

# Revised PARKS, RECREATION, CULTURAL, AND HUMAN SERVICES PLAN

CITY OF MAPLE VALLEY,  
WASHINGTON



*Update Prepared By*



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# ***PREFACE***

The City of Maple Valley is a relatively new city (consisting of roughly 5.8 square miles and containing approximately 12,800 residents) that was incorporated August 31, 1997. From the first day of incorporation, Maple Valley residents have placed a high value on determining its own future, how the community should develop, and what services it should provide. To meet these goals, extensive amounts of planning have been undertaken. One of these planning efforts is the *Parks, Recreation, Cultural and Human Services Plan* that follows in this report.

The City has been following a King County policy of requiring the dedication and construction of neighborhood parks by developers. These parks are then turned over to a local homeowners association to maintain.

In 2000, The City did not own an active use park. The only park available to the general public was Lake Wilderness Park, which was owned by King County until it was transferred to the City of Maple Valley on January 1, 2003.

The current park dedication requirements are more than adequate for neighborhood parks but are substantially inadequate for a park *system*. The primary concern voiced in the Plan is how to develop a park system that meets a variety of recreation interests and needs at a cost the community can afford. The second challenge is the need to provide large multi-use parks in a community where very large blocks of land (approximately 20-30 acres) no longer exist.

Park and recreation services are provided by a wide variety of groups and organizations. In 2000, the City's role had been rather minor. By 2007, the City's role changed with a Parks & Recreation Department providing many programs and services.

This document is a road map for parks, recreation, cultural, and human services. It identifies the need, lists recommendations and policies, and describes a strategy for providing these services.



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**PARKS, RECREATION, CULTURAL AND  
HUMAN SERVICES PLAN  
MAPLE VALLEY, WASHINGTON**

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December 11, 2000  
**Executive Summary (*Revised 2007*)**

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**INTRODUCTION**

This Plan is a road map for parks, recreation, cultural and human services for the City of Maple Valley. It identifies needs, lists recommendations and describes a policy for providing these services.

The City of Maple Valley has approximately 5.8 square miles of land and 20,020 residents. Since its incorporation on August 31, 1997, Maple Valley has placed a high value on mapping its own future.

The City has been following a policy of requiring dedication and construction of neighborhood parks by developers. These parks are then turned over to a local homeowner’s group to maintain. At this time the City owns one active use park (Take-A-Break), one special use area (Lake Wilderness Golf Course), one natural open space area (Fernwood Natural Area), and four undeveloped parks (Henry’s Switch Park, Summit Pit Park, Legacy Park Site, and the 216<sup>th</sup> Ave Park Land). In addition, King County transferred ownership of Lake Wilderness Park to the City in 2003.

The current park dedication requirement is more than adequate for neighborhood parks but is inadequate for a park system as a whole. The challenge is how to develop a park system that meets a variety of recreation interests and needs at a cost the community can afford. Coupled with this issue is where to provide large public multi-use parks in a community where large blocks of land are increasingly rare.

In 2003 the City began offering its own recreation programs, while looking for partnership opportunities with local non-profit groups to offer a wide range of services to the community. Demand has been strong and the number of City programs has since dramatically increased.

**EXISTING RESOURCES**

Table ES-1 lists the park, recreation facilities and open space lands in the Maple Valley area. This includes land owned by the City of

Maple Valley, King County, the Tahoma School District, private organizations and homeowner’s groups.

**Table ES-1**  
Summary of Park, Recreation and Open Space Lands (2006)  
Maple Valley Planning Area

Park, Recreation and Open Space Type	Total Park Land (Acres)
City of Maple Valley Lands	
Community Parks	42.80
Neighborhood Parks	7.07
Open Space Areas	21.75
Regional Parks	113.00
Special Use Area	103.75
Total City of Maple Valley Lands	288.37
King County Lands	
Regional Parks	42.47
Linear Parks/Trail Corridor (1)	47.03
Total King County Lands	89.50
Tahoma Schools District Lands	
School Recreation Lands (2)	49.90
Total Tahoma Schools District Lands	49.90
Private Lands	
Neighborhood Parks	58.51
Open Space Areas	3.93
Special Use Areas	215.08
Total Private Lands	277.57
Total	705.34
1. Represents portions of Lake Wilderness Trail and Cedar -to- Green Trail within the City Limits.	
2. Represents acreage of entire school parcels	

**Table ES-2**  
Facilities within the City of Maple Valley

Facilities	Number of Facilities
Youth Baseball/Softball Fields	0
Adult Softball Fields	1
Multi-use Backstops	8
Youth Soccer Fields	2
Tennis Courts	2

**RECREATION DEMAND**

A survey of public attitudes, recreation interests and human service needs was completed in September of 1999. A total of 1,000 questionnaires were distributed to households in Maple Valley with 427 returned, representing a 46% return ratio. A summary of the findings are listed below.

- In terms of indoor public facilities, the King County Library attracts the most number of households followed by the elementary schools and the Maple Valley Community Center.
- In terms of outdoor recreation facilities, Lake Wilderness Park attracts the most number of households followed by the Cedar River and Cedar-to-Green River trail(s), and school sites. The private homeowner parks were the fourth most visited type of site.
- When asked to list the most needed indoor spaces in Maple Valley, the top four choices were an indoor swimming pool (58%), a multi-sport center (40%), a teen center (39%), and a performing arts center (37%).
- When asked to list the most needed outdoor spaces in Maple Valley, the top five choices were sidewalks, paths and trails (56%), community parks (50%), ballfields (46%), neighborhood parks (38%), and sport courts (38%).
- When asked to list the age group that needs additional community programs, teens were listed first followed by families of all ages.

**PARK LAND NEEDS**

The summary of park land needs in Table ES-3 was based on a current population of 20,020 and a 2025 population of 26,700, respectively, including a projected population of 1,700 in Maple Ridge Highlands. The analysis of park land needs identified the following:

- Neighborhood park needs are based on the policy that every subdivision with 4 or more lots will provide a private neighborhood park. The number and location of these parks is determined by the size and location of the subdivisions. These parks are developed based on a recommended standard of 3.3 acres per 1,000 population.
- Based on a one-mile service area radius, there is a need for community parks in the the southcentral / southwest areas of the community.
- Special use areas or partnerships are needed to accommodate the community's demand for sports fields and other specialized recreation areas.
- Most natural open space is preserved on private property as Native Growth Protection Easements. There are, however, several large blocks of public open space found on the edge of the City's urban growth boundary including Rock Creek Natural Area, King County Natural Area, both owned by King County, the City of Kent Watershed, and Clark Springs Watershed. The proposed Maple Ridge Highland annexation area includes 341 acres of natural open space that is owned by King County.

**Table ES- 3**  
Summary of Park Land Needs (acres)  
City of Maple Valley

Area	Existing Inventory	Year 2006 Demand	Additional Need	Year 2025 Demand	Additional Need
Neighborhood Parks	65.58	68.77	3.19	88.11	22.53
Community Parks	42.80	83.15	40.35	106.53	63.73
Regional Parks	155.47	187.14	31.67	239.77	84.30
Special Use Areas	318.83	212.77	(106.05)	272.61	(46.22)
Linear Parks	47.08	69.19	22.11	88.64	41.56
Natural Open Space Areas	25.68	168.18*	142.50	215.47*	189.79
*Does not include open space on the edge of town that is owned by King County and the City of Kent. That open space helps the City meet the need for natural open space.					

Table ES-4 summarizes recreation facility needs with annexation of Maple Ridge Highlands.

- There is one dedicated softball field in the City (at Lake Wilderness Park); 6 multi-use fields at the elementary schools are used for youth baseball, softball, soccer, and lacrosse.
- There is a significant shortage of youth baseball fields. Upgrading the existing multi-use fields at the schools could make up a portion of the deficit of fields.
- There is a significant shortage of soccer fields in the Maple Valley area.
- There is considerable interest in an indoor recreation/community space.
- There is considerable interest in more pathways and trail facilities.
- As part of its nonmotorized transportation plan, the City could provide additional opportunities for linking Westside residents to community and regional parks in the center of the City and on the City’s east side.

**Table ES-4**  
Summary of Recreation Facility Needs  
City of Maple Valley

Facility	Existing Inventory	Year 2006 Demand	Additional Need	Year 2025 Demand	Additional Need
Baseball Fields*	0	30 Fields	30 Fields	38 Fields	38 Fields
Softball Fields*	1	2 Fields	1 Field	4 Fields	3 Fields
Soccer Fields*	0	23 Fields	23 Fields	29 Fields	29 Fields
Pathways and Trails	3.8 Miles	18.6 Miles	14.8 Miles	25.90 Miles	22.10 Miles
* Note: Fields at the elementary schools are not included in the inventory. All are used for multiple sports, are suitable only for youth play, and not usable year-around.					

## **PARK LAYOUT PLAN**

The Park Layout Plan is the physical description of the future Maple Valley park system. The park concept centers around two basic elements: First, the park system will be made up of various park types, each designed to serve a specific purpose. By developing this concept, the City can create a more efficient park system to maintain, define activities and facilities for each type of park, and help to reduce conflicts between park uses and nearby neighbors.

Second, the park system focuses on the premise that each subdivision of 4 lots or more will dedicate land and build a local neighborhood park for their project. Subsequently a homeowner association will maintain neighborhood parks.

The combination of the neighborhood and community parks will provide the "core" park system that serves the structured park needs of the community. Supplementing these parks will be natural open space, special use areas and linear parks for trail systems.

## **PARK DESIGN STANDARDS**

Specific land use guidelines, site criteria and design standards have been developed for each park type. A summary of the major features of each park type is outlined below.

### **NEIGHBORHOOD PARKS**

- These are a combination playground and park designed to provide non-supervised, non-organized recreation activities.
- Neighborhood Parks will be built by subdivision developers and maintained by a private homeowner's association.
- No future Neighborhood Parks will be less than one-half acre in size and at least 80% of the site should be flat and usable.

### **COMMUNITY PARKS**

- The purpose of Community Parks in Maple Valley is to provide larger multi-use recreation areas for the community's use.
- Community Parks will be developed and maintained by the City.
- Minimum size should be approximately 15 acres and at least two thirds of the site available for active recreation use.

### **SPECIAL USE AREAS**

- Special Use Areas are either public or private sites and used for a wide variety of recreation uses. Uses include golf courses, sport field complexes, sites for community centers, etc.
- Prior to the acquisition and development of a special use area, a feasibility study should be undertaken to identify costs and impacts.

### **LINEAR PARKS**

- Linear Parks are developed landscaped areas and other lands that follow linear corridors and usually contain paved or unpaved trails. An example of a linear park is Cedar to Green Rivers Trail.
- Trailheads containing parking and other support facilities should be provided at key points along the trails.

### **NATURAL OPEN SPACE**

- Natural Open Space is undeveloped land left primarily in its natural state with passive recreation use as a secondary objective. This type of land often contains wetlands, steep hillsides or environmentally sensitive lands.

Natural Open Space can be owned and managed by the City, a homeowner association or by a property owner under a Native Growth Protection Easement.

## **TRAIL SYSTEMS**

Four different types of trail systems are proposed. These are described below. Trail widths and clearances are guidelines only and may vary depending upon specific site conditions.

- Off-Street Multi-Purpose Trail: These are usually paved trails designed for a wide variety of uses and at an intensive level. The trail should be a minimum of 12' wide.
- Off-Street Hiking Trail: These are usually unpaved trails for hiking and mountain biking. Reduce trail widths to approximately 6-8' and do not need to be maintained to the level of an off-street Multi-Purpose Trail. However, they should be wide enough to permit access for maintenance vehicles.
- Rustic Trail: These are narrow unpaved and unsurfaced trails that are only wide enough for one person.
- Pedestrian/Bicycle Parkways: These are pathways designed within the street right-of-way but separated from the street.

## **SPORT FIELDS**

Field sports are an important recreation activity in Maple Valley. For the most part, the Tahoma School District is the primary provider of fields with scheduling decisions left to the Tahoma Sports Council. City recreation programs, private sport groups and non-profit groups provide programming. Factors complicating the shortage of fields, aside from simply a low inventory, are scheduling, field conditions, and the use of fields by regional teams. As the community grows and more field demand occurs, the City should take on more of a leadership role in how all of the fields are used. Some of the recommended policies related to field sports are as follows:

- Establish the amount of practice time and games permitted per team per week

- Establish policies to protect fields from overuse
- Establish minimum design standards for game and practice fields
- Turn field scheduling in the City (City and school fields) over to a "scheduling Coordinator" or the Sports Council.
- The City will be responsible for building the number of fields based on its population base only. Each entity in the region should assume its own responsibility of meeting a share of field needs.
- The City may want to charge a minimum fee for field maintenance, and possibly increase the fee schedule for non-resident teams or mixed resident teams.

Three levels of sport field development are proposed:

- Level 1 Practice Fields: Locate these fields on school playgrounds and some future Community Parks: Their quality of development will be lower than the level 2 and 3 fields.
- Level 2 Game Fields: These are fields used for league play and some limited practice. They will be located in future Community Parks. Their quality of development will be higher than the Level 1 fields.
- Level 3 Tournament Fields: These are fields used for tournament play and limited league play. Practice may not be permitted on these fields. These fields will be located in a sports complex. An option would be for the City to partner with the adjoining cities and King County in providing such facilities. The quality of this complex will be high.

## **ADMINISTRATIVE RECOMMENDATIONS**

- Create a Parks, Recreation, Cultural and Human Services Advisory Board to advise the City Council on these issues.
- As the City grows, there will be more importance placed on managing the park system and addressing recreation, cultural, heritage and human services needs. There will be a point where additional professional staff

will be needed to managing the program.

- Encourage the continued use of volunteers to assist the City in meeting its recreation and park objectives.
- Adequately fund park maintenance to assure a quality park system.

### **CULTURAL, HUMAN SERVICES AND HERITAGE RECOMMENDATIONS (not revised 2007)**

At the current time cultural, heritage and human services are provided by a number of private and quasi-public agencies with the City of Maple Valley assuming a secondary funding role. The City's Comprehensive Plan has identified existing service levels, assessed need, and goals and policies related to these services. Summarized below are some of the key recommendations found in this document and the Parks, Recreation Cultural and Human Services Plan.

The provision of human services in Maple Valley should be a regional effort and provided by a wide variety of public and quasi-public agencies. The City's primary role should be to assist the funding of capital improvements to the Maple Valley Community Center and for its operations.

The provision of recreation services should continue to be a joint effort between King County and the Tahoma Learning Community with the Maple Valley Community Center taking on a more active role in indoor recreation activities.

- The City should continue to assist in funding other human services programs on a project by project basis.
- The City of Maple Valley should assume the role of providing limited financial support to the Maple Valley Historical society. The Society should continue the coordination of projects dedicated to preserving historical sites, buildings and area history.

- The City of Maple Valley should assume the primary role of coordinating cultural arts activities and to offer a limited cultural arts program and heritage arts programs.

### **FINANCING STRATEGY**

Funding required to implement all of the actions recommended in the twenty-year Plan (limited to acquisition and development related costs only) will be approximately \$61.93 million. The projects in the Plan have been prioritized and are presented within the financing strategy section as those that are included in the City's six-year Capital Improvement Plan (CIP) (\$30.02 million) and those projects that are anticipated to occur beyond the initial six-year period (\$31.91 million).

The City does not currently have sufficient funding to address the recommended park and facility improvements or maintenance of these facilities. Until recently, there have been few City-owned parks and thus little need for a funding program. However, based on previous successful actions taken by the City Council and the recommendations in this Plan, the City is now "in the park business," and will be expanding its scope of operations to provide the park and recreation facilities and programs desired by the community. Thus, the City needs to put in place funding resources for acquisition, development and maintenance of parks.

During the past several years the City has been successful in allocating a portion of its general fund resources to a parks capital improvement program. Additionally, the City has carved out a portion of existing resources to fund maintenance of its limited facilities. The City's ability to *consistently* allocate capital improvement dollars is subject to a variety of factors as is its ability to *consistently* allocate the *current and anticipated increased* funding for maintenance.

The City's existing financial resources will likely prove inadequate to complete the land acquisitions and facility improvements

outlined in this plan and / or to maintain and operate the expanded parks system. *Based on a review of possible funding sources to address the anticipated funding deficiencies, recommended actions are as follows:*

- *Leverage existing resources to secure additional capital development dollars.*
- *Implement a parks impact fee.*
- *Enter into public/public partnerships.*
- *Secure voter approval for long-term general obligation debt to fund land acquisition and facility development.*
- *Identify, secure and implement continuing resources to fund park maintenance.*



# SECTION 1

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## INTRODUCTION (*Revised 2007*)

- *Introduction to the Project*
- *Public Involvement*
- *Planning Process*
- *Integration with Other Planning Studies*
- *Community Profile*



## **INTRODUCTION TO THE PROJECT**

This report provides background information, discusses findings, and makes recommendations for meeting parks, recreation, cultural and human service needs in Maple Valley. Through its adoption, the Plan provides policies for developing the park and recreation system, and suggests methods of financing improvements and services. The plan also provides a near-term strategy (six-year Capital Facilities Plan) for funding the near-term needs in Maple Valley.

More precisely, the Plan identifies existing park and recreation areas; assesses the need for additional parkland and specialized facilities; establishes standards for development; recommends provision for recreation, cultural and human service programs; and suggests an approach to funding the recommended actions and improvements.

The report has been divided into eight sections. They are:

**Section 1 - Introduction:** provides an overview of the document organization, discusses the degree of public involvement for developing the plan, describes the planning process, and discusses the relationship with other planning documents.

**Section 2 - Existing Resources:** includes an inventory of existing park, open space, and recreational areas in the Maple Valley area. This includes lands and facilities that are owned by the City of Maple Valley, King County, the Maple Valley School District, and private groups and organizations.

**Section 3 - Park and Facility Needs Assessment:** provides an overview of the methodology and results of the needs assessment process. Specific technical information on the approach can be found in the Appendix.

**Section 4 - Plan Framework:** discusses the contextual and physical attributes that form the park, open space, and trail system. This includes a discussion on the goals, land use, natural resources and environmental constraints that affect - to a varying degree - opportunities for park and recreation uses.

**Section 5 - Plan Recommendations:** identifies recommendations and policies for the acquisition and development of future park and open space sites. This section also provides recommendations for trails, indoor facilities, sports fields, and specialized recreation areas.

**Section 6 - Cultural, Human Services and Heritage Recommendations:** identifies recommendations and policies for the provision of recreation, cultural, and heritage programs and services.

**Section 7 - Implementation:** provides a list of potential funding sources, identifies project priorities, suggests a financing strategy, and recommends a six-year capital improvement program.

**Appendix - Needs Assessment:** provides an overview of the methodology and results of the park, open space and facility needs assessment process. Specific technical information on the approach can be found in Volume II, Recreation Needs Assessment.

## PUBLIC INVOLVEMENT

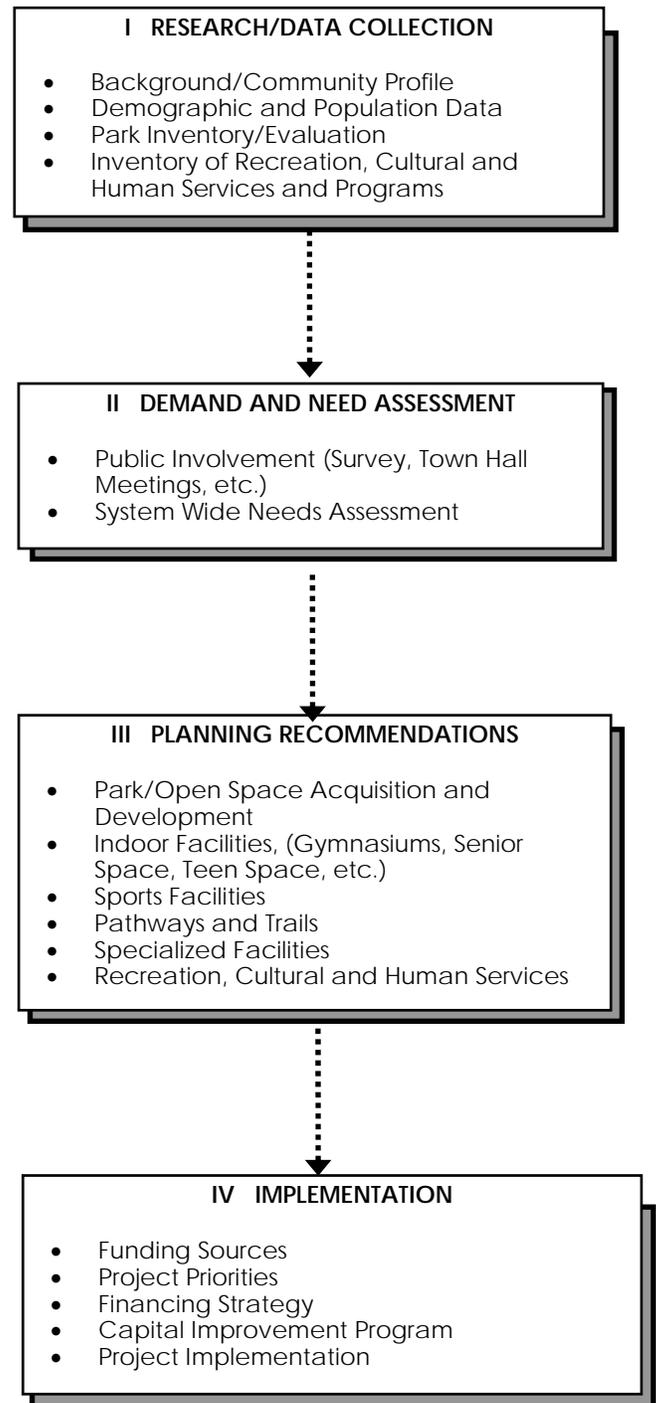
In order to reflect the views of the community and build consensus support for the plan, public participation was an integral part of the planning process. Public involvement was achieved through the following methods:

- Creation of the Parks, Recreation, Cultural and Human Services Plan Advisory Committee – This committee consisted of over 30 members representing various special interests throughout the community.
- Household Recreation Survey – This included a statistically valid sampling of Maple Valley residents using a mail out/mail in survey method. The objective was to obtain user opinions and preferences regarding existing and future services. This was conducted by an independent consulting firm. The response rate was 48%, which equaled 427 responses.
- Town Hall Meetings – Two Town Hall meetings were held to solicit comments from residents regarding issues that would shape the future of Maple Valley’s parks, recreation, cultural and human services programs. The meetings were structured to allow participants an opportunity to voice their personal opinions on key subject matters.
- Contacts with User Groups – Consisted of conversations with facility providers and organized sports group representatives.



## PLANNING PROCESS

The planning process was divided into four basic elements. They are outlined below.



**FIGURE 1**  
Planning Process

## **INTEGRATION WITH OTHER PLANNING DOCUMENTS**

There have been several planning documents and studies prepared since the City was formed. To a varying degree, each has had impact on parks, recreation, cultural, and human services within the City. These existing documents were reviewed for policies, guidelines and relevant information that could be incorporated and used to prepare the City's first Parks, Recreation, Cultural, and Human Services Plan. A summary of each of these is listed below:

**Maple Valley Comprehensive Plan:** The Comprehensive Plan is a document that guides and controls land use decisions within the city limits and , to a lesser degree, the City's urban growth area. It contains a number of sections that influence the provision of natural environment, open space and parks. It also contains provisional parks, recreation, cultural, and human service policies until this plan will be completed.

**King County Commemorative Centennial Map:** This illustrative brochure identifies existing parks and recreation resources.

**King County Regional Trails Map:** This illustrative brochure identifies existing and planned regional trail corridors. The two corridors that are located in the Maple Valley are *Cedar to Green River Trail (includes Lake Wilderness Trail)* and the *Cedar River Trail*.

**King County Park System Master Plan:** This plan provides demographic characteristics, open space and park definitions, an inventory of park and recreation facilities, standards, goals and objectives, recommendations, and funding alternatives.

**King County Framework Policies for Human Services (Draft):** The purpose of this plan is to identify goals, clarify roles, and establish general priorities for providing human services in the County.

**Lake Wilderness Park Master Plan (Community Center Area Only):** The plan identifies a conceptual layout of the area surrounding the community center and City's skateboard park. In 2007, the City master planned all of Lake Wilderness Park and the Lodge.

## **COMMUNITY PROFILE**

Located in western Washington, the City of Maple Valley is situated at the edge of King County in the foothills of the Cascade Range. Maple Valley is located approximately an hour's drive from the Puget Sound and two hours from the crest of the Cascade Range.

The City is linked with the remainder of the Puget Sound area by two major transportation routes. State Route 169, known as Maple Valley Highway, connects Maple Valley with destinations north and south. State Route 516, know as Kent-Kangley Road connects the City with communities to the west.

<i>Listed below are Travel Distances from Maple Valley to Various Destinations</i>	
<i>Seattle</i>	<i>25 Miles</i>
<i>Renton</i>	<i>10 Miles</i>
<i>Kent</i>	<i>5 Miles</i>

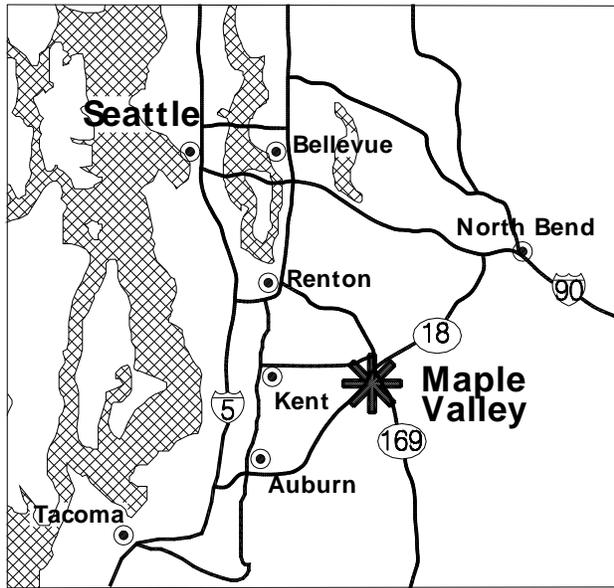
## **PLANNING AREA**

The planning area for this study includes the area within the Maple Valley city limits plus the unincorporated lands within the City's Urban Growth Boundary. The specific boundaries stretch from the intersection of 232<sup>nd</sup> and Highway 169 on the north to Southeast 288<sup>th</sup> on the south; and from 213<sup>th</sup> Avenue Southeast on the west to a point east of 244<sup>th</sup> Avenue Southeast on the east.

## **CLIMATE**

Similar to most communities in the Puget Sound, the climate in Maple Valley can be characterized as relatively mild with four distinct seasons. In general, the climate is wet and cool in the winters and warm and dry in the summers. The average winter temperature ranges from 25 to 45 degrees and the summer temperature ranges from 75 to 90 degrees.

**Planning Area**



means of meeting the park and open space needs for each major park category.

According to the Comprehensive Plan, the total land area of the City of Maple Valley is 3,510 gross acres. A majority of this land is zoned for generalized uses of residential (3,145 acres), industrial (197 acres), commercial (151 acres) and office (17 acres).

**VACANT LANDS**

As of 1998, there were approximately 800 acres within the City that were either considered vacant or underutilized. This only leaves about 23% of the community left for other uses, including recreational uses. An inspection of the lot pattern reveals that very few large parcels of land exist. This will be particularly important for locating the larger community parks sites and lands for sports fields.

**DEMOGRAPHIC CHARACTERISTICS**

Demographic characteristics are important attributes because they help illustrate demand and gauge recreational interests and participation. The existing population base serves as the foundation for demand. Factors such as age and income significantly affect the level and individual ability to pursue recreational activities. To a lesser extent, employment, education, and ethnicity also play a role.

For example, young adults (ages 18-35) are an active age group and typically form the core of adult competitive sports. Older adults (ages 35-65) typically have less time to devote to recreational activities and tend to have a more passive interest in recreation programs. For them, recreational time is at a premium and often is limited to weekends and occasional evenings.

**LAND USE**

Land use plays an important role in the location, distribution, and availability of park and recreational facilities. The diversity of land uses in the Maple Valley area make it necessary to evaluate the most effective

**POPULATION PROJECTIONS**

Population growth primarily occurs through two means; 1) annexation and 2) in-migration and infill. Both sources are particularly critical in identifying new demand for park and recreation services. Shown below is the population projection for the City of Maple Valley, which is projected to increase by 55 percent in less than twenty years.

Population Projections  
City of Maple Valley

Year	Maple Valley Population
2000	12,800
2018	19,800
*In 2007, the City exceeded its projected 2018 population projection and currently has 20,020 residents.	
Source: City of Maple Valley	

# SECTION 2

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## EXISTING RESOURCES (*Revised 2007*)

- *Introduction*
- *Land Definitions*
- *Summary of Parklands*
- *Private Recreation Areas*
- *Nearby Recreation Areas*
- *Facility Definitions*
- *Facility Inventory*
- *Recreation Programs*



## **INTRODUCTION**

This section provides an overview of the existing recreation resources in the Maple Valley area. It includes land and facilities owned by King County, the City of Maple Valley, the Tahoma School District, and various quasi-public organizations.

## **LAND DEFINITIONS**

Generally, the most effective and efficient park system to manage is one made up of different types of parks, each designed to provide a specific type of recreation experience or opportunity. This is because, when classified and used properly, they are easier to maintain, create fewer conflicts between user groups, and have less impact on adjoining neighbors. In order to assess the park system in Maple Valley and to address specific land needs, the existing resources have been classified as follows.

**Neighborhood Parks:** Neighborhood parks are a combination playground and park space designed primarily for non-supervised, non-organized recreation activities. They are generally small in size (0.5 - 7.0 acres) and serve an area of approximately ¼- to ½-mile radius. Typically, facilities found in a neighborhood park include a children's playground; picnic areas; trails; open grass areas for passive use and informal sports activities; and outdoor basketball courts. Typically, neighborhood parks do not include parking since they are intended to be accessed on foot.

Generally neighborhood parks within Maple Valley are developed as part of private residential developments. Homeowner groups define the use rules and maintain the neighborhood park areas. Some of the neighborhoods are available for non-residents while others are not. Take a Break Park is the only City-owned neighborhood park.

**Community Parks:** A community park is planned primarily to provide active and structured recreation opportunities. In

general, community park facilities are designed for organized activities and sports, although individual and family activities are also encouraged. Community parks serve a much larger service area and offer more facilities. As a result, they require more support facilities such as parking, restrooms, covered play areas, etc. Community parks usually have sport fields or similar facilities as the central focus of the park. Their service area is roughly a 1- to 2-mile radius. Optimum size is between 15 and 25 acres.

**Regional Parks:** Regional parks are recreational areas that serve the City and beyond. They are usually large in size (100+ acres) and often include one specific use or feature that makes them unique. Typically, use focuses upon both active and passive types of recreational activities. Those located within urban areas sometimes offer a wider range of facilities and activities.

**Special Use Areas:** Special use areas are public recreation areas or lands occupied by a specialized facility. Some of the uses that fall into this classification include special purpose areas, golf courses, community gardens, sites occupied by major community buildings, and sports field complexes.

**Linear Park and Trail Corridors:** Linear parks are developed landscaped areas that follow linear corridors such as abandoned railroad right-of-ways, power lines, and other linear features. This type of park usually contains trails, landscaped areas, viewpoints, and seating areas. These linear features can provide important links to parks and community facilities within the community and should connect to regional trail and open space systems.

**Natural Open Space:** Natural open space is defined as undeveloped land to be left in its natural state with unstructured, passive recreation uses as a secondary objective. This type of land often includes wetlands, steep hillsides, or other sensitive natural areas. In some cases, environmentally sensitive areas are considered as open space and can include wildlife habitats, stream and creek

corridors, or unique and/or endangered plant species. In Maple Valley, many natural open spaces have been preserved through native growth protection easements on private property.

**Urban Plazas and Squares:** These urban open spaces can provide important civic spaces providing passive recreation opportunities as well as adding a focal point for the community. In addition, wide sidewalks that provide space for outdoor dining and merchandise display associated with adjacent commercial uses can enrich the recreation experience within Maple Valley.

**Tahoma School District Recreation Lands:** These are recreation facilities developed on a portion of school district property. While owned by the Tahoma School District, they are also used for public and general recreation use.

**Other Jurisdiction Lands:** The City of Maple Valley is fortunate to have numerous passive open spaces, active recreation areas, natural areas and trail systems within and adjacent to the community. These lands are owned and maintained by other jurisdictions including Black Diamond, Covington, Kent and King County.

**Private Facilities:** These include the neighborhood parks now owned and maintained by homeowner groups.

## SUMMARY OF PARKLANDS

Table 1 summarizes the parkland located within the Maple Valley planning area. Existing parks are shown on the figure Existing Parks and Recreation Area.

**Table 1**  
Summary of Park, Recreation and Open Space Lands (2006)  
Maple Valley Planning Area

Park, Recreation and Open Space Type	Total Park Land (Acres)
City of Maple Valley Lands	
Community Parks	42.80
Neighborhood Parks	7.07

Park, Recreation and Open Space Type	Total Park Land (Acres)
Open Space Areas	21.75
Regional Parks	113.00
Special Use Area	103.75
Total City of Maple Valley Lands	288.37
King County Lands	
Regional Parks	42.47
Linear Parks/Trail Corridor (1)	47.03
Total King County Lands	89.50
Tahoma Schools District Lands	
School Recreation Lands (2)	49.90
Total Tahoma Schools District Lands	49.90
Private Lands	
Neighborhood Parks	58.51
Open Space Areas	3.93
Special Use Area	215.08
Linear Parks/Trail Corridors	0.05
Total Private Lands	277.57
Total	705.34
1. Represents portions of Lake Wilderness Trail and Cedar -to- Green Trail within the City Limits.	
2. Represents acreage of entire school parcels	

Table 2 and the Existing Parks and Recreation Plan present the park, recreation, and open space areas located within the Maple Valley Planning area including:

- Areas that are owned and managed by the City of Maple Valley
- Areas that are owned and managed by King County Only a small portion of the Cedar River Trail is located with the Maple Valley planning area).
- Areas that are owned and managed by the Tahoma School District. This includes three elementary school sites within the Maple Valley City limits (Glacier Park, Lake Wilderness, and Rock Creek).

**Table 2**  
*Park, Recreation and Open Space Lands (2006)*  
 Maple Valley Planning Area

Park, Recreation and Open Space Type	Ownership	Park Land (Acres)	Facilities / Amenities
Neighborhood Parks			
216 <sup>th</sup> Ave Park Land	City	5.17	Undeveloped
Barclay Woods	Private	0.27	Playground
Bellmont Woods Park	Private	2.95	Playground, open play area
Cedar Downs 3 Park	Private	1.97	Playground, open play area, beach
Cherokee Bay Park	Private	4.61	Playground, open play area, beach, picnic area
Deer Ridge Park	Private	0.33	Picnic table (2), open space detention pond, walking trail, trailhead access, toddler play area, bench (2)
Diamond Hills Park	Private	1.43	Playground, open play area
Eastwood Park	Private	10.04	Playground, open play area, 1/2 basketball court, natural area, detention pond, walking trail
Elk Run Park 6	Private	0.30	
Fernwood Estates Div. 2 Park	Private	1.21	Undeveloped
Glacier Valley Ph. 1 Park	Private	2.39	Open space, K-12 play area, picnic table, toddler play area, bench
Lake Forest Estates Park	Private	6.60	Playground, open play area, beach, picnic area
Lake Side Park	Private	0.72	Toddler play area, paths, open space, picnic, arboretum
Madison Drive Park	Private	0.17	Open space
Patricks Faire Park	Private	1.42	K-12 play area, picnic tables (2), path (asphalt), swing, open space
Pebble Creek Div. 1 Park	Private	0.92	
Rock Creek Meadows Ph. 1 Park	Private	1.27	
Rock Creek Meadows Ph. 3 Park	Private	0.64	
Rosewood Park	Private	3.89	Playground, open play area, basketball court
Sawyer Crest Park	Private	0.48	K-12 play area, 1/2 basketball court, path, picnic table
Take A Break Park	City	1.90	Children's play area with play structures, walking path, picnic table
The Arbors at Maplewood	Private	0.40	Toddler play area, bench, picnic area, wetland
Tract D2	Private	1.10	
Tract D3	Private	0.38	
Tract D5	Private	2.33	
Tract D6	Private	1.27	
Tract D7	Private	0.53	
Valley Green Park III Park	Private	1.53	Full court basketball, volleyball, open space, kiosk, picnic area
Valley Meadows Park	Private	1.77	K-12 play area, open space, paths, benches
Water Gardens Park	Private	1.60	
Wilderness Hollow Division 2 Park	Private	0.80	Gravel path, K-12 play area, open space, 1/2 basketball court
Wilderness Peak Park	Private	0.27	Toddler play area, benches, open space, paths
Wilderness Summit Park	Private	0.36	Playgrounds (2 K-12), benches, picnic area,

**Table 2**  
*Park, Recreation and Open Space Lands (2006)*  
 Maple Valley Planning Area

Park, Recreation and Open Space Type	Ownership	Park Land (Acres)	Facilities / Amenities
			barbeque, access to Lake Wilderness Trail
Woodridge Ph. 1 Park	Private	0.12	
<b>Total Neighborhood Parks</b>		65.58	
Community Parks			
Legacy Park Site	City	20.00	Undeveloped
Summit Pit Park Site	City	22.80	Undeveloped
<b>Total Community Parks</b>		42.80	
Regional Parks			
Lake Wilderness Park*	City	113.00	Community Center, Lake Wilderness Lodge – The master planning process, which is now underway, is defining the recreation use program and site location of program elements. In addition, the land occupied by the Community Center and Skateboard Park has been turned over to the City of Maple Valley.
Ravensdale Park	King Co.	42.47	Baseball fields (4), community gymnasium, concession, horseshoe pits (2), open play field, parking lots (3), picnic area, picnic shelter, play equipment area, restroom, soccer fields (2)
<b>Total Regional Parks</b>		155.47	
Special Use Area			
Elk Run Golf Course	Private	215.08	Golf course
Lake Wilderness Golf Course and Open Space	City	103.75	Golf Course, open space and club house
<b>Total Special Use Areas</b>		318.83	
Open Space Areas			
Fernwood Natural Area	City	6.68	Natural Area
Forest Creek Park	Private	3.93	Natural open space area
Henry's Switch Park Site	City	15.07	Undeveloped
<b>Total Open Space Areas</b>		25.68	
Linear Parks/Trail Corridors			
Cedar River Trail	King Co.	7.42	Trails
Cedar to Green Trail	King Co.	34.48	Trails
North Maple Valley Park	King Co.	5.13	Natural area (forest land) that serves as a trailhead
Tract D4	Private	0.05	
<b>Total Linear Parks/Trail Corridors</b>		47.08	
School Recreation Lands			
Lake Wilderness Elementary	Tahoma	14.57	Playground, permanent backstop (1), multi-use backstops (2), multi-use fields, gymnasium (2)

**Table 2**  
 Park, Recreation and Open Space Lands (2006)  
 Maple Valley Planning Area

Park, Recreation and Open Space Type	Ownership	Park Land (Acres)	Facilities / Amenities
Rock Creek Elementary	Tahoma	14.81	Playground, permanent backstop (1) with infield and dugout, multi-use backstops (2), gymnasium
Glacier Park Elementary School	Tahoma	20.52	Youth baseball field, soccer fields (2), gymnasium; multi-use backstops (2)
<b>Total School Recreation Lands</b>		49.90	
<b>TOTAL</b>		705.34	

\*Because of its context and size, Lake Wilderness Park is categorized as a regional park, but will be developed to serve the needs of the Maple Valley community.  
 \*\*Includes the Community Center and Skateboard Park.

## NEARBY RECREATION AREAS

Table 3 lists nearby park and recreation areas that are located outside the Maple Valley planning area and that provide recreation opportunities for Maple Valley residents.

**Table 3**  
 Inventory of Nearby Recreation and Open Space Sites (2006)  
 Adjacent to the Maple Valley Planning Area

Site/Location	Facilities/ Amenities
King County	
Big Bend Park	Waterfront access
King County Forest Board Trust Property	Natural area
Riverside Park	Waterfront access
Rock Creek Park Natural Area	Natural area/open space, trails
Ravensdale Park	Sports fields and trails
School Districts	
Cedar River Middle School (TSD)	Sports fields, gymnasium
Kent Lake High	Sports fields, gymnasium
Maple Valley High - Alternative (TSD)	Sports fields, gymnasium
Tahoma High School (TSD)	Sports fields, gymnasium, pool

Site/Location	Facilities/ Amenities
Shadow Lake Elementary (TSD)	Sports fields, gymnasium
Other	
Clarke Springs Watershed (Kent)	Natural area/open space
Watershed (288 <sup>th</sup> ) (Kent)	Natural area/open space

## FACILITY DEFINITIONS

The ideal types of recreational facilities are those that are well developed and designed to meet a particular function. However, for various reasons (i.e., facility shortages or poor maintenance), sports facilities are often used under unsafe conditions or with standards that do not meet the requirements of the sport. In order to inventory existing facilities in Maple Valley and to assess future needs, the following definitions were used:

**Regulation Baseball Fields**-Field dimensions: 320' + outfields, 90' baselines, grass infield; permanent backstop and support facilities

**Youth Baseball/Softball Fields**-Field dimensions: 200' + outfields, 60' baselines, dugouts. Grass infield not required; permanent backstop and support facilities

**Regulation Softball Fields**-Field dimensions (Slow-pitch): 250' minimum-women 275'

minimum-men outfields, 60' baselines, (fast pitch) 225'; skinned infield; permanent backstop and support facilities

**Multi-Use Backstops**-Field dimensions: 150' + outfields, all grass field and backstop only

**Regulation Soccer Fields**-Field dimensions: 195' x 225' by 330' x 360', grass or all weather surfacing; permanent or portable goals; youth soccer is most often played on available turf regardless of the size

**Football Fields**-Field dimensions: 160' x 360'; permanent goals

**Tennis Courts**-Appropriate dimensions, fenced and surfaced with a color coat

**Gymnasium Space**-Appropriate dimensions for the sport and have adequate dimensions outside the court for safe play. Playing surface should be of resilient flooring.

**Swimming Pools**-Appropriate dimension for intended use (recreation or competitive).

## FACILITY INVENTORY

Table 4 lists recreational facilities within the City categorized by type. These include regulation baseball fields, youth baseball/softball fields, multi-use backstops, regulation softball fields, regulation soccer fields, youth soccer fields, football fields, tennis courts, gymnasium space, and swimming pools .

**Table 4**

*Inventory of Recreational Facilities by Type (2006)*

Facility/Location	Number
<b>Regulation Baseball Fields (College/Babe Ruth/American Legion fields)</b>	
None	
Total (Regulation Baseball Fields)	0
<b>Youth Baseball/Softball Fields (Little League, youth baseball and softball)*</b>	
Glacier Park Elementary School	1
Lake Wilderness Elementary School	1

Facility/Location	Number
Rock Creek Elementary School	1
Total (Youth Baseball/Softball Fields)	6
Note: Fields at all 3 elementary schools are multi-use and are also used for youth soccer.	
<b>Multi-Use Backstops</b>	
Glacier Peak Elementary	2
Lake Wilderness Park	1
Lake Wilderness Elementary	3
Rock Creek Elementary	2
Total (Multi-Use backstops)	8
<b>Regulation Softball Fields (Men's, Woman's and Coed)</b>	
Lake Wilderness Park	1
Total (Regulation Softball Fields)	1
<b>Regulation Soccer Fields (195'-225' x 330'-360')</b>	
None	0
Total (Regulation Soccer Fields)	2
<b>Youth Soccer Fields (U6-U14)*</b>	
Glacier Park Elementary School	1
Lake Wilderness Elementary School	1
Rock Creek Elementary School	1
Total (Youth Soccer Fields)	7
<b>Football Fields</b>	
None	
Total (Football Fields)	0
<b>Tennis Courts</b>	
Lake Wilderness Park	2
Total (Tennis Courts)	2
<b>Gymnasiums (for basketball and volleyball play)*</b>	
Glacier Park Elementary School (Tile Floor)	1
Lake Wilderness Elementary (Tile Floor)	2

Facility/Location	Number
Rock Creek Elementary (Tile floor)	1
Total (Gymnasiums)	4
*Gymnasiums are small and not suited for more than elementary age use.	
<b>Swimming Pools (indoor and outdoor Pools)</b>	
Tahoma High School (Outside City Limits; 6 lane x 112')	4,842 sf
Total (Swimming Pools)	4,842 sf
<b>Pathways/Trails</b>	
Cedar River Trail	7.42 mi.
Cedar to Green Trail	34.48 mi.
North Maple Valley Park (Trailhead)	n/a
Tract D4	n/a
Total (Pathway/Trails)	47.63 mi.
*Fields at the elementary schools are multi-use (used for baseball, softball, lacrosse, and soccer).	

## RECREATION PROGRAMS

In 2003 the City began offering recreation programs. Demand has been strong, and the number of programs has dramatically increased. The City is currently reaching its limits in its ability to offer new program due to facility and staffing limitations.

The City has established partnerships with area service providers including the Tahoma Learning Community (TLC) and the Greater Maple Valley Community Center (GMVCC) as well as other non-profit groups to provide as wide a range of programs and services as possible to the community.

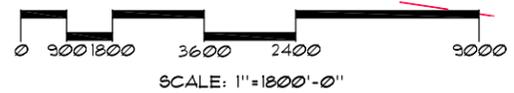
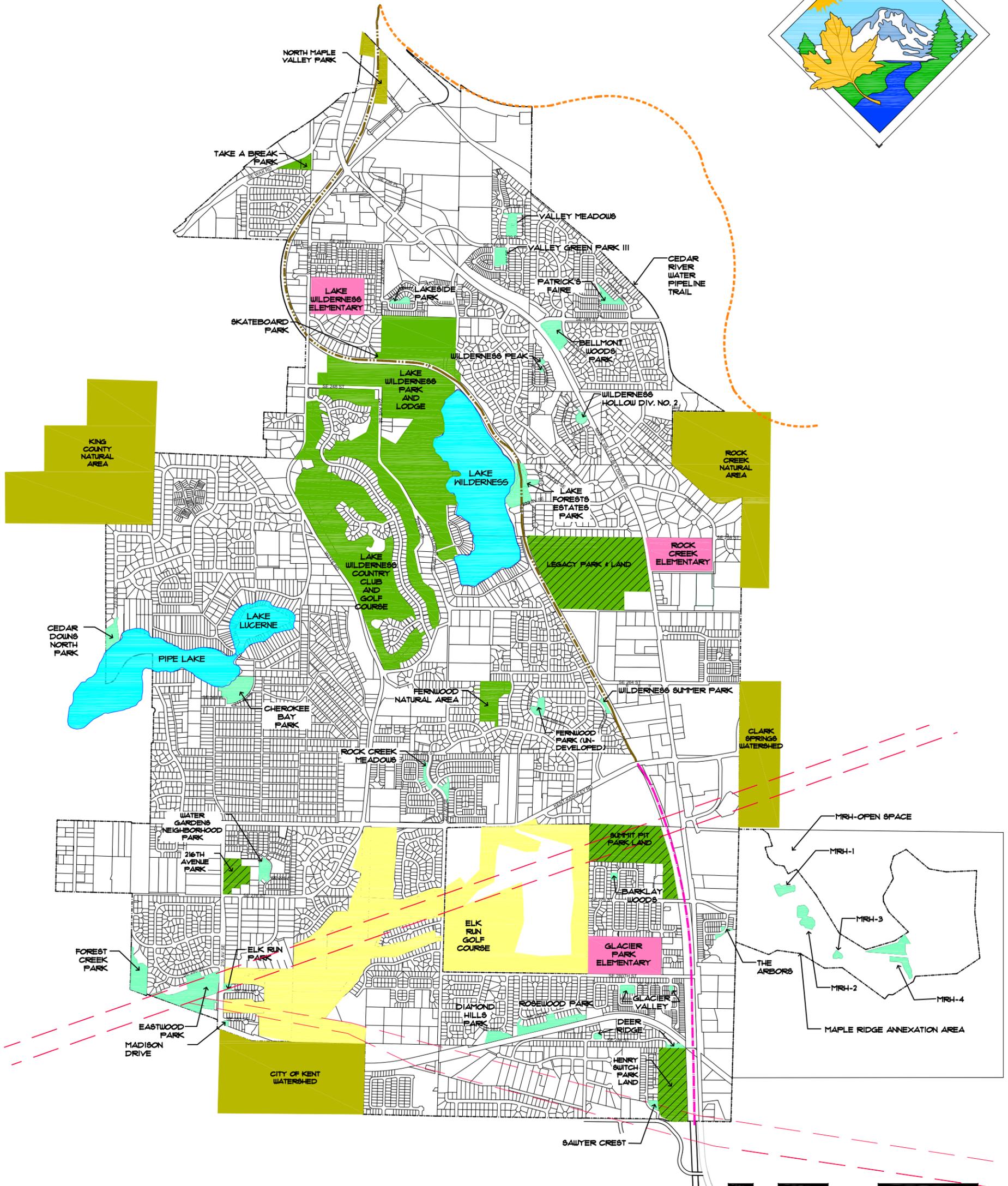


# EXISTING PARKS AND RECREATION AREAS

The City of

## MAPLE VALLEY

# DRAFT



### LEGEND

- |  |                              |  |  |
|--|------------------------------|--|--|
|  | CITY (DEVELOPED)             |  | CEDAR RIVER TRAIL (EXISTING)           |
|  | HOA OWNED NEIGHBORHOOD PARKS |  | CEDAR TO GREEN RIVERS TRAIL (EXISTING) |
|  | RECREATION [PRIVATE]         |  | CEDAR TO GREEN RIVERS TRAIL (PROPOSED) |
|  | KING COUNTY                  |  | POWER UTILITY R.O.W.                   |
|  | TAHOMA SCHOOLS               |  |  |
|  | CITY (UNDEVELOPED)           |  |  |

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 LANDSCAPE ARCHITECTURE AND PLANNING  
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 PH: 541.617.2822  
 WWW.JTATKINS.COM  
 DATE: JULY 10, 2007



# SECTION 3

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## PARK AND FACILITY NEEDS ASSESSMENT (*Revised 2007*)

- *Introduction*
- *Alternative Approaches to Identifying Needs*
- *Methodology of Assessing Parkland Needs*
- *Parkland Needs*
- *Methodology of Assessing Facility Needs'*
- *Facility Needs*



## **INTRODUCTION**

One of the most important elements of the Parks, Recreation, Cultural & Human Services Plan is the assessment of service and facility needs. Quantifying these needs is difficult because many different variables influence recreation needs. Personal values, participation patterns, and willingness to pay for services vary widely from community to community. Consequently, what seems right for one community may not be appropriate for another. One of the problems associated with determining the needs is that overstating the demand can result in the development of facilities that are underused. Conversely, under-estimating the needs can result in overused facilities and a lack of available parkland.

This report discusses the park and facility needs for the "Maple Valley Planning Area". This encompasses the area within the current City limits as well as the land within the City's Urban Growth Area. The process for identifying needs was:

1. Evaluation of the existing supply of recreation facilities (See Section 2).
2. Data from the Parks, Recreation, Cultural & Human Services Plan, JC Draggoo & Associates/MIG, 2000, including a survey of Maple Valley residents, contacts with user groups, and a forecast of park and facility needs based on demand standards developed in this report.



## **ALTERNATIVE APPROACHES TO IDENTIFYING NEEDS**

There are several approaches to estimating needs for park and recreation facilities. They include the use of national standards; measurement of participation levels; user trend analysis; input from surveys; public meetings; goal setting; and participation models. Since we will be using a combination of these, each is briefly described below.

- National Standards: Standards were first created by a group of professionals who established an easily understood format of what "seemed to be right" based on their practical experience in the field. These standards were felt to be most useful if stated in quantifiable terms of acres or facilities per given population level, i.e., 10 acres of parkland per 1,000 population.
- The most recognized standards were those published by the National Recreation and Park Association (NRPA). In 1983, it published the first edition of its "Recreation, Park and Open Space Standards." The problem with this approach was that communities were adopting a national standard without taking into account local conditions. The result was often standards that the agency could not possibly achieve.
- In 1996, NRPA developed a new approach to assessing need based on a desired level of service or "LOS". This LOS is a way of accurately calculating the minimum amount of land to provide all of the recreation activities and facilities desired in the community. LOS is still expressed as a variable, but is driven by facility-based and land-measured formulas.
- Participation Levels Analysis: Recognizing the need to reflect local conditions, approximately 15 years ago JC Draggoo and Associates began measuring per capita participation levels in every community it studied. Participation level is measured in terms of number of occasions in a given 30-day period when that activity is in season.

The activity level then is compared to other similar communities or with the NORTHWEST AVERAGE, which is the weighted average of the most recent 15 communities surveyed.

By comparing the subject community with the NORTHWEST AVERAGE, we can determine if participation is above or below average. This then gives us an indication as to whether the standard should be above or below average.

**Trend Analysis:** With this approach, extrapolating historical use statistics for each type of facility develops facility demand estimates. If local statistical information is used, the results can be reasonably accurate because they reflect use in the specific community. However, local conditions or current trends in recreation interests can influence the trend analysis approach. As an example, if one charts tennis playing over the last twenty years, a cycle of interest and level of play can be illustrated. Also, operating conditions such as quality of the facility, its location, user fees and hours of operation all can play an important role in the level of use. JC Draggoo & Associates sometimes use this method to forecast team registration if the number of facilities remains constant.

**Recreation Surveys:** Recreation surveys can be conducted utilizing several different methods and approaches. These include mail-in, telephone, and door-to-door surveys. Each type of survey process has both positive and negative attributes that include cost efficiency, return ratio, desired information, and time frame.

Using the survey approach, future facility needs sometimes are developed from survey information on user characteristics, participation patterns, opinions, and perceived needs. If the questionnaires are drawn from a statistically valid sample, a good reliable sampling of information can be derived.

The difficulty with surveys is converting the information to quantifiable terms. As an example, if 1,000 persons expressed an interest in playing tennis, how many tennis courts will it take to satisfy that expressed need? It is also an obstacle in the survey approach to measure future recreation participation because it is impossible to

forecast accurately how much use an individual would make use of a facility if it were available.

**Public Meetings:** Some communities rely quite heavily on input from the general public to assess needs. However, this approach by itself may not reflect need. The inability to encourage residents to attend a meeting in the first place always is a challenge with public meetings.

**Goals:** In some instances, community goals are expressed as the need without quantifiable or statistical analysis to support the goal. An example might be, "It is our goal to acquire as much natural open space as possible." Goals reflect a community's desire. While this approach is not the most ideal, in some instances it is the only option possible. In the above example, it would be very difficult to come up with a defensible standard such as "xx" acres per 1,000 people. It is a valid approach if the goal can be supported by a true evaluation of community values and desires.

**Participation Models:** Participation models are refined statistical formulas for establishing a quantifiable standard. They are based on actual participation characteristics taken from individual uses. When a large sample is taken, a fairly accurate statistical profile can be made.

The most accurate participation models are developed for a specific type of area or facility. Unfortunately, these models are very costly to develop because of the data needed and usually they deal only with one type of facility. However, based on studies of specific types of facilities over the years, we have developed participation models for such items as trails and swimming pools.

## **METHODOLOGY OF ASSESSING PARKLAND NEEDS**

To determine specific land needs for the Maple Valley planning area, several analytical methods were used. These included a comparison to other similar communities, results of the recreation survey, City goals and policies, national trends, land availability, and geographical deficiencies for parks. It should be noted that even with all the statistical information available, a certain

amount of subjective analysis and professional experience must be used to quantify the standards.

Parkland needs are expressed in terms of a ratio of parkland to a population base. The existing ratio is defined as the existing amount of parkland divided by the existing population. It is expressed in terms of acres per 1,000 people. The recommended standard is the desired amount of parkland expressed in terms of acres per 1,000 people. For determining the existing ratio, the population within the existing City limits was used.

The potential annexation of the Maple Ridge Highlands neighborhood at the southeast corner of the City will add an estimated 1,700 people, bringing the current population to 20,840. The area will also add 6 neighborhood parks. This area includes approximately 341 acres of dedicated open space with trails owned by King County. Since they are owned by King County, the 341 acres are not included in the community open space calculations.

Table 5 shows a comparison between the current ratio (including Maple Ridge Highlands, and the recommended standard for the various park types.

**Table 5**  
Comparison of Current Ratio and Recommended Demand Standard - All Park and Recreation Facilities City of Maple Valley

Recreation Area	Existing Inventory	Current Ratio	Rec. Standard
Areas	Ac.	Ac./1,000 Pop.	
Neighborhood Parks	65.58	3.15	3.30
Community Parks	42.80	2.05	3.99
Regional Parks	155.47	7.46	8.98
Special Use Areas	152.59	7.32	10.21
Linear Parks and Trail Corridors	47.63	2.26	3.32
Natural Open Space Areas	25.68	1.23	8.07
Facilities			
Baseball Fields	0	0 Field/20,840 Pop.	1 Field/690 Pop.

Recreation Area	Existing Inventory	Current Ratio	Rec. Standard
Softball Fields	1	1 Field/20,840 Pop.	1 Field/5,900 Pop.
Soccer Fields	0	0 Field/20,840 Pop.	1 Field/900 Pop.
Pathways and Trails	3.8	0.20 Mi./1,000 Pop.	0.97 Mi./1,000 Pop.

Note: Fields at the elementary schools are not included in the inventory. All are used for multiple sports, are suitable only for youth play, and not usable year-around.

## PARKLAND NEEDS

The analysis of parkland needs identified the following:

- Neighborhood park needs are based on the policy that every subdivision will provide a private neighborhood park based on policies found in Section 5. The number and location of these parks will be determined by the size and location of future subdivisions. These parks will be developed based on a recommended standard of 3.3 acres per 1,000 population.
- Based on a one-mile service area radius, there is a need for community parks in the the southcentral / southwest areas of the community (see the figure Community Park Service Areas).
- Special use areas are needed to accommodate the community's demand for sports fields and other specialized recreation areas.
- Most natural open space is preserved on private property as Native Growth Protection Easements. There are, however, several large blocks of public open space found on the edge of the City's urban growth boundary including Rock Creek Natural Area, King County Natural Area, and open space adjacent to the Maple Ridge Highlands annexation area, owned by King County, the City of Kent Watershed, and Clark Springs Watershed.

The summary of park land needs in Table 6 was based on a 2006 population of 20,840 and a 2025 population of 26,700, respectively,

including a projected population of 1,700 in Maple Ridge Highlands.

**Table 6**  
*Summary of Park Land Needs (acres)*  
 City of Maple Valley

Area	Existing Inventory	Year 2006 Demand	Additional Need	Year 2025 Demand	Additional Need
Neighborhood Parks	65.58	68.77	3.19	88.11	22.53
Community Parks	44.35	83.15	40.35	106.53	63.73
Regional Parks	156.45	187.14	31.67	239.77	84.30
Special Use Areas	318.83	212.77	(106.05)	272.61	(46.22)
Linear Parks	47.08	69.19	22.11	88.64	41.56
Natural Open Space Areas	25.68	168.18	142.50	215.47	189.79

**METHODOLOGY OF ASSESSING FACILITY NEEDS**

Establishing needs for specialized facilities such as sport fields, trail systems, etc. were derived from several analytical approaches. These included an analysis of present recreation participation levels; needs expressed in the survey; input from user groups; from trends identified in national surveys; from play and practice time requirements of sport teams; and from mathematical models developed over the years from other studies.

**FACILITY NEEDS**

Table 7 summarizes recreation facility needs with annexation of Maple Ridge Highlands.

- There is a significant shortage of youth baseball, softball, and soccer fields. The existing fields are in poor condition, are suitable only for youth play, are multi-use, and cannot be used year-round. Upgrading the existing multi-use fields

throughout the community could make up a portion of the deficit of fields.

- There is one softball field in the City.
- There is considerable interest in more pathways and trail facilities. The need for trails can be met by extending the existing trails (Cedar to Green Rivers Trail and Cedar River Trail), and adhering to the City’s adopted street design standards for bike lanes on City streets and also by requiring non-motorized neighborhood connectivity. The opportunity for trails within the utility rights-of-way in the southern area of the community should be explored. This would strengthen connections between the west and east sides of the community and provide links for people on the west side to reach community parks on the east side.
- As part of its nonmotorized transportation plan, the City could provide additional opportunities for linking Westside residents to community and regional parks in the center of the City and on the City’s east side.

**Table 7**  
 Summary of Recreation Facility Needs  
 City of Maple Valley

Facility	Existing Inventory	Year 2006 Demand	Additional Need	Year 2025 Demand	Additional Need
Baseball Fields	0	30 Fields	30 Fields	38 Fields	38 Fields
Softball Fields	1	2 Fields	1 Fields	4 Fields	3 Fields
Soccer Fields	0	23 Fields	23 Fields	29 Fields	29 Fields
Pathways and Trails	3.8 Mi	18.6 Miles	14.8 Miles	25.90 Miles	22.10 Miles



# SECTION 4

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## PLAN FRAMEWORK (*Revised 2007*)

- *Visions Statement*
- *Goals*
- *Comprehensive Plan Designations*
- *Natural and Environmental Resources*





- 9. The City of Maple Valley shall encourage the expansion of youth recreation programs and healthy alternatives for leisure time.

**Paths, Trails and Sidewalk Goals:**

- 10. The City of Maple Valley shall seek an interconnected network of paths, trails and sidewalks.
- 11. The City's path, trail and sidewalk network shall provide a variety of experiences, including paved and unpaved facilities, greenways, forested walking experiences and facilities along the City's roadway network.
- 12. The City shall seek every opportunity for developing east/west path, trail and sidewalk connections to compliment the north/south route provided by the Lake Wilderness "rail trail".

**Cultural Resource Goals:**

- 13. The City of Maple Valley shall work with the community and recognized organizations to foster a greater number and variety of cultural events, shall recognize and support community celebrations, and with the community, shall explore options for developing cultural facilities.
- 14. The City of Maple Valley shall seek opportunities to support indoor heritage facilities within the City limits.

**Human Services Goals:**

- 15. The City shall serve primarily as a funding grantor rather than a direct provider of human services.

**COMPREHENSIVE PLAN DESIGNATION**

The City's Comprehensive Plan is intended to guide and control how land is developed within the City's urban growth boundary. The plan is designed to reflect the community's goals and visions on land use planning.

The existing Comprehensive Plan map identifies nine different land use designations, including residential (three classifications), commercial (two classifications), business park, office, multiple use and public/open space. The method of servicing the park, open space or recreational needs within each of these areas will vary dramatically.

Neighborhood and community parks are intended to serve residential areas. Because the majority of the land currently in the City and urban growth boundary is designated as residential (low, medium and high), a majority of the planning effort will be on identifying and locating future neighborhood and community park facilities.

The City already has established a policy of encouraging private ownership and development of neighborhood parks. This will require extensive planning and coordination on behalf of the City to ensure that land dedications meet the City's other goals and policies

Therefore, the primary responsibility of the City will be to provide community park facilities within convenient distances from most residents. The map on following page is intended to identify those areas within the planning area that should have community park facilities.

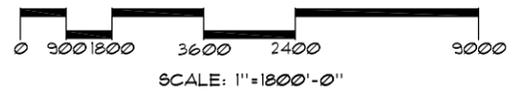
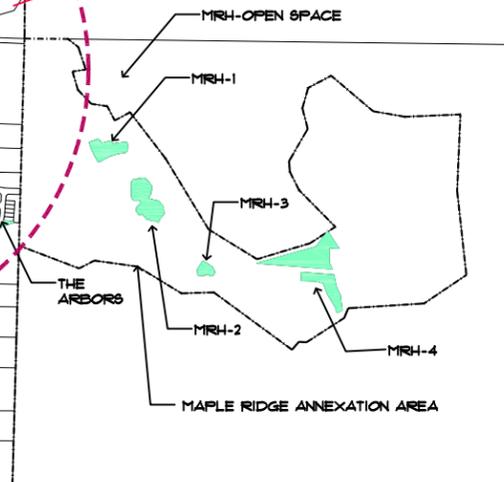
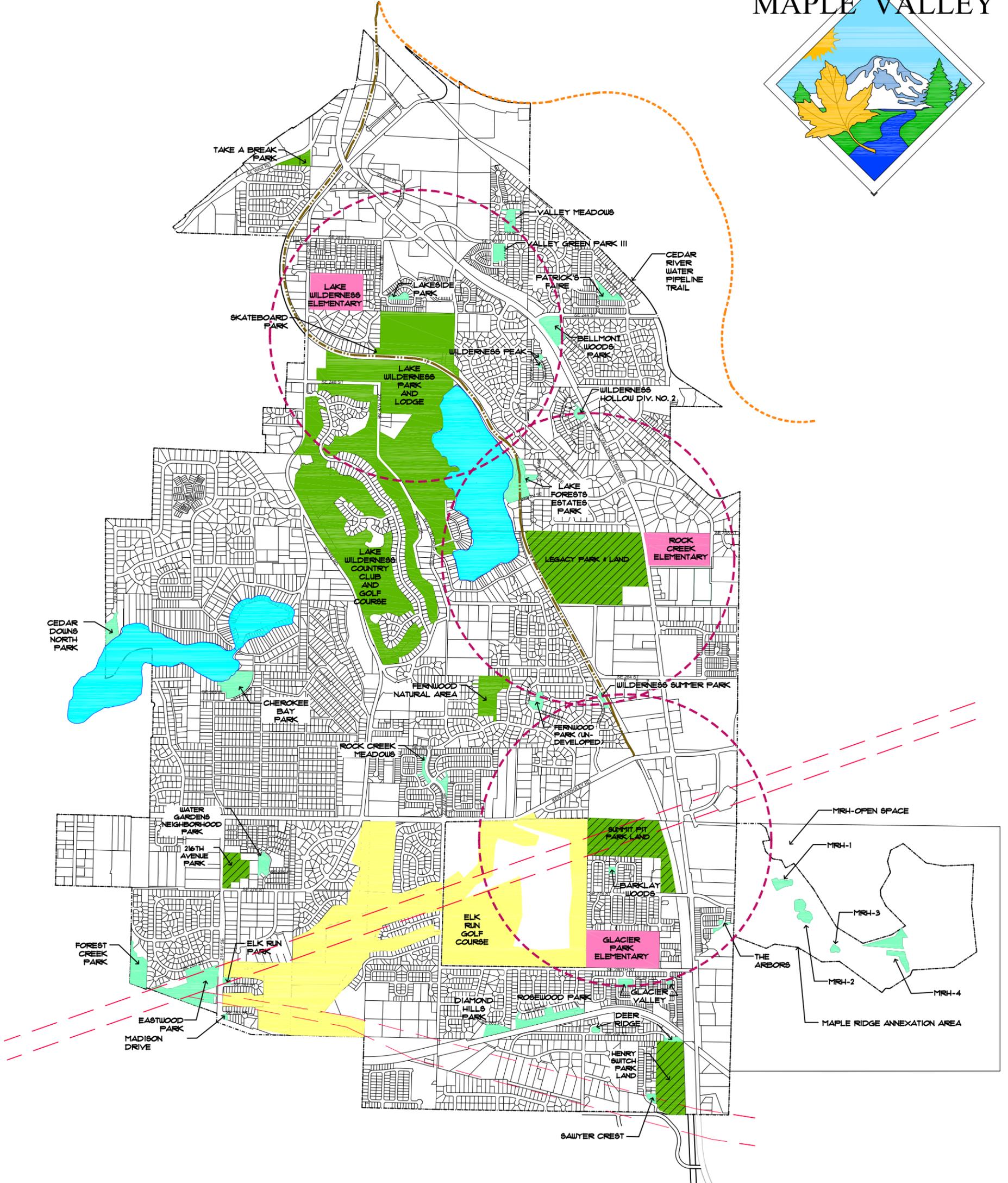
**NATURAL AND ENVIRONMENTAL RESOURCES**

Environmental constraints (such as steep hillsides, floodplains and wetlands) and natural resources (scenic areas, waterways corridors and forested lands) significantly influence the development pattern within a community. These features are generally controlled through the land development code or through regulatory controls at the State and Federal level. Depending on the resource, development may be prohibited or heavily regulated.

# COMMUNITY PARK SERVICE AREAS

DRAFT

The City of  
MAPLE VALLEY



LEGEND

- CITY (DEVELOPED)
- HOA OWNED NEIGHBORHOOD PARKS
- RECREATION [PRIVATE]
- TAHOMA SCHOOLS
- CITY (UNDEVELOPED)
- CEDAR RIVER TRAIL (EXISTING)
- CEDAR TO GREEN RIVERS TRAIL (EXISTING)
- POWER UTILITY R.O.W.

Reverse side of community park service  
area map

While these lands are considered environmentally sensitive and have limited development potential, often they are conducive to park, open space, and recreation uses. Aside from providing these potential functions, the protection of these areas has a number of other benefits such as protecting unique landforms, maintaining aquifer recharge areas and other hydrological functions, and preserving the riparian and vegetative cover. The natural features that influence the provision of park, recreation, and open space areas include: topography/terrain, streams and drainage ways, floodplains, and wetlands.

**Topography/Terrain:** Topography is a factor that influences the development of the land through its potential for erosion and landslides. The steep slopes (defined as slopes greater than 40% gradient) increase the potential for these types of hazards to occur. Currently, the City has several mechanisms for maintaining the environmental character of these areas throughout Maple Valley. These include steep slope protection and land development code requirements.

The City has identified several areas in the Comprehensive Plan that are subject to erosion hazard and landslide hazard areas. This includes portions of land north of Cedar River Pipeline Road, east and west of Lake Wilderness, and an area west of Witte Road.

**Urban Streams and Drainageways:** Streams and drainage way areas are important because of their ability to provide habitat corridors for fish and wildlife, preserve riparian vegetation, and carry storm water runoff. In addition to their functional and aesthetic characteristics, the drainage ways also can serve as trail corridors. These drainageways include Jenkins Creek, Cranmar Creek, and Rock Creek

**Floodway/Floodplains:** Currently, there are no designated floodplains or floodways within the planning area.

**Wetlands:** Wetlands are areas that have surface or ground water that supports vegetation typically adapted for life in saturated (hydric) soil conditions. Wetlands generally include swamps, marshes, bogs, and similar areas. These types of areas are important features because of their ability to detain and absorb storm water, recharge groundwater, improve water quality, and provide habitat.

For purposes of parks and recreation, wetlands are important for a number of reasons. The identification of wet areas creates a constraint to development, meaning lands are not conducive to construction of housing, commercial, or industrial. This means that the areas can be used as a resource for recreation, in the form of open space, interpretive areas, or scenic areas.

King County has identified existing wetland areas within the Maple Valley area. These areas are considered "critical areas" in the City Comprehensive Plan and their development is constrained by various jurisdictional regulations. The primary areas are located in and around the various lakes (Lake Wilderness, Pipe Lake and Lark Lucerne) and along the creek channels (area west of Witte Road along Jenkins Creek, portions of Lake Wilderness Golf Course, and an area south of 272<sup>nd</sup> along Cranmar Creek).

Each of these natural and environmental characteristics provides the foundation for an open space network. The map on the following page illustrates the existing environmental and natural resources.



*[Natural Resources/Constraints Map]*



# SECTION 5

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## PLAN RECOMMENDATIONS (*Revised 2007*)

- *Introduction*
- *Park Layout Plan*
  - ◆ *Overall Concept*
  - ◆ *Neighborhood Parks*
  - ◆ *Community Parks*
  - ◆ *Regional Parks*
  - ◆ *Special Use Areas*
  - ◆ *Linear Parks*
  - ◆ *Natural Open Space*
  - ◆ *Trails and Pathways*
  - ◆ *Sports Fields*
- *Roles and Responsibilities*
- *Specialized Recreation Facilities*
- *Administration and Management Recommendations*
- *Park Maintenance*
- *Park Land Dedication*



## **INTRODUCTION**

This section of the Parks, Recreation, Cultural, and Human Services Plan presents recommendations for specific park sites and facilities. These recommendations are divided into the following park categories:

<b>Park Category</b>
Private Neighborhood Parks
Community Parks
Regional Parks
Special Use Areas
Linear Parks
Natural Open Space

## **PARK LAYOUT PLAN**

The Park Layout Plan contains the future park system for the City of Maple Valley. It consists of two parts: (1) the future Park Layout Plan, which identifies both existing and proposed parks, natural open space, and trails and, (2) text describing each site shown on the Park Layout Plan. Some important points about the Park Layout Plan are discussed below.

1. On the Park Layout Plan, an asterisk indicates the general location of a proposed site. In some instances, several potential sites are available in the area. The actual location will be determined based on land availability, acquisition cost, and the property owner's willingness to sell.
2. The location and arrangement of the parks are designed to serve the entire Planning Area (area within urban growth boundary).
3. Names of future sites are for reference only. The City Council will select names for future parks.

## **OVERALL CONCEPT**

The ideal city park system is one made up of various park types, each offering certain recreation and/or open space opportunities. Separately, each park type may serve only

one basic function, but collectively they serve the entire needs of the community. By recognizing this concept, Maple Valley can develop an efficient, cost effective, and usable park system. In addition, this approach places limits on activities and facilities permitted in each type of park, thereby reducing conflicts between park users and nearby neighbors.

The proposed Maple Valley park system focuses on the premise that each new residential development or subdivision will dedicate the land and build a local neighborhood park(s) for their project or pay a fee in lieu. Subsequent homeowner associations will maintain them. Because it is not known at this time how large or what boundaries future subdivisions will take, the extent and distribution of neighborhood parks cannot be made at this time.

A review of the existing neighborhood park distribution (using the one quarter mile radius), indicates that there are several areas within the western section of the community without neighborhood parks within convenient walking distance. The City should look for neighborhood park opportunities within those areas.

Complementing these local neighborhood parks will be larger, multi-use community parks that are or will be developed and maintained by the City. The combination of these two park types will provide the "core" park system that serves the active structured park needs of the community. Supplementing these two types of parks will be regional parks, natural open space, special use areas, linear parks used for trail systems and regional parks and open spaces that are adjacent or close to Maple Valley.

A primary objective of this Plan is to encourage partnerships with private groups and other public agencies. For instance, the Tahoma School District has expressed a willingness to jointly develop and maintain sports fields with private sport groups. The City and King County have been successful in negotiating land transfers and purchases for park purposes and financially assisting non-

profit groups in their efforts to offer recreation, cultural and heritage services.

## **NEIGHBORHOOD PARKS**

**Definition:** Neighborhood parks are a combination playground and park designed primarily for non-supervised, non-organized recreation activities. They are privately owned and usually maintained by a homeowners association. Take A Break Park is the only City owned and maintained neighborhood park at this time. As a rule, these neighborhood parks are dedicated and built by a developer at the time of residential development or subdivision construction. These parks range in size from small one-lot parcels to as much as five acres or more. They should be designed to meet the needs of the subdivision or residential development.

**Service Area:** The service area for a typical neighborhood park is generally considered a quarter mile to half-mile radius. Prior to the adoption of this plan, the policy in Maple Valley was to require every subdivision or residential development greater than 50 units to develop a neighborhood park on site or, if smaller than 50 units, the developer was required to pay a fee in lieu. Therefore, the service area concept is considered a guideline for the city as additional areas develop.

**Comparisons:** According to a survey of 17 Washington communities studied by JC Draggoo & Associates in 2000, the average ratio of Neighborhood Park land to population ranges from a low of 0.16 acres/1,000 population (Lakewood) to a high of 3.48 acres/1,000 population (Camas). The average is 1.14 acres. In 2006, the current ratio in Maple Valley was 3.15 acres per 1,000 population. While this ratio is higher than average, Take a Break Park is the only developed neighborhood park in the City that is available to the general public.

**PRCHS Plan Advisory Committee:** In 2000, The Committee recommended that Neighborhood Parks continue to be developed and maintained by the developer and homeowner groups. This recommendation is continued in this plan update.

### **1. General Land Use Guidelines:**

- a. Neighborhood parks will be designed to meet the specific needs of the subdivision or residential development. These parks are to achieve at least three purposes: (1) provide a place for passive and active recreation and structured play, (2) provide general open space areas within the subdivision, and (3) create a focal point for the subdivision or residential development.
- b. In new subdivisions or residential developments, the developer will provide the land and develop neighborhood park(s) according to the policies described below. Maintenance of these parks will be the responsibility of the developer or a homeowner association representing the subdivision or residential development.
- c. While storm water detention basins may be part of a neighborhood park, the usable park area must meet the minimum requirements described in part 2a below.

### **2. Site Criteria:**

- a. The minimum size of a neighborhood park will be one half acre in size. However, subdivisions or residential developments of 4 units and above are required to construct a neighborhood park and can instead pay a park dedication fee. See *Park Land Dedication* later in this section for further discussion on park dedication fee policies.
- b. A public street will abut the park on at least one side and have at least 75 feet of street frontage.
- c. If the park is located on a busy street, incorporate buffers and/or barriers necessary to reduce hazards from passing vehicles.
- d. At least 80% of the site will be flat and usable for both active and passive uses.
- e. The site will be reasonably central to the subdivision it serves.
- f. Where possible, private pathways will be developed to provide more off-street access to the park. The minimum width of these access ways will be no less than 20 feet wide in width and be landscaped.

**Design and Development Standards:**

- a. Appropriate facilities for a neighborhood park include:
  - Unstructured open play areas and practice sports fields
  - Children's playground
  - Basketball courts
  - Tennis courts
  - Picnic areas
  - Shelter building (small)
  - Trails and/or pathways
  - Natural open space
  - Site amenities (picnic tables, benches, bike racks, drinking fountains, trash receptacles, dog rest stops etc.)
  - Benches
- b. Parking Requirements: Off-street parking is not required.
- c. The neighborhood park location and design will encourage access by foot and bicycle.
- d. Locate active and noise-producing facilities, such as tennis and basketball courts, away from adjoining homes.

**3. Summary of Existing Conditions:**

Table 2 lists the existing neighborhood parks in Maple Valley. Because the location of future neighborhood park sites will be determined by the subdivision or residential development pattern, their number and location cannot be determined at this time. However, the development standards described on the previous page will apply.

In addition to the existing neighborhood parks listed in Table 2, the proposed Maple Ridge Highlands annexation area will, if annexed, add four neighborhood parks into the City.

Several areas within the community are not served by neighborhood parks. As land use patterns shift, the City should search for land that can provide neighborhood parks for underserved areas.

**COMMUNITY PARKS**

**Definition:** A community park is a public facility that primarily provides passive, active and structured recreation opportunities. In general, community park facilities are designed for organized activities and sports, although individual and family activities are also encouraged. Community parks serve a much larger area and offer more facilities than a neighborhood park. As a result, they require more in terms of support facilities such as parking, restrooms, covered play areas, etc. Optimum size is between 15 and 25 acres.

**Service Area:** The service area for a community park is generally a one – two mile radius. Lake Wilderness Park is serving as a regional park as well as meeting community park needs. When developed, the Legacy site and Summit Pit Park will help in addressing the needs for community parks. The Community Parks Service Areas map shows the areas served by these parks and the Legacy site.

**Comparisons:** According to a survey of 17 Washington communities studied by JC Draggoo & Associates in 2000, the average ratio of Community Park land to population ranges from a low of 0.55-acre/1,000 people to a high of 6.01 acres/1,000 people). The average is 1.78 acres per 1,000 people.

In 2007, the current ratio in Maple Valley was 2.23 acres per 1,000 people. Future parks include the Legacy site and Summit Pit Park. When developed, these will provide the community a rich range of community recreational facilities.

**PRCHS Plan Advisory Committee:** In 2000 the Committee recommended that the City assume the responsibility of providing the large multi-use community parks.

**1. General Land Use Guidelines:**

- a. The purpose of community parks in Maple Valley is to provide large multi-use recreation areas for the community as a whole, as well as provide public open spaces for subdivisions that do not have their own neighborhood park.
- b. While the ideal objective is to provide a community park within a one to two-mile

radius of most residents, in Maple Valley the lack of large blocks of undeveloped land will make this difficult. As a practical point, the City should seek community park sites whenever they become available.

- c. While designated as a community park, they should also provide neighborhood facilities as well.
- d. Wherever feasible, community parks should be developed adjacent to a school site to allow for shared use of sports facilities and parking.

**2. Site Selection Criteria:**

- a. Minimum size will be approximately 15 acres with the optimum being about 20-25 acres.
- b. At least two-thirds of the site will be available for active structured recreation use. Provide adequate buffers of natural open space to separate active use areas from nearby homes.
- c. The site will be visible from adjoining streets and have a minimum of 200' of street frontage.
- d. Access should be via a collector or arterial street. Adequate parking to support park use should be included on-site.

**3. Design and Development Standards:**

- a. Examples of appropriate facilities include:
  - Designated sport fields - softball, baseball, soccer, etc.
  - Tennis courts
  - Sand or grass volleyball courts
  - Open multi-use grass area
  - Children's playground (tot and youth)
  - Restrooms
  - Picnic area
  - Picnic shelters (various sizes)
  - Group picnic facilities
  - Trails/pathway systems
  - Outdoor basketball courts
  - Site amenities (picnic tables, benches, bike racks, drinking fountains, trash receptacles, dog rest stops etc.)
- b. Parking requirements: dependent upon facilities provided. Require 50 spaces per ballfield plus 5 spaces per acre of active use area.

- c. Permanent restrooms are appropriate for this type of park but should be located in areas that are highly visible and near public streets.

**4. Summary of Recommendations:**

**Table 8**

Summary of Community Park Recommendations  
Maple Valley Planning Area

Community Park Sites	Proposed Acres
Legacy Site	20.00
Summit Pit Park	22.80
Southwest / Southcentral Area Park	Proposed
<b>TOTAL</b>	<b>42.80</b>

**5. Specific Recommendations:**

**Legacy Site**

The Legacy site, on the west side of the Maple Valley Highway (west of the Rock Creek Elementary School), provides the City with the opportunity to create a community park as part of the development of the site. While plans have not been adopted for this parcel, it is recommended that approximately 20 acres be reserved for park and open space use. It could also accommodate sport fields.

A report for the Legacy site developed in 2005 presented a series of recommendations that emphasize a mixed-use approach and constitute a blueprint for the future use of this public asset and include:

- Creation of a community gathering place
- Connections to the Lake Wilderness area
- Architectural highlights
- City Hall
- Community living room
- Community meeting hall
- Performance center and community amphitheater
- Community recreation center
- Destination restaurant

- Trailhead for pedestrian and bicycle uses
- Office use
- Commercial/retail use
- Education facilities
- Residential
- Civic green
- Pedestrian open space
- Informal open space
- Circulation patterns for pedestrians, bicycles and vehicles
- Parking
- Transportation network

- Limited sport fields (maximum of 6-7 fields)
- Group picnic areas
- Picnic shelters
- Children’s playground
- Restroom
- Trails and Pathways

Depending upon the final definition of size for the Legacy Site, uses that could be considered include:

- Group picnic areas
- Picnic shelters
- Children’s playground
- Restroom
- Trails and Pathways

**Southwest / Southcentral Community Area Park**

The City should continue to evaluate opportunities to purchase land suitable for a community park within the southwest / southcentral area of the community.

Facilities that should be considered for this site include:

- Sports fields
- Group picnic areas
- Picnic shelters
- Children’s playground
- Restroom
- Trails and Pathways

**Summit Pit Park**

The Summit Pit site provides opportunities for active recreation activities. This 22.80-acre City-owned park site is located west of Maple Valley Highway and is adjacent to the Cedar to Green Rivers Trail.

Facilities that should be considered for this site include:

**REGIONAL PARKS**

**Definition:** Regional Parks are parks designed to serve the entire community plus areas beyond. They are usually large in size and often include one specific use or feature that makes them unique. Regional Parks located within urban areas sometimes offer a wider range of facilities and activities. They usually exceed 50 acres in size and should be designed to accommodate large numbers of people.

**Existing Conditions:** Currently, Lake Wilderness Park is the only regional park in the City. While designated as a regional park, it primarily serves community park needs. Ravensdale Park, owned by King County, lies east of the City and serves as a regional park as well.

**Needs Assessment:** The needs assessment determined that the Maple Valley area will need an additional 84 acres to serve future Regional Park needs.

**1. General Land Use Guidelines:**

- Because of their size, the acquisition of Regional parks usually occurs far in advance of need.
- These parks are designed to serve the entire region, which will include city residents as well as unincorporated areas.

**2. Site Selection Criteria:**

- Minimum size is about 75 acres with the optimum being 100 acres or more.
- Site selection will take into account the varied topography and natural physical features such as lakes, rivers, vistas, wooded areas, etc.
- Provide access to the site via a collector or arterial street.

### 3. Design and Development Standards:

- a. Appropriate facilities include the following:
  - Single-purpose specialized facilities (e.g. camping areas, special landscaped features, etc.)
  - Water-related facilities
  - Informal lawn play areas
  - Limited sport field - softball
  - Sand or grass volleyball courts
  - Open multi-use grass areas
  - Children's playground (tot and youth)
  - Permanent Restrooms
  - Picnic areas
  - Picnic shelters (various sizes)
  - Group picnic facilities
  - Trails/pathway systems
  - Site amenities (picnic tables, benches, bike racks, drinking fountains, trash receptacles, dog rest stops, etc.)
  - Natural open space areas
- b. Parking requirements: Dependent upon the activities proposed.
- c. Adequately buffer intensive use areas from adjacent residential areas.
- d. Permanent restrooms are appropriate for this type of park but locate them in highly visible areas.
- e. It is desirable to have an appropriate balance of active and passive recreational facilities in addition to areas retained in their natural state

The Lake itself is used for nonmotorized boating, fishing, and swimming. The park site was originally a resort with a lodge. In 1966 King County purchased the site for public use. The park's visitor center was originally the lodge. The City now owns the park.

The park contains a variety of uses including an arboretum, undeveloped areas, The Lake Wilderness Lodge, a sports field, a day use area, lake access and beach facilities. The Cedar to Green Rivers Trail abuts the park on the east and bisects the park, although the trail is on a bluff overlooking the Park and Lake. An additional value that the park provides is large blocks of undeveloped land left in its natural state.

The western-most portion of the park contains the Maple Valley Community Center and a skate park. Also see Indoor Recreation/Community Space Expansion for a discussion on the development and use of this area.

In 2007 a Master Plan Update was developed that presented the program for the future recreation uses to be developed at Lake Wilderness Park. Facilities that should be considered for this site will be presented in the Master Plan update report.

### 4. Summary of Recommendations:

**Table 9**

*Summary of Regional Park Recommendations  
Maple Valley Planning Area*

Regional Park Sites	Existing Acres
Lake Wilderness Park	113.00
<b>TOTAL</b>	<b>113.00</b>

### 5. Specific Recommendations:

#### Lake Wilderness Park

Lake Wilderness Park is located at the north and west ends of Lake Wilderness.

### **SPECIAL USE AREAS**

**Definition:** Special use areas are miscellaneous public and private recreation areas. Some are privately owned or managed - such as the Elk Run Golf Course - whereas others will be owned and managed by the City. Their use may vary widely, ranging from local neighborhood facilities to specialized facilities serving the entire community. Some of the possible park uses that fall into this classification include sport field complexes, community gardens, golf courses, sites occupied by public recreation buildings, and major beautification areas.

**Existing Conditions:** Currently, there are two existing Special Use Areas. These are two golf courses, which contain a total of 318.83 acres of land.

**PRCHS Plan Advisory Committee:** In 2000, the Committee cited the need for a sport field complex, which would fall under this park category or the Regional Park and Community Park classifications.

**Needs Assessment:** The needs assessment identified the need for land for sport fields, community centers and other miscellaneous areas. This need can be partially met with the development of the Legacy site, Lake Wilderness Park and Summit Pit Park.

**1. General Land Use Guidelines:**

- a. Dependent upon the type of facilities proposed.
- b. Special Use areas may be in either public or private ownership.

**2. Site Selection Criteria:**

- a. Prior to the addition of other special use areas to the City’s inventory, a detailed feasibility and cost/benefit analysis should be prepared.
- b. Size and location of a special use facility will be dependent upon the function that is being considered.

**3. Design and Development Standards:**

- a. Design criteria will depend upon the facilities and activities proposed.
- b. Parking requirements: dependent upon the activities offered.

**4. Summary of Recommendations:**

*Table 10*

*Summary of Special Use Area Recommendations  
Maple Valley Planning Area*

Special Use Area Sites	Existing Acres/ Proposed Acres
Lake Wilderness Golf Course	103.75 (E)
Sports Complex	(See Summit Pit Park in Community Parks)(P)
Elk Run Golf Course	215.08 (E)
<b>TOTAL</b>	<b>318.83</b>
(E) – Existing; (P) – Proposed Site	

**5. Specific Recommendations:**

The 2007 Lake Wilderness Park Master Plan includes recommendations for this site.

The County transferred this area to the City in 2002.

A master plan completed in 2000 by JC Draggoo & Associates indicated that at least 8.5 acres are needed to provide space for an expanded community center, the historical site, and some local neighborhood park needs. The site plan as presented provided space for:

- 17,000 square feet of community center building containing a senior center, gymnasium, teen center, multi-use areas and administrative space.
- 35,000 square foot historical center
- Neighborhood park area
- Sport fields

See also a discussion on indoor recreation needs in Section 6.

**Lake Wilderness Golf Course**

This 103.75-acre City-owned facility provides both open space and an 18-hole golf course and clubhouse facility including a restaurant.

**Sports Complex**

The Needs Assessment revealed a need for more sport fields. A sports field complex is recommended that contains a number of sport fields. It should be developed to a higher standard than other fields and be used primarily for tournaments and other major game events. The Summit Pit Park and Legacy sites could help address this need.

**Elk Run Golf Course**

This is a private golf course on King County land that is zoned Rural Resource land. The County may sell this property at a future time. This creates an opportunity for the City to work with the County during the planning process to coordinate provisions for park development. In

particular, the City should explore the possibility of acquiring land adjacent to the Summit Pit park site. This would create the opportunity to develop athletic fields near those proposed at the Summit Pit site.

**LINEAR PARKS**

**Definition:** Linear parks are natural and developed landscaped areas and other lands that follow linear corridors such as abandoned railroad rights-of-way, power lines, and other elongated features. This type of park usually contains trails, landscaped areas, viewpoints, and seating areas.

**Existing Conditions:** Currently, there are two linear parks in the Maple Valley planning area. These include the Cedar to Green Rivers Trail that traverses the entire community in a north-south direction, and the Cedar River Trail, which passes by the north boundary of the city. North Maple Valley Park, which is owned by King County, is developed as a trailhead.

**PRCHS Plan Advisory Committee:** In 2000 the Committee recognized the importance of these two trails and encouraged further improvements to them.

**Needs Assessment:** The needs assessment identified the need for considerably more trails than now exist. It is ideal if trails can be placed in Linear Parks. However, opportunities for future linear parks are quite limited unless another railroad spur line is abandoned or existing street rights of way are expanded to provide a separated trail.

One such opportunity is a planned trail connecting the Legacy site with Rock Creek Natural Area. Another potential opportunity is to discuss creating a trail right-of-way under the two utility power lines in the south area of the City. Such trails could create east-west connections, providing access to the parks and trails in the central and west section of town to neighborhoods in the southeast section.

**1. General Land Use Guidelines:**

- a. If possible, trails and pathways should be independent of the street system.
- b. In some instances, a linear park may be developed from an expanded street right-

- of-way.
- c. See the trail design standards for examples of how trail systems may be part of a street right-of way.
- d. Utility rights of way in the south provide east/west links to Lake Wilderness Park, King County parcel, and the south-central section of the study area.

**2. Design and Development Standards:**

- a. Design criteria will depend upon the facilities and activities proposed.
- b. Parking requirements: If possible, provide parking at trailheads.

**3. Summary of Recommendations:**

*Table 11  
Summary of Linear Park Recommendations  
Maple Valley Planning Area*

Linear Park Sites	Existing Acres
Cedar River Trail (King Co.) (E)	7.42
Cedar to Green Rivers Trail (King Co.) (E)	34.48
North Maple Valley Park (King Co.) (E)	5.13
Tract D4	0.50
Power Line Corridor Park (P)	
<b>TOTAL</b>	<b>47.08</b>

E = Existing P=Proposed

**4. Specific Recommendations:**

**Cedar River Linear Trail**

This linear park is located on the northern edge of Maple Valley and is part of a regional trail that originates in Renton. Maintained by King County, it is a soft-surfaced trail for hiking and mountain biking.

**Cedar to Green Rivers Linear Trail**

This linear park traverses the entire length of Maple Valley in a north-south direction and is part of an abandoned railroad right-of-way. The northern section is well developed for a soft-surfaced trail. The southern part (south of Kent Kangley Road) is currently closed to the public.

The City is planning on improving the section of King County-owned trail from Kent Kangley Road to SE 291<sup>st</sup> Street as part of project T32. The completion of the southern section of trail would enhance trail connectivity within the community.

### North Maple Valley Park

This existing site is owned by King County and is located on both sides of the Maple Valley Highway at the very north end of the city. The site is undeveloped and heavily forested. The Cedar to Green Rivers Trail abuts the property.

Because of the lack of housing in the immediate area, a neighborhood park is not needed.

It is recommended instead, that the site become a major trailhead. Specific recommended improvements include:

- Paved parking lot
- Portable restroom building
- Open grass area
- Natural open space areas

### Power Line Corridor Park

A potential opportunity exists for east-west multi-use trails within the utility corridors in the southern area of the City.

## NATURAL OPEN SPACE

Generally, open space is defined as undeveloped land primarily left in its natural form with passive recreation use as a secondary objective. This type of land often includes wetlands, hillsides, or creek corridors. In some cases, environmentally sensitive areas also are considered as open space and may include wildlife habitats or unique and/or endangered plant species.

**Existing Conditions:** In Maple Valley, there are three designated open space areas. There are, however, several large open space areas on the very edge of the community. In addition, there are a number of Native Growth Protection Easements within existing subdivisions. These are easements located on

private property that protect existing stands of trees and natural open space.

The City's Comprehensive Plan discusses and maps critical areas in Maple Valley defined as wetlands, critical recharge areas, fish and wildlife habitat, floodplains, and geologically hazardous areas. Based on this research, goals and policies have been adopted to preserve and enhance these critical areas.

Missing in the Comprehensive Plan is how the policies will be implemented and how parks and open space can/will integrate with these policies.

Critical areas often are potential locations of large blocks of natural open space. Acquiring open space in this manner is an efficient method because of the limits placed on development. However, in Maple Valley, large blocks of critical areas do not exist. Therefore, developing any type of lineal or comprehensive open space system will be difficult and costly, short of outright purchase of land.

**Needs Assessment:** The needs assessment showed a significant need for additional open space lands. (As previously noted, the open space in the Maple Ridge Highlands area was not included in the open space inventory for the City because it is owned by King County.)

### 1. General Land Use Guidelines:

- a. All critical areas also will be defined as natural open space.
- b. Open space will be owned and managed in three ways:
  - Owned and managed by the City
  - Owned and managed by a homeowner's association
  - Preserved as a native growth protection easement and maintained by a private property owner

Determination of who will assume ownership and management responsibility will be made at the time of the acquisition or subdivision approval.

- c. Policies and goals for protecting critical areas and subsequent natural open space will be in accordance with the Natural

Environment Element of the City's Comprehensive Plan.

**2. Management Plan Policies**

Natural open space is an important component of the City's open space and park lands. These important resource lands need to be managed in order to preserve their natural character while at the same time providing appropriately sited passive recreation uses. However, such issues as invasive or noxious weeds, dangerous trees, and damage from erosion all point to the need for some level of oversight. Therefore, the following policies are recommended.

- a. The City will assume regulating authority for all natural open space.
- b. Limit parking to trailheads and overall use to a level the area can accommodate while maintaining a sense of solitude.
- c. Avoid stream banks, significant plant populations, and other sensitive features while maintaining an acceptable experience, level of use and adhering to the trail development standard.
- d. Erosion control will be a priority in the design of facilities in natural open space areas. Mitigate the amount of bare soil by use of native plant materials that develop an extensive root system to stabilize soil along with careful construction techniques. Carefully plan, site, design and construct facilities to minimize negative impacts.
- e. Develop policies that will enhance and preserve the diversity of the plant canopy and understory, as well as the wildlife habitat potential.
- f. Remove non-native species and replace with native indigenous species in open space areas. Take steps to eliminate non-native plant invasion.
- g. Develop minimum maintenance standards for the various types of open space characteristics.
- h. Give trained professionals the responsibility of managing wildlife habitats.

- i. Develop policies for assessing responsibility of vegetation encroachment onto private property. In general, the control of invasive plant materials will be the responsibility of the adjacent property owner. If plants originate from private property and inhabit open space, or originate in the open space, it will be the homeowner's responsibility to remedy the problem or shoulder the burden of cost.
- j. Removal of non-native plant material and replacement with a variety of indigenous plants is preferred, if it is a cost-effective solution, and will not significantly effect the functioning of open space as wildlife habitat, wetland, or forest cover.
- k. Sustain a diverse native plant community.

**3. Summary of Recommendations:**

**Table 12**  
*Summary of Open Space Recommendations*  
*Maple Valley Planning Area*

Natural Open Space Sites	Existing Acres
Rock Creek Natural Area	NA
Fernwood Natural Area	6.68
Clark Springs Watershed	NA
Forest Creek Park	3.93
Kent Watershed	NA
Henry's Switch Park Land	15.07
<b>TOTAL</b>	<b>25.68</b>

**4. Specific Recommendations:**

**Rock Creek Natural Area**

This is an open space site owned by King County and located at the eastern edge of the City. This site should be developed and managed according to the management plan developed by the County.

**Fernwood Natural Area**

This site is owned by the City and is heavily forested. Recommended improvements should be limited to a trailhead and trail system.

**Clark Springs Watershed**

This site is owned by the City of Kent and borders the City of Maple on the east. Because it is maintained as a watershed, public use is discouraged.

**Forest Creek Park**

This site is owned and maintained by a private homeowner group.

**Kent Watershed**

This site is owned by the City of Kent and borders the City of Maple Valley on the south. Because it is maintained as a watershed, public use is discouraged.

**Henry's Switch Park Site**

This is an existing City-owned site that was purchased from King County. While located at the far southeast corner of the community, and has the advantage of being located on the Cedar to Green Rivers Trail. The park site will be somewhat difficult to develop because of the terrain and the dense canopy of second growth forest. While it would be possible to develop this site for intense use, it would require considerable grading and the removal of most of the trees. Passive recreation uses are better suited to the site character.

A portion of this site should be developed as a trailhead for access to the Cedar to Green Rivers Trail. The remaining areas should be left in their natural state with trails connecting the developed portion with the adjoining neighborhood and the Cedar to Green Rivers Trail.

Possible facilities for this site include:

- Nature trails and pathways
- Trailhead

**Maple Ridge Highlands Park**

If annexed, Maple Ridge Highlands would add approximately 341 acres of dedicated open space and trails to the

City's park space inventory. Located in the southeast quadrant of the City, the open space surrounds a peninsula of existing and future residential development. The area is to be preserved as open space.

**TRAILS AND PATHWAYS**

Trails and pathways are designed to provide walking, bicycling, and other non-motorized recreational opportunities. By providing linkages to other areas and facilities, they can provide non-motorized options throughout the community. Trails can be designed for single or multiple use types. The trails and pathways emphasized here are those that are recreational and multiple use in nature. Bike routes with more emphasis on transportation are not included in this definition.

Trails may be either unsurfaced or treated with a variety of hard surfacing materials including concrete, asphalt, or granite chips. Unsurfaced trails may be left in their natural condition or supplemented with gravel, bark chips, sand, or other material. Surfacing will be dependent upon the soil type, slopes, type of use, and amount of use.

**Existing Conditions:** In Maple Valley, there are two existing trails that are part of a regional trails system that connects to Renton. Both are unpaved and are on the alignment of an abandoned railroad line. These two trails consist of the following distances in Maple Valley:

- Cedar River Trail: 0.58 mile
- Cedar to Green Rivers Trail: 3.46 miles

**PRCHS Plan Advisory Committee:** The Committee supported the concept of expanding the existing trail system.

**Needs Assessment:** The Needs Assessment identified a current need for 22 acres of pathways.

**1. General Land Use Guidelines:**

The following guidelines, site selection criteria, and development standards apply to trails and pathways that are recreational in nature. Policies related to pathways that are transportation-oriented are found in the City's Transportation Plan.

- a. The City will be responsible for developing the overall community-wide trail system. Developers will be encouraged to provide and build pathways and trail amenities within their proposed developments that link with the City's overall trail system.
- b. Adequate trail easements and dedications need to occur prior to or at the time of residential development. Trail development should occur as part of the commercial and residential development process.
- c. The City will be sensitive to private owner's concerns when trails are proposed adjacent to private property.

parking at primary trailheads. Secondary trailheads will only include unpaved parking and signage.

Four different types of trail systems are proposed. These are described below and graphically displayed on the following pages. Trail widths and clearances are guidelines only and may vary depending upon specific site conditions.

**2. Site Selection Criteria:**

- a. The primary purpose of trails discussed in this plan is to provide a recreation experience and link recreation-related facilities to the rest of the community. Wherever feasible, recreation pathways and trails should be located off-street.
- b. Where possible, recreation trails should also meet transportation and commuting needs as well.
- c. Trails will be located and designed to provide a diversity of recreation experiences and challenges.
- d. Where possible, link trails to schools, parks, community facilities, and other destination points. Review each proposed trail on a case-by-case basis to determine if it should be part of the City's trail system.

**Off-Street Multi-Purpose Trail:** These are usually paved trails designed for a wide variety of uses and at an intensive level. The trail should be a minimum of 12' wide.

**Off-Street Hiking Trail:** These are usually unpaved trails for hiking and mountain biking. Reduce trail widths to approximately 6-8' and do not need to be maintained to the level of an off-street Multi-Purpose Trail. However, they should be wide enough to permit access for maintenance vehicles.

**Rustic Trail:** These are narrow unpaved and unsurfaced trails that are only wide enough for one person.

**Pedestrian/Bicycle Parkways:** These are pathways designed within the street right-of-way but separated from the street.

The master plan identifies the primary trails within the community. In addition, local trails are needed to connect subdivisions with the citywide trail system.

**3. Design and Development Standards:**

- a. Take into account soil conditions, vegetation density, steep slopes, surface drainage, and other physical limitations that could increase construction and/or maintenance costs of trail segments.
- b. Plan, size, and design trails for multiple uses, except for dedicated nature trails, and/or areas that cannot be developed to the standard necessary to minimize potential user conflicts.
- c. Provide centralized and effective staging areas for trail access. Include parking, trail information, trash receptacles, dog rest stops, and other support facilities at trailheads. Include restrooms and paved

**Table 13**  
*Summary of Trail Recommendations*  
*Maple Valley Planning Area*

Site	Existing/Proposed Length (in Miles)
Cedar River Trail (E)	0.58
Cedar to Green Rivers Trail (E)	3.86
Maple Valley Bikeway	2.80
Witte Road Parkway	3.30
Rock Creek Parkway	1.30
Kent-Kangley Bikeway	1.90
216 <sup>th</sup> Avenue Connector	0.60
Elk Run Trail	0.8
Eastwood Trail	1.30
Legacy Site Link (P)	
<b>Total</b>	<b>16.44</b>
E=Existing P=Proposed	

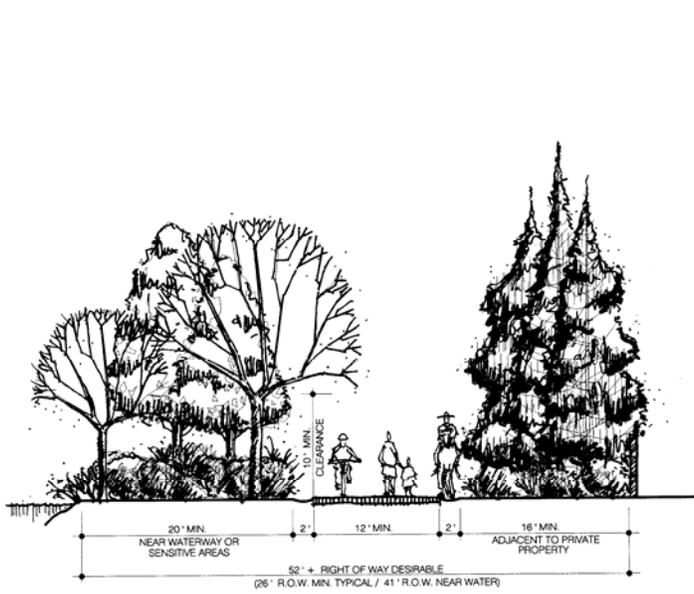


FIGURE 1  
Off-Street Multi-Purpose Trail

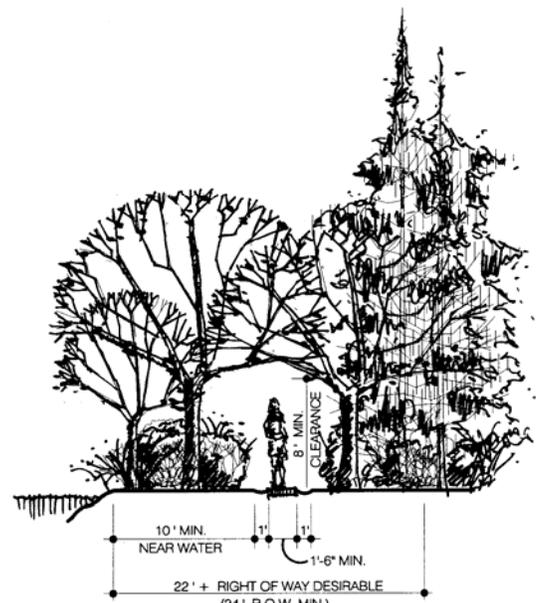


FIGURE 3  
Rustic Trail

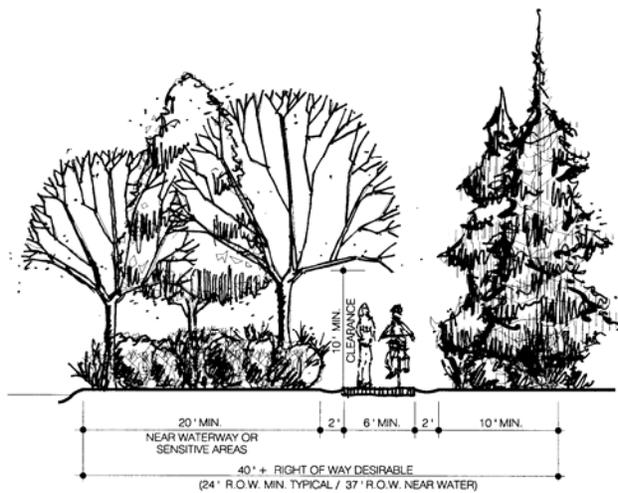


FIGURE 2  
Off-Street Hiking Trail

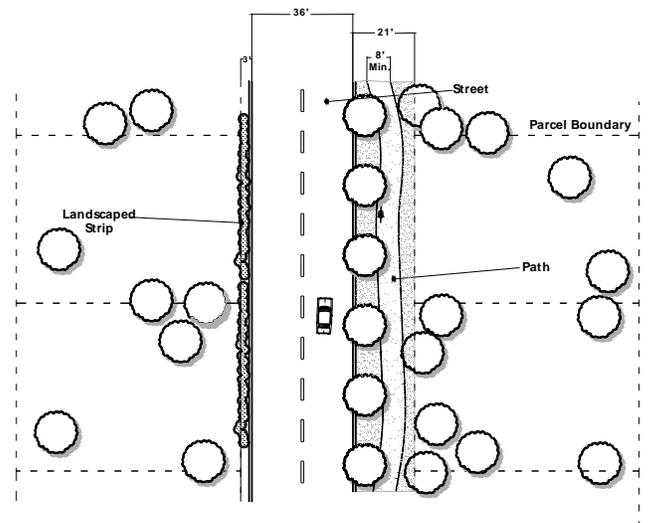


FIGURE 4  
Pedestrian/Bicycle Parkways  
(60' R/W)

## SPORTS FIELDS

Field sports are an important recreation activity in Maple Valley. According to input provided by the various private sport groups and from consultant assessment of sport field needs, there is a current need for all types of sport fields. However, contributing to this need is a number of factors. These include:

- **Poor field conditions:** Nearly all of the current fields are located on school playgrounds. Many of these fields are poorly developed and maintained to a minimum standard.
- **Regional play:** Most teams who make up the local leagues come from several cities or from unincorporated areas.
- **Inefficient scheduling:** Since most of the fields are located on school sites, the scheduling is done by those who may not truly understand actual usage.
- **Self imposed shortages:** Some teams refuse to play on fields of poor condition. This places more demand on good fields.
- **Limits on playing time:** Some teams are playing and practicing at an excessive level.

All of the current fields are located on school playgrounds. The Recreation Needs Assessment revealed the following demand for sport fields:

**Table 14**  
*Existing and Future Sport Field Needs  
Maple Valley Planning Area*

Field Type	Existing Fields	Total Need 2006	Total Need 2025
Baseball Fields	0	30	38
Softball Fields	1	1	3
Soccer Fields	0	23	29

The needs are based on normal amounts of league play and practice and reflect demand based on Maple Valley residents only.

An issue in Maple Valley is that most of the youth sport programs are regional in nature and do not play nor use fields solely in Maple

Valley. In addition, the lack of adult fields has limited the formation of a local adult sports program beyond what can be accommodated at Patrick’s Field at Lake Wilderness Park.

As the City grows and more teams are formed, the City should take on a leadership role in overseeing how the various fields are used. To manage such a program and assure that all sports are equally represented, the City should become actively involved in the Tahoma Sports Council with the School District and the various sport groups.

- Establish the amount of practice time and games permitted per team per week
- Establish policies to protect fields from overuse
- Establish minimum design standards for game and practice fields
- Turn field scheduling in the City (City and school fields) over to a “scheduling coordinator” or a Sports Council.
- The City will be responsible for building the number of fields based on its population base only. Each city in the region should assume its own responsibility of meeting a share of field needs.
- The City may want to charge a minimum fee for field maintenance and possibly increase the fee schedule for non-resident teams or mixed resident teams.

To meet future sport field needs in Maple Valley, three levels of sport field development are proposed:

**Level 1 Practice Fields:** Locate these fields on school playgrounds and some future Community Parks: Their quality of development will be lower than the level 2 and 3 fields and include the following design standards:

- backstops only for baseball fields
- open grass areas for soccer fields
- soccer fields may overlay other fields
- restrooms

**Level 2 Game Fields:** These are fields used for league play and some limited practice. They will be located in future Community Parks. Their quality of development will be higher

than the Level 1 fields and will meet the following design standards:

- backstops and outfield fencing for most baseball fields
- multi-use fields for baseball and softball
- open turf areas for soccer
- most fields constructed in clusters
- Because of their location within neighborhoods, fields may not be lighted
- Restrooms will be provided within the community park but most likely not within the complex of fields.

**Level 3 Tournament Fields:** These are fields used for tournament play and limited league play. Practice may not be permitted on these fields. These fields could be located in a complex recommended for Site SU-23 located in the general vicinity of Glacier Park Elementary School. An option would be for the City to partner with the adjoining cities and construct a large complex somewhere in the region. The quality of this complex will be high and meet the following design standards:

- backstops, foul line and outfield fencing required for all baseball and softball fields
- field lighting if possible
- dedicated fields for soccer, baseball, and softball
- Synthetic turf when possible for year-round play
- Support facilities such as restrooms, concessions, etc.

## ROLES AND RESPONSIBILITIES

Developing and managing a sports program should be a partnership among the City, the School District, and sports groups. To clarify this issue, the following policies are recommended:

City's role and responsibility

- Acquire land for sport fields
- Design site and secure permits
- Seek grants for field development
- Pay for the infrastructure and basic improvements
- Conduct basic field maintenance
- Field scheduling

**Private sports group's responsibility**

- Assist in the development of the fields
- Conduct field prep and basic cleanup and maintenance
- Manage the sports program
- Host tournaments

### School Responsibility

- Make fields available for play
- Keep fields in a safe and playable condition
- Assist the City in scheduling fields

## SPECIALIZED RECREATION FACILITIES

*Specialized Facilities:* These are unique one-of-a-kind facilities such as unique playground areas, skateboard parks, group picnic facilities, etc.

### 1. Specific Recommendations:

#### Skate Park Area

In 2000 the County constructed phase I of a skate park. There is interest to expand this facility. Since the first phase is already built, expansion should occur in the same area as outlined in the 2007 Lake Wilderness Park master plan.

#### Indoor Recreation/Community Space Expansion

The City has completed Phase 1 of its two-phase Community Center project by constructing a Youth Center. Phase 2, expansion of the Community Center to include indoor recreational space as well as facilities for senior citizens, will serve additional segments of the population and help to accommodate some of the popular recreation programs that the City offers.

#### Group Picnic Area

Lake Wilderness Park is currently the only site in Maple Valley that can accommodate large groups for outdoor activities. While the number of group picnic sites is limited, it does have the parking and other support facilities. Group picnic sites are different from the traditional picnic sites in that they require

some separation from the rest of the park and need large shelters and nearby support facilities.

Aside from meeting the need for large groups, group picnic areas can generate revenue. It is recommended that 2-3 large group picnic sites be developed in several of the proposed community parks.

A group picnic site should contain 1-2 large shelter buildings equipped with BBQ's and an outdoor patio area. In order to ensure some privacy, these areas should be somewhat separated from the other parts of the park by trees and landscaping.

**Adventure Playground**

At the current time, there are no public playgrounds except at school sites, Take-A-Break Park, and at Lake Wilderness Park. The other playgrounds found in the community are privately owned.

Because of these factors, it is recommended that playgrounds be constructed in all of the proposed community parks. In addition, it is recommended that one special playground be developed in one of the proposed parks that contains a wide variety of children's play facilities. It should be unique in design to warrant a drive across town to visit and hold a child's attention for several hours. Sometimes these types of facilities are built as part of a community-wide "building party," where donations of labor and materials is predominant.

**ADMINISTRATION AND MANAGEMENT RECOMMENDATIONS**

The following presents recommendations for administration, management, and park maintenance operations.

- 1. Create a Parks, Recreation, Cultural, and Human Services Board:** As the city grows, the City Council will find that it is spending more

time on parks, recreation, cultural and human service issues. To dedicate more time and attention to them and to also relieve the City Council of these tasks, it is recommended that an advisory board be formed. This Committee should represent members of various interests and backgrounds. A good place to look for candidates is from the advisory committee who worked on this plan.

- 2. Use of Volunteers:** Continued use of volunteers should not be overlooked as a means of providing more service on a limited budget. In addition to expanding staff capabilities, the use of volunteers promotes good public relations and increases individual support for programs and services. Volunteers can be program providers, assist with special events, conduct minor maintenance duties, assist with administrative tasks, etc.
- 3. Partnerships:** To share in the cost of services, promote better coordination and build community support, the City should continue to partner with private groups, the County, School District, and other service organizations.
- 4. Neighborhood Reinvestment Actions:** The current policy in the Plan is that all neighborhood parks will be owned and maintained by homeowner groups. There are, however, instances in which existing neighborhoods do not have parks within their subdivision but may desire them. In these cases, the City should assist the neighborhood by funding the park design and assisting in the acquisition and development of a park site.

**PARK MAINTENANCE**

As the City grows and additional park sites are developed, the cost of maintenance will increase significantly. While the cost of park maintenance varies widely, a general rule of thumb is \$4,000 - \$6,000 per maintained acre for an entire park system. To keep maintenance costs down to a minimum and yet maintain a quality park system, policies on funding and approaches to maintenance should be developed. Listed below are some recommendations related to park maintenance:

- 1. Produce a High Quality of Park Development:** Developing quality park facilities generates a feeling of pride in the community, and results in facilities that last longer and are easier to maintain.

2. **Park Maintenance Funding:** Over time it can be expected that the City budget will have its shortfalls. One of the first services that usually is cut is park maintenance. While reduced maintenance can occur for a short duration, over time, reduced maintenance will result in the loss of facilities and the infrastructure. The cost to then bring them back to an acceptable level becomes significant. Reducing the park maintenance budget eventually will cost more.
3. **Maintenance Standards:** To assist in this budgeting process and to help assure that adequate maintenance is performed, maintenance standards should be developed that describe the task, its frequency, and quality of attention.
5. **Labor Saving Opportunities:** Proper design standards and use of correct equipment can substantially reduce the amount of time and labor needed to maintain a park system. As new parks are developed, considerations for maintenance should have a high priority.

Some examples of labor saving devices are:

- Use of curbs and mowing strips to reduce hand mowing
- Reduction of high-maintenance plant materials
- Use of synthetic turf to reduce maintenance costs
- Design of mowing areas that permit the use of larger mowers
- Installation of automatic irrigation systems where needed

Other design factors such as adequate spacing between trees, correct selection of plant materials, paving, etc. all contribute to easier maintenance.

6. **Consistency of Design and Materials:** While "original" designs of facilities may make for an interesting park system, it is also a very costly option because of the cost of design and original construction. For some items such as restrooms, irrigation systems, playground equipment, etc., the use of standard equipment is highly recommended.

The consistent use of similar materials and products also should be encouraged because it reduces the amount of inventory for replacement parts.

## **PARK LAND DEDICATION**

A current ordinance requires developers to dedicate land for park and recreation uses as part of their development. It also requires them to build facilities at the rate of 435 square feet of parkland per dwelling unit proposed. If the subdivision has more than 4 units, the City can opt for a fee in lieu of parkland dedication and development. The value is based on undeveloped land rather than the value of improved lots. However, there are no standards as to what level or quality the park should be developed. It is assumed that private homeowner groups will maintain these parks.

The current policy of 435 square feet of dedicated parkland per lot, converts to about 3 acres of parkland per 1,000 people. Our research has found that this amount is high for neighborhood parks but low for an entire park system.

The issue here is who should pay for the future park system in Maple Valley? Should it be the residents who now live here or should it be future residents who move into the community?

The current policy calls for the development community (and eventually the new resident) to pay for the Neighborhood Parks and for the City to pay for the rest of the park system. While the ideal solution may be for the new resident to pay for the entire park system, the fact is that the majority of the community has been subdivided. There is not enough undivided land left to pay for developing the park system.

Based on these findings, the following policies are recommended for dedicating parkland:

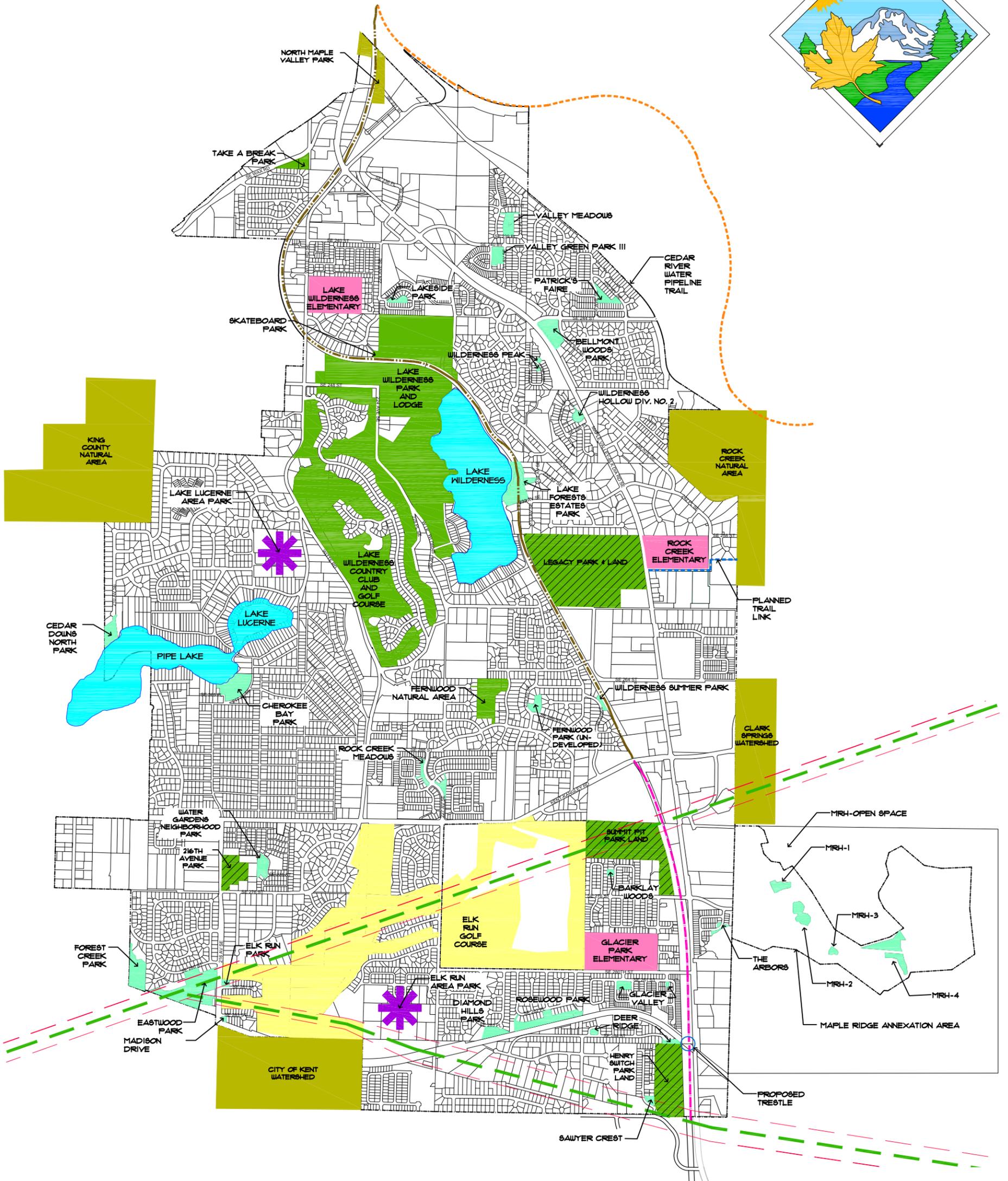
1. Retain the current park dedication fee of 435 square feet of land per lot. This value will be used to dedicate land and build neighborhood parks under the policies described in this section.
2. Subdivisions of less than 4 lots will pay a fee in lieu of dedication and development. The fee will be based on the value of improved land.



# PARK LAYOUT PLAN

DRAFT

The City of  
MAPLE VALLEY



## LEGEND

- |  |                              |  |  |
|--|------------------------------|--|--|
|  | CITY (DEVELOPED)             |  | CEDAR RIVER TRAIL (EXISTING)           |
|  | HOA OWNED NEIGHBORHOOD PARKS |  | CEDAR TO GREEN RIVERS TRAIL (EXISTING) |
|  | RECREATION [PRIVATE]         |  | CEDAR TO GREEN RIVERS TRAIL (PROPOSED) |
|  | KING COUNTY                  |  | POWER UTILITY R.O.W.                   |
|  | TAHOMA SCHOOLS               |  | POWERLINE LINEAR PARK (OPPORTUNITY)    |
|  | CITY (UNDEVELOPED)           |  | TRAIL LINK (PROPOSED)                  |
|  | PROPOSED COMMUNITY PARK      |  |  |



SCALE: 1"=1800'-0"



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DATE: JULY 10, 2007



# SECTION 6

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## CULTURAL, HUMAN SERVICES AND HERITAGE RECOMMENDATIONS (Revised 2007)

- *Human Services*
- *Recreation Programs*
- *Heritage Programs*



## **INTRODUCTION**

The City's Comprehensive Plan identifies existing service levels, assesses need and provides goals and policies related to Human Services and Cultural Resources. Discussed below is a summary of this report's findings plus additional needs identified in the *Park, Recreation, Cultural and Human Services Plan*.

The City through its adopted Comprehensive Plan has already chosen to take a minor management role in these types of services. Therefore, the role of assessing needs and implementing policies will fall to other organizations.

## **HUMAN SERVICES**

Human services are services provided directly to individuals or families having difficulty meeting their basic needs. These types of services can be divided into four areas:

- Subsistence services: (food, shelter and medical assistance)
- Access services: (information and referral, job training and transportation services)
- Preventative services: (counseling and safety from abuse)
- Services for special populations: (the homeless, the mentally ill, substance abusers, and persons with development disabilities).

## **CURRENT PROVIDERS**

The City of Maple Valley does not provide these services directly but funds some programs on a limited basis and serves as a catalyst to other service providers.

The main provider of human services in the area is the Greater Maple Valley Community Center. This center is located on a portion of Lake Wilderness Park.

The Center's services cover the area of Tahoma School District. Some of the major programs offered by the Center include:

- Family Activities: (parenting classes, school-based programs, family support and counseling)
- Youth Development: (recreation, youth programs and support and space for clubs)
- Meal Programs:
- Minor Home Repair
- Legal Advocacy
- Senior Center and other Senior Services
- After-School Programs (A.S.A.P.)
- Public Health Clinic

The Center also provides referral or space needs for the following:

- Employment
- Domestic Violence
- Sexual Assault Services
- Chemical Dependency Treatment
- Public Health Services

An effort to expand the 6,240 square foot Community Center building a 3,500 square foot interim Teen Center was built in 2007. Money for this expansion came from the City, several grants and private donations.

## **CURRENT NEEDS**

The Center has seen the community needs transition from recreational programs to mental health programs and prevention programs. The greatest need expressed by the Center is for more indoor space to conduct its programs.

Other needs identified in the Comprehensive Plan are:

- Improved public transportation to the site
- Improved transportation from nearby towns
- More residential programs rather than institutional

**RECOMMENDED ROLES AND RESPONSIBILITIES**

1. The provision of human services in Maple Valley should be a regional effort and provided by a wide variety of public and quasi-public agencies.
2. The City's primary role should be to assist the funding of capital improvements to the Center and for its operations. It should also assist in funding other local human services providers on a project-by-project basis.
3. The Community Center should assume primary responsibility for identifying needs and coordinating programs between the various providers.
4. A Park, Recreation, Cultural and Human Services Advisory Board should be formed that reports to the City Council.

**RECREATION PROGRAMS**

Recreation programs include organized sports, special interest, outdoor adventure, arts and crafts, music related and many other miscellaneous classes. Some recreation classes also fall into other categories such as senior services, youth programs and cultural arts activities.

Most larger communities offer a wide range of recreation programs to supplement their other leisure services. In Maple Valley, several organizations offer recreation program to varying degrees.

**CURRENT PROVIDERS**

In 2000, recreation programs and services were primarily provided by the Tahoma Learning Community (a community schools program) and the King County Park System. Both of these agencies provided extensive programs. To a lesser degree the Greater Maple Valley Community Center provided programs primarily oriented towards youth and seniors. In 2007, King County no longer provides recreation services and the City has stepped up as a provider of year round recreation programs and services and in cooperation with the Tahoma Learning Community and Greater Maple Valley Community Center are the three largest providers of recreation services.

**CURRENT NEEDS**

One of the obstacles of recreation program expansion in the Maple Valley area is the lack of centralized space. Programs and classes are offered wherever space can be found. This includes schools, the Community Center Lake Wilderness Park and Lodge, churches, etc. Although the current providers have begun to work cooperatively to meet the varying needs of the community, the existence of multiple providers does raise the risk of coordination problems, duplication of programs and a tendency to overlook some program needs.

**RECOMMENDED ROLES AND RESPONSIBILITIES**

1. The City has considered the development of a major human services/recreation complex on the site where the Community Center now exists. Placing all of the recreational and human service activities in one location would result in a savings in service costs and make it much more convenient for the public.

The building of an Interim Youth Center has met the short term needs of the youth in the community, but further expansion plans for a larger facility will need to be addressed in the future.

## **HISTORICAL AND HERITAGE PROGRAMS**

Most of the heritage programs and building preservation efforts are conducted by the Maple Valley Historical Society, which has been an all-volunteer organization for over 30 years. Currently, the organization enjoys a long-term lease with the City of Maple Valley for the land located behind the Community Center. The Historical Society dedicated a Fire Engine Museum that houses the original 1926 fire engine and historic memorabilia. This was a major accomplishment considering that most of the effort came from volunteers and donations. Their next project was to renovate the original store (Gibbon/Mezzavilla store) that is now located next to the Fire Station.

For their long-term plan, the Historical Society would like to develop a hands-on educational Heritage Museum on the Community Center site.

### **CURRENT PROVIDERS**

For the most part, the Historical Society has been the only organization working with the schools and the community to promote an appreciation of Maple Valley's history through Treasure Boxes, educational tours, monthly programs and publications.

Area Historical Societies have the support of their city governments (i.e. in Black Diamond, the City pays the museum's insurance, all utilities, grounds maintenance, printing and monetary grants for special projects. Auburn, Renton and Issaquah all provide salaries for partial or full-time directors, clerical staff, building maintenance-exterior, interior, grounds and utilities and monetary stipends for projects. Kent, a 16-year old organization, was provided with a historical home by the City and is subsidized for their utilities, maintenance, grant writing and funding for special projects.)

### **CURRENT NEEDS**

The primary needs are: for the City to continue the lease of the land which is the site of two heritage buildings and the future site of

the planned Heritage Museum; and a limited financial commitment to maintain and operate the Museum buildings that in actuality belong to the City.

### **RECOMMENDED ROLES AND RESPONSIBILITIES**

1. The Maple Valley Historical Society should assume the major responsibility of preserving sites and buildings of historical significance.
2. The Historical Society should continue to educate the public on the value of historical preservation.
3. The City should assume a supporting role in historical preservation and limit its efforts to that of partial funding.
4. In partnership, the City and the Historical Society should seek grants to develop the Heritage Center.

## **CULTURAL ARTS PROGRAMS**

In many communities, cultural arts programs are coordinated and managed by the city's park and recreation department. Programs and services vary widely from managing a performing arts center to just offering special community events.

The City is currently offering a summer time Music in the Park series, but the issue facing Maple Valley is how much can it afford and how will these services be managed? Most communities want a large cultural facility but few can afford them.

### **CURRENT PROVIDERS**

For the most part, there are no providers of cultural arts in Maple Valley except for some recreation related classes and the use of the auditorium at the high school.

The Maple Valley Creative Arts Council would like to pursue an effort to build an auditorium and provide limited cultural arts activities in the region.

The City of Renton has a small (300 seat) auditorium and Kent utilizes the Commons for limited cultural activities.

### **CURRENT NEEDS**

While there has been a stated need for a large cultural arts center in Maple Valley, the cost to build and maintain a facility would be substantial to the community. The most cost effective way would be to create a special taxing district that included a larger area.

Other cultural arts needs that should be considered are public art, and classes in art and music

### **RECOMMENDED ROLES AND RESPONSIBILITIES**

1. The City should assume a supporting role of coordinating cultural arts activities and to offer a limited cultural arts program. Some of the programs the City should initiate include:
  - Initiate a public art funding program by assessing a fee for all development (a % for Arts Program).
  - Partner with the Community Center to help fund limited cultural arts classes and programs.
  - Partner with adjoining communities and/or the Tahoma School District to fund a study to review the needs and feasibility of developing a cultural arts center in the region.
  - Offer at least one community-wide event a year to promote Maple Valley.
  - Become the information center for cultural arts activities and programs.

# **SECTION 7**

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## **IMPLEMENTATION** *(Revised 2007)*

- *Introduction*
- *Project Priorities*
- *Financing Strategy*
- *Park Acquisition and Development*
- *Funding Sources*



## **INTRODUCTION**

This section of the report identifies a strategy for funding park and facility improvements. This strategy identifies specific actions that should occur as well as potential sources of funding. The summary of this planning process is shown in the capital improvement plan identified in Table 33.

## **PROJECT PRIORITIES**

The following criteria are recommended for prioritizing projects in the capital improvement plan. They are listed in terms of the highest priority first.

1. **Land Acquisition - Community Parks:** Acquiring land for future community parks has a high priority due to the diminishing supply of developable land. Since this type of park will form the “core” of the City’s park system, it is critical to acquire land while it still may be available.
2. **Indoor Recreation/Community Space Expansion:** Expanding indoor recreation space has a high priority because of the community’s need for additional human services and indoor recreational space. The City has already committed a substantial amount of money toward a portion of the expansion of the Maple Valley Community Center. It should be noted, however, that the Community Center serves an area much larger than the City of Maple Valley.
3. **Sports Fields Development:** The development of new fields and the grading of existing sports fields has a high priority because of the shortage of fields. Private organizations are encouraged to participate in the development of any proposed complex.
4. **Trail Development:** Trail development has a medium to high priority. The City should work cooperatively with King County to complete the Lake Wilderness Trail. Other trail projects will require a joint effort with the Public Works Department and the Department of Community Development since they may be part of a street right-of-way.
5. **Community Park Development:** Community park development has a medium priority. Those areas that do not have convenient

access to parks should be given the first priority for development.

## **FINANCING STRATEGY**

Funding required to implement all of the actions recommended in the twenty-year Plan (limited to acquisition and development related costs only) will be approximately \$61.93 million. The projects in the Plan have been prioritized and are presented within the financing strategy section as those that are included in the City’s six-year Capital Improvement Plan (CIP) (\$30.02 million) and those projects that are anticipated to occur beyond the initial six-year period (\$31.91 million).

The City does not currently have sufficient funding to address the recommended park and facility improvements or maintenance of these facilities. Until recently, there have been few City-owned parks and thus little need for a funding program. However, based on previous actions taken by the City Council and the recommendations in this Plan, the City is now “in the park business,” and will be expanding its scope of operations to provide the park and recreation facilities and programs desired by the community. Thus, there is a need to have strategies to put in place funding resources for acquisition, development and maintenance of parks.

During the past several years the City has been successful in allocating a portion of its general fund resources to a parks capital improvement program. Additionally, the City has carved out a portion of existing resources to fund maintenance of its limited facilities. The City’s ability to *consistently* allocate capital improvement dollars is subject to a variety of factors as is its ability to *consistently* allocate the *current and anticipated increased* funding for maintenance.

The City’s existing financial resources will likely prove inadequate to complete the land acquisitions and facility improvements outlined in this plan and / or to maintain and operate the expanded parks system. Based on a review of possible funding sources to address the anticipated funding deficiencies, recommended actions are as follows:

- Leverage existing resources to secure additional capital development dollars.
- Implement a parks impact fee.
- Enter into public/public and/or public/private partnerships.
- Secure voter approval for long-term general obligation debt to fund land acquisition and facility development.
- Identify, secure and implement continuing resources to fund park maintenance.

## **PARK ACQUISITION AND DEVELOPMENT**

The financing strategy for park acquisition and development is based on funding sources that can generate significant dollars; recapitalize the capital improvement fund by generating resources through various channels related to the golf course and continuing to direct a portion of sales tax revenue; implement impact fees; expand the use of the real estate excise tax (REET); jointly develop ball fields with the school district and private organizations; leverage existing resources to secure grants and other outside funding; sale of surplus property, and secure voter-approval of general obligation bonds.

An existing asset that may be leveraged is the City's recently-acquired golf course. Through a variety of funding alternatives, including but not limited to assessments to adjacent property owners, creation of a transfer of development rights program (TDR's), surplus property sales, sale of the golf and restaurant facility, and recapitalization through loans, \$2 million is included in the plan. Over the twenty-year time horizon, with population growth and improvements to the facility, significant additional revenue may be possible from this facility.

The City currently allocates a portion of its sales tax revenue in the general fund to capital projects. This source of funding has exceeded projections over the past several years resulting in consistent transfers to the capital projects fund. Funding from this resource is \$4.9 million over the twenty-year period. The City's ability to continue this practice is contingent upon the City realizing the revenue it has historically received, which

is contingent upon a strong economy and local building. As building activity diminishes due to lack of available land, this source will decline. Additionally, as the City builds more parks it will have to ensure adequate funds are available for maintenance.

The City may implement an impact fee that can generate new dollars for park land acquisition and development. The impact fee can be structured to exclude neighborhood park improvements. In order to maximize impact fee resources, however, it is necessary for the City to also secure other local resources to fund the proportion of acquisition and development costs associated with the existing population. The total estimated impact fees during the next twenty years is \$4.185 million. This amount is based on an impact fee of \$2,500. The estimated maximum impact fee is considerably greater than the \$2,500 fee, however, the lower amount was used for planning purposes.

An estimated \$11.3 million would be generated through an allocation of REET for park acquisition and development. The annual revenue generated from REET may be used as a resource to support the issuance of debt to accelerate development or used on an "as available" basis to fund projects. A portion of REET revenue is restricted from park acquisition, however, this restriction should not limit the use of REET. If the Council has other priorities for REET revenue, the amount noted above will need to be reduced.

A significant dollar amount of grant funding and or sale of surplus property is included in the plan (\$12.7 million) per City staff's direction. However, it should be recognized that this amount is very optimistic and specific funding sources and or surplus land parcels are not known at this time. Any amounts not realized from grants and or surplus land sales will need to be raised from general obligation bonding or other sources or the scope of projects will need to be reduced or a combination of both.

A possible public/public partnership opportunity exists for the joint development of ball fields. The scope of this partnership is undefined at this time; therefore, no dollar

amounts have been allocated to this resource. If such a partnership is pursued and secured, both entities may realize savings in their capital development and maintenance funding associated with development and maintenance of ball field improvements. If such a partnership is formed, field development funded by the school district should be credited against the amount of general obligation bonding.

the acquisition and development of park facilities relative to the costs identified in this plan.

Funding from the allocation of sales tax within the general fund, golf course related sources, impact fees, REET, grants and surplus land sales, and a public/private partnership will not be sufficient to meet expected capital funding requirements. To fill the remaining funding gap for acquisition and development of park facilities to the recommended standards for the existing population, general obligation bonding is recommended. The size and scope of general obligation bonding should be adequate to fund all park acquisitions and development needed to bring facilities up to recommended standards for the existing community, net of other resources identified. The projected general obligation bonding is \$26.85 million.

The strategy of identifying and securing funding from the resources noted above is to provide diversification of funding while also minimizing risk due to the timing of funding or the inability to secure less significant, although important, resources.

Other resources should be pursued on a project-by-project basis from the other resources identified and available, for example, public/public and or public/private partnerships, and donations. When these are identified and secured, these amounts can be used to reduce the amount of or extend the capacity of the approved general obligation debt and other funding sources.

Public approval of general obligation bonds can be requested in phases consistent with the City's capacity to complete projects and maintain them. Additionally, the total amount of the bonds sold can be less than the amount identified in this plan depending upon the success of the City to secure other resources and or realize cost savings during

**Table 15**  
**Parks Capital Improvement Program and Funding Strategy**

Resources	20-Year										
	Totals										
	(2007 \$)	Calendar Year					Total				Beyond
(000's)	2008	2009	2010	2011	2012	2013	2008-13		2013		
Recoupment of Golf Course Funds	2,000		1,000	1,000						2,000	
General Fund	4,900	250	150	150	350	250	250	1,400	1,400	3,500	
REET	11,300	800	400	200	1,200	300	1,400	4,300	4,300	7,000	
Impact Fees	4,185		400	400	500	200	500	2,000	2,000	2,185	
Grants or Sale of Surplus Property	12,700	1,500	100	1,600	300		3,200	6,700	6,700	6,000	
Voted GO Bonds	26,848					3,300	10,321	13,621	13,621	13,227	
<b>Totals</b>	<b>61,933</b>	<b>2,550</b>	<b>2,050</b>	<b>3,350</b>	<b>2,350</b>	<b>4,050</b>	<b>15,671</b>	<b>30,021</b>	<b>30,021</b>	<b>31,912</b>	

Projects	Project Type	Sub-Project Type	Cost (2007 \$) (000's)	Calendar Year						Total 2008-13	Beyond 2013	
				2008	2009	2010	2011	2012	2013			
Southwest Park Acquisition	P	Acq	3,000									3,000
Enhanced Indoor Recreation/Community Space			10,300			100	300	2,300	7,600	10,300		
Lake Wilderness Park	F	Dev	20,000	150	1,250	250	1,750	250	1,750	5,400		14,600
Lake Wilderness Lodge	F	Dev	3,650	2,100						2,100		1,550
Legacy Site	P	Dev	3,371									3,371
Southwest Park Development	P	Dev	7,224									7,224
Henry Switch Park	P	Dev	2,167									2,167
Summit Pit Park	P	Dev	12,221	300	800	3,000	300	1,500	6,321	12,221		
<b>Totals</b>			<b>61,933</b>	<b>2,550</b>	<b>2,050</b>	<b>3,350</b>	<b>2,350</b>	<b>4,050</b>	<b>15,671</b>	<b>30,021</b>		<b>31,912</b>

## FUNDING SOURCES

The following are possible funding sources for the planning, acquisition, development, and maintenance of parks, open space, and recreational areas.

1. **General Fund:** General fund revenues include taxes, fees, and charges that may be used at the discretion of the Council. Reallocating a portion of these resources will result in fewer dollars available for other City operations or priorities. The City has funded capital projects from the general fund when capacity existed, usually via a transfer of funds to the Capital Improvement Fund. The continuation of this practice is included in the plan, however, economic conditions within the City, primarily the slowdown of sales tax revenue due to less building activity as the community reaches its build-out, may result in diminished capacity to utilize this funding source.
2. **Real Estate Excise Tax (REET):** This is a tax that is imposed at the time of a real estate sale. There are two components of the tax for City purposes, each with a rate of each of  $\frac{1}{4}$  percent of the sale price. According to the City's 2007 budget document one component, that is,  $\frac{1}{4}$ %, must be used to fund capital improvements in the City's capital improvement plan. The other component, also  $\frac{1}{4}$ %, is dedicated to funding capital improvements in the City's capital improvement plan, excluding park land acquisition.

The total budgeted REET revenue in 2007 is approximately \$797,000. This revenue source is difficult to estimate on a year-to-year basis due to the volatility and uncertainty associated with real estate sales activity. Revenue bonds can, however, be sold using REET revenue as the source of debt repayment. Based on historical and projected revenue a revenue bond issue of up to approximately \$6.4 million (assumes \$800k/yr revenue with a 1.25 debt coverage ratio for a 20-year loan interest at less than 5.5%).

3. **Long-term Debt:** There are four types of tax-exempt long-term debt typically used to pay for park land acquisition, design and construction of park and recreation facilities and or improvements: general obligation bonds, revenue bonds, certificates of participation, and bank loans. Generally, long-term debt is not used, and may be prohibited, for on-going maintenance.

- a. **General Obligation Bonds:** This type of debt is either voter-approved or Councilmanic bonds with the assessment placed on real property. A property tax levy is levied for a specified period of time (usually 20-30 years) to repay the bonds with interest as they mature. Passage of voter-ratified bond requires a 60% majority vote, while Councilmanic bonds require only a majority vote of the City Council.

Currently the City does not have any outstanding general obligation debt and has a calculated general obligation debt capacity of \$44.85 million. Each \$1 million in debt with a 20-year repayment schedule is estimated to cost a single-family residence (assessed valuation of \$352,000) an average of \$8.35 per year during the life of the bond.

- b. **Revenue Bonds:** Revenue bonds are generally sold to construct facilities or improvements with revenue generated from the constructed facilities or improvements and or programs and activities that use the facilities to repay the bonds and interest costs. Revenue bonds generally require a demonstration of the income to be generated, operating costs, available net income available for debt service, including a debt coverage ratio that varies with the perceived risk of the operation, and a debt service reserve.
- c. **Certificates of Participation:** This is a lease-purchase approach in which a city sells Certificates of Participation (COP's) to a lending institution. The City then pays the loan off from revenue produced by the facility or from its other available resources including but not limited to the general operating budget. The lending institution holds title to the property until the COP's are repaid. This form of financing does not require a vote of the public.
- d. **Bank Loans:** The City may borrow from banks on terms and conditions that are mutually agreeable. Generally, loans from banks will be smaller in size and can be structured to be refinanced with bonds. The City pays the loan off with any available resources including but not limited to the general operating budget. This type of debt will generally require the full faith and credit of the City. This type of loan does not require a vote of the public.

- 6. Park Impact Fees:** Impact fees are charges assessed against newly-developing property that attempt to recover the cost incurred by a local government in providing the public facilities necessary to serve the new development. For counties and cities planning under the State of Washington's Growth Management Act, impact fees are specifically authorized under [RCW 82.02.090\(7\)](#). Typically, if impact fees are imposed, they take the place of a fee-in-lieu program (see below).

Impact fees are also authorized under SEPA. The Washington State Environmental Policy Act, Ch. 43.21C RCW, grants broad authority to impose mitigating conditions relating to a project's environmental impacts. Some cities have interpreted SEPA's authority to mitigate environmental impacts to include authority to impose impact fees. A municipality pursuing this course must establish a proper foundation. Local SEPA policies authorizing the exercise of SEPA substantive authority must be adopted and fees imposed must be rationally related to impacts identified in threshold determination documents (primarily environmental checklists) or environmental impact statements. Fees collected under SEPA may not duplicate fees collected under other sources of authority.

The City currently collects a park fee-in-lieu under a different provision. The current park fee-in-lieu program does not appear to recover the total true costs of impact.

The maximum amount that an impact fee may be charged is generally determined based upon the proportional cost of the impact of new development in relation to the existing level of improvements. In other words, impact fees may not be used to increase the level of service. Another consideration is that impact fee methodologies generally find that impact fees are charged only to residential property, not commercial or industrial.

The City currently anticipates a population without annexations in the year 2025 of approximately 25,000 compared to a current population of approximately 20,000, a 25% increase. If areas pending annexation are in fact annexed, an additional increase in population of 1,700 is anticipated (150 acres and estimated 575 lots) and if an 160 acre parcel currently owned by King County is annexed and allowed to develop to an urban standard an additional 600-1,700 lots are possible, providing a potential increase in population of 1,740 – 4,900. The additional development that likely will result on the 160

acre parcel has not been factored into the revenue forecasts.

- 5. Intergovernmental Grants:** Federal, state and county grants are available for the acquisition, development of parks and facilities. Programs target various types of improvements, are competitive and generally require local funding. Information on state grant opportunities may be obtained at <http://www.iac.wa.gov/iac/grants.asp>. Aquatic lands and youth athletic facilities have direct funding opportunities. Since 2002 \$11 million (37%) has been provided for athletic fields while local governments provided \$19 million (63%). Grant applications are due October 1, 2007 for funding in 2008.
- King County has a Community Partnership Grant (CPG) program that provides up to \$600,000 annually for ball field construction. Maximum grant size is \$100,000. All grants are competitive.
- 6. Donations:** The donation of labor, land, or cash by service agencies, private groups, or individuals is a popular way to raise money for specific projects. Such service agencies as the Kiwanis and Rotary often fund small projects such as playground improvements. It may also be possible to secure large donations from individuals or businesses.
- 7. Public Land Trusts:** Land trusts such as the Trust for Public Land, Inc., and the Nature Conservancy will acquire and hold land for eventual acquisition by a public agency.
- 8. Lifetime Estates:** This is an agreement between a landowner and the City where the City buys or receives by donation a piece of land and the City gives the owner the right to live on the site after it is sold for the lifetime of the owner.
- 9. Exchange of Property:** An exchange of property that is between a private landowner and the City can occur. For example, the City could exchange an unneeded site for a potential park site currently under private ownership.
- 10. Joint Public/Public and or Public/Private Partnerships:** The most viable and likely public/public partnership opportunity is joint development of ball fields with the school district. Public/private partnerships are a relatively new concept to park and recreation agencies. The basic approach is for a public agency to enter into a working agreement with a private corporation to help fund, build

and/or operate a public facility. Generally, the three primary incentives that a public agency can offer is free land to place a facility (usually a park or other piece of public land), certain tax advantages, and access to the facility. While the public agency may have to give up certain responsibilities or control, it is one way of obtaining public facilities at a lower cost. The recently acquired golf course may be an opportunity for a joint public/private partnership.

An additional consideration for public/public and public/private partnerships is the ability of the City to transfer ongoing operational expenses to the private sector or other public agency. An example currently used by the City that is recommended to be retained is the requirement for developers to develop neighborhood parks and maintain them.

**11. Private Grants and Foundations:** Private grants and foundations provide money for a wide range of projects. They are sometimes difficult to find and equally difficult to secure because of the open competition. However, communities that take the time to evaluate potential sources, find organizations that have values that are aligned with those of Maple Valley, and develop relationships with those organizations may identify a source of funding that can add value to projects. For example, currently these kind of organizations have shown a desire to fund projects that have sustainable or renewable energy elements. Designing projects with these attributes may increase costs of projects that can be offset with grants and can also reduce operating costs in the future.

**12. Capital Improvement Fund:** This source comes from fees and property taxes and provides money for capital improvements. The City Capital Improvement Fund previously earmarked roughly \$4.3 million for park and recreation projects (2001-2006). This fund provided funding to acquire a golf course in 2006.

The fund is used to account for resources transferred to the fund for capital improvements included in the City's 6-year capital improvement plan (CIP). The fund can continue to receive an allocation of funds from the general fund and also dollars from various alternatives related to the golf course.

**13. Safe, Accountable, Efficient Transportation Equity Act – a Legacy for Users (SAFETEA\_LU)** (replaces TEA 21 which replaced Intermodal

**Surface Transportation Efficiency Act (ISTEA):**

Over the years, Washington State has received considerable revenue for trail related projects. Originally called The *Intermodal Surface Transportation Efficiency Act* (ISTEA), it funded a wide variety of transportation related projects. In 1998 this program was modified and known as TEA21. In 2005 the program authorized trail funding nationally, in amounts distributed to states, from \$60 million in fiscal year 2006 to \$85 million in FY 2009.

**14. National Tree Trust:** National Tree Trust provides trees through two programs: America's Treeways and Community Tree Planting. These programs require that trees be planted by volunteers on public lands. Additionally, the America's Treeway program requires 100 seedlings minimum to be planted along public highways.

**15. Dedicated Revenue:** The City could dedicate money from all or a portion of one or more specific revenue source(s) for park improvements or maintenance. It may be helpful for planning purposes to modify Section 3.1 Committed Special Revenue Funds of the City's fiscal policy to establish a percentage of the REET that can be dedicated to specifically funding park capital improvements. The fiscal policy can be changed in the future if necessary, however, establishing the policy allows management to prepare plans with more specificity than currently is possible.

**18. Endowment Program:** The City could develop a gift catalog and create an endowment fund where residents can donate money, land or service for park and recreation facilities.



# APPENDIX A

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## NEEDS ASSESSMENT

- *Alternative Approaches to Assessing Needs*
- *Methodology of Assessing Parkland Needs*
- *Parkland Needs*
- *Summary of Public Facilities*
- *Methodology of Assessing Facility Needs*
- *Facility Needs*



## **INTRODUCTION**

One of the most important elements of the Parks, Recreation, Cultural & Human Services Plan is the assessment of park and facility needs. Quantifying these needs is difficult because many different variables influence recreation needs. Personal values, participation patterns, and willingness to pay for services vary widely from community to community. Consequently, what seems right for one community may not be appropriate for another. One of the problems associated with determining the needs is that overstating the demand can result in the development of facilities that are underutilized. Conversely, underestimating the needs can result in overused facilities and a lack of available parkland.

This report discusses the park and facility needs for the Maple Valley Planning Area. This encompasses the area within the current city limits as well as the land within the City's Urban Growth Area. The process for identifying needs was:

1. Evaluation of the existing supply of recreation facilities (Taken from Section 2)
2. A survey of Maple Valley residents (Taken from the previous study)
3. *Contacts with user groups*
4. A forecast of current park and facility needs based on demand standards developed in this report

## **ALTERNATIVE APPROACHES TO IDENTIFYING NEEDS**

There are several approaches to estimating needs for park and recreation facilities. They include the use of national standards, measurement of participation

levels, user trend analysis, input from surveys, public meetings, goal setting and participation models. Since we will be using a combination of these, each is briefly described below.

### **NATIONAL STANDARDS**

Standards were first created by a group of professionals who established an easily understood format of what "seemed to be right" based on their practical experience in the field. These standards were felt to be most useful if stated in quantifiable terms of acres or facilities per given population level, i.e., 10 acres of parkland per 1,000 population.

The most recognized standards were those published by the National Recreation and Park Association (NRPA). In 1983, they published the first edition titled "Recreation, Park and Open Space Standards". The problem with this approach was that communities were adopting the national standards without taking into account local conditions. The result was often standards that the agency could not possibly achieve.

### **PARTICIPATION LEVELS ANALYSIS**

In 1996, NRPA developed a new approach to assessing need based on a desired level of service or "LOS". This LOS is a way of accurately calculating the minimum amount of land to provide all of the recreation activities and facilities desired in the community. LOS is still expressed as a variable, but is driven by facility based and land measured formulas.

### **TREND ANALYSIS**

Recognizing the need to reflect local conditions, approximately 15 years ago JC Draggoo and Associates began measuring per capita participation levels in every community it studied. Participation level is measured in terms of number of occasions in a given 30-day period when that activity is in season. The activity level is then compared to

other similar communities or with the NORTHWEST AVERAGE, which is the weighted average of the last 15 communities surveyed.

By comparing the subject community with the NORTHWEST AVERAGE, we can determine if participation is above or below average. This then gives us an indication as to whether the standard should be above or below average.

With this approach, extrapolating historical use statistics for each type of facility develops facility demand estimates. If local statistical information is used, the results can be reasonably accurate because they reflect use in the specific community. However, local conditions or current trends in recreation interests can influence the trend analysis approach. As an example, if one charts tennis playing over the last twenty years, a cycle of interest and level of play emerges. Also, operating conditions such as quality of the facility, its location, user fees and hours of operation can all play an important role in the level of use. We sometimes use this method to forecast team registration if the number of facilities remains constant.

## RECREATION SURVEYS

Recreation surveys can be conducted utilizing several different methods and approaches. These include mail-in, telephone and door to door surveys. Each type of survey process has both positive and negative attributes that include cost efficiency, return ratio, desired information and time frame. Using the survey approach, future facility needs are sometimes developed from survey information on user characteristics, participation patterns, opinions and perceived needs. If the questionnaires are drawn from a statistically valid sample, a good reliable sampling of information can be derived.

The difficulty with surveys is converting the information to quantifiable terms. As an example, if 1,000 persons expressed an interest in playing tennis, how many tennis courts will it take to satisfy that expressed need? It is also difficult in the survey approach to measure future recreation participation because it is impossible to accurately forecast how much use an

individual would make of a facility if it were available.

## PUBLIC MEETINGS

Some communities rely quite heavily on input from the general public to assess the needs. However, this approach by itself may not reflect need because special interest groups often do not necessarily represent the true community's interest. On the other hand, the inability to encourage residents to attend a meeting in the first place is always a challenge with public meetings.

## GOALS

In some instances, community goals are expressed as the need without quantifiable or statistical analysis to support the goal. An example might be, "It is our goal to acquire as much natural open space as possible". Goals reflect a community's desire. While this approach is not the most ideal, in some instances it is the only option possible. In the above example, it would be very difficult to come up with a defensible standard such as "xx" acres per 1,000 population. It is a valid approach if the goal can be supported by a true evaluation of community values and desires.

## PARTICIPATION MODELS

Participation models are refined statistical formulas for establishing a quantifiable standard. They are based on actual participation characteristics taken from individual uses. When a large sample is taken, a fairly accurate statistical profile can be made.

The most accurate participation models are developed for a specific type of area or facility. Unfortunately, these models are very costly to develop because of the data needed and they usually only deal with one type of facility. However, based on studies of specific types of facilities over the years, we have developed participation models for such items as trails and swimming pools.

**Table A-1**  
Comparison of Current and Recommended Demand Standards  
City of Maple Valley

Recreation Area	Current Standard	Recommended Standard
Areas		
Neighborhood Parks	2.50 Ac./1,000 Pop.	3.00 Ac./1,000 Pop.
Community Parks	None	3.99 Ac./1,000 Pop.
Regional Parks	8.98 Ac./1,000 Pop.	Maintain
Special Use Areas	12.17 Ac./1,000 Pop.	10.21 Ac./1,000 Pop.
Linear Park	3.34 Ac./1,000 Pop.	3.32 Ac./1,000 Pop.
Natural Open Space Areas	0.90 Ac./1,000 Pop.	8.07 Ac./1,000 Pop.
Facilities		
Baseball Fields	1 Field/ 12,540 Pop.	1 Field/ 1,500 Pop.
Softball Fields	None	1 Field/ 5,900 Pop.
Soccer Fields	1 Field/ 3,155 Pop.	1 Field/ 900 Pop.
Pathways and Trails	0.30 Miles/1,000 Pop.	0.97 Miles/1,000 Pop.

**Table A-2**  
Summary of Park Land Needs (1999)  
City of Maple Valley

Area or Facility	Existing Inventory	Year 1999 Demand	Additional Need
Parkland			
Neighborhood Parks	31.30	37.62	6.32
Community Parks	0.00	47.53	47.53
Regional Parks	112.57	112.57	0.00
Special Use Areas	152.59	128.28	<24.31>
Linear Park	41.90	41.60	0.70
Natural Open Space Areas	11.29	96.55	85.26
TOTAL	349.65	464.15	139.81

**Table A-3**  
Summary of Recreation Facility Needs (1999)  
City of Maple Valley

Area or Facility	Existing Inventory	Year 1999 Demand	Additional Need
Facility			
Baseball Fields	1 Fields	9 Fields	8 Fields
Softball Fields	None	2 Fields	2 Fields
Soccer Fields	9 Field	14 Fields	5 Fields
Pathways and Trails	3.8 Miles	12.16 Miles	8.36 Miles

**Table A-4**  
Summary of Park Needs (2018)  
City of Maple Valley

Area or Facility	Existing Inventory	Year 2018 Demand	Additional Need
Parkland			
Neighborhood Parks	31.30	59.40	28.10
Community Parks	0.00	75.00	75.00
Regional Parks	112.57	112.57	0.00
Special Use Areas	152.59	202.55	49.96
Linear Park	41.90	65.73	23.83
Natural Open Space Areas	11.29	159.79	148.50
TOTAL	349.65	675.04	325.39

**Table A-5**  
Summary of Facility Needs (2018)  
City of Maple Valley

Area or Facility	Existing Inventory	Year 2018 Demand	Additional Need
Facility			
Baseball Fields	1 Fields	14 Fields	13 Fields
Softball Fields	None	4 Fields	4 Fields
Soccer Fields	9 Field	22 Fields	13 Fields
Pathways and Trails	3.8 Miles	19.21 Miles	15.41 Miles

## METHODOLOGY OF ASSESSING PARKLAND NEEDS IN MAPLE VALLEY

Developing a statement of land needs for park areas and open space is the most difficult of all types of needs analysis because it is dependent upon local values, availability of land, financial resources and desired service levels. Even the classification of park and open space is sometimes hard to define. What constitutes a park or open space area? Should school playgrounds be considered; or private golf courses, commercial landscaped areas, roof top patios or church recreation areas?

To determine specific land needs for the Maple Valley planning area, several analytical methods were used. These included current policies in place, national trends, financial feasibility, land availability and geographical deficiencies for parks and open space areas. It should be noted that even with all the statistical information available, a certain amount of subjective analysis and professional experience must be used to quantify the standards.

On the following pages, ratios for specific types of park areas are given. These are stated as an "existing ratio" or "recommended standard". The existing ratio is the existing amount of parkland divided by the existing population. It is expressed in terms of acres per 1,000 population. The recommended standard is the desired amount of parkland expressed in terms of acres per 1,000 population.

The formula for identifying parkland needs is to first identify the current ratio of parkland expressed in terms of acres per 1,000 population. For determining the existing ratio, the population within the existing city limits was used. Then a level of service (LOS) is established for each park type. This LOS is a variable that may be expressed in terms of service area, density of parkland or other means. It is the LOS that ultimately dictates the

demand standard which is expressed in terms of acres per 1,000 population. The demand standard is then applied to the current or a future population base to identify specific parkland needs.

### Existing and Forecasted Population

For determining population growth projections. The target year is 2018. For this study, we will use the existing and future population forecasts identified in Table 1 found on the next page.

**Table A-6**  
Population Forecast  
Maple Valley Planning Area

Year	Maple Valley Planning Area
1999	12,540
2018	19,800

## PARK LAND INVENTORY

Summarized below is an inventory of parkland in Maple Valley. It includes land owned by the City, King County and land owned by private homeowners associations.

**Table A-7**  
Summary of Existing Parks and Facilities  
Maple Valley Planning Area

Park Site	Total Park Land (Acres)	Number of Sites
Neighborhood Parks	31.30	11
Community Park	0.00	0
Regional Parks	112.57	1
Special Use Areas	152.59	2
Open Space Areas	11.29	3
Linear Parks	41.90	2
Undesignated	21.65	3
<b>Total</b>	<b>371.30</b>	<b>22</b>

## PARKLAND NEEDS

Starting on the next page, specific needs for each type of parkland are discussed. The categories of parkland include:

1. Neighborhood Parks
2. Community Parks
3. Regional Parks
4. Special Use Areas
5. Linear Parks
6. Open Space Areas

## NEIGHBORHOOD PARKS

*Neighborhood parks are a combination playground and park designed primarily for non-supervised, non-organized recreation activities. They are generally small in size and serve an area of approximately one half-mile radius. Typically, facilities found in a neighborhood park include a children's playground, picnic areas, trails, open grass areas for passive use, outdoor basketball courts and multi-use sport fields for soccer, Little League baseball, etc. In Maple Valley, all of the existing neighborhood parks are owned and maintained by private homeowner associations.*

### A. EXISTING CONDITIONS:

#### 1. Current Supply:

- Presently, there are four neighborhood parks consisting of 23.05 acres in the Maple Valley Planning Area. All of these are owned by private neighborhood associations. The existing sites that fall under this classification include:
  - \* Barkley Wood Park (Private) 0.27 Ac.
  - \* Belmont Woods Park (Private) 2.95 Ac.
  - \* Cedar Downs North Park (Private) 1.97 Ac.
  - \* Cherokee Bay Park (Private) 4.61 Ac.
  - \* Eastwood Park (Private) 10.17 Ac.
  - \* Diamond Hill Park (Private) 1.43 Ac.
  - \* Lake Forest Park (Private) 2.35 Ac.
  - \* Rosewood Park (Private) 3.89 Ac.
  - \* Wilderness Summit Park (Private) 0.36 Ac.
  - \* Village Green Park #1 (Private) 1.77 Ac.
  - \* Village Green Park #2 (Private) 1.77 Ac.

#### 2. Development Level:

- An analysis of the above inventory of neighborhood parks revealed that their level of development and quality of maintenance varies. Many do not contain a full range of recreation facilities and activity areas commonly found in this type of park.

#### 3. Service Area:

- The service area of a typical neighborhood park is generally recognized to be a half-mile radius. If this level of service was applied to Maple Valley, many areas would not be served. Please refer to the Subdivision Boundary Service Area Map for specific areas.

#### 4. Maintenance Impacts:

- While not as efficient to maintain and operate as the larger community park, neighborhood parks provides a balance of convenience, facilities and access to maintenance costs. All of the neighborhood parks in Maple Valley are maintained and operated by private homeowners associations.

### B. PUBLIC COMMENTS AND TRENDS:

#### 1. Survey Results:

- There was some support for the development of additional neighborhood parks in the survey.

#### 2. Trends

- Most communities in the Northwest have developed a park system centered around the neighborhood park. This balances the issue of convenience with the cost of operation/maintenance.

3. Input from Park Plan Advisory Committee:

- The advisory committee recommended that the provision of neighborhood parks be the responsibility of individual neighborhood homeowner associations.

3. Development Standards:

- The City should adopt minimum development standards for neighborhood parks. This would include size, appropriate facilities and development levels.

**C. RECOMMENDATION:**

1. Level of Service:

- In general, the service area for a neighborhood park should be a half-mile radius. However, in Maple Valley, the current policy is to require each subdivision over 50 units to provide a certain amount of land for park use. Based on this approach, the service area concept does not apply.

2. Determination of Demand Standard:

- The City has adopted a dedication requirement of 390 square feet of parkland per household. Assuming an average person per household of 3 people, this translates to a standard of 3.0 acres per 1,000 population. (1000 people divided by 3 equals 333 households x 390 square feet)
- If this standard is applied to the existing 1999 population, there is a total need for 37.62 acres of neighborhood parkland. This represents an additional need of 6.32 acres.

**COMMUNITY PARKS**

*A community park is planned primarily to provide active and structured recreation opportunities. In general, community park facilities are designed for organized activities and sports, although individual and family activities are also encouraged. Community parks serve a much larger area and offer more facilities. As a result, they require more in terms of support facilities such as parking, restrooms, covered play areas, etc. Community parks usually have sport fields or similar facilities as the central focus of the park. Their service area is roughly a 1-2 mile radius. Optimum size is between 20 to 50 acres.*

**A. EXISTING CONDITIONS:**

1. Current Supply:

- Currently, there are no community parks in the Maple Valley planning area.

2. Development Level:

- Since there are no community parks, there is no basis for evaluation.

3. Service Area:

- The service area for a community park is normally considered to be 1-2 miles. Please refer to the Community Park Service Area Map for indication of general community park needs.

4. Maintenance Impacts:

- Community parks are the most efficient type of park to maintain.

**Table A-8**

*Recommended Demand Standard  
Neighborhood Parks*

Standard:	Ration
Present Inventory	31.30 Acres
Present Sites	11 Sites
Present ratio	2.50 Acres/1,000 Population
<i>Recommended Demand Standard</i>	<i>3.00 Acres/1,000 Population</i>

**. PUBLIC COMMENTS AND TRENDS:**

1. Survey Results:

- There was a fair amount of support for larger multi-use parks, generally associated as community parks.

2. Trends

- Because of cost considerations, many new growing communities are placing more emphasis on fewer but larger multi-use community parks.

**C. RECOMMENDATION:**

1. Level of Service:

- Service area for a community park is a 1-2-mile radius.

2. Determination of Demand Standard:

- It is recommended that the City place its development and maintenance responsibility on several new community parks spread evenly throughout the community. This approach is based on the following factors:
  - \* Need in the community for large and active use areas.
  - \* Need for sports fields
  - \* Efficiency of operation and maintenance.
  - \* Current opportunities to acquire several large park sites
- Based on the service area analysis shown on the following page, about 5 community park sites are needed to cover the area within the Maple Valley planning area. At an average size of 15 acres each, this is equivalent to 75 additional acres. If this acreage is divided by the 2018 population, a service level of 3.99 acres per 1,000 population is derived. If this standard is applied to the existing 1999 population, there is a total need for 50 acres of community parkland.

**Table A-9**  
*Recommended Demand Standard  
Community Parks*

Standard:	Ration
Present Inventory	None
Present Sites	None
Present ratio	None
<i>Recommended Demand Standard</i>	<i>3.99 Acres/1,000 Population</i>

3. Development Standards:

- The City should adopt minimum development standards for community parks. This would include a list of appropriate facilities, site improvements and site selection requirements.

4. Comments:

- Because of their size requirements, the approach to meeting the community park needs will require the acquisition land in advance of its need. Currently, the City is in the process of acquiring two sites that could partially meet the community park needs.

## REGIONAL PARKS

*Regional parks are parks that are designed to serve the entire community. Generally, they provide a wide variety of specialized facilities such as sports fields, indoor recreation areas, large picnic areas, etc. Because of their size and facilities offered, they require more in terms of support facilities such as parking, restrooms, play areas, etc. They usually exceed 50 acres in size and should be designed to accommodate large numbers of people.*

### A. EXISTING CONDITIONS:

#### 1. Current Supply:

- Currently, there is one regional park in the Maple Valley area. This is owned and maintained by King County. The existing site that falls under this category is:
  - \* Lake Wilderness Park (County) 112.57 Ac.

#### 2. Development Level:

- Only a portion of Lake Wilderness Park is developed. Depending upon public sentiment, additional land could be utilized for active use. The City is negotiating with the County to acquire a portion for yet undetermined park use.

#### 3. Service Area:

- The service area of a Regional park depends upon the facilities and activities it offers. Lake Wilderness Park serves all of Maple Valley and portions of Kent and Renton.

#### 4. Maintenance Impacts:

- Depending upon the facilities, Regional parks can be very costly to maintain and operate. Sometimes, user fees will help to offset the cost of operation.

### B. PUBLIC COMMENTS AND TRENDS:

#### 1. Survey Results:

- There was no mention in the survey for the need for additional regional parkland.

#### 2. Trends

- Most communities do not have the opportunity to develop Regional parks due to their size and the cost of acquisition.

### C. RECOMMENDATION:

#### 1. Level of Service:

- Because of the lack of opportunity to acquire additional large regional parks in Maple Valley, the current inventory should remain the same.

#### 2. Determination of Demand Standard:

- While the amount of land would remain the same, the level of service will decrease as a result of additional population growth:
- If the existing inventory of 112.57 acres is divided by the 2018 population, a demand standard of 5.68 acres per 1,000 population is derived. If this standard were applied to the existing 1999 population, there would only be a need for 69.7 acres of Regional parkland. In other words, the existing supply is sufficient to meet the demand through 2018.

**Table A-10**  
*Recommended Demand Standard*  
*Regional Parks*

Standard:	Ration
Present Inventory	112.57 Acres
Present Sites	1 Site
Present ratio	8.98 Acres/1,000 Population
<i>Recommended Demand Standard</i>	<i>Maintain Inventory</i>

3. Development Standards:

- Because of the urban nature of the park, the overall development level should be high.

**SPECIAL USE AREAS**

*Special use areas are miscellaneous public recreation areas or land occupied by a specialized facility. Some of the uses that fall into this classification include special purpose areas, community gardens, single purpose sites used for field sports or sites occupied by buildings.*

**A. EXISTING CONDITIONS:**

1. Current Supply:

- Currently, there are 2 special use areas consisting of 152.92 acres in the Maple Valley planning area. Both of these are private golf courses. The existing sites that fall under this category include:
  - \* Elks Golf Course (Private)
  - \* Lake Wilderness Golf Course (Private)

2. Development Level:

- Because of their nature, most special use areas are very well developed. In Maple Valley, this is true for the two private golf courses.

3. Service Area:

- Depending upon the function it serves, the service area for a special use site varies widely. Some facilities draw visitors from all over the region while others serve the immediate area.

4. Maintenance Impacts:

- Because of their specialized nature, Special Use Parks often require a high level of maintenance.

**B. PUBLIC COMMENTS AND TRENDS:**

1. Survey Results:

- There was no specific mention of specialized facilities in the survey.

2. Trends

- Many communities throughout the northwest have developed specialized park areas for field sports; indoor recreation centers, senior centers, skateboard parks, beautification areas, botanical and formal gardens, amphitheatres, etc.

**C. RECOMMENDATION:**

1. Level of Service:

- It is recommended that the level of service be increased to accommodate additional areas and facilities.

2. Determination of Demand Standard:

- It is recommended that the City acquire a minimal amount of land for yet undesignated special uses. Since the proposed community parks can accommodate most uses, the Special Use Areas will most likely be small and designed to serve one purpose. Possible uses that may be found in this type of park area in Maple Valley

include beautification areas and landscape gardens.

- While it is difficult at this time to forecast how much of this land may be needed, it is recommended that 50 acres be reserved for this category. If this acreage is added to the existing acreage (152.59) and divided by the 2018 population, a demand standard of 10.21 acres per 1,000 population is derived. If this standard is applied to the existing 1999 population, there is a total need for 128.0 acres of land. This represents a surplus of 24.6 acres.

Valley planning area. The existing sites that fall under this category include:

- \* Lake Wilderness Trail (City)
- \* Cedar River Trail (City)

2. Development Level:

- Because of their nature, most linear park areas are only moderately developed. However, in some instances, these types of sites can be highly developed.

3. Service Area:

- Depending upon the function it serves, the service area for a linear park varies widely. Some facilities draw visitors from all over the region while others serve an immediate neighborhood.

4. Maintenance Impacts:

- Depending upon the level of development, maintenance and operation varies widely.

**B. PUBLIC COMMENTS AND TRENDS:**

1. Survey Results:

- Participants of the recreation survey identified the need for trails and pathways. These types of facilities are typically the central focus of a linear park.

2. Trends

- Many communities in the northwest are developing linear parks with pathways and trails as their central focus.

**C. RECOMMENDATION:**

1. Level of Service:

- To represent the need and interest in trails, it is recommended that the level of service of linear parks be increased to accommodate additional trails.

**Table A-11**

*Recommended Demand Standard  
Special Use Areas*

Standard:	Ration
Present Inventory	152.59 Acres
Present Sites	2 Sites
Present Ratio	12.17 Acres/1,000 Population
<i>Recommended Demand Standard</i>	<i>10.21 Acres/1,000 Population</i>

**LINEAR PARKS**

*Linear parks are developed landscaped areas and other lands that follow linear corridors such as abandoned railroad right-of-ways, powerlines and other elongated features. This type of park usually contains trails, landscaped areas, viewpoints and seating areas. Linear Parks are generally different from linear open space in that linear parks are maintained whereas linear open space areas are generally left in their natural state.*

**A. EXISTING CONDITIONS:**

1. Current Supply:

- Currently, there are 2 linear parks consisting of 41.90 acres in the Maple

2. Determination of Demand Standard:

- In order to accommodate additional trails and subsequent Linear Parks, approximately 25 acres of additional land is needed. If this acreage is added to the existing acreage (40.90 and divided by the 2018 population, a demand standard of 3.32 acres per 1,000 population is derived. If this standard is applied to the existing 1999 population, there is a total need for 41.6 acres of Linear Parkland.

**Table A-12**

*Recommended Demand Standard  
Linear Parks*

Standard:	Ration
Present Inventory	40.90 Acres
Present Sites	2 Sites
Present Ratio	3.26 Acres/1,000 Population
<i>Recommended Demand Standard</i>	<i>3.32 Acres/1,000 Population</i>

3. Development Standards:

- The City should establish minimum development standards for linear areas. These will vary depending on the area and intended use.

**NATURAL OPEN SPACE**

*Natural open space is defined as undeveloped land primarily left in its natural environment with recreation uses as a secondary objective. It is usually owned or managed by a governmental agency and may or may not have public access. This type of land often includes wetlands, steep hillsides or other similar spaces. In some cases, environmentally sensitive areas are considered as open space and can include wildlife habitats, stream and creek corridors, or unique and/or endangered plant species.*

**A. EXISTING CONDITIONS:**

1. Current Supply:

- In the Maple Valley, there are currently three sites that fall under the natural open space category. These include:
  - \* Fernwood Park (City) 5.95 Ac.
  - \* Forest Creek Park (Private) 3.93 Ac.
  - \* Lake Wilderness Wetlands 1.41 Ac.

In addition to the lands mentioned above, there is a significant amount of land protected by Native Growth Protection Easements.

2. Development Level:

- The three sites remain in an undeveloped state.

3. Service Area:

- There is no defined service area for open space. Service area is determined by its intended purpose such as separation between neighborhoods, preservation of environmentally sensitive areas, steep hillsides, etc.

4. Maintenance Impacts:

- The maintenance of open space areas is relatively low compared to other types of recreational spaces.

**B. PUBLIC COMMENTS AND TRENDS:**

1. Survey Results:

- Pathways and trails were cited as a needed recreation facility. Open space corridors often function as conduits for pathway and trail development.

2. Trends

- In many communities, particularly in large urban areas, the preservation of open space has become a very important issue.

**C. RECOMMENDATION:**

1. Level of Service:

- It is recommended that the amount of natural open space held in public ownership be increased to preserve environmentally sensitive areas, steep hillsides and maintain a sense of openness in the community.

2. Determination of the Demand Standard:

- It is recommended that the City acquire additional open space lands. This is based on the following factors:
  - \* Need and support for preserving natural open space area.
  - \* Need for trail corridors.
  - \* Relatively low cost of acquisition and development.
  - \* Preserves environmentally sensitive lands.
  - \* Demand for open space will increase as the community grows and becomes more urban.
- A total of 150 or more acres of open space is possible in the Maple Valley area. Assuming that 150 acres can be preserved for public uses and this total

is added to the existing acreage and divided by the 2018 population, we come up with a demand standard of 8.07 acres per 1,000 population. If this standard is applied to the existing 1999 population, there is a total need for 96.5 acres of parkland. This represents an additional need of 85.3 acres.

**Table A-13**  
*Recommended Demand Standard  
 Natural Open Space*

Standard:	Ration
Present Inventory	11.29 Acres
Present Sites	3 Sites
Present Ratio	0.90 Acres/1,000 Population
Recommended Demand Standard	8.07 Acres/1,000 Population

3. Development Standards:

- The City should establish development and maintenance standards for open space areas. This should take into consideration environmental issues, such as erosion, habitat protection and stream bank protection.

## FACILITY NEEDS

Establishing needs for specialized facilities such as sport fields, trail systems, etc. was derived from several analytical approaches. This included needs expressed in the survey, input from the sponsoring agency/group, from trends identified in previous JCD surveys, from play and practice time requirements of sport teams and from mathematical models developed over the years from our previous studies.

## METHODOLOGY

On the following pages, the needs for specific types of facilities are discussed. Similar to the discussion of parkland needs, the "existing ratio" and "recommended demand standard" are expressed in terms of population per facility. As with parkland, the demand standard for facilities is based on a desired level of service (LOS). For sport fields, the LOS is defined in terms of the number of times a week a particular team will have access to a field. For trails, the LOS is defined in terms of the number of people on a given segment of trail at one time.

By establishing a desired level of service and using it to develop a demand standard, one can then identify need by applying the standard to the existing or a future population target. For determining the existing ratio for facilities, the population within the existing city limits was used.

**Table A-15**

*Population Forecast  
Maple Valley Planning Area*

<i>Year</i>	<i>Maple Valley Planning Area Population</i>
1999	12,540
2018	19,800

On the following pages, specific needs for each type of facility is discussed. The categories of facilities include:

1. Youth Baseball Fields
2. Adult Softball Fields
3. Soccer Fields
4. Pathways/Trails

## BASEBALL FIELDS

Regulation Baseball (Pony/Colt Field): 90' bases, 300+ foul line; Youth Baseball: 60' bases, 200-300' foul line;

### A. EXISTING CONDITIONS:

1. Current Supply:
  - In Maple Valley, there is 1 field that meet the physical requirements for youth baseball/softball. There are no fields that meet the requirements for regulation baseball. The one existing fields is listed below:
    - \* Glacier Middle School(TSD)

In addition to this field, there are several multi use fields used for practice. These are considered multi-use due to their substandard level of development and/or the outfield dimensions. These include:

- \* Lake Wilderness Park (3) – (County)
- \* Rock Creek Elementary School (2) - (TSD) \*\*
- \* Lake Wilderness Elementary School (3) - (TSD)
- \* Maple Valley Christen School (1) - (Private) \*\*

Besides those fields mentioned above, there are additional fields outside the city limits that are being used to conduct the youth baseball/softball program.

These include:

- \* Cedar River Site (2) \*\*
- \* Kent Lake Park (1) \*\*
- \* Anderson Site (1) \*\*
- \* Ravensdale Park (2) \*\*
- \* Petrovitski Park (2) \*\*
- \* Lake Francis Park (1) \*\*
- \* School District Field (6) \*\*
- \* Other King County Parks (3) \*\*

\*\* Indicates fields that are currently being used by the leagues

## 2. Development Level:

- The existing field at Glacier Middle School is in average condition. The remaining multi-use fields are in fair to poor condition and are only suitable for practice conditions.

Most of the fields do not have adequate infield conditions, proper backstops, outfield fencing, dugouts or automatic irrigation.

## 3. Service Area:

- The service area of a baseball field is generally considered to be a 1/4 to 1/2-mile radius. However, communities have favored the development of complexes, which serve a much wider service area.

## 4. Maintenance Impacts:

- The maintenance and operation of youth baseball/softball fields is labor intensive. Currently most of the baseball fields are located on Tahoma School District property or on private property. While the individual agencies are responsible for the mowing, private sports groups perform field preparation/ maintenance.

## B. PUBLIC COMMENTS AND TRENDS:

### 1. Survey Results:

- Ball fields were cited frequently when asked what additional outdoor spaces should be constructed or improved.

### 2. Trends

- On the national scale, youth baseball has increased by nearly 50% since 1984.
- Many communities have favored the development of complexes.

### 3. Input from Sponsoring Agencies:

- The Maple Valley Little League, Maple Valley Youth Softball and the Maple Valley Pony Association have indicated that there is a shortage of youth baseball/softball fields. However, the fields are in very poor condition. Currently, there are approximately 105 teams that participate in youth baseball/softball that use 19 fields throughout the school district and King County. Sixteen (16) of the nine fields used by the league are located outside the existing planning area.

### 4. Input from Park Plan Advisory Committee:

- The Park Plan Advisory Committee has identified the need to develop additional baseball fields in the future.

### 5. Analysis of Supply and Demand:

- Based on a supply and demand analysis, there is a supply of fields for 152 games/practices a week. The demand created by these teams is 231 games/practices a week (including a 10% contingency for rainouts). This means that there is a shortage of fields league wide. However, it is important to keep in mind that the league geographical boundary stretches well beyond the existing city limits. This also does not reflect the quality of the fields, which in many cases is quite poor. League-wide there is a current shortage of 79 games/practices a week, which is equivalent to 10 fields at the current service level.

## C. RECOMMENDATION:

1. Level of Service:

- The recommended service level for baseball team play should be maintained at two to three games and one practice a week. The recommended service level for field use should also be maintained at 8 games/practices a week for unlighted fields.

2. Determination of Demand Standard:

- It is recommended that the City increase the level of service for youth baseball/softball fields. This is based on the following factors:
  - \* There are no regulation baseball fields in the planning area.
  - \* Nine of the 10 existing fields within the City do not meet the standards for baseball. Seven of these are not currently being used by the league.
  - \* Sixteen of the nineteen fields currently being used for league play are located outside of the city limits. This may partially be attributed to that lack of quality fields within the City.
  - \* Based on the supply and demand calculations, there is a shortage of youth baseball/softball fields. However, this shortage is league wide and not exclusively the responsibility of the City of Maple Valley. League-wide there is a current shortage of 79 games/practices a week, which is equivalent to 10 fields.
  - \* Some of participants of the recreation survey identified the need for additional sports fields.
- In order to calculate the recommended demand standard, we will apply the current fields in use (19 fields) plus current deficiency (shortage of 10 fields) to the population base (school district – approximately 20,000 people) to develop a ratio. Once this ratio is

established, it can then be applied to the City’s population base. This results in a recommended standard of one baseball field per 690 population. If this ratio is applied to the current population, a total of 18 fields or 17 additional field are needed at the present time. This is excluding the multi-use fields because they are substandard. By the year 2018, a total of 28 fields will needed or 27 additional fields.

**Table A-15**  
*Recommended Demand Standard  
 Youth Baseball Fields*

Standard:	Ration
Present Inventory	1 field (excludes multi-use fields currently being used)
Present Ratio	1 Field/12,540 Population
<i>Recommended Demand Standard</i>	<i>1 Field/690 Population</i>

3. Development Standards:

- The City should establish minimum development standards for regulation and youth baseball/softball fields (game and practice). This should include infields, backstops, fencing (foul line and outfield) and dugouts.

4. Comments:

- Currently, there is one baseball/softball field and 6 multi-use fields within the City that are not being used by the league. If upgraded, these fields could satisfy a portion of the existing demand for youth baseball/softball. This would require the City, private groups and the school district to work cooperatively to upgrade and develop fields on school district property.

**SOFTBALL FIELDS**

*Adult Softball: 275-300' outfield for slow pitch; 225' for men's fast pitch and 250' outfield for women's slow pitch.*

#### **A. EXISTING CONDITIONS:**

##### 1. Current Supply:

- In Maple Valley, there are no fields that meet the physical requirements for softball

##### 2. Development Level:

- Since there are no softball fields in the Maple Valley area, there is no basis for analysis.

##### 3. Service Area:

- The service area of a baseball field is generally considered to be a 1/4 to 1/2-mile radius. However, many communities have favored the development of complexes, which serve a much wider service area. King County has developed fields in complexes in several locations throughout the County.

##### 4. Maintenance Impacts:

- Since there are no softball fields in the Maple Valley area, there are no maintenance impacts. Generally, the maintenance and operation of softball fields is fairly labor intensive.

#### **B. PUBLIC COMMENTS AND TRENDS:**

##### 1. Survey Results:

- Ball fields were cited frequently when asked what additional outdoor spaces should be constructed or improved.

##### 2. Trends

- On the national scale, interest in softball has remained somewhat constant for the last five years. In the Puget Sound area, interest in men's softball has declined, women's softball has remained constant and coed has significantly increased.
- Many communities are developing softball fields in a complex because they are more efficient to maintain and operate.

##### 3. Input from Sponsoring Agency:

- Currently, a private organization (Puget Sound Sports Management) operates the adult softball program in the Maple Valley area. While the organizations does not use facilities in Maple Valley, it is assumed that some teams originate from this area.

##### 4. Input from Parks Plan Advisory Committee:

- The Parks and Recreation Advisory Committee has identified the need to develop additional softball fields in the future. In order to efficiently operate and maintain these fields, it is recommended that the softball fields be developed in a complex.

##### 5. Analysis of Supply and Demand:

- Since there are no facilities in the Maple Valley area and the number of team is unknown, there is no basis for evaluation.

**C. RECOMMENDATION:**

1. Level of Service

- The service level for softball team play should remain at its current level, which is two games and one practices a week. The service level for unlighted fields should be maintained at 15 games a week and 20 games a week for lighted fields. Fridays, Saturdays and Sunday mornings should be reserved for tournaments and make-up games.

2. Determination of Demand Standard:

- It is recommended that the City establish a standard based the regional average for softball play.
- The average number of fields per population throughout communities studied by JCD is approximately 1 field per 5,900 persons. Using this as the recommended standard, two fields are needed at the present time.. By the year 2018, a total of 4 fields will needed.

**Table A-16**

*Recommended Demand Standards  
Adult Softball Fields*

Standard:	Ration
Present Inventory	None
Present Ratio	None
<i>Recommended Demand Standard</i>	<i>1 Field/5,900 Population</i>

3. Development Standards:

- The City should establish minimum development and maintenance standards for softball fields. This would include field dimensions (plus buffer), skinned infields, backstops, fencing (foul line and outfield) and dugouts.

**SOCCER FIELDS**

*Field Dimensions: youth soccer 55 x 100 yards; junior soccer 65 x 110 yards; adult soccer 75 x 120 yards*

**A. EXISTING CONDITIONS:**

1. Current Supply:

- Currently, there are 9 soccer fields that meet the physical requirements for soccer. All of these are being used to conduct the various soccer programs in Maple Valley. Fields that have been included under this category are:
  - \* Lake Wilderness Park (7) – (County) \*\*
  - \* Glacier Middle School (2) - (TSD) \*\*

Besides those fields mentioned above, there are additional fields outside the city limits that are being used to conduct the soccer program. These include:

- \* Ravens Dale Park (4) \*\*
- \* Lake Francis (1) \*\*
- \* Rock Creek Elementary (1) \*\*
- \* Kent Lake High School (2) \*\*
- \* Tahoma High School (1) \*\*

*\*\* Indicates fields that are currently being used by the Maple Valley Soccer Association*

2. Development Level:

- The existing soccer fields are in fair-poor condition. Many are uneven and lack adequate care.

3. Service Area:

- The service area of a soccer field is generally considered to be a 1 - 2 mile radius.

## 4. Maintenance Impacts:

- The maintenance and operation of soccer fields is relatively low compared to other types of sports fields.

**B. PUBLIC COMMENTS AND TRENDS:**

## 1. Survey Results:

- Sports fields were cited frequently when asked what additional outdoor spaces should be constructed or improved.

## 2. Trends

- In the Northwest, soccer play has increased significantly in the last ten years. Locally, soccer participation is extremely popular and has grown significantly over the past few years.
- Similar to baseball/softball, many communities are developing soccer fields in a complex because they are more efficient to maintain and operate. They also enable the community to provide tournaments.

## 3. Input from Sponsoring Agencies:

- The soccer organizations (Maple Valley Soccer Association) have indicated that there is a shortage of soccer fields in the area. Presently, there are approximately 133 teams that participate in soccer in the area. The 133 teams utilize 18 fields for games and practices. Half of these fields are located outside of the planning area.

## 4. Input from Park Plan Advisory Committee:

- The Parks and Recreation Advisory Committee has identified the need to develop additional soccer fields in the future. In order to efficiently operate and maintain these fields, it is recommended that the soccer fields be developed in a complex.

## 5. Analysis of Supply and Demand:

- Based on a supply and demand analysis, there is a supply of fields for 288 games/practices a week. The demand created by these teams is 366 games/practices a week (including a 10% contingency for rest/rotation and rainouts). This means that there is a shortage of fields league-wide. However, it is important to keep in mind that the league geographical boundary stretches well beyond the existing city limits. This also does not reflect the quality of the fields, which in many cases is quite poor. League-wide there is a current shortage of 78 games/practices a week, which is equivalent to 5 fields at the current service level.

**C. RECOMMENDATION:**

## 1. Level of Service:

- The service level for soccer team play should remain at its current level, which is one game and two practices a week. The service level for fields should be maintained at 16 games a week.

## 2. Determination of Demand Standard:

- It is recommended that the City increase the level of service for soccer fields. This is based on the following factors:
  - \* Nine of the 18 fields currently being used for league play are located outside of the city limits. This may partially be attributed to that lack of quality fields within the City.
  - \* Based on the supply and demand calculations, there is a shortage of youth soccer fields. However, this shortage is league wide and not exclusively the responsibility of the City of Maple Valley. League-wide there is a current shortage of 78 games/practices a week, which is equivalent to 5 fields.

- \* Some of participants of the recreation survey identified the need for additional sports fields.
- In order to calculate the recommended demand standard, we will apply the ratio of current fields in use (18 fields) plus the current deficiency (shortage of 5 fields) to the population base (school district- approximately 20,000 people) to develop a ratio. Once the ratio is established, it can then be applied to the City’s population base. This results in a recommended standard of one soccer field per 900 population. If this is applied to the current population, a total of 14 fields or 5 additional field are needed at the present time. By the year 2018, a total of 22 fields will needed or 13 additional fields.

**Table A-17**  
*Recommended Demand Standard  
Soccer Fields*

Standard:	Ration
Present Inventory	9 Field
Present Ratio	1 Fields/1,393 Population
<i>Recommended Demand Standard</i>	<i>1 Field/900 Population</i>

3. Development Standards:
  - The City should establish minimum development and maintenance standards for soccer fields and create several fields dedicated exclusively for soccer play.
4. Comments:
  - One of the main concerns expressed by the user groups was over the condition of the existing fields. In many cases, the fields have required significant renovation in order the make the playing surface usable.

**A. EXISTING CONDITIONS:**

1. Current Supply:

- In Maple Valley, there are two multi-use pathways that are not part of internal park pathways or internal loops. This represents 3.8 miles of trails. The existing paths are listed below:
  - \* Lake Wilderness Trail (3.1 miles)
  - \* Cedar River Trail (0.7 miles)

It should be noted that only a portion of the Cedar River Trail is located inside the Maple Valley Planning Area

2. Development Level:

- Pathway and trail construction can range from narrow dirt pathways to wide and highly improved paved trails. For the most part, the two existing trails in Maple Valley are surfaced with crushed granite which is suitable for walking and some bicycle riding. They do not meet ADA requirements.

3. Service Area:

- Trails and pathways can usually be grouped into three categories: trails that serve a park or one site only; trails that serve all or a portion of the community; and trails that are part of a regional system. The two existing trails are regional in nature and will eventually connect to a much larger trail system.

4. Maintenance Impacts:

- The maintenance of pathways is low compared to other types of recreational facilities. The maintenance costs of the existing pathways/trails in Maple Valley are relatively low.

**PATHWAYS AND TRAILS**

**B. PUBLIC COMMENTS AND TRENDS:**

1. Survey Results:

- Sidewalks, pathways and trails were cited most frequently when asked what additional outdoor spaces should be constructed or improved.

2. Trends

- In the Northwest, interest in trail related activities (walking, hiking, bicycling, rollerblading, jogging, etc.), have shown a remarkable increase in the last five years. When all trail activities are combined together, our surveys show them to be the No. 1 recreation activity.

3. Demand Model:

- The following analysis and recommendations are for recreation-related off-street pedestrian and bicycle paths. A mathematical model was developed for identifying trail needs. This information has been developed over the years by comparing participation levels taken from past JCD surveys with the current inventory of trails. Total annual occasions for paved trails are based a per capita rate for walking for pleasure, bicycling for pleasure, jogging/running and rollerblading. Total annual occasions for unpaved trails are based on nature walks, hiking, bicycling (unpaved) and horseback riding.

**C. RECOMMENDATION:**

1. Service Level:

- is recommended that the service level (12 occasions per mile for paved trails and 6 occasions per mile for unpaved trails remain at this level.

2. Determination of Demand Standard:

- It is recommended that the City increase the current demand standard. This is based on the following factors:
  - \* Low cost associated with development and operation.
  - \* General interest for more trails.
  - \* The demand model showing a deficiency of pathways and trails, particularly unpaved hiking trails.
- The recommended standard of 0.97 miles per 1,000 population means that a total of 12.2 miles are needed at the present time. This represents a current need for 8.36 miles. By the year 2018, a total of 19.2 miles will be needed.

**Table A-18**

*Recommended Demand Standard Pathways and Trails*

Standard:	Ration
Present Inventory	None (Paved)
	3.8 Miles (Unpaved)
Present Ratio	0.30 miles/1,000 Population
Recommended Demand Standard	0.97 miles/1,000 Population

3. Development Standards:

- The City should establish minimum development and maintenance standards for pathway and trails. This would include standards for construction, width, surfacing, site distance, maintenance, security, etc.

4. Comment:

- There are a number of opportunities to develop a citywide trail system that would connect neighborhoods with parks and other community resources.

# **Appendix B**

## **2000 Plan - Planning Team**

### ***City Council***

Laure Iddings – Mayor

Jim Flynn – Deputy Mayor  
Gary Patrick  
Victoria Jonas

Alana McIalwain  
Steve Leppard  
Dave Dravling

### ***Parks, Recreation, Cultural, and Human Services Plan Advisory Committee***

Leslie Betlach – Citizen At Large  
District

Kelly Beymer – Lake Wilderness Golf Course

John Besagno – Soccer

Leah Boehm – Citizen At Large  
Councilor

Tony Davis – Tahoma High School  
Arboretum

Lori Fleming – Equestrians

Jared Flothe – Student

Lori Guilfoyle – Community Center & Rotary

Mary Hanna – Pony Baseball

Sarah Hendrix – Youth Council

Phil Hostak – Little League  
Large

Dee Ingram – King County Parks  
Area Council

Scott Jonas – Citizen At Large  
Association

Kathy Kear – Skateboarders

Eric Larsen – Citizen At Large

Mike Maryanski – Tahoma School

Diane McLaine – PTA

Dave Murray – Trails

Mark Oglesby — Former City

Cindy Osterman – S. King County

Mona Pickering – Historical Society

Angela Ramsey – Creative Arts

Barbara Reed – Citizen At Large

Cindi Riess – Basketball

Pete Ryan – Senior Citizens

Jennifer Schroder – Citizen At

Heidi Seidelhuber – Greater MV

Lloyd Stroup – Home Owners

Anita Tyler – Planning Commission

### ***City Staff***

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Kevin Apperson, Landscape Architect