives for future growth in the city including:

- Alternative #1 – keep the current urban growth area through the year 2024. This area would accommodate a future population of 3,500 people.
- Alternative #2 – Add 1,220 acres, 2,151 new jobs, and accommodate 8,642 residents.
- Alternative #3 – Add 2,033 acres, 3,265 new jobs, and accommodate 9,827 residents.

This planning effort assumes a planning area that would correlate with Alternative #3.

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 City of La Center within the current urban growth boundary. In doing so, we gain a better understanding of the existing facilities within the system along with the amenities they have to offer or are deficient. This chapter also provides definitions for park types, sizes, and uses that have been revisited during the planning process.

2.2 Definitions

This plan classifies the following parks within their system: Community Parks, Neighborhood Parks, Family Parks, Regional Parks, Trails, Urban Open Space, and View Areas. Currently, not all park types identified in this plan have been developed within the City and the consultant team reviewed this information to verify that the park classifications capture the potential of the overall parks system.

Community Parks

Community parks are planned and designed to provide active and structured recreation opportunities. These parks will also provide passive and non-organized recreation opportunities for individuals or families. Community parks 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, community, 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. Typical size for a community park ranges from 20 to 50 acres. Elements include, but are not limited to, parking, picnic shelters, play equipment, sports courts, irrigation, landscaping, drinking fountains, trash removal, maintenance yards, off leash areas, and trails.

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 walking or biking distance. Typically, these parks are available for non-supervised and non-organized recreation activities. Typical size for a neighborhood park ranges from 3 to 5 acres. Elements include, but are not limited to, benches, picnic tables, play equipment, irrigation, landscaping, open lawn, trails, sports courts, trash receptacles, skate spots, 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 or HOA. These parks focus on the adjacent residences and typically are targeted towards 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). Typical size for a family park ranges from 1 to 5 acres. Elements include, but are not limited to, benches, picnic tables, play equipment, open lawn, and plantings.

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 special use park recommended in this plan is the “water front park.” This special use park would include a regional boat launch and trailhead parking for the County trail system. Improvements would include parking and storm water, a restroom, group picnic shelter, picnic tables, boat launch, benches, interpretive and way finding information and lighting.

Regional Parks

Regional parks provide visitors with access to unique features and attractions, and typically offer outdoor recreation such as picnicking, boating, fishing, swimming, camping, or trail uses. In many cases, these types of parks are developed by, or in conjunction with, state or county agencies. They accommodate large group activities and require the infrastructure to support special events and festivals. They typically range from 100 to more than 325 acres in size. However, the desirable size for this community is 200 acres or greater, with no minimum size recommended.

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 and further in the planning document we will provide recommendations and policies for open space stewardship. 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, and/or way finding 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.

2.3 Park Inventory

Community Parks

La Center Community Park – This 7.12 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, covered picnic structure, picnic tables, basketball court, landscaping, walking path, 147 parking spaces, including one ADA parking space, and restroom facilities.





Sternwheeler Park – A 10.83 acre community park located on Bottom Lands between 4th Street and the East Fork of the Lewis River, Sternwheeler Park is a newly developed natural preservation area maintained by the City of La Center. Improvements in this park include play equipment, multi-use trails, wetland preservation, public seating for concerts, and picnic areas.

Neighborhood Parks



Heritage Park – This 1.46 acre neighborhood park is located north of Heritage Street in Southview Heights, a new 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 landscaped open space.



Elmer Soehl Park – This small 0.22 acre neighborhood park on the south side of 7th Street and east of Dogwood Street is located northeast of the City center at the intersection of 7th and Elm. 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.

2.4 Open Space Inventory

The primary open space corridors in La Center Planning Area include the McCormick Creek drainage way corridor just outside of the existing western City limits boundary. 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.

2.5 Trail Inventory

Three trails exist in the City of La Center. The Sternwheeler Park Trail is approximately 4,500 linear feet and stretches from the park to the La Center Community Park. The Heritage Park Trail is approximately 1,250 linear feet and runs throughout that park. The Heritage Trail Extension is approximately 6,336 linear feet and would connect the Bolen Creek Trail to the Heritage Park trail system, park, and neighborhood. For level-of-service standards, it is assumed that these trails average 10-feet in width and are therefore 120,860 square feet, or 2.77 acres.



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 1780 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.

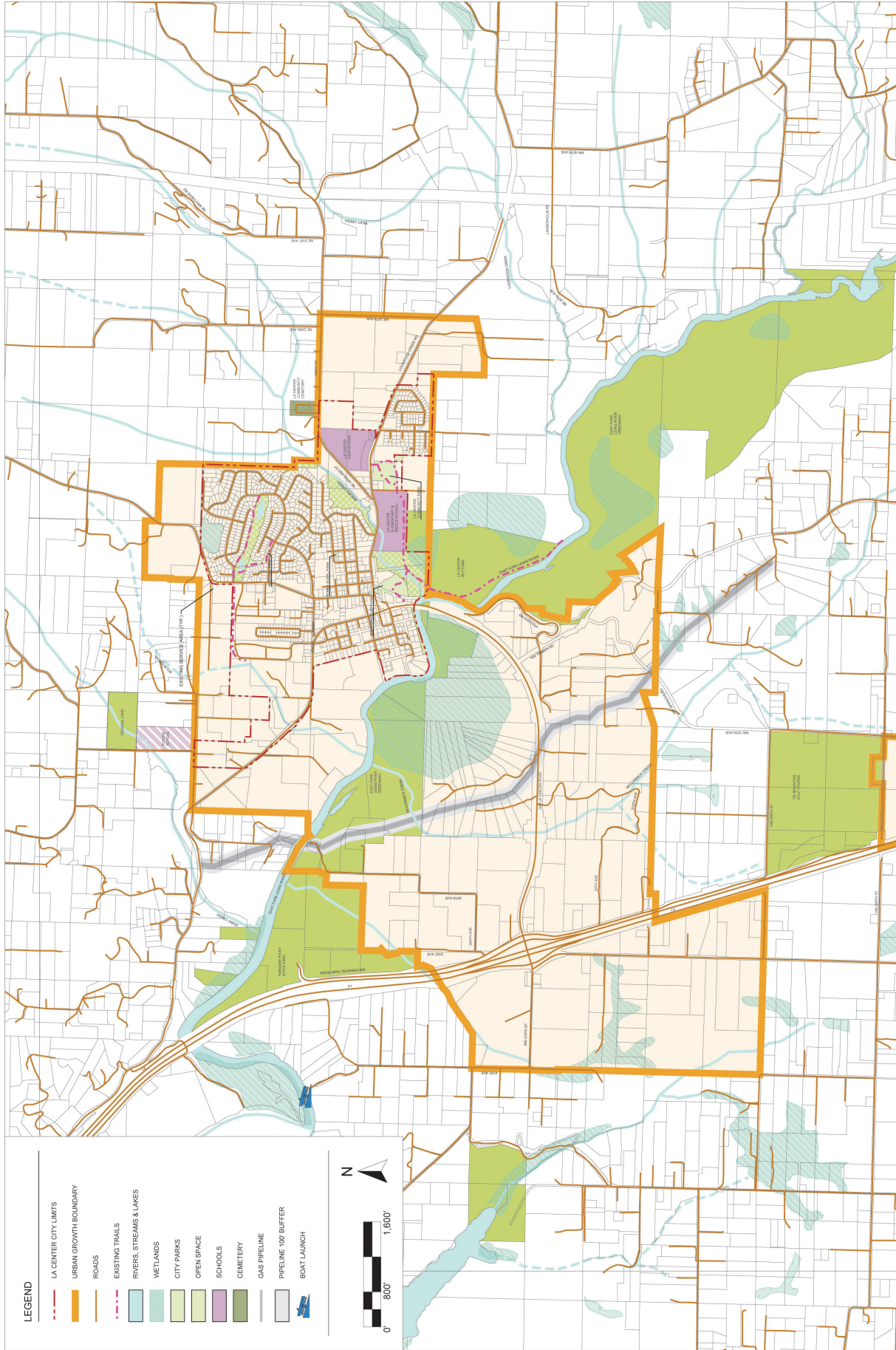
2.7 Regional Resources

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 166 acre 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 plan is for the park to remain in its mostly natural, conserved state with, the exception of a proposed boat launch, which will provide access to small, non-motorized watercraft users on the river.



Paradise Point State Park - Paradise Point State Park is an 88 acre camping park with 6,180 feet of freshwater 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, Amphitheater, and Interpretive Activities. The boat ramp is dirt and very primitive. Depending on the water level, the boat launch may not be usable.

Figure 2



City of La Center - Existing Parks & Facilities

Parks, Recreation & Open Space Master Plan
June 2007

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 survey compiled in November 17, 2006. 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 much and what type of parks should La Center provide for?

3.2 Approaches to Needs Assessment

There is no standard rule for determining park needs however there are number of accepted approaches. La Center’s existing approach in determining park need is based on a population-to-acreage ratio that is derived from national standards (National Recreation Park Association, NRPA, 1996). The table below shows La Center’s existing level-of-service standards for every 1,000 residents:

Table 3a
La Center’s Existing Level-of-Service Standards (2006)

| Type | Acres per 1,000 people |
|-------------------|---|
| Community Park | 5.0 acres per 1,000 people |
| Neighborhood Park | 1.5 acres per 1,000 people |
| Trails | 0.5 miles per 1,000 people |
| Total | 6.5 acres per 1,000 people (<i>park only</i>) |

The advantage of the population-acreage approach is that it is easy to update as population changes over time and it offers simplicity for policy makers to base their level-of-service decisions on widely accepted national recreation standards. However the disadvantage of using only this approach is that it does not account for other unique characteristics in La Center.

The approach taken in this plan relies primarily on service area boundaries. Service area boundaries, as described in step two below, establish distances that residents are typically willing to travel to access a park facility. The geographic service areas are taken into account for neighborhood parks, community parks, and regional parks. Steps one to three below describe the methodology used for assessing park needs.

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 (NRPA standards, northwest trends, etc.)

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, community parks, and regional parks are based on travel distances, thereby establishing level-of-service need for each respective park. The types of amenities in a park 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 traffic or those on bicycles but little automobile traffic. For this reason, neighborhood parks are given a service area of one-half mile which is a reasonable distance residents would be willing to walk. However, a community park of 20 to 50 acres in size with multiple sports fields, sports courts, play structures, restrooms, picnic shelters, and parking facilities will draw not only foot and bicycle traffic but vehicle traffic as well. For this reason, a three-mile service area is selected. Regional parks serve areas beyond La Center and would have a service area of 20 miles. The following service areas are established based on guidance received from the Parks Advisory Committee:

- For a neighborhood park, a ½ mile service area
- For a community park, a 3 mile service area
- For a regional park, a 20 mile service area

Existing service areas are represented graphically in **Figure 3**. Future neighborhood park and community park service areas are represented in **Figure 4**. The regional park need is represented by a symbol however no service area radius is used due to its extensive 20 mile service area boundary. Since neighborhood parks will be integral to residential neighborhoods, these parks are distributed throughout the areas represented by future urban residential zoning.

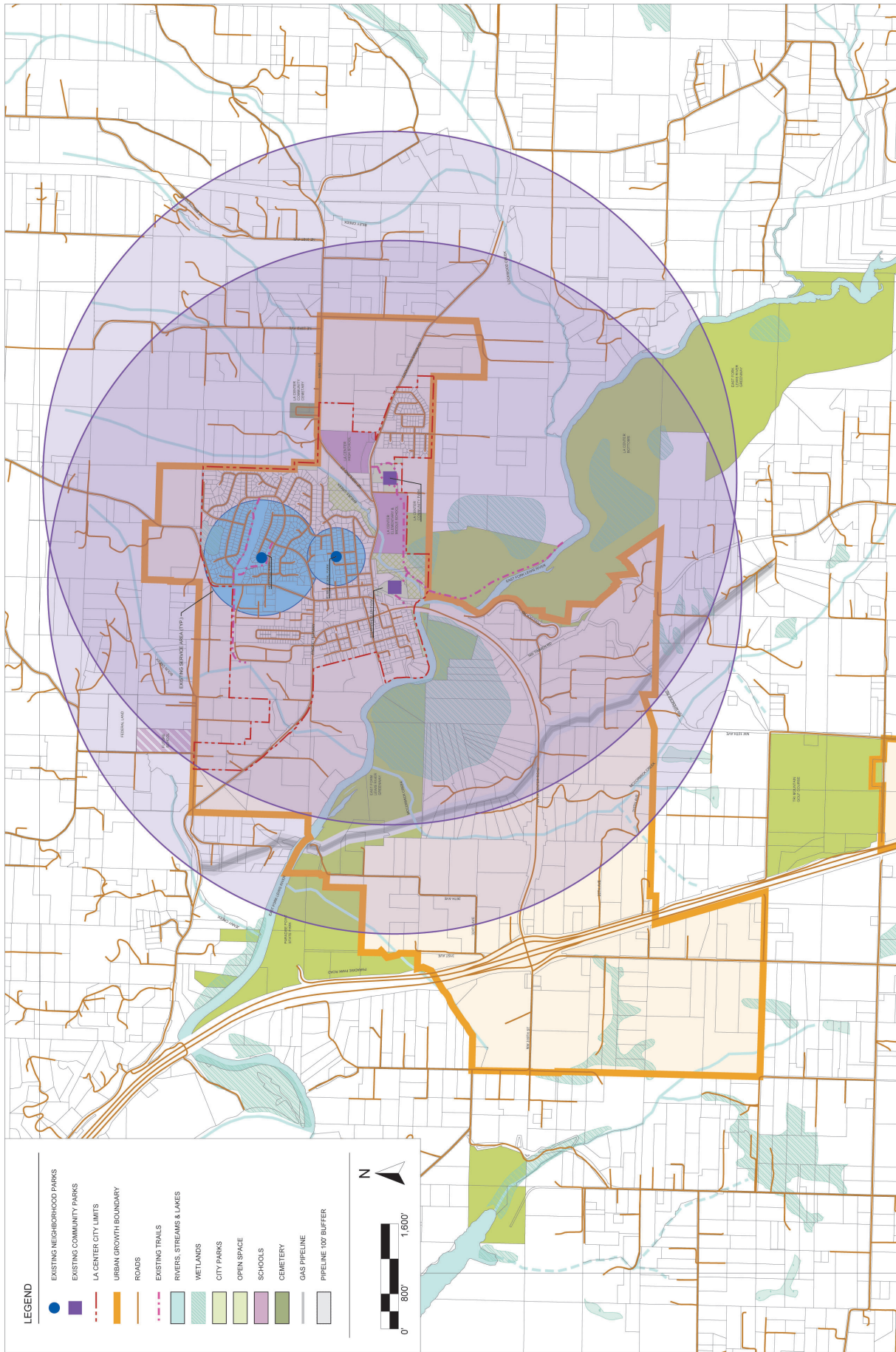
Step 3- Apply other Factors.

1. **National Standards.** National Recreation Park Association (NRPA) standards serve as guidelines in developing La Center’s park standards. The standards are based on national trends for other communities across the nation as noted in **Table 3b**. These standards are helpful in assessing La Center’s needs in comparison with national standards.

Table 3b
NRPA National Standards

| Park/Facility Type | Population Ratio (acres/population) |
|---------------------------|--|
| Neighborhood Park | 1-2 acres per 1,000 people |
| Community Park | 5-8 acres per 1,000 people |
| Regional Park | 5-10 acres per 1,000 people |
| Baseball/Softball | 1 field per 5,000 people |
| Soccer | 1 soccer field per 10,000 people |
| Football | 1 football field per 20,000 people |
| Tennis | 1 court per 2,000 people |
| Basketball | 1 court per 5,000 people |
| Swimming Facilities | 1 indoor pool per 20,000 people |
| Trails | 0.5 miles per 1,000 people |

Figure 3



City of La Center - Existing Park Service Areas
 Parks, Recreation & Open Space Master Plan
 June 2007

2. **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.
3. **Natural Resource Opportunities and Barriers.** This involves documenting the existence of natural resources within the planning area that would assist in providing for particular recreation opportunities, such as, water trails near the East Fork of the Lewis River, while also identifying constraints or barriers that would limit access to certain recreation activities.
4. **Park, Open Space, and Trail Definitions.** The definitions provided in this plan establish a standard for the size and other features that would characterize any given park or recreation resource. These definitional standards are particularly important in determining the future size of neighborhood and community parks for the needs assessment.
5. **Washington State Trends.** Recreation preferences, as well as lifestyles change over time and these trends affect how parks and recreation facilities will be used in the City. A key document used to assess these trends is the Washington State Comprehensive Outdoor Recreation (SCORP) Assessment, 2002 to 2007.

3.4 Level-of-Service for Parks and Facilities

Neighborhood Parks:

Existing Parks

La Center currently has two neighborhood parks:

- Heritage Park is 1.46 acres and is located in the Southview Heights neighborhood, north of downtown.
- Elmer Soehl Park is 0.22 acres and is located on the south side of 7th Street and located northeast of downtown at the intersection of 7th street and Elm.

La Center currently maintains an existing level-of-service standard for neighborhood parks at 1.5 acres per 1,000 people. In total, La Center contains 1.7 acres of neighborhood parks. La Center’s existing Capital Facilities Plan shows a deficit of 1.00 acre for neighborhood parks.

Service Areas

The service area map (**Figure 4**) identifies a total need of 8 neighborhood parks using a service area of ½ mile. The park areas are distributed equally throughout the areas of the City that will be designated for future residential use. As noted in the definitional standards for neighborhood parks in Chapter 2, the optimal size is 3 to 5 acres.

Other Factors

- Neighborhood parks will be the single most important part of La Center’s park system by serving basic recreation needs of residents. Neighborhood parks provide informal active and passive recreation opportunities and a place to socialize.
- The citizen’s survey indicates that 71 percent of La Center residents believe very strongly that parks and recreation services are important to quality of life. Maintaining an adequate supply of neighborhood parks in La Center will be necessary to achieve this goal.

- National Recreation and Park Association (NRPA) recommends providing a range of 1.0 to 2.0 acres of neighborhood park acreage per 1,000 people. Local communities in southwest Washington range from 0.6 to 4 acres of neighborhood park acreage per 1,000 people.
- Washington state trends, as well as national trends, indicate evidence of declining public health related to inactivity. La Center should provide for an adequate neighborhood park system to increase citizen’s health.

Neighborhood Park Summary

For neighborhood parks, La Center’s existing LOS is 1.5 acres per 1,000 residents. Assuming 8 neighborhood parks will be developed in the planning area at 3 to 5 acres each, an additional 24 to 40 acres will be needed for acquisition and development for neighborhood parks in the planning period. **Table 3c** below indicates the level-of-service for the planning area based on an average of 8 neighborhood parks developed at 4 acres each. (Level-of-service is derived by dividing 32 acres / 9,827 x 1,000 = a need of 3.25 acres per 1,000 residents.) This plan proposes a new LOS standard of 3.25 acres per 1,000 residents.

**Table 3c
Neighborhood Park Level-of-Service**

| Parks Needs | 2006 | 2012 | 2018 | 2024 |
|----------------------------|--------------------------------|--------------------------------|--------------------------------|--------------------------------|
| Population | 2,315 | 3,626 | 5,970 | 9,827 |
| LOS Standard (minimum) | 3.25 acres per 1,000 residents | 3.25 acres per 1,000 residents | 3.25 acres per 1,000 residents | 3.25 acres per 1,000 residents |
| Current Acreage | 1.7 acres | -- | -- | -- |
| LOS Need | 7.5 acres | -- | -- | -- |
| Current Surplus/ (Deficit) | (5.8 acres) | (11.7 acres) | (19.4 acres) | (32 acres) |

Community Parks:

Existing Parks

La Center currently has one community park, referred to as La Center Community Park. (Sternwheeler Park is classified as a special use park in this plan.)

- La Center Community Park is 7.12 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, landscaping, walking path, 147 parking spaces including one ADA parking space, and restroom facilities.

La Center’s existing level-of-service standard for community parks is 5 acres per 1,000 residents. In total, La Center contains 7.12 acres of community park acreage. If Sternwheeler Park is included into this calculation, the City was shown to have a surplus of 8.9 acres of community park land as currently represented in the capitol facilities plan.

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 foot, bicycle or car and the standard size may range from 20 to 50 acres. The service area for a community park is 3 to 5 miles.

Other Factors

- The citizen survey indicates that building or expanding recreation programs, pools 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) pool, 3) sports complex, 4) events, and 5) informal ballfields. To provide for these types of facilities, and to meet La Center’s growing need for field space, a community park will be needed or a joint use regional park.
- Northwest trends indicate a growing need for field space for a growing number of organized sports. People feel more “crowded” than ever, because there is increased competition for limited recreation resources (SCORP).
- National Recreation and Park Association (NRPA) recommends providing a range of 5 to 8 acres of community park acreage per 1,000 people. Local communities in southwest Washington range from 1.6 acres to 8 acres of community park acreage per 1,000 people.
- A growing number of communities that face land shortages and budget constraints have been focusing their park resources on a single community park that is relatively large in size. Efficiencies are gained by having multiple uses and activities at one location and it is more efficient to concentrate maintenance activities at a single location.

Community Park Summary

For neighborhood parks, La Center’s existing LOS is 5 acres per 1,000 residents. As identified in **Figure 4**, La Center Community Park serves much of the current planning area. An additional community park of 20 to 50 acres is needed. La Center should acquire approximately 40 acres as a community park or contribute these needs into a regional joint-use park that would satisfy the community park needs. Other participants for the joint-use regional park could be the jurisdictions of Clark County and the City of Ridgefield.

Table 3d below indicates the level-of-service for the planning area based on an average of one community park developed at 40 acres. (Level-of-service is derived by dividing 40 acres / 9,827 x 1,000 = a need of 4.07 acres per 1,000 residents.) This plan proposes a new LOS standard of 4.07 acres per 1,000 residents.

**Table 3d
Community Park Level-of-Service**

| Parks Needs | 2006 | 2012 | 2018 | 2024 |
|----------------------------|--------------------------------|--------------------------------|--------------------------------|--------------------------------|
| Population | 2,315 | 3,626 | 5,970 | 9,827 |
| LOS Standard (minimum) | 4.07 acres per 1,000 residents | 4.07 acres per 1,000 residents | 4.07 acres per 1,000 residents | 4.07 acres per 1,000 residents |
| Current Acreage | 7.2 acres | 7.2 acres | 7.2 acres | 7.2 acres |
| LOS Need | 9.4 acres | 13.1 acres | 24.3 acres | 40 acres |
| Current Surplus/ (Deficit) | (2.2 acres) | (5.9) acres | (17.1 acres) | (32.8 acres) |

Trails:

La Center currently contains 1.1 miles of developed trails in the City (Sternwheeler Park contains 4,500 linear feet and Heritage Park trail contains 1,250 linear feet). As represented in **Figure 12** in Chapter 6, a total of 21 miles of trail 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

**Table 3e
Trail Level-of-Service**

| Trail Needs | 2006 | 2012 | 2018 | 2024 |
|----------------------------|--------------------------------|--------------------------------|--------------------------------|--------------------------------|
| Population | 2,315 | 3,626 | 5,970 | 9,827 |
| LOS Standard (minimum) | 2.13 miles per 1,000 residents | 2.13 miles per 1,000 residents | 2.13 miles per 1,000 residents | 2.13 miles per 1,000 residents |
| Current Trail Miles | 1.1 miles | -- | -- | -- |
| LOS Need | 4.93 | -- | -- | -- |
| Current Surplus/ (Deficit) | (3.83 trail miles) | (7.72 trail miles) | (12.71 trail miles) | (20.93 trail miles) |

Special Use Parks:

Sternwheeler Park is La Center’s only special use park. Sternwheeler Park is located in downtown on the south side of 4th Street. It is 10.83 acres in size and contains play equipment, multi-use trails, natural wetland areas, an outdoor public amphitheater for concerts, and picnic areas. No level-of-service is recommended for special use parks since they serve a specific or specialized use. La Center’s future park acquisition and development should be concentrated on developing a trail network, neighborhood park development, and a community park or joint use regional park. As the opportunity arise, special use parks may be developed, such as a water front park.

Regional Parks:

Given the nature and size of a regional park, a level-of-service standard is not recommended. However there is a need of 20 to 50 acres for a community park in the 20 year planning horizon and this need could be included in a joint use regional park. A regional park would include multiple fields and heavy programmed sporting events throughout the year. Acquiring relatively flat land with few environmental constraints may likely be the largest challenge. Currently, there is not a regional park near La Center. Sixty-six percent of respondents to the citizen survey indicated that they favored a regional approach with other jurisdictions to meet recreation needs. Based on conversations with Vancouver-Clark Parks & Recreation, there is a growing need for a multi-use sports complex in north Clark County. The City of Ridgefield has also identified in the 2006 Comprehensive Parks & Recreation Plan the need for a future regional park on the east side of Interstate-5, generally north of the Tri-Mountain golf course.

Family Parks:

No level of service standard is recommended for pocket parks or family parks. Family parks are small in size, often one acre or less, and have limited recreation function. Family parks have a service area of one-quarter mile. These parks should be developer financed and ultimately maintained by a homeowner’s association. The City should not develop or maintain family parks but should focus on trail, neighborhood park, and community or regional park development.

Open Space & Greenways:

No level-of-service standard is provided for either open space or greenways. Policies regarding the acquisition of greenways and open space are stated in Chapter 5.

Recreation Facilities:

No level of service is recommended for specific recreation facilities. Currently the following recreation facilities are listed below:

La Center Community Park includes:

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

La Center High School contains:

- 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:

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

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 or may be used for a small fee for profit making ventures.

Lewis River Soccer Club sponsors youth soccer in La Center, and also serves the communities of Ridgefield and Woodland. Field space at La Center High School is 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 La Center Community 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. As part of either a new community park or a joint use regional park, future master planning work should include a field space needs assessment for both soccer and baseball.

Pools or Aquatic Centers

The citizens' park and recreation survey indicated that a pool was the second most desired recreation facility (next to trails). During the planning process a high school survey was conducted that indicated a high level of support for a community pool. Based on the strong support for such a facility in this community, an outdoor aquatic center is recommended in this plan however it is not prioritized as part of the six-year financing plan. Facilities such as these are estimated to cost approximately \$3.5-4 million. National standards recommend one pool per 20,000 people and in the Vancouver metro area, there is only one community pool per 95,409 people. Pools of this type in smaller communities such as La Center may require significant Private Donations to adequately fund them. Based on national standards and local trends, a greater population base is likely required to justify the need for such a facility. Since the citizen survey revealed a strong desire for a community pool, this plan recommended a feasibility study to further assess a community pool need.

3.5 Level-of-Service Summary

Table 3f provides a summary of the existing 2006 level-of-service for parks and trails. The existing level-of-service standard for neighborhood and community parks is 6.5 acres per 1,000 residents. Under the new service area method for determining park needs, the level-of-service in this plan would be a total of 7.32 acres of parkland per 1,000 residents. Rather than using the population to acreage standards, the proposed LOS are based on the function and size of the parks within the community. **Table 3g** shows 2006 park holdings and park needs based on park type.

**Table 3f
Level-of-Service Standards Summary**

| Park Type | LOS based on acres per 1,000 residents | | |
|--------------------|--|-------------------------------|-------------------------------|
| | Existing LOS Standard (2006) | Actual LOS | New LOS Standard |
| Neighborhood Parks | 1.5 | 0.73 | 3.25 |
| Community Parks | 5.0 | 3.11 | 4.07 |
| Trails | 1.5 miles per 1,000 residents | 1.1 miles per 1,000 residents | 2.1 miles per 1,000 residents |
| Special Use Parks* | -- | -- | -- |
| Regional Parks | -- | -- | -- |
| Pocket Parks | -- | -- | -- |
| TOTAL | 6.5 | 3.84 | 7.32 |

* Sternwheeler Park, at 10.83 acres, is classified as a special use park under this plan, but no level-of-service standard is recommended for these types of parks.

Table 3g shows 2006 park holdings and park needs based on park type. As indicated, the City’s immediate needs show a deficit of 5.8 acres for neighborhood parks and 2.2 acres for community parks. Sternwheeler Park in some respects helps to off-set some limited community park needs, however with its constrained slopes and limited parking opportunities there are limited expansion opportunities within this park. In 2024, a total of 72 acres are recommended for neighborhood and community park needs. The City currently contains a total of 8.9 acres of community and neighborhood park land, which reduces the total need to 63.1 acres.

**Table 3g
Park Holdings and Needs Summary**

| Park Type | 2006 Park Holdings | 2006 Need | 2006 Surplus (Deficit) | 2024 Need |
|--------------------|--------------------|-------------------|------------------------|---------------------|
| Neighborhood Parks | 1.7 acres | 7.5 acres | (5.8) acres | (32) acres |
| Community Parks | 7.2 acres | 9.4 acres | (2.2) acres | (40) acres |
| Trails | 1.1 miles | 4.93 miles | (3.83) miles | (21) miles |
| Special Use Parks* | 10.83 | -- | -- | |
| Regional Parks | 0 | -- | -- | |
| Pocket Parks | 0 | -- | -- | |
| TOTAL | 19.73 acres | 16.9 acres | (8.0) acres | (72.0) acres |

Chapter 4

Goals and Objectives



Chapter 4 - 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 Park Advisory Committee. This information was then compiled and will act as the framework for the Parks, Recreation and Open Space Master Plan.

4.2 Vision

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 system. 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.

The City of La Center places a high priority on the acquisition, development and maintenance of park and recreational facilities by: Enhancement of existing facilities, acquisition of new lands in a manner reflective of population needs and future growth, protection of environmental quality, efficient use of land and equipment, and the creation of a network of open spaces and recreational opportunities.

4.3 Parks, Recreation & Open Space Goals and Objectives

The following City goal was developed for the comprehensive master plan and is a statement that defines the product the City wishes to provide. Objectives are listed below and are more specific statements that describe a way to achieve the goals that can be measured.

- a. *The City of La Center shall 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. *The City of La Center shall protect open space, critical areas and water front to maintain La Center's sense of history and provide opportunities for public access.*
- c. *The City of La Center shall secure trail corridors to provide connectivity to existing and developing areas.*
- d. *The City of La Center shall provide development standards for trails and open space to provide adequate recreational facilities.*
- e. *The City of La Center shall pro-actively identify and secure parklands in both the developed and undeveloped areas, suitable for new parks.*
- f. *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.*

- g. Pursuant to the Growth Management Act, La Center will 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 that future urban park opportunities—including greenbelt and open space areas—are preserved.
- h. Maximize the quality of life in City of La Center by providing regional open space, trails, parks and recreational opportunities and facilities, and planning 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.
- i. 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.
- j. Preserve, conserve, restore, and enhance fish and wildlife conservation areas and open space lands and raise public awareness about the importance of these resources.
- k. 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.
- l. 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.
- m. 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 and greenways.
- n. Coordinate the planning and development of parks and recreation facilities with nearby jurisdictions.
- o. La Center shall 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.
- p. La Center shall continue to coordinate with Clark County, Clark Public Utilities and other agencies to preserve and enhance recreational, educational, wildlife, wetland, and greenway values.
- q. La Center shall update the 1991 Town of La Center Parks and Recreation Master Plan.
- r. La Center shall 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. La Center shall encourage and promote the acquisition and development of a Citywide pedestrian and bicycle trail system to connect schools, parks, neighborhoods, and other features and facilities.
- t. La Center shall pursue the development of facilities and programs consistent with the City of La Center Comprehensive Plan, Capital Facility Plan, and the 2006 Parks & Recreational Citizen's survey results.
- u. La Center shall 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

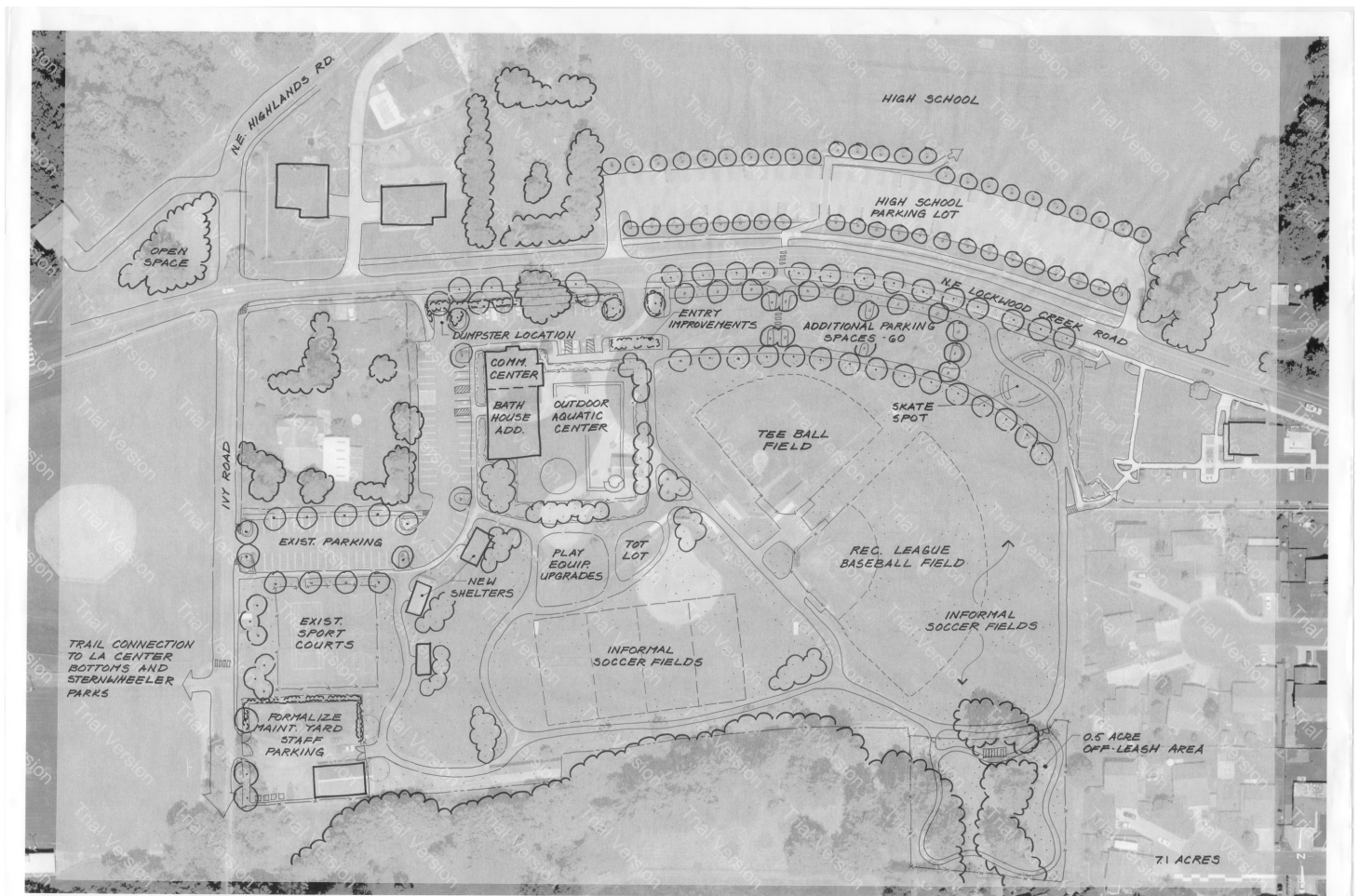


This chapter provides recommendations for the existing parks for the City of La Center's park system. The recommended park improvements are based on the information gleaned from the needs assessment, open house events, recommendations from the Parks Advisory Committee and national recreational trends. The existing park recommendations have been developed to assure that improvements depicted meets 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 park should be reclassified from a community park to a special use park. The 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, relocation 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 and demonstration or art gardens (Figure 5).

Figure 5



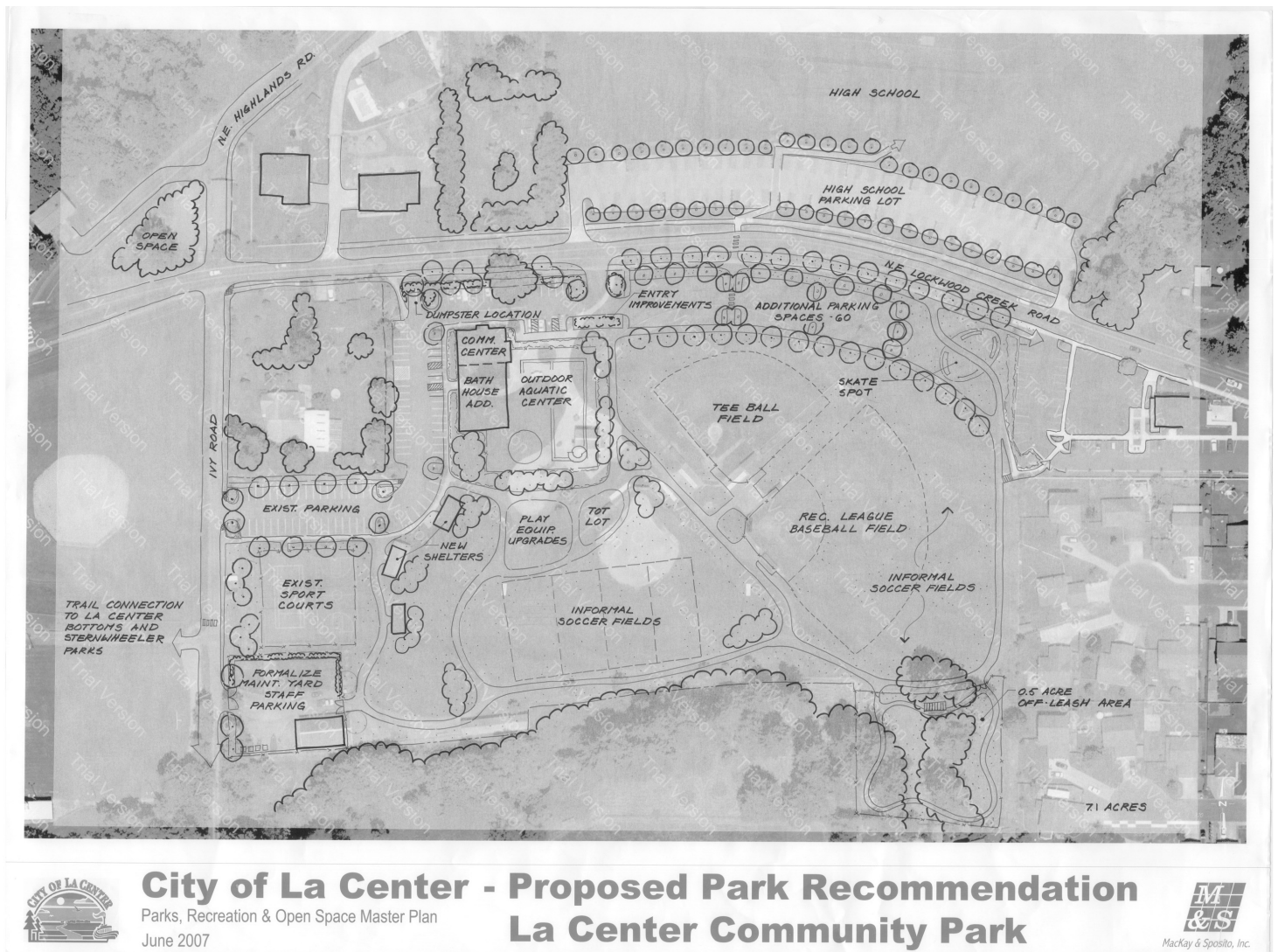
City of La Center - Proposed Park Recommendation Parks, Recreation & Open Space Master Plan June 2007 La Center Community Park



5.3 La Center Community Park

Currently this park is heavily used by the community for cultural and active sports such as little league. As discussed in chapter two, as the community continues to grow the pressures for additional sports fields, parking and lighting will eventually dominate the park use. Based on this growth it has been recommended that a regional sports complex would be developed to accommodate not only little league but other active and passive recreation opportunities. (See paragraph 5.8 for specific improvements.) Once little league and other sports groups have been relocated the following park recommendations would apply to the community park. These amenities include a remodel to the existing community center and the addition of a bath house for an outdoor aquatic center. (See paragraph 5.4 for remodel and aquatic center description.) Additional amenities would include the addition of additional group picnic shelters, development of new play areas and equipment, parking and storm water improvements, skate spot, trail modifications, provide recreational league fields for soccer and baseball, an off leash area, entry improvements, landscape, and street frontage improvements for NE Lockwood Creek and Ivy road (Figure 6).

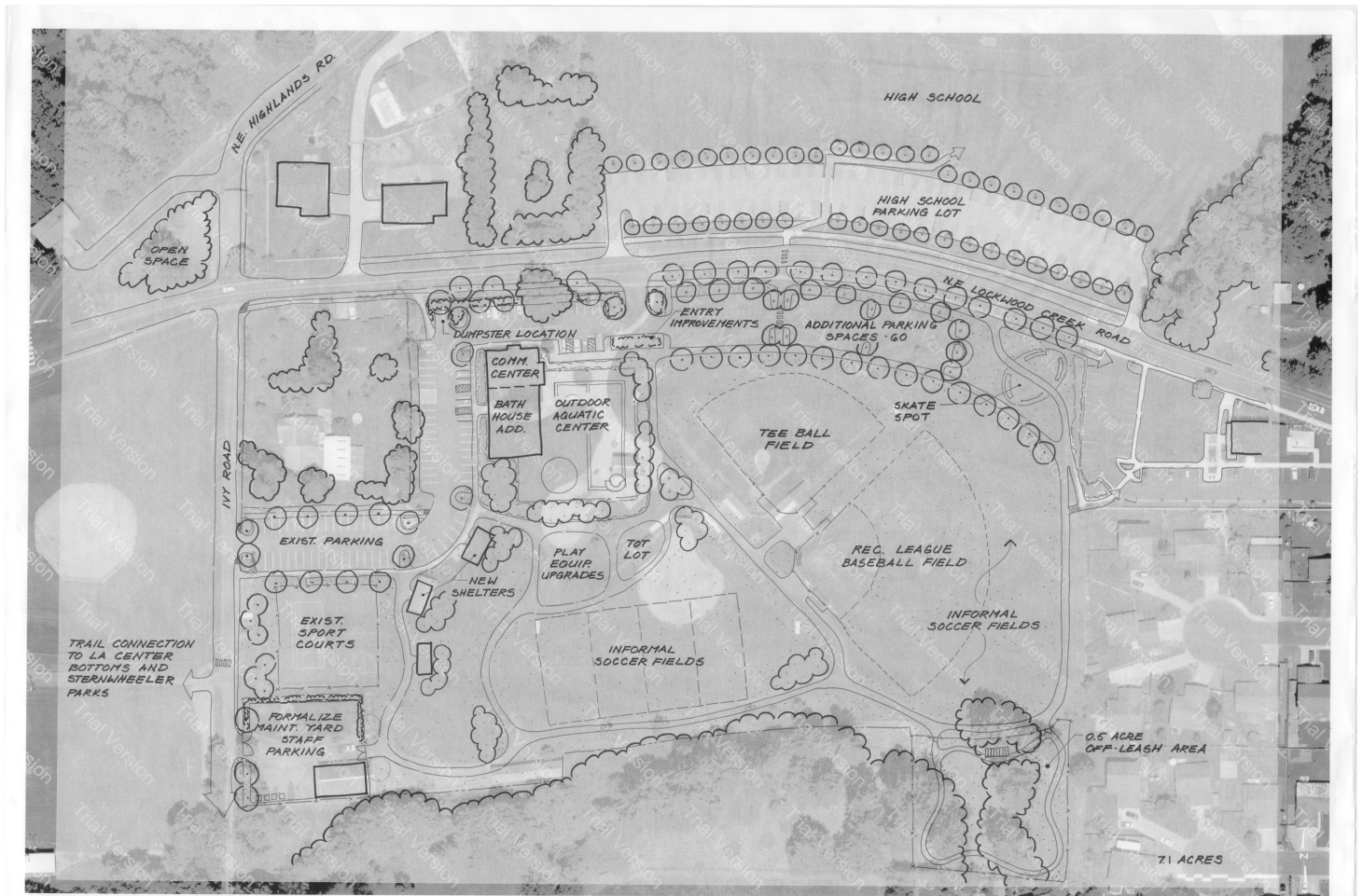
Figure 6



5.4 Community Center Remodel/Bath House Addition/Aquatic Center

The feasibility of a remodel of the existing community center, the bath house addition and outdoor aquatic center is recommended as part of the planning process. If feasible, the community center would function as it does today but provide more opportunities for meetings, indoor recreation such as yoga or aerobics, and a classroom. The remodel would bring the facility up to code and look for energy saving potentials. The bath house addition would mainly serve the outdoor aquatic center and would provide a public lobby, a small retail component, and changing/restroom facilities. The outdoor aquatic center would be a fenced area, and could potentially incorporate a lap pool, zero entry pool, spray features, a slide component, and spa. The outdoor aquatic center would only operate during the summer months and would shut down in the winter to reduce costs associated with heating a covered pool, staffing and maintenance. The community center would operate during the winter months (Figure 6).

Figure 6



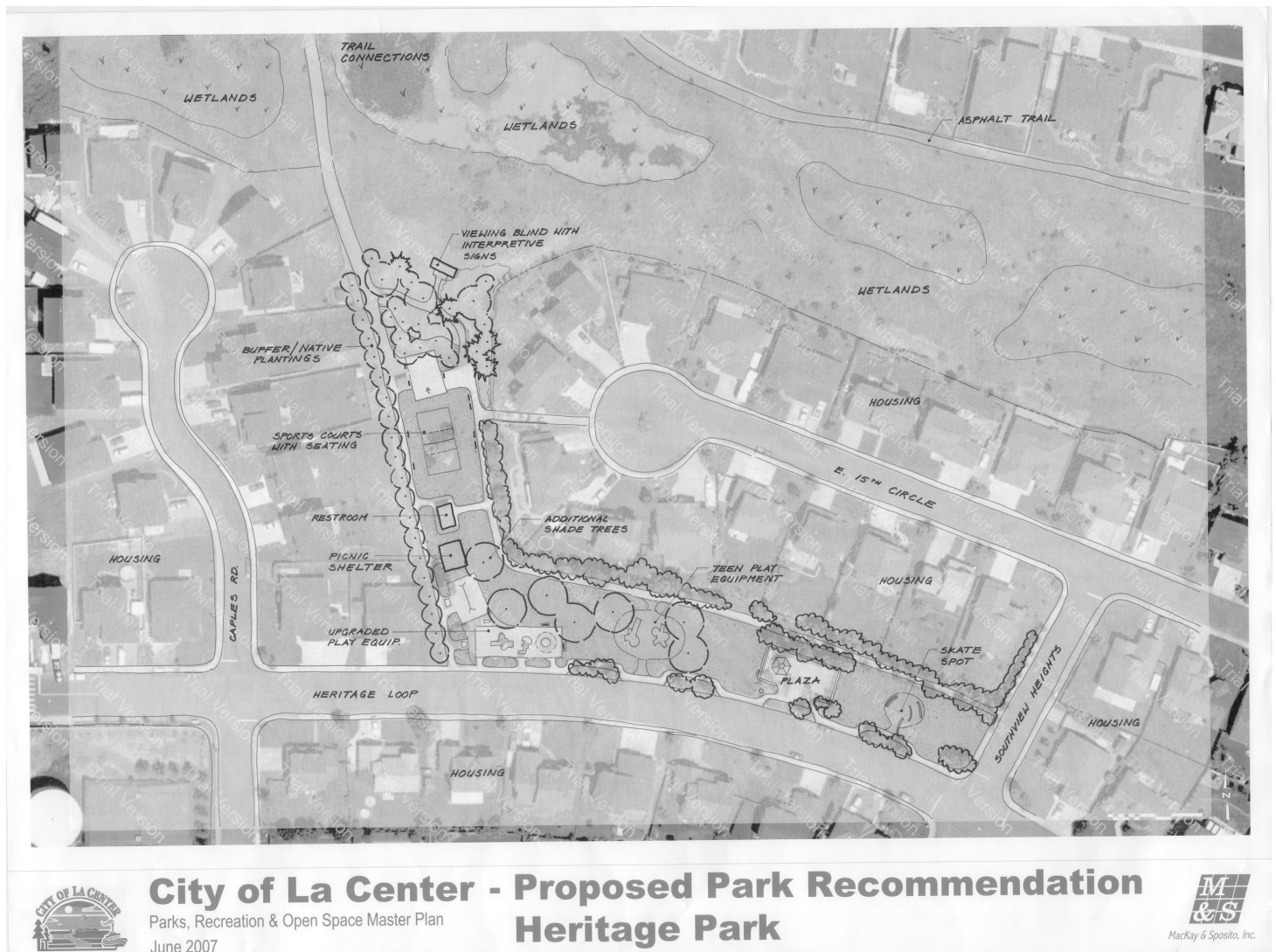
City of La Center - Proposed Park Recommendation Parks, Recreation & Open Space Master Plan June 2007 La Center Community Park



5.5 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 north west end of the park that overlooks the wetland and storm drainage facility to the north. The interpretive element would include a structure, seating, and interpretive signage. Other improvements would 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, the addition of a teen play area, a skate spot and landscaping (**Figure 7**).

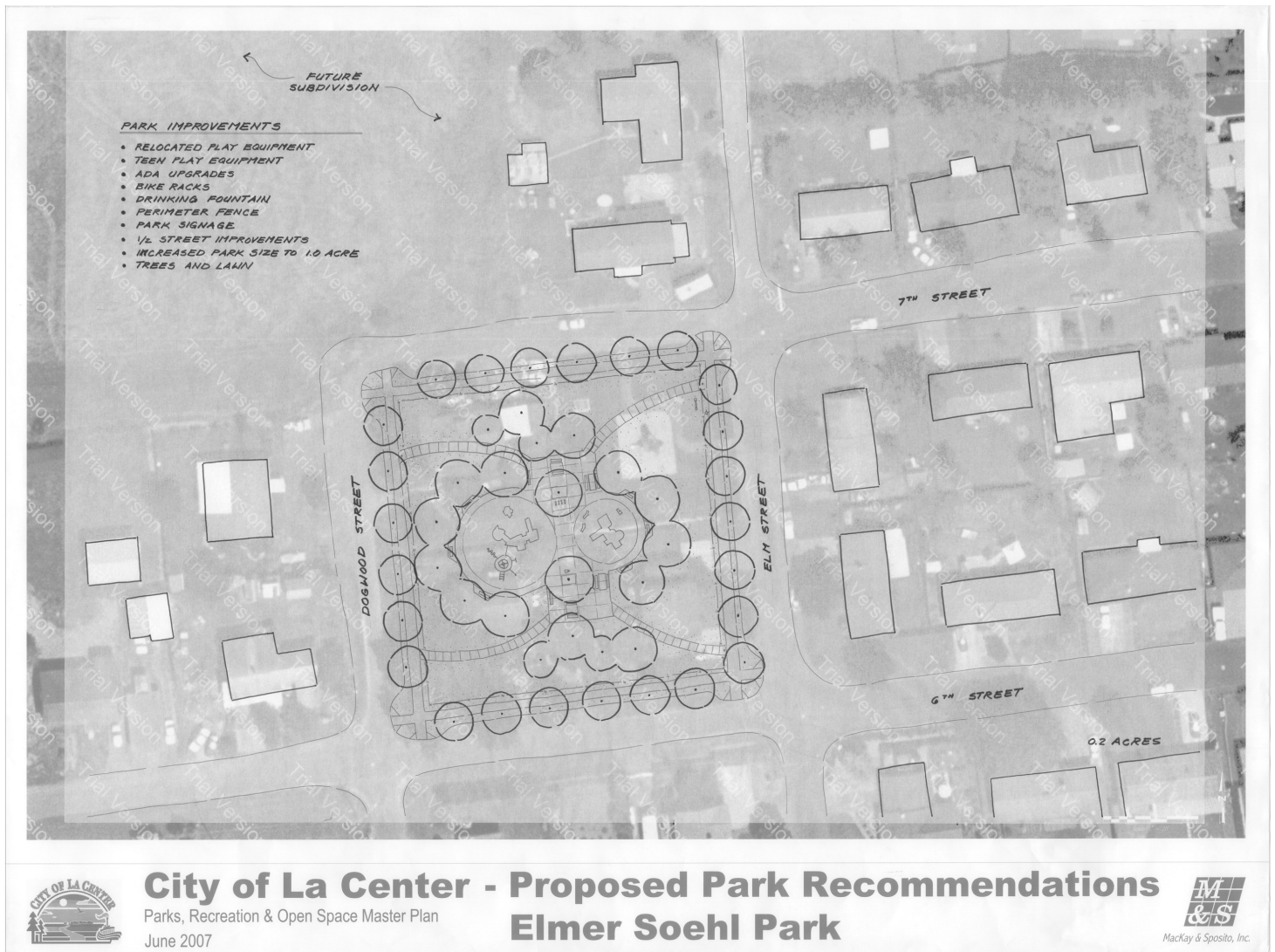
Figure 7



5.6 Elmer Soehl Park

Elmer Soehl Park is currently undersized based on the proposed standards for neighborhood parks. To the north west of the site a subdivision will be built placing more pressure on the use of this park. Recommendations would include acquiring 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 would include street frontage and storm water 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 8**).

Figure 8

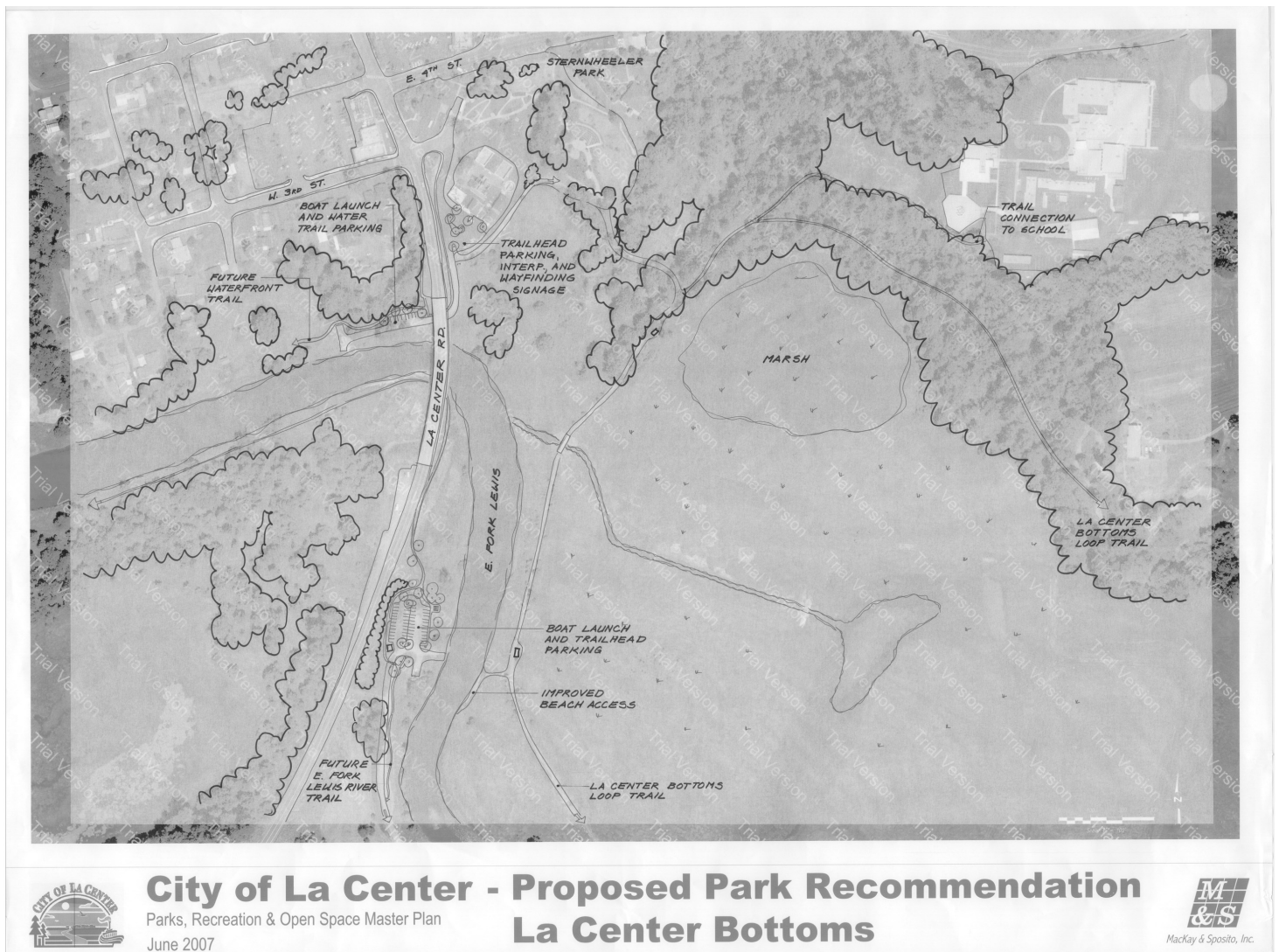


5.7 La Center Bottoms

This park is outside the planning area but 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 regional facilities such as a regional and community boat launches and trail heads. Recommendations include the re-organization of the parking lot south of the waste-water treatment plant to provide trail head parking. Improvements for the trail head would include a restroom, way finding and interpretive signage, parking lot and storm water improvements, trails, and landscaping.

A community boat launch has also been recommended and ties in with the trail head 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 (**Figure 9**).

Figure 9



5.8 Regional Sports Complex

Based on the recommendations for the Community Center Park a 40 acre sports complex would be developed prior to moving any sports groups programs. The intent is that the sports complex could serve not only La Center's interest but potentially Ridgefield's and North Clark County. The facility would be located outside the current planning area and located to provide good access from the adjacent communities and the Interstate 5 corridor. It is recommended that this facility would be a joint venture to reduce the burden of acquisition, engineering and construction costs. Improvements would include street frontage upgrades, new parking and storm water facilities, maintenance/storage building and yard, lit sports fields, restrooms, concessions, press boxes, lighting, bleachers, dugouts, a play area, pitching and batting facility, open space and trails. These are only suggested park amenities and a master planning/public involvement process would need to be undertaken to fully understand the community's and regional needs (Figure 10).

Figure 10



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 11**). Trails within the school ground will need special attention when it comes to design so that way finding will not be a problem. Pavement marking or way finding 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 trail is currently a Type 2 standard and no improvements are recommended.

The third existing trail is a 4 to 6 foot bark chip trail that runs from the west end of the Heritage Trail and runs along a stream corridor and parallels the new development to the west for approximately 0.4 miles. 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.

Chapter 6 Proposed Parks, Trails, and Open Space Recommendations



Chapter 6 - Proposed Park, Trails, 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 Recommended Park System

The proposed park and trail system is identified on the Parks and Trails Plan (**Figure 12**). 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:

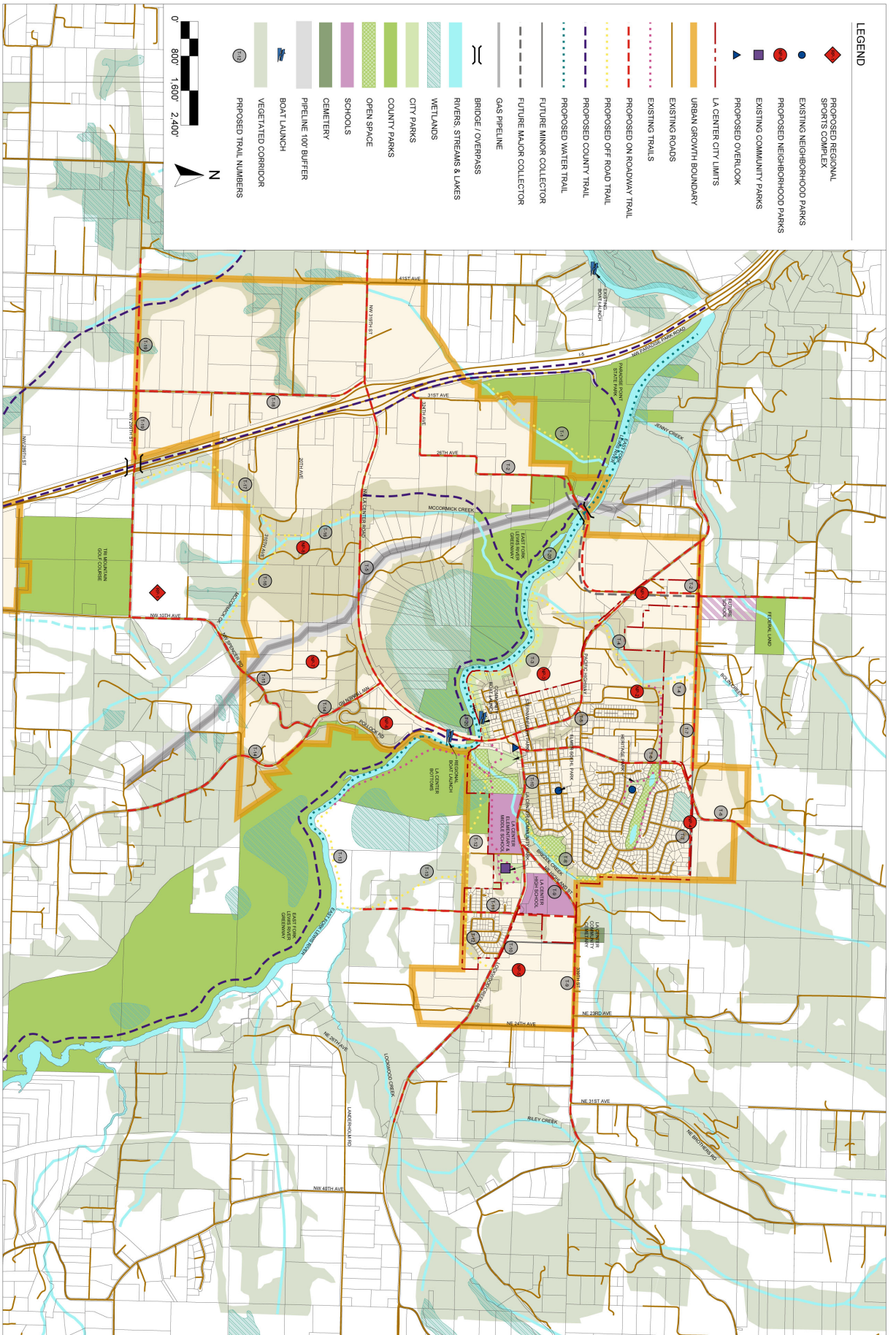
- NP Neighborhood Park
- RP Regional Park
- SU Special Use Park
- OS Open Space
- WF Water Front Park
- T Trail/path

The legend also identifies the proposed park locations with a circle and indicates the general vicinity of a future park. The actual location will be determined based on the available lands, cost for 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 T-# 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. The following table provides guidelines for community, neighborhood and water front parks, special use areas, and open space. Regional park guidelines have not been developed because this type of park will be designed and developed with other jurisdictions. The guidelines also provide several steps to parkland development so that the parks can be developed over time (**Table 6a**).

Figure 11







City of La Center - Trails & Pathways Plan

Parks, Recreation & Open Space Master Plan

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Table 6a

| Park Design Guidelines | | | | | | |
|---|--|--|--|---|---|--|
| Park Type | Definition | Size Standards | Site Selection Criteria | Required Amenities | Other Amenities to Consider | Level of Development |
|  <p>Community Parks</p> | <p>Community parks are planned and designed to provide active and structured recreation opportunities. These parks will also provide passive and non-organized recreation opportunities for individuals or families. The parks service area is residential areas within a one to five mile, driving, walking, or biking distance. These parks offer recreational amenities such as sports facilities, walking and biking trails, and picnic areas. The park's recreation amenities are designed to be accessible to the community. The park's recreation amenities are designed to be accessible to the community. The park's recreation amenities are designed to be accessible to the community.</p> | <p>Minimum Size: 20 acres 5 acres / 1000 Population</p> <p>Size Range: 20-50 acres. Some existing community parks may be smaller than the recommended minimum.</p> <p>Minimum Usable Area: 15 acres</p> <p>Service Area: Within 3 Mile</p> | <p>Site should have 20% of frontage on a public street with sidewalks and bicycle lanes.</p> <p>Access should be provided via collector or arterial street with sidewalks and bicycle lanes.</p> | <ul style="list-style-type: none"> Asphalt Trail System Benches Irrigation Landscaping Natural Areas Parking Facilities Picnic Shelter Play Equipment Restrooms Sports Court Water Spray Area Street Improvements | <ul style="list-style-type: none"> BAM/FreeVAC Facilities Booze Ball Court Community Gardens Horseshoes Natural Areas Off-Leash Dog Area Skate Facility / Spot Volleyball courts Water Spray Area Other amenities appropriate to park's function. | <p>Level 2: Eliminate liabilities, Rough Grading, Fencing and Master Plan.</p> <p>Level 2: Grading & Seeding, Street Frontage Improvements, Asphalt Trail System, Signage, Play Equipment, Drinking Fountain, Trash Receptacle, Drainage Facilities and Care Taker's Residence.</p> <p>Level 3: Irrigation, Seeding, Landscaping, Fencing, Soccer Goals, Sports/Court Courts, Off-Leash Dog Area, Picnic Shelters, Basketball Courts and Interpretive Area.</p> |
|  <p>Neighborhood Parks</p> | <p>Neighborhood parks are a combination playground equipment and park elements, their primary use is for active recreation. Typically, these parks are available for one-sessions and non-organized recreation activities. Average size for a neighborhood park ranges from 3-5 acres, depending usually an hour or less at these parks.</p> | <p>Minimum Size: 3 acres</p> <p>Size Range: 3-5 usable acres. Additional acreage may be provided in natural areas, but will not be developed with neighborhood park amenities.</p> <p>Minimum Usable Area: 2.5 acres</p> <p>Service Area: Within 1/2 Mile (walking or bicycling distance of the facilities being served).</p> | <p>Site should have 20% of frontage on a public street with sidewalks and bicycle lanes provided on one side, frontage is necessary on only one side.</p> <p>Access should be provided via a local or collector street with sidewalks.</p> | <ul style="list-style-type: none"> Asphalt Trail Benches Drinking Fountain Hard Court Play Area Irrigation Landscaping Open Space Play Equipment Signage Small Backstop Trash Receptacle | <ul style="list-style-type: none"> Basketball Courts Community Gardens Horseshoes Multi-use Athletic Field Natural Areas Off Street Parking Volleyball Other amenities appropriate to park's function. | <p>Level 2: Eliminate liabilities, Rough Grading, Fencing</p> <p>Level 2: Street Frontage Improvements, Fine Grading & Seeding, Access to Play Area, Signage, Backstop, Play Equipment, Trash Receptacle and Drinking Fountain.</p> <p>Level 3: Hard Court Play Area, Asphalt Trail, Picnic Tables, Benches, Landscape and Irrigation.</p> |
|  <p>Special Use Areas</p> | <p>Special use areas are miscellaneous park lands or stand-alone recreation sites designed to support a specific, specialized use. This classification includes stand-alone sports field complexes, community gardens, aquatic centers, or sites occupied by buildings. Specialized facilities may also be provided within a park or another classification.</p> | <p>Minimum Size: Adequate to accommodate special use and supporting facilities</p> | <p>Site and location requirements dependent upon specialized use proposed, and may include criteria determined through an economic feasibility and operations cost study</p> | <ul style="list-style-type: none"> Parking Restrooms Site furnishings Specialized use facility | <p>Outdoor amenities that support the primary special use, such as:</p> <ul style="list-style-type: none"> Athletic Fields Community Gardens Horseshoes Multi-use Fields Natural Areas Off-Leash Dog Area Open lawn area Playground Equipment Skate Facility / Spot Volleyball courts Water Spray Area | <p>Level 2: Street Frontage Improvements, Fine Grading & Seeding, Access to Play Area, Signage, Backstop, Play Equipment, Trash Receptacle and Drinking Fountain.</p> |
|  <p>Open Space</p> | <p>Open space provides a visual and psychological relief from excessive development with 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 not need to be improved and further in the planning document we will provide recommendations for the improvement of the park, greenway corridors, community gardens, farmed areas, buffers between land uses, and areas left in their natural state.</p> | <p>Minimum Size: Adequate to accommodate natural resource and connectivity needs</p> | <p>Site should have access to a public street or trail, or contribute to the City's greenway network</p> | <ul style="list-style-type: none"> Site furnishings Trails | <ul style="list-style-type: none"> Interpretive Center or Building Interpretive Signs or Exhibits Kiosk Off Street Parking Outdoor Classroom or Gathering Space Picnic Shelter Restrooms Viewpoint | <p>Level 2: Street Frontage Improvements, Fine Grading & Seeding, Access to Play Area, Signage, Backstop, Play Equipment, Trash Receptacle and Drinking Fountain.</p> |

The following sections provide recommendations for the future parks and trails within the planning area and have been identified in **Figure 12**.

Regional Park (RP-1)

The projected population of La Center will not support the development and operation of a regional park on its own. However, a regional park may meet some of the area wide community needs by providing a joint-use facility that would include a sports field complex or regional aquatic center that could be shared with Clark County and City of Ridgefield. A regional park has also been identified in the City of Ridgefield's and Clark County's parks and recreation comprehensive master plan in the general area of the Tri-Mountain Golf Course.

Regional Boat Launch Trail Head

A regional boat launch and trail head parking for the County trail system is also recommended and improvements would include parking and storm water, a restroom, group picnic shelter, picnic tables, boat launch, benches, interpretive and way finding information 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 trail head would provide access to the county trail system for multiple user groups, such as biking and equestrian.

Special Use Park (SU-1)

Re-classification of Sternwheeler Park from a community park to a special use park.

New Neighborhood Park (NP-1)

A new neighborhood park is recommended in the vicinity of the Jenny Creek greenway. This neighborhood 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 (T-2) or Bolen Creek Trail (T-4).

New Neighborhood Park (NP-2)

A new neighborhood park is recommended in the vicinity of Bolen Creek at NW "E" Avenue. This neighborhood 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 (T-4) or the Heritage Trail Extension (T-6).

New Neighborhood Park (NP-3)

A new neighborhood park is recommended west of the downtown core just outside the City limits. This neighborhood 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 (T-3) and Pacific Highway Pathway (T-5).

New Neighborhood Park (NP-4)

A new neighborhood park is recommended along the 24th Street subdivision. This neighborhood 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 (T-7) and/or the North Fork Avenue Pathway (T-21).

New Neighborhood Park (NP-5)

A new neighborhood park is recommended in the vicinity of Lockwood Creek Road area. This neighborhood 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 (T-10), NE Highland Street Pathway (T-9) and La Center Community Park.

New Neighborhood Park (NP-6)

A new neighborhood park is recommended in the vicinity of Pollock Road. This neighborhood 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. If possible, the park should connect the future County East Fork of the Lewis River Regional trail, planned unit development proposed in the Timmen Landing area, the Timmen Road Pathway (T-14) and/or La Center Road Pathway (T-5).

New Neighborhood Park (NP-7)

A new neighborhood park is recommended in the vicinity of NW Timmen Road area. This neighborhood 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 (T-14) and/or the NW Spencer Road Pathway (T-15).

New Neighborhood Park (NP-8)

A new neighborhood park is recommended in the vicinity of McCormick Creek. This neighborhood 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, the park should connect to the McCormick Creek Trail (T-16) and/or the Tri Mountain Trail (T-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 recreation survey.

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 just outside of the existing western City limits boundary. 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. In some cases, the City may consider purchasing land or an easement to provide a critical link between open spaces.

Figure 12



City of La Center - Open Space Corridor Plan

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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 and development of recreational opportunities, to conserve fish and wildlife habitat, increase access to natural resource lands, water and develop 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 trail heads
 - 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 impressionable young students, the open space stewardship could advance the Comprehensive 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. Utilize the existing "Salmon Team," a five member AmeriCorps team which currently manages thousands of acres of critical habitat throughout Clark County. Also, 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. Currently, the Watershed Team is working on a 3.5 acre project along the East Fork of the Lewis River Greenway, southeast of La Center, planting a riparian buffer area along the river, with the goal of enhancing the area to support riparian dependant species.
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. This organization is currently active in the La Center area in conducting a study along the East Fork of the Lewis River near the entrance to the City.

6.6 La Center/Ridgefield 299th Greenway

The Growth Management Act, RCW 36.70A.160 requires the identification open space corridors within and between urban growth areas including lands useful for recreation, wildlife habitat, trails and connection of critical areas. Furthermore, Clark County Community Framework 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).

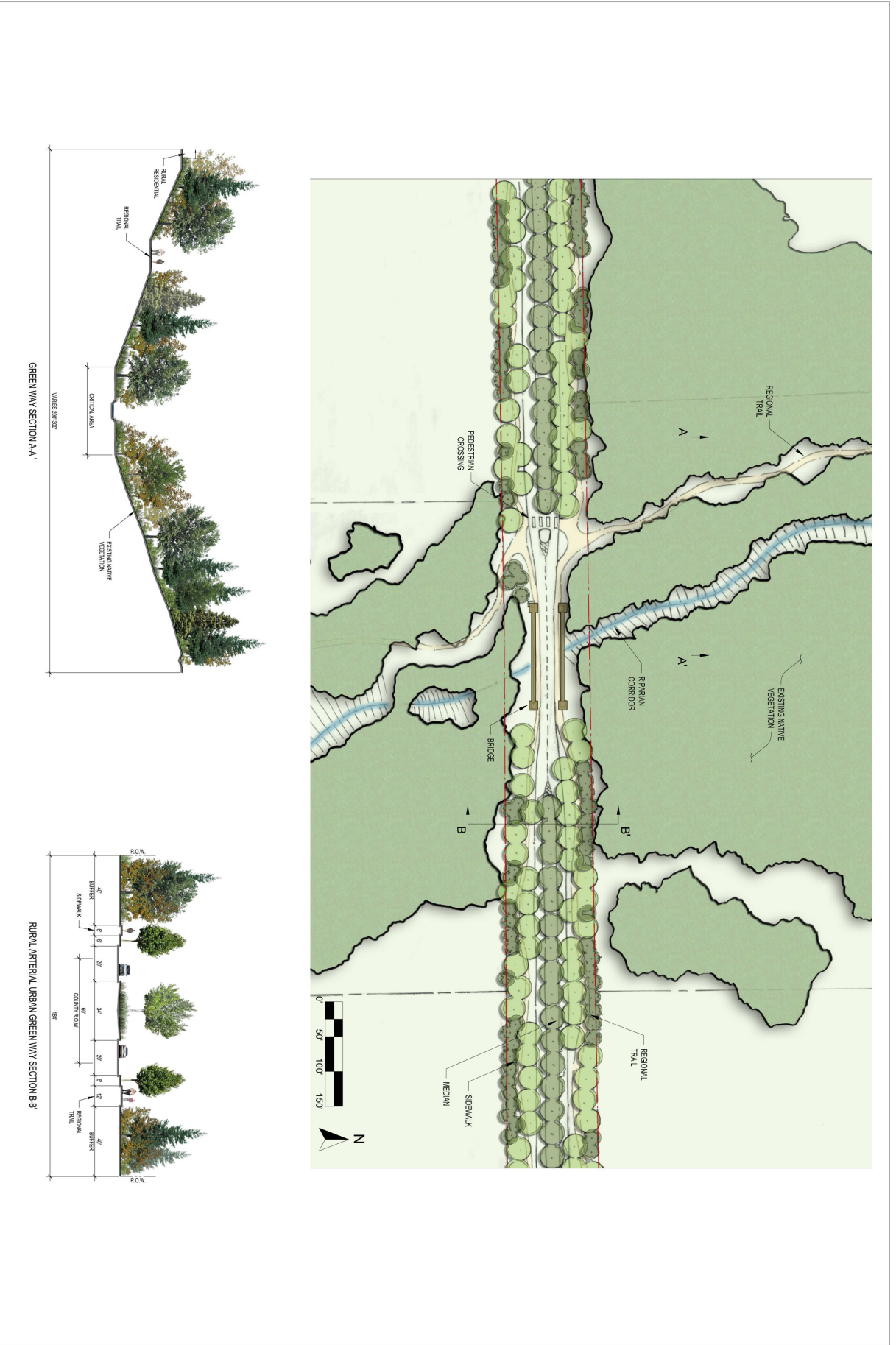
On January 19th the City of La Center City Council and City of Ridgefield City Council signed a memorandum of understanding that agreed not to extend their urban growth boundaries beyond 299th Street. In addition, this memorandum also provides an agreement as it relates to establishing a greenway buffer 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 approve 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 one 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 13



City of La Center - Open Space Corridor Study

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The following recommendations are offered for the 299th Greenway:

1. Currently, the 299th greenway is outside of the Planning Area of La Center. It is also located outside Ridgefield's Planning Area. For this reason, it is important to discuss this concept with Clark County. Encourage Clark County to include the 299th greenway in applicable planning documents, such as the Arterial Atlas and the Vancouver-Clark 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. Future master planning of the 299th greenway should occur at such time when La Center or Ridgefield incorporates this area into their urban growth boundaries.
4. As this area is included in the La Center and Ridgefield urban growth areas, each respective City should 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-street bike routes that are transportation related have been included in the trail system and are an important component of a master plan. These same on road trails will need to be identified in the City Transportation System Plan or TSP so that proper planning and funding can be provided.

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 have been designated in **Figure 15** based on the recommendation of the Parks Advisory Committee, Planning Commission and the approval of the City Council. 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 and receive this type of use. Local and secondary trails generally serve more neighborhood-oriented users. Such local and secondary trails will generally be owned and maintained by Homeowner's Associations.

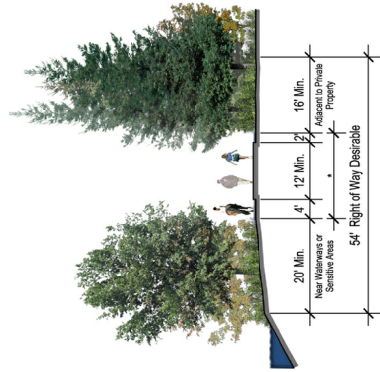
The trail development standards are described below, including general trail development policies, trail classifications, and trail design standards.

Development Policies

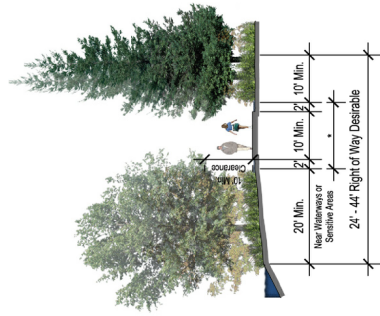
- The La Center trail network is designed to meet multiple objectives, providing recreation as well as safe, active transportation for pedestrians and bicyclists.
- Whenever possible, the trails depicted in **Figure 15** should not be a part of a street roadway. Where routes shown use existing streets, 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 limitation 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.
- The creation of trail heads 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 on a case by case basis 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.

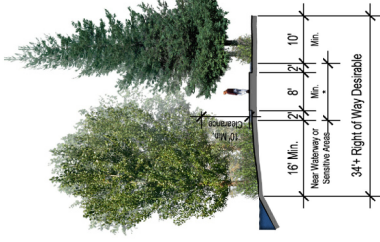
Figure 14



TYPE 1 - REGIONAL TRAIL
• PIF Creditable Area



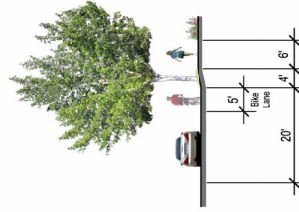
TYPE 2 - LOCAL SHARED USE TRAIL
• PIF Creditable Area



TYPE 3 - RUSTIC TRAIL
• PIF Creditable Area



TYPE 4 - SEMI-PRIMITIVE TRAIL
• PIF Creditable Area



TYPE 5 - ON STREET BIKE LANE / SIDEWALK



TYPE 6 - WATER TRAIL



City of La Center - Proposed Trail Development Standards

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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, and cyclists. Multi-use trails can even serve equestrian users. Trails should be planned, sized, and designed for multiple uses, except where environmental or other constraints preclude this goal.
- 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 user shortcut potential.
- Way finding 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. It is recognized that trail right-of-way and 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 12** and trail designations are denoted with a “T-1” system within a circle for reference. The alignments shown are only representation of corridors and specific development will be based on topography, critical or sensitive lands, development patterns and proposed parklands.

Paradise Point Trail (T-1)

This Type 3 rustic trail will be approximately 0.19 miles in length and would 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.

West Side Connector Pathway (T-2)

This Type 5 on street pathway will be approximately 2.0 miles in length and begins at the intersection of 31st Avenue and 324th Avenue following the roadway to the proposed west side bridge over the East Fork of the Lewis River then completing the circuit by following a future major collector roadway north to NE 14th Avenue, eventually linking the south and north side of town and to a future school.

East Fork of the Lewis River Water Front Trail (T-3)

This Type 1 regional trail will be approximately 1.26 miles in length and will parallel the north bank of the East Fork of the Lewis River linking the downtown to the future bridge crossing. 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.

Bolen Creek Trail (T-4)

This Type 3 rustic trail is approximately 0.9 miles in length and follows the Bolen Creek Greenway. This trail will link the East Fork of the Lewis River Trail and the Heritage Trail extension.

Pacific Highway Pathway (T-5)

This Type 5 on street pathway is approximately 3.75 miles in length and would parallel Pacific Highway and NW La Center Road. This trail will link Interstate 5 to downtown and eventually toward the northwest part of the City. It will also provide access to regional trails, boat launches, and trail heads.

Heritage Trail Extension (T-6)

This Type 3 rustic trail is approximately 1.2 miles in length and would connect the Bolen Creek Trail to the Heritage Park trail system, park, and neighborhood. The existing bark chip trail would be replaced with a hard surface trail.

Bolen Street Pathway (T-7)

This Type 5 on street path is approximately 1.4 miles in length and is 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.

Breeze Creek Trail (T-8)

This Type 2 local shared use trail is approximately 0.56 miles in length and links the existing schools to the neighborhoods to the north. This trail would be located in the Breeze Creek Greenway and is planned to be a major bike and pedestrian corridor for school children who live in these neighborhoods.

NE Highland Street Pathway (T-9)

This Type 5 on street pathway is approximately 0.9 miles in length and will help link the elementary and middle school back to the high school and future neighborhoods to the east.

Lockwood Creek Road Pathway (T-10)

This Type 5 on street pathway is approximately 1.4 miles in length and parallels Lockwood Creek Road. This trail will also provide linkages between downtown, the school system, and to the neighborhoods to the east.

John Storm Pathway (T-11)

This Type 5 on street pathway is approximately .5 miles in length and 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.

South Connector Trail (T-12)

This Type 4 semi-primitive trail is approximately 0.93 miles in length and extends along the south east planning area expansion area linking the neighborhoods to the east to Sternwheeler Park and the La Center Bottoms. This trail would use the open space or greenways at the base of the hillside.

La Center Bottom Loop Trail (T-13)

This Type 2 local shared-use trail is approximately 1.0 mile in length and would 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 (T-12).

Timmen Road Pathway (T-14)

This Type 5 on street pathway is approximately 0.76 miles in length and would parallel NW Timmen Road linking the Pacific Highway Pathway (T-5) back to the communities to the south east.

Spencer Road Pathway (T-15)

This Type 5 on street pathway is approximately 0.46 miles in length and would parallel NW Spencer Road linking the Timmen Road Pathway (T-14) back up to the vicinity of the Tri-Mountain Golf course and NW 299th pathway system.

McCormick Creek Trail (T-16)

This Type 1 regional trail is approximately 0.67 miles in length and would follow the McCormick Creek greenway from the Spencer Road Pathway (T-15) down to the Pacific highway trail and finally connecting to the County's proposed McCormick Creek Trail (T-16).

Tri-Mountain Trail (T-17)

This Type 3 rustic trail is approximately 0.44 miles in length and would link the east side of Tri Mountain Trail and highway interchange back to the north and access the McCormick Creek trail system.

NW 31st Street Pathway (T-18)

This Type 5 on street pathway is approximately 1.26 miles in length and would parallel NW 31st Street 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.

NW 299th Pathway (T-19)

This Type 5 on street pathway is approximately 0.8 miles in length and would 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.

East Fork Lewis River Water Trail (T-20)

This Type 6 water trail is designated 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.

Aspen Road Trail (T-21)

This type 5 on street trail is approximately 1.13 miles in length and would link Sternwheeler Park along Aspen Road and continue north to the city limits.

North Paradise Park Road Trail (T-22)

This type 5 on street trail is approximately 1.22 miles in length and would link proposed trail (T-5) at I-5 interchange to Paradise Point State Park to the north and the proposed East Fork of the Lewis River Regional Trail System.

6.11 TRAIL SUPPORT FACILITIES

The City of La Center has several opportunities to provide both types of support facilities that are identified below. Not only within their own system but the County has planned for several regional trail systems within the current planning area, such as the East Fork of the Lewis River Trail. As the need for trails and trail head development increases the planning and design will need to be coordinated 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 and or 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. Trail heads 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 determining the suitability of trail locations in 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 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. There are two issues involving safety concerning trail users. One is danger due to normal trail use, and the other is personal safety of users.

A number of methods can be implemented to increase the safety of trails to 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 and railroad 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.
- **Adopt-A-Trail Program:** Through an adopt-a-trail program, private groups, organizations, or individuals are encouraged to adopt trail segments or corridors by volunteering or providing donations for maintenance and development.

Chapter 7 Administrative and Operation Recommendations



Chapter 7 - Administrative and Operation Recommendations

7.1 Managing Parks



In the past, the City has relied on the La Center School District as well as the non-profit groups such as the “Wheel Club” to operate existing recreation facilities. However, it will be necessary for the City to take a more active role in parks and recreation management as the community continues to grow. In fact, the rapid population increase makes it especially important to anticipate and prepare for the future.

Initially, 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 utilize 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. Partnerships currently exist with school district. However, additional partnership opportunities reached within local private organizations and with Clark County. These partnership 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
- Lewis River 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 which includes; 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.

5) Develop an “action plan”

Each year, pressing needs should be addressed and prioritized by the Planning Commission, with input from City staff and active volunteers. An annual “action plan” should be created as part of this analysis. In addition, all volunteer activities should receive direction and guidance from the Planning Commission.

7.2 Park and Recreation Programs

Additional recreation programs will be needed in the future to keep up with demand in this outdoor-oriented community. Currently, the City hosts several annual events including: the “La Center Christmas Festival”, the “Our Days Festival”, the Miss Teen La Center event and the “La Center Herb Faire & Arts 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 Lewis River Soccer Club and the La Center Little League. The Lewis River Soccer Club sponsors youth soccer in the City and also serves the communities of Ridgefield and Woodland. The field at La Center High School is 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. The City of La Center may consider partnering with the La Center School District to assess the need for summer craft or recreation activities for children.

Moreover, the City currently offers several opportunities for community facility rentals including: an amphitheater with gazebo area, a covered area within the community park, Heritage Park and a community center meeting area (one with light kitchen use and one for full event use such as weddings, receptions, etc.)

7.3 Maintenance Operations

The cost of maintaining the City of La Center’s park and recreation programs and overall system will evolve as the City acquires additional parks, services and recreation programs.

Although park maintenance costs vary, typically, a \$5,000 minimum per maintained acre, for a park system, is an appropriate estimate. If there are additional resources available, a larger amount of financial resources should be allocated.

City staff currently has supervised maintenance of some existing facilities, with the help from organizations which utilize 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) Develop maintenance standards:

The City should develop a set of maintenance standards. First, examine the current maintenance operations to determine what has and has not been effective. Second, create specific maintenance plans, including necessary tasks, frequency, etc.

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 landscaping areas using xeriscaping principles. Xeriscaping is designing landscapes in a way that does not require supplemental irrigation. For example, designing with native plants typically reduces water necessities as native plants are suitable to the local climate.

3) Seasonal Maintenance Staff:

Seasonal maintenance staff are sufficient for covering the increased demand during summer months; careful scheduling, taking into account peak demand and usage, can be very effective in minimizing costs.

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. Included is a list of all capital projects recommended in the plan, including a 6-year funding strategy, and a 6-year list of projects to construct. Finally, potential funding sources are outlined in **Appendix A**.



8.2 Capital Projects

La Center’s Comprehensive Park and Recreation plan recommends improvements to existing park facilities, eight new neighborhood parks, and 40 acres of either a new community park or to be contributed to a larger joint-use regional park within close proximity to the City of La Center. These projects 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 more detailed summary of total costs for each specific park and facility recommended in this plan.

| | |
|--|---------------------|
| Community Parks* | \$5,145,000 |
| Neighborhood Parks* | \$22,406,600 |
| Other Parks & Facilities* | \$17,865,000 |
| Regional Parks* | \$9,185,000 |
| Trails** | \$5,648,230 |
| TOTAL | \$60,249,830 |
| *Land acquisition costs are assumed to be \$100,000 in 2007 dollars in the planning area (Urban Growth Area) | |
| **Trail construction costs are assumed as follows: | |
| Type 1 – Regional Trail - \$355,000 per mile | |
| Type 2 – Local Shared Use Trail - \$320,000 per mile | |
| Type 3 – Rustic Trail – \$227,000 per mile | |
| Type 4 – Semi-Private 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 6- Year Capital Project Funding Strategy

The cost of meeting the recommended park needs in this plan exceeds La Center's present ability to finance these park projects. The following recommendations are offered as a strategy to fund the needed park system. In general, the City should rely heavily on Park Impact Fees (PIF) for funding needed park improvements (approximately 60 to 70%). Other funding will need to be provided from Real Estate Excise Tax, General Fund dollars, grants, and gifts or donations.

Recommendations:

1. Increase Park Impact Fees (PIF):

The Park Impact Fee should be adjusted to approximately \$4,000 dollars per unit.

Park Impact Fees (PIF) 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 current PIF rate is \$1,270 for single-family homes and \$714 for multi-family units. The current PIF was established based on significantly lower land costs than the 2003 market of \$35,000 per acre rather than \$100,000 per acre and park needs were assessed at a lower value among residents at the time. By increasing the Park Impact Fee to \$4,000 per household, this fee would be similar to the City of Vancouver which averages approximately 4,300 per household and in unincorporated Clark County the PIF is approximately \$4,200 per unit. Other jurisdictions such as the City of Ridgefield and the City of Camas are considering raising their PIF to a similar rate as Vancouver.

La Center's existing population is estimated at 2,315 and the 1212 population is estimated to be 3,612. Approximately 1,297 new residents would be added and 482 households (using the Clark County average home occupancy of 2.69 persons per household). At \$4,000 dollars per unit this would generate, \$1,928,000 million.

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 2005, La Center generated \$96,160 in 2005 and \$255,779 in 2006. Although land sales have not occurred as often as in 2005 to 2006, it is anticipated that property in La Center will continue to be bought and sold at a steady rate in the next six years. It is recommended that La Center dedicate \$200,000 of REET funds annually for park improvements, for a total of \$1,200,000 over a six-year period.

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

The City should allocate at approximately \$56,000 dollars per year to fund park improvements. While 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. **Table 8b** below assumes \$360,000 dollars for matching grants and other park development related costs.

4. Pursue Grants:

The City should pursue grant funding, which will require either staff or consultant time. The IAC funding cycle begins in 2009 and 2011 and the applications for each are due in 2008 and 2010. To accomplish this, the City will need to assign a staff person to pursue these grant opportunities. Other grant sources are listed in **Appendix 1**, Funding Sources. The six-year funding strategy assumes the City could acquire \$100,000 per year or \$600,000 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. For funding, it is assumed the City would receive a total of \$50,000 per year for in the form of either land donations or gifts for a total of \$300,000 over the six year time period.

Under this six-year funding strategy as outlined in Table 8c below, a total of \$4,360,000 is anticipated from the above listed sources.

Table 8b
Six-year Funding Sources

| Funding Source | Total |
|-------------------------|--------------------|
| PIF revenues, 2007-2013 | \$1,928,000 |
| REET funds, 2007-2013 | \$1,200,000 |
| General Fund, 2007-2013 | \$360,000 |
| Grants, 2007-2013 | \$600,000 |
| Donations, 2007-2013 | \$300,000 |
| | \$4,388,000 |

8.4 SIX-YEAR CAPITAL IMPROVEMENT PLAN

The six-year Capital Improvement Plan lists the following priorities for park improvements (**Table 8c**). A new neighborhood park is recommended near McCormick Creek on the west side of the City (N-2). Because trails are a high priority in the City, the Brezee Creek Trail should be designed and constructed. The Council should also consider funding an Outdoor Aquatic Center feasibility study based on the high level of support from both youth and other residents in La Center. 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. Finally, the City should reserve 1.44 million to contribute toward a joint-use regional park to be shared with Clark County and the City of Ridgefield.

Table 8c
Six-Year Capital Improvement Plan

| | Project | Description | Total |
|------|------------------------------|---|--------------------|
| NP-2 | New Neighborhood Park | Acquire a 4 acres site | \$400,000 |
| NP-2 | New Neighborhood Park | Design and construction | \$2,200,000 |
| T-8 | Breeze Creek Trail | Design and Construct a Type 2 Trail for a length of 0.56 miles | \$180,000 |
| | Outdoor Aquatic Center | Feasibility Study | \$60,000 |
| WP | Water Front Park Master Plan | Master Plan | \$80,000 |
| RP | Regional Park | To contribute toward the development of a joint-use Regional Park | \$1,440,000 |
| | | TOTAL | \$4,360,000 |

Appendix A
Funding Sources



Appendix A

Funding Sources

FEDERAL AND STATE SOURCES

IAC Grant Programs

The Interagency Committee for Outdoor Recreation (IAC) grants money to state and local agencies, generally on a matching basis, to acquire, develop, and enhance wildlife habitat and outdoor recreation properties. Some money is also distributed for planning grants. IAC grant programs utilize funds from various sources.

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 IAC 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 of 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 6% 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, a 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 a 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

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

Parkland 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 candy sales are three examples of successful fundraising efforts.

Interagency Agreements

State law provides for interagency cooperative efforts between units of government. 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 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 the 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 | La Center Community Park | Master Plan | | x | | \$120,000 |
| CP1 | La Center Community Park | Phase I implementation. Design and construction of parking improvements, landscape, new play equipment, picnic shelters and trail improvements. | | x | | \$3,300,000 |
| CP1 | La Center Community Park | Phase II and later implementation. Design and construction of sports fields, skate spot, off leash area, in conjunction with the aquatic center. | | x | | \$1,725,000 |
| | | Community Parks Subtotal | | | | \$5,145,000 |
| Neighborhood Parks | | | | | | |
| | Sternwheeler Park | Master Plan | | x | | \$30,000 |
| | Sternwheeler Park | Design and construction | | x | | \$1,145,500 |
| | Elmer Soehl Park | Acquisition | | x | | \$660,000 |
| | Elmer Soehl Park | Master Plan | | x | | \$20,000 |
| | Elmer Soehl Park | Design and Construction | | x | | \$1,055,100 |
| | Heritage Park | Design and Construction | | x | | \$350,000 |
| NP1 | New Neighborhood Park | Acquisition of a 4 acre site | | | | \$400,000 |
| NP1 | New Neighborhood Park | Design and construction | x | | | \$2,000,000 |
| NP2 | New Neighborhood Park | Acquisition of a 4 acre site | x | | | \$400,000 |
| NP2 | New Neighborhood Park | Design and construction | x | | | \$2,000,000 |
| NP3 | New Neighborhood Park | Acquisition of a 4 acre site | x | | | \$400,000 |
| NP3 | New Neighborhood Park | Design and construction | x | | | \$2,000,000 |
| NP4 | New Neighborhood Park | Acquisition of a 4 acre site | x | | | \$400,000 |
| NP4 | New Neighborhood Park | Design and construction | x | | | \$2,000,000 |
| NP5 | New Neighborhood Park | Acquisition of a 4 acre site | x | | | \$400,000 |
| NP5 | New Neighborhood Park | Design and construction | x | | | \$2,000,000 |
| NP6 | New Neighborhood Park | Acquisition of a 4 acre site | x | | | \$400,000 |
| NP6 | New Neighborhood Park | Design and Construction | x | | | \$2,000,000 |
| NP7 | New Neighborhood Park | Acquisition of a 4 acre site | x | | | \$400,000 |
| NP7 | New Neighborhood Parks | Design and construction | x | | | \$2,000,000 |
| NP8 | New Neighborhood Park | Acquisition of a 4 acre site | x | | | \$400,000 |
| NP8 | New Neighborhood Park | Design and construction | x | | | \$2,000,000 |
| | | | | | | |
| | Neighborhood Parks Subtotal | | | | | \$22,460,600 |

| | 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 | \$1,700,000 |
| | Outdoor Aquatic Center | Feasibility Study | x | | | \$60,000 |
| | Outdoor Aquatic Center | Design and construction | x | | | \$3,300,000 |
| WP | Water Front Park | Master Plan | x | | | \$800,000 |
| WP | Water Front Park | Design and Construction | x | | | \$2,500,000 |
| | La Center Bottoms Trail Head | Design and Construction | x | | | \$3,000,000 |
| | La Center Bottoms Regional Boat Launch | Master Plan | x | | | \$60,000 |
| | La Center Bottoms Regional Boat Launch | Design and Construction | x | | | \$700,000 |
| | La Center Community Boat Launch | Master Plan | x | | | \$25,000 |
| | La Center Community Boat Launch | Design and construction | | | | \$200,000 |
| | | Other Parks and Facilities Subtotal | | | | \$12,345,000 |
| Regional Parks | | | | | | |
| RP1 | Regional Park | Acquisition of a 40 acres | x | | | \$4,000,000 |
| RP1 | Regional Park | Master Plan | x | | | \$120,000 |
| RP1 | Regional Park | Design and construction | x | | | \$5,065,000 |
| | | Regional Parks Subtotal | | | | \$9,185,000 |
| Trail Improvements | | | | | | |
| | Trails master plan | Master plan for trails, trail heads, and signage | | | | \$80,000 |
| T1 | Paradise Point trail | Type 3 trail, length .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 1 trail, length 1.26 miles | | | x | \$447,000 |
| T4 | Bolin Creek Trail | Type 3 trail, length .88 miles | | | x | \$209,000 |
| T5 | Pacific Highway pathway | Type 5 trail, length 3.75 miles | | | x | \$1,049,000 |
| T6 | Heritage trail extension | Type 3 trail, length .37 miles | | | x | \$89,000 |
| T7 | Bolin Street pathway | Type 5 Trail, length 1.40 miles | | | x | \$391,000 |
| T8 | Breeze Creek Trail | Type 2 trail, length .56 miles | | | x | \$177,000 |
| T9 | NE Highland Street pathway | Type 5 trail, length .90 miles | | | x | \$251,000 |

| | Site | Project Description | Type | | | Preliminary Project Cost |
|-----------------------------|---------------------------------|--|----------|----------|-------|--------------------------|
| | | | New Park | Existing | Other | |
| T10 | Lockwood Creek Road pathway | Type 5 Trail, length 1.35 miles | | | x | \$379,000 |
| T11 | John Storm pathway | Type 5 Trail, length .49 miles | | | x | \$137,000 |
| T12 | South connector trail | Type 4 Trail, length .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 .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 | North Paradise Park Road Trail | Type 5 Trail, length 1.22 miles | | | x | \$341,000 |
| | | Trail Improvements Subtotal | | | | \$6,489,000 |
| Total – All Projects | | | | | | \$55,624,600 |

Appendix C Community Needs Survey



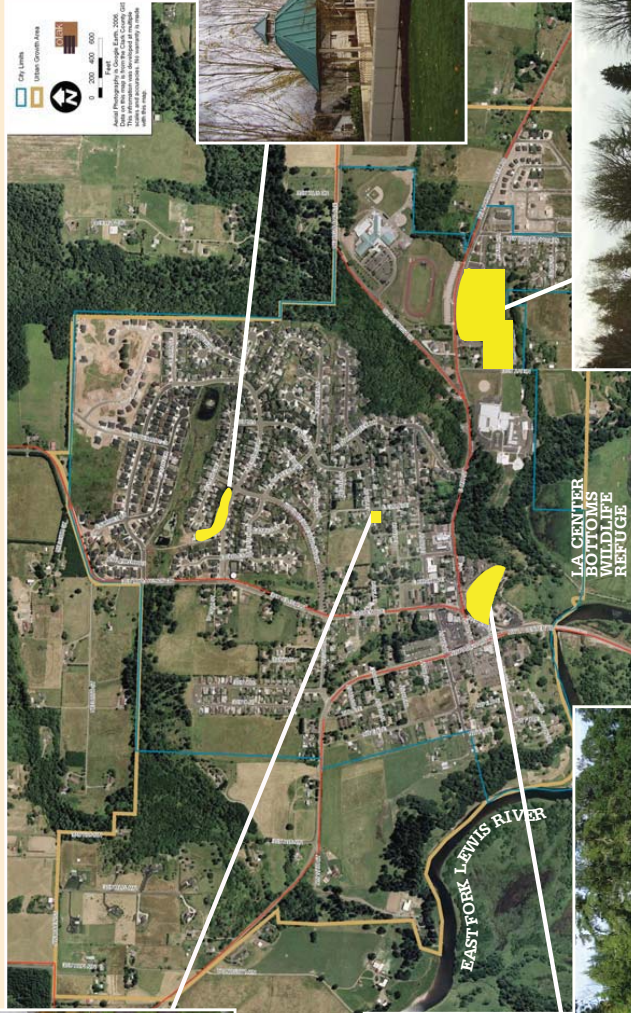
La Center Recreation Needs Survey



Elmer Soehl Park



Sternwheeler Park



Heritage Park

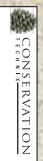


La Center Community Park



La Center Recreation Needs Survey

- 1.) Using a scale of 1 (very important) to 5 (not important at all), how important do you believe parks and recreation services and facilities are in maintaining the quality of life in La Center?
71% 1 - Very Important
21% 2 - Somewhat Important
6% 3 - Neutral
4 - Somewhat Unimportant
2% 5 - Not Important At All
- 2.) Which ONE of the following three statements comes closest to the way you feel about park and recreation services in your community.
55% Members of my household use parks or recreation programs on a regular basis, and I believe that services are important to quality of life.
42% Although members of my household do not use parks or recreation programs frequently, I believe that these services are important to quality of life.
3% Parks and recreation services are not important to quality of life.
- 3.) It is estimated that the population of La Center will quadruple over the next 20 years to approximately 9,800 people. Using a scale of 1 (very important) to 5 (not important at all), how important is it for La Center to purchase land now to set aside for future park and recreation development?
1 2 3 4 5.....**2.06 (Somewhat Important)**



La Center Recreation Needs Survey

4.) If La Center were going to expand its services or facilities to meet the needs of a growing population, how would you rank in priority each of the following areas? (1st - Highest Priority ...5th - Lowest Priority)

- Building or expanding recreation programs, pools and community centers** Very important/important
30%
- Building trails and walking paths 28%
- Purchasing and/or preserving open space and natural areas 16%
- Acquiring and developing new parks 16%
- Renovating existing parks 10%

5.) Please evaluate the importance of several special types of facilities or programs. Using a scale of 1 (very important) to 5 (not important at all), how important are the following to a growing La Center?

- Trail corridors** Very important/important
64%
- Outdoor sports complexes for tournaments, such as soccer, baseball, and softball 53%
- Community events and festivals in parks 52%
- Aquatic facility or pool 48%
- Smaller all purpose sports fields for informal 40%
(ball games such as soccer, softball, and football)
- Parks or areas for dogs 32%
- Boat launches 25%
- Extreme sports areas for skateboarding and BMX biking 24%

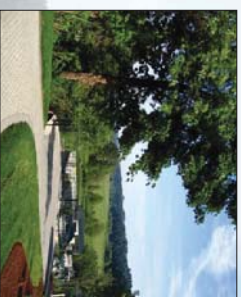


La Center Recreation Needs Survey

6.) Review the prior list again. What would you rank as the 1st, 2nd and 3rd priorities for La Center?

| | 1st | 1st or 2nd | 1st, 2nd or 3rd |
|---------------------|-----|------------|-----------------|
| Trails | 1 | 1 | 1 |
| Pool | 2 | 2 | 2 |
| Sports Complex | 3 | 3 | 4 |
| Events | 4 | 4 | 3 |
| Informal Ballfields | 5 | 5 | 5 |
| Dogparks | 6 | 6 | 6 |
| Skatepark | 7 | 7 | 7 |
| Boat Launch | 8 | 8 | 8 |
| Parks (general) | 9 | 9 | 9 |

Frequency of Response (ranked)



7.) Would you support increased taxes or levies to support expanded or enhanced recreational opportunities in La Center?

| | | | |
|------------|-----|-------|-------|
| Definitely | Yes | 20.1% | 68.5% |
| Possibly | Yes | 48.4% | |
| Likely | No | 23.4% | 31.6% |
| Definitely | No | 8.2% | |

8.) Do you believe the City of La Center should take a more regional approach with neighboring jurisdictions in meeting the communities recreational needs?

YES (65%) NO (35%)



City of La Center Parks and Recreation Survey: Results

The following represent the summary results of the city of La Center survey. At the close of the survey on November 17, 2006, a total of 285 respondents completed the survey. All ranked responses appear in descending order.

1.) Please indicate the nearest cross street by where you live: (*not summarized*)

2.) Using a scale of 1 (very important) to 5 (not important at all), how important do you believe parks and recreation services and facilities are in maintaining the quality of life in La Center?

- 71% 1 – Very Important
- 20% 2 – Somewhat Important
- 7% 3 – Neutral
- 4 – Somewhat Unimportant
- 2% 5 – Not Important At All

3.) Which ONE of the following three statements comes closest to the way you feel about park and recreation services in your community.

- 55% **Members of my household use parks or recreation programs on a regular basis, and I believe that these services are important to quality of life.**
- 42% Although members of my household do not use parks or recreation programs frequently, I believe that these services are important to quality of life.
- 3% Parks and recreation services are not important to quality of life.

4.) It is estimated that the population of La Center will quadruple over the next 20 years to approximately 9,800 people. Using a scale of 1 (very important) to 5 (not important at all), how important is it for La Center to purchase land now to set aside for future park and recreation development?

1 2 3 4 5.....**2.07**
(Somewhat Important)
(66% rated as very important or important)

5.) If La Center were going to expand its services or facilities to meet the needs of a growing population, how would you rank in priority each of the following areas?

(1st - Highest Priority 5th - Lowest Priority)

- Building or expanding recreation programs, pools and community centers** 1 (31%)
- Building trails and walking paths 2 (26%)
- Purchasing and/or preserving open space and natural areas 3 (16%)
- Acquiring and developing new parks 3 (16%)
- Renovating existing parks 5 (11%)

6.) Please evaluate the importance of several special types of facilities or programs. Using a scale of 1 (very important) to 5 (not important at all), how important are the following to a growing La Center?

| | Very Imp + Imp / (Median Score) |
|--|---------------------------------|
| Trail corridors | 64% (2.21) |
| Outdoor sports complexes for tournaments, such as soccer, baseball, and softball | 54% (2.46) |
| Community events and festivals in parks | 51% (2.49) |
| Aquatic facility or pool | 50% (2.68) |
| Smaller all purpose sports fields for informal ball games such as soccer, softball, and football | 42% (2.63) |
| Parks or areas for dogs | 32% (3.17) |
| Boat launches | 25% (3.33) |
| Extreme sports areas for skateboarding and BMX biking | 25% (3.43) |

7.) Review the list above again. What would you rank as the 1st, 2nd and 3rd priorities for La Center?

| | Frequency of Response (ranked) | | |
|---------------------|--------------------------------|------------|-----------------|
| | 1st | 1st or 2nd | 1st, 2nd or 3rd |
| Trails | 1 | 1 | 1 |
| Pool | 2 | 2 | 2 |
| Sports Complex | 3 | 3 | 4 |
| Events | 4 | 4 | 3 |
| Informal Ballfields | 5 | 5 | 5 |
| Dogparks | 6 | 6 | 6 |
| Skatepark | 7 | 7 | 7 |
| Boat Launch | 9 | 8 | 8 |
| Parks (general) | 8 | 9 | 9 |

8.) Would you support increased taxes or levies to support expanded or enhanced recreational opportunities in La Center?

| | | |
|----------------|-------|-------|
| Definitely Yes | 20.1% | 67.1% |
| Possibly Yes | 47.0% | |
| Likely No | 24.0% | 32.8% |
| Definitely No | 8.8% | |

9.) Do you believe the City of La Center should take a more regional approach with neighboring jurisdictions in meeting the communities recreational needs? **YES (66%) NO (34%)**

DEMOGRAPHICS

Age

| | |
|-----------------|-------|
| Younger than 18 | 0.4% |
| 18 to 34 | 12.9% |
| 35 to 44 | 28.4% |
| 45 to 54 | 24.7% |
| 55 to 64 | 16.6% |
| 65 and older | 17.0% |

Income

| | |
|---------------------|-------|
| Under \$20,000 | 3.9% |
| \$20,000 - \$34,999 | 7.4% |
| \$35,000 - \$49,999 | 14.1% |
| \$50,000 - \$74,999 | 31.2% |
| \$75,000 or more | 43.4% |

Gender: **44%** Female
56% Male

Appendix D
SEPA



Appendix D



ENVIRONMENTAL CHECKLIST

Purpose of checklist:

The State Environmental Policy Act (SEPA), Chapter 43.21C RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal if it can be done) and to help the agency decide whether an EIS is required.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer or if a question does not apply to your proposal, write “do not know” or “does not apply.” Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Use of checklist for non-project proposals:

Complete the checklist for non-project proposals, even though questions may be answered “does not apply.” In addition, complete the supplemental sheet for Non-project Actions (part D).

For non-project actions, the references in the checklist to the words “project,” “applicant,” and “property or site” should be read as “proposal,” “proposer,” and “affected geographic area,” respectively.

A. BACKGROUND

1. Name of proposed project, if applicable:

City of La Center Parks, Recreation & Open Space Master Plan

2. Name of applicant:

City of La Center, Washington

3. Address and phone number of applicant and contact person:

Dale Miller, City Planner
City of La Center
419 E Cedar Ave., Ste 201A
La Center, WA 98629
T/ 360.263.7665
F/ 360.263.7666

4. Date checklist prepared:

June 28, 2007

5. Agency requesting checklist:

City of La Center, Washington

6. Proposed timing or schedule (including phasing, if applicable):

The City of La Center anticipates adoption of the Parks, Recreation & Open Space Master Plan (Plan) in August of 2007. The plan is subject to a 60-day review and comment period by the Washington State Department of Community Trade and Economic Development. The La Center City Council may, at its option, adopt this Plan after the review by the Washington State Department of Community, Trade, and Economic Development and a recommendation by the City of LaCenter Planning Commission.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

Subsequent amendments of this ordinance will occur.

8. List any environmental information you know about, that has been prepared, or will be prepared, directly related to this proposal.

The City of La Center published a *Final Environmental Impact Statement (FEIS) for the La Center Comprehensive Plan Amendment* on December 19, 2006. The FEIS addressed three alternatives to the proposed expansion of the Urban Growth Area (UGA) of the City of LaCenter and related actions to the City's Comprehensive Growth Management Plan, Development Regulations and Capital Facilities Plans.

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

The Clark County Board of Commissioners are currently in the process of reviewing the expansion to the City's Urban Growth Area (UGA) Boundary. The adoption of this boundary expansion is anticipated in the fall of 2007. The City's Preferred Alternative to the expansion of the UGA would add 2,033 acres of industrial, commercial, residential, and conservation areas to within the City's UGA boundary.

10. List any government approvals or permits that will be needed for your proposal, if known.

The Plan will require review by the City of La Center Parks Advisory Committee and the Planning Commission. The Plan will also require review and approval by the City of La Center City Council. Implementation of the individual projects may require additional approvals from the federal, state, and/or local agencies for permits including; but not limited to, water quality, wetlands, fish and wildlife habitat, floodplain management, shoreline development, and the Endangered Species Act compliance.

11. Give brief, complete description of your proposal, including uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

The proposal is a non-project action on behalf of the City of La Center to update its 1991 Parks, Recreation & Open Space Plan due to the age of the Plan and many of the improvements identified in the previous plan have been completed. The Plan identifies general policies, goals, levels of service, and facilities improvements. The main focus of the planning effort is to identify a capital improvement program based on the established level of service, create a public participation program, and build a public consensus for existing and future park and open space amenities.

The Plan is intended to provide a guide for the delivery of park, recreation, an open space services within the city. The Plan also attempts to forecast recreation trails and open space connections and opportunities with adjoining cities (primarily, the adjacent City of Ridgefield) as it relates to the Clark County Comprehensive Plan.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

The planning area for the Plan includes the city limits of the City of La Center; approximately 585 acres in size, plus the unincorporated lands within the city's urban growth area boundary. All totaled, the planning area encompasses approximately 921 acres. Generally, the boundaries of the planning area extend from the Pacific Highway to the west, NW Bolen Street to the north, the East Fork of the Lewis River to the south, and NE 24th Avenue to the east within and adjacent to the City of LaCenter in northwest Clark County. The city is located approximately 20-minutes from the Portland-Vancouver metropolitan area. The city occupies approximately one square mile along the East Fork of the Lewis River and the Columbia River is approximately five miles to the west.

B. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site (circle one): Flat, rolling, hilly, steep slopes, mountainous, other _____.

Clark County is located in the Willamette-Puget Trough, a geographic basin that is situated between the Cascade Mountains to the east and the Pacific Coast Range in the west. The City of La Center is located east of Interstate 5 at Exit 16 in northern Clark County, Washington.

B. ENVIRONMENTAL ELEMENTS

1. Earth

- a. **General description of the site (circle one): Flat, rolling, hilly, steep slopes, mountainous, other _____.**

Clark County is located in the Willamette-Puget Trough, a geographic basin that is situated between the Cascade Mountains to the east and the Pacific Coast Range in the west. The City of La Center is located east of Interstate 5 at Exit 16 in northern Clark County, Washington.

Topography within the Plan boundary ranges from areas of flat to gently rolling hills on terraces to areas of much steeper slopes. Most of the area consists of 10-percent slopes or less.

- b. **What is the steepest slope on the site (approximate percent slope)?**

In general, the steepest slopes within the study area are in excess of 40-percent slope.

The Plan identifies numerous potential locations for park, recreation, and open space development.

Establishing locations and degree of the steepest slopes is not relevant at this time. Individual sites will be evaluated for slope at the project implementation level and designed accordingly.

- c. **What general types of soils are found on the site (the example, clay, sand, gravel, peat, and muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.**

The U.S. Department of Agriculture Soil Conservation Service, *Soil Survey of Clark County, Washington* (1972) identifies the following general soil associations in the project area:

Soils in the La Center area are mostly silt loams and silty clay loams of the Hillsboro-Gee-Odne soil association. This association is described as a deep, dominantly nearly level to sloping, well-drained to poorly drained, medium –textured soils of the terraces. The Hillsboro soils are well-drained, nearly level to very steep soils that are more than 60-inches deep. Gee soils are deep, moderately well-drained nearly level to very steep soils that are more than 60-inches deep. Odne soils occur in drainage ways within areas of Gee soils. These soils are deep, poorly drained and nearly level to concave.

Sauvie soils are found in the floodplain of the East Fork of the Lewis River. These soils are described as deep soils that are nearly level to gently sloping, and are somewhat poorly drained to somewhat excessively drained, moderately fine to moderately course textured soils of the floodplains.

Most of the upland soils in the project area are described as prime forest soils. In the river bottom areas and drainage slopes, the soils are described as fair to poor for forest uses. Some scattered areas are identified as prime agricultural soils in Class I and II.

- d. **Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.**

The City of La Center has identified “Geologic Hazard Areas” in its designation of Critical Areas, as required by the Washington State Growth Management Act (GMA). Geologic Hazard Areas include steep slope hazard areas, landslide hazard areas, seismic hazard areas, and volcanic hazard areas, as defined in and regulated by the La Center Municipal Code, Chapter 14.20. Individual park, recreation, and open space sites will be evaluated for unstable soils at the project implementation level. Development in such areas will be guided by the city code requirements for Geologic Hazard Areas.

e. Describe the purpose, type, and approximate quantities of any filling or grading proposed.

Development of park and recreation facilities may involve filling and grading activities for site improvements such as play areas, sport fields and courts, trails, parking areas and other associated improvements. Plans for site grading and fill will be developed as individual projects are designed.

Indicate source of fill.

N/A, no fill is proposed for this non-project action. The source of fill materials will be identified as individual projects are proposed and designed.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

Yes, vegetative clearing and construction activities associated with park and recreation facility development may increase the short-term erosion potential of the site soils. The degree of erosion risk for any project will depend on site-specific characteristics, such as soil type, slope, vegetation, etc. Measures to address erosion impacts will be address during the project review and permitting process in accordance with the City of La Center code requirements.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

Not know at this time. Impervious surfaces associated with park and recreation developments may include hard surfaces such as sport courts, parking areas, trail surfaces, and restroom group gathering structures. The amount and type of impervious surface associated with any specific development will be determined during the design phase of the project.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

Erosion and sediment control plans incorporating best management practices (BMP's) to reduce erosion and prevent sediment from leaving a site will be developed in accordance with the City of La Center Municipal Code requirements including Chapter 14.20, Critical Areas Ordinance. Development regulations govern all land clearing activity, require site planning, limit construction access, control potential erosion, require drainage plans and mandate site restoration.

2. Air

a. What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, and industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.

Construction activities for project proposed in the Plan may cause short-term, localized increase in dust emissions from ground disturbance and exhaust from construction equipment. The projects identified I the Plan are not expected to result in long-term air emissions. Park and recreation facility development may increase vehicle presence and emissions in some areas from park users, although it is not expected that significant adverse air quality impacts would occur.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

No off-site sources of emissions have been identified. Impacts from off-site sources of emissions or odors would be evaluated at the project level, although it is not anticipated that off-site emissions or odors will affect the activities identified in the plan.

c. Proposed measures to reduce or control emissions or other impacts to air, if any:

The Southwest Clean Air Agency (SWCAA) is responsible for enforcing federal, state and local outdoor air quality standards and regulations in Clark County. Construction impacts for individual projects will be reduced through the implementation of appropriate control measures.

3. Water

a. Surface:

i. Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

The City of La Center is located along the East Fork of the Lewis River. It flows east to west and merges with the North Fork of the Lewis River to form the Lewis River, which discharges into the Columbia River. Associated with the Columbia River is the La Center Bottoms, which is a large wetland/floodplain area that is situated along the southern shore of the river.

There are several streams within the project area and all are within the East Fork of the Lewis River watershed with the exception of Allen Canyon Creek which is within its own watershed. Both the Lewis River and Allen Canyon Creek watersheds are part of the Water Resource Inventory Area (WRIA) 27.

ii. Will the project require any work over, in or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

The extent of the work within 200-feet of waterways and wetlands cannot be determined until designs for specific projects are developed. All projects will be designed to minimize impacts to aquatic resources and will require permitting in accordance with all applicable local, state, and federal regulations.

iii. Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected.

Park, trail, and facility improvements could potentially require fill, excavation, and grading within jurisdictional shoreline and wetland areas. The amount of fill material placed or removed from surface waters or wetlands will be determined on a project-by-project basis. Projects will be designed to avoid and minimize impacts and all required approvals will be obtained prior to any construction activities.

Indicate the source of fill material.

N/A, no fill is proposed for this non-project action. The source of fill materials will be identified as individual projects are proposed and designed.

iv. Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

The development of certain improvements could potentially involve some form of surface water diversion. The need for diversions and methods or accomplishing any diversion will be evaluated at the project design stage, with a focus on minimizing impacts to surface water.

v. **Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.**

There are projects identified in the plan that may encompass or be located on sites within the 100-year floodplain. Floodplain boundaries will be identified and delineated during the design process for individual sites. Floodplain impacts will be avoided and minimized to the greatest extent practicable. All applicable local, state, and federal permits will be obtained prior to site construction.

vi. **Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.**

The activities and improvements identified in the Plan will not involve discharges of waste materials, other than surface water runoff, into surface waters.

b. **Ground:**

i. **Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known.**

In areas not served by public water and sewer, minimal quantities of water may be withdrawn from the ground for irrigation or to serve public restrooms at some park facilities. On-site sewage disposal may be required at some locations.

ii. **Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.**

Public restrooms may be installed in some park or trailhead areas that are not served by public sanitary sewer services. Sanitary sewer disposal at these locations may include portable or permanent pumped toilets, self-composting facilities, and septic systems. Restroom facilities discharging waste to the ground (e.g. septic systems) would be constructed only as approved by the Southwest Washington Health District.

c. **Water runoff (including storm water):**

i. **Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow?**

Surface water runoff (stormwater) will be generated at some sites through the installation of impervious surfaces. Impervious surfaces associated with sites will include parking areas, trail surfaces, and structures such as restrooms and picnic shelters. Site-specific stormwater drainage plans will be developed at the project level as needed.

Will this water flow into other waters? If so, describe.

Yes, storm water could flow into other surface waters. Stormwater will be required to be treated in conformance with the Washington State Department of Ecology's Western Washington Stormwater Manual. A stormwater plan will be prepared with a specific project is proposed to be constructed and will be in conformance with all applicable regulations.

ii. Could waste materials enter ground or surface waters? If so, generally describe.

The activities outlined in the Plan will not generate any waste materials that would be expected that would present significant risk to ground or surface waters. Stormwater treatment will be required to be provided in accordance with applicable local, state, and federal law. Restroom facilities discharging waste water into the ground (e.g. septic systems) would be constructed as approved by the Southwest Washington Health District.

Heavy equipment operation for the construction of specific projects will be required to implement a Pollution Control Plan to prevent, and in the event of a release, contain any hazardous materials or petroleum product releases.

d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:

Projects developed under the Plan will be designed to avoid and minimize impacts to water resources. Projects involving unavoidable impacts to water resources will be permitted in accordance with all local, state, and federal regulations. Best management practices (BMP's) for erosion and sediment control, pollution control, etc. will be implemented for all projects to minimize potential water resources impacts.

In-water work required for projects outlined in the Plan will be required to comply with the Washington State Department of Fish and Wildlife requirements for Hydraulic Project Approval which will address provisions for the protection of surface water resources and will require that work is performed within the scheduled in-water work window for the specified water body.

Stormwater treatment will be provided for specific projects in conformance with all applicable local, state and federal regulations including the Washington State Department of Ecology's Stormwater Manual for Western Washington.

4. Plants

a. Check or circle types of vegetation found on the site:

Deciduous tree: alder, maple, aspen, other

Evergreen tree: fir, cedar, pine, other

shrubs

grass

pasture

crop or grain

wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other

water plants: water lily, eelgrass, milfoil, other

other types of vegetation

b. What kind and amount of vegetation will be removed or altered?

Some of the activities identified in the Plan will likely require vegetation removal at some sites. Specific details regarding vegetative clearing, grading, construction, landscaping and re-vegetation will be addressed during the design and permitting phase for each project.

c. List threatened or endangered species known to be on or near the site.

Priority White Oak (*Quercus garryana*) habitat is mapped along the southern edge of the existing UGA and in the riparian areas along the East Fork of the Lewis River.

Tall bugbane (*Cimicifuga elata*) is the only sensitive plant species that has been identified in some areas around the city. This plant is listed as a state sensitive species and a species of concern by the USFWS.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

Strategies for vegetation removal and planting will be addressed during the design phase of individual projects in accordance with any restoration/mitigation required as part of local, state or federal permitting.

5. Animals

a. Circle any birds and animals which have been observed on or near the site or are known to be on or near the site:

Birds: hawk, heron, eagle, songbirds, other:

Mammals: deer, bear, elk, beaver, other:

Fish: bass, salmon, trout, herring, shellfish, other:

b. List any threatened or endangered species known to be on or near the site.

NOAA has identified threatened and endangered species within the East Fork of the Lewis River and McCormick Creek. The East Fork of the Lewis River contains listed Salmonids, Summer and Winter Steelhead, Cutthroat Trout, and Reticulated Sculpin. Coho Salmon are known to occur in McCormick Creek.

Bald Eagles (*Haliaeetus leucocephalus*) are known to be breeding and nesting within the areas of the plan. The La Center Bottoms area has been mapped by WDFW as species habitat due to large concentrations of waterfowl that use the area.

c. Is the site part of a migration route? If so, explain.

The Columbia River and the East Fork of the Lewis River provide important habitat for anadromous species. Clark County is located along an avian migratory corridor known as the Pacific Flyway, which extends from the Bering Sea in Alaska along the Pacific Coast to South America.

Riparian areas associated with rivers and streams promote wildlife mobility between larger tracts of wildlife habitat.

d. Proposed measures to preserve or enhance wildlife, if any:

Implementation of the Plan will provide long-term beneficial effects on wildlife species. The Plan includes areas that involve acquisition of parcels that will be managed as natural and open spaces. The acquisition and designation of these areas will act to protect and conserve environmentally sensitive areas, including habitat areas for sensitive wildlife species.

The city has implemented a Critical Areas Ordinance to protect and enhance wildlife species and their associated habitat areas.

6. **Energy and natural resources**

- a. **What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.**

The development of park and recreational facilities may require electrical service for lighting.

- b. **Would your project affect the potential use of solar energy by adjacent properties?**

If so, generally describe.

No, solar energy usage would not be affected by this proposal.

- c. **What kinds of energy conservation features are included in the plans of this proposal?**

Not Applicable.

List other proposed measures to reduce or control energy impacts, if any:

7. **Environmental health**

- a. **Are there any environmental health hazards, including exposure to toxic chemical, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.**

The Plan would not be expected to increase long-term environmental health hazards. The construction of individual projects will increase, in the short-term, the potential for environmental health hazards at construction sites via the use of gasoline, diesel fuels, hydraulic fuels, etc. Best management practices will be employed during construction to minimize the risk of material releases and prevent mobilization of contaminants.

- i. **Describe special emergency services that might be required.**

It is not anticipated that special emergency services for environmental health will be required. During construction of individual projects, contractors will be required to have in place an emergency response plan to address any construction activity emergencies.

- ii. **Proposed measures to reduce or control environmental health hazards, if any:**

Implementation of pollution control plans during construction activities.

- b. **Noise**

- i. **What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?**

Primarily noise from roadway traffic may be the most prevalent noise generating activity.

- ii. **What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.**

Short-term construction noise will be generated during park development activities. Long-term impacts from projects will include pedestrian noise and noise generated from recreational activities.

- iii. **Proposed measures to reduce or control noise impacts, if any:**

Construction of park improvements will be completed in accordance with local noise ordinances. Long-term impacts to surrounding properties may be reduced or controlled by various measures such as limiting the hours of operation; and designing buffer areas, landscaping and grading to reduce noise

8. Land and shoreline use

a. What is the current use of the site and adjacent properties?

Project sites identified in the Plan are distributed throughout the City of La Center and the surrounding area. The current use of the sites and adjacent properties vary.

b. Has the site been used for agriculture? If so, describe.

The Plan identifies some areas that have been historically used for agricultural purposes.

c. Describe any structures on the site.

Structures for individual park/trail/open space acquisition or development will be inventoried as projects are proposed and designated.

d. Will any structures be demolished? If so, what?

Unknown at this time.

e. What is the current zoning classification of the site?

Sites identified in the Plan are located within a wide variety of zoning designations.

f. What is the current comprehensive plan designation of the site?

Sites identified in the Plan are located within a wide variety of Comprehensive Plan designations.

g. If applicable, what is the current shoreline master program designation of the site?

Sites identified in the Plan include areas located within a variety of shoreline designations.

h. Has any part of the site been classified as an “environmentally sensitive” area? If so, specify.

Yes, there are areas that included in the Plan that are considered environmentally sensitive such as wetlands, floodplains, shorelines, riparian areas, etc. Projects identified in the Plan, including the acquisition and protection of natural areas and open spaces will promote the protection of these areas.

i. Approximately how many people would reside or work in the completed project?

Parks, trails, open space areas addressed in the Plan will not include residential uses.

j. Approximately how many people would the completed project displace?

It is not anticipated that any people will be displaced by the projects in the Plan.

k. Proposed measures to avoid or reduce displacement impacts, if any:

Not applicable.

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

The proposed Plan has been drafted to be consistent and coordinated with existing land use plans.

9. Housing

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

Not applicable.

- b. **Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.**

Not applicable.

- c. **Proposed measures to reduce or control housing impacts, if any:**

None proposed.

10. **Aesthetics**

- a. **What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?**

Structural details for park facilities will be determined at the project level design phase.

- b. **What views in the immediate vicinity would be altered or obstructed?**

Impacts to views will be evaluated as specific projects identified in the Plan are proposed and designed.

- c. **Proposed measures to reduce or control aesthetic impacts, if any:**

Aesthetic impacts to surrounding areas can be reduced at the site design level planning.

11. **Light and glare**

- a. **What type of light or glare will the proposal produce? What time of day would it mainly occur?**

Lighting will be addressed at the project level design phase. Lighting will occur mainly during evening hours.

- b. **Could light or glare from the finished project be a safety hazard or interfere with views?**

No, lighting will be designed at the project level to prevent obstruction of views and to avoid impacts.

- c. **What existing off-site sources of light or glare may affect your proposal?**

None known.

- d. **Proposed measures to reduce or control light and glare impacts, if any:**

12. **Recreation**

- a. **What designated and informal recreational opportunities are in the immediate vicinity?**

Various park facilities are identified in the Plan including community parks, neighborhood parks, family parks, special use parks, regional parks, open space, and view areas.

- b. **Would the proposed project displace any existing recreational uses? If so, describe.**

The primary purpose of the Plan is to provide parks, recreational opportunities, and open space areas.

- c. **Proposed measures to reduce or control impacts on recreation, including recreational opportunities to be provided by the project or applicant, if any:**

Not applicable.

13. **Historic and cultural preservation**

- a. **Are there any places or objects listed on, or proposed for, national state, or local preservation registers known to be on or next to the site? If so, generally describe.**

Evaluations for historic resources will be performed at the project level design and permitting phase.

- b. **Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.**

Not known at this time.

- c. **Proposed measures to reduce or control impacts, if any:**

Compliance with all applicable local, state, and federal regulations.

14. **Transportation**

- a. **Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.**

Project areas are generally served by public streets and roadways.

- b. **Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?**

The City of La Center and surrounding areas of Clark County are served by C-Tran which is a public transit system.

- c. **How many parking spaces would the completed project have? How many would the project eliminate?**

The required parking spaces will be determined during the project design and permitting phase of the individual projects.

- d. **Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).**

- e. **Will the project use (or occur in the immediate vicinity of) water, rail or air transportation? If so, generally describe.**

Some parks will require road frontage and ingress/egress movements. These issues will be evaluated and addressed during the site planning and design phase of the individual park projects.

- f. **How many vehicular trips per day would be generated by the completed project? If known, when peak volumes would occur.**

Site specific trip generation is unknown at this time and will be addressed at the project planning and design phase.

Proposed measures to reduce or control transportation impacts, if any.

15. **Public services**

- a. **Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.**

The development of facilities may increase the use of these services. Impacts to these services will be addressed during the project permitting phase.

- b. **Proposed measures to reduce or control direct impacts on public services, if any.**

Impacts to services will be addressed during the project planning and design phase to ensure sites can accommodate emergency services.

16. Utilities

- a. **Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.**

Utility availability for projects identified in the Plan varies by location. Generally, most of the utilities identified above are available within the City of La Center. Some services may be limited or non-existent in some areas.

- b. **Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.**

Site specific needs will be addressed during the planning and design phase for the individual projects. Open spaces, trail corridors, and greenways typically do not require utility services.

C. Signature

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: _____ Date: _____

Appendix E Recreational Lands Inventory



Appendix E

Recreational Lands Inventory

| | |
|--------------------------------|--|
| 1 Site Name | Sternwheeler Park |
| 2 Site Location | |
| City/Town | La Center |
| County | Clark |
| Section | 411 |
| Township | 3 |
| Range | No records found |
| 3 Site Acreage | |
| Total Site Acres | 10.83 |
| Developed Acres | 30% |
| Undeveloped Acres | 70% |
| 4 Park Type | Community |
| 5 Facility Condition | Good |
| 6 Recreation Facilities | |
| Playground Equipment | Informal play (frog statues) |
| 7 Day Use Facilities | |
| Picnic Tables | Yes, 4 |
| Picnic Shelters | Yes, 1 |
| 8 Trails | |
| Walking | 5' Porous pavers in main park area (.25 miles) |
| 9 Other Facilities | |
| | Amphitheater and Pavilion |
| | Interpretive Signage |
| | Viewing Areas |
| 10 Water Body/Resources | |
| River/Stream | Yes, at La Center Bottoms |
| Wetland/Marsh | Yes, at La Center Bottoms |
| Wildlife Preserve | Yes, at La Center Bottoms |

| | |
|-------------------|---------------|
| 11 Parking | |
| Parking Spaces | On street, 20 |
| Paving Type | Asphalt |

| | |
|-------------------------------------|--|
| 12 Existing Park Programming | Community park located near the commercial center of the city, used for community events, activities and as trail head to access natural areas of La Center Bottoms. |
| | |
| | |

| | |
|-------------------------------------|--|
| 13 Existing ADA Requirements | Ramp and walkway not ADA accessible |
|-------------------------------------|--|

| | |
|-----------------|---|
| 14 Notes | Bike racks, 1 (4 loops) |
| | Drinking fountain, 1 |
| | Doggie clean up station, 1 |
| | Trash receptacles, 2 main area and 3 at amphitheater |
| | Cigarette receptacle (3) located along sidewalk next to road |
| | Benches (2) located along sidewalk next to road |
| | Connects to La Center Bottom natural area, trails bird blinds |

Recreational Lands Inventory

| | |
|--------------------------------|---|
| 1 Site Name | La Center Community Park |
| 2 Site Location | |
| City/Town | La Center |
| County | Clark |
| Section | No records found |
| Township | No records found |
| Range | No records found |
| 3 Site Acreage | |
| Total Site Acres | 7.12 |
| Developed Acres | 90% |
| Undeveloped Acres | 10% |
| 4 Park Type | Community |
| 5 Facility Condition | Good |
| 6 Recreation Facilities | |
| Baseball/Softball | 2 Baseball grass infield, 1 softball dirt infield, 2 t-ball informal grass field |
| Football/Soccer | 1 open soccer field (flex w/ little league) |
| Open Play | Yes, leftover space |
| Tennis Courts | Yes, 1 |
| Basketball Courts | Yes, 2 hoops |
| Playground Equipment | Yes, med size play structure, swings and climbing eq. |
| 7 Day Use Facilities | |
| Picnic Tables | 1 by concession area |
| Picnic Shelters | Yes, 1 (4 picnic tables) |
| Restrooms | Yes, 1 |
| 8 Trails | |
| Biking | Yes |
| Walking | Yes, 4' main trail loop (.5 miles), connection to library and 5' concrete sidewalk along side road. |
| 9 Other Facilities | Community center building, maintenance building and yard |

| | |
|--------------------------------|----------------|
| 10 Water Body/Resources | |
| River/Stream | Drainage ditch |
| Wetland/Marsh | Offsite |

| | |
|-------------------|--|
| 11 Parking | |
| Parking Spaces | Front pk lot 5 reg, 2 ada stalls - main 86 reg 2 ada stalls - gravel overflow towards back property |
| Paving Type | Asphalt and Gravel |

| | |
|-------------------------------------|--|
| 12 Existing Park Programming | Community park used typically by residents within 3-5 mile radius for community events and activities, also used heavy by little league. |
| | |

| | |
|-------------------------------------|-------------------------------|
| 13 Existing ADA Requirements | No ADA ramp to play equipment |
|-------------------------------------|-------------------------------|

| | |
|-----------------|---|
| 14 Notes | High school north of site |
| | Middle / Elementary school west of site |
| | Library east of site |
| | Netting above baseball and softball field bleachers |
| | Concession area |
| | Community center, tables and kitchen |
| | Drinking fountain, 1 |
| | Batting cages |
| | Benches around play area |
| | Bleachers at ball fields |
| | Maintenance repair material bins, 6 |
| | Doggie clean up station, 1 |

Recreational Lands Inventory

| | |
|-------------------------------------|---|
| 1 Site Name | La Center Bottoms |
| 2 Site Location | |
| City/Town | La Center |
| County | Clark |
| | *Outside City Limits, operated by Clark County |
| 3 Site Acreage | |
| Total Site Acres | 314 |
| Developed Acres | 5% |
| Undeveloped Acres | 95% |
| 4 Park Type | Regional |
| 5 Facility Condition | Good |
| 6 Recreation Facilities | None |
| 7 Day Use Facilities | None |
| 8 Trails | |
| Walking | 6-12' gravel path (.66 miles) |
| Bridges - Pedestrian | Yes, 2 |
| 9 Other Facilities | |
| Interpretive Signage | Yes |
| Viewing Areas | Yes, bird blinds and natural areas |
| 10 Water Body/Resources | |
| River/Stream | Yes |
| Wetland/Marsh | Yes |
| Wildlife Preserve | Yes |
| 11 Parking | |
| Parking Spaces | None |
| 12 Existing Park Programming | State designated "Watchable Wildlife" including walking trails, interpretive signs and viewing areas. |
| 13 Existing ADA Requirements | Ramp and walkway not ADA accessible |
| 14 Notes | Informal boat launch other side of site, east fork of Lewis river |

Recreational Lands Inventory

| | |
|--------------------------------|---|
| 1 Site Name | Heritage Park |
| 2 Site Location | |
| City/Town | La Center |
| County | Clark |
| Section | 511 |
| Township | 34 |
| Range | SE |
| 3 Site Acreage | |
| Total Site Acres | 1.46 |
| Developed Acres | 95% |
| Undeveloped Acres | 5% |
| 4 Park Type | Neighborhood |
| 5 Facility Condition | Good |
| 6 Recreation Facilities | None |
| Open Play | Yes, Open lawn |
| Basketball Courts | Yes, Half court |
| Playground Equipment | Yes, Medium size play structure, swings and meri-go-round |
| 7 Day Use Facilities | |
| Picnic Tables | Yes, 3 |
| Picnic Shelters | Pavilion - no tables |
| Restrooms | Yes, 1 |
| 8 Trails | |
| Walking | 4-6' concrete interior trail, asphalt connector to neighborhood |
| Bridges - Pedestrian | Yes, 1 |
| 9 Other Facilities | |
| Viewing Areas | Informal viewing area overlooking wetland, could be developed |
| 10 Water Body/Resources | |
| Wetland/Marsh | Yes, Man made detention / stormwater pond |
| Wildlife Preserve | No |

| | |
|-------------------------------------|--|
| 11 Parking | |
| Parking Spaces | On street |
| Paving Type | Asphalt |
| 12 Existing Park Programming | Neighborhood park used by adjacent houses within 1/2 mile radius. |
| 13 Existing ADA Requirements | Most of the site including play ground is accessible but path leading to wetland is not. |
| 14 Notes | Vista Ridge Estate (Aspen Ave & E 18th) - Pocket park, open space but not usable, private property, abuts wetland. |
| | Opportunity to develop open space at northern edge of site to enhance viewing area towards wetlands. |

Recreational Lands Inventory

| | |
|-------------------------------------|---|
| 1 Site Name | Elmer Soehl Park (E Elm Ave & 7th) |
| 2 Site Location | |
| City/Town | La Center |
| County | Clark |
| Section | 411 |
| Township | 3 |
| Range | NE |
| 3 Site Acreage | |
| Total Site Acres | 0.22 |
| Developed Acres | 95% |
| Undeveloped Acres | 5% |
| 4 Park Type | Pocket Park |
| 5 Facility Condition | Good |
| 6 Recreation Facilities | |
| Playground Equipment | Medium size play structure |
| 7 Day Use Facilities | |
| Picnic Tables | 1 |
| 8 Trails | |
| Walking | 5' interior walkway, asphalt |
| 9 Other Facilities | None |
| 10 Water Body/Resources | None |
| 11 Parking | |
| Parking Spaces | On-street informal, no ada striped stalls |
| Paving Type | Gravel |
| 12 Existing Park Programming | Small pocket park used by adjacent houses within 1/4 mile radius. |
| 13 Existing ADA Requirements | No ADA ramp to play equipment |
| 14 Notes | Benches, 2 |
| | Trash receptacle, 1 |
| | Doggie clean up station, 1 |



MacKay & Sposito, Inc.

1325 SE Tech Center Dr., Ste 140

Vancouver, WA 98683

Phone: (360) 695-3411

Fax: (360) 695-0833

www.mackaysposito.com