

# Parks Element

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# Introduction

In this Element, unless the meaning is clearly otherwise, “parks” is meant to include open space, trails, and recreational facilities such as ball fields, athletic courts, and senior, youth, and community centers.

Parks boost a community’s quality of life by facilitating active play, quiet reflection, and community interaction. They are gathering places, fostering a sense of community. Parks can also preserve important environmental features such as wildlife habitat and open space corridors. The City is sorely lacking in parks. It needs to acquire park land as soon as possible, because as the City grows the availability of suitable park land decreases.

This Element determines how Bonney Lake will identify park needs and acquire and develop them. It also makes the City eligible for government grants earmarked for parks and recreation. The latest update to this Element considers two scenarios: 1) existing Bonney Lake city limits and 2) existing city limits plus the adjacent Comprehensive Urban Growth Area (CUGA) to the south of Bonney Lake. When the CUGA is annexed it will increase Bonney Lake’s population by nearly 50 percent.

## Existing Parks, Open Space, and Trails

Figure 6-2 (next page) shows all existing recreation facilities in the City of Bonney Lake and CUGA, regardless of ownership.

Figures 6-1 and 6-2 show open space and recreation facilities owned by the City of Bonney Lake and Pierce County. Figure 6-3 includes properties listed in Figures 6-1 and 6-2 as well as private parks and open space inside the CUGA. Figures 6-4 through 6-8 show Allan Yorke Park, Ken Simmons Park, Cedarview Park, Viking/Dog Park, and Madrona Park. Figure 6-9 depicts Midtown Park on land and open space recently acquired by the City from Washington State University, the site of the previous 4-H program.

In Figures 6-1 and 6-2 “Open Space” includes publicly owned park land that is currently undeveloped. This includes land that is expected to be developed with recreational facilities in the future such as Midtown Park & Open Space; parcels acquired for future trail and trailhead use such as two Conservation Futures parcels; and a recreational parcel donated to the City by the developer of the Brookside neighborhood. Wetlands and streams, and their buffers, inside City parks and open space parcels are included in acreage totals. In addition, three open space parcels include contiguous storm ponds that are added into the acreage total since those particular ponds are expected to be made usable for passive or active recreation by investing in certain facilities. More storm ponds could be added later to this inventory if investments can be made to remove fences and make them accessible to the public. For example, the proposed development plan depicted in Figure 6-9 shows two four-acre “infiltration areas with wet storm ponds” inside the private development area. These 8 acres could be easily converted into open space or parks in the future with minimal investment. In addition Sumner School District property and private (HOA) parks are considered to provide the parks and open space value as described later in this document.

**Figure 6-1  
Existing City-Owned Open Space and Recreational Facilities**

<b>Park</b>	<b>Acres</b>	<b>Facilities</b>	<b>Notes</b>
Allan Yorke Park	43.31	* picnic facilities * children's play area * double boat ramp * swimming area * 4 baseball/soccer fields * 2 tennis courts * basketball court * skate park	Includes acquisitions in 2004 (12.42 acres) and 2009 (2.48 acres).
Senior Center	1		
Viking Park	3.7	Interim dog park, picnic tables	Purchased from Sumner School District in 2004
Cedarview Park	2.73	* children's play area * ball field * ½ basketball court * picnic facilities	Gifted by Cedarview homeowners association in 2004 on condition it remain as a park
Ken Simmons Park	1.3	* picnic tables * children's play area * boat ramp (DFW)	Boat ramp is owned by the Department of Fish and Wildlife but maintained by the City of Bonney Lake; acreage of boat ramp is not included
Ascent Gateway	N/A	"Welcome to Bonney Lake" entry sign; no public access	Leased from WSDOT; City could consider coordinating with WSDOT and/or acquiring adjacent land to create a scenic viewpoint of the Puyallup Valley, with additional landscaping
Madrona Park	0.37	* ½ basketball court * children's play area * picnic table	Demonstration pocket park; underlying land owned by Water Department
Fennel Creek Trailhead	9.75	None/Open Space	2009 Conservation Futures acquisition; future trail and trailhead site
Fennel Ridge Trail	0.54	None/Open Space	Dedicated to City as part of Fennel Ridge development; will connect to Fennel Creek Trail
Fennel Creek	43.65	None/Open Space	Willowbrook (37.99) plus new Safe Routes (5.66 acres) trail parcels
Fennel Creek Wetlands	1.45	None/Open Space	Garden Meadows, Crystal Meadows parcels
Fennel Creek Trail Parcel	1.70	None/Open Space	Purchased in 2008 from the Phillips family; future trail site and open space
Park & Open Space	47.8	Currently Open Space	Currently undeveloped: storm ponds/infiltration area; future community center, buffer trail; corner pocket park
Brookside Neighborhood	17.70	None/Open Space	Currently storm ponds and neighborhood park; potential new passive community park
Total	173.6		

**Figure 6-2  
Existing County-Owned Open Space in the CUGA**

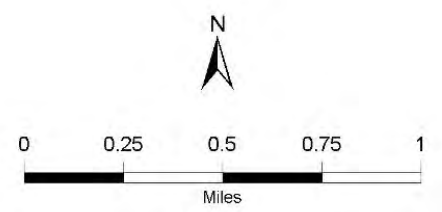
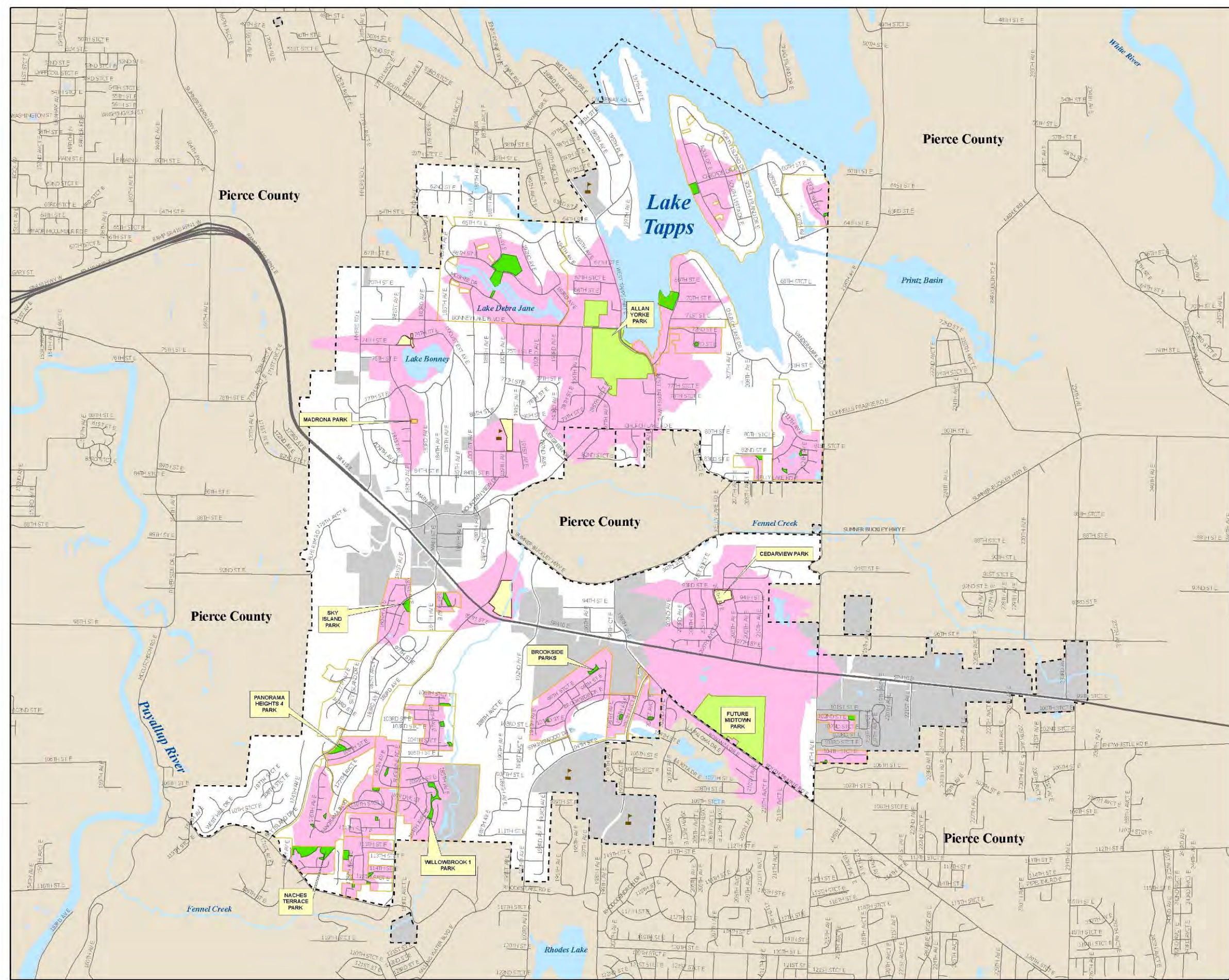
<b>Park</b>	<b>Acres</b>	<b>Facilities</b>	<b>Notes</b>
Buckley-Bonney Lake Regional Park	80.00	Currently Open Space	This is land set aside for a future regional park; Pierce County has a planned master plan. This property may or may not transfer to the City in the event of annexation of the CUGA.

# BONNEY Lake

City of Bonney Lake

## Existing and Future Service Areas City and HOA Parks

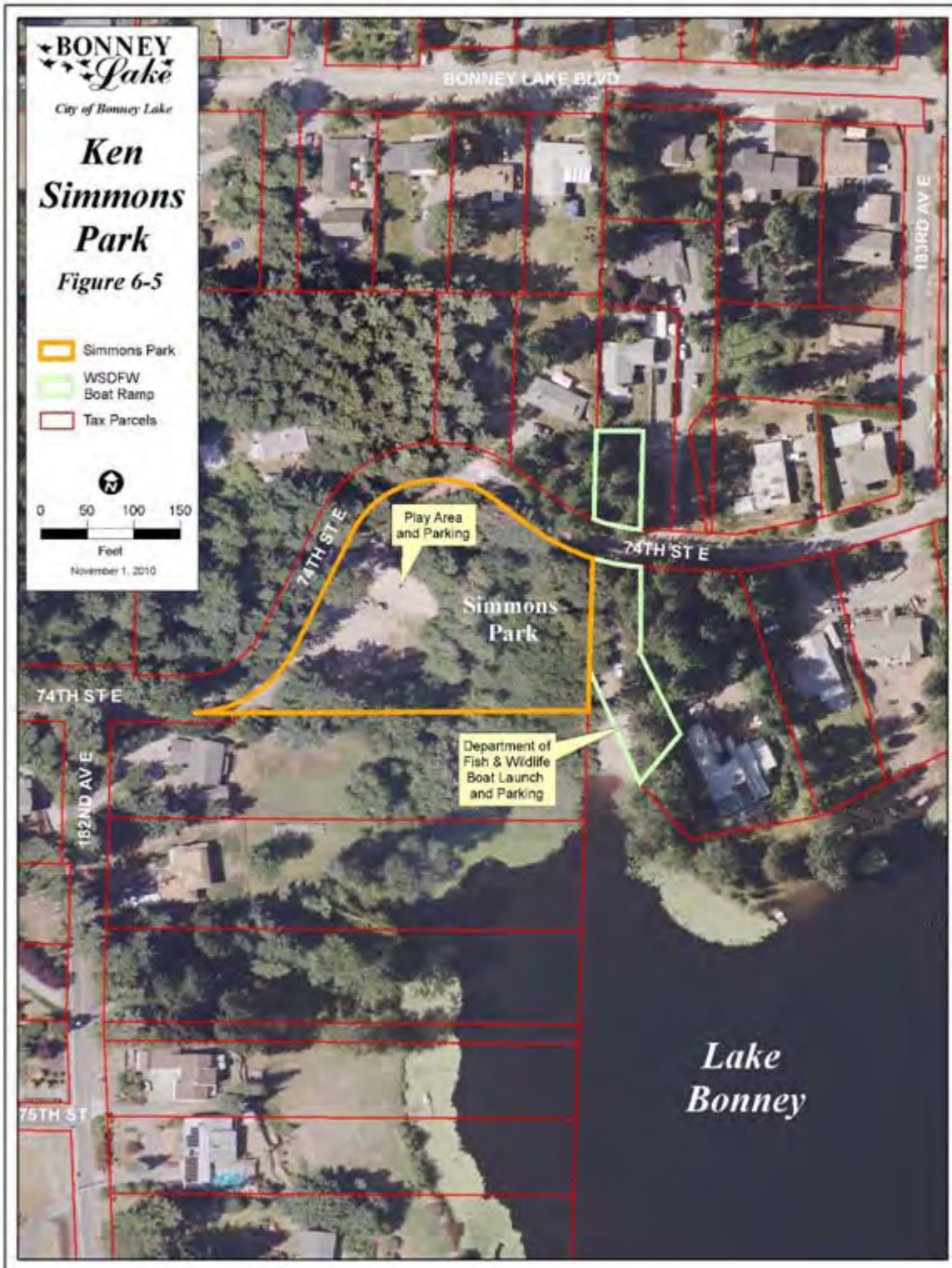
-  School
-  HOA Neighborhood Park: HNP
-  City Community Park: C
-  City Neighborhood Park: NH
-  City Mini-Park: MP
-  Primary Service Area  
(C = 1/2 mile, NH = 1/4 mile, HNP = 1/4 mile, MP = 1/4 mile)
-  Non-Residential Zoning
-  Bonney Lake City Limits

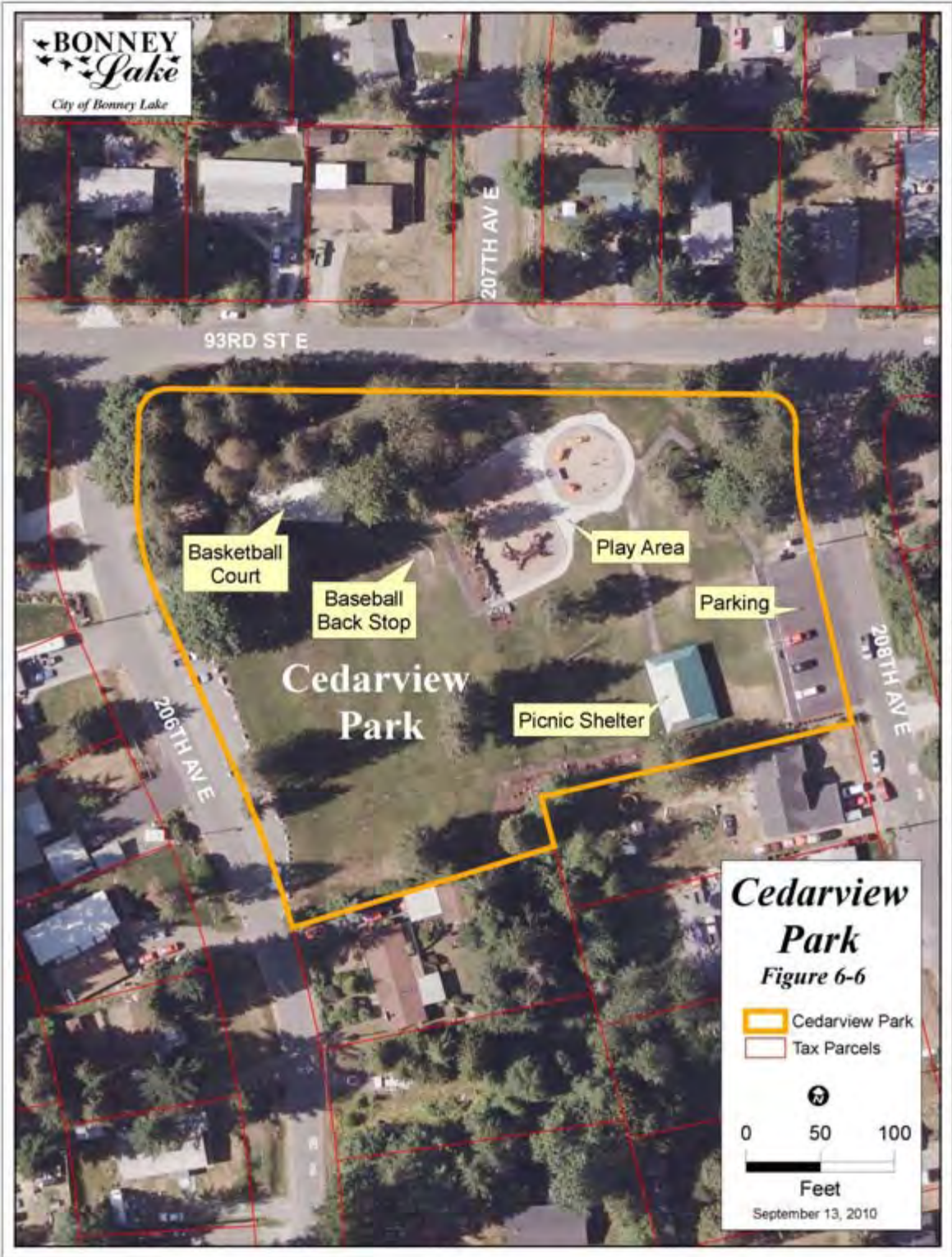


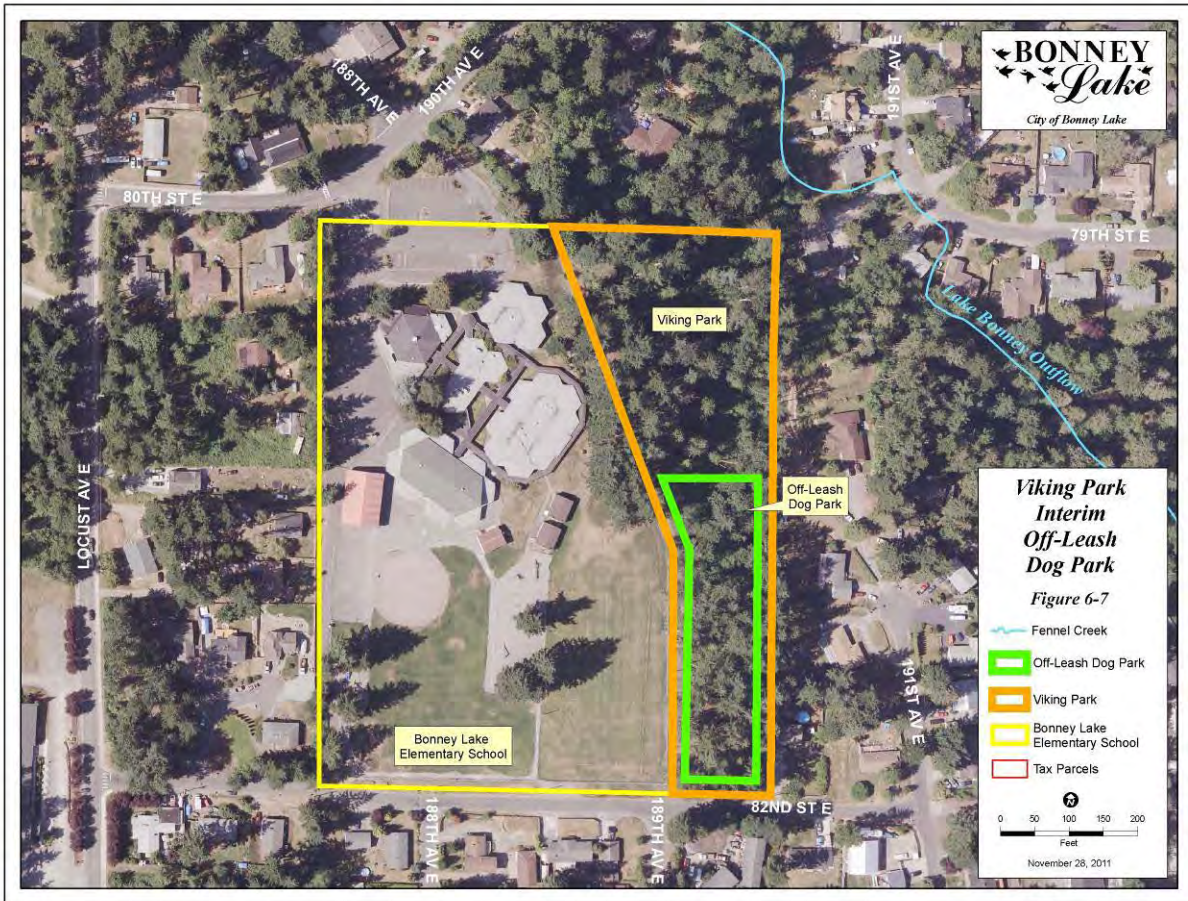
September 22, 2011

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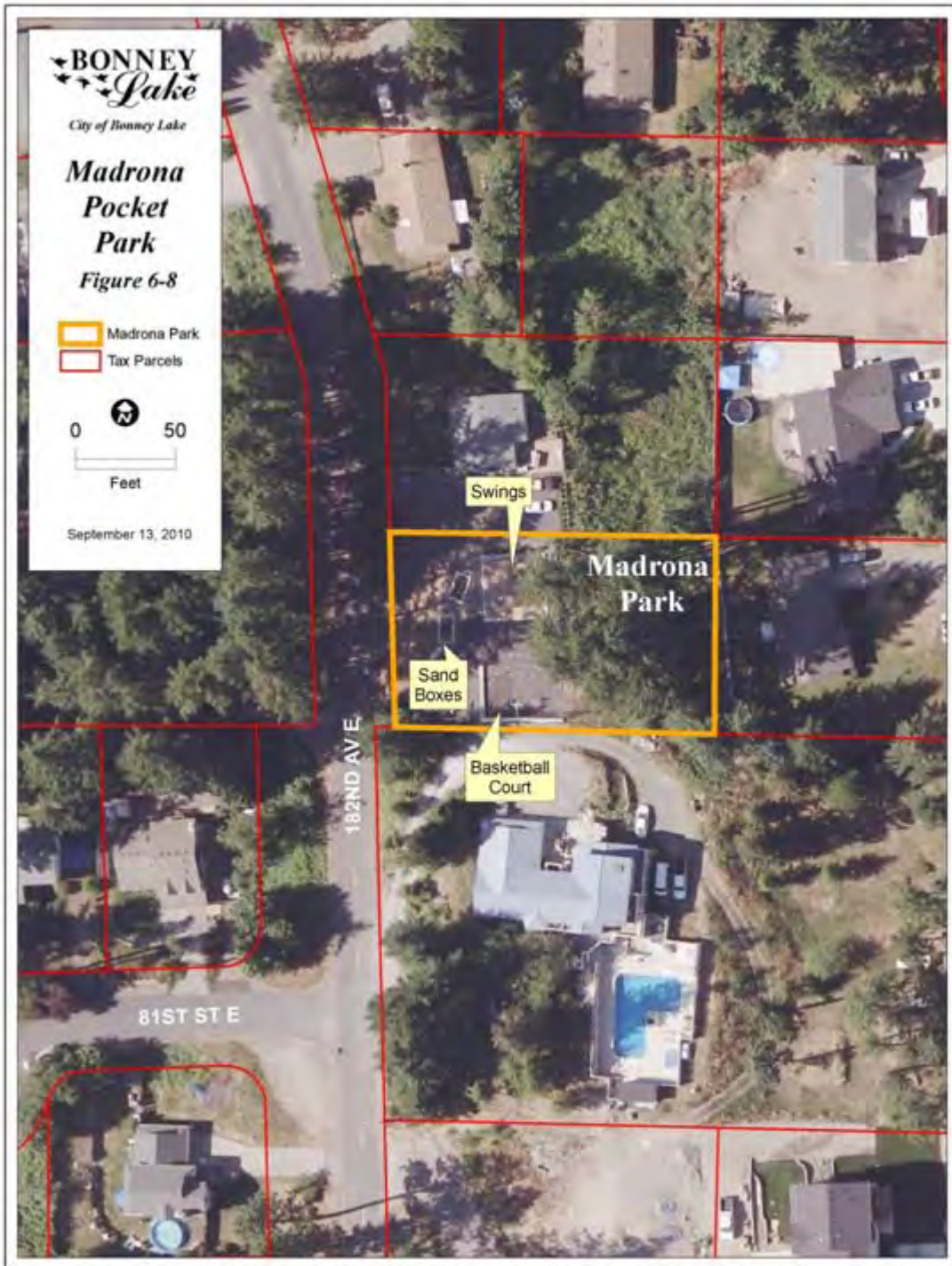




Figure 6-9

## Homeowner Associations

Homeowner associations inside the Bonney Lake urban growth boundary own parks totaling 61 acres, as shown in Figures 6-10 through 6-13. These facilities are generally for residents and guests only. These do not include private parks outside the UGA, such as Jenks Park.

Private (HOA) parks listed in Figures 6-10 and 6-12 are included in the existing inventory of neighborhood parks assuming a weighting factor of 50%. This reflects the value of HOA parks to their immediate neighborhoods but avoids overstating their value to other City residents who cannot use them. A similar weighting factor is applied to the value of Open Space listed in Figures 6-11 and 6-12 based on the assumption these open spaces have to neighborhoods and the community as a whole. Figures 6-16 and 6-17 therefore incorporate HOA neighborhood parks and open space.

**Figure 6-10  
Private (HOA) Parks in Bonney Lake**

<b>Home Owners Association</b>	<b>Acres</b>	<b>Facilities</b>
<b>Ashton Woods</b>	1.15	Basketball Court, Picnic Space
<b>Bohemian Estates</b>	0.16	Play Area, Basketball Court, Picnic Space
<b>Brookside 3</b>	0.07	Play Area, Picnic Space
<b>Brookside</b>	0.41	Play Area, Basketball Court, Picnic Area
<b>Church Lake Waterfront</b>	2.56	Play Area, Tennis Court, Picnic Space, Lake Access, Parking
<b>Clearwater</b>	0.43	Play Area, Play Area, Picnic Space
<b>Copperfield Estates</b>	0.47	Play Area, Basketball Court, Picnic Space
<b>Debra Jane Common Area</b>	1.81	Common Area
<b>Debra Jane</b>	5.97	Club House, Swimming Pool, Basketball Court, Tennis Court, Ball Field, Picnic Area
<b>East Pointe</b>	0.06	Play Area
<b>Fennel Ridge</b>	0.41	Park
<b>Foxglove</b>	0.02	Play Area
<b>Inlet Island</b>	1.16	Boat Launch, Basketball Court, Swimming, Club House, Docks, Picnic, Parking
<b>Lake Debra Jane</b>	20.12	Fishing, Boating, Foot Bridge
<b>Lakeview Terrace</b>	0.17	Basket Ball Court, Play Area, Picnic Space
<b>Naches Terrace</b>	5.25	Sky Stone, Play Area, Picnic Space
<b>Panorama Heights Phase 1</b>	0.29	Play / Picnic Space, Basketball Court
<b>Panorama Heights Phase 4</b>	2.52	Basketball Court, Picnic Area
<b>Panorama West</b>	14.27	Park
<b>Sky Island Division 1</b>	0.96	Play / Picnic Space
<b>Sky Island Division 2</b>	0.25	Recreation Area
<b>Springhaven Greenbelt</b>	0.59	Play Area, Picnic Space - 0.21 acres; Basketball Court, Play Area, Picnic Area - 0.38 acres;
<b>Whitehorse Junction</b>	0.12	Play Area, Picnic Space
<b>Willow Brook Phase 1</b>	1.65	Basket Ball Court, Play Area, Picnic Space
<b>Willow Brook Phase 2</b>	0.23	Play Area, Picnic Space
<b>Total</b>	61.10	

**Figure 6-11  
Private (HOA) Open Space in Bonney Lake**

<b>Home Owners Association</b>	<b>Acres</b>	<b>Facilities</b>
Angeline Heights	0.90	Open Space
Ashton Village	0.21	Wetland Buffer - 0.16 acres; Open Space - 0.05 acres
Bohemian Estates	16.08	Sensitive Areas
Brookside 2	0.15	Signage and Landscaping
Brookside 3	3.97	Steep Slopes - 3.66 acres; Open Space - 0.31 acres
Brookside	15.91	Steep Slopes - 7.87 acres; Open Space - 8.04 acres
Brookwater	7.85	Open Space - 1.24 acres; Open Space / Wetland - 5.7 acres; Wetland - .091 acres
Clearwater	0.40	Open Space and Buffer - 0.14 acres; Planting Buffer - 0.26 acres
Copperfield Estates	0.88	Open Space
Crystal Meadows	1.26	Open Space
East Pointe Greenbelt	1.95	Open Space
Enchanted Estates Phase 2	0.11	Open Space
Fennel Creek Estates	8.87	Wetland
Fennel Ridge	9.99	Open Space
Foxglove	1.65	Open Space, Greenbelt and Wetland Buffer
Garden Meadows	0.38	Open Space
Highland Ridge Phase 1	0.25	Open Space
Inlet Island	0.76	Open Space
Kelly Glade	2.49	Open Space Park - 2.11; Stormwater Facility - 0.38 acres
Lakeview Terrace	3.56	Greenbelt / Wetland Buffer - 3.43 acres; Open Space - 0.13 acres
Panorama Heights Phase 1	2.00	Open Space, Picnic Area
Panorama Heights Phase 2	18.63	Open Space
Panorama Heights Phase 3	13.65	Open Space
Panorama Heights Phase 5	0.76	Signage and Landscaping; Open Space
Panorama West Park	15.81	Wetland and Buffer
Ptarmigan Ridge	0.55	Open Space
Sky Island Division 1	0.14	Open Space & Landscaping
Sky Island Division 2	0.31	Open Space/Landscaping - 0.19 acres; Emergency Access/Open Space - 0.12 acres
Sky Island Division 3	12.98	Open Space/Stormwater Facility - 0.23 acres; Open Space/Steep Slope - 12.75 acres
Sky Island Division 4	4.08	Open Space - 2.46 acres; Open Space - 1.62 acres
Sky Island Division 5	3.90	Open Space - 2.51 acres; Open Space, Roadway and Utility Easement - 1.39 acres
Sky Island	0.10	Greenbelt Common Areas - 0.07 acres; Open Space - 0.03 acres
Springhaven	11.21	Greenbelt/Wetlands-10.98 acres; Greenbelt Areas/Future Access to Parcels-0.23 acres
Willow Brook Phase 1	4.44	Open Space
Willow Brook Phase 2	5.32	Open Space / Greenbelt Common Areas
<b>Total</b>	171.50	

**Figure 6-12  
Private (HOA) Parks and Open Space in CUGA**

<b>Homeowners Association</b>	<b>Acres</b>	<b>Facilities</b>
<b>Ashton Place Park</b>	0.26	Basketball Court, Play Area, Picnic Space, Open Space
<b>Cedar Ridge Estates Division 1 Park</b>	10.5	Basketball Court, Picnic Area, Open Space; Storm Drainage Facility; Wetland and Buffer
<b>Cedar Ridge Estates Division 2 Park</b>	0.19	Basketball Court, Picnic Space, Open Space, Landscaping
<b>Peach Tree Place Park</b>	0.26	Play Area, Picnic Space, Open Space
<b>Ponderosa Estates Division 1 Lagoon</b>	0.24	Parks, Lagoon and Other Recreational Facilities
<b>Ponderosa Estates Division 2 Lagoon</b>	2	Parks, Lagoon and Other Recreational Facilities
<b>Ponderosa Estates Division 3 Greenbelt</b>	4.37	Other Recreational Facilities
<b>Ponderosa Estates Division 3 Recreation Access</b>	0.25	Public Drainage Easement
<b>Ponderosa Estates Division 4 Lagoon</b>	8.32	Other Recreational Facilities
<b>Prairie Hills Park</b>	0.65	Basketball Court, Play Area, Picnic Space, Open Space
<b>Prairiewood Park</b>	1.19	Play Area, Horseshoe Pits, Ball Field, Picnic Space, Open Space
<b>Rhododendron Park 1 Greenbelt</b>	5.09	Open Space
<b>Rhododendron Park 2 Greenbelt</b>	21.1	Tennis Court, Play Area, Picnic Space, Open Space; Picnic Space, Open Space; Greenbelt Common Areas
<b>Timber Ridge East Park</b>	0.34	Play Area, Picnic Space, Open Space
<b>Timber Ridge Estates Division 3 Park</b>	3.01	Basketball Court, Play Area, Picnic Space, Open Space; Wetland and Buffer
<b>Wembley Park South Park</b>	1.57	Picnic Space, Open Space
<b>Wilderness Ridge Division 3 Wetland</b>	1.26	Wetland
<b>Total</b>	60.6	

## School Districts

Most of Bonney Lake lies in the Sumner School District. The District's outdoor recreational facilities are available for public use after hours. Figures 6-3 and 6-13 show the schools in Bonney Lake and the CUGA and their recreational facilities. Sumner School District facilities are included as existing facilities assuming the 50% weighting factor in the same manner as HOA parks and open space.

**Figures 6-13 Sumner School District Recreational Facilities in Bonney Lake and CUGA**

<b>School</b>	<b>Softball fields</b>	<b>Baseball fields</b>	<b>Tennis courts</b>	<b>Basketball hoops</b>	<b>Football/soccer fields</b>	<b>Gyms</b>	<b>Other facilities</b>
<b>Bonney Lake Elementary</b>	3			6	1	1	Play area with climbing features and paved games such as hopscotch
<b>Emerald Hills Elementary</b>	2			6	1	1	paved games, play areas with climbing toys and swings
<b>Liberty Ridge Elementary</b>	2			6	1	1	playground equipment
<b>Victor Falls Elementary</b>	2			6	1	1	tetherballs, play area with swings and climbing toys; paved toys
<b>Lakeridge Middle</b>	1	1	2	10	2	2	
<b>Mountain View Middle</b>	1	1	4	8	2	2	
<b>Bonney Lake High</b>	2	1	4	12	1	2	
<b>Total</b>	<b>13</b>	<b>3</b>	<b>10</b>	<b>54</b>	<b>9</b>	<b>10</b>	

The following schools are outside Bonney Lake’s city limits and CUGA but are nearby and sometimes used by City and CUGA residents: Crestwood Elementary and School # 9 in Cascadia (Sumner School District), Lake Tapps Elementary, Dieringer Heights Elementary, and North Tapps Middle School (Dieringer School District).

### Other Private or Commercial Facilities

A commercial driving range along SR 410 is 5.5 acres and provides 12 spaces for golf driving practice.

The Swiss Sportsman’s Club is 40 acres. This private park has multiple buildings on site, including one equipped with a full kitchen. It also has a shooting range (recreational and competition shooting), children’s play area, horseshoe pits, and overnight camping. The Swiss Sportsman’s Club has become a year-around event center for Bonney Lake over the past few years.

### Other Agencies

Pierce County owns Lake Tapps Park, at the north end of the lake. The 80-acre site has restrooms, trails, and a boat launch. It is outside Bonney Lake’s UGA but is used by many city residents. Pierce County also owns an undeveloped 80-acre parcel near the southern boundary of the proposed CUGA annexation area.

### Summary

Allan Yorke Park is the City’s only existing community park. The Sumner School District and private residential developments have filled some of the gap by providing recreational facilities for their constituencies.

## Demographic Data

The major driver of increased park needs is population growth due to residential construction, and projected growth that will be driven by a continued influx of new residents along with a proposed annexation of the CUGA. The following table demonstrates this historical and future growth pattern. The beginning year (2004) represents Bonney Lake population as of the last parks element update.

**Figure 6-14 City and CUGA Historical and Projected Population**

Geographic Area	2004	2005	2006	2007	2008	2009	2010	2015	2020	2025
<b>Current City Limits</b>	<b>13,740</b>	<b>14,370</b>	<b>15,230</b>	<b>15,740</b>	<b>16,220</b>	<b>16,500</b>	<b>17,374*</b>	<b>18,188</b>	<b>19,040</b>	<b>19,932</b>
Sub-Area 1	N/A	N/A	N/A	N/A	N/A	N/A	2,110	2,165	2,242	2,346
Sub Area 2	N/A	N/A	N/A	N/A	N/A	N/A	2,838	2,979	3,071	3,185
Sub Area 3	N/A	N/A	N/A	N/A	N/A	N/A	2,697	3,007	3,774	9,657
<b>Total</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>25,019</b>	<b>26,339</b>	<b>28,127</b>	<b>35,120</b>

\*2010 Census

N/A means Not Available

Different age groups have different recreational needs. The most recent data by age group for Bonney Lake is the 2000 Census (2010 Census age distribution data will be available in 2014). Annexations and growth since then limits the value of this data. Given that proviso, the 2000 Census indicated that Bonney Lake has a large school-age and middle-aged population, and a relatively low proportion of elderly persons. This data indicates a high proportion of families with children. There is no reason to believe this trend has altered significantly. Such families typically desire a high level of parks and athletic facilities. This is corroborated by recent survey data as described below.

## National Recreation and Park Association Standards

For many years, the National Recreation and Park Association (NRPA) recommended the following standards for parks. Because the NRPA did not recommend any succinct standards in their place, many communities still refer to these standards as a benchmark.

**Figure 6-15  
NRPA Park Standards**

	Typical size	Service radius	Typical features	Bonney Lake facilities of this type	Standard
<b>Mini-Park</b>	less than 1/2 acre		Historical marker, civic garden, or memorial	Ascent Park	None
<b>Neighborhood Park</b>	1-10 acres	½ mile	Passive recreation, picnic facilities, play areas, half basketball courts	Lake Bonney Park	1.5 acres per 1,000 pop.
<b>Community Park</b>	10-30* acres	1-2 miles	The above plus league sports fields, tennis courts, swimming, boat ramps, etc.	Allan Yorke Park	6.5 acres per 1,000 pop.
<b>Natural Open Space/Regional Park**</b>	20 or more acres		Green belts, nature parks, trails	Park and Open Space	7.5 acres per 1,000 pop.
<b>Trails</b>				None	3/8 mile per 1,000 pop.
<b>Senior center</b>				Senior Center	1 per 20,000 pop.
<b>Youth center</b>				None	1 per 20,000 pop.

<b>Indoor swimming pool</b>				None	1 per 20,000 pop.
<b>Softball field</b>				At Allan Yorke Park	1 per 3,000 pop.
<b>Baseball field</b>				At Allan Yorke Park	1 per 4,000 pop.
<b>Soccer field</b>				At Allan Yorke Park	1 per 3,000 pop.
<b>Tennis courts</b>				At Allan Yorke Park	1 per 3,000 pop.
<b>Basketball courts</b>				At Allan Yorke Park	1 per 2,000 pop.

Notes:

- 1) blank means not applicable.
- 2) where the NRPA standard was a range, the mean is shown.

\*Bonney Lake Park Board recommends revising this standard to 10-20 acres

\*\*Bonney Lake Park Board recommends splitting this category into two separate categories

Figure 6-16 compares the NRPA standards to the status quo in Bonney Lake as of 20010 and 2025 (the planning horizon of this Plan) if no more parks are developed. Figure 6-17 depicts NRPA standards including the CUGA.

For the purpose of the Existing Supply column in Figures 6-16 and 6-17, each elementary school in the UGA is assumed to provide 3 acres toward the neighborhood park requirement. However, all school facilities are divided by 2 to account for the fact that they are not always available to the general community. School basketball courts are divided by 2 again to reflect their not all being full-court. Combination ball fields have been put in the soccer field column. Similarly, homeowner association parks are counted toward the neighborhood park requirement on the basis of 50% of their acreage because they are not available to the entire population. The driving range and the Swiss Sportsman's Club are not counted since they draw from a larger area.

**Figure 6-16 Application of NRPA Standards to Bonney Lake**

<b>Park Type or Facility</b>	<b>NRPA Standard</b>	<b>Standard applied to 2010 Population</b>	<b>Standard applied to 2025 Population</b>	<b>Existing Supply – City</b>	<b>Existing Supply – Schools, County, HOAs</b>	<b>2010 Deficit (-) or Surplus (+)</b>	<b>2025 Deficit (-) or Surplus (+)</b>
Neighborhood Park	1.5 acre/1,000	26.1	29.9	8.1	35.1	17.1	13.3
Community Park	6.5 acre/1,000	112.9	129.6	44.3	0.0	-68.6	-85.3
Regional Park*	3.75 acre/1,000	65.2	74.8	0.0	0.0	-65.2	-74.8
Open Space	3.75 acre/1,000	65.2	74.8	122.6	85.8	143.2	133.6
Trails	0.375 mile/1,000	6.5	7.5	0.3	0.0	-6.2	-7.2
Senior Center	1/20,000	0.9	1.0	1.0	0.0	0.1	0.0
Youth Center	1/20,000	0.9	1.0	0.0	0.0	-0.9	-1.0
Indoor Swimming Pool	1/20,000	0.9	1.0	0.0	0.0	-0.9	-1.0
Softball Field	1/3,000	5.8	6.6	1.0	5.5	0.7	-0.1
Baseball Field	1/4,000	4.3	5.0	4.0	2.0	1.7	1.0
Football/Soccer Field	1/3,000	5.8	6.6	1.0	4.0	-0.8	-1.6
Tennis Courts	1/3,000	5.8	6.6	2.0	6.0	2.2	1.4
Basketball Courts	1/2,000	8.7	10.0	2.0	14.8	8.1	6.8

\*Includes Park & Open Space

**Figure 6-17 Application of NRPA Standards to Bonney Lake + Proposed Annexation Areas**

Park Type or Facility	NRPA Standard	Standard applied to 2010 Population	Standard applied to 2025 Population	Existing Supply - City	Existing Supply – Schools, County, HOAs	2010 Deficit (-) or Surplus (+)	2025 Deficit (-) or Surplus (+)
Neighborhood Park	1.5 acre/1,000	37.5	52.7	8.1	53.2	23.7	8.6
Community Park	6.5 acre/1,000	162.6	228.3	44.3	0.0	-118.3	-184.0
Regional Park*	3.75 acre/1,000	93.8	131.7	0.0	80.0	-13.8	-51.7
Open Space**	3.75 acre/1,000	93.8	131.7	219.6	106.4	232.1	194.3
Trails	0.375 mile/1,000	9.4	13.2	0.3	0.0	-9.1	-12.9
Senior Center	1/20,000	1.3	1.8	1.0	0.0	-0.3	-0.8
Youth Center	1/20,000	1.3	1.8	0.0	0.0	-1.3	-1.8
Indoor Swimming Pool	1/20,000	1.3	1.8	0.0	0.0	-1.3	-1.8
Softball Field	1/3,000	8.3	11.7	1.0	6.5	-0.8	-4.2
Baseball Field	1/4,000	6.3	8.8	4.0	2.5	0.3	-2.3
Football/Soccer Field	1/3,000	8.3	11.7	1.0	4.5	-2.8	-6.2
Tennis Courts	1/3,000	8.3	11.7	2.0	6.5	0.2	-3.2
Basketball Courts	1/2,000	12.5	17.6	2.0	17.3	6.7	1.7

\*Includes Park & Open Space

\*\*Include 97 acres of Kelley Farm purchased through Conservation Futures

Based on the old NRPA standards, Bonney Lake is deficient in about half of the categories; including the Kelley Farm and CUGA significantly increases deficiencies because there are no developed public parks in these areas. The southern part of the city is most lacking in parks.

## 2010 Parks, Recreation, and Culture Surveys

Throughout 2010 the City undertook several opinion surveys addressing the public’s prioritization of parks, recreation, and cultural arts. A general survey was directed at the public. A more comprehensive assessment was undertaken with the Mayor, City Council, Planning and Design Commissions, and Park Board. In February 2010 City management officials met with student representatives at Bonney Lake High School and Lakeridge Middle School. This section summarizes the results obtained from these three groups.

## General Community Survey

In July and August 2010 Community Services staff and Park Board Members solicited the general public to fill out a one-page parks, recreation, and culture survey. More than 500 surveys were filled out, and 450 (about 90 percent) were filled out completely enough to tabulate. Most surveys came from special events participants, followed closely by participants in organized sports. The rest were submitted through the senior center, the City website, and community newsletters. The Park Board reviewed the 454 community surveys. The following list details the three top park priorities identified by the Park Survey detailed in Appendix A:

- 1. Trails**
- 2. Community Center / YMCA**
- 3. Sports Complex**

## Fulfilling Needs for Each Facility Type

### Neighborhood parks

Per the above tables, by 2025 Bonney Lake's need for neighborhood parks is met with existing supply, largely due to private (HOA) parks that serve surrounding homes. The community survey indicated that neighborhood parks are the park size and type rated highest.

Neighborhood parks are primarily for passive recreation and play equipment, but they may include basketball half-courts or small playfields. They cost approximately \$50,000 for the land and \$300,000 development, for a total of \$350,000. There is no shortfall in Bonney Lake with or without the Kelley Farm and CUGA areas since enough private (HOA) parks meet the NRPA standard.

If additional neighborhood parks were needed in the future they could be provided by new residential developments or converting private (HOA) parks or existing open space to neighborhood park use.

### Community Parks

By 2025, Bonney Lake will need 150 additional acres of community park. Ideally, this should take the form of several new parks, located so that community parks are dispersed throughout the community. Alternatively, the City could satisfy the deficit in the form of one large park in south or central Bonney Lake. The community surveys and NRPA tables indicate the park(s) should include softball, baseball, soccer, and multi-purpose fields, tennis and basketball courts, play equipment, picnic areas, and trails. By fully developing the proposed community parks, the need for ball field and sport court facilities will be automatically met. The Midtown Park & Open Space and Brookside parcels (see below) can be converted to community parks by investing in additional facilities; using these parcels would reduce needed land acquisition to approximately 85 acres. In addition, the 97 acre Conservation Futures acquisition includes 12 acres of active recreation which reduces the land acquisition needs by at least another 12 acres. The cost will be approximately 85 x \$50,000 (for the land, or about \$4,250,000) plus 150 x \$150,000 (for development, or \$22,500,000), for a total of \$26,750,000. Due to the shrinking supply of suitably located vacant land, the City should acquire the site(s) as soon as possible, then construct the park(s) as funding becomes available. Development should be complete by 2025. Incorporating the CUGA, the community park need jumps to 248 acres for a total land and development cost of \$45,250,000. The site selection criteria are as follows:

1. First preference goes to more than one new community parks so located that they are dispersed within the community. That is, one of the new parks could be in south Bonney Lake, the other in central Bonney Lake, or one could be in southwest Bonney Lake, the other in southeast Bonney Lake.
2. Second preference goes to one large park located in south or central Bonney Lake.
3. For accessibility, the sites should be within or in close proximity to the Bonney Lake city limits
4. The site(s) should have substantial flat and developable areas.
5. The site should be available on reasonable terms.

The City has drawn up three different master plans for the future Allan Yorke expansion site (AKA "Moriarty property"). While a consensus has not been reached where items will be located, a number of features have been discussed. The final master plan will likely include some or all of these elements: amphitheater, BMX course, sport courts, picnic shelter(s), a pavilion, additional parking, restrooms, and a sidewalk/boardwalk along the west side of West Tapps Highway.

The community surveys indicate a strong need for a sports complex. A sports complex rated third highest in the citizen survey. Such a complex to meet future (2025) needs within the current Bonney Lake city limits would cost approximately \$12 million for constructing a mix of ten natural and artificial turf fields on 40 acres. To meet this (2025) need incorporating the CUGA, approximately 20 natural and artificial turf fields on 80 acres would cost approximately \$24 million. A good start would be to construct a six-field complex on 20 acres at a cost of about \$6 million, assuming current city limits, or a ten-field complex on 40 acres at a cost of about \$12 million, assuming annexation of the CUGA. These design/construction cost estimates are based on an assumption of \$300,000 per acre.

Using existing City-owned property to help meet park needs can save the expense of buying more property. This Element assumes existing dedicated open space and storm ponds in the Brookwater neighborhood will be utilized to meet some community park needs south of SR 410. The current goal is to model this new community park based on

methods suggested in a document produced by King County entitled “The Integrated Pond.” This park is expected to feature a three-acre field that can be used for pickup ball games, special events such as concerts, and passive recreation; sport courts, playgrounds, and parking (converted from existing storm ponds); and recreational trails. The “Integrated Pond” document can be downloaded from the Internet at:

<http://your.kingcounty.gov/dnrp/library/1998/kcr745/intro.pdf>

<http://your.kingcounty.gov/dnrp/library/1998/kcr745/enhancement.pdf>

<http://your.kingcounty.gov/dnrp/library/1998/kcr745/casestudies.pdf>

### Trails

Currently the City has a ¼ mile gravel trail through Allan Yorke Park. By 2025, Bonney Lake will need 6.5 miles of new trails. Bonney Lake’s trails should integrate with existing and proposed regional trails shown on Figure 6-19. When the system is complete, Bonney Lake citizens will be able to walk, run, bike, or roller blade to Sumner, Puyallup, Orting, Wilkeson, Buckley, and Enumclaw via the Foothills Trail which Pierce County is building in railroad rights-of-way in the South Prairie Creek/Carbon River/Puyallup River valley. The Foothills Trail will connect to the Interurban Trail, allowing trail access to Auburn, Kent, and Seattle as well. Most of this system will be well separated from the noise and danger of vehicular traffic. With the added option of routes that will lie within road rights-of-way, citizens’ possible non-motorized travel destinations will be far greater still.

Most of Bonney Lake’s trail mileage will be in the Fennel Creek Trail, which the City has proposed since 1997. See Figure 6-20. This trail will ultimately link westward and eastward with the Foothills Trail.

The City’s portion of the trail will begin at Victor Falls, where it will connect with the Foothills Trail via at least one of the following possibilities. 1) The City encourages Pierce County to extend the Fennel Creek Trail west down the Fennel Creek canyon to the creek’s mouth. From that point, on-road routes will lead to the Foothills Trail. 2) The Rhodes Lake Road Corridor (see the Transportation Element) is planned to include a roadside path that could connect the Fennel Creek Trail westward to the Foothills Trail.

From Victor Falls, the Fennel Creek Trail will run north and east along one or both sides of Fennel Creek to 214<sup>th</sup> Ave. The Pierce County’s Non-Motorized Transportation Plan includes a roadside pedestrian route along 214<sup>th</sup> Ave., which hikers and bikers can follow northbound to the Cascade Water Alliance flume. Pierce County’s trail plan shows a low-priority trail along the flume to Buckley, where it will connect with the Foothills Trail. The City encourages Pierce County to upgrade the priority of the Cascade Water Alliance flume trail.

That portion of the Fennel Creek Trail in City jurisdiction, including the spur to Allan Yorke Park, will be about 5.2 miles long. See the Natural Environment Element for a discussion of the Fennel Creek environmental corridor.

One of the conditions of the change in land use designation and zoning of the area east of the Park was that a one-mile, 50 foot wide soft surface perimeter trail be installed on the perimeter of future residential development.

Figure 6- 20 also shows further options. A trail could run from Allan Yorke Park east to 214<sup>th</sup> Avenue. Parts of this trail would have to be within street rights-of-way. These options will make up the remaining miles of trails, as follows:

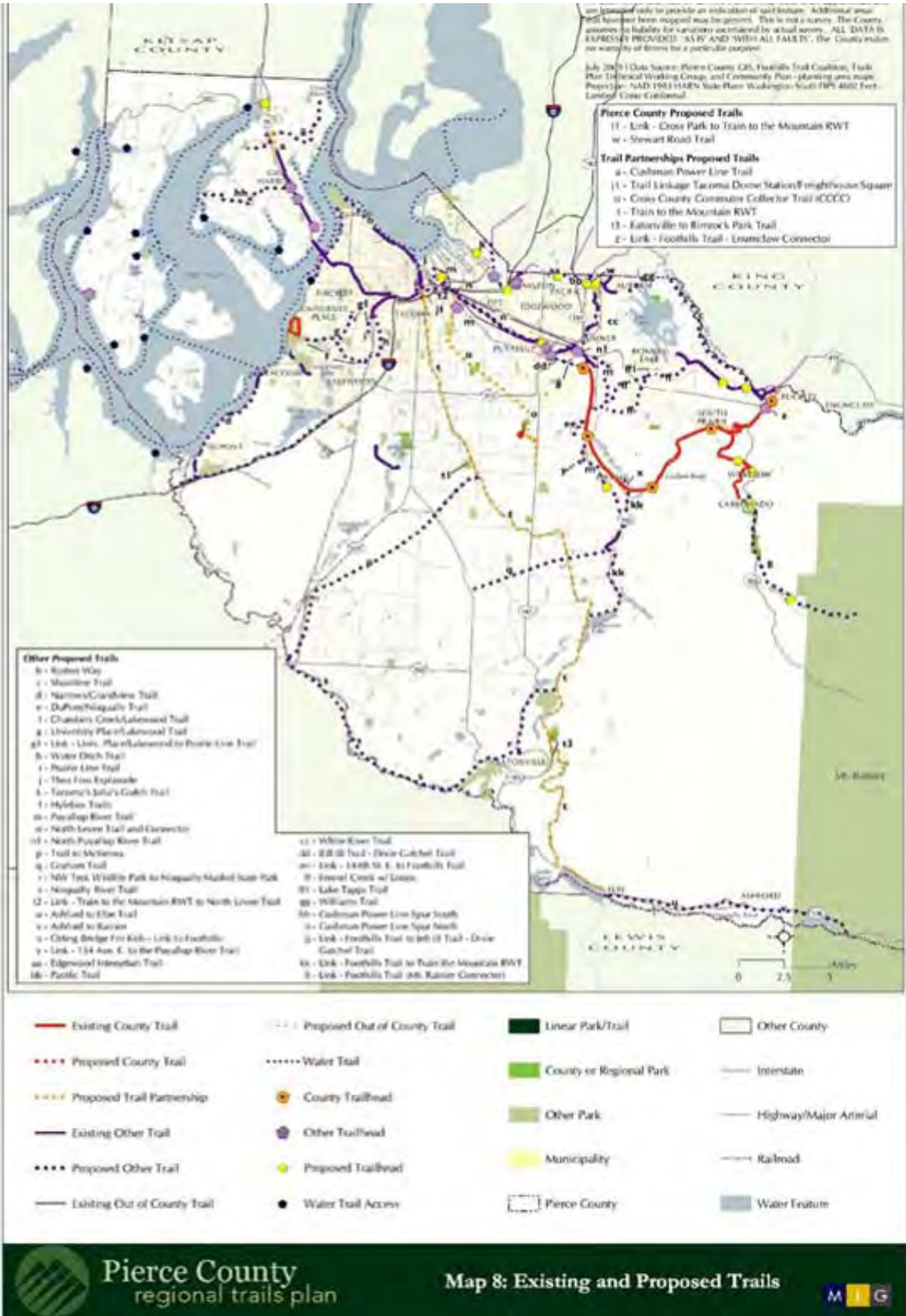
Fennel Creek Trail w/ spur to Allan Yorke Park	5.2
New perimeter trail in Park	1.0
Other trails	1.0
Total	7.2 miles.

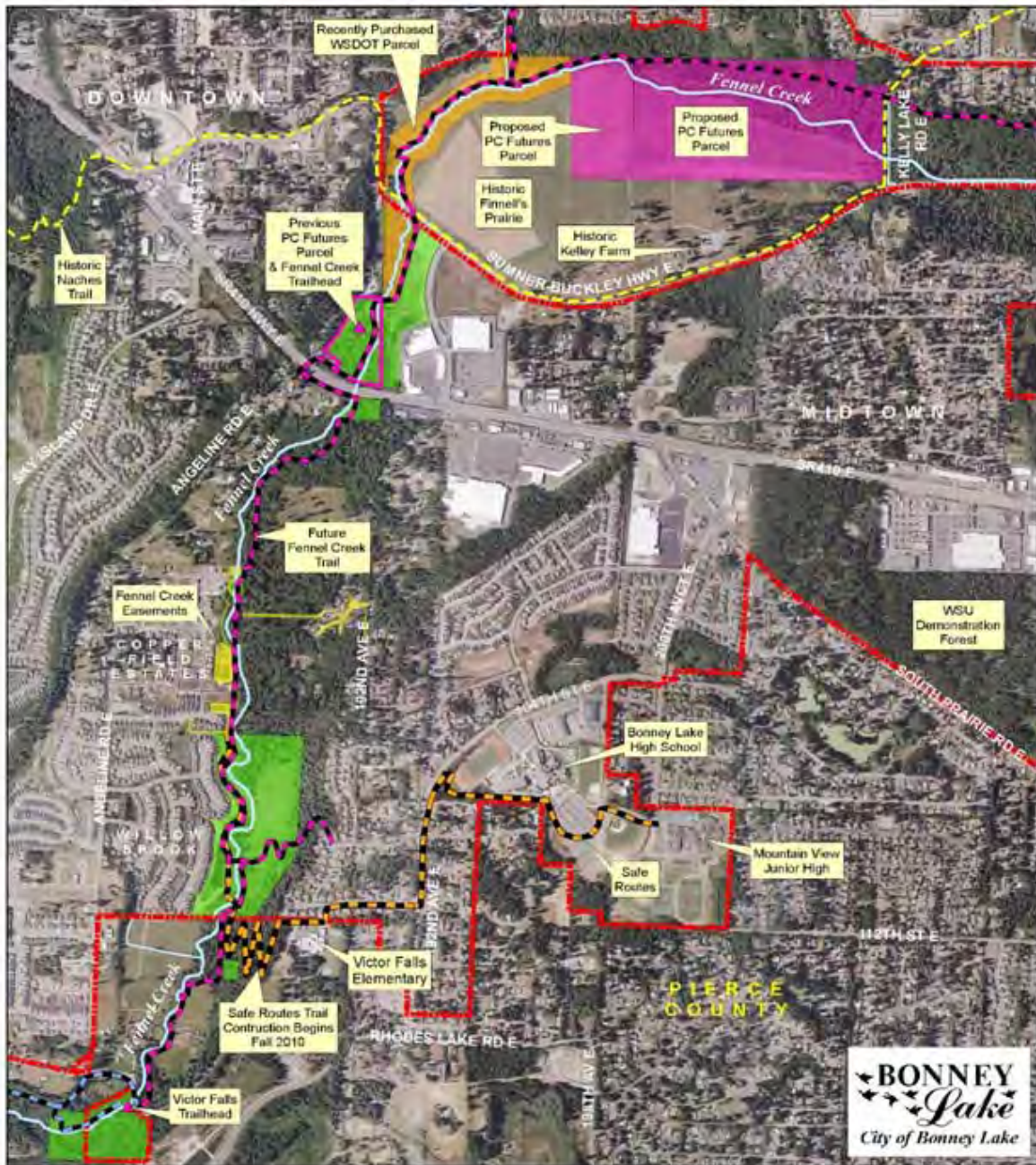
Bonney Lake’s trails will connect at various locations to sidewalks in the Bonney Lake street network in accordance with the Bonney Lake Non-Motorized Transportation Plan. As shown in Figure 6-20, the Fennel Creek Trail includes some short spur trails that will connect to the sidewalk system or important pedestrian destinations. The City already has received grant funding to complete one mile of trail between the Willowbrook subdivision and Victor Falls Elementary School (see Figure 6-21).

The Fennel Creek Trail Plan estimates that the Fennel Creek Trail with spur to Allan Yorke Park will cost approximately \$7,705,000 for construction plus \$1,000,000 for acquisition plus \$474,000 for wetland mitigation, for a total cost of \$9,179,000. Paving the trail in Midtown Park and the other mile of trail will cost about \$2,000,000. This million-dollars-per-mile cost estimate assumes that most of the trail right-of-way will have to be purchased, but not all, and that these trails will cost somewhat less than the Fennel Creek Trail per mile. Subdivisions in trail corridors can be required to dedicate trail right-of-way to the public. Right-of-way need not be purchased in future community parks. The cost assumes a range of terrain conditions. Total trails cost is ( $\$9,179,000 + \$2,000,000 =$ ) \$11,179,000.

Including the CUGA, the trails deficiency increases to 12.9 miles at an additional cost of \$5,700,000.

The trails deficit should be remedied as soon as funding becomes available. Priority should be placed on acquiring right-of-way which cannot be expected from the subdivision process. All 6.2 miles should be built by 2025 and preferably sooner since trails were identified as the highest priority in the citizen survey.





### Fennel Creek Corridor

Mid-Puyallup River Basin

Figure 6-20



May 26, 2010

- Legend**
- Fennel Creek & Tributaries
  - Proposed Pierce County Futures Parcels
  - Camner Parcel - Previous Pierce County Futures Purchase
  - WSDOT Parcels
  - City-Owned Property
  - Fennel Creek Easements
  - Future Fennel Creek Trail
  - Future Trail Connections
  - Safe Routes to School
  - Historic Naches Trail
  - Bonney Lake City Limits
  - Fennel Creek Trailhead

**Community Center/YMCA**

The community center/YMCA should be located in the new Park. This type of facility had the second highest ranking in the citizen survey. The survey rated a YMCA as the preferred model. A swimming pool was also rated as a very high priority in the citizen survey and therefore should be included in the community center/YMCA. It will cost approximately \$300 per square foot times 40,000 square feet for a total of \$12,000,000. If the CUGA is annexed a larger facility of 60,000 square feet should be constructed at a cost of \$18,000,000.

A 2008 telephone survey showed that 20,000-25,000 local residents would join a YMCA. A proposed Letter of Understanding between the City and YMCA was generated in February 2011. This preliminary agreement includes a 40,000 to 50,000 square foot YMCA to be constructed following successful passage of a voted bond in 2012 (requires 60% approval) and a long-term master plan to increase the size of the facility to 70,000 square feet. A competitive swimming pool is included in the cost estimate. The site will be located on 10 acres in Midtown Park. This preliminary agreement is scheduled to be finalized by the end of 2011.

A multi-purpose public building could still be an unmet need if it is not incorporated within the YMCA. A cost estimate cost is about \$2.5 million for a facility comparable to Pioneer Pavilion in downtown Puyallup. That facility was originally intended to facilitate a “farmers’ market.” This plan does not specify a preferred location for such a building; possibilities are adjacent to the YMCA, downtown civic center, or Allan Yorke Park.

**Capital Costs**

The approximate total cost of the above, assuming the present Bonney Lake city limits, is as follows. These estimates are good for advance planning purposes only.

neighborhood parks	\$0
community parks	\$12,750,000
trails	\$11,179,000
community center	\$14,500,000
<b>Total:</b>	<b>\$38,429,000</b>

Incorporating the CUGA increases community park needs by \$15,950,000; trail needs by \$5,700,000; and community center needs by \$6 million, thereby increasing the total to \$66,079,000.

**Park Maintenance Costs**

The City needs to be award of the costs of operating new park and recreation facilities once they are constructed. It currently costs the City annually approximately \$3,334 to maintain an acre of community park land and \$11,948 to maintain an acre of neighborhood park land. These costs reflect a current allocation of 2011 budgeted expenses within the Parks Division. At present the City has no paved trails and less than one mile of gravel trail, so this plan utilizes a maintenance cost of \$2,000 per mile for trails, based on a widely cited 2005 study published by the Rails-to-Trails Conservancy. Parks and trails do not normally generate offsetting revenues. In terms of anticipated maintenance costs, it would annually cost the City the following amounts to maintain the new capital construction listed above (assumes city limits):

Type of Park	# of Acres/Miles	Unit Maintenance Cost	Annual Maintenance Cost
Neighborhood Parks	0	\$11,948 per acre	0
Community Parks	85	\$3,334 per acre	\$283,390
Trails	7.2	\$2,000 per mile	\$14,400

# Coordination with Other Agencies on Regional Facilities

## Regional Parks

The previous park plan concluded that Bonney Lake is too small to provide a regional park and defined the “region” as Pierce County, which owns an 80-acre site at the southeast corner of 198<sup>th</sup> Ave. and 128<sup>th</sup> Street. The site’s terrain and location are well suited for a regional park. Pierce County’s master plan for this site is shown in Figure 6-21. This plan was adopted by Pierce County in 2008 and primarily consists of passive open space and a community center. The City encourages Pierce County to review and complete construction resulting from the master plan. The City also urges the County to re-consider all park needs, both passive and active recreation. If the City annexes the CUGA the master plan for this site should be reviewed to ensure it is consistent with the City’s overall needs. The 2010 Bonney Lake citizen survey identifies a mix of active and passive recreation as the City’s top priority, namely ball fields, trails, and a recreational facility (i.e. YMCA).

The NRPA standards indicate that Bonney Lake’s population has grown to the extent that the City might consider providing a regional park of its own. Typically, regional parks are larger than community parks. The City might also wish to consider combining community and regional park needs together at a single site if a suitable parcel becomes available for future acquisition.

The City plans to coordinate with other agencies on recreational programming. See Maintenance, Operations, and Recreation Programs.



Figure 6-22 Proposed Master Plan for Pierce County's Buckley-Bonney Lake Plateau Regional Park

# Potential Funding Sources

Following are alternatives for funding parks.

## City General Fund

The general fund, generated through property taxes and other sources, has been the main source of funding for Bonney Lake parks maintenance and operation.

## User fees

Users of the Allan Yorke Park boat ramp pay user fees which go into the general fund to offset park-related operation and maintenance expenses. A telecommunications tower in Allan Yorke Park generates lease revenues which accrue to the parks capital program.

## Washington State RCO Grants

The Resource Conservation Office (RCO) is a source of grants for parks and recreation. The RCO receives its funds from state and federal sources.

## Pierce County Conservation Futures Grants

This Pierce County program protects threatened open spaces, timber lands, wetlands, wildlife habitats, and farm lands in Pierce County. The funds are used to purchase the land or the land's development rights. The program is funded by a tax of up to \$.0625 per thousand dollars of assessed property value. Individuals, non-profit groups, and local governments can nominate a property for purchase. Properties are nominated annually. A citizen's advisory board recommends to the Pierce County Council, which makes the final selection. This funding has been utilized for two recent acquisitions within the Fennel Creek Corridor.

## Metropolitan Park District (MPD)

RCW 35.61 allows for creation of a metropolitan park district that is co-extensive with the city limits. Based on year 2009 assessed value and assuming the current city limits, the MPD could a) bond up to \$6 million (0.25%) without a vote to increase bonded debt limit and b) raise a property tax levy of up to \$0.75 per \$1000 of assessed value, generating up to \$1,795,317 per year. The bond limit could increase to \$60 million with a 60% vote of the public.

## Parks and Recreation District (PRD)

RCW 36.69 allows the county council to create a Park and Recreation District with any boundaries. Based on year 2009 assessed value and assuming the current city limits, the PRD could sell bonds and levy taxes up to \$0.60 per \$1000 of assessed value, generating up to \$1,436,254 per year. An excess levy is possible with a 60% vote of the public.

## General Obligation Bond

General obligation bonds are voter-approved bond issues whose debt is serviced by an additional property tax levy. The revenue is a function of rate times assessed value. The assessed value of Bonney Lake for 2009, and assuming the current city limits, was \$2,393,756,664. The general obligation bond would increase property tax collections by the amount of the proposed levy times assessed value.

## Impact Fees and Real Estate Transfer Taxes

The Growth Management Act allows cities to impose impact fees for capital facilities such as parks. The impact fee must reasonably represent the cost which the City will bear as a result of the development action (usually restricted to housing units) triggering the impact fee. Those costs are a function of the adopted capital facility plan (this document) The impact fee cannot be used to pay for alleviating existing facility deficits. The City also allocates a portion of real estate transfer taxes, known as “REET,” to assist with parks-related capital expenditures.

This Plan considers a range for future park impact fees. The lower end park impact fee would be equal to the projected costs of this Plan divided by total households in 2025. Therefore the lower impact fee including just the current Bonney Lake city limits is \$5,398 (total cost of \$38,429,000 divided by 7,119 households or 2025 population of 19,932 divided by 2.8 persons per household). The lower end impact fee incorporating the CUGA is \$5,268 (total cost of \$66,079,000 divided by 12,543 households or 2025 population of 35,120 divided by 2.8 persons per household).

The maximum park impact fee the City could impose is calculated based on the NRPA standards and cost assumptions utilized in this Plan, as follows.

**Neighborhood parks** cost \$350,000 per acre. 1.5 acre is required per 1,000 people assuming the NRPA standards. Thus the cost per person is \$ 525. The average household size is 2.8 in Bonney Lake. Thus the maximum impact fee for neighborhood parks is \$1,470.

**Community parks** cost \$200,000 per acre. 6.5 acres are required per 1,000 people. Thus the cost per person is \$1,300. The average Bonney Lake household size is 2.8. Thus the maximum impact fee for community parks is \$3,640

**Trails** will cost \$11,179,000, an average of \$1,552,639 per mile. 0.375 miles are required per 1000 people, thus one mile is required per 2,666 people. Thus the cost per person is \$582. The average household size is 2.8. Thus the maximum impact fee for trails is \$1,630.

The **community center/YMCA** will cost \$300 per square foot. The NRPA standard is 40,000 sq. ft. per 20,000 people or 2 sq. ft. per person. The average household size is 2.8. That is, one household requires 5.6 square feet. 5.6 times \$300 is \$1,680, which is the maximum impact fee for the community center/YMCA.

The total maximum impact fee based upon meeting the NRPA standards is  $(\$1,470 + \$3,640 + \$1,630 + \$1,680) = \$8,420$ . This represents an upper limit on the parks impact fee.

## Proposed Funding

The City will use impact fees together with other sources as follows to fund the total parks cost. The amounts shown for grants represent modest assumptions.

City General Fund	\$1,000,000
Washington State RCO Grants	\$1,000,000
Safe Routes to School Grant	\$1,000,000
Pierce County Conservation Futures Grants	\$ 750,000
General Obligation Bond-(s)	\$31,960,764
Impact Fees (at current fee)	\$ 2,718,236 (assumes 914 new households)
<b>Total:</b>	<b>\$38,429,000</b>

Incorporating the CUGA, impact fees would increase to \$10,730,192 (assumes 3,608 new households), and total expenditures increase to \$66,079,000. G.O. Bond(s) would need to increase by \$19,638,044 to \$51,598,808.

# Operations, Maintenance, and Recreation Programming

The City makes its parks available to organizers of recreational activities such as Little League and Sumner Soccer. The Bonney Lake Senior Center provides a place to visit and participate in organized activities, including bingo, luncheons and field trips. The City provides funding for the senior center facility and five staffers, sometimes supplemented with grant funds and sponsorships, while user fees and bingo revenue typically fund daily activities. The senior center is oftentimes rented out to local groups for a nominal fee, and this revenue is returned to the General Fund to help offset operational expenses.

Maintenance of City parks is funded by General Fund contributions, “Zoo-Trek” sales taxes passed by Pierce County voters in 2001, boat launch fees, park rentals, and cellular lease revenues. At present the City has two full-time staffers and several seasonal workers. Park staff also support Bonney Lake’s urban forestry efforts and community events such as Parks Appreciation Day, Arbor Day, and Beautify Bonney Lake. The anticipated maintenance costs associated with facilities described in this plan are included in a previous section.

The City employs a special events coordinator who coordinates numerous events including Bonney Lake Days, entertainment in City parks (i.e. movies and concerts), and special events such as an Easter Egg Hunt, “Bark in the Park,” Parks Appreciation Day and Beautify Bonney Lake. Bonney Lake Days is a city-wide celebration that occurs every August. Activities have included carnival games, amusement park rides, food vending, arts and crafts, and a street dance. Beautify Bonney Lake is an annual civic event coordinated with and sponsored by numerous local organizations to do civic volunteer projects on City-owned properties. Special events and activities are funded largely by contributions by local businesses, sponsorships, and grants.

The Sumner/Bonney Lake Parks and Recreation Department of the Sumner School District organizes adult classes, adult and youth sports, and specialized forms of recreation such as aerobics, arts and crafts, and yoga. This organization is funded jointly by the Cities of Sumner and Bonney Lake and the Sumner School District, and programming is based on input from the three funding partners. These classes are held at various Bonney Lake schools. The District also sponsors seasonal clinics and league play for all ages in volleyball, basketball, softball, and soccer using school facilities in Bonney Lake and Sumner. The future of this partnership can be expected to evolve as the Cities of Sumner and Bonney Lake look to develop YMCA or similar recreation facilities in their respective communities.

As Bonney Lake’s parks become more substantial, maintenance and operations spending will have to increase. New fields will encourage the development of new leagues, with associated operational costs. For example, constructing a sport complex and miles of trails will require adding more maintenance and administrative staff or perhaps outsourcing certain activities. As Bonney Lake grows and its demographics become more distinct from its neighbors, the City may choose to undertake its own initiative and rely less on partnerships with other entities.

## Goals and Policies

**Goal 6-1** *Provide cost-effective parks and recreation facilities as necessary to maintain the level of service standards stated in this Element.*

**Policy 6-1a** *Provide parks and recreational facilities that enhance the City’s natural setting, respect natural resources, and preserve the community character.*

**Policy 6-1b** *Where land is conserved due to environmental limitations such as wetlands or riparian corridors, consider providing public access if compatible with conservation goals.*

**Policy 6-1c** *Incorporate historical and cultural sites, markers, or activities into the park system where feasible.*

**Policy 6-1d** *Keep the parks safe through proper design, visibility, maintenance, supervision, and education as to acceptable behavior.*

- Policy 6-1e*      *Require new developments to either pay impact fees or provide parks as necessary to maintain the level of service standards, accepting only land that meets the site selection criteria for the applicable facility type.*
- Policy 6-1f*      *Develop and update master plans for the improvement of existing parks.*
- Policy 6-1g*      *Design the parks to require low maintenance, and adequately fund maintenance.*
- Policy 6-1h*      *Design recreational facilities to be accessible to all citizens, including the disabled.*
- Policy 6-1i*      *The strategies and site selection criteria contained in “Fulfilling the Standard for Each of Facility Type” shall have the status of policies.*
- Policy 6-1j*      *Finance parks acquisition and development through a combination of tax revenues, grants, and park impact fees.*
- Policy 6-1k*      *Concentrate on acquiring park sites before development or improvement of existing parks.*

**Goal 6-2      *Develop a balance of passive and active recreational facilities.***

- Policy 6-2a*      *Encourage recreational programs for youth and adult leisure sports.*
- Policy 6-2b*      *Provide athletic facilities meeting competitive playing standards, concentrating on those field and court activities which attract the most participants.*
- Policy 6-2c*      *Illuminate fields and courts to allow greater use by working adults and tournaments.*
- Policy 6-2d*      *Develop a community center which facilitates year-round indoor athletic activities.*

**GOAL 6-3      *Create a system of pedestrian/bicycle trails through pleasant natural ecosystems.***

- Policy 6-3a*      *Where possible, use trails to link parks, open spaces, schools, community facilities, sidewalks (see Transportation Element), and other agencies’ trails, such as the Pierce County Foothills Trail.*
- Policy 6-3b*      *Require subdivisions along the Fennel Creek corridor to dedicate trail right-of-way and develop their portions of the trail.*
- Policy 6-3c*      *Require new subdivisions to provide internal pathways as necessary to connect the subdivision to nearby pedestrian destinations. See Figure 6-13 in the Transportation Element.*
- Policy 6-3d*      *Extend trails through nature conservation areas corridors where possible without compromising ecosystems.*

**GOAL 6-4      *Cooperate with other organizations and individuals to maximize recreational opportunities.***

- Policy 6-4a*      *Encourage homeowner associations, churches, and schools to develop recreational facilities.*
- Policy 6-4b*      *Where appropriate, provide recreational programs cooperatively with other agencies such as Pierce County and the school districts.*
- Policy 6-4c*      *Encourage Pierce County to provide regional parks and satisfy the recreational needs of the proposed Cascadia development.*

*Policy 6-4d Take over maintenance and operation of existing homeowner-owned parks only if the homeowners association offers the park to the City as a gift for public use.*

*Policy 6-4e Encourage private parties to help provide recreational facilities through donations, sponsorships, and volunteerism.*

*Policy 6-4f Encourage the formation of garden clubs to develop and maintain flower gardens where now there are barren, weed infested areas within highly visible City rights-of-way*

*Policy 6-4g If land owned by other public entities is no longer needed for its original purpose, and if said land is suitable for parks, arrange to retain or acquire that land and convert it to park use.*

## **BONNEY LAKE PARK BOARD RECOMMENDATIONS FOR PARK PLAN**

### Overview

When reviewing the data results of the 450 completed surveys tabulated in mid-2010 and comparing them to the NRPA Standards applied to Bonney Lake's current numbers shown in Figure 6-11, there is a close correlation between the survey findings and the NRPA statistics. Those items in Figure 6-11 that show the greatest deficits are also the same ones that received the most votes and highest rankings on the community surveys. Listed in chronological order below are those items that received the highest #1 ranking votes within the various categories listed on the survey form. (*Note: Reference to Figure # that includes the survey results spreadsheet.*)

### Trails

The item that received the most #1 ranking votes on the surveys was "Trails", listed under "Passive Recreation". It received 75% of votes for the first place ranking. Fortunately the proposed Fennel Creek Trail is tentatively designed to extend 9 miles through Bonney Lake and connect to the regional Foothills Trail system, thereby nearly eliminating the entire deficit projected for local trails by 2025.

We strongly support and encourage the development of the Fennel Creek Trail and view that feature as a benchmark accomplishment by the city and a great benefit for the citizens of Bonney Lake.

### Indoor Swimming Pool

An "Indoor Swimming Pool" was the second most popular survey item ranked and captured over 50% of the #1 ranking votes under the "Water Features" category. The NRPA Standards indicate a ratio of 1 pool for a population of 20,000. The current population is nearly 17,000 but with anticipated population growth by 2025 the demand for this feature will increase. However, since a public swimming pool would inevitably be used by neighboring communities, the considerable cost of construction and maintenance of an indoor swimming pool might best be undertaken by a regional coalition of municipalities which would be funded by an approved levy, rather than become the sole financial responsibility of Bonney Lake.

However, if Bonney Lake adds a swimming pool into a community center, the city would most likely be responsible for its costs. (See "YMCA/Community Center" on Page 2.)

### Sports Fields

Within the category of "Active Recreation" the line item for "Sports Fields" received nearly 50% of the #1 ranking votes, and was the third favorite item on the surveys. There is no question that there is a dire need for adequate sports fields in Bonney Lake. The NRPA data in Figure 6-16 shows more than a 10% deficit between softball, baseball, football and soccer fields, and a 23% deficit when the additional CUGA figures are added in per Figure 6-17, by the year 2025.

In addition to the survey data that indicates a strong need for Sports Fields, the Park Board has also heard recent testimony from representatives of various youth athletic organizations within Bonney Lake who have expressed their frustration regarding the lack of suitable playing facilities and the logistical problems they encounter. They have also made the valid point that an investment in more and better fields would result in additional business and tax revenue for the city.

Per the year 2000 census data, Bonney Lake has a large school age population that will continue to increase with the addition of more family homes and planned communities. Therefore, we can only anticipate a much greater need for these facilities in the future.

### YMCA/Community Center

In the category of "Recreation Facilities", the combination of votes for a community center and YMCA/Boys-Girls Club was more than 300 votes. In Figure 6-15 for the NRPA Standards there was no listing specifically for this type of

facility, but does show for a “Youth Center” a ratio of 1 per population of 20,000. This type of facility should be made a top priority.

The YMCA scored higher than the more generic “Community Center” designation, possibly due to its greater name recognition and historical identification. It is the opinion of the Bonney Lake Park Board that the city should place emphasis on a community center rather than a YMCA for several reasons. First, a YMCA is currently being planned for the neighboring city of Sumner in the near future. Therefore, it would be redundant to have another YMCA facility built in close proximity. Secondly, we feel that a community center could be designed to more adequately address the specific needs of Bonney Lake’s residents, and would give its citizens more control over costs, fee structure and administrative functions. The other important benefit for this type of facility is its inherent ability to create a sense of community, as its name implies, which improves an area’s livability.

**Performing Arts Center**

A “Performing Arts Center” received the most votes within the “Cultural Arts” category. This item is not listed in the NRPA Standards applications table, so it probably should not be considered an essential element to the Park Plan. However, in future, the possibility of a performing arts center much like the one located adjacent to the Auburn High School, which is shared by both the student body and the general public could be considered.

Further, this type of public facility will be covered in the new Cultural Resources Element which will be undertaken subsequent to the finalization of the revised Park Plan. The reason this topic was included in the park survey was for information purposes only.

**Parks**

Although the size designations differ between those on the NRPA Standards charts and those listed on the surveys, the most votes were cast for the mid-sized neighborhood parks that measure 1 to 10 acres, which also registered the greatest deficit per the NRPA Standards.

With a 40-acre park planned for Midtown that the city recently acquired, that could make up a significant part of the projected deficit for Regional Parks in the area.

Apparently people prefer the convenience of moderate sized parks that are within walking or a short driving distance from their homes, which would account for the popularity of the 1 to 10 acre variety.

**Conclusion**

Bonney Lake has been named as one of the fastest growing cities in Western Washington. The current population is nearly 17,000 and the projected population, just within its current boundaries, will be more than 29,000 by 2025. With the additional planned CUGA annexations (See Figure 6-14) it will be approximately 45,000 which means the population growth could nearly triple within the next 15 years. With the current deficits of public parks and other recreational facilities in our area the city needs to put forth a careful but aggressive plan to meet the recreational needs of its growing community. Special consideration needs to be taken to ensure that Bonney Lake will remain an attractive and rewarding place to live.

<b>Summary of Park Survey by Category</b>								
<b>2010 Park Survey Summary Results</b>								
<b>CATEGORY</b>	<b>Total #1</b>	<b>Total #2</b>	<b>Total #3</b>	<b>Total #4</b>	<b>Total #5</b>	<b>Total #6</b>	<b>Total #7</b>	<b>Average*</b>
<b>ACTIVE RECREATION</b>								
Sports Field Complex	224	72	95	63				1.99
Basketball and Tennis Courts	28	107	161	158				2.99
Playground Equipment	109	146	104	95				2.41
Fitness Center/Programs	93	129	94	138				2.61

<b>RECREATION FACILITIES</b>								
YMCA or Boys/Girls Club	218	110	79	47				1.90
City Community Center/programs	114	173	118	49				2.22
Expanded Senior Center	71	64	88	231				3.06
Teen Recreation Center	51	107	169	127				2.82
<b>WATER FEATURES</b>								
Outdoor Boating	41	41	84	288				3.36
Outdoor Swimming	73	147	188	46				2.46
Indoor Swimming Pool	238	123	64	29				1.74
Outdoor Water Park	102	143	118	91				2.44
<b>SPECIAL USE</b>								
Community Garden	180	122	58	94				2.15
Dog Park	159	139	80	76				2.16
Additional Skate Park	61	93	180	120				2.79
BMX Facility	54	100	136	164				2.90
<b>PASSIVE RECREATION</b>								
Trails	252	115	65	22				1.69
Picnic Shelters	117	157	153	27				2.20
Natural Open Space	63	157	192	42				2.47
Disc Golf	22	25	44	363				3.65
<b>CULTURAL ARTS FACILITIES</b>								
Museum	56	92	134	172				2.93
Performing Arts Center	149	160	120	25				2.05
Veteran's Memorial	113	59	127	155				2.71
Amphitheater	136	143	73	102				2.31
<b>SPECIAL EVENT PROGRAMS</b>								
Bonney Lake Days	262	91	64	37				1.73
Tunes at Tapps	67	164	136	87				2.54
Friday Night Flix	40	117	181	116				2.82
Kids Club at Cedarview Park	85	82	73	214				2.92
<b>TYPES OF PARKS 1-4</b>								
Regional Park 50+ acres	145	118	79	112				2.35
Neighborhood 1-10 acres	172	160	109	13				1.92
Pocket Parks < 1 acre	40	78	130	206				3.11
Linear Park (Trails)	97	98	136	123				2.63
<b>CATEGORY IMPORTANCE</b>								
Active Recreation	172	87	90	26	25	35	19	2.62
Passive Recreation	25	78	90	109	76	35	41	3.89
Recreation Facilities	98	142	99	52	37	14	12	2.73

Cultural Arts Facilities	61	20	42	67	90	91	83	4.56
Water Features	52	75	64	68	75	61	59	4.01
Special Event Programs	29	35	50	99	87	131	23	4.46
Special Use	17	17	19	33	64	87	217	5.73

\*Note: Lowest number indicates that category is most important while highest number indicates least important

#### Survey of Mayor, City Council, Planning and Design Commissions, and Park Board

In May 2010 the Park Board and Community Services staff developed a comprehensive survey that was sent to the Mayor, City Council, Design and Planning Commissions, and the Park Board to complete. Staff received fifteen of 27 surveys which were generally filled out as instructed. The first part of the survey asked two questions regarding familiarity with City of Bonney Lake parks, nine questions concerning satisfaction levels with various aspects of City parks, two questions regarding safety, four questions related to City-sponsored special events, and one pertaining to the arts. The second part of the survey asked nine questions asking for the relative importance of four clusters of park features, three questions regarding participation in recreational activities and special events, and asked respondents to list the top five of 20 selected park features.

Respondents considered themselves to be familiar with City of Bonney Lake parks, typically visit them between once per week and once per month, and consider Bonney Lake parks and playground equipment to be safe. Most frequently participate in City events and are generally very satisfied with them. Performing, visual, and literary arts are considered to be quite important. Following are some additional observations based on survey results:

- A. Following summarizes relative satisfaction levels:
  - 1. Parks in general – somewhat satisfied
  - 2. Playground facilities – somewhat to very satisfied
  - 3. Picnic shelters – somewhat satisfied
  - 4. Restrooms – split between satisfied and dissatisfied
  - 5. Ballfields – somewhat satisfied with a few at both extremes
  - 6. Fitness areas – somewhat dissatisfied
  - 7. Trails – split evenly from somewhat satisfied to very dissatisfied
  - 8. Outdoor swimming areas – mostly somewhat satisfied with a few dissatisfied
  - 9. Parking – slightly more satisfied than dissatisfied
- B. Soccer is a preferred sport over baseball, softball and basketball.
- C. Trails rated far higher than any other form of passive or active recreation.
- D. Playgrounds, sport courts, and sport fields all rated about the same in importance.
- E. Community center rated higher than a YMCA, museum, or performing arts center.
- F. Dog park rated highest among special uses but less important than picnic shelters or an amphitheater.
- G. An indoor swimming pool rated higher than sports complex, museum, or performing arts center (contradicts data listed in #9 below).
- H. Playgrounds rated much higher than art or sport courts.
- I. The following ranking indicates, in order, the most popular park features:
  - 1. Trails
  - 2. Community Center
  - 3. Open Space
  - 4. Amphitheater, Regional Park
  - 5. Sport Fields, YMCA, Museum
  - 6. Cultural Arts Center
  - 7. Swimming Pool, Neighborhood/Pocket Parks, Playgrounds
  - 8. Dog Park, Veterans Memorial
  - 9. BMX Facility, Outdoor Water Park, Community Garden
  - 10. Disc Golf, Sport Courts, Boating (all received zero votes)

## BLHS and LMS Youth Forums

In February 2010 senior City officials met with 126 students from Bonney Lake High School and Lakeridge Middle School. Students rated the relative importance (very important, somewhat important, and not important) of acquiring more of 15 park features and then separately rated the relative importance of features to be included in a possible YMCA or community center facility. Applying a weighting factor of 2 for “very important” and 1 for “somewhat important” yields a relative ranking for acquiring more of the following park features:

1. Trails
2. Amphitheatre
3. Off-leash dog park
4. Boating facilities
5. Outdoor basketball courts
6. Playground equipment
7. Outdoor volleyball pits
8. Picnic shelters
9. BMX trail
10. Baseball/softball fields
11. Soccer fields
12. Additional skate park
13. Tennis courts
14. Disk golf course
15. Horseshoe pits

The same 126 high and middle school students also rated the following YMCA/community center features, again in order of relative importance:

1. Warm water recreational pool
2. Hot tub / Jacuzzi
3. Competitive lap pool
4. Therapy/exercise pool
5. Shallow children’s pool