

# PARKS, RECREATION & OPEN SPACE PLAN CITY OF BLACK DIAMOND

2021 UPDATE  
ADOPTION: XX/XX/2022



*Lush lilypads floating on Lake Sawyer.  
SOURCE: REVEKAH RTU, GOOGLE MAPS.*

*"It seems to me that the natural world is the greatest source of excitement; the greatest source of visual beauty, the greatest source of intellectual interest. It is the greatest source of so much in life that makes life worth living."*

*- David Attenborough*



*Lake Sawyer Regional Park  
By: Barbara Newton*

# EXECUTIVE SUMMARY

The 2022 Parks and Open Space (PROS) Plan is an update incorporating 15 years of changes in approach, goals, and strategies to improve the parks and recreation system. Since the last PROS update in 2008, there have been a number of changes to community operations, development, and demographics that have changed the landscape of possibilities for the parks program. A steadily increasing population has raised the demand for recreational opportunities higher than ever before. Black Diamond is projected to have a population of 17,626 by 2041, and as the City grows in population, there is also a growing need for new opportunities for outdoor activity and engagement.

Black Diamond's park system is operating as a program under the Community Development Department, and historically receives less than one percent of the annual budget. With no designated park staff, the responsibilities of planning, grant writing, project coordination and budgeting falls primarily under one department. The Public Works Department assists the program by maintaining parks.

Public outreach results confirm that there are not enough activities available for residents to utilize, with ten percent believing there is not preferred equipment or activities, 20% feeling parks are too far away, and 21.5% using park programs from another jurisdiction. The constant trend seen in outreach was a need for greater accessibility and improved variety of recreation opportunities.


Black Diamond has adopted new level of service standards that assess the functionality and usability of the park system and were designed to specifically address key issues brought up in public engagement. New service standards were necessary to have enhanced insight into how the parks system is performing and to measure progress toward improving performance.

The 2022 PROS Plan is an in-depth analysis of the performance and quality of Black Diamond's existing park program and paints a colorful future. With consistent planning, community engagement, and funding, there is a vibrant future possible for the parks program. This plan is a roadmap with attainable goals and identified projects that support community needs and operate as a tool to measure progress toward improvement. This plan serves as an advocate and catalyst for change to the parks program achieving the community's vision for the future.





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# ACKNOWLEDGEMENTS

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## The Public



THANK YOU FOR MAKING THIS POSSIBLE

*The City of Black Diamond would like to thank the members of the community and representatives from stakeholder organizations for their participation and guidance in developing the Parks, Recreation, and Open Space Plan. Your input throughout this process is invaluable and the impacts will be felt by our community for years to come.*

# INTRODUCTION

## THE PURPOSE

The Black Diamond Parks, Recreation, and Open Space (PROS) Plan is an update to the previous PROS Plan adopted in 2008. Plan updates are required by the Washington State Recreation and Conservation Office (RCO) and is typically updated every six (6) years to meet grant eligibility and Growth Management Act (GMA) planning requirements. The plan addresses the anticipated population growth over the next 20 years by proposing changes to the existing park system.

A Parks, Recreation, and Open Space (PROS) Plan is a guide for City of Black Diamond staff or representatives to make decisions or take action on the parks and recreation program. The plan outlines the minimum service provision requirements to develop and maintain an enjoyable, quality park. The plan describes the existing condition of the parks system and includes a Capital Improvement Plan (CIP) to address system deficiencies. The CIP will guide future park program investments for the planning period 2022-2028 and includes an estimate for improvement construction costs, an implementation timeline, and scope. Proposed projects are included in the City's CIP and Final Budget.

PROS planning is an opportunity for City staff to critically evaluate the performance and quality of existing services and facilities and to consider the impacts population growth will have on parks programming. The PROS Plan has been updated to incorporate 14 years of changes to the City's demographics, design, facilities, and development and establishes a re-energized vision of the future of Black Diamond's parks, recreation, and open spaces.



## THE PLANNING PROCESS

The PROS Plan update began in early Spring 2021 with the intent to have a completed plan ready for adoption in Winter 2022. The plan is part of a year-long effort to determine Black Diamond's needs for parks, recreation, and open spaces over the next 20 years.

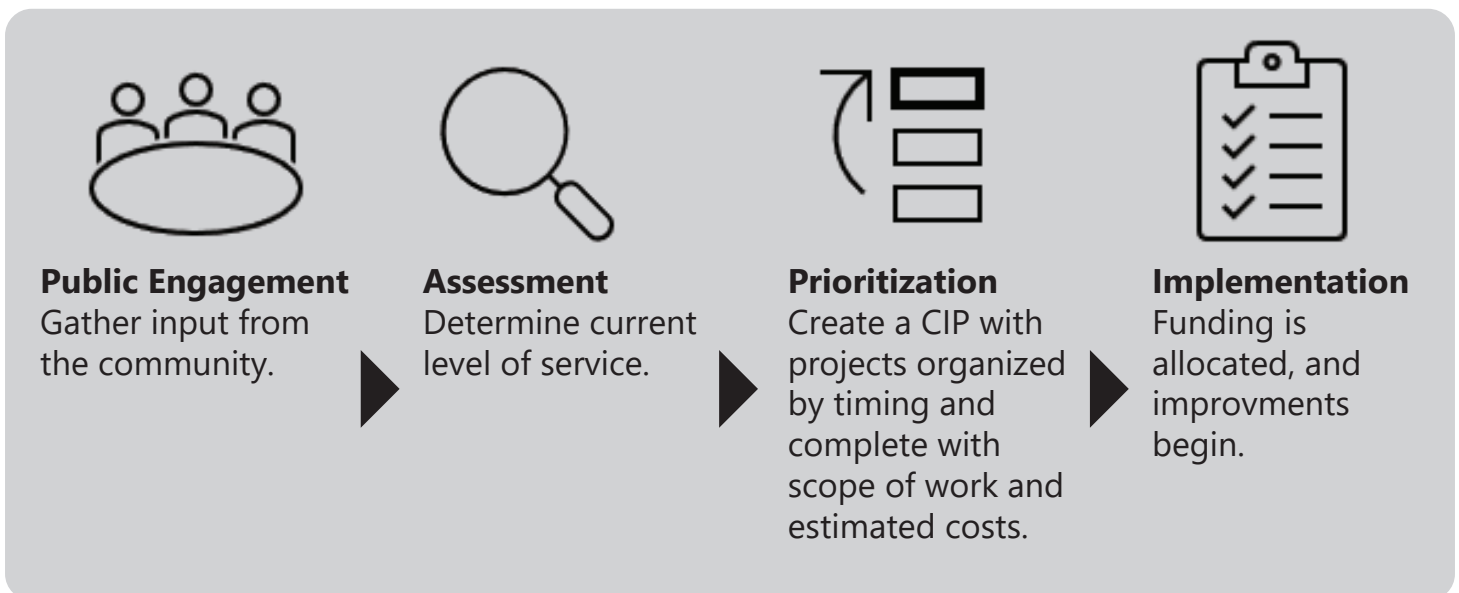
Public engagement was at the forefront of planning efforts to encourage feedback on park quality, priority investment areas, and what the parks system should look like in the future.

An examination of the existing parks and facilities was completed to quantify the existing level of service of the parks. The survey recorded the quality and availability of park amenities, structures, and facilities as well as identified maintenance improvement projects for the City to consider investment in. A separate walkability evaluation was completed to verify deficiencies in pedestrian accessibility to facilities from nearby neighborhoods.

The engagement and examination phases of the process led to the evaluation phase. A Capital Improvement Plan (CIP) was developed to improve the parks system. The CIP describes the timing, implementation, estimated construction costs, and scope of work proposed for each project.

The proposed projects represent a culmination of efforts from the City, the public, and consultants to ensure a consistent, equitable, and representative plan that will direct parks and recreation improvements, maintenance, and funding over the next 20 years.

**FIGURE I.A: THE PLANNING PROCESS**





*Members of the community were invited to attend a parks and recreation stakeholder meeting at Council Chambers on September 22, 2021.*

## COMMUNITY PARTICIPATION

Public input and engagement is vital to the achieving an inclusive planning process. The City launched a focused outreach campaign to understand current priorities and needs for the community. Several outreach methods were utilized to maximize engagement in the PROS process, including:

- **A mailed community survey**
- **A supplementary youth survey, distributed at Miner’s Day celebration**
- **Informational displays at local events and celebrations**
- **One (1) stakeholder meeting**
- **One (1) public open house**
- **Website updates on the planning process**
- **Two (2) Planning Commission meetings**
- **Two (2) City Council Meetings**
- **One (1) Public Hearing**

Public feedback influenced Black Diamond’s selection and prioritization of projects. Community feedback generated within the survey, stakeholder meeting, and public open house is located within the Appendices of this plan.

**“A City’s reputation is based on it’s quantity and quality of parks and open spaces.”**

**-2021 Community Survey Input**

## THE EXISTING PARKS PROGRAM

The City is located in the southeast corner of King County at the foothills of the Cascade Range, approximately 30 miles southeast of Seattle. Residents enjoy scenic views of Mt. Rainier, the serenity of Lake Sawyer, and untouched nature in wooded parks.

The City of Black Diamond operates nine (9) parks and one (1) community facility over approximately 170 acres of land. The City offers a range of active and passive recreation opportunities, including specialized activities such as the BMX course. The City provides public access to, and operates, a boat launch on Lake Sawyer.

Additional parklands are available to the public within city limits and are maintained by various homeowners associations, such as Ten Trails or Lawson Hills. Additional park and recreation opportunities that are not maintained by the City are described in *Chapter 5: A System Assessment*.

Black Diamond does not offer a recreation program for its residents currently, as described in *A System Assessment*. *Chapter 6: Envision the Future* describes constraining factors the City faces in adopting a recreation program.

A steady population growth rate of nine percent is anticipated for the City of Black Diamond and the rural community is transforming into a city. Community feedback and facility maintenance survey results indicate that park amenities are not readily availability or accessible, and that there is a greater variety of activities needed within City limits. Existing facilities will continue to degrade with a growing demand for parks and recreational amenities, and the time is now to address the improvements necessary to prepare for future growth.

*A scenic view of Mt. Rainer from Lake Sawyer Park*  
SOURCE: DENISE S., GOOGLE MAPS.



## PREVIOUSLY ADOPTED PLANS

Previously adopted plans were reviewed for past goals and policies applicable to planning and developing parks, recreation, and open spaces. Our community has changed since the last PROS plan was completed in 2008, and we are overdue for a critical examination of how our goals and policies have impacted Black Diamond over the last 13 years.

Previous goals and policies have been revised to better incorporate existing community needs and parks visioning during the 2021 planning process. The goals and policies of this plan have been reviewed by the community in public meetings and adopted by the City Council. The following is a summary of applicable, previously adopted plans that were considered during the PROS planning process and incorporated into the new goals, objectives, and strategies described in *Chapter 3: Goals Overview*.



*Playgrounds, recreation facilities, and beautiful landscapes are designed within Lake Wilderness Park in Maple Valley, WA.*  
SOURCE: MAPLEVALLEYWA.GOV.

### 2019 COMPREHENSIVE PLAN

Cities planning under Washington State's Growth Management Act (GMA) are required to include a parks and recreation element in their comprehensive plan, and must include the following three components:

- 1. Estimates of park and recreation demand for at least a 10-year period;**
- 2. An evaluation of facilities and service needs;**
- 3. An evaluation of intergovernmental coordination opportunities to provide regional approaches for meeting park and recreational demand**

Black Diamond's Parks and Recreation Element meets these requirements and also outlines two overarching goals: support the stewardship of natural resources and amenities throughout the community in the form of parks, trails, and open space; and develop an interconnected system of local and regional parks, trails and open space.

At the time the plan was adopted in 2019, the City-owned parks, recreation, trails and open space system contained about 227 acres of land for active and passive activities. The analysis conducted for the 2019 comprehensive plan update indicates the City is lacking in parks, trails, and dedicated open-space lands. It also recognizes the significant amount of development that will occur due to the ongoing implementation of two master-planned communities, known as Lawson Hills and Ten Trails.

These two communities, as part of the executed Development Agreement (DA), are required to provide parks, trails, recreation and open space areas due to their expected impact on existing facilities. The Lawson Hills Master Planned Development (MPD) is required to designate 134 acres of open space and the Ten Trails open space requirement is 481.4 acres. Additionally, both permit approvals include a requirement for the construction of trails. The master developer is obligated under the DA to provide recreational facilities based on the City's adopted LOS standards.

Figure I.B. shows the future recreational facility needs based on expected population growth, as well as two tables showing the required MPD contributions.

**FIGURE I.B: MPD RECREATIONAL FACILITY**

Facility Type	Minimum Units Per Population	Additional Facilities Needed
Basketball Court	1:2,000	7
Soccer Field	1:2,000	9
Tennis Court	1:2,000	8
Play Area	1:2,000	8
Youth Baseball/Adult Softball Field	1:2,000	8

Facility Type	Minimum Units Per Population	Additional Facilities Needed
Adult Baseball Diamond	1:5,000	3
Community Center	1:10,000	0
Skate Park	1:10,000	0
Youth Football Field	1:10,000	1
BMX Track	1:20,000	0
Swimming Pool/Beach	1:20,000	0

## 2016 KING COUNTY OPEN SPACE PLAN

The King County Open Space Plan: Parks, Trails, and Natural Areas 2016 Update (Open Space Plan), an update to the 2010 plan, provides a framework guiding King County in the acquisition, planning, development, stewardship, maintenance and management of its complex system of 200 parks, 175 miles of regional trails, and 28,000 acres of open space, including Black Diamond Natural Area, Henry's Ridge, and Danville-Georgetown Open Space.

The Open Space Plan is a strategic plan guiding the activities and goals of the Parks and Recreation and the Water and Land Resources Divisions of the King County Department of Natural Resources and Parks for the next six years. The plan identified the following four goals:

- 1. Take care of King County's existing system of parks and trails, ensuring the system remains clean, safe and open.**
- 2. Grow and connect regional open space and natural lands to protect important habitats for fish and wildlife and to provide recreation opportunities.**
- 3. Improve regional trails and nonmotorized mobility, to ensure that essential connections are completed and existing trails are maintained.**
- 4. Make parks and recreation opportunities more accessible for all King County residents to enjoy.**



*Hikers enjoying the Green to Cedar Rivers Trail, maintained by King County. SOURCE: CASCADE BIKE CLUB.*

## 2016 KING COUNTY OPEN SPACE PLAN CONTINUED

King County is responsible for maintaining major regional parks, natural and recreational areas that lay just beyond the City's jurisdiction that many residents of Black Diamond frequent for all types of outdoor activities.

Active opportunities are available, such as mountain biking in the Black Diamond Open Space, as well as passive opportunities such as bird watching in the Black Diamond Natural Area. Natural areas are typically characterized by a site's uniqueness or diversity of native vegetation and fish and wildlife habitat, and embody the beauty and character of the region's landscape.

While these facilities are under King County's jurisdiction, it is important to recognize their value as recreational resources for the Black Diamond community. The City shall work closely with the County to ensure collaboration in continuing to meet the needs of the community. King County's Open Space Plan should be used as a guiding document in helping the City draft a PROS Plan to promote equitable, safe, accessible, and sustainable recreational development.

*A bicyclist enjoys the tree tunnel in Black Diamond Open Space Park;  
SOURCE: KINGCOUNTY.GOV*



## 2011 BLACK DIAMOND TRAILS PLAN

In 2011, Black Diamond adopted a city-wide Trails Plan with the intent of achieving LOS standards outlined in the 2008 PROS Plan, with a goal of having 75% of Black Diamond's population live within a half-mile of trail access. The plan identified several goals and objectives for obtaining this desired standard, including:

1. Define the City's role in trail development and facility maintenance.
2. Identify agencies to work closely with to ensure the conservation of wildlife habitats, natural areas, forestlands, and open space areas.
3. Work to preserve and incorporate historical and cultural resources into the park and trails systems in order to create a unique experience for users.
4. Create a variety of trail systems that include hiking, biking, and even horse-back riding trails
5. Develop a trail system that is accessible to all with lifecycle features that account for long-term costs and benefits.

The Trails Plan identified projects found in the figure below in order to achieve the trail development and expansion goals.

**FIGURE I.C: PROPOSED AND LEVEL OF FUNDING FROM 2011 TRAILS PLAN**

Proposed Proposed Projects and Level of Funding							
Length	units	facility addtn	Facility cost /unit	BIDd funding required	BIDd funding share	BIDd funding required	Comments
<b>Land</b>							
linear trails - 40 ft w	acres	33.9	\$20,000	\$678,788	100%	\$678,788	Cedar to Green Trail Extension
30 feet	acres	6.5	\$20,000	\$130,909	0%	\$0	Lake Sawyer Trail
20 feet	acres	6.1	\$20,000	\$121,212	100%	\$121,212	Roberts Drive Trail
100 feet	acres	36.4	\$20,000	\$727,273	0%	\$0	King County Equestrian Trail
20 feet	acres	3.6	\$20,000	\$72,727	0%	\$0	Black Diamond Lake Trail*
20 feet	acres	4.8	\$20,000	\$96,970	0%	\$0	Lawson Hills Trail*
20 feet	acres	5.6	\$20,000	\$111,515	0%	\$0	Villages Trail*
20 feet	acres	2.9	\$20,000	\$58,182	100%	\$58,182	Old Black Diamond Trail
20 feet	acres	4.4	\$20,000	\$87,273	100%	\$87,273	Black Diamond Wetlands Trail
20 feet	acres	0.5	\$20,000	\$9,697	100%	\$9,697	Ginder Creek Trail
		104.2		\$2,094,545		\$945,455	
<b>Facilities</b>							
<b>Trail Sections</b>							
asphalt 8 foot	mile	7.0	\$253,456	\$1,774,192	100%	\$1,774,192	Cedar to Green Trail Extension
asphalt 8 foot	mile	1.8	\$253,456	\$456,221	25%	\$114,055	Lake Sawyer Trail
Sidewalk 4 foot	mile	2.5	\$136,996	\$342,490	100%	\$342,490	Roberts Drive Trail
dirt 6 + 2 foot horse	mile	3.0	\$163,056	\$489,168	25%	\$122,292	King County Equestrian Trail
dirt 6 foot	mile	1.5	\$151,465	\$227,198	0%	\$0	Black Diamond Lake Trail*
asphalt 8 foot	mile	2.0	\$253,456	\$506,912	0%	\$0	Lawson Hills Trail*
asphalt 8 foot	mile	2.3	\$253,456	\$582,949	0%	\$0	Villages Trail*
Sidewalk 4 foot	mile	1.2	\$136,996	\$164,395	100%	\$164,395	Old Black Diamond Trail
dirt 6 foot	mile	1.8	\$151,465	\$272,637	100%	\$272,637	Black Diamond Wetlands Trail
dirt 6 foot	mile	0.5	\$151,465	\$75,733	100%	\$75,733	Ginder Creek Trail
Subtotal for facility impact		23.6		\$4,891,894		\$2,865,794	
Total impact for land and facilities						\$3,811,248	
* Subject to review and approval of Master Planned Developments (MPD) by City Council.							

Source: Black Diamond 2011 Trails Plan



*Two happy dogs walking through Lake Sawyer Regional Park. SOURCE: TRACI SCIUCHETTI, GOOGLE MAPS.*

## 2008 PROS PLAN

The City of Black Diamond created the 2008 PROS Plan after the City began anticipating growth and development. The City developed a Comprehensive Park Plan in 1989 that was shelved due to a lack of budget and personnel for park development.

The 1989 Comprehensive Plan was not adequately prepared to guide the anticipated growth on the City's horizon. City staff began work on the PROS Plan that would guide capital investments in property, facility, and programs for the planning period of 2008-2013. The five main objectives of that plan are the following:

- 1. Maintain an updated and financially viable plan for meeting park and recreation needs.**
- 2. Enhance and maintain existing parks to provide a greater level of public enjoyment.**
- 3. Open undeveloped parks in a safe, timely, and fiscally responsible manner.**
- 4. Design parks that protect and improve the functions of the natural environment and strike a balance between public use and preservation.**
- 5. Design parks that include a wide variety of recreation opportunities to serve multiple interests and a broad cross-section of the area population.**

**FIGURE I.D: PROS 2008 LEVEL OF SERVICE (LOS) STANDARDS**

PARK TYPE	LOS STANDARD	EXISTING LOS
<b>Regional</b>	None	N/A
<b>Community</b>	90% of population within 1.5 miles	52% of population within 1.5 miles
<b>Neighborhood</b>	75% of population within 0.5 miles	0% of population within 0.5 miles
<b>Pocket</b>	None	N/A
<b>Trail (Non-motorized)</b>	75% within 0.5 miles	0% of population within 0.5 miles
<b>Open Space</b>	10% of City Land Area	6% of City Land Area

FACILITY TYPE	MINIMUM UNITS PER POPULATION
<b>Youth Baseball/Adult Softball Field</b>	1 : 2,000
<b>Soccer Field</b>	1 : 2,000
<b>Tennis Court</b>	1 : 2,000
<b>Basketball Court</b>	1 : 2,000
<b>Adult Baseball Diamond</b>	1 : 5,000
<b>Gymnasium</b>	1 : 5,000
<b>Youth Football Field</b>	1 : 10,000
<b>Track</b>	1 : 10,000
<b>Community Center</b>	1 : 10,000
<b>Swimming Pool</b>	1 : 20,000

At the time this plan was adopted, Black Diamond had 41.3 acres of open space and approximately 214.8 acres total of park and open space, made up of eight specific sites throughout the City.

During the development of this plan, Black Diamond found they had park and recreational facility deficits with only 52% of households living within 1.5 miles of a community park, well below the then 90% standard. While the City had a fair amount of designated open space (six percent), it fell below the City's standard of 10 percent of the City's gross area.

Black Diamond had no existing neighborhood parks or trails, and their recreational facilities needed to include a second youth baseball or softball field, two soccer fields, a second tennis court, and an adult baseball diamond.

The LOS results from the 2008 PROS Plan were used to identify eight capital improvement projects as described in Figure 1.E, below.

A portion of these projects were completed, including work at the Skate Park improvements, Union Stump historical marker, and Lake Sawyer Regional Park trail development. Other projects did not receive the funding necessary to proceed and have been included in the 2021 PROS Capital Improvement Plan, in *Chapter 10: Investing In Our Parks*.

**FIGURE 1.E: 2008 PROS CAPITAL IMPROVEMENT PROJECTS**

FACILITY	ACREAGE	CURRENT FEATURES	PROPOSED IMPROVEMENTS	COST ESTIMATE	2021 PROJECT STATUS
School (Skate) Park	3.5	Skate Park, tennis/ basketball court and baseball field.	Facility needs to be made more family friendly with a swing set, benches, and picnic tables.	\$25,000	Completed.
Union Stump Historical Site	0.1	Historical marker, benches.	Improved parking facilities, fencing, and signage.	\$112,000	Fencing and signage installed. Gravel lot remains.
Coal Car Historical Triange	0.1	Bare land.	N/A	N/A	N/A
Eagle Creek Community Park	0.43	Basketball court, benches, and grassy open space.	Playground equipment.	\$25,000	Completed
BMX Park	3.1	Off road bicycle course.	General expansion and provide use area for street bicycles.	\$260,000	Not completed
Lake Sawyer Boat Launch	1.8	Boat launch facility, parking, barbeque facilities and benches.	Rehabilitate boat launch facility, increase parking area, add restrooms and provide access dock.	\$948,000	Partially complete. No access dock.
City Wide Trail System Development	N/A	N/A	Begin land acquisition and preliminary design work.	\$340,000	Not Completed
Lake Sawyer Regional Park (Phase 1)	40	Bare land.	Trail system, improved access, parking, restrooms, and athletic fields.	\$4,200,000	Partially complete. No athletic fields.

Source: Black Diamond 2008 Parks, Recreation, and Open Space Plan

## GROWTH MANAGEMENT ACT (GMA)

The Washington State Legislature, through the Growth Management Act (GMA), provides 13 planning goals to “guide the development and adoption of a comprehensive plan and development regulations” (RCW 36.70A.020). The park and recreation element is one of the mandatory elements required in a comprehensive plan, which contains broad goals for the development of parks and recreational facilities.

While a separate Parks, Recreation, and Open Space Plan is not required under the GMA, the City has chosen to create this document to elaborate on the goals and policies expressed in the 2019 Comprehensive Plan. The City wishes to better assess the current needs and deficiencies of its parks, recreation, and open space opportunities with the changing population. This will allow the City to better define its future long-term acquisition priorities and capital investments to include in the upcoming 8-year comprehensive plan periodic update.

Each Washington city and county planning under GMA is required to update its comprehensive plan every eight years, as per the schedule in RCW 36.70A.130. The next mandatory periodic update for Black Diamond must occur by June 30, 2024. Therefore, the timing of this PROS plan will allow it to be aptly incorporated into the comprehensive plan update.

### Goals of the GMA

Comprehensive plans and localized planning efforts fulfill the intent of the GMA and gives jurisdictions an opportunity to understand the state of their services. The GMA is guided by the following thirteen (13) state planning goals:

1. Encourage infill development and urban growth where adequate public facilities and services exist
2. Reduce sprawl
3. Coordinate efficient, multi-modal transportation
4. Develop affordable housing
5. Spur economic development
6. Protect private property rights
7. Predictable and timely permit processing
8. Maintain natural resources
9. Retain and increase access to open and recreational spaces
10. Protect and enhance the environment
11. Encourage public participation
12. Ensure sufficient public facilities and services
13. Preserve historic lands, sites, and features

# RECREATION AND CONSERVATION OFFICE (RCO)

The Parks, Recreation, and Open Space Plan is required by the Washington State Recreation and Conservation Office (RCO) to maintain the City's eligibility for state grants and funding programs that can help realize outdoor recreation development and open space acquisition projects. There is a minimum of six elements RCO requires for an eligible plan, as shown below.

Once the plan is submitted to RCO and the planning requirements are met, the City may apply for grants for up to six calendar years from the date when the City Council adopts the plan.

## GOALS AND OBJECTIVES

# 1

Goals are broad statements of purpose, and objectives are measures that describe when these purposes will be achieved.

## PUBLIC INVOLVEMENT

# 3

The plan is developed and adopted with ample opportunity for input from the public.

## CAPITAL IMPROVEMENT PLAN

# 5

The plan includes a capital improvement program that lists projects with the year of anticipated implementation and funding source.

## INVENTORY

# 2

The plan includes a service area and description of the service area's facilities, lands, programs, and their condition in either a quantitative or qualitative format.

## DEMAND AND ANALYSIS

# 4

The analysis in the plan defines priorities for acquisition, development, management, etc., and explains why these actions are necessary. The analysis is developed by assessing community desires for PROS in a manner appropriate for the service area.

## ADOPTION

# 6

The plan has received formal approval.

# THE BENEFITS OF PARKS, RECREATION, AND OPEN SPACES

Park and recreational facilities are foundational components of a healthy and engaged community. Parks can improve the physical and psychological health of residents, bring a resurgence in economic vitality, and can be tools for enhancing environmental quality. PROS strengthen our communities and have a variety of benefits worthy of consistent investment as described by the Trust for Public Land's report titled *The Benefits of Parks: Why America Needs More City Parks and Open Spaces*.

## PHYSICAL

Nearly half of Americans do not get the recommended minimum amount of physical activity in a day. Parks provide opportunities for fitness and active recreation, which improves physical and mental health. Physical activity is more likely to occur when residents are within a quarter mile of a park. Daily interaction with plants and nature facilitates the release of dopamine which improves moods.



## ECONOMIC

Development and maintenance of parks can financially benefit retailers and residents. Tourism spurs economic activity, and parks are destinations that attract pass-by visitors. Tourism that can bring new dollars into the community. When there are recreational opportunities available at a free or low cost to residents, residents can benefit from those facilities and reduce potential medical costs associated with inactivity. Property values are enhanced when parks are within walking distance increasing property tax values.



*A group of local artists create murals for judging at the 2019 Miner's Day celebration.*

## SOCIAL/COMMUNITY

Parks provide opportunities for comrardery and interaction fostering relationships with neighbors creating a sense of community. The development of relationships with community members improves local connections and sense of place for residents. People who feel engaged with their community are more likely to participate in recreational activities and use communcal spaces. A greater park presence from users reduces opportunities for crime.



*A lovely day in the Black Diamond Open Space park.  
SOURCE: EMILY MOORE, GOOGLE MAPS.*

## ENVIRONMENTAL

Parks and open spaces bring a wide variety of environmental benefits. Trees store water and reduce the rate stormwater flows into community facilities. Trees and plants purify the air by releasing oxygen and absorbing carbon dioxide. Tree canopies reduce the impacts of urban heat that is absorbed in hardscaped surfaces. Open spaces protect undisturbed habitats supporting the native wildlife. There is educational value in parks; signage at parks can provide information that fosters community stewardship for the environment.

# GOALS AND POLICIES

Below are the goals that were developed based on public feedback generated in community outreach efforts, applicable goals from previously adopted plans, and level of service results. The goals and objectives create a framework to address areas of improvement in the program. Policies provide specific ways to measure progress

## GOAL 1:

**Maintain an updated financially viable plan for meeting park and recreation needs.**



**PLANNING**

***Objective 1: Update the parks Capital Improvement Plan (CIP) bi-annually as part of the final budget process.***

**Policy 1.1.a:** Review and update the park's CIP semi-annually based on unanticipated impacts to parks, the budget, or City operations.

**Policy 1.1.b:** Increasing costs of operation and maintenance service shall be considered in the annual budget process.

**Policy 1.1.c:** Review annual budget against recreation level of service standards to determine if investment corresponds with population growth.

**Policy 1.1.d:** Update facility rental or use fees on periodic basis to reflect market rates.

**Policy 1.1.e:** Establish a park impact fee and fee-in-lieu program to increase the annual program budget.

**Policy 1.1.f:** Maintain records of all investments into park projects.

***Objective 1: Facilitate partnerships with other agencies and organizations.***

**Policy 1.2.a:** Coordinate joint capital project planning and investment with other public and private agencies where feasible and appropriate.

**Policy 1.2.b:** Maintain a list of park, recreation, and open space grant programs for improvement projects. This list should be updated as new opportunities and programs arise.



*King County Executive Dow Constantine with a group of trail workers observing the Cedar River and preparing to work on a salmon habitat restoration project. SOURCE: KINGCOUNTY.GOV*

## GOAL 2:

Support the stewardship and preservation of the natural environment.



**Objective 1: Highlight the City's natural beauty and ecology in parks, recreation, trails, and open spaces.**

**Policy 2.1.a:** Improve the accessibility to, and availability of, existing look out points, vistas, and environmentally sensitive areas.

**Policy 2.1.b:** Prioritize acquisitions of vacant parcels with lookout points, vistas, or environmentally sensitive areas.

**Policy 2.1.c:** Incorporate park design and playground features that express the geography and ecology of the region.

**Policy 2.1.d:** Revise the Black Diamond Municipal Code to preserve scenic views and vistas.

***Objective 2: Encourage community stewardship through educational opportunities.***

**Policy 2.2.a:** Incorporate more interpretive signage on local native habitats, vegetation, and wildlife to educate the public on the natural history of the Pacific Northwest.

**Policy 2.2.b:** Organize opportunities for community cleanups of parks and open spaces.

**Policy 2.2.c:** Provide educational opportunities for kids at City-sponsored events to learn about habitats, local ecology, and human impacts on the environment.

**Policy 2.2.d:** Provide handouts to residents on how to seasonally reduce their environmental impacts and provide information on local quality issues.

***Objective 3: Incorporate sustainability measures into park operations and planning.***

**Policy 2.3.a:** Develop a sustainability plan for the City that identifies opportunities and constraints in reducing climate change and environmental impacts.

**Policy 2.3.b:** Encourage park and facility design to incorporate sustainably sourced materials.

**Policy 2.3.c:** Develop a list of local sources for materials and labor for construction projects. The list shall include businesses that sustainably source materials, operate within the City, or have sustainability certifications. The list shall be posted on the City's website.

**Policy 2.3.d:** Develop an incentive program to encourage developers to incorporate sustainability measures into private park maintenance, operations, construction, and equipment.

**Policy 2.3.e:** Develop new parks in sensitive areas to preserve natural areas and habitats from higher impact developments.

*A family of ducks takes a swim on scenic Lake Sawyer. SOURCE: CAITLIN HEPWORTH.*



**Objective 4: Demonstrate commitment to enhancing and preserving the environment.**

**Policy 2.4.a:** Become a recognized Tree City through the Arbor Day Association.

**Policy 2.4.b:** Develop an urban forestry plan to preserve forested areas that characterize Black Diamond and contribute to the community's aesthetic.

**Policy 2.4.c:** Adopt a community forestry program with a minimum annual budget of at least \$2 per capita to fund educational opportunities about the environment, trees, and preservation.

**Policy 2.4.d:** Monitor water quality of the lakes, wetlands, and streams on City-owned land.

**Policy 2.4.e:** Develop an environmental reporting program with that provides the public opportunities to report park quality or maintenance issues.

**GOAL 3:**

Improve community access to parks, recreation, and open spaces.

**Objective 1: Improve pedestrian infrastructure in the immediate vicinity of existing parks.**

**Policy 3.1.a:** Collaborate with Public Works to incorporate all missing pedestrian park linkages in the public rights-of-way into the Black Diamond *Transportation Improvement Plan*.

**Policy 3.1.b:** Work with WSDOT to coordinate pedestrian infrastructure improvements on state routes through the City within one-quarter ( $\frac{1}{4}$ ) mile of parks.

**Policy 3.1.c:** Elevate project priorities on the CIP if the scope includes ADA accessibility improvements.

**Policy 3.1.d:** Develop an ADA Transition Plan to evaluate retrofit and improvement construction projects at existing parks so that access is brought to current code requirements.

**Objective 2: Increase distribution of neighborhood and pocket parks.**

**Policy 3.2.a:** Acquire unmaintained homeowner's association parks that do not meet the maintenance requirements in developer agreements.

**Policy 3.2.b:** Consider creating new parks in areas of the City that are outside existing neighborhood or pocket park service areas.



*The bridge on the Snoqualmie Valley Trail is open to bicyclist and pedestrian users.*  
*SOURCE: KINGCOUNTY.GOV*

***Objective 3: Improve recreational opportunities within existing developed parks.***

**Policy 3.3.a:** Increase the variety and number of recreational opportunities in parks to maximize existing park acreage and achieve LOS A for recreation valuation.

**Policy 3.3.b:** Develop safe and convenient access to Lake Sawyer for swimmers.

***Objective 4: Create a comprehensive trail network connecting facilities with points of interest, recreational opportunities, and parks.***

**Policy 3.4.a:** Collaborate with King County for the expansion of the Cedar to Green River Trail through Lake Sawyer Regional Park.

**Policy 3.4.b:** Determine a potential trail network connection from Lake Sawyer Regional Park to the downtown core and include the trail network in the Black Diamond *Transportation Improvement Plan*.

**Policy 3.4.c:** Codify trail standards to ensure consistency in development of pathways in design, aesthetics, and construction.

## GOAL 4:

Create a sense of place within the parks system by integrating unique landscaping, art, corridors, trails, and recreation opportunities that reflects the City's history, design, and culture.



**Objective 1: Delineate the public parks systems from privately maintained parks through consistent and thoughtful design and landscaping.**

**Policy 4.1.a:** Implement a wayfinding signage program throughout parks and trail facilities educating the public on the City's history and environment.

**Policy 4.1.b:** Develop consistent signage standards for park facilities to clarify park ownership.

**Policy 4.1.c:** Establish park design standards to create continuity in site design, furnishings, and construction.

**Policy 4.1.d:** Adopt standard specifications for park landscaping design and preferred tree species.

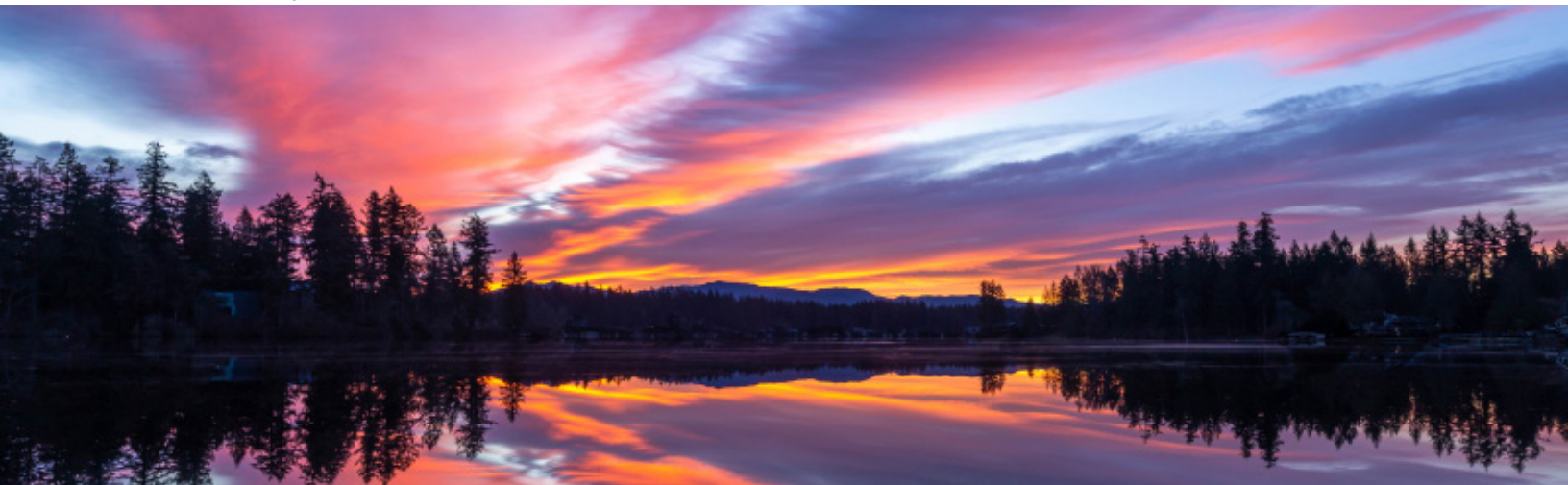
**Objective 2: Emulate the City's identity by incorporating monuments and art in public parks and open spaces.**

**Policy 4.2.a:** Incorporate and enhance historic and cultural resources into the park and recreation system.

**Policy 4.2.b:** Collaborate with the Black Diamond Historical Museum and other cultural resource experts to incorporate elements of historical significance throughout the City.

**Policy 4.2.c:** Acquire and install public artwork and/or cultural displays in community spaces to increase awareness of local history and culture and provide a placemaking component.

*Sunset at Lake Sawyer. SOURCE: CRAIG GOODWIN; BLACKDIAMONDNOW.NET*



## GOAL 5:

Encourage public involvement in the parks and open space planning process.



**Objective 1: Utilize a variety of communication platforms and methods to keep the public up to date on events, opportunities, and upcoming projects.**

**Policy 5.1.a:** Maintain a Parks and Recreation webpage that is updated with upcoming meetings, policy changes, and volunteer opportunities.

**Policy 5.1.b:** Reduce barriers to participation in the planning process by maintaining a strong online presence on the City's website and on social media pages that describes upcoming events and methods to participate.

**Policy 5.1.c:** The public shall be made aware of all changes relating to the parks capital improvement plan.

**Objective 2: Foster a stronger relationship with the public by organizing volunteer opportunities.**

**Policy 5.2.a:** Create a community volunteer association to utilize as a resource for parks maintenance, projects, and grant matching.

**Policy 5.2.b:** Distribute information to stakeholder groups to encourage partnerships and volunteering to encourage participation from a variety of community groups.

**Policy 5.2.c:** Continue to host community events creating opportunities for social engagement.

**Objective 3: Continue to prioritize a park planning process that focuses on community input.**

**Policy 5.3.a:** Involve the community in park planning and design stages of proposed projects to solicit input, generate public support, and communicate project information.

**Policy 5.3.b:** Create an e-newsletter sending quarterly updates to interested community members on upcoming events, opportunities, and projects.

**Policy 5.3.c:** Survey the community once every five years to understand current preferences, and trends, and to evaluate the performance of the parks program.

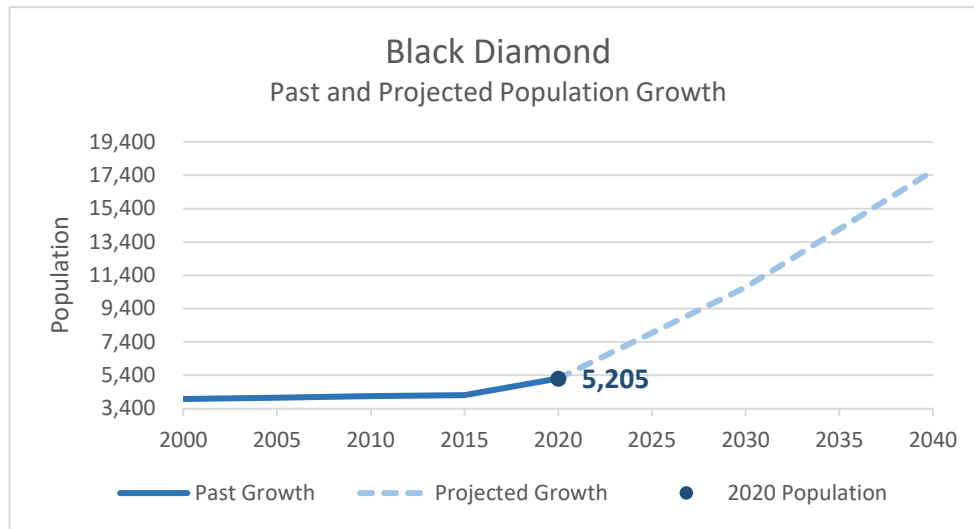
## BACKGROUND

Historically, Black Diamond was a rural coal town from the 1880s until the late 1930s. Incorporated in 1959, the City has since then seen unprecedented growth in recent years accompanying considerable growth in residential development. The City is primarily home to older adults and families with children. The community is predominately white and primarily speaks English. The community has a high median income in comparison to King County, however there is a significant portion of people living below the poverty line.

The following section analyzes who makes up our community and what kind of special considerations should be taken into account for parks planning.

*The History Museum shines a spotlight on Black Diamond's origins. SOURCE: RON HEUSSER, GOOGLE MAPS.*



**FIGURE 4.A: POPULATION GROWTH ESTIMATE**

SOURCE: PSRC LAND USE VISION 2, 2017; OFM POPULATION ESTIMATES, 2020; BLACK DIAMOND COMPREHENSIVE PLAN, 2020.

## PROJECTED GROWTH

Black Diamond's population had consistently very little growth prior to 2015. Today, we are experiencing consistently high residential growth. As of 2021, the population is 5,990, representing a 15% increase in population in just a single year. Prior to the approval of two Master Planned Developments (MPDs), Puget Sound Regional Council (PSRC) had projected that the 2041 population of Black Diamond would be 7,094, which would have been a modest 36% increase in population over 20 years.

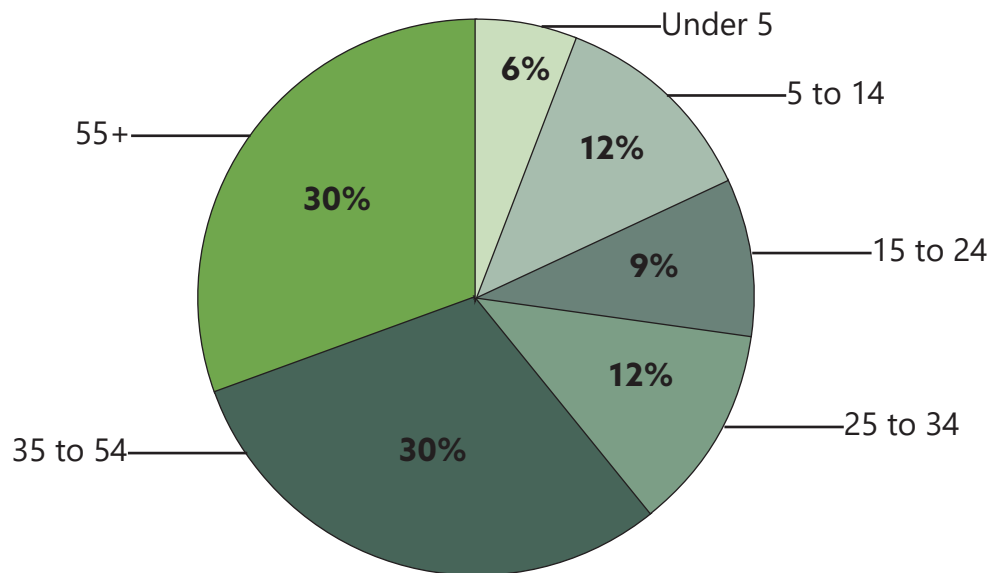
Since these communities are in the construction phase, this plan will utilize the projection that factors in development capacity, as it is more accurate to account for the MPD buildout. As of 2021, Black Diamond's total population was 5,990. By 2030, it is expected to reach 10,677, and by 2041, 17,661 residents. This represents a dramatic 198% increase in residents in just under 20 years.

## DEMOGRAPHICS

### AGE DISTRIBUTION

Understanding the age distribution within the community is vital in assessing recreational needs. Different age groups will have different interests and needs.

Approximately one-third of the City's households have children under the age of 18, and the City's median age is 42. Adults between 24 and 54 make up the largest age group, accounting for just over 42% of the total population.

**FIGURE 4.B: AGE**

SOURCE: 2015-2019 AMERICAN COMMUNITY SURVEY

**FIGURE 4.C: POPULATION GROWTH COMPARISON**

	Black Diamond	King County
<b>Population</b>		
2021	5,990	2,293,300
2020	5,205	2,260,800
2019	4,525	2,226,300
2010	4,153	1,931,249
2000	3,970	1,737,046
<b>Household Characteristics (2019)</b>		
Households	1,759	882,028
Households with Children under 18	531	253,853
Median Household Income	\$108,490	\$94,974
Average Household Size	2.54	2.45
Average Family Size	2.94	3.06
<b>Age Groups (2019)</b>		
Median Age	42	37
< 5 years of age	247	128,327
< 18 years of age	896	448,094
18-64 years of age	2,889	1,463,076
> 65 years of age	691	284,332

SOURCE: WASHINGTON OFFICE OF MANAGEMENT POPULATION ESTIMATES, 2021;  
U.S. CENSUS 2000, 2010 CENSUS, 2015-2019 AMERICAN COMMUNITY SURVEY

## HOUSEHOLDS

As of 2019, there are 1,759 households in Black Diamond. About 75% of households are families and one-third of them have children under the age of 18. The average household size is 2.54 with an average family size of 2.94, compared to King County where the average household size is slightly lower at 2.45, but the average family size is larger at 3.06. As mentioned earlier, factoring in maximum build out of these two MPDs, Black Diamond is projected to reach 17,661 residents and 7,674 households by 2041.



*Aerial view of the Ten Trails development.  
SOURCE: HEIDI WELLS, GOOGLE MAPS.*

## INCOME AND POVERTY

As of 2019, Black Diamond's median household income was higher than King County's at \$108,490, a 14% increase since 2018. King County's median income as of 2019 was \$94,974, a six percent increase over 2018. Nearly 15% of the City's households make less than \$25,000 annually, slightly higher than King County where 12% of the population makes less than \$25,000 annually. Nearly four percent of the City's families were living at or below the poverty line, lower than King County where nearly six percent of families were living below the poverty line in 2019.

For reference, the U.S. Department of Health and Human Services reported in 2019 that the national poverty threshold for a family or household of four was \$25,750.

Understanding the community's spectrum of household incomes can impact the types of recreational services households choose to participate in due to their willingness and ability to pay for recreational services. It is important for the City to provide accessible and affordable recreational opportunities for the entire community's socioeconomic spectrum.

## RACE AND LANGUAGE SPOKEN AT HOME

As of 2019, the City's population was 94% White, four percent Asian, one percent Black, and one percent are American Indian or Alaskan Native.

King County is slightly more diverse, where 69% of the population is White, just over 21% is Asian, eight percent is Black, two percent is American Indian or Alaskan Native, and just over one percent is Native Hawaiian and Other Pacific Islander.

Less than nine percent of Black Diamond's population speaks another language other than English at home, and just over four percent of the population speaks Spanish. Just over three percent of the population reports that they speak English less than "very well". In King County, nearly 28% of the population speaks another language besides English; 11% of them speak and Asian and Pacific Islander language, and just over six percent speak Spanish. Ten percent of the County's population reports speaking English less than "very well".

While the City lacks diversity, it will consider how it could best provide accessible recreational opportunities, programs, and information to all of its community members.

**FIGURE I.D: RACE AND LANGUAGE SPOKEN AT HOME**

	Black Diamond	King County
<b>Race</b>		
White	93%	64%
Black or African American	1%	6%
American Indian and Alaska Native alone	0%	1%
Asian alone	3%	18%
Native Hawaiian and Other Pacific Islander alone	0%	1%
Some other race alone	1%	4%
Two or more races	2%	6%
<b>Language Spoken at Home</b>		
Speak only English	91%	72%
Speak a language other than English	9%	28%
Spanish	5%	7%
Other Indo-European languages	2%	7%
Asian and Pacific Island languages	2%	12%
Other languages	0%	3%

SOURCE: 2015-2019 AMERICAN COMMUNITY SURVEY

## PERSONS WITH DISABILITIES

Approximately 11% of Black Diamond's population lives with a disability, compared to King County where nine percent of the population has a disability. About eight percent of those aged 18 to 64 years have a disability, but nearly 37% of those in Black Diamond 65 or older live with a disability. Just as planning for a variety of ages and income levels is important to creating an equitable recreation system for the City, so is planning for those with disabilities.

# ENGAGING OUR NEIGHBORS



*Members of the community gather for a public open house to discuss park improvements and priorities.*

A major component of PROS planning is identifying the community's vision for how Black Diamond's parks and facilities should operate, look, and feel. The City has undertaken a public participation strategy to encourage feedback from users of all backgrounds. The outreach strategy was broken up into three phases: surveying, public meetings, and online engagement. A variety of public outreach methods were employed to provide the community several opportunities to participate in the planning process.

Feedback generated from outreach efforts was regularly updated to City staff, the Mayor, and the Planning Commission. This section describes the extent of the outreach effort and key takeaways from each phase.

**"I HOPE TO SEE MORE PARKS  
LIKE LAKE SAWYER SO OUR  
TOWN KEEPS ITS SMALL TOWN FEEL"**

- 2021 COMMUNITY SURVEY

## COMMUNITY SURVEY

A survey form was distributed by mail to 2,055 residents beginning in April 2021 and was requested to be returned no later than the end of June 2021. Of the 2,055 that were sent out, 149 were completed and returned for a response rate of seven percent.

The survey collected information on demographics, perceptions, and activity preferences. Respondents were asked to rate the cleanliness, quality, and accessibility of parks and to describe their preferred activities. A copy of the community survey is included in *Appendix B* and a copy of the results summary is included in *Appendix D*.

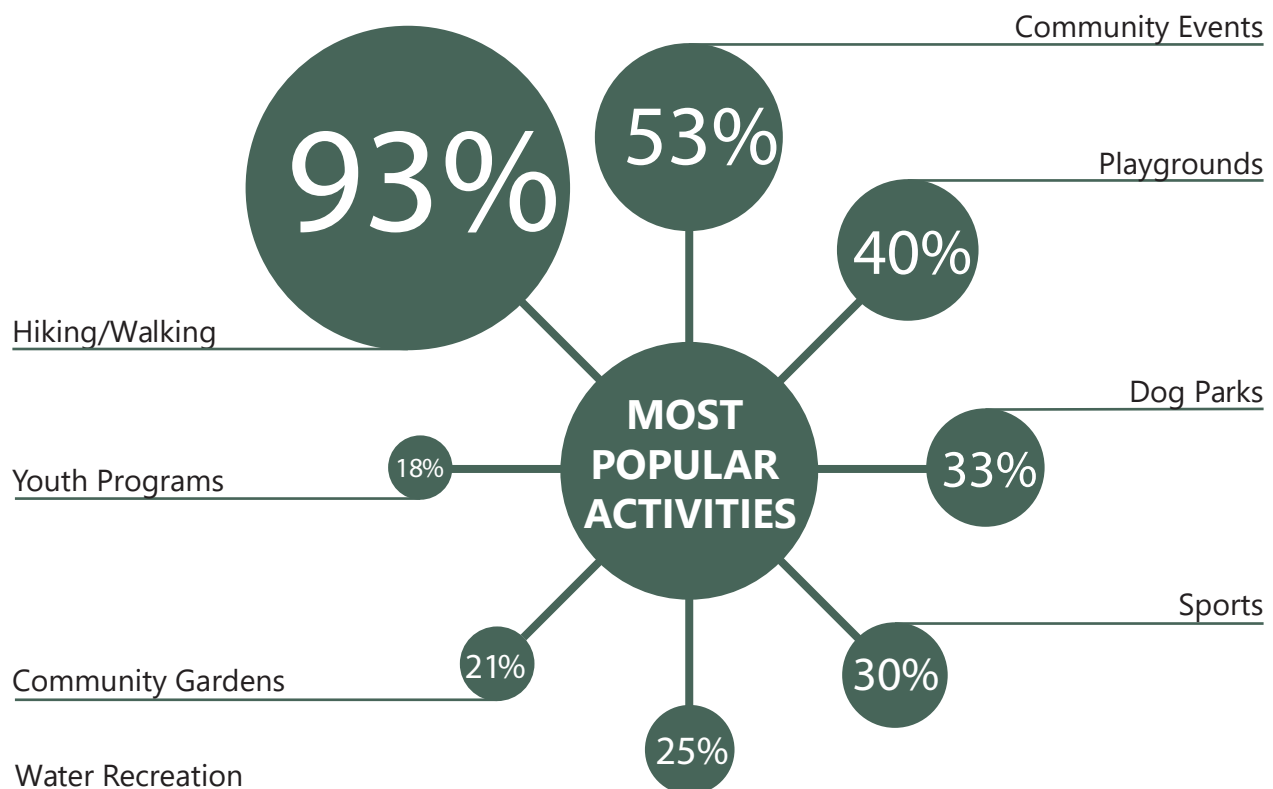
### FINDINGS FROM THE SURVEY

Community perceptions on existing facilities were mixed: approximately half of residents are satisfied or very satisfied with the quality of parks and a resounding 96% report feeling safe within parks. However, over two thirds of residents feel they experience more than one barrier to utilize park facilities. The following is an analysis of how the community currently perceives existing park facilities.

#### Preferences

There is a range of activities in which adult users of Black Diamond's parks find most important for the parks to offer. The most popular activity is hiking/walking as it was selected by 93% of respondents. The other popular park activities are shown below in Figure 5.A.

**FIGURE 5.A: ADULT SURVEY MOST POPULAR ACTIVITIES**



## Opportunities

Respondents are moderately satisfied with existing park activities but reported a need for a greater variety of active opportunities. One in three survey respondents feel the parks system has a great or excellent number of recreational opportunities. Participants were most frequently interested in a swimming pool, trail system, sports fields and courts, and a new skate park. Participants were also vocal about increasing the number of playgrounds and adding a dog park.

The survey found that the City's existing parks do not offer enough activities to interest a wide spectrum of age groups. Approximately 20% of users report that parks do not offer enough activities or do not have the right equipment. Figure 5.B. is a word cloud showing the types of programs and features respondents listed as being offered in other communities but not in Black Diamond. The larger the words, the more often the feature was listed, indicating a desire to see more of that program or feature in the city.

**FIGURE 5.B: ADULT SURVEY MOST DESIRED PROGRAMS AND FEATURES**



## Accessibility

Accessibility is a major concern for the community identified in public comments and survey questions. Approximately 46% of respondents report that they do not have access to a park within a walkable distance. Participants cite a lack of a trail system and sidewalks connecting to existing facilities as a major barrier to use. Public comments report parks did not meet accessibility design requirements and did not provide adequate parking or pathways for wheelchair users. Over 15% of survey respondents cite that park are not in convenient locations.

## Recreation

Public comments submitted with the survey indicated an interest in the city developing a recreation program.

Due to the lack of a local recreation program, respondents reported traveling as far as Bellevue to participate in recreation program activities, such as group sports, youth programs, and community events.

One quarter of participants reported a need for youth services and programs, adult programs, and concerts/community events. One in five stated they use parks and recreation facilities provided by another city or organization.



*Youth Bubble Dot Survey completed at Black Diamond Miner's Day 2021.*



*A steep erosion bank at Lake Sawyer Park makes swimming in the lake difficult for users.*

## Quality

Respondents supported a higher frequency of park maintenance. Comments identified unkept restrooms, full garbage receptacles, and unkept vegetation as commonly found. Approximately 47% report park maintenance hindering their use of parks and 53.1% report park cleanliness ranging from poor to fair.

Some public comments were received regarding the quality the boat ramp at Lake Sawyer Park. The location of the ramp is not perpendicular to the access road causing difficulties for drivers to maneuver boats into the lake. Additionally, bank erosion has occurred along the north end of the park and does not provide a safe route for swimmers. Maintenance on the ramp and banks is recommended to facilitate safer access.

Overall maintenance improvements are warranted to enhance to cleanliness and appearance of the parks system and shall be address in *Chapter X: Envision the Future*.

## YOUTH SURVEY

The initial community survey yielded no responses from parks users under the age of 20. Youth parks users are a key demographic and the City coordinated an additional survey to be prepared to gauge responses. The youth survey was distributed on July 7, 2021, at the City's Miner's Day event. The youth survey was a reduced version of the adult survey and asked a limited number of questions on interests.

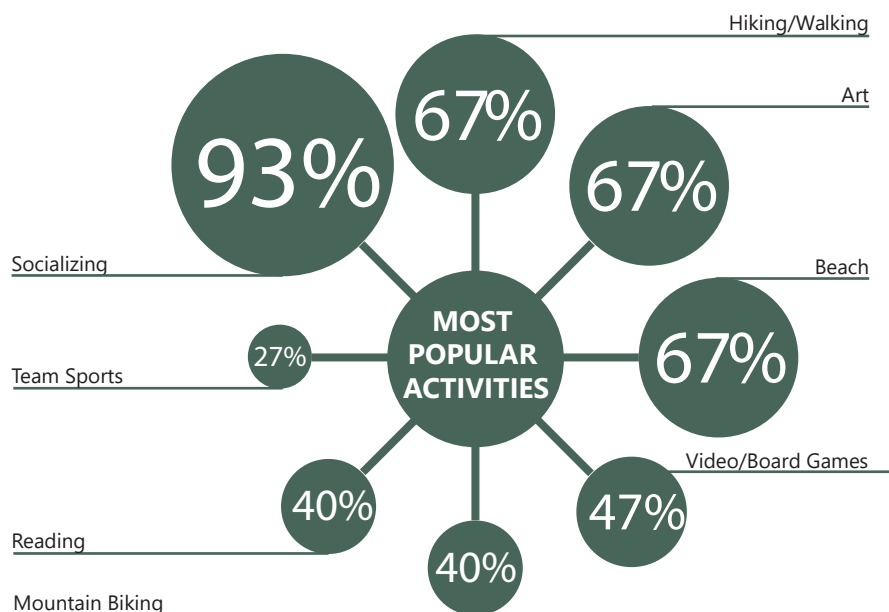
Fifteen youth surveys were completed at the event. In addition to the survey, a bubble dot preference survey was available at the event to encourage additional responses from youth on their priorities for park services and programs. The preference survey had 134 responses. A copy of the youth survey is included in *Appendix C*.

### FINDINGS FROM THE YOUTH SURVEY

Respondents report wanting to see parks be more walkable and have a greater variety of activities available. The most popular active recreation interests were hiking/walking (66.7%), biking (40%), and team sports (26.7%). The most frequently requested new or expanded activities were a pool/splash park (86.7%), open space and trails (53.3%) and BMX/remote control track (53.3%). The city has some trails and a BMX track, but users may not find these amenities to be satisfactory in length, variety, or quantity. Figure 5.C. describes the activities most important to youth users.

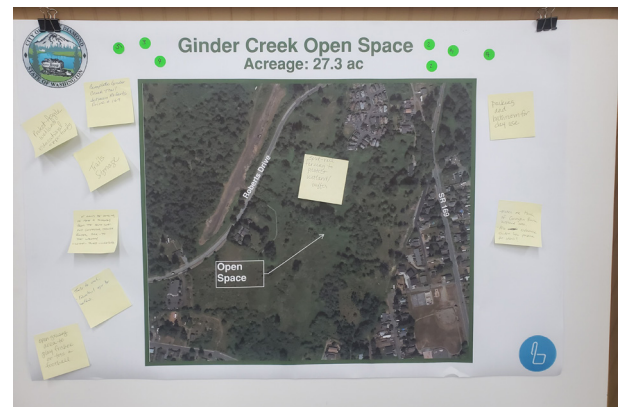
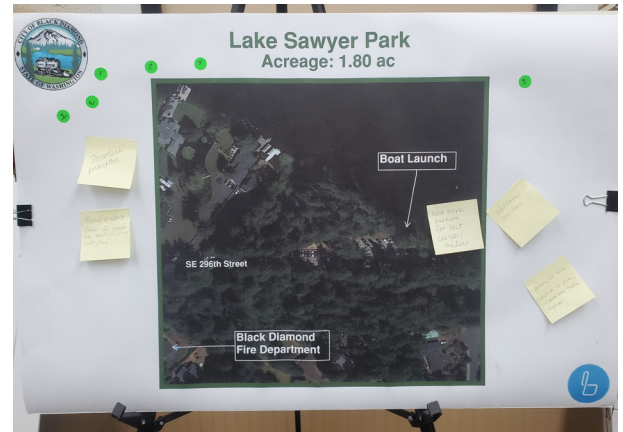
Participants voiced the need for a recreation program. Despite team sports being considered popular by youth users, there are no available programs operating within the City. Youth users must rely on motorized transportation to participate in team sports offered outside of Black Diamond. Walkability is an important factor for youth users who may not have access to motorized transportation. The development of new recreational activities in existing parks is a priority. The City should take into careful consideration how youth users can access amenities and parks.

**FIGURE 5.C: POPULAR YOUTH ACTIVITIES**





Top: Mayor Benson meeting with stakeholders to evaluate parks and discuss priority sites.



Right: Stakeholders provide feedback on how to improve our existing parks and open spaces.

## STAKEHOLDER MEETING

Black Diamond selected a handful of community members to participate in a stakeholder meeting on September 22, 2021. Stakeholders were selected based on historical interactions between special interest groups and their frequent use of local parks.

Stakeholders participated in a guided discussion on current PROS facilities and amenities. Black Diamond facilitated two (2) break out activities to get firsthand feedback on parks operations. The first activity requested stakeholders to leave suggestions, comments, or ideas for each park using sticky notes. Here are some frequented comments from the meeting:

- **Improve the wayfinding and park identification signage.**
- **ADA access should be improved throughout parks.**
- **A dock is needed for a safe and functional boat launch at Lake Sawyer.**
- **The City should have a designated dog park.**
- **Restrooms and drinking water facilities are needed throughout all parks.**
- **Passive recreation areas should be preserved as passive.**
- **There should be more ball fields within City limits**

The second activity was a bubble dot survey that evaluated which parks deserve the most funding based on a 1 (high) to 5 (low) scale. Stakeholders found Lake Sawyer Regional Park and the Skate Park to be the highest priority parks. Coal Car Triangle and Union Stump were considered the lowest priorities. A copy of the Stakeholder Meeting Summary is located in *Appendix E*.



Members of the community attending the PROS open house meeting to voice their ideas and concerns.

## PUBLIC OPEN HOUSE

Separately from the stakeholder meeting, the City organized a public open house on the PROS Plan update process. Interest in the public open house was generated at pop up booths at Miner's Day and Labor Day events advertising the event and online advertaising. The purpose of the meeting was to gather ideas on park strengths, weaknesses, and opportunities within the community.

The meeting occurred on October 5, 2021 at the community gym. Consultants gave a brief overview presentation on the existing park's system and recreational opportunities. The open house included opportunities to speak with City staff and participate in break out activities.

City staff, elected representatives, and consultants attended the meeting to answer questions and have conversations with attendees on the state of our parks. Similarly to stakeholders, participants determined that Lake Sawyer Regional Park and the Skate Park were the City's top priorities, as shown in Figure 5.D.

**FIGURE 5.D: OPEN HOUSE DOT SURVEY**

PARKS	PRIORITY RATING				
	1 - HIGH	2	3	4	5 - LOW
Lake Sawyer Regional Park	●●●	●●●	●●●	●	
Lake Sawyer Park	●●	●●	●	●	
Skate Park	●●	●	●	●●●	●●
Ginder Creek Open Space		●●	●●	●●	●
Railroad Pocket Park				●	●●●
Eagle Creek Park			●		●
BMX Park					●
Union Stump Park					
Coal Car Triangle					

In general, residents felt there were not enough activity options and would like to see an increase in the types of facilities available. Frequent requests were to add a new ball court (such as pickleball), a dog park, and an expansion of trails. People requested improved identification signage and new wayfinding maps at parks. People were unaware that some parks existed or were operated by the City.

Most parks had comments regarding a need for improvement in accessibility. There are parks missing or lacking pedestrian connections to the site. Users report a need for an expanded parking lot at Lake Sawyer Regional Park and the boat launch. Bicycles report a great need for non-motorized vehicle pathways between the BMX park, skate park, pump track, and the Lake Sawyer Regional Park.



*City staff and consultants hand out presentation materials to the public, including statistics from the community survey, a factsheet on the parks inventory, and activity sheets to participate in engagement activities.*

## ONLINE

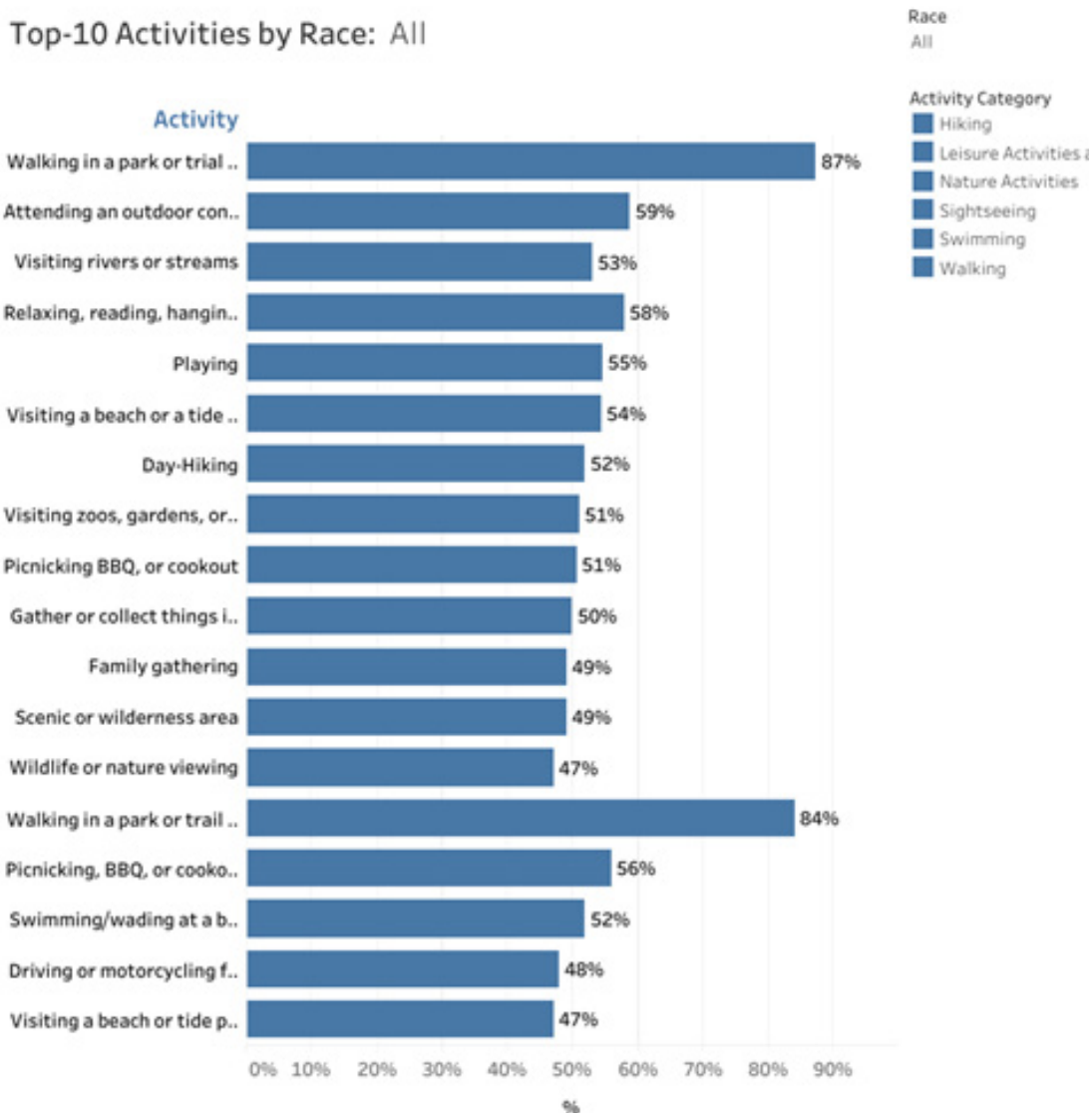
Black Diamond's website provided updates to the public throughout the PROS process and included public meeting notices, the survey summary results, and updates on plan adoption timing. Public comments were collected from the website in addition to survey and public meeting comments.

## SCORP RECREATION TRENDS

The Washington State Comprehensive Recreation and Outdoor Plan 2018 update (SCORP) is a Washington Recreation and Conservation Office (RCO) document that guides park investments over a 5-year period. The 2018 SCORP identifies the priorities for recreational development to meet future needs of the growing population. Priorities were established through an analysis of current offerings and state trends in activity use. Figure 5.E. is the ranking of popular activities statewide that should be considered when developing or renovating parks.

Black Diamond anticipates a significant increase in population between now and 2041, and the City should keep statewide popular activities in mind. Similarly to Black Diamond, Washington State users report over 90% participation in walking/hiking. The demand for trails is expected to continue with the City's population growth. State users also report a high level of participation in passive recreation activities, such as nature viewing, picnicking, or relaxing.

**FIGURE 5.E: SCORP 2018 RECREATION TREND**



SOURCE: WA RCO, 2018 SCORP

# A SYSTEM ASSESSMENT

Black Diamond's access to untouched natural spaces defines the community's character as a growing rural City intertwined with nature. Public input affirms that residents desire to preserve the history and aesthetic of Black Diamond by preserving natural spaces for appreciation and recreational use. But how does a City measure the intrinsic value of a park and a community's demand?

The assessment evaluates existing parks, current demands, and gaps in service. The assessment provides standards to quantify park function and use. The standards are designed to enhance Black Diamond's understanding of the performance of its parks, recreation, open spaces, and maintenance operations. Standards are used as benchmarks for progress and will pave a pathway for improving the system. The assessment, along with public input and facility maintenance results, determine how Black Diamond funds should be appropriated between 2022 to 2028.

**“City parks & open space improve  
our physical health and  
strengthen our communities.”**

-2021 Community Survey

## WHAT IS LEVEL OF SERVICE?

Level of Service (LOS) is a measurable standard utilized in understanding the quality and quantity of parks and recreational spaces necessary to meet a community's needs. Parks and recreation do not typically have measurable features; we feel and experience parks so it can be difficult to quantify quality, value, and enjoyment. Measurable standards provide specific feedback on service shortcomings and can evaluate progress made on improvement projects or PROS Plan objectives. LOS standards also provide a platform for cross comparison against Black Diamond's previous parks system and nearby jurisdictions' existing systems or programs.

LOS standards are flexible and unique to each municipality. The City selects the type of service standard that would best represent how the parks program is operating. The purpose of this is to allow each community to have the most input of the service standards that best meet local values and needs. LOS standards are required by the Growth Management act within the Comprehensive Plan, and the standards adopted in the PROS Plan will be incorporated and used within the Parks and Recreation chapter. Each City is responsible for estimating the future demand and capacity needs on services for anticipated population growth. Standards provide clear guidance on how parks projects within the Capital Improvement Plan (CIP) should be prioritized.

## A CHANGE IN STANDARDS

Since the previous PROS Plan was adopted, Black Diamond and the region have seen a change in population growth, development patterns, and planning policies. Thus, the previously adopted LOS standards should be revised to follow planning guidelines and reflect the current Black Diamond community. The 2008 PROS Plan described two level of service standards:

- **Park Distance:** Service standards were based on resident distance to parks, with a unique service radius for each park type. The standard measured accessibility in radius distance and evaluated the percent of residents within the vicinity of each park. For example, 90% of the City's population should be within 1.5 miles of a community park.
- **Facility Frequency:** A separate standard for recreation was adopted that measured the frequency of facilities against population. Recreational facilities can be large municipal investments and there must be a minimum population level to support installing facilities. The frequency describes the minimum number of people necessary to support construction of facilities. Below is a table from the previous plan describing Black Diamond's minimum frequency standards.

The previous standards are outdated compared to current standards from the National Recreation and Parks Association (NRPA) and are worth amending. A specific park distance standard was not provided for every park type, and a different LOS measurement standard was also selected for open space requiring ten percent of Black Diamond's land area to be designated as open space. Distance standards have been amended since the 2008 Plan and have been updated in this plan.

*A quiet afternoon at the Eagle Creek Park.*



Previously adopted standards also did not describe park accessibility. The standard evaluated population density within the vicinity of a park but did not assess the routes users would take to access parks. While there may be a high density of users living near a park, there may also be a lack of available and safe pedestrian or bicycle routes to get there.

The NRPA no longer recommends a recreational facility standard based on minimum populations. This metric was previously used to benchmark when it would be appropriate to add or expand upon amenities. Each jurisdiction has unique population needs that may not be reflective of the metric. Additionally, the metric did not describe the quality or demand of the facility. Over 73% of survey respondents reported a need for greater access and frequency of recreational opportunities showing a greater demand for activities beyond the standards previously selected.

greater access and frequency of recreational opportunities showing a greater demand for activities beyond the standards previously selected.

**FIGURE 6.A: 2008 BLACK DIAMOND PROS PARK STANDARDS**

PARK TYPE	LOS STANDARD	EXISTING LOS
<b>Regional</b>	None	N/A
<b>Community</b>	90% of population within 1.5 miles	52% of population within 1.5 miles
<b>Neighborhood</b>	75% of population within 0.5 miles	0% of population within 0.5 miles
<b>Pocket</b>	None	N/A
<b>Trail (Non-motorized)</b>	75% within 0.5 miles	0% of population within 0.5 miles
<b>Open Space</b>	10% of City Land Area	6% of City Land Area

**FIGURE 6.B: 2008 BLACK DIAMOND PROS RECREATION STANDARDS**

FACILITY TYPE	MINIMUM UNITS PER POPULATION
<b>Youth Baseball/Adult Softball Field</b>	1 : 2,000
<b>Soccer Field</b>	1 : 2,000
<b>Tennis Court</b>	1 : 2,000
<b>Basketball Court</b>	1 : 2,000
<b>Adult Baseball Diamond</b>	1 : 5,000
<b>Gymnasium</b>	1 : 5,000
<b>Youth Football Field</b>	1 : 10,000
<b>Track</b>	1 : 10,000
<b>Community Center</b>	1 : 10,000
<b>Swimming Pool</b>	1 : 20,000

# THE NEW STANDARDS

Standards were selected based on the feedback generated in public outreach and amended to meet the characteristics of Black Diamond. This plan proposes a three-tiered approach to assessing the level of service that Black Diamond provides its users.

## I. PARK ACCESSIBILITY

Similar to the 2008 standard, the standard is described by service areas and walkability. Walkability was ranked as a major priority to the community with 36% reporting it being a barrier to use within the community survey and 47% reporting that parks are not within a walkable distance. A new metric for measuring walkability is warranted and should measure the pathways users would use within the vicinity of a park.

Accessibility shall be measured in two ways: **by population within the service area of a park** and **by availability of sidewalks within .25 miles of parks**. Figure 6.C. shows the RCO recommended accessibility metrics. The service areas for each park classification are adjusted to meet our service standards as described in *Current Level of Service*. The walkability metric is adjusted as well and will be measured as percentage of complete sidewalks within a  $\frac{1}{4}$  radius of each facility.

The service areas for each park classification are adjusted to meet Black Diamond's service standards as described in *Current Level of Service*. The walkability metric is adjusted as well and will be measured as percentage of complete sidewalks within a  $\frac{1}{4}$  mile radius of each facility.

Please note that the purpose of the walkability LOS is to assess whether there is a complete, designated pedestrian pathway to parks. The metric does not assess sidewalk quality or bicycle pathways. The Community Development Department is working collaboratively with the Public Works Department to address gaps in pedestrian and bicycle infrastructure in the Transportation Improvement Plan.

**FIGURE 6.C: RCO ACCESSIBILITY METRICS**

RCO RECOMMENDED LEVEL OF SERVICE STANDARDS	A	B	C	D	E
ACCESSIBILITY CRITERIA					
<b>Population within Service Area:</b> Percentage of population within the following service areas (considering barriers to access) -0.5 mile of neighborhood park/trail -5 miles of a community park/trail -25 miles of a regional park/trail	>75%	61-75%	46-60%	30-45%	<30%
<b>Access:</b> Percentage of parks and recreation facilities that may be accessed safely via foot, bicycle, or public transportation	>80%	61-80%	41-60%	20-40%	<20%

2. RECREATION AVAILABILITY

Park acreage is no longer a recommended metric by the RCO because it does not indicate the number of usable acres a City has. However, it is still widely used by many jurisdictions and is a helpful standard for cross comparison. Park acreage may make up one component of availability, but the standard should be expanded upon to gain a deeper understanding of availability of amenities and opportunities. Figure 6.D. shows the RCO recommended recreation metric. Quantifying recreational availability should be completed in two ways: **15 acres of parkland per 1,000 people** and **\$530 of recreational capital value per person**.

FIGURE 6.D: RCO PARK ACREAGE METRIC

RCO RECOMMENDED LEVEL OF SERVICE STANDARD	A	B	C	D	E
QUANTITY CRITERIA					
<b>Number of Parks and Recreation Facilities:</b> Percentage difference between existing quantity or per capita average of parks and recreation facilities and the desired quantity or per capita average.	<10%	11-20%	21-30%	31-40%	>41%

*The Skate Park’s swingset is untouched on a sunny September afternoon.*



### 3. PARK QUALITY

Park functionality and maintenance was another major concern cited within the community survey, with 53% reporting poor to fair park cleanliness and 47% reporting maintenance issues as a barrier to park use. Park quality can impact how users perceive availability and accessibility. Design functionality is measured through results of the facilities assessment completed by City staff measuring how closely aligned each park is to Black Diamond's Municipal Code and the Public Works Guidelines. For the purposes of this analysis, the City defines park "quality" as whether the park is functioning as it is designed to. Design functionality is measured through results of the facilities assessment completed by City staff measuring how closely aligned each park is to Black Diamond's Municipal Code and the Public Works Guidelines. Figure 6.E. shows the RCO recommended quality metric.

**FIGURE 6.E: RCO LOS QUALITY METRIC**

RCO RECOMMENDED LEVEL OF SERVICE STANDARDS	A	B	C	D	E
QUALITY CRITERIA					
<b>Agency-Based Assessment:</b> Percentage of facilities that are fully functional for their specific design and safety guidelines.	>80%	61-80%	41-60%	20-40%	<20%

The newly adopted standards paint a new and more detailed picture of the state of Black Diamond's current level of service. Figure 6.F. describes the City's new standards and how they will measure the parks and recreation program performance.

**FIGURE 6.F: LOS STANDARDS**

LEVEL OF SERVICE STANDARD	A	B	C	D	E
ACCESSIBILITY CRITERIA					
<b>Service Area:</b> Percentage of population within the park service areas.	>75%	61-75%	46-60%	30-45%	<30%
<b>Sidewalk Availability:</b> Percentage of parks and recreation facilities that may be accessed by foot within ¼ mile of site.	>80%	61-80%	40-60%	20-40%	<20%
AVAILABILITY CRITERIA					
<b>Park Acreage:</b> Percentage difference of the minimum standard of 15 acres per 1,000 and the existing quantity.	<10%	11-20%	21-30%	31-41%	>41%
<b>Recreation:</b> Percentage difference between existing recreational value per person (\$438.00) and the desired value (\$718.00).	<20%	21-40%	41-60%	61-80%	>80%
QUALITY CRITERIA					
<b>Agency Based Assessment:</b> The existing parks and facilities are fully functional and meet safety/design guidelines.	>80%	61-80%	41-60%	21-40%	<20%

# CURRENT LEVEL OF SERVICE

## I. PARK ACCESSIBILITY

### Service Area

Approximately 60% of residents live within the service area of a City park. The City's regional and community parks have a larger service area because they are larger parks intended to attract users from farther distances to visit. The City has a LOS A for regional and community parks, meeting the frequency and distribution needs for users. The City averages a LOS C in service area as described in Figure 6.G.

Neighborhood and pocket parks have a more localized service area than regional or community parks because the intent of these parks is to serve the users in immediately surrounding area. Neighborhood and pocket parks are not as well distributed or widely available within the City and rank as an LOS E, bringing the City's average LOS down to a C. Neighborhood and pocket parks are centralized around the business core, servicing many of the same users within the vicinity downtown Black Diamond. Residents living within the downtown core have greater access to neighborhood or pocket parks.

LOS standards are only used to measure the City's primary service area and parks that are owned and operated by the City. There are a variety of additional recreational opportunities that are operated by Home Owner Associations (HOA's), King County, and Washington State, as described below in Other Opportunities, and are not included in the LOS analysis because they are not served or maintained by the City. Residents of subdivisions, such as TenTrails or Lawson Hills, may have greater access to neighborhood or pocket parks through parks established and maintained by HOA's.

**FIGURE 6.G: POPULATION WITHIN SERVICE AREA**

PARK TYPE	SERVICE AREA STANDARD (RADIUS)	POPULATION WITH SERVICE AREA	LOS
Regional Park/Trail	5 miles	5,990	A
Community Park/Trail	3 miles	5,990	A
Neighborhood Park/Trail	0.5 miles	1163	E
Pocket Park	0.25 miles	1030	E
<b>Average Number of People in Service Area:</b>		<b>3,543</b>	
<b>Average LOS:</b>		<b>C</b>	

## WHAT IS THE PEDESTRIAN WALKSHED?

THE PEDESTRIAN WALKSHED IS A TERM USED TO DESCRIBE THE AVERAGE DISTANCE AN INDIVIDUAL IS WILLING TO WALK TO A DESTINATION.

INDIVIDUALS ARE TYPICALLY WILLING TO WALK UP TO A ¼ MILE OR APPROXIMATELY 5-10 MINUTES.

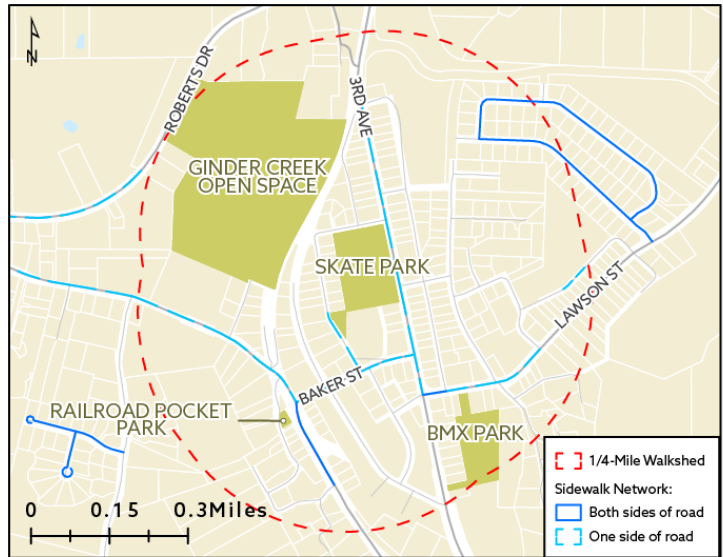
*Source: Congress for the New Urbanism, "Great Idea: Pedestrian shed and the 5-minute walk".*

## Sidewalk Availability

Pedestrian infrastructure to existing parks is limited within the pedestrian walkshed. The City's average sidewalk coverage is 63.4%, or LOS B as described in Figure 6.H. When parks do not have enough pedestrian infrastructure, it discourages nearby residents from utilizing Black Diamond's park and recreation opportunities.

Existing pedestrian infrastructure is primarily located within the downtown core, improving the overall walkability score. The average score for the downtown core parks (Skate Park, BMX, and Railroad) is 86.8%, exceeding Black Diamond's average walkability LOS by over 15%. Pedestrian infrastructure is limited outside of the downtown core, specifically by Lake Sawyer.

There are no sidewalks within the vicinity of Lake Sawyer Regional Park and Lake Sawyer Park, which brings the City's walkability score down to LOS C.



*The Skate Park has approximately 17,103 lineal feet of sidewalks available within a quarter mile of the site's boundaries.*

**FIGURE 6.H: WALKABILITY OF PARKS**

PARKS	TOTAL POSSIBLE SIDEWALK LENGTH (1 STREET SIDE WITHIN 1/4 MILE, LINEAL FEET)	SIDEWALK LENGTH PROVIDED (LINEAL FEET)	SIDEWALK COVERAGE	LEVEL OF SERVICE
Lake Sawyer Regional Park	4,046 feet	0 feet	0%	E
Lake Sawyer Park	2,270 feet	0 feet	0%	E
Skate Park	17,103 feet	11,180 feet	64.4%	B
Ginder Creek Open Space	N/A	N/A	N/A	N/A
Railroad Pocket Park	8,784 feet	7,804 feet	88.8%	A
Eagle Creek Park	11,528 feet	10,858 feet	94.1%	A
BMX Park / Community Gym	3,644 feet	3,582 feet	98%	A
Union Stump Park	10,206 feet	6,301 feet	61.7%	B
Coal Car Triangle	7,472 feet	1,515 feet	20.2%	D
<b>Total/Average</b>	<b>65,053 feet</b>	<b>41,240 feet</b>	<b>63.4%</b>	<b>B</b>

While pedestrian infrastructure is not what is typically used to assess a parks program, it influences an individual's interest and participation in nearby activities. During public outreach, the public consistently reported poor walkability and lack of sidewalks as a barrier to park use. Pedestrian infrastructure improvements at parks will be coordinated closely with the Public Works Department in the future iterations of Black Diamond's *Transportation Improvement Plan (TIP)*.

The TIP is a planning document that addresses planned improvements to the City's rights-of-way, and would include sidewalks. Future Black Diamond parks will not be permitted for construction unless frontage improvements are included. The CIP proposes projects that address gaps in access around the Skate Park frontage and a trail connection from Ginder Creek to Lake Sawyer Regional Park.

Only City-owned and operated streets were used to determine the sidewalk scores. Private streets and alleyways were not included in the calculation. Data compiled in the sidewalk availability assessment was used to generate the Trails and Missing Linkages Map in *Appendix H*.

## 2. RECREATION AVAILABILITY

### Park Acreage

At 29.3 acres per 1,000 people, Black Diamond greatly exceeds park acreage availability compared to nearby cities and King County, providing on average 17 acres more per 1,000 people, as shown in Figure 6.I. Three of four Black Diamond residents preferred forested trail areas over passive parks. The community is attracted to the available open space and trails over developed parks.

With an estimated population of 17,661 anticipated by 2041, Black Diamond would need to provide 342.9 acres of new parkland to continue to meet its existing level of service. However, this is not deemed feasible because there is limited space within the City's limits that is zoned for public use. Since the City greatly exceeds its proposed park acreage availability standards, funding should be prioritized on increasing recreation availability or improving park accessibility and quality.

**FIGURE 6.I: PARK ACREAGE COMPARISON**

JURISDICTION	POPULATION	NUMBER OF PARKS	PARKS ACREAGE	PARKS ACREAGE PER 1,000 PEOPLE
Black Diamond	5,990	9	176 acres	29.3 acres
Maple Valley	28,013	9	362 acres	12.9 acres
Enumclaw	12,543	23	117 acres	9.3 acres
Auburn	87,256	59	989 acres	11.3 acres
King County	2,269,675	205	32,000 acres	14.1 acres

It is appropriate for Black Diamond to revise its level of service down to 15 acres per 1,000 people. Maintaining the existing level of service would not be appropriate for the growth anticipated. The 15-acre standard is still greater than what the surrounding jurisdictions are providing and demonstrates Black Diamond's goal of maintaining the community's character. To meet this goal, the City anticipates needing to acquire 89 acres of new land by 2041, which is more feasible for the City's size and available resources.



*Left: The Coal Miner's Honor Garden at the Historic Museum on a summer day.*

*Top: A water utility stove pipe reminds visitors of older times.*

*SOURCE: CAITLIN HEPWORTH*

## Recreational Value

New recreational standards were developed for the 2021 PROS Plan that provide an dollar valuation of existing recreation activities. Recreational value does not indicate Black Diamond's historic investment into park projects. Previous park project financial records were not available at the time of this report. Instead, an estimate of the cost to install recreation opportunities was prepared to provide a financial value to the program's offerings. The metric reveals an estimated historical investment into amenities and the required level of funding required to sustain the current level of service. The standard quantifies the overall investment into recreation per person the City has made.

Recreational facilities were evaluated by estimating the cost of construction and installation of park features, such as a basketball court or trails, and amenities or furniture, such as tables, benches, and restrooms. Recreational value does not include land acquisition or maintenance costs and does not indicate total project costs. The purpose of evaluating the level of investment into activities is to demonstrate and anticipate the future demand for specifically recreational activities.

## HOW WAS THIS VALUE DETERMINED?

**Total Estimated Investment / Population = Recreation Investment per Person**

$$\$2,627,074 / 5,990 = \$438.57 \text{ per person}$$

**Existing Investment per person X projected population = cumulative investment needed by 2041**

$$\$438.57 \times 17,661 = \$7,745,701.82 \text{ needed in cumulative investment by 2041}$$

**Cumulative Investment - Existing Investment = New investment needed by 2041**

$$7,745,701.82 - 2,627,074 = \$5,118,627.82 \text{ of new investment by 2041}$$

**FIGURE 6.J: ESTIMATED EXISTING RECREATIONAL INVESTMENT**

PARKS	ESTIMATED INVESTMENT
Lake Sawyer Regional Park	\$427,028
Lake Sawyer Park	\$568,927
Skate Park	\$439,861
Ginder Creek Open Space	\$0
Railroad Pocket Park	\$5,000
Eagle Creek Park	\$213,375
BMX Park	\$28,100
Union Stump Park	\$47,928
Coal Car Triangle	\$21,565
Community Gym	\$854,039
<b>Estimated Investment:</b>	<b>\$2,627,074</b>

The estimated value of recreation opportunities surpasses approximately \$2.6 million, averaging \$438.57 of investment per person, as described in Figure 6.J. To maintain the existing level of service for a population of 17,661 by 2041, approximately \$5.1 million in new recreation investments are required. The required annual investment to recreation would be based upon the annual increase in population. The City does not have a recreation program generating revenue to the capital fund; new capital investments must come from the annual budget, grants, and partnerships, as described in *Chapter 8: Taking the Leap: Funding*.

Feedback from public outreach indicates that the City does not offer enough options for activities, suggesting that the existing investments to recreation are below an LOS A; it can be assumed that \$438 per person is falling below an appropriate funding level for the community. Black Diamond believes the greatest operational level it is performing at is 61%. An value of \$718 per person is required to be considered operating at 100% (LOS A) and a cumulative \$10 million of new capital recreation investment by 2041.

## HOW DO YOU ESTIMATE FUTURE DEMAND?

**What would an LOS A investment look like?**

$$\frac{61}{100} \times \frac{\$438}{\$X} = 61 \times \$43,800 = \$718 \text{ per person for LOS A}$$

**LOS A Investment per person X projected population = Cumulative Investment needed by 2041**  
 $\$718 \times 17,661 = \$12,680,598$  needed in cumulative investment by 2041

**LOS A Investment - Existing Investment = New Investment needed by 2041**  
 $12,680,598 - 2,627,074 = \$10,053,524$  of new investment by 2041

### 3. PARK QUALITY

Overall, the City’s existing parks and recreational opportunities are operating as intended, as described in Figure 6.K. The Quality LOS metric describes how well park features are operating in comparison to potential optimal use, or if the park was brand new.

Most parks have essential public infrastructure operating correctly, such as restrooms/portable toilets, drinking fountains, and trash receptacles. Recreation amenities such as sport courts and playgrounds were found to be typically safe and functional. There are components that could be improved in virtually every park, as the highest scored received was an 87.5% for Union Stump and following shortly behind, the Skate Park at 83.3%.

The vast majority of issues cited at parks can be addressed through an improved City maintenance and operations schedule, which is described in greater detail in Park Conditions and Maintenance. Minor improvements needed to address park quality include cleaner restrooms, functional waste bins, and improved signage.

Some parks have more significant quality and operational issues that will be addressed in the CIP. For example, the Community Gym’s roof is in disrepair and in need of immediate attention. The roof is not completely attached to the building. While this is not a structural concern, the facility’s score drops because the building itself is not optimal for use. Another example is the Lake Sawyer boat launch parking area. The parking lot has several deep potholes. Boat launch users find it difficult to back up to the boat ramp safely due to the ramp configuration. The parking lot and boat ramp are not operating seamlessly and are an example of difficulties users have in accessing parks and recreational opportunities.

**FIGURE 6.K: PARK QUALITY LOS**

PARKS	OPERATIONAL SCORE	LEVEL OF SERVICE
Lake Sawyer Regional Park	81.3%	A
Lake Sawyer Park	67.2%	B
Skate Park	83.3%	A
Ginder Creek Open Space	N/A	N/A
Railroad Pocket Park	81.3%	A
Eagle Creek Park	81.8%	A
BMX Park	57.1%	C
Union Stump Park	87.5%	A
Coal Car Triangle	69.2%	B
Community Gym	71.4%	B
Average Quality	77.20%	B

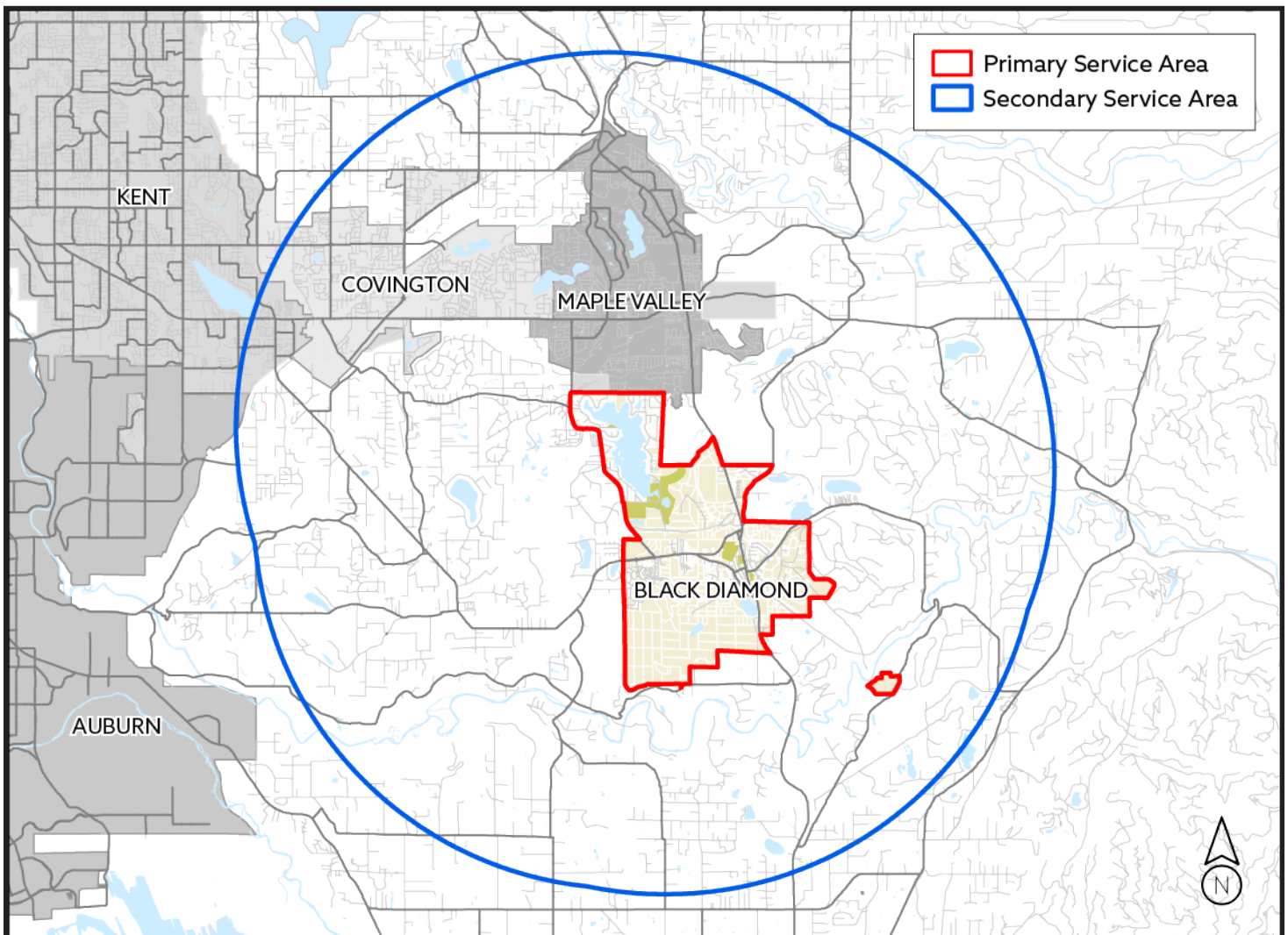
## SERVICE AREA

The survey identified that residents of the City are the primary users of parks and amenities, but also that there are secondary users. Secondary users are residents of unincorporated King County, adjacent cities or towns that are pass-by users to Black Diamond's parks. The city's park service area can be divided into two sections: the **primary service area** and the **secondary service area**.

The primary service area is made up of individuals living within City limits. The primary service area is made up of those who are anticipated outright to utilize park facilities.

The secondary service area is comprised of those who may pass by the City to use nearby facilities or parks, and correlates with other City limits and areas of unincorporated King County within the service area of all parks within City limits. The RCO requires local agencies to evaluate needs within the primary and secondary service areas to remain eligible for grants. For Black Diamond, the regional parks determine the service area o

**FIGURE 6.L: BLACK DIAMOND SERVICE AREA**



## PARK CLASSIFICATIONS

Below is a description of the different classifications of parks available within the City and are based on National Parks Recreation Association guidelines. Each classification has unique level of service measures that reflect the services and activities appropriate for the use. The below is not a comprehensive list of all park types and includes facilities the City currently operates.

### REGIONAL PARK

Parks of at least two acres in size with the capacity to host many people. Park offers activities over a wide service area and connects to adjacent parks or activities. Park typically includes a parking lot, waterfront access, natural areas, and/or amphitheaters.



*SOURCE: WASHINGTON DEPARTMENT OF FISH AND WILDLIFE*



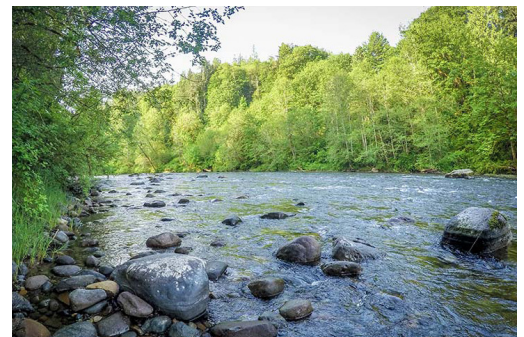
*SOURCE: KINGCOUNTY.GOV*

### COMMUNITY PARK

Large parks ranging from one to five acres in size. Park provides active recreation facilities and include features such as parking lots, sports fields/courts, and natural areas.

### RESOURCE PARK

A natural open space park with limited development. Park is typically more passive use and includes trails and interpretive signage. The intent of the park is to preserve natural habitat areas and create educational opportunities on conservation efforts.



*SOURCE: KINGCOUNTY.GOV*



SOURCE: KINGCOUNTY.GOV

## OPEN SPACE

Limited development areas intended to preserve natural areas within the City and include features such as picnic areas, trails, and interpretive facilities.

## NEIGHBORHOOD PARK

Pedestrian oriented parks ranging from one acre or less and serves adjacent residential units. Park includes play areas, basketball courts, community gardens, and open space.



SOURCE: SEATTLE.GOV



SOURCE: KENTWA.GOV

## POCKET PARK

A small, pedestrian oriented park of one half acre or less that provides a green space in higher density, developed areas. Pocket parks typically include historical informational markers, landscaping, seating, and public art.

## TRAILS

A network of pedestrian or bicycle-oriented paths for recreational or transportation uses. Ideally, trails should create a well connected city and include features such as parking areas, paved or graveled paths, picnic areas, and/or informational markers.



SOURCE: BELLEVUEWA.GOV



SOURCE: CASCADE BICYCLE CLUB

## COMMUNITY FACILITY

A building that is used for public gatherings or specialized physical activities.

**FIGURE 6.M: PARK FACILITY CLASSIFICATION**

PARK FACILITY	PARK TYPE	ACREAGE	STATUS
Lake Sawyer Regional Park	Regional Park	143 acres	Developed
Lake Sawyer Park	Community Park	1.81 acres	Developed
Skate Park	Community Park	1.64 acres	Developed
Ginder Creek Open Space	Resource Park	27.32 acres	Undeveloped
Railroad Pocket Park	Pocket Park	0.13 acres	Developed
Eagle Creek Park	Neighborhood Park	0.96 acres	Developed
BMX Park	Community Facility	1.06 acres	Developed
Union Stump Park	Pocket Park	0.23 acres	Developed
Coal Car Triangle	Pocket Park	0.1 acres	Developed

**FIGURE 6.N: FACILITY CLASSIFICATION FREQUENCY**

PARK CLASSIFICATION	NUMBER OF PARK TYPE	ACREAGE
Regional Park	2	144.18 acres
Community Park	1	1.64 acres
Neighborhood Park	1	0.96 acres
Resource Park	1	27.32 acres
Pocket Park	3	0.46 acres
Community Facility	2	1.06 acres
		<b>Total: 175.62 acres</b>

# PARK INVENTORY PROFILES



# LAKE SAWYER REGIONAL PARK

**PARK CLASSIFICATION:** Regional Park

**RECREATION TYPE:** Passive

**ACQUISITION:** 2006

**AMENITIES:**

- Trails
- Open Space
- Picnic Areas
- Portable Toilet
- Educational Signage
- Waste Receptacles

**PUBLIC COMMENTS:**

- > *Maintain the passive use.*
- > *Increase safe pathways to park.*
- > *Improve lake accessibility.*
- > *Add variety of uses to the park.*
- > *Add a restroom and drinking fountain.*
- > *Name the trails.*
- > *Expand picnic table area.*



Wetland interpretive sign on the trail in Lake Sawyer Regional Park. 55  
Photo by Mona Davis.

# LAKE SAWYER PARK

**PARK CLASSIFICATION:** Community Park

**RECREATION TYPE:** Passive

**ACQUISITION:** 1999

**AMENITIES:**

- Boat Launch
- Walking Path
- Open Space
- Picnic Areas
- Barbeques
- Portable Toilet
- Waste Receptacles

**PUBLIC COMMENTS:**

- > *Maintain the passive use.*
- > *Expand parking lot for boat trailers.*
- > *Reduce bank erosion at launch.*
- > *Replace boat ramp for improved auto maneuverability.*
- > *Create a dock for safer boat access.*
- > *Improve police lake presence.*



# GINDER CREEK OPEN SPACE

**PARK CLASSIFICATION:** Resource Park

**RECREATION TYPE:** Passive

**ACQUISITION:** 2006

**AMENITIES:**

- Informal trails

**PUBLIC COMMENTS:**

- > *Develop trails.*
- > *Maintain vegetation for trail accessibility.*
- > *Construct a designated parking area.*
- > *Preserve park as an open, natural space.*



*Trail blocked at Ginder Creek Open Space due to fallen tree.*

# UNION STUMP PARK

**PARK CLASSIFICATION:** Pocket Park

**RECREATION TYPE:** Passive

**ACQUISITION:** UNKNOWN

**AMENITIES:**

- Historical Marker
- Picnic Area
- Waste Receptacles
- Native Plant Landscaping

**PUBLIC COMMENTS:**

- > *Preserve the historical marker.*
- > *Improve park aesthetics with new plantings and rock work.*
- > *Great educational opportunity.*
- > *Add a picnic table and benches.*



# EAGLE CREEK PARK

**PARK CLASSIFICATION:** Neighborhood Park

**RECREATION TYPE:** Active

**ACQUISITION:** UNKNOWN

**AMENITIES:**

- Playground
- Basketball Hoop
- Walking Path
- Open Space
- Picnic Areas
- Waste Receptacles

**PUBLIC COMMENTS:**

- > *Not clearly designated as a public park.*
- > *Add nature learning component.*
- > *Keep the basketball half court.*
- > *Add a picnic table and benches.*
- > *Add a dog park.*
- > *Install new playground structure appropriate for 5+ ages.*



*Existing playground structure at Eagle Creek Park.*

# SKATE PARK

**PARK CLASSIFICATION:** Community Park

**RECREATION TYPE:** Active

**ACQUISITION:** UNKNOWN

**AMENITIES:**

- Playground
- Swing Set
- Tennis Court
- Basketball Court
- Picnic Area
- Portable Toilet

**PUBLIC COMMENTS:**

- > *Install a new, larger skate park.*
- > *Add pump track.*
- > *Pave the parking lot.*
- > *Construct sidewalks to park.*
- > *Replace play structure.*
- > *Develop a restroom with flushing toilets.*
- > *Install a drinking fountain.*



# BMX PARK

**PARK CLASSIFICATION:** Community Facility

**RECREATION TYPE:** Active

**ACQUISITION:** 2015

**AMENITIES:**

- BMX Course

**PUBLIC COMMENTS:**

- > Turns/jumps are too close and should be wider in width.
- > Replace with sport courts.
- > Replace with toddler playground.
- > Park is too small for existing use.
- > Replace with a pump track.



*Southerly facing photo of the BMX course.*

# COAL CAR TRIANGLE

**PARK CLASSIFICATION:** Pocket Park

**RECREATION TYPE:** Passive

**ACQUISITION:** UNKNOWN

**AMENITIES:**

- Historical Marker
- Native Plant Landscaping

**PUBLIC COMMENTS:**

- > *Install new landscaping.*
- > *Construct sidewalks to park.*
- > *Add a public art feature.*



# RAILROAD POCKET PARK

**PARK CLASSIFICATION:** Pocket Park

**RECREATION TYPE:** Passive

**ACQUISITION:** 2020

**AMENITIES:**

- Historical Marker
- Native Plant Landscaping
- Picnic Tables

**PUBLIC COMMENTS:**

- > *Install new landscaping.*
- > *Add tables or benches.*
- > *Add public art or mural.*
- > *Construct accessible sidewalks.*
- > *Install a covered seating area.*
- > *Add wayfinding signage.*



*Picnic area at Railroad Pocket Park.*

# COMMUNITY GYM

**PARK CLASSIFICATION:** Community Facility

**RECREATION TYPE:** Active

**ACQUISITION:** 2015

**AMENITIES:**

- Basketball Court
- Weight Equipment
- Stage
- Restroom
- Waste Receptacles
- Open Space

**PUBLIC COMMENTS:**

- > *Widen the basketball courts.*
- > *Remodel facility to install a kitchen.*
- > *Enhance exterior appearance.*



## OTHER OPPORTUNITIES

There are nearby opportunities that Black Diamond residents can capitalize on for recreation that are not maintained by the City. Nearby municipalities work together to ensure a variety of recreation opportunities are provided to users. Below is a description of nearby parks with amenities that Black Diamond residents can use in addition to the City's program.

### MASTER PLANNED DEVELOPMENTS

Master Planned Developments (MPDs) are large scale neighborhoods that are proposed in conjunction with one another and may involve separate builders for smaller subdivisions. MPDs include the development of residential and commercial buildings, and recreational amenities.

MPDs require open space to be maintained and developed as a public amenity. A development agreement is prepared and may permit the City to incorporate open space features into the public park system. The City Code requires MPDs to provide public trails, continuous greenbelt areas, and recreational activities as appropriate to the proposed development.

The PROS Plan does not include MPDs in the evaluation of the City's parks program because recreational opportunities within MPD neighborhoods are maintained by the developer or homeowners' association. For example, Ten Trails is an MPD that provides sports fields, playgrounds, parks, community gardens, and trails for use. Trails are currently provided throughout the central and eastern portion of the site and additional trails are planned as well. Future planned trails will connect to regional trail systems.

### MAPLE VALLEY

Maple Valley is located north of Black Diamond and offers a comprehensive recreational program for adult and youth users, including sports, fitness, education, music, and art. Recreation programs are available on a quarterly basis and registration is available on the City's Parks and Recreation webpage. Youth scholarships are available to those who live within the Tahoma School District boundary or attend a Tahoma School.

### COVINGTON

Covington is located just over 8 miles west of Black Diamond and has an aquatic center for public use. The aquatic center has recreational offerings such as lessons, fitness classes, and special events. The pool has lap swimming and a children's play area with a slide. In addition, Covington offers a vast recreational program for adult, teen, and youth users to participate in. Youth scholarships and fee waivers are available to users who have financial limitations.

## KING COUNTY

### **Black Diamond Open Space**

This massive 1,240-acre forested park has approximately 17 miles of hiking, mountain biking, and equestrian trails. Black Diamond Open Space is a restored forest with streams, wetlands, and peat bogs that is actively maintained by the Forest Stewardship Council. The Park is free to use for the public and includes restroom facilities and a parking lot.

### **Henry's Ridge Natural Area**

Henry's Ridge is a 250-acre untouched forest with nearly 20 miles of multi-use trails. The Park does not have a formal parking lot or access point but is available to the public for day use. There are trails for all skill levels, and occasionally you'll find a friendly gnome sitting on a tree trunk.

### **Ravensdale Park**

Ravensdale Park is a master parks plan within unincorporated King County. There are four (4) all-purpose sports fields, one baseball field, and a community gathering area. Fields are available for reservation by recreational teams. The park also offers restrooms, a concessions stand, and picnic areas.

## WASHINGTON STATE

### **Flaming Geyser State Park**

Flaming Geyser is a 503-acre day use park within the Green River Valley. Stunning views of the Green River and natural landscapes provide a scenic backdrop for daytime users. There are a wide variety of options for activities including hiking, kayaking, swimming, volleyball, and fishing. Picnic tables and shelters are available throughout the open space area. Informational signage is available throughout the park about native flora and fauna. The Park requires a day pass or a Discover Pass for use, and the parking lot is equipped with a pay station. There is only one trail that connects this park to Black Diamond; the Green to Cedar River Trail.

### **Kanaskat-Palmer State Park**

Kanaskat-Palmer State Park is a low, forested plateau bordering 2 miles of shoreline along the Green River. The 541-acre park is open for day use with activities like hiking, biking trails, white-water kayaking, and swimming. Camping and picnicking areas are available. Users may also rent yurts for overnight stays that are equipped with a fire grill and utility hookup. The Park requires a day pass or a Discover Pass for use, and the parking lot is equipped with a pay station.

### **Nolte State Park**

This 111-acre day-use park has over 7,000 feet of shoreline along idyllic Deep Lake providing ample aquatic opportunities like kayaking, swimming, and fishing. Nolte State Park is equipped with picnic areas, grassy open spaces, and a short hiking trail with interpretive signage. Trees surround the perimeter of the lake with ample opportunities for birdwatching. The Park requires a day pass or a Discover Pass for use, and the parking lot is equipped with a pay station.

## OPERATIONS AND MAINTENANCE

The quality of a park is measured in more than level of service standards, which focus on availability and accessibility. Park quality is also measured by public satisfaction. The facility maintenance survey results depict the parks are operational with minor improvements needed to improve the score. Park conditions were described in the community survey and public meetings as being average. Survey and outreach results indicate maintenance operations for parks should be improved. The below section evaluates specific issues raised in the community survey and the park facilities survey.

### TRAILS AND CONNECTIONS

The greater Black Diamond area is home to a collection of soft-trails maintained primarily by other agencies. King County's Black Diamond Natural Preserve is adjacent to the City's limits and provides over 17 miles of trails. The City maintains approximately 1.5 miles of unpaved trails solely within Lake Sawyer Regional Park. The community has expressed great interest in developing additional trails connecting to scenic or notable areas of Black Diamond, and hiking/trail walking is the top activity for residents.

Trails are a community attraction that brings visitors and spurs tourism activity, making trail development an important component to address in *Chapter 9: Investing in our Parks*.

As described in *Chapter 6: A System Assessment*, pedestrian connections around parks can be improved.

The Community Development Department should work in tandem with the Public Works Department to prioritize investment into creating safe, functional, and complete sidewalks to parks.

For example, the connection between Lake Sawyer Regional Park and Sawyer Woods Elementary School is dangerous. There are no complete sidewalks leading to the park from the school despite a crosswalk on Lake Sawyer Road that would connect the school to the park.

The crosswalk does not lead to a complete sidewalk on either side of the roadway. Additionally there is no direct road crossing provided between the trail head to the west side of Lake Sawyer Road.

There are existing pedestrian connections west of Lake Sawyer Road and the elementary school, and the trail crossing should be signalized to reduce traffic speeds. Improvements to sidewalks, bicycle lanes, and traffic falls under projects proposed as part of Black Diamond's *Transportation Improvement Plan*.



*A resident reads an interpretive sign on the wetlands near Lake Sawyer.*  
SOURCE: MONA DAVIS.

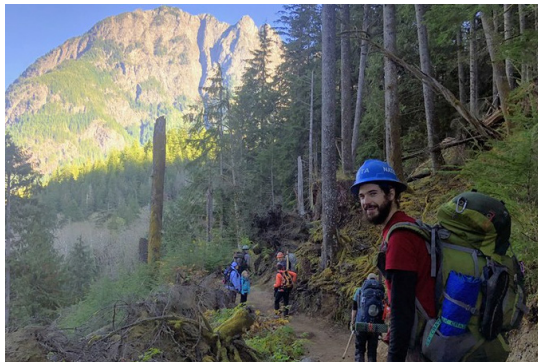
## CLEANLINESS AND MAINTENANCE

Park cleanliness was brought up in the community survey, with 8% reporting restroom facilities are not well maintained and 12% reporting a general concern with quality. Written comments suggest that restrooms are not kept up, tipped over, or do not get often enough waste removal services. Additionally, litter and animal feces are noted as frequent issues along park trails. The Public Works Department conducts maintenance at parks on a weekly basis for a visual inspection and a bi-weekly visit for garbage. A route assessment is completed weekly to monitor the quality of parks.

The City should make general improvements to maintenance operations. A new facility assessment survey was created as part of the PROS Plan for the City to utilize assessing the safety and quality of each park. An increase in Public Works annual budget should be made to specifically allocate funding to maintain parks on a more frequent basis.



SOURCE: WTA.ORG



## SAFETY

Over 95 percent of users feel safe using Black Diamond's parks; however, several safety concerns were submitted in the public engagement process. Concerns were specific to two areas: parking lots and Lake Sawyer. Car break-ins have been reported in parks and are more likely to occur in low-visibility parking lots, such as Lake Sawyer Regional Park. There are no lights within the parking lot, which is appropriate for the park type but may enable illicit behavior.

## PARK AMENITIES AND FURNITURE

Park amenities and furniture are fundamental to creating safe, usable, and enjoyable parks, and can often be taken for granted. However, these amenities are critical for a functional and equitable park program. Park amenities include, but are not limited to, picnic tables, benches, restrooms, and recreational equipment.



SOURCE: SEATTLE.GOV

### Restrooms

Restrooms are one of the most difficult amenities to install and maintain throughout the system, and are costly investments. Flushable restrooms are most desired by park patrons. Over 25% believe there is an overall lack of restroom facilities available at parks. Public comments affirmed that the community would like to see more restrooms available and maintained more frequently.



SOURCE: PORTLAND.GOV



### Seating Areas

Benches and picnic tables provide a space for rest and social interaction. Seating areas are available in most parks. Additional picnic tables should be considered at Lake Sawyer Regional Park because it is a passive recreation area with lake access, and would be a desired area for picnicking.



SOURCE: CITYOFFERDALE.ORG

### Trash Receptacles

Park cleanliness and maintenance are a major concern; approximately 47% report maintenance issues being a barrier to park use and 35% report park cleanliness ranging from poor to fair. Most developed parks have at least one trash receptacle, with the exceptions of Union Stump and Coal Car Triangle.

**FIGURE 6.O: PARK AMENITIES TABULATION**

PARK FACILITY	PICNIC TABLES	BENCHES	RESTROOMS	TRASH BINS
Lake Sawyer Regional Park	1	2	2	4
Lake Sawyer Park	2	0	1	7
Skate Park	1	0	0	2
Ginder Creek Open Space	0	0	0	0
Railroad Pocket Park	4	0	0	1
Eagle Creek Park	2	3	0	1
BMX Park	2	0	0	1
Union Stump Park	0	0	0	0
Coal Car Triangle	0	0	0	0

# VISIONING THE FUTURE

Black Diamond is a pristine, rural community with unfettered access to natural lands and outdoor recreation opportunities. However, Black Diamond is also on the horizon of change in population and development. Residents and the City share a unified vision to find Black Diamond's balance between environmental preservation and new development. This shared vision is emulated in the PROS Plan which will guide the City towards appropriate project investment, maintenance considerations, and community needs.

The core goals of the PROS Plan were created to reflect the shared values and vision for Black Diamond as identified in public outreach. Goals are stated in *Chapter 3: Goals and Policies*. The goals are:



PLANNING



ACCESSIBILITY



PLACEMAKING

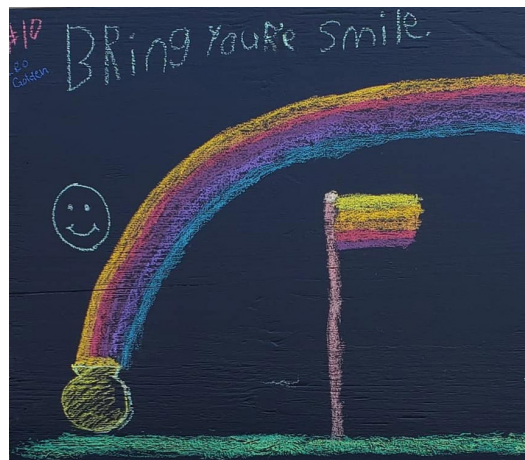
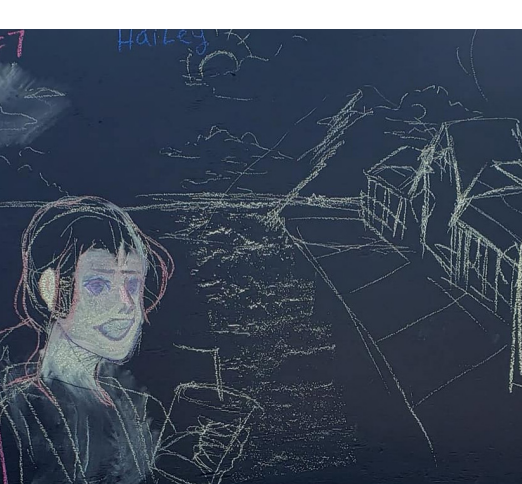


STEWARDSHIP



ENGAGEMENT

The existing parks program maintains a number of parks with some recreational opportunities available at each facility. Black Diamond outshines other nearby agencies in amount of acres available for use and quality of facilities and has close access to a number of opportunities offered by neighboring jurisdictions. With a limited budget and staff, there are some ways in which Black Diamond can improve the parks program. Capital Projects are listed in *Chapter 9: Investing in our Parks* and address some of the shortfalls identified in the planning process. Below is a summary of additional amenities, projects, and ideas that came out of public outreach that the City will continue to work on with the community.



First, second, and third place winners of 2021 Miner's Day Chalk In Drawing Contest. Congratulations Hailey, Leo, and Carson!



*Wayfinding signage at Old Saint Hilary's Open Space Preserve guides users to panoramic views, a historic church, and trailside amenities.*  
SOURCE: [PARKS.MARINCOUNTY.ORG](https://PARKS.MARINCOUNTY.ORG)

## PLACEMAKING AND WAYFINDING

Residents reported not knowing which parks are operated by the City and open to the public. Black Diamond wants to connect the community to parks through a distinct wayfinding signage that brands the Black Diamond parks program. Wayfinding signage provides information on parks, trails, recreational opportunities, and nearby places of interest. A wayfinding signage program requires consistent park signage with uniform colors, graphics, formats, and sign types.

Additional considerations in developing a sense of place in public parks should be made toward landscaping, design, and materials used for projects. Design standards will be developed to create a unified and harmonious atmosphere in public parks.

## ADA AND PAVED SURFACES

Black Diamond's parks require immediate attention to improve connections and access for universal accessibility to opportunities and park enjoyment. The CIP proposes a number of ADA improvement projects to improve signage, parking, and linkages throughout the park system. For example, the Skate Park will include the development of an accessible parking stall and a sidewalk. ADA improvements should take precedence in evaluating capital project priorities. Future projects should not be considered for construction unless the project has amenities and linkages available that conform to the Americans with Disabilities Act (ADA).

## RECREATION PROGRAM

Approximately one quarter of survey participants report a strong interest in the City developing a recreation program with youth and adult programs. Development of a recreation program requires consistent funding, full-time staff, and a designated space to conduct programs. Black Diamond has no park and recreation program staff, works with limited financial resources, and does not have a designated recreation space available to develop a program at the time of this report.

Recreation programs can be sources of City revenue and are not typically developed unless there is a larger population to support services. Other similar sized, rural cities, such as Algona and Milton, do not possess a recreation program and it can be assumed that a recreation program in Black Diamond is not financially viable at this time. A recreation program is more likely possible closer to 2041, as additional tax revenue and participants are needed to create a self-sustaining program. Steps toward creating a recreation program can begin before 2041 and would involve a financial analysis to determine when a program could be developed.

Public engagement is the first step towards developing a recreation program to evaluate the types of services and interests residents would support. Black Diamond would then need to conduct a financial analysis evaluating the minimum costs to run a recreational program, minimum revenue necessary to sustain a program, and make considerations to the level of funding available with population growth. The City would need to wait for a higher population to gain enough tax revenue to move forward with developing a program and hiring designated staff. The City should consider investing in community building to accommodate a recreation program office and operating space.



SOURCE: *EUGENE-OR.ORG* (top),  
*KIRKLANDWA.ORG* (left)

## SUSTAINABILITY

The City desires to implement environmentally sustainable practices in its PROS operations. We will do this by incorporating sustainable principles into the design of new parks. The Public Works Department will also develop sustainable maintenance practices for new and existing facilities. Black Diamond aims to protect and improve water quality and native habitat, restore wetlands, and attract wildlife. The City hopes to offer education and training to staff and the public to emphasize sustainable practices such as recycling, using renewable energy, conserving water, designing for low impact development, and employing responsible pest management at park sites.

## OPERATIONS STRATEGIES

Quarterly facility evaluations will be conducted to monitor the quality of existing facilities and amenities. Repairing and replacing damaged or aging facilities is an ongoing practice that can be improved with more routine inspections.

Park operations and planning should be consolidated into one program in the near future. Coordination between the Black Diamond's Community Development and Public Works Departments is required to plan and process changes to existing facilities. This collaboration is appropriate for the current size of Black Diamond, but will become more difficult to prioritize as the City grows larger in population and development projects.

A designated parks and recreation staff member will be a necessary expenditure in the future and will run a parks program more efficiently than coordination between two departments. A park program staff member would oversee grant programs, parks planning, maintenance and operations, and early phases of developing a recreation program.

## FUTURE CONSIDERATIONS

There are a couple of project-types the public has expressed interest in developing. Similarly to developing a recreation program, these project types would be better financially supported with a larger population. The following is a list of opportunities for future reconsideration:

### Golf Course

Golf courses were a frequently requested amenity in the survey and could spur additional tourism and City revenue if developed. Typically, 50 acres are required for every 9-hole course. Park planning standards recommend one (1) golf course hole be developed for every 3,000 people, meaning that a minimum of 27,000 people are required to develop and sustain a 9-hole golf course. Property acquisition is required to develop a golf course and should be considered again in a future iteration of the PROS Plan.



*Trying to make a par at the City operated Maplewood Golf Course in Renton, WA.*

*SOURCE: RENTONWA.GOV*

### Public Pool

The most frequently requested new amenity is a swimming pool. A public pool is a large investment for a community to make and requires considerable expert design and planning advice. A pool does not operate like other municipal facilities and has a higher maintenance demand than any other existing park or facility. Economic considerations need to be made before investment in a pool is made. Public pools require a minimum number of users to create revenue to self-sustain a pool.



*The Issaquah High School swim team practices at the public Julius Bohem pool, in Issaquah, WA.*

*SOURCE: ISSAQUAHWA.GOV*

Local jurisdictions face a growing demand for new recreational opportunities as they serve an increasingly diverse population and a large cohort of aging citizens. This section summarizes traditional local funding options, state, and federal funding programs available to Washington cities and counties to fund parks and recreation planning, programs and projects. Many communities recognize how parks and recreation improve quality of life.

Residents of some communities have supported taxes increases, conservation futures levies, or bond referendums targeted for these purposes. Even in communities supportive of parks and recreation programs, it is clear that local jurisdictions must be alert to cost savings opportunities. They will likely need to supplement limited funds with some creative approaches to park financing.

This section also describes public, private, and user group partnerships and cost sharing approaches, cost reduction measures, and other creative funding approaches used by some local jurisdictions to fill the funding disparities.

**"Local jurisdictions face a growing demand for new recreational opportunities as they serve an increasingly diverse population and a large cohort of aging citizens.**

**Unfortunately, this increased demand is coupled with diminishing tax revenues, federal funds, and other traditional resources."**

**- 2008 Black Diamond PROS Plan**

*A fundraiser poster to bring back the Skate Park.*



## CITY BUDGET

Historically, the City has consistently spent on average one half percent (0.5%) of its general fund on parks operations and maintenance over the past 10 years. Annual changes in the parks program budget reflect increases or decreases to the City's annual budget. As of 2022, the City has an annual operating budget of \$43 million and has increased the Parks Program budget to its highest budget ever of 0.7%, or \$332,305 dollars.

Prior to 2020, the budget was comprised of wages, maintenance and operations, and administration costs. Over the last 2 years, the Parks Program has expanded its budget to include the museum and community arts program, and the increased budget is necessary to expand maintenance operations to these programs.

Buckley and Enumclaw are similar municipalities to Black Diamond, in that they are primarily rural character localities with increasing development and growth. Comparing how other similar sized cities budget their parks programs can provide helpful guidance on how Black Diamond should budget for parks programming.

**FIGURE 8.A: 10-YEAR PARK FUNDING RECORDS**

YEAR	TOTAL BUDGET	CHANGE FROM PREVIOUS YEAR	PARKS BUDGET	CHANGE FROM PREVIOUS YEAR	PERCENT OF TOTAL BUDGET
2022	\$43,470,860	29.2%	\$332,305	131.8%	0.7%
2021	\$33,643,528	53.8%	\$143,338	11.9%	0.4%
2020	\$21,872,132	0.2%	\$128,146	25.7%	0.5%
2019	\$21,833,593	19.8%	\$101,914	4.5%	0.4%
2018	\$18,226,427	28.8%	\$97,494	19.8%	0.5%
2017	\$14,155,272	3.0%	\$81,363	16.1%	0.5%
2016	\$13,745,130	24.5%	\$70,073	-8.0%	0.5%
2015	\$11,037,046	-11.2%	\$57,365	2.0%	0.5%
2014	\$12,285,416	-4.4%	\$56,225	19.8%	0.4%
2013	\$12,845,763	1.0%	\$46,939	-32.3%	0.3%
2012	\$12,721,527	-	\$69,323	-	0.5%



## CITY BUDGET CONTINUED

Buckley did not have a 2022 final budget adopted at the time of this report. In 2021, Buckley invested approximately 3.6%, or \$255,412.00, toward the parks program. Buckley's has its own Park Department and staffing, and also operates a recreational program, youth community center, senior center, and museum. Buckley's population is closer to Black Diamond's population, at approximately 5,114 people. This comparison affirms that Black Diamond is spending an lesser percentage but higher dollar amount of their annual budget to a comparably municipality.

Enumclaw, with a population of approximately 11,000, invests approximately two percent, or \$508,112.00, of their 2022 annual budget to their parks program. While this percent is lower than Black Diamond's, this information can guide Black Diamond's anticipated future investment as population increases. Keep in mind that Enumclaw's parks program has its own separate Park Department with designated staff. The program also operates a pool, golf course, and a recreational program.

The Recreational Value LOS should be referenced to guide how much funding should be designated to the Parks Department to fund projects and inform the City how annual funding should be increased proportionally with population growth. While the LOS metric only assesses the level of investment needed for recreational opportunities, the increase in recreation investment corresponds with an increase to the overall park program budget. For example, if recreational amenity investment should increase by five percent based on population growth, the overall program should also be considered for an increased operational budget.

Capital spending fluctuates and is largely composed of grants and grant matches. Going into 2022 and beyond, the City does not plan to substantially increase the percentage of the general fund spent on parks. However, the City hopes the PROS Plan can serve as a catalyst to seek out more grant opportunities and other avenues of support for Black Diamond's parks needs.

## GRANT OPPORTUNITIES

Public grants may supplement the City's budget for parks acquisition, planning, design, and construction. The City of Black Diamond has successfully obtained parks grants in the past to assist with capital improvements and development.

The grant process is competitive and should not be relied upon for nominal parks funding. Grants also require a match up to 100 percent of requested grant funds which may further hinder the City's budget. However, public grants reduce the burden of a project's overall cost on the City's taxpayers and can be instrumental in providing necessary financial resources to smaller jurisdictions. The following are a list of grants the City is eligible to pursue in future parks-related capital projects:

### KING COUNTY

- **Parks Capital and Open Space Grant:** This grant can fund a broad range of parks projects, including land acquisition, park planning, and development of passive and active parks and trails.
- **Aquatic Facilities:** This grant funds capital projects for new or existing aquatic facilities, including acquisition, planning, construction of new facilities, or renovation or expansion of existing facilities.
- **Healthy Communities and Park Fund:** This grant funds projects and programs that provide new, increased, or enhanced access to recreation, parks, and open space in underserved communities, including investing in capacity-building for community groups.
- **Open Space-River Corridors:** This grant funds projects that restore river habitat, reduce risks from flooding, and enhance recreation opportunities.
- **Youth and Amateur Sports:** This grant funds programs and capital projects that increase youth access to physical activity.
- **Conservation Futures:** This grant funds the purchasing or preservation of open space lands to be used for passive, low-impact recreation.
- **WaterWorks:** The WaterWorks program funds park projects that improve water quality in the service area of the County's regional wastewater system, including creek and wetland restoration projects.

### STATE

- **Washington Recreation and Conservation Office (RCO) Grants:** With an adopted park plan, the city is eligible to submit grant applications and obtain grants from the RCO and the Salmon Recovery Funding Board (SRFB). These grants are to fund land protection and outdoor recreation, including park acquisition and development, habitat conservation, farmland and forestland preservation, and construction of outdoor recreation facilities. These grants are split into four categories:
  - **Boating Facilities Program (BFP)**
  - **Land and Water Conservation Fund (LWCF)**
  - **Non-Highway and Off-Road Vehicle Activities (NOVA)**
  - **Washington Wildlife and Recreation Program (WWRP)**

## GRANT OPPORTUNITIES CONTINUED

### NATIONAL

- **National Park Service - Rivers, Trails, and Conservation Assistance Program:** While this program does not provide financial assistance, it does provide technical assistance in the planning and design process for locally-led conservation and outdoor recreation projects.

## PARTNERSHIPS

Partnerships include land donations, funding from other organizations, and potentially volunteer-driven park stewardship groups. The PROS Plan has been developed with information from community stakeholders, such as Valor Soccer and the Lake Sawyer Community Club, and the community at large. Black Diamond would like to continue to partner with community groups, non-profits, and government agencies to increase public access and garner stewardship.

Stakeholders and community partners can advance implementation of the PROS plan through joint design, funding, and coordination, and the City intends to continue building partnerships to enact the plan. There will be an effort to ensure investments and resources from partners advance the goals, policies, and recommendations of the PROS Plan and align with expected outcomes and benefits.

## PARK IMPACT FEES

Impact fees are charges assessed by local governments against new development projects that attempt to recover the cost incurred by government in providing the public facilities required to serve the new development. Impact fees are only used to fund facilities, such as roads, schools, and parks, that are directly associated with the new development. They may be used to pay the proportionate share of the cost of public facilities that benefit the new development; however, impact fees cannot be used to correct existing deficiencies in public facilities.

In Washington, impact fees are authorized for those jurisdictions planning under the Growth Management Act (RCW 82.02.050 - .100), as part of “voluntary agreements” under RCW 82.02.020, and as mitigation for impacts under the State Environmental Policy Act (SEPA – Ch. 43.21C RCW). GMA impact fees are only authorized for: public streets and roads; publicly owned parks, open space, and recreation facilities; school facilities; and fire protection facilities in jurisdictions that are not part of a fire district.

Setting fee schedules for impact fees is a complex process typically involving rate studies. Generally, impact fees do not recover the full cost of a new facility since these fees must be directly and proportionately related to impacts associated with new development.



*Nighttime photo of Ten Trails parks, by Kevin M.  
SOURCE: GOOGLEMAPS*

## DEVELOPMENT AGREEMENTS

Park impact fees are not required for Master-Planned Developments. Instead, the City works with an applicant to prepare a development agreement regulating the park and open space requirements for subdivision projects. The City requires residential developers to meet a minimum ratio of homes to parks, activities, and open spaces. Development agreements increase access to private parks for homeowners' association members but are not designated as public parks. Subdivisions have parks that are privately operated with funding by the homeowner's association. City staff support maintaining development agreements.

Development agreements are achieving more than an impact fee would benefit for the City. Development agreements require property owners to invest in park construction and ongoing maintenance costs. Parks impact fees will be re-evaluated in the future when other departments support implementation of an impact fee program.

## PARK DEVELOPMENT IN-LIEU FEES

For developments that require a specific standard of common open space for the use of residents in that development, one option some cities have introduced is the payment of a park development in-lieu fee. This allows the developer to pay into a park development fund in lieu of providing the open space within the development itself. The fees must be related to the value of land that might have otherwise been dedicated. The funds must be held in a reserve account and expended on a parks capital improvement project within the original development's park service area. If the fees are not expended within five years, they must be refunded with interest.

This gives developers some flexibility if the provision of open space would cause their development to be infeasible or if it's difficult to provide due to environmentally sensitive areas. Furthermore, this type of program may allow the City to pool in-lieu funds from multiple developments and create a higher quality open space in an area that can serve more residents.

# INVESTING IN OUR PARKS

A Capital Improvement Plan lists projects under consideration for the next 6 years. The majority of projects focus on the walkability and quality of parks, as well as increasing the number of recreational opportunities available. The following project budget list and project summaries provides a brief project description, justification, cost, and how the projects aim to meet the 2021 PROS Plan goals.

*Park maintenance work being completed at Chinese Reconciliation Park in 2014.*  
*SOURCE: CITYOFTACOMA.ORG*



# CAPITAL IMPROVEMENT PLAN ESTIMATED BUDGET

PRIORITY	PROJECT SITE	PROJECT TYPE	ACQUISITION	FEASIBILITY AND DESIGN	DEVELOPMENT	RENOVATION	TOTAL PROJECT COSTS
1	Skate Park Redevelopment	Development		\$108,344		\$1,161,992	\$1,270,336
2	Ginder Creek Park - Phase 1	Development		\$85,511	\$293,838		\$379,349
3	Ginder Creek Park - Phase 2	Acquisition / Development	\$200,000	\$120,203	\$302,975		\$623,178
4	Railroad Pocket Park	Renovation		\$28,736		\$308,194	\$336,930
5	Eagle Creek - Playground Upgrades	Renovation		\$64,173		\$336,502	\$400,675
6	Community Gym Remodel	Renovation		\$49,500			\$49,500
7	Lake Sawyer Regional Park - Soccer Fields	Development		\$275,646	\$2,956,300		\$3,231,946
8	Lake Sawyer Boat Dock	Development		\$112,704		\$767,529	\$880,233
9	Dog Park	Acquisition / Development	\$150,000	\$235,000			\$385,000
10	Lake Sawyer to Downtown Trail	Acquisition/ Development	TBD	\$258,967	\$1,514,956		1,773,923
Total			\$350,000	\$1,338,784	\$5,068,069	\$2,574,217	\$9,331,071

## SKATE PARK REDEVELOPMENT

### PRIORITY

**1** out of 10

### ESTIMATED COST

**\$1,270,000**

\$\$\$\$



PLANNING



ACCESSIBILITY



ENGAGEMENT



PLACEMAKING

### PROJECT SUMMARY

A new skate park, playground, and pump track are proposed. The project would demolish the tennis court to accommodate an expansion of the skate park. The redevelopment includes new signage, a restroom, picnic tables, drinking fountain, lighting, and landscaping. The parking lot will be paved and include a designated ADA parking stall and sidewalk to the park.

### PROJECT JUSTIFICATION

The Skate Park was treasured by the City's youth prior to demolition. There is a high level of community support and the City has taken initial steps in the planning process. The use should be expanded to accommodate more users and interests than before. The overall site requires attention to enhance the user's experience and safety, including new lights and a pedestrian pathway.

## GINGER CREEK PARK - PHASE 1

### PROJECT SUMMARY

Development of a wood chip trail connecting Roberts Drive to the Skate Park. Trail includes a bridge over the creek, a deck viewing platform, and informational signage on native plants and local habitats.

### PROJECT JUSTIFICATION

The City acquired Ginger Creek in 2006 and has not broken ground on the project. The park would enhance the walkability and connectivity of the downtown core, and provide educational opportunities for users. There is strong community support to move forward with trail development.



PLANNING



STEWARDSHIP



ACCESSIBILITY



ENGAGEMENT

### PRIORITY

**2** out of 10

### ESTIMATED COST

**\$379,000**

\$\$

## GINGER CREEK PARK - PHASE 2

### PRIORITY

**3** out of 10

### ESTIMATED COST

**\$623,000**

\$\$\$



PLANNING



STEWARDSHIP



ACCESSIBILITY



ENGAGEMENT

### PROJECT SUMMARY

The City is considering an expansion to Ginger Creek Park that would create additional trails and interpretive signage.

### PROJECT JUSTIFICATION

Expanding the project site to protect more creek lands will maintain water quality and habitats, and meet the City's goals of environmental stewardship.

## RAILROAD POCKET PARK

### PROJECT SUMMARY

The scope of work includes a wood deck, pergola, and decorate site features that would consolidate the downtown core as a historic corridor. Site features include a community board, decorative paving, planted pots, and furniture.

### PROJECT JUSTIFICATION

A developed park in the downtown core would enhance the community aesthetic and provide opportunities for outdoor social interaction.



PLANNING



ENGAGEMENT



PLACEMAKING

### PRIORITY

**4** out of 10

### ESTIMATED COST

**\$336,930**

\$\$

## EAGLE CREEK PARK PLAYGROUND UPGRADES

### PRIORITY

**5** out of 10

### ESTIMATED COST

**\$401,000**

\$\$



PLANNING



ENGAGEMENT



PLACEMAKING

### PROJECT SUMMARY

Replace existing playground equipment with new equipment suitable for children ages 5 to 12-years. Install park amenities, including a toilet facility, drinking fountain, lighting, and signage.

### PROJECT JUSTIFICATION

Residents report that the playground is not interesting or appropriate for ages 5 and up who want access to a playground.

## COMMUNITY GYM REMODEL

### PROJECT SUMMARY

Feasibility study and consultant coordination to evaluate the quality and structural safety of the Community Gym.

### PROJECT JUSTIFICATION

Structural damage has been reported on the roof and deck of the facilities. Additional damage to the basketball court has been recorded at a site inspection. Coordination with an architect and structural engineer is needed to assess the damage and determine a plan to repair the facility.



PLANNING



ENGAGEMENT

### PRIORITY

**6** out of 10

### ESTIMATED COST

**\$49,500**

\$

## LAKE SAWYER REGIONAL PARK - SPORT FIELDS

### PRIORITY

**7** out of 10

### ESTIMATED COST

**\$3,232,000**

\$\$\$\$\$



PLANNING



ENGAGEMENT



PLACEMAKING

### PROJECT SUMMARY

Installation of three (3) soccer fields, two (2) baseball fields, and a paved parking lot with site amenities. Site amenities include park furniture, lighting, irrigation, and lawn seeding. Project will additionally include an ADA paved pathway to Lake Sawyer from the ADA parking stall located on SE 312th Street.

### PROJECT JUSTIFICATION

The 2008 Black Diamond PROS Plan included the scope for the development of soccer fields at Lake Sawyer. There is strong interest in this project from community stakeholders who coordinate recreational sports programs and residents who are interested in greater access to sports programs.

## LAKE SAWYER PARK BOAT DOCK

### PROJECT SUMMARY

Improvements to the boat launch are proposed and include ramp widening, a wooden public dock, and site improvements, such as signage, permeable paver boat parking, lawn repair, and fencing.

### PROJECT JUSTIFICATION

The public has reported that the the boat ramp is difficult to back-up into to drop boats because the ramp is too narrow. The boat ramp needs to be expanded. Additionally, the parking lot can be improved to enhance auto circulation and needs a wider drive aisle. Comments from pedestrian users cite a need for police presence on Lake Sawyer. A dock would also help boat owners enter and exit the lake.



PLANNING



ENGAGEMENT

### PRIORITY

**8** out of 10

### ESTIMATED COST

**\$880,200**

\$\$\$

## DOG PARK FEASIBILITY

### PRIORITY

**9** out of 10

### ESTIMATED COST

**\$385,000**

\$\$



PLANNING



ENGAGEMENT

### PROJECT SUMMARY

Initial research into determining a suitable location and conceptual designs for a dog park within City limits. Funding is also set aside for land acquisition, preliminary design, and a feasibility analysis.

### PROJECT JUSTIFICATION

There is strong public enthusiasm to develop a designated area to off-leash dogs. Many residents have dogs and would utilize the space if provided. Survey respondents report unleashed dogs at Lake Sawyer Regional Park, which is not permitted. An established dog park creates an opportunity for dogs to enjoy parks off-leash with their owners.

## LAKE SAWYER TO DOWNTOWN TRAIL

### PROJECT SUMMARY

Urban trail connecting from Lake Sawyer Regional Park to downtown Black Diamond.

### PROJECT JUSTIFICATION

Project was described in the 2011 Black Diamond Trails Plan. King County is developing portions of the Cedar to Green River Trail through the City, and establishing a connection from this trail to the downtown corridor. Connecting to a regional trail network would increase the number of outside visitors to the City.



PLANNING



ACCESSIBILITY



ENGAGEMENT



PLACEMAKING

### PRIORITY

**10** out of 10

### ESTIMATED COST

**\$1,773,923**

\$\$\$\$

**DRAFT PROS PLAN CITY OF BLACK DIAMOND**

# **APPENDIX A**

# PARKS, RECREATION, AND OPEN SPACE PLAN CITY OF BLACK DIAMOND 2021

## GLOSSARY

**Amenity:** Any built component of the park system that the City has funded and installed.

**Capital Improvement Plan (CIP):** A CIP is a community planning and fiscal management tool used to coordinate the location, timing and financing of capital improvements over a 6-year period. A CIP can be amended annually to reflect changes to revenue and budgets.

**Community Facility:** A building that is used for public gatherings or specialized physical activities. Amenities are developed to serve a minimum level of population and are not based on distance standards.

**Community Park:** Large parks ranging from three to ten acres in size. Park provides active recreation facilities and include features such as parking lots, sports fields/courts, and natural areas. Community parks serve users within a 3-mile radius.

**Level of Service:** A measure of a service provided by a public agency that is used to assess the quality and performance of a service. See *Chapter 6* for an in-depth description of Black Diamond's level of service standards. Standards are measured on an A-E scale.

**Master Planned Development (MPD):** A large scale, planned neighborhood that are proposed and may involve separate builders for smaller subdivisions. MPDs include the development of residential and commercial buildings, and recreational amenities.

**Metric:** A system or standard of measurement.

**Natural Area:** An untouched area of landscape that has had minimal human-made improvements for use.

**Nature Trail:** A less developed pathway for pedestrians through more natural areas. Trail surfaces are commonly gravel or dirt. The park associated with the trail dictates the distance service standard.

**Neighborhood Park:** Pedestrian oriented parks ranging from one-half to three acres and serving adjacent residential units. Park includes play areas, basketball courts, community gardens, and open space. Neighborhood parks are intended to serve residents within the immediate vicinity and up to a ½-mile radius.

**Park Acreage:** A measurement of level of service that calculates the total number of acres owned and/or operated by the City. The standard does not indicate usable acreage.

**Pedestrian Walkshed:** The average distance an individual is willing to walk to a destination. Individuals are typically willing to walk up to a ¼-mile or approximately 5-10 minutes.

**Pocket Park:** A small, pedestrian oriented park of one-half acre or less that provides a green space in higher density, developed areas. Pocket parks typically include historical/informational markers, landscaping, seating, and public art. Pocket parks are intended to serve users within a ¼ mile radius.

# GLOSSARY

**Potential Recreation Value:** The anticipated estimated value of investment needed to reflect potential population growth.

**Recreation:** An activity done for enjoyment.

**Active Recreation:** Active recreation is leisurely, physical activities that require the use of special facilities, including organized sports, rock climbing, or swimming.

**Passive Recreation:** Passive recreation refers to activities that do not use formal facilities such as wildlife observation, walking, and picnicking. Passive recreation has minimal impact on the parks system.

**Recreational Amenity:** Any built feature in a park that provides opportunities to recreate, or that makes recreation more comfortable, attractive or, accessible.

**Recreational Investment:** The estimated value and/or costs of City investments into recreational amenities. The value does not include property acquisitional costs. Recreational value is a LOS metric that indicates the estimated cumulative recreation investment per person.

**Regional Park:** Parks of at least ten acres in size with the capacity to host many people. Park offers activities over a wide service area and connects to adjacent parks or activities. Park typically includes a parking lot, waterfront access, natural areas, and/or amphitheaters. A regional park serves users within a 5-mile radius.

**Resource Park:** A natural open space park with limited development. Park is typically more passive use and includes trails and interpretive signage. The intent of the park is to preserve natural habitat areas and create educational opportunities on conservation efforts. There are no adopted service standards for resource parks because they are designated to serve and protect the natural environment.

**Service Area:** The zone of influence for individual parks that is typically determined by the average distance users are willing to travel to visit a facility. Expressed as a radius distance from the edge of park property lines.

**Stakeholder:** An organized group or person with specialized interest, use, or investment in the parks program.

**Urban Trail:** A paved pathway for walking. Typically meets accessibility design requirements and permits a variety of movement. The park associated with the trail dictates the distance service standard.

*Lake Sawyer Regional Park*

*By: Barbara Newton*



**DRAFT PROS PLAN CITY OF BLACK DIAMOND**

## **APPENDIX B**



# CITY OF BLACK DIAMOND PARKS, RECREATION, & OPEN SPACE (PROS) SURVEY

APRIL 2021

The City of Black Diamond is updating its PROS Plan and needs your help. Your responses to the following questions will be greatly appreciated! See bottom of back page for where to send your completed survey.

1. Please select your age range:

- ☐ 20 and under
- ☐ 21 - 40
- ☐ 41 - 60
- ☐ 61 and over

2. Are you a resident of Black Diamond?

- ☐ Yes
- ☐ No

If no, please indicate your residence.

- ☐ Unincorporated Black Diamond area
- ☐ Neighboring city
- ☐ Other: \_\_\_\_\_

3. How many children under the age of 18 live in your household?

- ☐ 0
- ☐ 1
- ☐ 2
- ☐ 3 or more

4. How far do you travel to your preferred park/activity?

- ☐ Less than 1/4 mile
- ☐ 1/4 mile to 1/2 mile
- ☐ 1/2 mile to 1 mile
- ☐ 1 mile to 5 miles
- ☐ Greater than 5 miles

5. Is there a park that you enjoy within walking distance of your home?

- ☐ Yes
- ☐ No

6. Do you rely on parks and recreation activities as part of your health and fitness routine?

- ☐ Yes
- ☐ No
- ☐ Partly
- ☐ Other: \_\_\_\_\_

7. Which activities are the most important to you and your family? (select all that apply)

- ☐ Open space, trails, and recreational paths
- ☐ Sports fields (soccer, softball, etc.)
- ☐ Sport courts (basketball, tennis, pickleball, etc.)
- ☐ Skate park
- ☐ Community events in parks/open space (concerts, farmers markets, parades, etc.)
- ☐ Neighborhood parks and playgrounds
- ☐ Youth programs (sports, daycare activities, etc.)
- ☐ Swimming and municipal water parks
- ☐ BMX/ remote control vehicle track
- ☐ Community gardens
- ☐ Dog park
- ☐ Other: \_\_\_\_\_

8. What challenges prevent you or your family from accessing or using the City parks, recreation, and open spaces? (select all that apply)

- ☐ Parks and facilities are not well maintained
- ☐ Parks do not have the right equipment
- ☐ Inaccessible for my abilities
- ☐ Parks and sport courts are too crowded
- ☐ Parks are too far away from my home
- ☐ Too busy to go to parks or facilities
- ☐ Use parks or facilities provided by another city or organization
- ☐ I do not know what is offered
- ☐ Lack of programs
- ☐ Lack of restroom facilities
- ☐ Lack of transportation
- ☐ Inconvenient locations
- ☐ Quality of parks and programs
- ☐ Poor experience
- ☐ Inadequate parking  
underline type: motor vehicles, boat trailers, bicycles
- ☐ Other: \_\_\_\_\_
- ☐ None - I regularly use local parks or recreation facilities

9. When thinking about a more natural setting for a park or open space, which one appeals most to you?

- ☐ Groomed wide open green space for passive recreation such as picnics and games (frisbee, volleyball, etc.).
- ☐ Forested areas with maintained walking trails and benches for relaxing and enjoying nature.

10. Do you feel safe using the parks and recreation opportunities?

- ☐ Yes
- ☐ No. Reason: \_\_\_\_\_

11. What programs or features have you seen elsewhere that are unavailable in the City?

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12. Which park or program (can be within Black Diamond or in a nearby city) would you consider a model that you would like to see more of throughout the City?

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13. How would you rate the overall cleanliness of the parks and recreation facilities?

	1	2	3	4	5	
Poor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Excellent

14. How would you rate the overall quality of the parks and recreation facilities?

	1	2	3	4	5	
Poor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Excellent

15. What is your overall opinion of the Black Diamond Parks current offerings?

	1	2	3	4	5	
Poor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Excellent

16. Please share any additional comments or suggestions.

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17. If you would like to provide your name and contact information, to enable us to follow up with you should we have any questions or need clarification on any of your responses, you are welcome to do so below.

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**Please send your responses to the City of Black Diamond Community Development Department by May 28, 2021.**

Scanned copies may be emailed to:

Hard copies may be mailed to:

Mona Davis, Community Development Director

[mdavis@blackdiamondwa.gov](mailto:mdavis@blackdiamondwa.gov)

City of Black Diamond Community Development Dept.

PO Box 599

Black Diamond, WA 98010

Hard copies may also be dropped off at the utility payment box located in the parking lot of the Community Development Building located at 24301 Roberts Drive, Black Diamond, WA 98010

**DRAFT PROS PLAN CITY OF BLACK DIAMOND**

## **APPENDIX C**



CITY OF BLACK DIAMOND  
**PARKS, RECREATION, & OPEN SPACE (PROS)**  
**YOUTH SURVEY**

MINER'S DAY - JULY 2021

The City of Black Diamond is updating its PROS Plan and needs your help.  
Your responses to the following questions will be greatly appreciated!

1. What is your age? \_\_\_\_\_

2. Is there a park that you enjoy within walking distance of your home?

- ☐ Yes  
☐ No

3. Which activities do you like to do for fun? (select all that apply)

- ☐ Hiking or Walking  
☐ Team Sports  
☐ Mountain Biking  
☐ Skate Boarding  
☐ Post on Instagram/TikTok/Facebook, etc.  
☐ Read  
☐ Geocaching  
☐ Art (music, crafts, etc.)  
☐ Church or Religious Activity  
☐ Video or Board Games  
☐ Visit the Beach or Park  
☐ Hang out with Friends  
☐ Other: \_\_\_\_\_

4. What amenities and activities would you like to see in Black Diamond?

- ☐ Open space, trails, and recreational paths  
☐ Sports fields (soccer, softball, etc.)  
☐ Sport courts (basketball, tennis, pickleball, etc.)  
☐ Skate park  
☐ Community events in parks/open space (concerts, farmers markets, parades, etc.)  
☐ Neighborhood parks and playgrounds  
☐ Youth programs (sports, daycare activities, etc.)  
☐ Swimming and municipal water parks  
☐ BMX/ remote control vehicle track  
☐ Community gardens  
☐ Dog park  
☐ Other: \_\_\_\_\_

5. What else would you like to see or do in Black Diamond?

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There will be community meetings happening in Late Summer or Early Fall to participate in the Parks , Recreation, and Open Space Plan Update. Please provide your contact information if you are intersted in attending a meeting or receiving updates:

- ☐ Email: \_\_\_\_\_  
☐ Phone: \_\_\_\_\_  
☐ Facebook: \_\_\_\_\_  
☐ Instagram: \_\_\_\_\_  
☐ Other: \_\_\_\_\_

**THANK YOU FOR YOUR PARTICIPATION**

**DRAFT PROS PLAN CITY OF BLACK DIAMOND**

# **APPENDIX D**

# Parks, Recreation, and Open Space Survey Summary

Black Diamond, WA



Prepared for  
City of Black Diamond  
Community Development Department  
24301 Roberts Drive  
Black Diamond, WA 98010  
Attn: Mona Davis, Community Development Director

BlueLine Job No. 20-383  
Prepared by: Caitlin Hepworth, Planner  
Reviewed by: Eric Jensen, Planning Director

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### THE BLUELINE GROUP

The BlueLine Group is a Kirkland, Washington based firm that specializes in civil engineering, land use planning and research, and landscape architecture. The BlueLine Group is contracted by the City of Black Diamond to coordinate and prepare the Black Diamond Parks Survey and prepare the PROS Plan. BlueLine has been in operation since 2003 and has worked with municipalities across the state to develop and implement long range plans as required by the Growth Management Act.

## Introduction and Methods

### Survey Purpose

The Washington State 1990 Growth Management Act (GMA) requires all incorporated municipalities within King County to develop a comprehensive plan addressing population growth impacts to government facilities and services. The GMA implements land use planning strategies to evaluate the predicted level of service needs associated with population growth and assess existing facilities or services. The City's Comprehensive Plan update shall include an element chapter dedicated to parks, recreation, and open space. The Comprehensive Plan chapter shall be a complimentary plan, separate



*Lake Sawyer Park.*

Source: <https://www.blackdiamondwa.gov/parks-natural-resources>

from the City's Parks, Recreation, and Open Space (PROS) Plan. The PROS Plan will go into a higher level of detail with regards to existing facilities, prioritization of projects, and maintaining an appropriate level of service (LOS).

Level of Service (LOS) is a term used to describe how well a public agency is providing a service to residents. The primary way to measure LOS within the United States is acres of park facilities per 1,000 residents. This measurement does not capture the quality of park acres, amenities, or performance.

The purpose of the Black Diamond Parks and Recreation Survey is to determine the needs of the existing community. The survey provided residents the ability to participate in the long-range planning process for future parks and recreation opportunities.

The survey results may help determine what projects and service expansions should be prioritized by the 2021 PROS Plan. Survey results identify existing deficiencies in facilities and services that are should be prioritized for investment. The needs described by the community determined in the survey will be addressed in the PROS Plan, which will be adopted in late 2021. The survey and analysis shall aid the City to better understand citizen level of service needs.

### Importance of Parks

Community parks and recreation are a cornerstone to creating a thriving, engaging community. As cities continue to grow and develop throughout the county, parks and recreational opportunities are consistently appreciated and utilized by residents. Accessibility to recreational opportunities contributes to a higher quality of life. Approximately 79% of Black Diamond residents rely on utilizing parks and participating in recreational activities for their health routine. As Black Diamond's population steadily increases each year at approximately 9%, City services must be adaptable to the growing needs and demands of the community.

### Survey Methods

Two different surveys were distributed throughout the City and each survey was dedicated to either youth or adult responses. All 2,099 residents in City limits were selected to participate in the survey. Adult residents were mailed the survey either alone or in conjunction with their City utility bill. Each selected adult resident received one (1) survey beginning in April 2021. Surveys were requested to be returned no later than the end of June 2021. Approximately 44, or 2.1%, of the surveys were returned to sender because the residential unit was no longer in use or the postal service was unable to deliver the survey as addressed. Of the approximately 2,055 residents that received a copy of the survey, 149 completed and returned the survey; the response rate is 7.3%.

An additional survey was distributed on July 7, 2021 at the Miner's Day event and was prepared to encourage additional youth responses. The youth survey was a reduced version of the survey completed by adult residents and asked a limited number of questions on youth interests and desired activities. Fifteen youth surveys were completed at the event. In addition to the survey, a bubble dot preference survey was available at the event to encourage additional responses from youth on their priorities for park services and programs. The preference survey had 134 responses.

### Limitations

Of 2,099 adult participants selected, 7.1% responded. This response rate is typical for passive fill-in surveys but may not be a representative sample of the community. The adult survey did not include any responses for youth. A limited number of responses were attained from the youth survey and may not be representative of the youth population of Black Diamond.

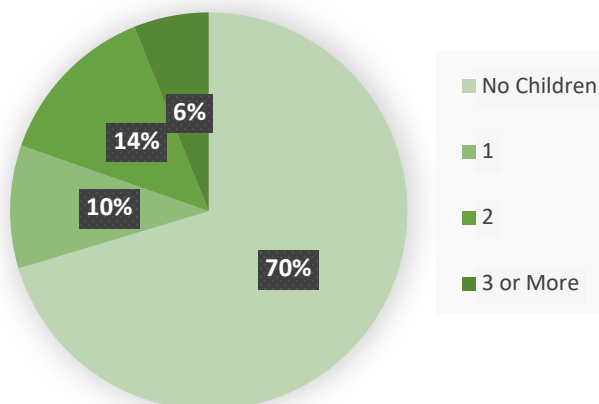


*Youth Bubble Dot Survey  
Miners Day 2021*

Survey sampling on community opinions or attitudes is subject to a margin of error. Survey responses were collected and analyzed as percentages. Some percentages in responses do not add up to 100% due to rounding up responses. There are some responses that indicate that there are 0% of participants that agree with a statement. Percentages are also rounded down and may represent less than .5% of participant answers.

Some questions requested participants to select multiple responses. The percentages for each category were determined by adding the total number of respondents per question (100%) and dividing each category by the total responses. For the reasons describe above, not all percentage totals will equal 100% or 149 responses.

### Percentage of Children Under 18 In Respondent Household



## Survey Results

The analysis below describes the users of the Parks program, and how they perceive and interact with existing services.

### Demographics

A limited number of demographic data was requested in the survey form and focused on age, children, and residency.

Of 149 returned surveys, the majority of respondents are older than 41, approximately 84.6%. Only 14.4% are between ages 21 and 40. Approximately 70% report having no children under 18 living in the household. According to the survey, the majority of park services are used by ages 41 and older and this analysis addresses the concerns and needs raised by respondents.

Children's needs were not accurately depicted in the adult survey analysis, as there are no generated responses from respondents under the age of 20 and the majority of participants do not have children living with them. A youth survey was prepared and distributed, and the only demographic data generated was age. Ages of responses for the youth survey range from 4 to 21. Survey results for youth responses are located below in the *Youth Needs Analysis* section.

Respondents are primarily residents of incorporated Black Diamond and comprise 94.6% of results. Other respondents reported residency in unincorporated Black Diamond (2%) or a neighboring city (2.7%), such as Maple Valley or Covington. Incorporated Black Diamond residents are the primary participants of the survey and will be impacted most by park improvements and service expansions.

## Participation and Activities

A majority (79%) of adults rely on parks and open spaces as part of their nominal health and fitness routine on a regular or partial basis. The top three active recreation activities are sports field activities, sport court activities, and swimming.

**Approximately 57% of respondents completely rely on and 22% partly rely on parks and recreation opportunities for their health routine**

Residents rely on the availability of Black Diamond parks to maintain physical health.

The City's parks program and facilities additionally provides opportunities for passive recreation. The top three passive opportunities are walking trails, dog parks, and community events. Passive recreation allows for more community engagement opportunities and are key activities that respondents find important.

## Barriers to Use

The survey identified what respondent's greatest barriers are from participating in park program services. Approximately 67.8% of adult respondents report they experience one or more barriers to participate in available services. The largest barriers identified are lack of public restrooms, use of parks outside city limits, and distance to parks. Of the 67.8% that reported experiencing barriers to recreation, the three categories comprise 39% of all identified barriers.

Another barrier is perceived safety concerns. Only 4.2% report feeling unsafe in parks, but additional write-in comments were submitted and should be addressed. Those who felt unsafe reported vehicular damage/break ins, inappropriate behavior, and lack of sidewalks to parks or open spaces.

Approximately 32.2% reported they had no perceived barriers to participate in park services.

## Perceptions and Satisfaction

Perceptions are mixed with Black Diamond parks services: approximately 47% reported being very or extremely satisfied with the quality of park facilities and two thirds reported facilities to be very or extremely clean. Parks are perceived as safe according to 95.8% of adult survey participants.

45.9% report not having a park within walking distance of their homes and 20.1% cited lack of accessibility as a barrier to use.

There is room for improvement in program services. The community would like to see improvements with regards to accessibility to parks, quality of facilities, and expansions of amenities. Additionally, the community has voiced an interest in developing a recreation program

**47%**

Of respondent's report being very or extremely satisfied with existing offerings

**65%**

Report parks are very or extremely clean

**96%**

Report feeling safe



within the City. Recreation program needs are quantified by 18.8 % expressing a desire for a local recreation program and 17.4% stating they find youth programs to be important to them.

## Concerns and Feedback

Respondents were permitted to submit additional comments in the survey write-in sections. *Appendix C* contains all verbatim comments submitted with the survey. Comments and suggestions submitted provide insightful information about appreciation, requests, and concerns regarding existing facilities and amenities. Of the 149 returned surveys, 83 provided additional comments or suggestions (approximately 55.7%). The Black Diamond community is a vocal advocate for improved parks services given the frequency of write-in comments and is vested in seeing requested improvements addressed by the City.

The primary concerns are comprised of poorly maintained parks facilities (restrooms, animal feces, garbage, etc.) and lack of park amenities (skate park, playground, trails), and accessibility. Concern regarding park quality and amenities are discussed in the *Priorities for Parks* section.

All public comments described within the *Concerns and Feedback* section are compiled and listed verbatim in *Appendix C*.

## Priorities for Parks

The analysis below describes what City service and programs should be prioritized, expanded, or improved according to *adult* survey respondents.

### Maintenance

Park cleanliness and maintenance are a major concern described by respondents; with an approximate total of 47% report maintenance issues being a barrier to park use and 53.1% report park cleanliness ranging from poor to fair. Out of the 47%, 57.1% report a lack of restroom facilities, 25.7% report park quality, and 17.1% report an overall lack of maintenance as a barrier to use. These deficiencies are described by 12.7% of write-in responses for Question 16, *Appendix C*. Comments describe the need for a higher frequency of restrooms and restroom cleanings, litter and animal waste, and poorly maintained vegetation.



*Black Diamond Nature Preserve.*

*Source: Stephen Selby, Google Maps, 2017*

### Accessibility

Accessibility is another concern for respondents and is frequently mentioned in submitted written comments (*Appendix C*). Approximately 56% report that their preferred park is located over a mile away and 45.9% report that a park is not within a walkable distance. Additionally, 36.4% report park locations were inconvenient or too far away, 10.7% report inadequate parking, and 3.5% report parks are inaccessible for their ability or due to lack of transportation. There are 168 public comments <sup>1</sup> that describe the specific accessibility deficiencies. Of the 168 public comments, 13.7% describe t

<sup>1</sup> There were 149 participants in the survey. The 168 total public comments are comprised the total of write in comments submitted for Questions 8, 11, and 16.

he lack of sidewalks or trails to parks, 4.7% describe parking lot deficiencies, and 1.8% describe the need for ADA pathways. Park locations are not perceived as convenient or accessible to primary users.

There is a community desire to preserve natural open spaces in the community that fall in line with the historical development pattern and rural character of the City. 93.3% of respondents cite the preservation of open space and trails as important to them and 79.4% report a preference for forested areas with trails over groomed parks. Many write-in comments express a concern for lack of nature trails and would like to see large swathes of undeveloped natural areas preserved for the community.

## Services and Amenities

Respondents describe a need for a greater variety of services and amenities in parks. Approximately 40.9% report a lack of proper equipment, overcrowding, or use of facilities by another organization. Of the 83 write-in comments for *Question 11*, more than half the comments described new services and amenities they would like to see included in future parks development. *Table 12*, in the appendix, describes the frequency of requests for new services and amenities submitted for public comment, with 22.9% for a pool/splash park, 15.6% for more sports fields/courts, and 10.7% for more playgrounds. Survey respondents affirm write in responses in describing what activities are most important to them, with 57.7% for sports fields and courts, 40% for neighborhood parks and playgrounds, 24.8% for swimming and water parks.



*Black Diamond Miners Day*

Source: <https://www.facebook.com/blackdiamondminersday/>

Approximately 73.3% of write-in respondents report a need for access and frequency of active recreation opportunities. Of those, nearly 90% requested a pool/splash park, youth/adult programs, and sports fields/courts/facilities. Other responses included community events, golfing, and a children's museum. Respondents would like to see improved variety of active uses throughout the City.

Approximately 26.7% of write-in respondents report a need for passive recreation opportunities. Of those, over one third requested greater opportunities for walking trails, dog parks, skating, and playgrounds. Respondents were interested in improving existing trails and adding new trails and sidewalks to parks to enhance the walkability and access to existing facilities. Dog owners are interested in having a designated dog park area within City boundaries. Many comments were submitted requesting a new skate park be built to replace the previously existing skate park, which was dismantled in Spring 2021 due to maintenance issues after many years of use.

## Recreation Opportunities

Many public comments were submitted describing a great need for recreational opportunities within the City.

Respondents report traveling to Maple Valley, Kent, and Bellevue to participate in recreational services. Approximately 25.8% reported a need for youth services and programs, adult programs, and concerts/community events. 18.8% stated that lack of programs is a barrier to park use and 21.5% state they use parks and recreation facilities provided by another city or organization.

The City does not currently offer a recreational program, but does organize some community events such as festivals and parades. There is a strong community desire for the City to create its own recreation program.

## Youth Needs Analysis

The analysis below describes the youth users of the Parks program, and what activities and services they are interested in seeing within the City. The youth survey gauged accessibility to parks and interests.

The majority of youth respondents (80%) indicate a park is within walking distance of their home. The discrepancy between adult and youth respondents on park accessibility can be accounted for due to a higher accessibility to school playgrounds. School playgrounds and sports facilities are accessible for youth users rather than adult users.

The top three active recreation activities for youth users were hiking or walking (66.7%), mountain biking (40%), and team sports (26.7%). The top three passive recreation activities were hanging out with friends (93.3%), visiting the beach (66.7%), and art (66.7%). Youth users are interested in open spaces that accommodate a variety of potential uses, such as walking and biking trails, sports fields, vistas, and amenities that support passive recreation. Examples of supportive amenities would be picnic tables, covered outdoor areas, and restroom and hydration facilities.

Youth respondents expressed a need for a greater variety of amenities and activities within the City. The most frequent requests were for a swimming pool/water park/splash park (86.7%), open space and trails (53.3%) and BMX/remote control track (53.3%).

## Conclusion

The Black Diamond community values existing parks and facilities within City and is invested in the expansion of parks and future services. The information generated from this survey analysis will be utilized and addressed in the 2021 Parks, Recreation, and Open Space plan and will accurately reflect current and projected needs.



*Lake Wilderness Playground*

*Source: Jeremiah McQuiston, Google Maps, 2019*

## Expansion of Amenities

Respondents are moderately satisfied with existing parks and facilities and would like to see a wider variety of recreational opportunities including but not limited to a swim pool, trail system, and sports/fields and courts. Participants were also highly interested greater availability of playgrounds, development of a dog park, and a skate park. The recommended park amenities should be accompanied with passive recreational opportunities for users to engage with one another.

## Maintenance

Respondents would like to see existing and future parks be maintained more frequently and state that restrooms, garbage, and vegetation maintenance should be prioritized. Write-in comments suggest there may be some loitering and criminal activity happening in parks as well. Public comments were supportive of police presence at parks facilities.

## Accessibility

Accessibility is a major concern for the community as there is a lack of a trail system and sidewalks connecting to facilities and was cited as a major barrier. Additionally, some parks were cited as not being ADA friendly. Many

respondents do not have access to a park within a walkable distance, and some respondents may feel this way due to a lack of sidewalks.

### Recreational Programs

Respondents express a great need for a recreational program that is inclusive of both adults and youth. Specifically, there is a desire for recreational sports teams, daycare, community events, and a community garden. Respondents are ready for a recreation program to become more locally available to them.

### Population Growth

There is some concern that the rate of housing development will impact available park facilities. Population growth is perceived to inundate the existing parks facilities and cause overflow into other organizations' recreation programs. Development concerns spillover into community desire for a nature reserve or arboretum to protect natural lands for walking trails. The community wants to see the City maintain and improve park program level of service.



Community Garden

Source: <https://seewhatgrows.org/best-plants-community-garden-moderate-climates/>

## Appendix A: Adult Respondent Demographics

The below graphs and charts describe the reported demographics of adult survey participants.

**Table 2: Respondent Age  
Question 1**

Respondent Age	Percent
20 & Under	0%
21-40	15.3%
41-60	42%
60+	42.6%

**Table 3: Residency in Black Diamond  
Question 2**

Are You a Resident of Black Diamond	Percent
Yes	94.6%
No: Unincorporated Black Diamond	2%
No: Neighboring City	2.7%
No: Other	1.3%

**Table 4: Children in Household  
Question 3**

Number of Children per Response Household	Percent
None	70%
1	10%
2	14%
3 or More	6%

## Appendix B: Responses to Adult Survey Questions

The following tables describe the complete set of responses to each multiple-choice question on the survey.

**Table 5: Question 4**

How far do you travel to your preferred park/activity?	Percent
Less than ¼ mile	25%
1/4 mile to ½ mile	8%
1/2 mile to 1 mile	11%
1 mile to 5 miles	33%
Greater than 5 miles	23%

**Table 6: Question 5**

Do you feel there is a park within walking distance to your home?	Percent
Yes	54.1%
No	45.9%

**Table 7: Question 6**

Do you rely on P&R for your health routine?	Percentage
Yes	57%
No	20%
Partly	22%
Other	1%

**Table 8: Question 7**

Which activities are the most important to you and your family? (Select all that apply)	Percentage
Open space, trails, and recreational paths	93.3%
Sports fields (soccer, softball, etc.)	30.2%
Sports courts (basketball, tennis, pickleball, etc.)	27.5%
Skate park	14.8%
Community events in parks/open space (concerts, farmers markets, parades, etc.)	53%
Neighborhood parks and playgrounds	40.3%
Youth programs (sports, daycare activities, etc.)	17.4%
Swimming and municipal water parks	24.8%
BMX/ remote control vehicle track	8.7%
Community gardens	20.8%
Dog Park	33.6%
Other	9.4%

**Table 9: Question 8**

What challenges prevent you or your family from accessing or using the City parks, recreation, and open spaces? (Select all that apply)	Percentage
Parks and facilities are not well maintained	8.1%
Parks do not have the right equipment	10.7%
Inaccessible for my abilities	2%
Parks and sports courts are too crowded	8.7%
Parks are too far away from my home	20.1%
Too busy to go to parks or facilities	4.7%
Use parks or facilities provided by another city or organization	21.5%
I do not know what is offered	16.1%
Lack of programs	18.8%
Lack of restroom facilities	26.8%
Lack of transportation	1.5%
Inconvenient locations	14.9%
Quality of parks and programs	12.1%
Poor experience	0%
Inadequate parking	10.7%
Other	8.1%
None- I regularly use local parks or recreation facilities	32.2%

**Table 10: Question 9**

When thinking about a more natural Setting for a park or open space, which appeals most to you?	Percentage
Groomed wide open green space for Passive recreation such as picnics and games (frisbee, volleyball, etc.)	20.6%
Forested areas with maintained walking trails and benches for relaxing and enjoying nature	79.4%

**Table 11: Question 10**

Do you feel safe using the parks and recreation opportunities?	Percentage
Yes	95.8%
No	4.2%

**Table 12: Question 11**

What programs or features have you seen elsewhere that are unavailable in the City?	Percentage
Pool / Splash Park	22.9%
Youth Programs	12%
Playgrounds	10.8%
Skate Parks	10.8%
Sports Field (baseball, soccer, volleyball, etc)	8.4%
Dog Park	8.4%
Walking Trails	8.4%
Sports Courts (basketball, pickleball, bocce, etc.)	7.2%
Sports Complex / Community Center	7.2%
Adult Programs	7.2%
Water Access (Lake Sawyer)	7.2%
Bike Trails	6%
Picnic Areas	6%
Disc Golf	4.8%
Concerts and Events	4.8%
Fitness Trails	2.4%
Golf Course	2.4%
Educational Programs and Signage	2.4%
Fishing Pier	1.2%
Nature Reserve / Arboretum	1.2%
Gardens	1.2%
Larger Parks	1.2%
Children's Museum	1.2%

**Table 12: Question 13**

How would you rate the overall cleanliness of parks and recreation facilities?	Percentage
1 (Poor)	3.4%
2	5.3%
3	26%
4	47%
5 (Excellent)	18.3%

**Table 13: Question 14**

How would you rate the overall quality of parks and recreation facilities?	Percentage
1 (Poor)	7.7%
2	16.2%
3	29.2%
4	32%
5 (Excellent)	15.1%



**Table 14: Question 15**

What is your overall opinion of the Black Diamond Parks current offerings?	Percentage
1 (Poor)	17%
2	17.7%
3	33.1%
4	25%
5 (Excellent)	7.7%

## Appendix C: Adult Write-In responses

The following are verbatim write-in responses submitted to specific survey questions. Responses include any typographical, grammar, or other mistakes.

### Question 2: Are you a resident of Black Diamond?

- Covington

### Question 3: How many children under the age of 18 live in your household?

- No, but care for 3 grandchildren!

### Question 4: How far do you travel to your preferred park/activity?

- [Respondent noted 1/4 mile to 1/2 mile distance is to boat launch.]

### Question 5: Is there a park that you enjoy within walking distance of your home?

- In Maple Valley
- Lake Sawyer Park no play set for grandkids
- The Sawyer Regional is walking distance but not a great road to walk

### Question 6: Do you rely on parks and recreation activities as part of your health and fitness routine?

- I walk to 10 Trails at least 3 times a week.
- No parks near me
- Trails

### Question 7: Which activities are the most important to you and your family? (select all that apply)

- [Respondent circled "pickleball" in the "sport courts" check box]
- [Respondent noted dog park as "#1"]
- Adult fitness programs/classes/facilities besides current gym
- Adult programs (like Maple Valley)
- Bike paths
- Biking
- Camping via RV
- Fishing
- Fishing, boating
- Forest and natural space
- Golf
- Golf course
- Indoor trampoline gym
- Informational/educational/wildlife/trail/distance signage
- Kids really miss the skate park
- Lake: swim, boat, etc.
- Mountain biking
- Please rebuild it [skate park] soon!
- Pump track / mountain bike
- Star gazing – Dark Sky
- Swings for kids
- Walking paths, jogging, no bikes



**Question 8: What challenges prevent you or your family from accessing or using the City parks, recreation, and open spaces? (select all that apply)**

- [Respondent circled "boat trailers" in the "Inadequate parking" check box.]
- [Respondent circled "motor vehicles" after the "Inadequate parking" check box.]
- [Respondent underlined "motor vehicles" after the "inadequate parking" check box.]
- [Respondent underlined "motor vehicles" and "boat trailers" after the "inadequate parking" check box.]
- [Respondent underlined "motor vehicles" in the "inadequate parking" check box.]
- [Respondent wrote in "trails / rec. paths open space" in the "inadequate parking" check box.]
- After the "Inadequate parking" check box the respondent commented: "Paying for parking"
- Beach area at L.S. [Lake Sawyer] boat launch. The erosion on the bank needs to be addressed. The pot holes need to be filled where boats + trailers park!!!
- Building; removal of gnomes on Maple Valley Trail
- But I don't know what else is available
- Inaccessible for handicap abilities
- It would be nice if there were smoother paths in BDOS
- Lack of sidewalks
- Limited sidewalks in town to walk with family to parks & rec
- No challenges
- No sidewalks
- No sidewalks
- Not enough walking paths
- Nothing to do when you get there
- Parks closed due to COVID-19
- Some parks need paved paths for ADA limited persons.
- Traffic a hazard to walking

**Question 9: When thinking about a more natural setting for a park or open space, which one appeals most to you?**

- Sports fields too

**Question 10: Do you feel safe using the parks and recreation opportunities?**

- But car breakins are a concern
- I do not use trails when alone
- I feel safe unless I am alone
- I see police officers often while I'm walking to 10 Trails. It makes me feel safe.
- Most of the time, I feel safe. Sometimes other users are drunk or rowdy and I wonder if I should be wary.
- Not in Black Diamond, there really isn't one besides Ten Trails.
- Sometimes there is homeless people that sneak around in the trail system.
- Unmaintained grounds, high car prowl in parking areas. Had my tires slashed.

**Question 11: What programs or features have you seen elsewhere that are unavailable in the City?**

- 9 Hole golf courses. Water park Auburn Hazel great parks to go to - & Bellevue.
- A dog park with river access
- A splash park
- Access to waterfront like Lake Wilderness has (even if no swimming allowed) - bathrooms # parking
- Adult/youth sports and activities



- An actual park area at lake sawyer - quiet area for picnics - not a boat ramp!
- Arboretum
- baseball fields/soccer etc., playground equipment
- Beach access to Lake Sawyer
- Bike track; splash park; childrens' museum; YMCA
- Bocce Ball
- Community Center
- Concerts (small) [?] Ball bring [?]
- Concerts in a park or open area (summer). Pickle-ball leagues.
- Continuous sidewalks, sidewalks along all Hwy 169
- Disc Golf Course
- Do you have any covered picnic areas?
- Dog park
- Dog park (fence)
- Dog park, playgrounds
- Dog parks, long walking trails
- Field space for soccer, baseball, lacrosse, etc.
- Fitness classes, youth art programs
- Fitness trail
- Full [?] Park with restroom & Multiple things to do
- Golf Courses, splash park for kids Disc Golf
- I am pleased with current [?].
- I would like to see picnicing areas - tables-open areas for games
- Just better restroom facilities.
- Large public playgrounds with swings, teeter totters, climbing apparatus
- Lighted grounds
- Maple Valley programs at Lake Wilderness
- More trails without bikes or horses.
- Music at the Park Concert at Lake Wilderness
- MV has well developed adult & kid sports/teams/classes/etc.
- No comment
- No playground for kids here in Black Diamond
- Nolte State Park - trails
- None
- Outdoor concerts & festivals
- Pickleball
- Pickleball
- Picnic area, swimming, trails, gardens
- Plaques and signage about flora and fauna that live in BDOS
- Play equipment like Big toy like Enumclaw has. Only plan equipment is at BD Elementary can only be used when school is over after 3;30
- Please keep open space trails - They are becoming
- Pool
- Public docks at Lake Sawyer
- Public pool
- Quiet time



- Recreation center available to moms w/children 2-5 years old
- Restrooms / Ballfields / Basketball Courts / Playgrounds / Splash Parks
- Restrooms with running water would be good for Lake Sawyer Regional Park, as well as a drop-off point for people to drop off equipment and people who can't walk from the present trailhead parking lot to the cleaning lake front. Fishing pier, swimming area.
- Skate board Park
- Skate Park
- Skate Park
- Soccer, kids day camps, kids arts & crafts classes, frisbee golf
- Softball & basketball youth programs
- Specified dog parks
- Splash parks, play structures with rubber ground
- Sport fields, Courts, play sets eg. Swings, slides, climbing sets fitness challenge courses (variety), soccer field, baseball diamond
- Sports field, Skate park
- Sports programs
- Spray park, Paved bike trails (not on road).
- Summit Park by Tahoma HS is where we go, it has a dog park, playground, bathrooms & fields/turf for sports + Bike + Skate Park
- Swimming
- Swimming out door exercise circuit
- Swimming pool, pump track, smooth mountain bike trails similar to Duthie Hill, more access to Lake Sawyer
- Swimming Pool, Raquetball
- Swimming, all sports programs for kids, skate park, dog park
- Swing sets, skate parks, designated swimming areas, soccer fields
- There are many but exist nearby.
- Too many to list
- Various children programs (youth), swimming
- Volleyball, Pickleball, Disc Golf
- Volunteer naturalist - Educational program
- We area going to be a city of 20,000-30,000 before we know it. A sports complex is needed badly to meet the already overflowing demand.
- We would love to see a large comm. Park like Lake Wilderness, with all the new housing being developed as we speak I would hope at least 1 large park would already be funded and located for furture use very soon. So far all I see is increased traffic on the same 2 lane roads, HELP!
- While, prefer a walk in the woods - I am impressed w/the park area in Kent on SE 248th ST. The covered BBQ area/shelters and picnic tables
- With Maple Valley so close, it doesn't make sence to duplicate programs. Having different options in MV & BD is most desirable open parks, skate park, etc. in MV & nature walk/bike trails in BD.
- YMCA - swimming pool, walking
- YMCA sort of facility - w/swimming pools and summer camps, etc
- Youth sports programs, community pool

**Question 12: Which park or program (can be within Black Diamond or in a nearby city) would you consider a model that you would like to see more of throughout the City?**

- The STAR Center (outdoor area) in Tacoma. 2- Summit Park in Maple Valley.



- Auburn Park w/splash park
- Bellevue, Mercer Island. It was terrible to see Jade Greens close.
- Black Diamond is already over developed.
- Black Diamond open space setting - more trails
- Black Diamond open space/natural area \$ Henry's Ridge
- Black Diamond Trails
- Bothell Landing, Forsgren Park, Miners Corner, Logan Park, Covington Community Park
- City of Auburn offers a lot of programs for kids
- City of Bellevue Parks Downtown / water front
- City of Kent - Music in the Park
- City Parks
- Coeur d'Alene, ID has a large, multi-use park area by their lake front. Develop Lake Sawyer?
- Complete the trail around South end of lake. Sidewalk Lake Sawyer Rd from Elementary school to boat launch Rd.
- Coulon Beach Park in Renton, WA
- Covington / Enumclaw community kids sports
- Covington Community Park, Summit Park at Four Corners
- Covington Park
- Covington Playground - across from old THS Kent Slash Park / Maple Valley Music in Park/ Renton Water Park
- Deep lake's picnic tables + BBQ grills
- Enumclaw play equipment, Enumclaw walking trails
- Enumclaw walking trails, pickle ball Maple Valley walking trails
- Everything should be handicapped accessible.
- Flaming Geyser State Park
- I love Black Diamond Opens Space trails. I also enjoy the Lake Wilderness facility (including hosted events).
- Kent parks programs/facility eventually, Maple Valley's Lake Wilderness (also no motor boats on lake)
- Lake Meridian Park
- Lake Samamish
- Lake Sawyer Trails
- Lake Sawyer Trails, Maple Hills (Covington)
- Lake Wilderness
- Lake Wilderness
- Lake Wilderness
- Lake Wilderness Arboretum
- Lake Wilderness Park
- Lake Wilderness Park
- Lake Wilderness Park
- Lake Wilderness Park
- Lake Wilderness Park
- Lake Wilderness Park outdoor concerts, indoor fitness classes & Art/self interest classes
- Lake wilderness park, Clark Lake Park , Kent
- Lake Wilderness Park, Marymoor Park in Redmond
- Lake Wilderness variety of activities for all ages
- Like Bend Oregon Model
- Lincoln Park in Seattle
- Maple Valley
- Maple Valley - Barre, Zumba, Yoga, Cultural Programs



- Maple Valley - Open Spaces, trails, facilities, parking
- Maple Valley / Covington
- Maple Valley Disc Golf, Kent & Renton Valleyball
- Maple Valley Park, Rec Activities
- Maple Valley, WA
- Marymoor Park, Starfire
- More natural walking trails with less focus on developing the area. BD's focus should be to offer space in its natural habitat
- MV parks & rec youth offerings
- MV recreation center. I would like tennis lessons, volleyball leagues, softball, maybe golf lessons
- No comment
- Nolte State Park
- None
- Not sure
- Not sure. Skate park next to senior home in Kent is a good parking as well - Have a park near something like grade school/church/business - so it has visibility
- Park on Lake Sawyer
- Pickleball
- Playground for kids with trees and garden so adults can read and hang out on the benches
- Same as above
- Sawyer Park
- Skate Park
- Snoqualmie
- South Lake Sawyer Park
- Summit Park by Thahoma HS, Revansdale Park
- Summit park in Maple Valley, Petrovisky Park in Kent
- Summit Park or Covington Park by Maplevue MS
- Ten Trails Civic Park
- Ten Trails neighborhood park
- The big 10 Trails Park is great - but its too far for my kids to walk alone. They think Eagle Creek is not a very fun park
- The trails around [?], Lake Sawyer and even the Cedar River Trail/Pipeline
- Trails connecting portions of the city and neighborhoods
- Would like to see a park with a splash pad area. Like Les Grove in Auburn.

**Question 16: Please share any additional comments or suggestions.**

- #15 + #16 were tough because there aren't and parks to rate. We don't ride bikes to use bike parking.
- A city reputation is based on its quantity & quality of its parks and open space within it
- A sidewalk would be nice on Black Diamond / Lake Sawyer Road to prevent kids being strike by a car, and easier walk to 10 trails or sawyer grocery store.
- Anytime I want to use parks/trails we go to 10 Trails.
- Are the nature trails in Black Diamond? If so, please do not develop it any further. They are great the way they are.
- As the community grows. I hope to see a parks & rec program grow w/adult and youth activities.
- Black Diamond City Park is within walking distance; However, it's appeal is very limited = not much variety in playground facilities, no skateboard, toilet not kept up (tipped over).



- Can't go for a walk at Lake Sawyer without encountering unleashed dog.
- City parks & open space improves our physical health [?] and strengthens our communities.
- Continue mowing (more frequently) the Lake Sawyer Park
- Covington, MV & Enumclaw have dog parks, soccer fields, Lake Wilderness Park, Skate parks & mulch developed space. Black Diamond should focus on providing what is missing by maintaining natural trails & natural space [?] across communities.
- Eagle Ridge Parks grass always looks shabby and poorly maintained, skate park is being demolished, Lake Sawyer Park too limiting for most peoples walking distance, waterfront to vehicle
- Eliminate surf boats on Lake Sawyer. They erode honks & high waves are a hazard & conflict with boating, skiing, swimming
- Encountered horse droppings occasionally. Can horses be banned? Requested one equestrian to consider carrying a rake met with blank stare
- I hope to see more parks like Lake Sawyer so our town keep its small town feel.
- I live on Lake Sawyer & there were "concerts on the lake" this past summer paid for by donations and/or private parties. May be the city would like to schedule a couple at the South Lake Sawyer park.
- I lived here for 26 years but have no idea what "programs" are offered or where I can find information.
- I love BD! Lets get more community options :)
- I love living here
- I love the city & the sense of community. Love the police presence - safe community
- I mainly use the Lake Sawyer & open [?] adjacent open space. More reminders to dog owners to properly handle dog waste, please. Bag it and take it with you. I take out as many left behind bags from other dogs as from my own.
- I think this survey is great step to improving Parks & Rec offerings.
- If there was a trail system accessible from east of Hwy 169, by walking, I'd use it.
- It would be nice to have a large park with quality playground equipment lake at Lake Wilderness.
- Keep it up! Good job
- Kids need outdoor spaces to run & play. Adults need outdoor spaces to run & play. We all need to be outside in fresh air
- Maybe more police present at parking area. Better (ealier?) signage for boat launch off of 296th Street SE. Tired of having boat launch [?] turn around in our our driveway
- More walking/hiking trails that don't have so many bikes.
- My son & friends would support development of Disc Golf @ Lake Sawyer Park.
- Need a beach w/designated swimming area bike paths for disabled, bathrooms
- Need more parks & public spaces in natural setting forest & open space set aside for recreation - not just bikes
- No Parks in NE Black Diamond
- Old Black Diamond lacks parks, trails, and parking to access such facilities.
- One of the main reasons we loved Black Diamond was the preservation of natural spaces - we hate seeing some of that go away to build house after house after house. KEEP mountain biking trails please! :)
- Outdoor walking in wooded areas
- Parking + Restrooms at Lake Sawyer Regional Park should be first piority.
- Parks and recreation starts with accessibility. This town needs athletic fields, but if the kids can't safely get there on sidewalks then its not going to work.
- Parks are poorly maintained, over run with litter and dog poop.
- Parks within dense housing developments are not considered city parks in my opinion
- Pick up the trash cans more
- Please buy more land for natural parks/trails for increase population.



- Please no dog park - lots of irresponsible dog owners with unsocialized / under socialize dogs who are just placed there. Please keep Lake Sawyer natural - no fields, bright lights, etc. bathroom would be ok.
- Please NO MORE HOUSES !!! Golf provides walking paths, green space, woods, ect.
- Provide a parking sticker for BD residents to park free at Lake Sawyer boat launch. Also, we need safe walking access along Lake Sawyer Road all the way from S. Grocery to 10 Trails.
- Questions 12-17 Don't really apply to us because we don't use [?] the parks.
- Safe walking trails
- See above #11
- Sidewalks, Parking and a better boat ramp at Lake Sawyer.
- Thank you for asking
- Thank you for provinding this
- The main park we use is at the boat launch - it needs some sprusing up. And intentional [?] signage"
- The parks are w/in walking distance - but the road is not very safe to walk on. No sidewalk/shoulder/MUD/Traffic 216th-224th.
- The porta potty at parking lot on west side of 169 between Mapple Valley Black Diamond has not been cleaned for months according to [?] on wall.
- There's hardly anywhere to take my kids or family
- These modesty offerings will be overrun & overwhelm before long!
- We are new to the area - still checking parks out!
- We enjoy volleyball at BD gym when our schedule permits.
- We just moved here so we aren't familiar with all the parks, thus no ratings in the previous section
- We need to preserve all open & natural areas in Black Diamond. Take care not to crowd or destroy the beauty and quiet of the natural open space we have and enjoy around us. BIGGER and MORE is not always better.
- What Parks? We tend to go to Maple Valley's Lake Wilderness Park. We've lived Black Diamond since 1976
- When you design community park, please keep some trees in garden. Do not cut all!! Also, consider animal tunnel for wild animals.
- Would like to see skate park come back and roller skate rink/area, and areas for families to relax. (pavilion, benches, picnic tables,...)
- You really don't have any parks in the traditional sense! Lake Sawyer Park should be more accessible. Trail connections to the north are needed.



## Appendix D: Survey Questionnaire

(attach PDF copy to final)



## Appendix E: Responses to Youth Survey Questions

The following tables describe the complete set of youth responses to each multiple-choice question on the survey.

**Table 15: Question 2**

Do you feel there is a park within walking distance to your home?	Percent
Yes	80%
No	24%
No Response	6%

**Table 16: Question 3**

Which activities do you like to do for fun? (Select all that apply)	Percent
Hiking or Walking	66.7%
Team Sports	26.7%
Mountain Biking	40%
Skate Boarding	13.3%
Post on Instagram/TikTok/ Facebook, etc.	26.7%
Read	40%
Geocaching	13.3%
Art (music, crafts, etc.)	66.7%
Church or Religious Activity	13.3%
Video or Board Games	46.7%
Visit the Beach or Park	66.7%
Hang Out with Friends	93.3%
Other	40%

**Table 16: Question 4**

Which amenities and activities would you like to see in Black Diamond?	Percent
Open Space, Trails, and Recreational Paths	53.3%
Sports Fields (soccer, softball, etc.)	26.7%
Sports Courts (basketball, tennis, pickleball, etc.)	26.7%
Skate Park	46.7%
Community Events in Parks/Open Space (concerts, farmers markets, parades, etc.)	53.3%
Neighborhood Parks and Playgrounds	40%
Youth Programs (sports, daycare, etc.)	33.3%
BMX/ Remote Control Vehicle Track	53.3%
Swimming and Municipal Water Parks	86.7%
Community Gardens	33.3%
Dog Park	40%
Other	13.3%



## Appendix F: Youth Write-In responses

The following are verbatim write-in responses submitted to specific survey questions. Responses include any typographical, grammar, or other mistakes.

### Question 3: Which activities do you like to do for fun?

- Amateur Radio
- Biking
- Cycling (road)
- Jump ropeing
- Softball
- Wading

### Question 4: What amenities and activities would you like to see in Black Diamond?

- Pump track
- Slash Pool
- Volleyball

### Question 5: What else would you like to see or do in Black Diamond?

- I would enjoy a dog park.
- Middle school in Ten Trails
- Mini college/trade school
- Water safety in the schools

## Appendix G: Youth Survey Questionnaire

(attach PDF copy to final)



**DRAFT PROS PLAN CITY OF BLACK DIAMOND**

# **APPENDIX E**



# PROS Meeting

## Stakeholder Meeting

Council Chambers – 7pm

9/22/2021

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### City Representative Attendees:

Carol Benson, Mayor  
Mona Davis, Community Development Director  
Scott Hanis, Capital Project/Program Manager  
Eric Jensen, Blueline - Director of Planning  
Chris Petersen, Blueline – Landscape Architect Project Manager  
Caitlin Hepworth, Blueline - Planner

### Stakeholder Attendees:

Pam McCain and Bo Burrige, PC commissioner and SO  
Andy Puryear, Valor Soccer  
Dean Aldrich, Valor Soccer  
Leah Grant, Lake Sawyer Park Foundation  
Lauren Landis, Lake Sawyer Community Club

### Stakeholders Participating by Phone/Email:

Tamie Deady, Councilmember  
Brock Deady, Community Gym Operator

## Meeting Notes

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### Slide 1

**Eric Jensen:** The purpose of this meeting is to find the determination and direction for parks priorities. Feel free to take our business cards for follow up comments after the meeting the ends. We will present a copy of the stakeholder meeting summary notes and results within a couple of days to all attendees of this meeting.

### Slide 2

**Eric Jensen:** This is a guiding document made every 6 years to accomplish a 20-year goal. We are looking at vision, goals, policies, and projects for the next 6-year planning period. The parks element is part of the overall comprehensive plan that the City will develop by 2024.

The PROS plan helps the City get started on the comprehensive plan amendment process, which is due in 2024 and includes a parks element. Another benefit is the capital improvements plan which gets put into the City's capital improvement plan. Most cities need the comprehensive plan to qualify for grant funding for projects. Population patterns and trends





impact functionality and availability of parks. Existing demand for parks and open spaces will grow and transition as more users attend parks and more people move to the City.

This document evaluates priority order of projects for the City to implement based on community plans. Your feedback guides the development of the PROS plan directly.

**Chris Peterson:** Parks are a universal community asset, and we want to make sure to preserve space and anticipate demands. The PROS plan helps us anticipate those demands, and what the community needs now and in the near future.

### Slide 3

**Eric Jensen:** All good plans start with public engagement and a plan needs feedback for the plan to be appropriate and reflective of community needs. In a PROS plan, we still look for stakeholders that use the park the most and have valuable firsthand experience with our parks. You have been selected as someone who would be invested in parks, open spaces, and rec programs. A public meeting is more open ended for all, but stakeholder feedback is specific and informative and highly influential.

We find surveys are highly valuable, especially in the time of COVID. We did get surveys out and received results from the public. You may find that we repeatedly ask for public input. We will continue to request public input throughout the PROS process. We are here today for your guidance.

### Slide 4

**Chris Peterson:** Here is a quick snapshot of the existing City's parks and some projects in the works. The City has 9 parks, some of which they own and about 200 acres of park space. The Skate Park is a particular project the City is working on. There have been public meetings about this project and the City has relocated funds towards the new skate park.

Another project is the Ginder Creek Open Space area. The City would like to develop this site to have a trail connection, protective wetland fencing, and some educational signage.

The City is also interested in redeveloping the Railroad Museum Park into a pocket park with landscaping, seating, and a walkway connection from the museum to the historical business center.

### Slide 5

**Stakeholder visioning:** This meeting is to gather your ideas and comments to develop an idea of what we want our parks to look and feel like in the future.

### Slide 6





**Break out Activity 1 - Use sticky notes to leave comments or suggestions on how to improve our parks.**

**Chris Peterson:** What is the most important comment you left on one of the park boards?

**Andy Puryear:** Previous years during covid, I think the most important thing in our family's life is having activities. My kids go to soccer. The support network in organized athletics helped our kids and families greatly during this time. I've shared this conversation with other kids' parents on the team and we all feel strongly. Adults need athletic fields and facilities too. Our interest is for the Lake Sawyer Regional Park; the 2008 plan included some athletic fields that would be out there. There are some plans in the 2008 plan that are neatly done. In the original PROS plan, there was about a 40-acre space near the north end of the trail for baseball, soccer, lacrosse/football fields.

One thing that is clear from our perspective, we have 70 teams and a massive projection because of the Ten Trails and Lawson developments – 6,500 homes will bring us to the size of maple valley. We are going to end up with 140 teams. We cannot cover this with the current park areas available. We have an opportunity to take advantage of proactive planning and available land. There are currently a shortage of fields and the 2008 plan calls for 1 field per 2,000 residents and we are already short for this. We have never had something in place to meet this demand. We currently need 3 fields with the existing population. The projected population will need 15 fields, and we need to plan for the space we already have and the projected future needs. The existing fields are booked and shared between communities. We get one chance to do this right before the next PROS plan when we may have a higher deficiency of fields. We want to enhance sports clubs, but we can't because of the severe shortage of fields and courts.

**Dean Aldridge:** We are willing to partner with the City to help meet community needs. We can act as partners here and are willing to cost share these programs/be stewards/engage our community. We did help the Maple Valley/Ravensdale soccer fields. Valor Soccer has resources, willing to help finance new facilities and share costs.

We have all these fields and need to ensure that these facilities have appropriate restrooms and garbage's. Valor helped find millions to help develop the park. These fields are used by a wide variety of teams and companies use the space. Our organization is about stewardship, and we want to help.

**Leah Grant:** With covid and no sense of community, allowing spaces to build connections and communities is imperative. We need more passive open spaces for trails and better infrastructure at these parks. Sidewalks, restrooms, and trash receptacles.

**Dean Aldrich:** I agree. The City in general needs more parks and open spaces. We want to have passive/non active recreation in this space. What can we currently consider a park? Our parks





are small. We should have more user-friendly parks - such as restrooms, garbage, and infrastructure.

However, we also need more spaces. There should be places to take a scenic walk.

**Andy Puryear:** I agree there is a lack of sidewalks to parks and there is not good lighting or activities for people. Especially for kids. We need to have an access path for kids to walk or bike - to Ginder Creek especially; I'd like to see the trail connection from Roberts there too.

**Lauren Landis:** Access is a major issue with all parks. Ginder Creek should be modeled after shadow lake nature preserve. It has a boardwalk and very scenic and may be something to incorporate to this park idea.

**Leah Grant:** To jump on that, Ginder Creek is a great educational opportunity. Shadow has a billion-year-old peat bog there. Classes with kids go out to the park to explore and identify flora and fauna. We could do it at almost all our parks and we should use this as an educational opportunity. It would be great to get kids outside in a less organized activity.

**Eric Jensen:** We are working for the City of Algona and submitted a King County Waterworks grant application to do a similar project at the wetland preserve with the boardwalk, signage, vistas. ALPAC elementary is next door and we have worked with them to identify them as project stakeholders. Perhaps next year we should apply for that waterworks grant. The grant will fund the project's educational materials, outreach, but also capital development.

**Pam McCain:** We do not share Lake Sawyer Park very well. We need a dock so those who don't live on the lake still can have access to it. We always hear complaints from friends about no dock to tie boats up to while dropping them off into the water. Without a dock, it is hard to get the boat in without anything to tie it to. Why can't people take advantage of the water year around and have some solitude? We want Lake Sawyer to have a sufficient park.

**Lauren Landis:** These parks don't get used a lot and the boat launch has a crazy amount of traffic in comparison.

**Andy Puryear:** Does the City have launch fees or nominal fees to use the launch? We should have money to build a dock.

**Eric Jensen:** Some cities require a year-round pass or punch card.

**Lauren Landis:** At Lake Sawyer Park, a fee is required but it is based on honor. It's a \$5 drop box fee.

**Bo Burridge:** People are parking way down the road to that park and the regional park because of the lack of facilities.





**Lauren Landis:** It is hard at Lake Sawyer Regional Park to get access to the water because of the lack of parking.

**Leah Grant:** There is a total lack of ADA accessibility to Lake Sawyer Regional Park.

**Pam McCain:** We should be able to park on 312th. There's only 1 handicap space but this is a public street, and it makes no sense to not have parking available there.

**Mayor Carol Benson:** The path is rough after the gate. I don't know who is parking in the handicap spot. I've never seen anyone handicapped in this park.

**Lauren Landis:** No one handicapped would use that trail. The road is still uneven after the gate.

**Mayor Carol Benson:** I am interested in a new skate park and expanding it to include a pump track. When we had the meeting weeks ago, many kids showed up with ideas of what they would like the park to look like. We have setup a funding donation online. Also, the Ginder Creek project because it would improve sidewalks and accessibility to the school via Ginder Creek. We are interested in preserving the wetlands, but it is also a great way for kids to walk to school safely.

**Eric Jensen:** There is a parks levy grant for general park improvement grants that we could apply for.

**Leah Grant:** There is a sports grant from King County would be another grant program that we could apply for.

**Lauren Landis:** Is there anyway the school can improve the ball field? Is that property the school's or the City's? Can we open the ball field to be publicly used? The school doesn't seem to utilize it at all.

**Mayor Carol Benson:** We possibly could. The property is not owned by the City and the owner has allowed park development under the condition that it stays a park and ball field area.

**Andy Puryear:** That would be another project we can help on. It could be a multifunctional sports field with baseball soccer and lacrosse. Ball fields aren't used for 6 months of the year. It can be turfed, and more kids would use it year around. It was so neat to see kids cross over fields and play these different games in the same general field.

**Mayor Carol Benson:** We can upgrade the park as long as it stays athletic fields/parks area.

**Andy Puryear:** The elementary school is totally filled with students. Will the building be expanded in the future and impact this park area?





**Mayor Carol Benson:** We could not build on that land. The school bought more property across the street for additional class spaces.

**Mona Davis:** I put up a booth at Labor Day and Miner's Day - so fun to speak with the kids. Kids want something to do. They miss the Skate Park, and they want ball fields. The parks we have don't have much entertainment for them. Kids would like to see Black Diamond own more parks. Ten Trails are privately owned parks, and the kids are aware that they can't be there. I hear often about "why doesn't the City have more parks when Ten Trails has so many?". It's hard to get the funding with the lack of commercial spaces. There is no funding for parks currently despite a great demand for better amenities.

**Lauren Landis:** In terms of priority, I know the Skate Park is highly accessible and supported. I think if the Skate Park is successful, there will be strong community support and appreciation for additional parks.

**Andy Puryear:** My kids used to see all the kids at the park. But summit is the next closest and it is full. There aren't enough lights at that park and not enough space for younger users. Our new Skate Park must have lights at the park. The lights could be on a timer as well. It would be amazing to get this project done.

**Mona Davis:** That Skate Park used to be packed.

**Andy Puryear:** My kids play many sports, and so do my neighbors kids. Flag football, soccer, etc. However, there aren't enough parks and terrible access to all the parks. I'd never send my kids on their own to try to access those fields. In the summer its dead grass and leaves. And in the winter, its dark and wet. We want our City to have beautiful and usable parks. The coal car is an opportunity to better welcome in people. It isn't a park really, but it is a monument of sorts. There is a feeling of a town with beautiful parks.

**Mayor Carol Benson:** There will be a roundabout at coal car with a park on top of it! There will be a stormwater vault underneath the roundabout.

**Scott Hanis:** Eagle Creek Park is my concern. The stormwater area is totally overkill for the actual use of it. We would like to remove part of it to add more green space to it. We are looking for ways to improve the park without much money. We would like it to be a frisbee/play area.

**Dean Alrich:** Private companies don't have to adhere to the same rules and regulations as cities because of the CBG agreement. City must own land and then can develop. We got the county to change the policy. Cities don't need to own the land now to partner with the county and private organizations to develop projects. Just food for thought.





## Slide 8

**Eric Jensen:** There are a number of opportunities to capitalize on to improve the parks and open space facilities. The City owns a number of properties already that can be used for improved park spaces and amenities. There are also a number of grant opportunities, like the King County Parks Levy Grant, that would help cover design, feasibility, engineering, and construction fees. The City is nearby a number of trails that we can connect to. The City may also work with residential developers to ensure new developments have better access to neighborhood parks and open spaces.

There is strong community enthusiasm for newer parks and a variety of amenities. This is an opportunity to work with.

There are a few constraints that the City is working with. Funding is a major constraint as the City does not currently have a parks department and has a lack of consistent funds to support park projects. There may also be a staffing issue. The City cannot hire enough staff to service new or existing PROS to properly clean or service it. The City also does not have park impact fees, which can be collected and allocated for additional parks funding.

**Mayor Carol Benson:** There will never be park impact fees for the City. We do development agreements because the residential developers always agree to install parks as we'd like them to.

**Eric Jensen:** Understood, then this would not be applicable for the City.

## Slide 9

**Break Out Activity 2: Discussion** - Use the stickers under your seats and place dots next to parks you'd prioritize funding for.

**Chris Peterson:** What is your highest priority and why?

**Scott Hanis:** I put Lake Sawyer Regional Park because it is a great space.

**Mona Davis:** I put the Skate Park because of the input I've received so far from kids.

**Mayor Carol Benson:** Skate Park

**Bo Burrige:** Lake Sawyer Park needs boat access

**Pam McCain:** Lake Sawyer Park; same reason, but artificial turf would be great on future fields.

**Lauren Landis:** Skate Park, but I'd like to see a ball field with it though.



**Leah Grant:** Lake Sawyer Regional Park, because of the size, accessibility, and waterfront. It connects to the Black Diamond Regional Open Space Park.

**Mona Davis:** Is the signage there recent?

**Leah Grant:** We put the educational signage there in 2018

**Mona Davis:** No wayfinding maps?

**Leah Grant:** Nope.

**Andy Puryear:** You can also download an app called TrailForks. This labels the parks. Also, I chose Lake Sawyer Regional Park, it would be a potential sports field site and ties into the open spaces nearby/trails. This is a linkage to the City and a major opportunity for us. This Park is the centerpiece.

**Dean Aldrich:** Agreed. Lake Sawyer Regional Park. Valour is willing to help fund the development of a field here.



Stakeholders discussing improvements they are interested in seeing to community parks and amenities.



## Break Out Activity #1 Submitted Comments

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### BMX Park

- Is BMX the best use? What is current use?
- The BMX Park seems too small to me and placed elsewhere. Better signage needed.
- The BMX Park is fun for my 8-year-old and enjoys it. Its just not a friendly place to visit. It could be expanded, and an asphalt pump track added.

### Coal Car Historical Triangle

- Can this even be counted as a park?
- Landscaping and Art
- I understand a large roundabout will be here. Clean up the City landmark. Landscaping.

### Eagle Creek Park

- Add a dog park.
- Make storm pond usable space.
- Irrigation and maintain throughout summer.
- Didn't know it was the City's park either!
- Thought this was a private park.
- Signage so the public knows it was a public place.
- The toys in this park are inadequate for kids over 5 years. This Park needs landscaping, big toys/attractions that will interest kids 5-10 years.

### Lake Sawyer Park

- Shoreline protection
- Need a doc/great for launching boats/fishing/water play
- Welcome visitors
- Need more parking for boat launch/trailers
- Parking an issue. Increase in parking – more lane traffic. Signage!





### Lake Sawyer Regional Park

- Better waterfront access. Bathroom. Running Water. ADA Access.
- 40 ac for youth soccer/baseball/football (mixed use). Restroom facility. Lighting. Concession area.
- Wayfinding signage to trails and open space.
- Open 312<sup>th</sup> to more handicap parking and create a hard surface access for ADA.
- Really need to level up this area with ball fields for children and adults. Need to provide some ADA access for people with limited mobility.
- Improved signage
- Improve access. So much potential! Retail trails/open space

### Skate Park

- Improve existing elements
- Expand skate park into tennis courts and add pump track.
- Bathrooms and water fountain, picnic shelter
- Expand skate park to tennis, basketball court. Replace play structure.
- Parking lot improvements. New skate park. Lighting. Benches/picnic tables. Restrooms are necessary.

### Ginder Creek Open Space

- Parking and bathroom for day use
- Makes me think of Covington Park wetland area. Also reference Shadow Lake preserve for ideas!
- Split rail fencing to protect wetland/buffers
- Complete Ginder Creek Trail between Roberts Drive and SR 169
- Protect fragile wetland. Educational Opportunity
- Trails. Signage.
- It could be amazing to have a pathway from the south side and connect through Ginder Park – to the library. Wide. Paved. Lighted.
- Trail to creek. Educational signs for wetlands.
- Open grassy area to play frisbee or toss a football.





### **Railroad Museum Pocket Park**

- This should be a center piece for street fairs on Railroad Ave.
- Expand skate park into tennis courts and add pump track.
- Bathrooms and water fountain, picnic
- Complete vision for museum pocket park
- Farmer's markets!
- Covered area for small concerts and dining
- Would love to see historical artwork or mural
- Great educational opportunity!

### **Union Stump Park**

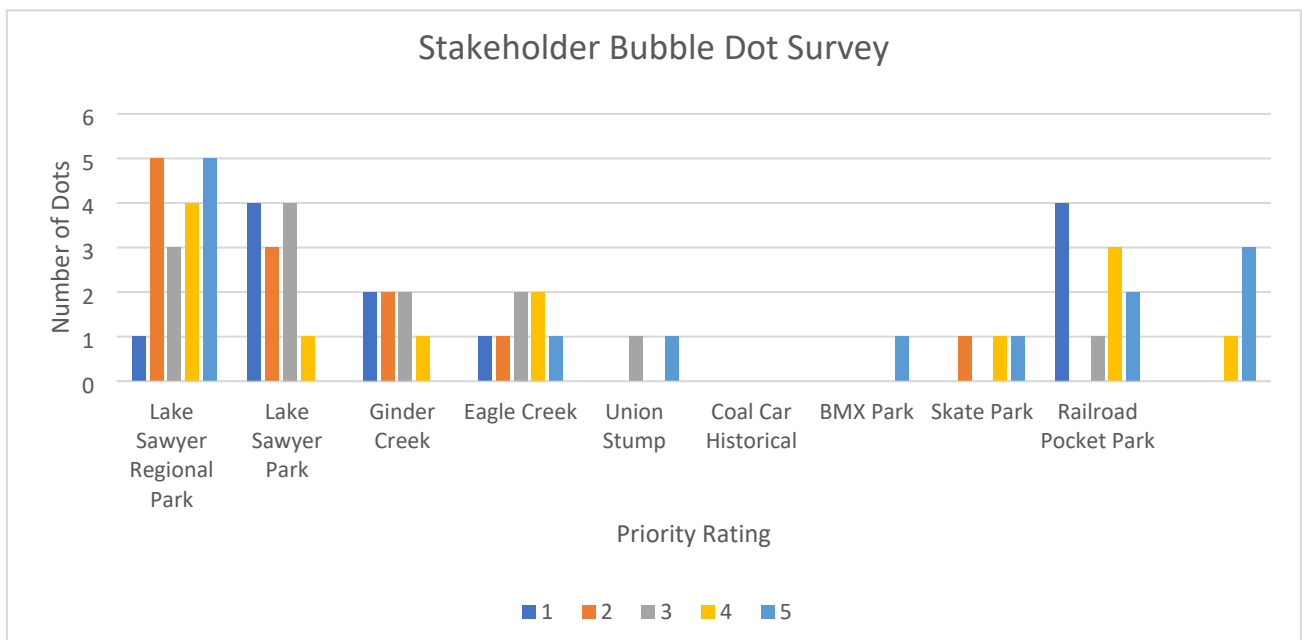
- Great educational opportunity!
- Gathering area/picnic table
- Improve access and open up. This is along a popular cycling route. Rest areas and benches.
- Need community input for creative ideas. Let's brainstorm!
- Road used as a raceway.





## Break Out Activity #2 Results

	Break Out Activity 2 - Bubble Dots				
	Priority Rating				
Parks	1	2	3	4	5
Lake Sawyer Regional Park	4	5	4	1	0
Lake Sawyer Park	2	3	2	1	0
Ginder Creek	1	2	2	2	1
Eagle Creek	0	1	1	0	1
Union Stump	0	0	0	0	0
Coal Car Historical	0	0	0	0	1
BMX Park	0	0	0	1	1
Skate Park	4	1	1	3	2
Railroad Pocket Park	0	0	0	1	3





## Other Comments Stated in Meeting

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- Summit Park near Tahoma H.S. in Maple Valley was mentioned as a heavily used skate park.
- Skate Park should have lights.
- Pedestrian access to elementary school site is not very safe (street crossings).
- Coal Car Historical Triangle is a good opportunity for a community gateway and provide a sense of arrival. The mayor talked about potential improvements and amenities at the City-owned parcel just across Roberts Drive to the north.
- King County is now allowed to help cities that own land that want to do partner with a non-profit on a project. No longer limited to landowner by King County.

## Comments from Interviewed Stakeholders

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### General Comments

- Add wayfinding signage throughout the City to identify parks and local historical features.
- Boat launch should have signage directing to downtown, trails, etc.
- Coal Car Historical Triangle is a historical marker.
- Coal Car Historical Triangle is not safely accessible and needs parking or sidewalks.
- Union Stump needs better signage to indicate it is a park.
- The City should continue to be communicative/collaborative with community members.
- The Parks and Cemetery Committee should be more active and engaged with parks projects.
- Black Diamond should prioritize attending and funding on capitalizing on our community's strengths such as trails or bike/skate facilities.
- A reader board in downtown with resources, map of amenities and local points of interest.
- Improve the walkability to parks.
- Increase parking stalls at parks.
- Improve the quality of ADA parking spots/access.
- Add a dog park.
- Add a water park/feature.
- Increase number of soccer and baseball fields.
- Improve access to bicyclists.
- Add interpretive signs throughout all parks.





### Skate Park

- Please keep this park preserved for the kids.
- Park should be expanded or include a pump track.
- New courts, if there is room.

### Lake Sawyer Regional Park

- Keep this park passive.
- Make the park more friendly and accessible to swimming. We could make it a sand beach or buoy it. Lake Sawyer Park is not meant for swimming and the ground there is too tough to walk in.
- Add additional picnic tables and seating areas.
- Add a ball field.
- Install a covered seating area.
- Improve ADA access to the lake.

### Ginder Creek

- Add a trail map with interpretive signage and graphics.
- More picnic tables and benches.
- Formalized trail.
- Install a boardwalk feature on the trail.
- Keep park a passive use.

### BMX Park

- More maintenance on-site.
- Seems unlikely this park can be expanded. Would like to see better turn/jump locations or dirt.
- Upgrade perimeter landscaping.
- Add benches.

### Eagle Creek Park

- Enhance park's signage to better indicate this is a public park.
- New play equipment. Consider creating a tot lot here.
- Remove the water retention ponds to install a dog park.





### **Community Gym**

- Widening for two courts.
- Add kitchen for public or private event use.
- Remodel exterior for enhanced aesthetic appearance.
- Indoor staircase for better interior circulation.

### **Union Stump**

- Formalize the parking lot with paving and signage.
- Enhance park's signage to better indicate this is a public park.
- Upgrade this to a pocket park.
- Add wayfinding signage at the park.
- Add picnic table.
- Improve landscaping at park.

### **Coal Car Historical Triangle**

- This should not be considered as a park if it will be roundabout.

### **Railroad Museum Pocket Park**

- Build a floating deck.
- Add a reader board with communications from the City, maps, etc.
- Add a picnic table.



Name	Organization	E-mail
1. Andy Puryear	VALOR SOCCER	A_PURYEAR@COMCAST.NET
2. Dean Aldridge	Valor Soccer	dean.aldridge@valor-soccer.com
3. Leah Grant	Lake Sawyer park found.	lakesawyerfoundation@parkcomcast.net
4. Lauren Lundis	Lake Sawyer Community Club	lasidnal@gmail.com
5. Pam McCain Burridge	Planning Commission	pammccain@johnlscott.com
6. Bo Burridge	Public	c.benson@blackdiamondwa.gov
7. Carol Benson	Black Diamond	mdavis@blackdiamondwa.gov
8. Mona Davis	City of Black Diamond	shenir@blackdiamondwa.gov
9. Scott Hanis	"	
10.		
11.		
12.		

**DRAFT PROS PLAN CITY OF BLACK DIAMOND**

# **APPENDIX F**



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## Open House Attendees

- Carol Benson
- Gary Farmer
- Cindy Smith
- Glen Yadon
- Laurie Klein
- Brock Deady
- Tamie Deady
- Karen Blumer
- Jay Newton
- Carolyn Lee
- Mark Davidson
- Dawn Harry
- Jim Hardy
- Bernie O'Donnell
- Grifan Cayre
- Tallie Menzie
- Bob Rothschilds
- Laura Rothscilds
- Johna Thomson

## Breakout Activity #1 – Park Comment Summary

### General Comments

- Courts are hard to reserve.
- Interest in pickleball; it is age inclusive and gaining popularity.
- Add a dog park
- Post wayfinding maps to different parks and highlighting historical downtown throughout City.
- Add trail names for walking paths.
- Construct racquetball or pickleball courts.
- Build a walking track accessible to the public.

### Lake Sawyer Regional Park

- Maintain natural area.
- Name trails.
- Signs to identify trees.
- Use native plants.
- Protect this area – but keep it available.
- Install a bathroom with running water, flushing toilets, and hand washing.
- Improve the swimming area. Clear debris and rocks to create a family friendly swim area.





- It is not safe to walk or bike along Lake Sawyer Road to access the lake. Develop a safe pedestrian/bicycle connection to the park.
- Add picnic tables and more benches.
- Parking lot is not accessible to families with small children. Develop a parking area closer to lake access.
- Add ball fields to site.
- Increase police presence or add security features to parking lot.
- Keep this park a passive use.
- Install lookout points.
- Add/update wildlife informational signage.
- Pave the ADA path to the lake.
- Do not add lights to park.
- Another entrance point to the park with a separate parking area.
- Add additional picnic tables and BBQ areas.

### Lake Sawyer Park

- Develop more parking stalls.
- Construct a boat ramp to better facilitate boat access.
- Install a bathroom with running water, flushing toilets, and hand washing.
- Increase the launch fee and enforce the ticketing policy.
- Add signage of lake laws.
- Consider options for managing capacity at the lake similar to Lake Meridian and Lake Tapps.
- Increase police presence at the lake. Consider purchasing a boat for police use.
- Lakeside residents are concerned about disruptive boaters that are shouting discriminatory slurs, foul language, and drinking excessively.
- Regulate the number of boats permitted in the lake.
- Enforce greater green regulations at lake. There is a degradation in the water quality.
- Expand the parking lot.

### Union Stump Park

- Not a usable park.
- Add vegetation/rock work to the steep slope on site.
- Preserve the park as a historical marker.





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### Coal Car Historical Triangle

- Add sidewalks and accessible route.
- Add art and vegetation to the future roundabout site.
- Patrol site for litter.
- Remove the on-site signage.
- If considered a park, add a parking lot.

### Skate Park

- Add pickleball courts.
- Keep park as a gathering space for kids.
- Replace the skate park structure.
- Add a pump track.
- Keep this site as a skate park.

### BMX Park

- Replace with toddler park.
- Upgrade gym.
- Redo the park to be more usable. Turns/jumps are too close together. It needs to be wider with a different dirt type.
- Does this park get enough use to justify the space?
- Replace with pickleball or racquetball.

### Ginder Creek Open Space

- Build trails.
- Add trails with names.
- Keep as a passive space.
- Develop a designated parking lot.
- Preserve the perimeter of the park as undisturbed.

### Eagle Creek Park

- Needs better signage to indicate this is a public park.
- Add a nature learning component i.e. stations/activities that focus on animals that live here.





- Keep the basketball court.
- Consider other uses for the rest of the park.

### Railroad Museum Pocket Park

- Need paved parking for this site.
- Add time limit on parking on railroad.
- Add tables or benches to park.

### Breakout Activity #2 – Bubble Dot Survey

	Break Out Activity 2 - Bubble Dots				
	Priority Rating				
	1 - High	2	3	4	5 - Low
<i>Lake Sawyer Regional Park</i>	4	4	4	1	0
<i>Lake Sawyer Park</i>	2	2	1	1	0
<i>Skate Park</i>	3	1	1	3	2
<i>Ginder Creek</i>	0	2	2	2	1
<i>Railroad Pocket Park</i>	0	0	0	1	3
<i>Eagle Creek</i>	0	0	1	0	1
<i>BMX Park</i>	0	0	0	0	1
<i>Union Stump</i>	0	0	0	0	0
<i>Coal Car Historical</i>	0	0	0	0	0





# Enclosure 1: Sign-In Sheet



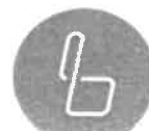


# Public Open House on Parks, Recreation & Open Space (PROS) Plan

October 5, 2021

## Sign-In Sheet

Name	Email	Phone
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Laurie Klein	greenalto2@yahoo.com	
Brock & Tamre Deady	p51must@comcast.net	253-263-9091
Karen Blumer	KarenBlumer@icloud.com	480 335-5334
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Dawn Harry	dawnharry@me.com	206-941-2793
Jim Hardy	jim-hardy@comcast.net	215-301-4956
BERNIE O'Donnell	bernie-odonnell@ROCKRPMservices.com	206-446-9800
Grifan Cayce	grifan@caycegrove.com	206 944 4743
Tillie Menze	tillie@menze.org	253-312-5163
Bob & Laura Rothschilds	redshield3@comcast.net	360-509-3743





Name	Email	Phone
Johna Thomson	Johna@drdthomson.com	206-406-4728





# Enclosure 2:

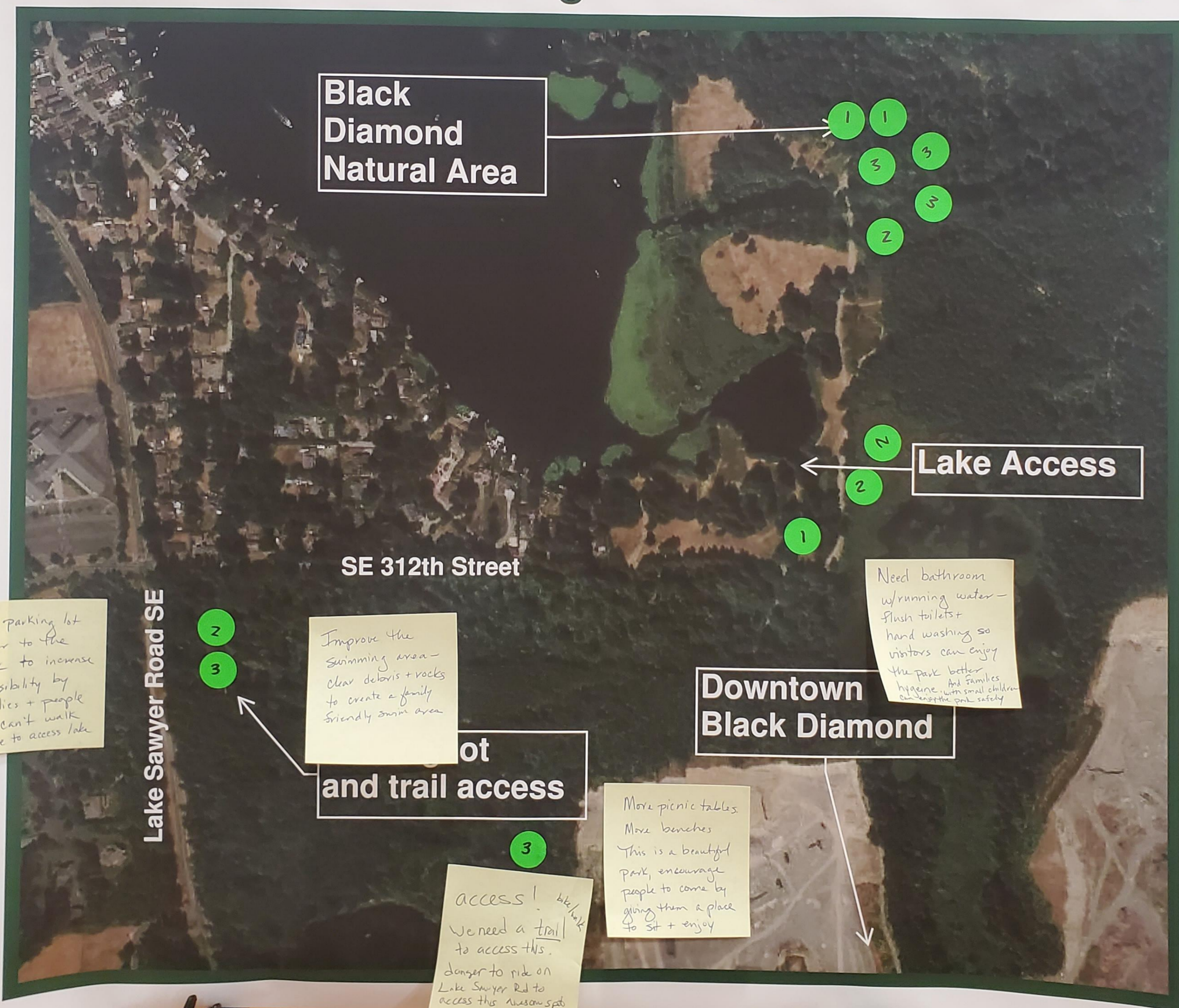
# Park Public Comments





# Lake Sawyer Regional Park

Acreage: 168 ac



Need parking lot closer to the park to increase accessibility by families + people who can't walk 1/2 mile to access lake

Improve the swimming area - clear debris + rocks to create a family friendly swim area

Lot and trail access

More picnic tables  
More benches  
This is a beautiful park, encourage people to come by giving them a place to sit + enjoy

access! We need a trail to access this. dangerous to ride on Lake Sawyer Rd to access this

Need bathroom w/ running water - flush toilets + hand washing so visitors can enjoy the park better hygiene with small children can keep the park safely

Lake Access

Downtown Black Diamond

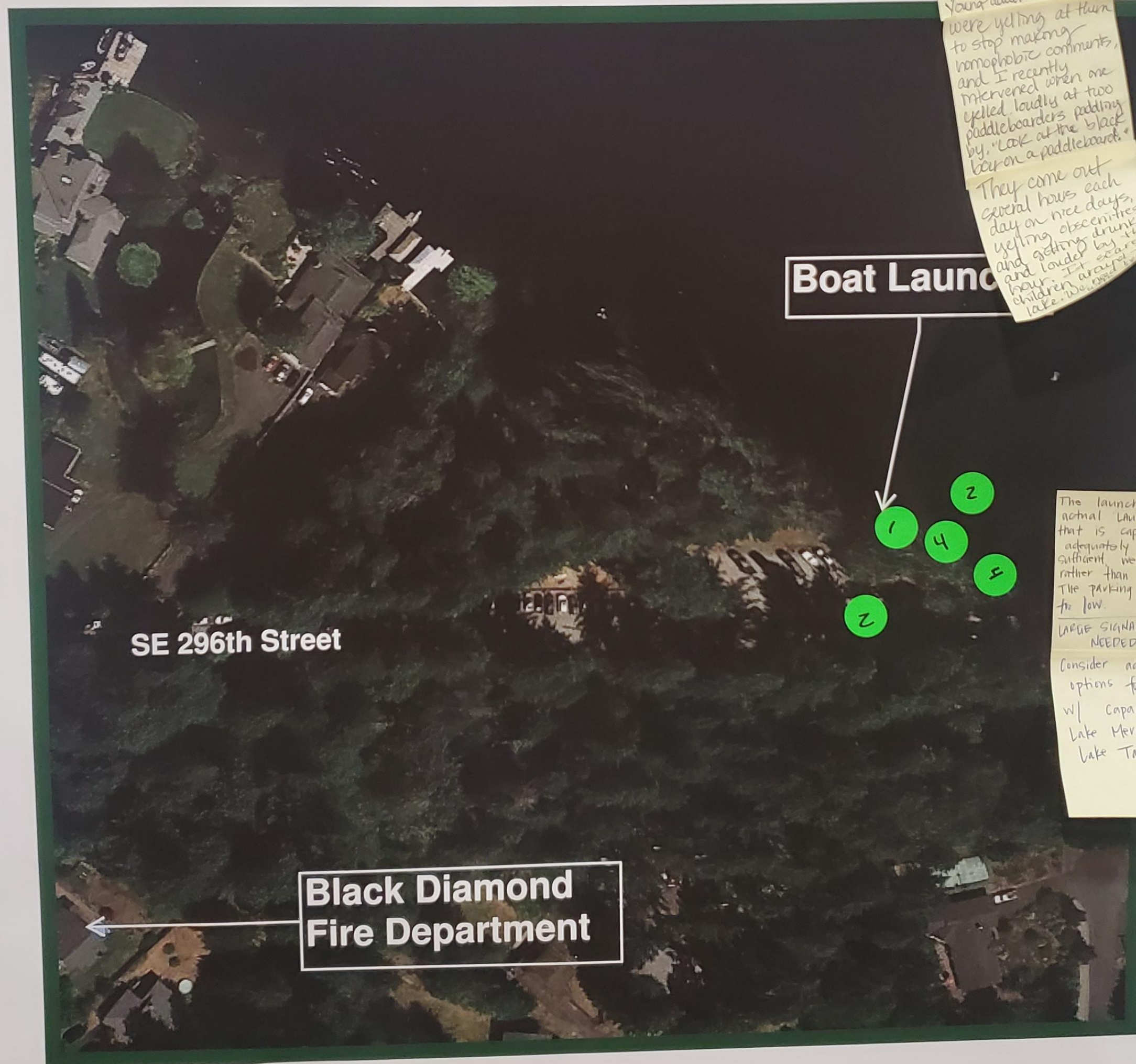
Keep as natural as possible  
Maybe give names to trails.  
Signs to identify trees, plants native to area.

Protect this area - but keep it available.



# Lake Sawyer Park

Acreage: 1.80 ac



We are having significant challenges with a small set of boaters - they're up all day in the middle of the lake, get drunk & belligerent, yelling obscenities. My young adult neighbors were yelling at them to stop making homophobic comments, and I recently intervened when one yelled loudly at two paddleboarders paddling by, "Look at the black boy on a paddleboard." They come out several hours each day on nice days, yelling obscenities and getting drunk and louder by the hour. I'm scared for my children around the lake.

Disruptive boaters (bad language, loudness) of a big problem in our area on Lake Sawyer.

Second this, I felt harassed in my yard & fearful. My children were scared.

Needs more free parking but partly good already

Need a Boat Ramp Dock to assist in putting boats in/out

Need bathroom with running water + flush toilet. For hygiene + day use. PortaPotty is OK - but running water is needed.

The launch needs an actual "LAUNCH FEE" that is capable of adequately funding sufficient well-trained patrol rather than mere presence. The parking fee is far too low.

LARGE SIGNAGE OF LAWS NEEDED

Consider additional options for dealing w/ capacity like Lake Meridian & Lake Tapps do.





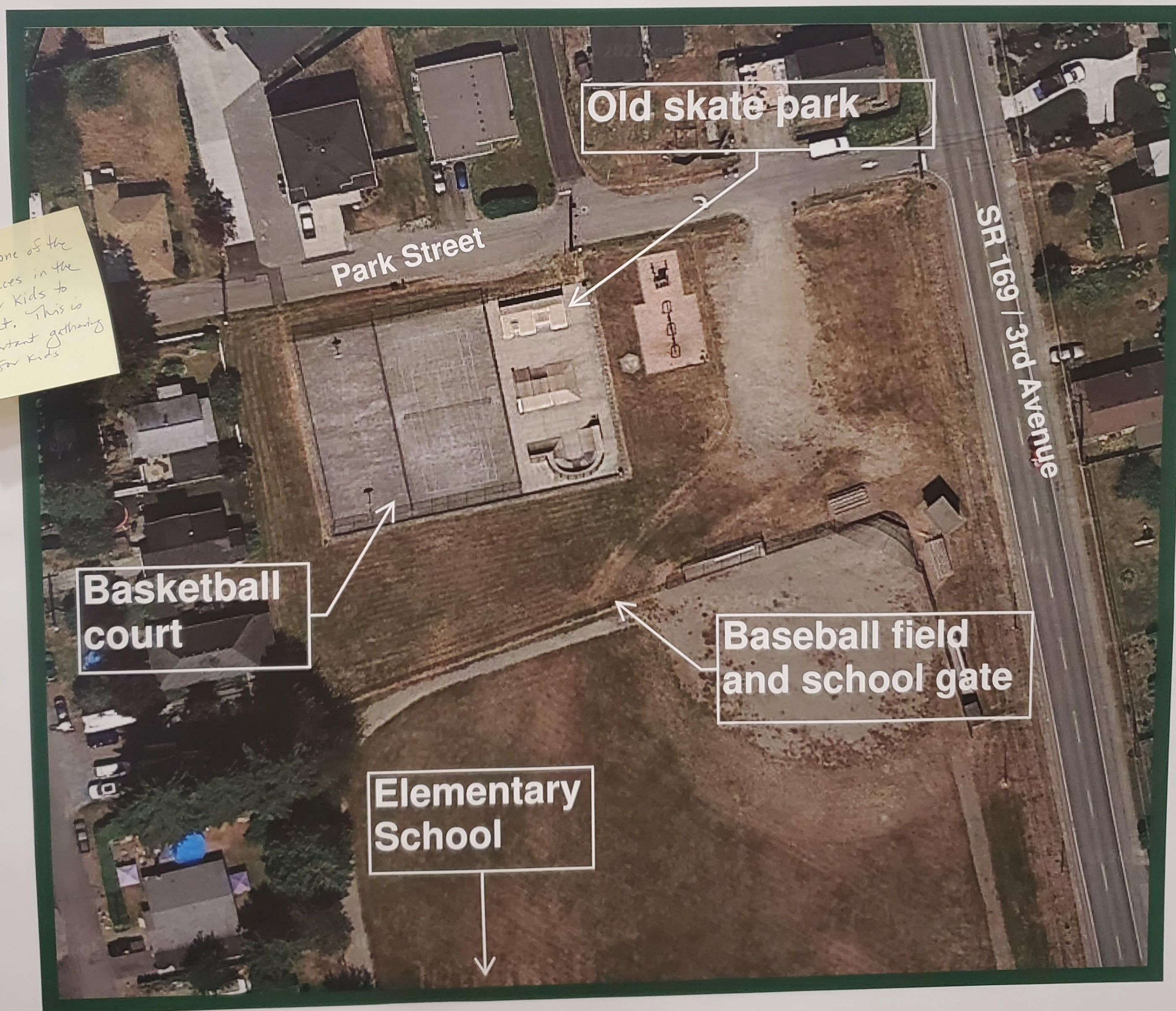
# Skate Park

Acreage: 0.43 ac

Need pickle ball courts here. Fast growing sport.

This is one of the few places in the city for kids to hangout. This is an important gathering place for kids.

- 1
- 2
- 3
- 4
- 5



Need to replace the skate park - many people in the community care about this.

Need a Mountain Bike pump track!

We need this type of recreation space.



# Ginder Creek Open Space

Acreage: 27.3 ac

What is this?  
Preservation  
Property?  
Open for development?  
Wildlife corridor?

This has  
great potential  
(don't ever let  
anyone build  
here!)

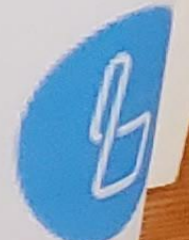
Needs:  
Parking  
Trails

1 2 3  
1 2 5

Would love  
trails!  
Access?  
Build trails!

Buy more  
public land  
for trail heads

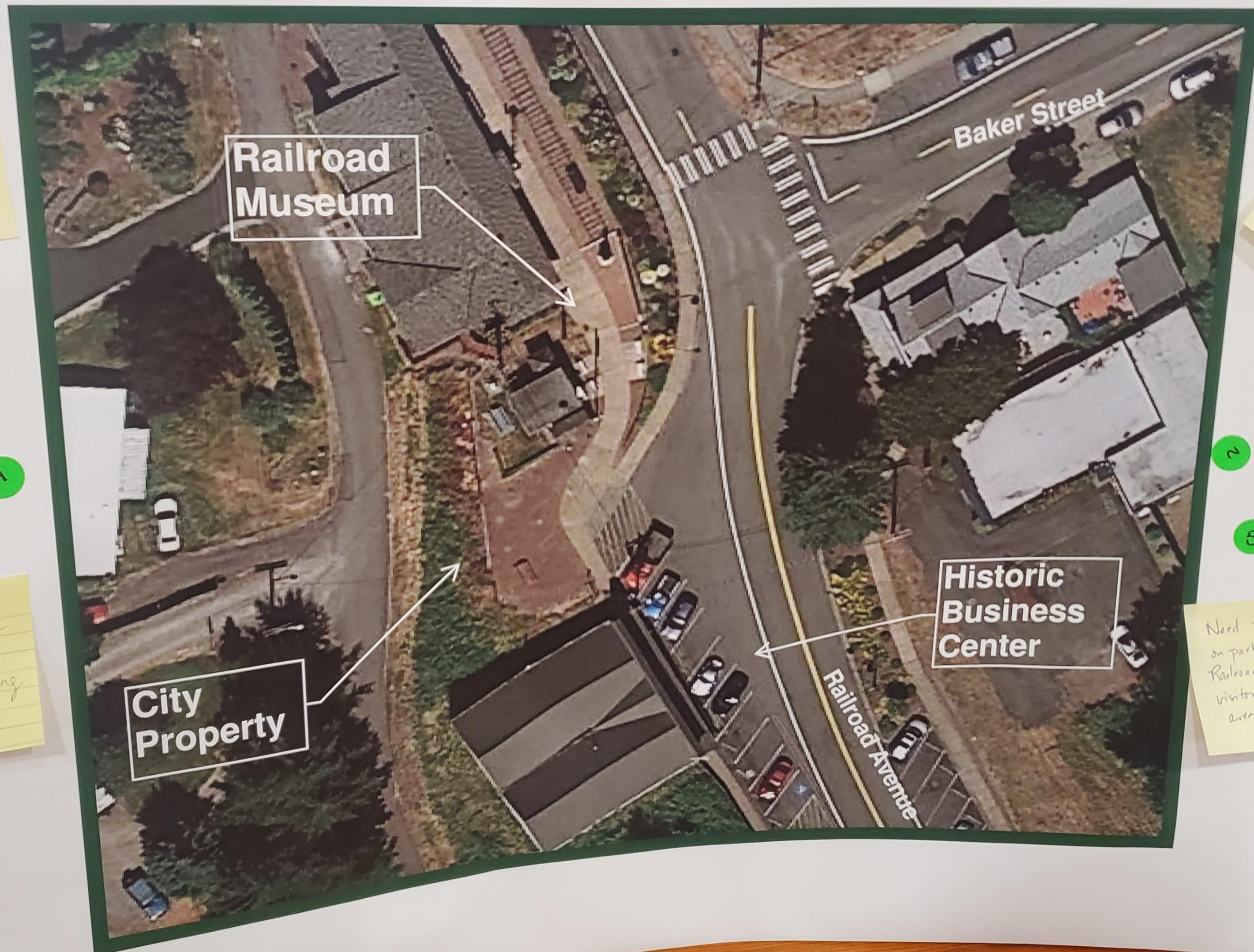
Love the  
location & size





# Railroad Museum Pocket Park

Acreage: 0.10 ac



Great spot  
for small park

5

4

nice idea for  
a gathering  
area for  
outside dining

Love this  
area to  
our community!

Need Parking spots  
here - Signage to  
Park @ Eagles -  
Pave Eagles lot &  
City Parking -  
local Business  
Parking Sign

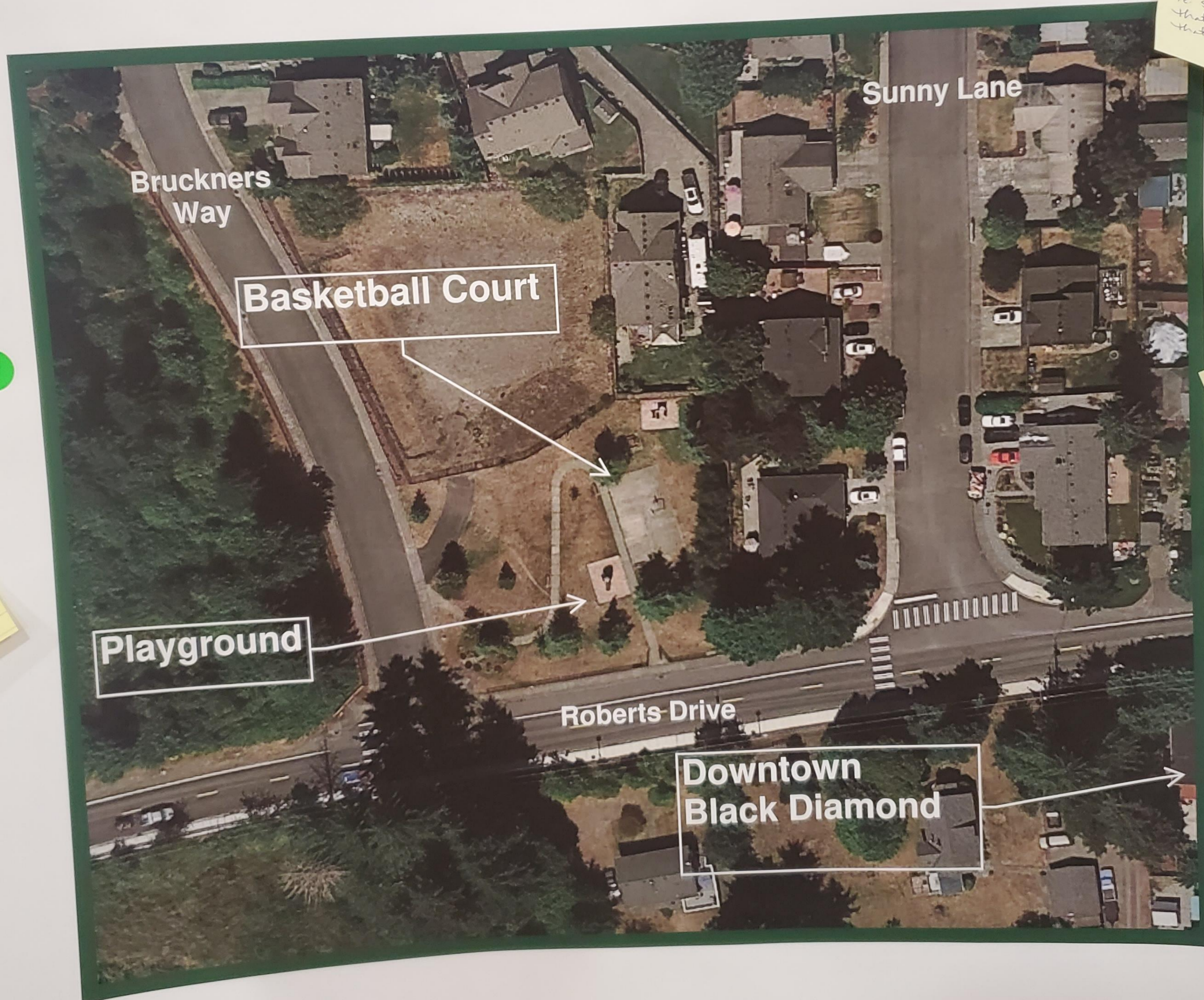
2

5

Need time limit  
on parking on  
Railroad to increase  
visitors to this  
area

# Eagle Creek Park

Acreage: 0.43 ac



Needs a nature learning component. i.e. stations/activities that focus on animals that live here.

This is a sad park ☹️ I see people playing basketball here, but not much other social activities. I think this space could be used better.

Better awareness/Signage that this is a public park.

Feels like a park for the neighborhood only

- 3
- 5
- 5
- 4



# BMX Park

Acreage: 0.23 ac



Does this get enough use to justify the price?

• maybe upgrade to have racketball courts?  
• maybe outdoor pickleball courts?

2

5

3

2

2

Great to see a toddler park here.  
upgrade gym

Needs redone.  
As a MTB family this does not serve us well.





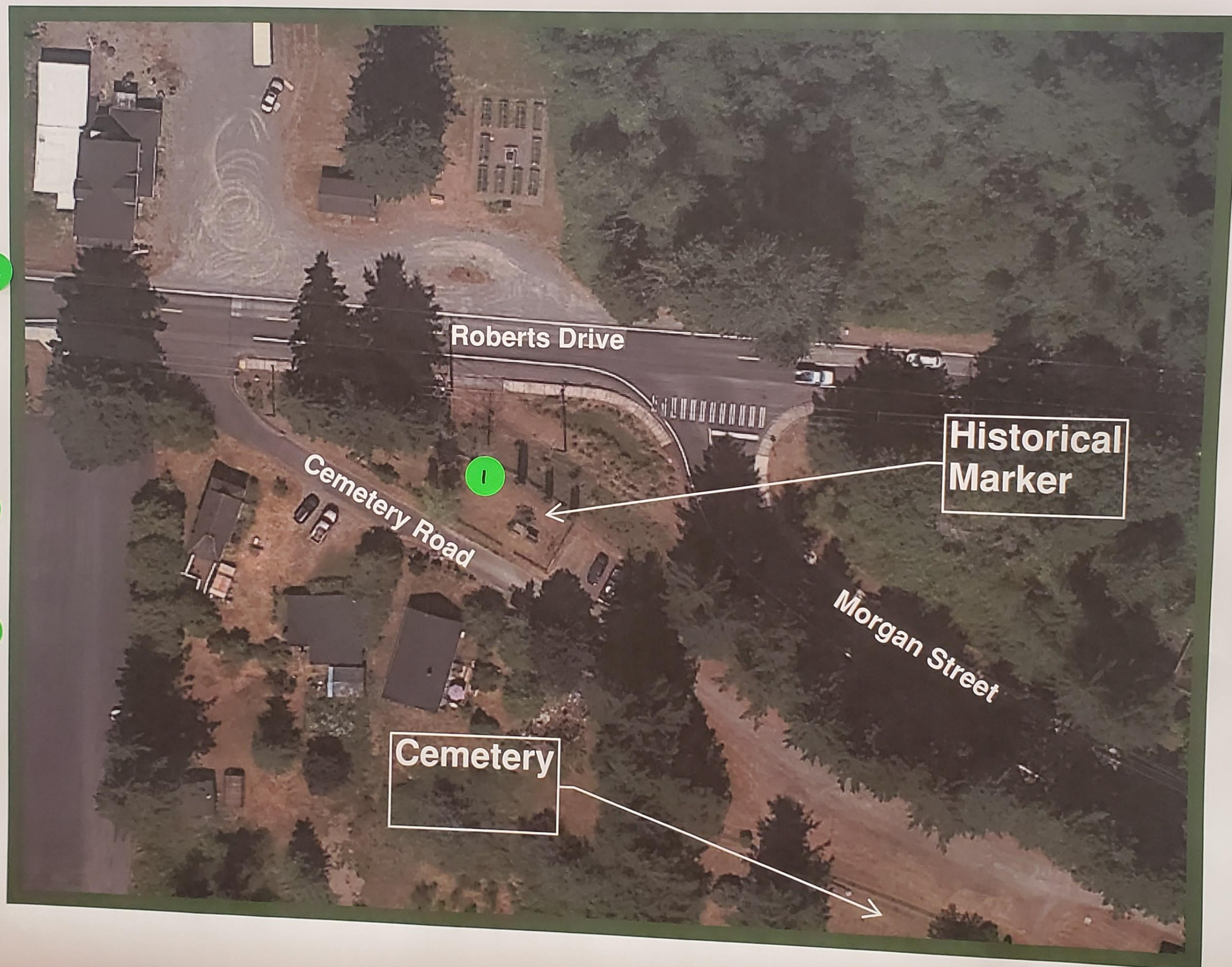
# Union Stump Park

Acreage: 0.10 ac

Love this spot!  
Needs some  
love for appeal  
& preservation.

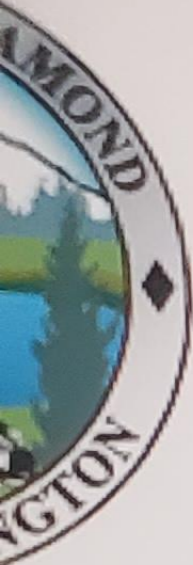
Vegetation/  
Rock work -  
Something to  
spruce up this  
historic space  
would be nice

- 1
- 5
- 2
- 2
- 3
- 4



Not very  
interesting  
or usable





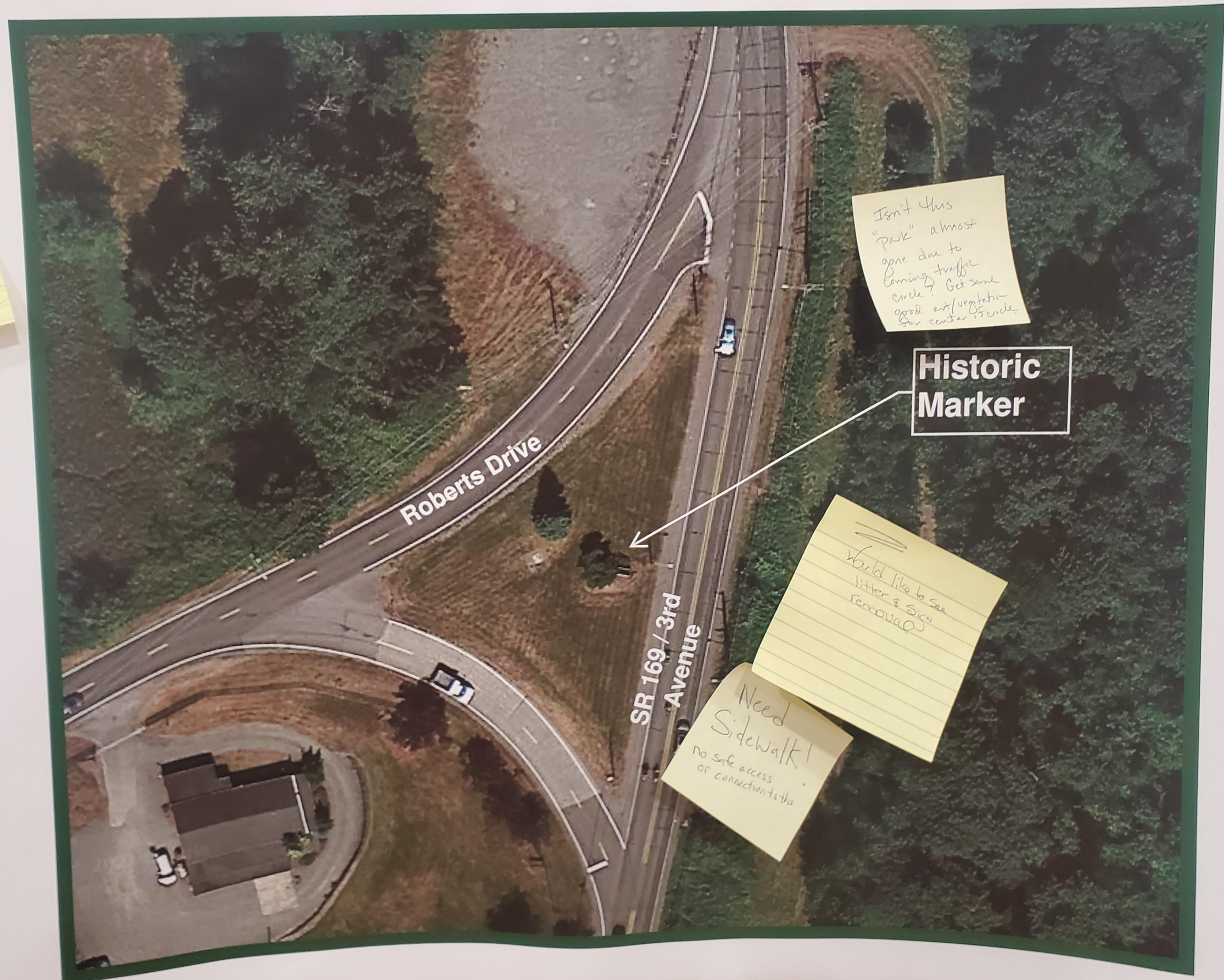
# Coal Car Historical Triangle

Acreage: 0.10 ac

This is considered?  
a park?  
Needs sidewalk  
as a minimum

2

5



Isn't this  
"park" almost  
gone due to  
coming traffic  
circle? Get some  
good art/vegetation  
for center island.

**Historic  
Marker**

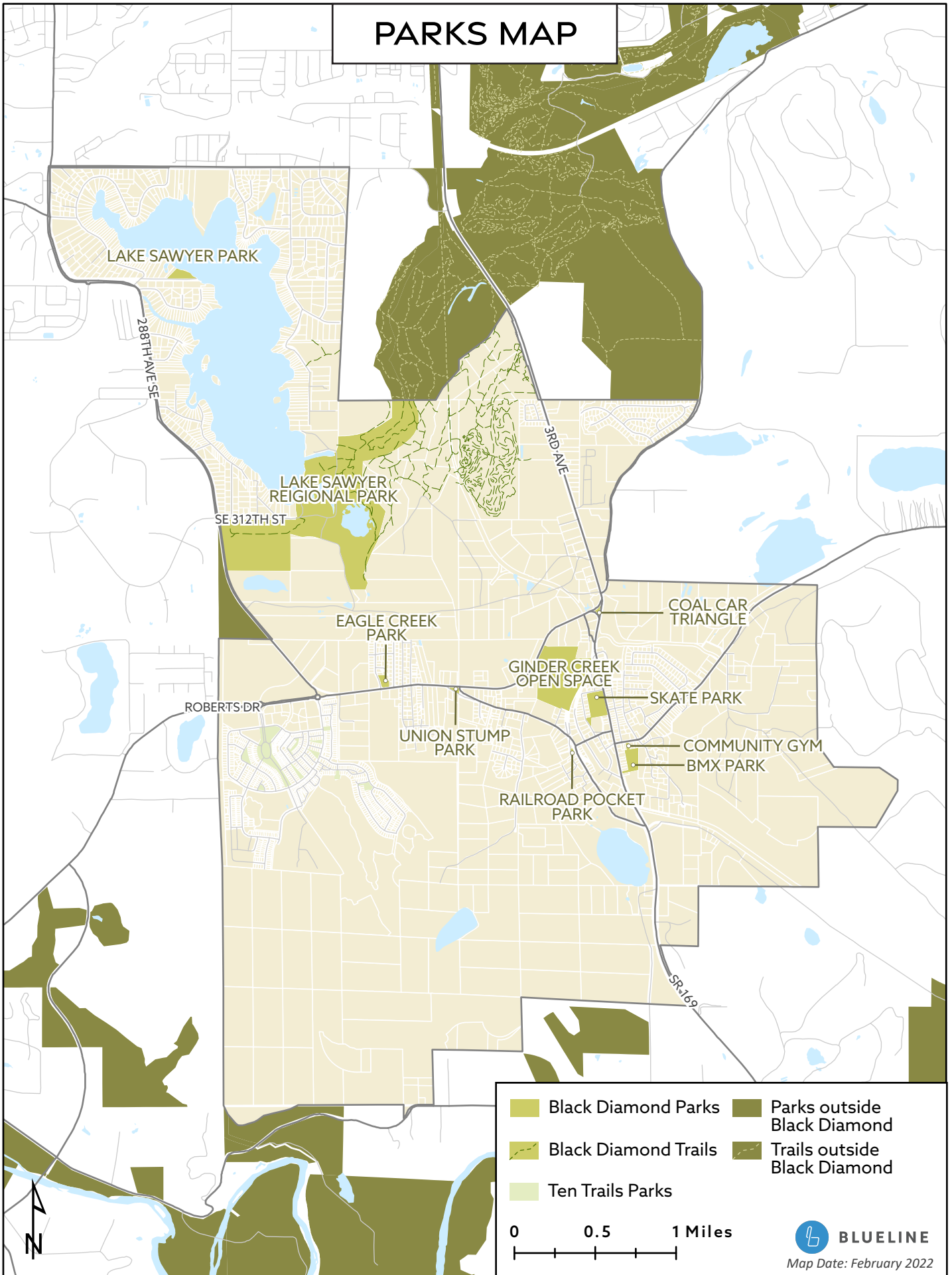
Would like to see  
litter & sign  
removal

Need  
Sidewalk!  
no safe access  
or connection to this

**DRAFT PROS PLAN CITY OF BLACK DIAMOND**

# **APPENDIX G**

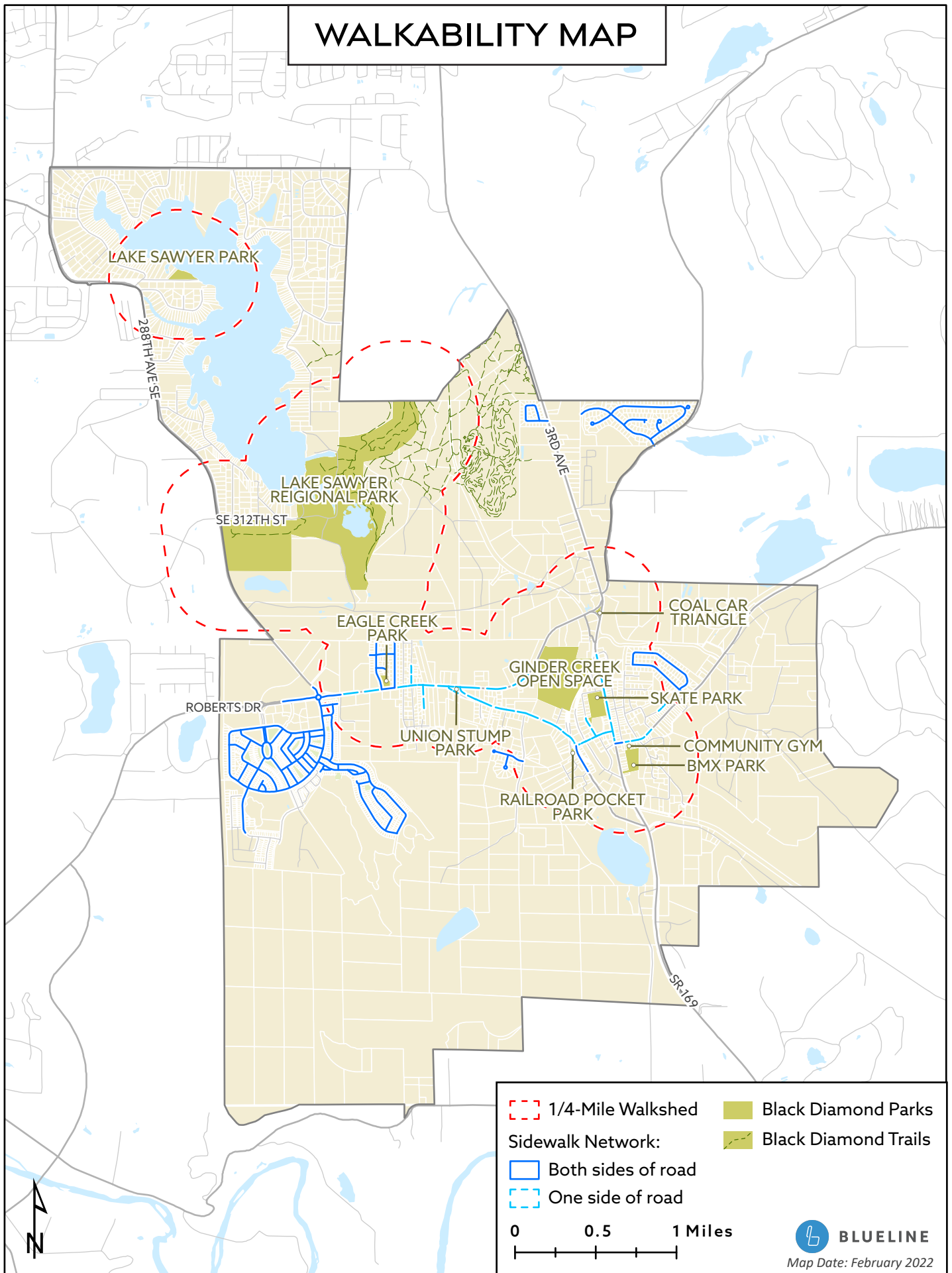
# PARKS MAP



**DRAFT PROS PLAN CITY OF BLACK DIAMOND**

## **APPENDIX H**

# WALKABILITY MAP



**DRAFT PROS PLAN CITY OF BLACK DIAMOND**

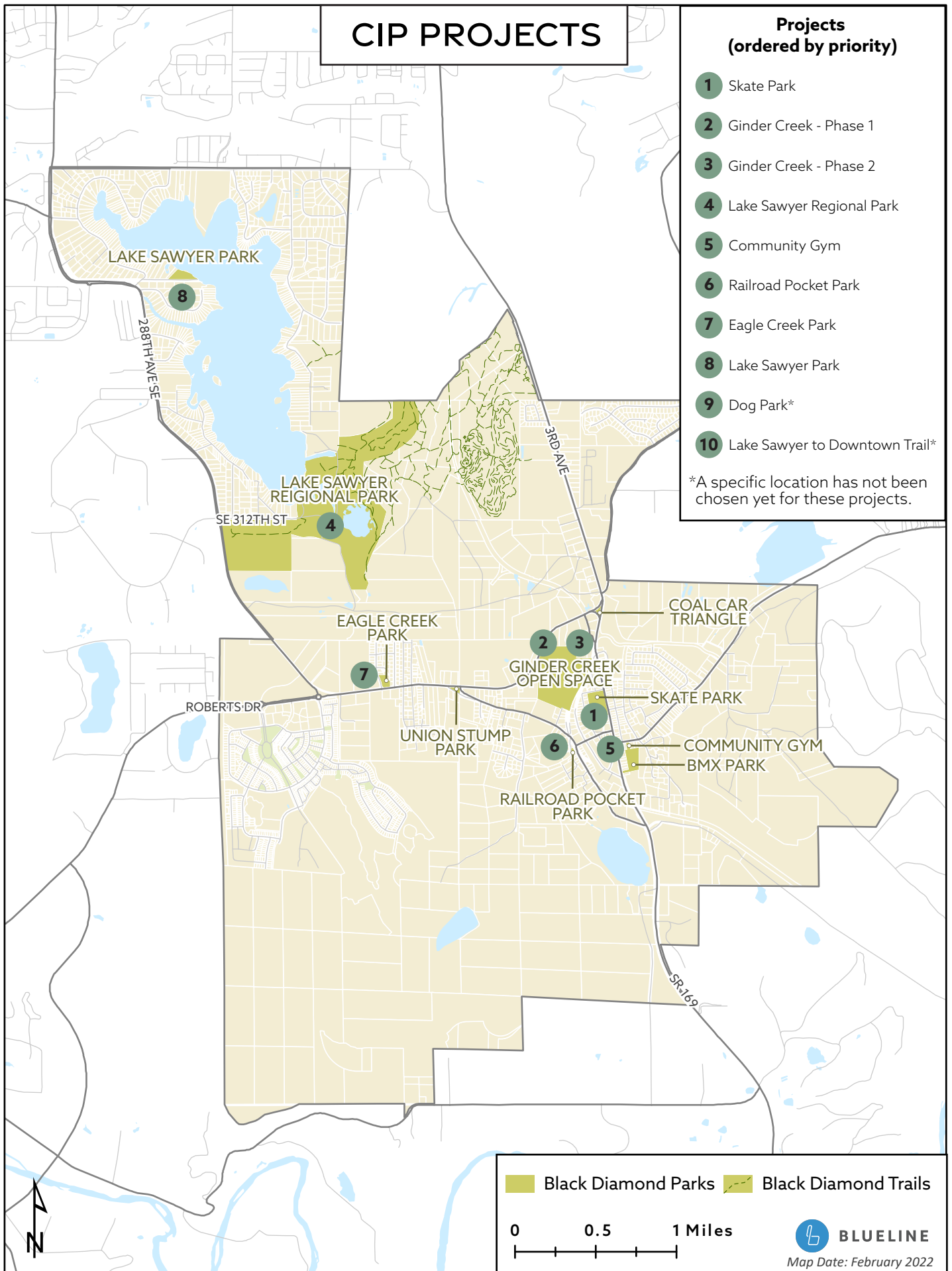
# **APPENDIX I**

# CIP PROJECTS

## Projects (ordered by priority)

- 1 Skate Park
- 2 Ginder Creek - Phase 1
- 3 Ginder Creek - Phase 2
- 4 Lake Sawyer Regional Park
- 5 Community Gym
- 6 Railroad Pocket Park
- 7 Eagle Creek Park
- 8 Lake Sawyer Park
- 9 Dog Park\*
- 10 Lake Sawyer to Downtown Trail\*

\*A specific location has not been chosen yet for these projects.



**DRAFT PROS PLAN CITY OF BLACK DIAMOND**

# **APPENDIX J**

**City of Black Diamond**  
**Parks, Recreation & Open Space Plan**  
**Skate Park**



**2/1/2022**

Description	Quantity	Measure	Unit Cost	Cost
<b>Demolition</b>				
Construction Fencing	1	LS	\$2,500.00	\$2,500
Erosion Control	28,855	SF	\$0.25	\$7,214
Earthwork - incl. Clear and Grub	263	CY	\$118.00	\$31,008
Remove and Dispose of Conc. Court Pvmnt.	1,167	SY	\$30.00	\$35,000
Remove and Dispose of 12' C.L. Fence	210	LF	\$15.00	\$3,150
Remove and Dispose of Exist. Play Equipment	1	LS	\$10,000.00	\$10,000
			Subtotal	<b>\$88,872</b>
<b>Playground</b>				
Play Equipment - ages 2-5	1	LS	\$20,000.00	\$20,000
Engineered Wood Fiber Surfacing, 4" top off	1,621	SF	\$2.00	\$3,242
			Subtotal	<b>\$23,242</b>
<b>Skate Park/Pump Track</b>				
Skate Park - Construction	1	LS	\$300,000.00	\$300,000
Pump Track - Construction	1	LS	\$150,000.00	\$150,000
			Subtotal	<b>\$450,000</b>
<b>Paving</b>				
Crushed Rock Base, 4" depth	116	TN	\$75.00	\$8,731
Asphalt, 4" depth	116	TN	\$250.00	\$29,104
Striping	460	LF	\$10.00	\$4,600
ADA Parking Symbol	1	EA	\$300.00	\$300
ADA Parking Signage	1	EA	\$750.00	\$750
			Subtotal	<b>\$43,485</b>
<b>Site Furnishings</b>				
Trash Receptacles	2	EA	\$1,500.00	\$3,000
Benches	3	EA	\$1,500.00	\$4,500
Picnic Tables	2	EA	\$2,500.00	\$5,000
Monument Sign	1	EA	\$6,000.00	\$6,000
Portable Toilet, Platform and Shade Structure	1	EA	\$15,000.00	\$15,000
Drinking Fountain incl. meter and water line.	1	EA	\$30,000.00	\$30,000
			Subtotal	<b>\$63,500</b>
<b>Electrical</b>				
Lighting - (8) LED fixtures, 32' Ht. Poles	1	LS	\$100,000.00	\$100,000
Electrical Meter and Connections	1	LS	\$20,000.00	\$20,000
			Subtotal	<b>\$120,000</b>
<b>Landscape</b>				
Soil - 3" Depth Compost Amended	73	CY	\$45.00	\$3,267
Lawn Repair Seeding - Hydroseed	7,840	SF	\$0.35	\$2,744
Irrigation	7,840	SF	\$2.00	\$15,680
Irrigation Meter	1	LS	\$10,000.00	\$10,000
			Subtotal	<b>\$31,691</b>
<b>Pre-Tax Construction Total:</b>				<b>\$820,790</b>
<b>Mobilization &amp; Traffic Control (10%)</b>				<b>\$82,079</b>
<b>Construction Subtotal</b>				<b>\$902,869</b>
<b>Sales Tax (8.7%):</b>				<b>\$78,550</b>
<b>Construction Total</b>				<b>\$981,418</b>
<b>Contingency (10% of Const. Subtotal)</b>				<b>\$90,287</b>
<b>Design Services (12% of Const. Subtotal)</b>				<b>\$108,344</b>
<b>Escalation (10% of Const. Subtotal)</b>				<b>\$90,287</b>
<b>Project Grand Total</b>				<b>\$1,270,336</b>

**City of Black Diamond**  
**Parks, Recreation & Open Space Plan**  
**Girder Creek Park - Phase 1**



**2/1/2022**

	Description	Quantity	Measure	Unit Cost	Cost
<b>Feasibility</b>					
	Critical Areas Study	1	LS	\$13,800.00	\$13,800
				Subtotal	<b>\$13,800</b>
<b>Demolition</b>					
	Construction Fencing	1	LS	\$2,500.00	\$2,500
	Erosion Control	10,000	SF	\$1.00	\$10,000
	Earthwork - incl. Clear and Grub	293	CY	\$118.00	\$34,618
				Subtotal	<b>\$47,118</b>
<b>Trails</b>					
	Trail - Wood Chip	90	CY	\$42.00	\$3,792
	Geotextile Fabric	632	SY	\$5.00	\$3,158
	Quarry Spall Base in Wetland, 18" depth	254	TN	\$50.00	\$12,688
				Subtotal	<b>\$19,637</b>
<b>Wood Framing</b>					
	Wood Bridge	1	SF	\$10,000.00	\$10,000
	Wood Deck Viewing Platform	500	SF	\$75.00	\$37,500
	Information Board/Kiosk	2	EA	\$3,000.00	\$6,000
				Subtotal	<b>\$53,500</b>
<b>Fencing</b>					
	Split Rail Fencing	750	LF	\$35.00	\$26,250
	Sensitive Area/Wetland Signage	1	LS	\$10,000.00	\$10,000
				Subtotal	<b>\$36,250</b>
<b>Site Furnishings</b>					
	Trash Receptacles	2	EA	\$1,500.00	\$3,000
	Benches	6	EA	\$1,500.00	\$9,000
				Subtotal	<b>\$12,000</b>
<b>Landscape</b>					
	Native Seeding Restoration - Hydroseed	20,000	SF	\$0.25	\$5,000
	Native Planting Restoration	5,000	SF	\$6.00	\$30,000
				Subtotal	<b>\$35,000</b>
	<b>Pre-Tax Construction Total:</b>				<b>\$217,305</b>
	<b>Mobilization &amp; Traffic Control (10%)</b>				<b>\$21,730</b>
	<b>Construction Subtotal</b>				<b>\$239,035</b>
	<b>Sales Tax (8.7%):</b>				<b>\$20,796</b>
	<b>Construction Total</b>				<b>\$259,831</b>
	<b>Contingency (10% of Const. Subtotal)</b>				<b>\$23,904</b>
	<b>Feasibility (10% of Const. Subtotal)</b>				<b>\$23,904</b>
	<b>Design Services (20% of Const. Subtotal)</b>				<b>\$47,807</b>
	<b>Escalation (10% of Const. Subtotal)</b>				<b>\$23,904</b>
	<b>Project Grand Total</b>				<b>\$379,349</b>

**City of Black Diamond  
Parks, Recreation & Open Space Plan  
Girder Creek Park - Phase 2**



**2/1/2022**

Description	Quantity	Measure	Unit Cost	Cost
<b>Land Acquisition</b>				
Land Acquisition	1	LS	\$200,000.00	\$200,000
			Subtotal	<b>\$200,000</b>
<b>Feasibility</b>				
Critical Areas Study	1	LS	\$2,400.00	\$2,400
			Subtotal	<b>\$2,400</b>
<b>Demolition</b>				
Construction Fencing	1	LS	\$2,500.00	\$2,500
Erosion Control	10,000	SF	\$1.00	\$10,000
Earthwork - incl. Clear and Grub	246	CY	\$118.00	\$29,019
			Subtotal	<b>\$41,519</b>
<b>Trails</b>				
Trail - Wood Chip	75	CY	\$42.00	\$3,150
Geotextile Fabric	544	SY	\$5.00	\$2,722
Quarry Spall Base in Wetland, 18" depth	219	TN	\$50.00	\$10,938
			Subtotal	<b>\$16,810</b>
<b>Wood Framing</b>				
Wood Bridge	1	SF	\$10,000.00	\$10,000
Information Board/Kiosk	1	EA	\$3,000.00	\$3,000
			Subtotal	<b>\$13,000</b>
<b>Fencing</b>				
Split Rail Fencing	750	LF	\$35.00	\$26,250
Sensitive Area/Wetland Signage	1	LS	\$10,000.00	\$10,000
			Subtotal	<b>\$36,250</b>
<b>Site Furnishings</b>				
Trash Receptacles	2	EA	\$1,500.00	\$3,000
Benches	6	EA	\$1,500.00	\$9,000
			Subtotal	<b>\$12,000</b>
<b>Landscape</b>				
Native Seeding Restoration - Hydroseed	20,000	SF	\$0.25	\$5,000
Native Planting Restoration	5,000	SF	\$6.00	\$30,000
			Subtotal	<b>\$35,000</b>
<b>Pre-Tax Construction Total:</b>				<b>\$356,979</b>
<b>Mobilization &amp; Traffic Control (10%)</b>				<b>\$35,698</b>
<b>Construction Subtotal</b>				<b>\$392,677</b>
<b>Sales Tax (8.7%):</b>				<b>\$34,163</b>
<b>Construction Total</b>				<b>\$426,840</b>
<b>Contingency (10% of Const. Subtotal)</b>				<b>\$39,268</b>
<b>Feasibility (10% of Const. Subtotal)</b>				<b>\$39,268</b>
<b>Design Services (20% of Const. Subtotal)</b>				<b>\$78,535</b>
<b>Escalation (10% of Const. Subtotal)</b>				<b>\$39,268</b>
<b>Project Grand Total</b>				<b>\$623,178</b>

**City of Black Diamond**  
**Parks, Recreation & Open Space Plan**  
**Railroad Pocket Park**



**2/1/2022**

	Description	Quantity	Measure	Unit Cost	Cost
<b>Demolition</b>					
	Construction Fencing	1	LS	\$2,500.00	\$2,500
	Erosion Control	10,000	SF	\$0.25	\$2,500
	Earthwork - incl. Clear and Grub	57	CY	\$118.00	\$6,763
				Subtotal	<b>\$11,763</b>
<b>Wood Framing</b>					
	Cantilevered Wood Deck w/ Rail	1,335	SF	\$75.00	\$100,125
	Shade Structure/Pergola	1	EA	\$20,000.00	\$20,000
	Community Board/Kiosk	1	EA	\$5,000.00	\$5,000
				Subtotal	<b>\$125,125</b>
<b>Paving</b>					
	Crushed Rock Base, 4" depth	32	TN	\$75.00	\$2,420
	Concrete Walk - 4" depth, colored, stamped	196	SY	\$250.00	\$48,889
				Subtotal	<b>\$51,309</b>
<b>Site Furnishings</b>					
	Trash Receptacles	1	EA	\$1,500.00	\$1,500
	Picnic Tables	4	EA	\$2,500.00	\$10,000
	Umbrellas	4	EA	\$500.00	\$2,000
	Benches	2	EA	\$1,500.00	\$3,000
	Bike Rack	1	EA	\$1,000.00	\$1,000
				Subtotal	<b>\$17,500</b>
<b>Landscape</b>					
	Drought Tolerant Shrubs	500	SF	\$6.00	\$3,000
	Raised Planters/Pots - incl. Soil and Plantings	6	EA	\$1,500.00	\$9,000
				Subtotal	<b>\$12,000</b>
	<b>Pre-Tax Construction Total:</b>				<b>\$217,697</b>
	<b>Mobilization &amp; Traffic Control (10%)</b>				<b>\$21,770</b>
	<b>Construction Subtotal</b>				<b>\$239,467</b>
	<b>Sales Tax (8.7%):</b>				<b>\$20,834</b>
	<b>Construction Total</b>				<b>\$260,300</b>
	<b>Contingency (10% of Const. Subtotal)</b>				<b>\$23,947</b>
	<b>Design Services (12% of Const. Subtotal)</b>				<b>\$28,736</b>
	<b>Escalation (10% of Const. Subtotal)</b>				<b>\$23,947</b>
	<b>Project Grand Total</b>				<b>\$336,930</b>

**City of Black Diamond**  
**Parks, Recreation & Open Space Plan**  
**Eagle Creek Park**



**2/1/2022**

	Description	Quantity	Measure	Unit Cost	Cost
<b>Feasibility</b>					
	Stormwater Feasibility	1	LS	\$30,000.00	\$30,000
				Subtotal	<b>\$30,000</b>
<b>Demolition</b>					
	Construction Fencing	1	LS	\$2,500.00	\$2,500
	Erosion Control	15,000	SF	\$0.25	\$3,750
	Remove and Dispose of Exist. Play Equipment	1	LS	\$10,000.00	\$10,000
				Subtotal	<b>\$16,250</b>
<b>Playground</b>					
	Play Equipment - ages 5-12	1	LS	\$50,000.00	\$50,000
	Curbing/Retaining - Timber	400	LF	\$20.00	\$8,000
	Engineered Wood Fiber Surfacing - 12" Depth	1,650	SF	\$3.50	\$5,775
				Subtotal	<b>\$63,775</b>
<b>Paving</b>					
	Striping - Parallel Stalls	210	LF	\$10.00	\$2,100
				Subtotal	<b>\$2,100</b>
<b>Site Furnishings</b>					
	Portable Toilet, Platform and Shade Structure	1	LS	\$15,000.00	\$15,000
	Drinking Fountain incl. meter and water line.	1	LS	\$30,000.00	\$30,000
				Subtotal	<b>\$45,000</b>
<b>Electrical</b>					
	Lighting - (4) LED fixtures, 12' Ht. Poles	1	LS	\$30,000.00	\$30,000
	Electrical Meter and Connections	1	LS	\$20,000.00	\$20,000
				Subtotal	<b>\$50,000</b>
<b>Landscape</b>					
	Soil - 3" Depth Compost Amended	135	CY	\$58.50	\$7,881
	Lawn Seeding - Hydroseed	13,650	SF	\$0.35	\$4,778
	Irrigation	14,550	SF	\$2.00	\$29,100
	Irrigation Meter	1	LS	\$10,000.00	\$10,000
				Subtotal	<b>\$51,759</b>
	<b>Pre-Tax Construction Total:</b>				<b>\$258,884</b>
	<b>Mobilization &amp; Traffic Control (10%)</b>				<b>\$25,888</b>
	<b>Construction Subtotal</b>				<b>\$284,773</b>
	<b>Sales Tax (8.7%):</b>				<b>\$24,775</b>
	<b>Construction Total</b>				<b>\$309,548</b>
	<b>Contingency (10% of Const. Subtotal)</b>				<b>\$28,477</b>
	<b>Design Services (12% of Const. Subtotal)</b>				<b>\$34,173</b>
	<b>Escalation (10% of Const. Subtotal)</b>				<b>\$28,477</b>
	<b>Project Grand Total</b>				<b>\$400,675</b>

**City of Black Diamond**  
**Parks, Recreation & Open Space Plan**  
**Community Gym**



**2/1/2022**

	Description	Quantity	Measure	Unit Cost	Cost
<b>Phase 1 - Building Assessment</b>					
	Building Assessment - Arch/MEP/Struct	1	LS	\$45,000.00	\$45,000
				Subtotal	<b>\$45,000</b>
	<b>Subtotal:</b>				<b>\$45,000</b>
	<b>Escalation (10% of Subtotal)</b>				<b>\$4,500</b>
	<b>Project Grand Total</b>				<b>\$49,500</b>

	Description	Quantity	Measure	Unit Cost	Cost
<b>Phase 2 - Building Improvements</b>					
	Improvements/Repairs	1	LS	TBD	TBD
				Subtotal	TBD
	<b>Subtotal:</b>				<b>TBD</b>
	<b>Escalation (10% of Subtotal)</b>				<b>TBD</b>
	<b>Project Grand Total</b>				<b>TBD</b>

**City of Black Diamond**  
**Parks, Recreation & Open Space Plan**  
**Lake Sawyer Regional Park**



2/1/2022

Description	Quantity	Measure	Unit Cost	Cost
<b>Demolition</b>				
Construction Fencing	1	LS	\$15,000.00	\$15,000
Erosion Control	320,000	SF	\$0.25	\$80,000
Tree/Brush Clear and Grub	7	ACRE	\$15,000.00	\$110,193
Earthwork - Rough Grading	7	ACRE	\$3,000.00	\$22,039
Fill, Average 6" Depth	8,889	TN	\$43.00	\$382,222
			Subtotal	<b>\$609,454</b>
<b>Sportsfield Furnishings</b>				
Backstop - Small, Chain Link	2	EA	\$15,000.00	\$30,000
6' Chain Link Fence	580	LF	\$115.00	\$66,700
4' Chain Link Fence	160	LF	\$100.00	\$16,000
Players Benches	10	EA	\$1,500.00	\$15,000
Bleachers	12	EA	\$5,000.00	\$60,000
Equipment Shed	1	EA	\$7,800.00	\$7,800
			Subtotal	<b>\$195,500</b>
<b>Paving</b>				
Crushed Rock Base, 4" depth	314	TN	\$75.00	\$23,574
Asphalt, 4" depth	275	TN	\$250.00	\$68,842
Concrete Walk - 4" Thick	236	SY	\$200.00	\$47,222
Striping	880	LF	\$10.00	\$8,800
ADA Parking Symbol	2	EA	\$300.00	\$600
ADA Parking Signage	2	EA	\$750.00	\$1,500
			Subtotal	<b>\$150,538</b>
<b>Site Furnishings</b>				
Trash Receptacles	4	EA	\$1,500.00	\$6,000
Picnic Tables	2	EA	\$2,500.00	\$5,000
Benches	4	EA	\$1,500.00	\$6,000
Bike Rack	2	EA	\$1,000.00	\$2,000
Portable Toilet, Platform and Shade Structure	2	EA	\$15,000.00	\$30,000
Drinking Fountain incl. meter and water line.	2	EA	\$30,000.00	\$60,000
Handrails, Ramp	834	LF	\$100.00	\$83,400
			Subtotal	<b>\$192,400</b>
<b>Electrical</b>				
Lighting - (12) LED fixtures, 32' Ht. Poles	1	LS	\$150,000.00	\$150,000
Electrical Meter and Connections	1	LS	\$20,000.00	\$50,000
			Subtotal	<b>\$200,000</b>
<b>Sportfield Landscape</b>				
Soil - 3" Depth Compost Amended	2,963	CY	\$45.00	\$133,333
Lawn Seeding - Hydroseed	320,000	SF	\$0.35	\$112,000
Irrigation	320,000	SF	\$1.50	\$480,000
Irrigation Meter	1	LS	\$15,000.00	\$15,000
			Subtotal	<b>\$740,333</b>
<b>Pre-Tax Construction Total:</b>				<b>\$2,088,225</b>
<b>Mobilization &amp; Traffic Control (10%)</b>				<b>\$208,823</b>
<b>Construction Subtotal</b>				<b>\$2,297,048</b>
<b>Sales Tax (8.7%):</b>				<b>\$199,843</b>
<b>Construction Total</b>				<b>\$2,496,891</b>
<b>Contingency (10% of Const. Subtotal)</b>				<b>\$229,705</b>
<b>Feasibility (2% of Const. Subtotal)</b>				<b>\$45,941</b>
<b>Design Services (10% of Const. Subtotal)</b>				<b>\$229,705</b>
<b>Escalation (10% of Const. Subtotal)</b>				<b>\$229,705</b>
<b>Project Grand Total</b>				<b>\$3,231,946</b>

**City of Black Diamond**  
**Parks, Recreation & Open Space Plan**  
**Lake Sawyer Park**



2/1/2022

Description	Quantity	Measure	Unit Cost	Cost
<b>Demolition</b>				
Construction Fencing	1	LS	\$2,500.00	\$2,500
Erosion Control	12,000	SF	\$1.00	\$12,000
Earthwork - incl. Clear and Grub	65	CY	\$118.00	\$7,648
Earthwork Pavers - 12" excavation and haul	613	LCY	\$100.00	\$61,333
			Subtotal	<b>\$83,481</b>
<b>Feasibility</b>				
Shoreline Biological Study	1	LS	\$10,000.00	\$10,000
			Subtotal	<b>\$10,000</b>
<b>Wood Framing</b>				
Wood Dock - Police Dock	500	SF	\$150.00	\$75,000
Information Board/Kiosk	1	EA	\$3,000.00	\$3,000
			Subtotal	<b>\$78,000</b>
<b>Fencing</b>				
Guardrail - Timber	150	LF	\$25.00	\$3,750
Retaining Wall - Timber	300	LF	\$40.00	\$12,000
Split Rail Fencing	550	LF	\$35.00	\$19,250
			Subtotal	<b>\$35,000</b>
<b>Paving</b>				
Crushed Rock Base, 4" depth	28	TN	\$75.00	\$2,063
Concrete Ramp - 6" depth	167	SY	\$250.00	\$41,667
Permeable Paver Parking/Drive	10,500	SF	\$18.00	\$189,000
Gravel Storage Layer Below Pavers, 6" depth	1,167	SY	\$22.00	\$25,667
Striping	2,000	LF	\$10.00	\$20,000
ADA Parking Symbol	2	EA	\$300.00	\$600
ADA Parking Signage	2	EA	\$750.00	\$1,500
			Subtotal	<b>\$280,496</b>
<b>Site Furnishings</b>				
Trash Receptacles	4	EA	\$1,500.00	\$6,000
Picnic Tables	2	EA	\$2,500.00	\$5,000
Portable Toilet, Platform and Shade Structure	1	EA	\$15,000.00	\$15,000
Drinking Fountain incl. meter and water line.	1	EA	\$30,000.00	\$30,000
			Subtotal	<b>\$56,000</b>
<b>Landscape</b>				
Soil - 3" Depth Compost Amended	65	CY	\$58.50	\$3,792
Lawn Seeding - Hydroseed	7,000	SF	\$0.35	\$2,450
			Subtotal	<b>\$6,242</b>
<b>Pre-Tax Construction Total:</b>				<b>\$549,219</b>
<b>Mobilization &amp; Traffic Control (10%)</b>				<b>\$54,922</b>
<b>Construction Subtotal</b>				<b>\$604,141</b>
<b>Sales Tax (8.7%):</b>				<b>\$52,560</b>
<b>Construction Total</b>				<b>\$656,701</b>
<b>Contingency (10% of Const. Subtotal)</b>				<b>\$60,414</b>
<b>Feasibility (5% of Const. Subtotal)</b>				<b>\$30,207</b>
<b>Design Services (12% of Const. Subtotal)</b>				<b>\$72,497</b>
<b>Escalation (10% of Const. Subtotal)</b>				<b>\$60,414</b>
<b>Project Grand Total</b>				<b>\$880,233</b>

**City of Black Diamond**  
**Parks, Recreation & Open Space Plan**  
**Dog Park**



**2/1/2022**

	Description	Quantity	Measure	Unit Cost	Cost
<b>Land Acquisition</b>					
	Land Acquisition	1	LS	\$150,000.00	\$150,000
				Subtotal	<b>\$150,000</b>
<b>Feasibility</b>					
	Feasibility	1	LS	\$50,000.00	\$50,000
				Subtotal	<b>\$50,000</b>
<b>Design Services</b>					
	Schematic to CD - All Consultants	1	LS	\$150,000.00	\$150,000
				Subtotal	<b>\$150,000</b>
	<b>Subtotal:</b>				<b>\$350,000</b>
	<b>Escalation (10% of Subtotal)</b>				<b>\$35,000</b>
	<b>Project Grand Total</b>				<b>\$385,000</b>

**City of Black Diamond**  
**Parks, Recreation & Open Space Plan**  
**Lake Sawyer to Downtown Trail**



**2/1/2022**

	Description	Quantity	Measure	Unit Cost	Cost
<b>Demolition</b>					
	Construction Fencing	1	LS	\$15,000.00	\$15,000
	Erosion Control	84,000	SF	\$0.25	\$21,000
	Earthwork - incl. Clear and Grub	444	CY	\$118.00	\$52,444
				Subtotal	<b>\$88,444</b>
<b>Trails</b>					
	Crushed Rock Base, 4" depth	440	TN	\$75.00	\$33,000
	Concrete Trail, 6' wide - 4" depth	2,667	SY	\$200.00	\$533,333
	Concrete Curb	4,000	LF	\$100.00	\$400,000
				Subtotal	<b>\$966,333</b>
<b>Landscape</b>					
	Soil - 3" Depth Compost Amended	185	CY	\$45.00	\$8,333
	Lawn Seeding - Hydroseed	20,000	SF	\$0.35	\$7,000
				Subtotal	<b>\$15,333</b>
	<b>Pre-Tax Construction Total:</b>				<b>\$1,070,111</b>
	<b>Mobilization &amp; Traffic Control (10%)</b>				<b>\$107,011</b>
	<b>Construction Subtotal</b>				<b>\$1,177,122</b>
	<b>Sales Tax (8.7%):</b>				<b>\$102,410</b>
	<b>Construction Total</b>				<b>\$1,279,532</b>
	<b>Contingency (10% of Const. Subtotal)</b>				<b>\$117,712</b>
	<b>Contingency (10% of Const. Subtotal)</b>				<b>\$117,712</b>
	<b>Design Services (12% of Const. Subtotal)</b>				<b>\$141,255</b>
	<b>Escalation (10% of Const. Subtotal)</b>				<b>\$117,712</b>
	<b>Project Grand Total</b>				<b>\$1,773,923</b>

**City of Black Diamond**  
**Parks, Recreation & Open Space Plan**  
**Summary**



**2/1/2022**

<b>Park</b>	<b>Est. Cost</b>
Skate Park	\$1,270,336
Ginder Creek Park - Phase 1	\$379,349
Ginder Creek Park - Phase 2	\$623,178
Lake Sawyer Regional Park	\$3,231,946
Lake Sawyer Park	\$880,233
Railroad Park	\$336,930
Eagle Creek Park	\$400,675
Community Gym - Phase 1	\$49,500
Community Gym - Phase 2	TBD
Dog Park	\$385,000
Lake Sawyer to Downtown Trail	\$1,773,923
<b>Grand Total</b>	<b>\$9,331,071</b>

**DRAFT PROS PLAN CITY OF BLACK DIAMOND**

# **APPENDIX K**



# City of Black Diamond Recreation Facility Assessment

Fall  
Season

2021  
Year

# Recreation Facility Assessment

## Overview

This assessment is intended to be completed seasonally for each recreational facility within the City of Black Diamond. These facilities include City owned open space, playgrounds, ball fields & courts, walking trails, and indoor recreation centers. The result of the assessment will identify the safety, condition, and maintenance needs of each facility.

## Assessment

The results of each facility assessment will be placed within a table, intended to identify the priority improvements and maintenance items for the City's recreation system.

# Recreation Facility Assessment

Name of Facility: Lake Sawyer Regional Park Date of Assessment: 10/19/2021

Location: Lake Sawyer Rd SE & SE 312th St Reviewed By (initials): JD

Place a check mark beside the recreational type found at this site.

Open Space Park X

Aquatic Recreation Areas X

Playground     

Indoor Recreation Center     

Sports Field     

Walking Trail X

Sports Court     

Other                     

## General Questions

Are facility restrooms available and functional?

Yes X No      Other (portapotty)

Are facility restrooms clean and accessible?

Yes X No      Other                     

Are facility drinking fountains available and functional?

Yes      No X Other                     

Are facility lights adequate and in working condition?

Yes      No      Other N/A

Are there any observed safety hazards in need of immediate attention?

Yes      No X Other                     

Is the parking area in good condition?

Yes X No      Other                     

Are there drainage issues or potholing in the parking area?

Yes      No X Other                     

Are sidewalks or pathways free of offsets and potholes?

Yes X No      Other

Is park signage in good condition?

Yes ☒ No ☐ Other \_\_\_\_\_

Are structures and furnishings in good condition?

Yes ☒ No ☐ Other \_\_\_\_\_

General Comments: Lake Sawyer Regional Park is a trail network with an open space area with lake access. The trails are in good condition and relatively flat. Parking is adequate for the demand on date of assessment. Signage to identify the park is very limited, would suggest improving the visibility of the park.

## Open Space Parks

### *Safety*

Is there pedestrian access?

Yes ☒ No ☐ Other \_\_\_\_\_

Is there a safe and functional ADA route?

Yes ☐ No ☒ Other \_\_\_\_\_

Is the park of adequate size and space for its intended purpose?

Yes ☒ No ☐ Other \_\_\_\_\_

Is the park free of any detectable safety hazards?

Yes ☒ No ☐ Other \_\_\_\_\_

Safety Comments: No sidewalks currently provide walking access to park.

\_\_\_\_\_  
\_\_\_\_\_

### *Aesthetic*

Is the park clean and free of litter, debris, graffiti, etc.?

Yes ☒ No ☐ Other \_\_\_\_\_

Do the park equipment and furnishings appear to be well maintained and in good condition?

Yes ☒ No ☐ Other \_\_\_\_\_

Does the park landscape appear to be well maintained and in good condition?

Yes ☒ No ☐ Other \_\_\_\_\_

Does the park have landscape features that make it a more enjoyable place to be? (Tree variety, flowers, plans, grassy area, shaded area, monument features)

Yes ☒ No ☐ Other \_\_\_\_\_

Aesthetic Comments: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

## Aquatic Recreation Areas

### General

Is the facility clean?

Yes ☒ No ☐ Other \_\_\_\_\_

Is the ramp entering the lake in good condition?

Yes ☐ No ☐ Other N/A

Are restrooms available?

Yes ☒ No ☐ Other \_\_\_\_\_

Are drinking fountains available?

Yes ☐ No ☒ Other \_\_\_\_\_

Is there a wash facility?

Yes ☐ No ☒ Other \_\_\_\_\_

General Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

### Safety

Is there vegetation, litter, or sediment at the shore disrupting access to the water?

Yes ☐ No ☒ Other \_\_\_\_\_

Is there adequate safety signage? If so, is it in good condition?

Yes ☐ No ☒ Other \_\_\_\_\_

Is an Emergency Action System plan posted and/or readily available?

Yes ☐ No ☒ Other \_\_\_\_\_

Safety Comments: No signage observed along lake access points.  
\_\_\_\_\_  
\_\_\_\_\_

## Walking Trails

### General

What is the distance of this trail? 2,000ft +

What is the average width of this trail? 5-6ft

What is the surface of the trail?

Concrete/Asphalt \_\_\_\_\_ Dirt X Other \_\_\_\_\_

Crushed rock X Composite \_\_\_\_\_

Is the surface in adequate condition (free from major obstruction, landslides, etc.)?

Yes X No \_\_\_\_\_ Other \_\_\_\_\_

Are there identifiable drainage/puddling issues along the trail surface?

Yes \_\_\_\_\_ No X Other \_\_\_\_\_

Does the trailhead have a restroom?

Yes X No \_\_\_\_\_ Other \_\_\_\_\_

If there is a restroom, is it clean and in working condition?

Yes X No \_\_\_\_\_ Other \_\_\_\_\_

Are there litter disposal facilities?

Yes X No \_\_\_\_\_ Other \_\_\_\_\_

Is the trailhead easily identifiable (signs, markers, pathways)?

Yes X No \_\_\_\_\_ Other \_\_\_\_\_

Is the parking lot free of damage, potholes, etc.?

Yes X No \_\_\_\_\_ Other \_\_\_\_\_

Does the parking lot appear to adequately support the user demand?

Yes X No \_\_\_\_\_ Other \_\_\_\_\_

Walking Trail Comments The trail from the west parking lot is in great condition. Distance reflects the distance to the open space portion of the park. The trail network continues along to the east parking lot.

# Recreation Facility Assessment

Name of Facility: Lake Sawyer Park

Date of Assessment: 10/19/2021

Location: 22556 SE 296th St

Reviewed By (initials): JD

Place a check mark beside the recreational type found at this site.

Open Space Park X

Aquatic Recreation Areas X

Playground     

Indoor Recreation Center     

Sports Field     

Walking Trail     

Sports Court     

Other                     

## General Questions

Are facility restrooms available and functional?

Yes X No      Other (portapotty)

Are facility restrooms clean and accessible?

Yes X No      Other                     

Are facility drinking fountains available and functional?

Yes      No X Other                     

Are facility lights adequate and in working condition?

Yes X No      Other                     

Are there any observed safety hazards in need of immediate attention?

Yes      No X Other                     

Is the parking area in good condition?

Yes X No      Other                     

Are there drainage issues or potholing in the parking area?

Yes X No      Other                     

Are sidewalks or pathways free of offsets and potholes?

Yes X No      Other

Is park signage in good condition?

Yes ☒ No ☐ Other \_\_\_\_\_

Are structures and furnishings in good condition?

Yes ☒ No ☐ Other \_\_\_\_\_

General Comments: Lake Sawyer Boat Launch Park appears to be in good condition.

The launch is in good condition, the park appears well maintained and there is  
ample open space. Improvements to park trash cans and access to the beach could  
improve the park. There is also water collection in the parking area.

## Open Space Parks

### *Safety*

Is there pedestrian access?

Yes ☒ No ☐ Other \_\_\_\_\_

Is there a safe and functional ADA route?

Yes ☐ No ☒ Other \_\_\_\_\_

Is the park of adequate size and space for its intended purpose?

Yes ☒ No ☐ Other \_\_\_\_\_

Is the park free of any detectable safety hazards?

Yes ☒ No ☐ Other \_\_\_\_\_

Safety Comments: No ADA pathway or parking observed around the parking lot.

Lighting limited to parking fee station.

### *Aesthetic*

Is the park clean and free of litter, debris, graffiti, etc.?

Yes ☒ No ☐ Other \_\_\_\_\_

Do the park equipment and furnishings appear to be well maintained and in good condition?

Yes ☒ No ☐ Other \_\_\_\_\_

Does the park landscape appear to be well maintained and in good condition?

Yes ☒ No ☐ Other \_\_\_\_\_

Does the park have landscape features that make it a more enjoyable place to be? (Tree variety, flowers, plans, grassy area, shaded area, monument features)

Yes ☒ No ☐ Other \_\_\_\_\_

Aesthetic Comments: \_\_\_\_\_

## Aquatic Recreation Areas

### General

Is the facility clean?

Yes ☒ No ☐ Other \_\_\_\_\_

Is the ramp entering the lake in good condition?

Yes ☒ No ☐ Other \_\_\_\_\_

Are restrooms available?

Yes ☒ No ☐ Other \_\_\_\_\_

Are drinking fountains available?

Yes ☐ No ☒ Other \_\_\_\_\_

Is there a wash facility?

Yes ☐ No ☒ Other \_\_\_\_\_

General Comments: The park has various access points to walk to the water in addition to the boat ramp. One access point is very flat and easy to access. Another access point has very abrupt drops along the pathway that could pose safety issues.

### Safety

Is there vegetation, litter, or sediment at the shore disrupting access to the water?

Yes ☐ No ☒ Other \_\_\_\_\_

Is there adequate safety signage? If so, is it in good condition?

Yes ☐ No ☒ Other \_\_\_\_\_

Is an Emergency Action System plan posted and/or readily available?

Yes ☐ No ☒ Other \_\_\_\_\_

Safety Comments: No lifeguard on duty sign was identified.

# Recreation Facility Assessment

Name of Facility: Railroad Park

Date of Assessment: 10/19/2021

Location: 32627 Railroad Ave

Reviewed By (initials): JD

Place a check mark beside the recreational type found at this site.

Open Space Park X

Aquatic Recreation Areas \_\_\_\_\_

Playground \_\_\_\_\_

Indoor Recreation Center \_\_\_\_\_

Sports Field \_\_\_\_\_

Walking Trail \_\_\_\_\_

Sports Court \_\_\_\_\_

Other \_\_\_\_\_

## General Questions

Are facility restrooms available and functional?

Yes \_\_\_\_ No X Other \_\_\_\_\_

Are facility restrooms clean and accessible?

Yes \_\_\_\_ No \_\_\_\_ Other N/A

Are facility drinking fountains available and functional?

Yes \_\_\_\_ No X Other \_\_\_\_\_

Are facility lights adequate and in working condition?

Yes X No \_\_\_\_ Other \_\_\_\_\_

Are there any observed safety hazards in need of immediate attention?

Yes \_\_\_\_ No X Other \_\_\_\_\_

Is the parking area in good condition?

Yes X No \_\_\_\_ Other \_\_\_\_\_

Are there drainage issues or potholing in the parking area?

Yes \_\_\_\_ No X Other \_\_\_\_\_

Are sidewalks or pathways free of offsets and potholes?

Yes X No \_\_\_\_ Other \_\_\_\_\_

Is park signage in good condition?

Yes \_\_\_ No \_\_\_ Other N/A

Are structures and furnishings in good condition?

Yes \_\_\_ No \_\_\_ Other N/A

General Comments: The site appears to be under-developed with no fixed features.

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## Open Space Parks

### *Safety*

Is there pedestrian access?

Yes ☒ No ☐ Other \_\_\_\_\_

Is there a safe and functional ADA route?

Yes ☒ No ☐ Other \_\_\_\_\_

Is the park of adequate size and space for its intended purpose?

Yes ☒ No ☐ Other \_\_\_\_\_

Is the park free of any detectable safety hazards?

Yes ☒ No ☐ Other \_\_\_\_\_

Safety Comments: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

### *Aesthetic*

Is the park clean and free of litter, debris, graffiti, etc.?

Yes ☒ No ☐ Other \_\_\_\_\_

Do the park equipment and furnishings appear to be well maintained and in good condition?

Yes ☐ No ☐ Other **N/A** \_\_\_\_\_

Does the park landscape appear to be well maintained and in good condition?

Yes ☒ No ☐ Other \_\_\_\_\_

Does the park have landscape features that make it a more enjoyable place to be? (Tree variety, flowers, plants, grassy area, shaded area, monument features)

Yes ☐ No ☒ Other \_\_\_\_\_

Aesthetic Comments: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

# Recreation Facility Assessment

Name of Facility: BMX Park

Date of Assessment: 10/19/2021

Location: 25511 Lawson St

Reviewed By (initials): JD

Place a check mark beside the recreational type found at this site.

Open Space Park ☐

Aquatic Recreation Areas ☐

Playground ☐

Indoor Recreation Center ☐

Sports Field ☐

Walking Trail ☐

Sports Court ☐

Other ☒ X

## General Questions

Are facility restrooms available and functional?

Yes ☐ No ☒ Other ☐

Are facility restrooms clean and accessible?

Yes ☐ No ☐ Other N/A

Are facility drinking fountains available and functional?

Yes ☐ No ☒ Other ☐

Are facility lights adequate and in working condition?

Yes ☐ No ☒ Other ☐

Are there any observed safety hazards in need of immediate attention?

Yes ☐ No ☒ Other ☐

Is the parking area in good condition?

Yes ☒ No ☐ Other ☐

Are there drainage issues or potholing in the parking area?

Yes ☐ No ☒ Other ☐

Are sidewalks or pathways free of offsets and potholes?

Yes ☐ No ☐ Other N/A

Is park signage in good condition?

Yes ☒ No ☐ Other \_\_\_\_\_

Are structures and furnishings in good condition?

Yes ☒ No ☐ Other \_\_\_\_\_

General Comments: BMX Park is a small bike park located by the gym. The park  
is small in size but appears large enough to serve its intended purpose. The  
grounds appear to have grass cover growing which would need to be removed.  
The dirt mounds may benefit from reformation.

## Sports Fields/Courts

### General

How many fields are in this location? 1

What sports are intended to be played on these fields? BMX Park

Does the field appear level for their intended use?

Yes ☒ No ☐ Other

Is the field free of surface wear (thin or worn grass or turf)?

Yes ☒ No ☐ Other

Is the field adequately maintained? (mowed, watered, raked, etc.?)

Yes ☐ No ☒ Other

Is there evidence of puddling or muddy areas during rain?

Yes ☐ No ☒ Other

Is the lighting adequate for the intended use?

Yes ☐ No ☒ Other

If applicable, is fencing in good condition?

Yes ☒ No ☐ Other

### Football/Soccer

Are there goals/goal posts at each end of the field?

Yes ☐ No ☐ Other

Are yardage markers, lines, and goal lines clearly marked?

Yes ☐ No ☐ Other

Are bleachers/spectator areas in good condition? (cleanliness and structural)

Yes ☐ No ☐ Other

### Baseball/Softball

Is the backstop in working condition?

Yes ☐ No ☐ Other

Are the baselines clearly marked?

Yes ☐ No ☐ Other

# Recreation Facility Assessment

Name of Facility: Union Stump

Date of Assessment: 10/19/2021

Location: 24317 Morgan St

Reviewed By (initials): JD

Place a check mark beside the recreational type found at this site.

Open Space Park X

Aquatic Recreation Areas \_\_\_\_\_

Playground \_\_\_\_\_

Indoor Recreation Center \_\_\_\_\_

Sports Field \_\_\_\_\_

Walking Trail \_\_\_\_\_

Sports Court \_\_\_\_\_

Other \_\_\_\_\_

## General Questions

Are facility restrooms available and functional?

Yes \_\_\_\_ No X Other \_\_\_\_\_

Are facility restrooms clean and accessible?

Yes \_\_\_\_ No \_\_\_\_ Other N/A

Are facility drinking fountains available and functional?

Yes \_\_\_\_ No X Other \_\_\_\_\_

Are facility lights adequate and in working condition?

Yes \_\_\_\_ No \_\_\_\_ Other N/A

Are there any observed safety hazards in need of immediate attention?

Yes \_\_\_\_ No X Other \_\_\_\_\_

Is the parking area in good condition?

Yes X No \_\_\_\_ Other \_\_\_\_\_

Are there drainage issues or potholing in the parking area?

Yes \_\_\_\_ No X Other \_\_\_\_\_

Are sidewalks or pathways free of offsets and potholes?

Yes X No \_\_\_\_ Other \_\_\_\_\_

Is park signage in good condition?

Yes X No     Other                     

Are structures and furnishings in good condition?

Yes X No     Other                     

General Comments: Union Stump Park is a small monument park. The park appears  
to be in good condition though there is not clear signage identifying the park until  
you enter the park itself.

## Open Space Parks

### *Safety*

Is there pedestrian access?

Yes ☒ No ☐ Other \_\_\_\_\_

Is there a safe and functional ADA route?

Yes ☒ No ☐ Other \_\_\_\_\_

Is the park of adequate size and space for its intended purpose?

Yes ☒ No ☐ Other \_\_\_\_\_

Is the park free of any detectable safety hazards?

Yes ☒ No ☐ Other \_\_\_\_\_

Safety Comments: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

### *Aesthetic*

Is the park clean and free of litter, debris, graffiti, etc.?

Yes ☒ No ☐ Other \_\_\_\_\_

Do the park equipment and furnishings appear to be well maintained and in good condition?

Yes ☒ No ☐ Other \_\_\_\_\_

Does the park landscape appear to be well maintained and in good condition?

Yes ☒ No ☐ Other \_\_\_\_\_

Does the park have landscape features that make it a more enjoyable place to be? (Tree variety, flowers, plants, grassy area, shaded area, monument features)

Yes ☒ No ☐ Other \_\_\_\_\_

Aesthetic Comments: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

# Recreation Facility Assessment

Name of Facility: Eagle Creek

Date of Assessment: 10/19/2021

Location: 32222 Bruckners Way

Reviewed By (initials): JD

Place a check mark beside the recreational type found at this site.

Open Space Park X

Aquatic Recreation Areas \_\_\_\_\_

Playground X

Indoor Recreation Center \_\_\_\_\_

Sports Field \_\_\_\_\_

Walking Trail \_\_\_\_\_

Sports Court \_\_\_\_\_

Other \_\_\_\_\_

## General Questions

Are facility restrooms available and functional?

Yes \_\_\_\_ No X Other \_\_\_\_\_

Are facility restrooms clean and accessible?

Yes \_\_\_\_ No \_\_\_\_ Other \_\_\_\_\_

Are facility drinking fountains available and functional?

Yes \_\_\_\_ No X Other \_\_\_\_\_

Are facility lights adequate and in working condition?

Yes \_\_\_\_ No X Other \_\_\_\_\_

Are there any observed safety hazards in need of immediate attention?

Yes \_\_\_\_ No X Other \_\_\_\_\_

Is the parking area in good condition?

Yes \_\_\_\_ No X Other \_\_\_\_\_

Are there drainage issues or potholing in the parking area?

Yes \_\_\_\_ No X Other \_\_\_\_\_

Are sidewalks or pathways free of offsets and potholes?

Yes X No \_\_\_\_ Other \_\_\_\_\_

Is park signage in good condition?

Yes ☒ No ☐ Other \_\_\_\_\_

Are structures and furnishings in good condition?

Yes ☒ No ☐ Other \_\_\_\_\_

General Comments: Eagle Creek Park is a small playground oriented park with features that include benches, a table, and a short walking path. There is no lighting interior to the park. There is no designated parking area. The equipment is in good condition though attention is needed to the bumble bee feature due to loose handles.

## Open Space Parks

### *Safety*

Is there pedestrian access?

Yes ☒ No ☐ Other \_\_\_\_\_

Is there a safe and functional ADA route?

Yes ☒ No ☐ Other \_\_\_\_\_

Is the park of adequate size and space for its intended purpose?

Yes ☒ No ☐ Other \_\_\_\_\_

Is the park free of any detectable safety hazards?

Yes ☒ No ☐ Other \_\_\_\_\_

Safety Comments: Bumble Bee feature's handle is loose posing a safety hazard

\_\_\_\_\_  
\_\_\_\_\_

### *Aesthetic*

Is the park clean and free of litter, debris, graffiti, etc.?

Yes ☒ No ☐ Other \_\_\_\_\_

Do the park equipment and furnishings appear to be well maintained and in good condition?

Yes ☒ No ☐ Other \_\_\_\_\_

Does the park landscape appear to be well maintained and in good condition?

Yes ☒ No ☐ Other \_\_\_\_\_

Does the park have landscape features that make it a more enjoyable place to be? (Tree variety, flowers, plans, grassy area, shaded area, monument features)

Yes ☒ No ☐ Other \_\_\_\_\_

Aesthetic Comments: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

## Playgrounds

### *Safety*

Is there adequate fill material under the equipment? (Fill material should be 12" deep and extend 6' in all directions)

Yes ☒ No ☐ Other \_\_\_\_\_

Are the swings at least 24" apart?

Yes ☐ No ☐ Other N/A

Are the swings at least 30" from the side supports?

Yes ☐ No ☐ Other N/A

Safety Comments: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

### *Condition*

Is the playground area free of litter and dangerous debris?

Yes ☒ No ☐ Other \_\_\_\_\_

Is playground equipment free of structural damage?

Yes ☒ No ☐ Other \_\_\_\_\_

Is playground equipment free of any protruding bolts, nails, fixtures or other projections?

Yes ☒ No ☐ Other \_\_\_\_\_

Is the surface of the playground in adequate condition? (no tears in rubber, no bare areas where grass or bark should be)

Yes ☒ No ☐ Other \_\_\_\_\_

Condition Comments: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

# Recreation Facility Assessment

Name of Facility: Skate Park

Date of Assessment: 10/19/2021

Location: 25264 Park St

Reviewed By (initials): JD

Place a check mark beside the recreational type found at this site.

Open Space Park X

Aquatic Recreation Areas \_\_\_\_\_

Playground X

Indoor Recreation Center \_\_\_\_\_

Sports Field \_\_\_\_\_

Walking Trail \_\_\_\_\_

Sports Court X

Other \_\_\_\_\_

## General Questions

Are facility restrooms available and functional?

Yes X No \_\_\_\_\_ Other (portapotty)

Are facility restrooms clean and accessible?

Yes X No \_\_\_\_\_ Other \_\_\_\_\_

Are facility drinking fountains available and functional?

Yes \_\_\_\_\_ No X Other \_\_\_\_\_

Are facility lights adequate and in working condition?

Yes \_\_\_\_\_ No \_\_\_\_\_ Other N/A

Are there any observed safety hazards in need of immediate attention?

Yes \_\_\_\_\_ No X Other \_\_\_\_\_

Is the parking area in good condition?

Yes X No \_\_\_\_\_ Other \_\_\_\_\_

Are there drainage issues or potholing in the parking area?

Yes \_\_\_\_\_ No X Other \_\_\_\_\_

Are sidewalks or pathways free of offsets and potholes?

Yes X No \_\_\_\_\_ Other \_\_\_\_\_

Is park signage in good condition?

Yes ☒ No ☐ Other \_\_\_\_\_

Are structures and furnishings in good condition?

Yes ☒ No ☐ Other \_\_\_\_\_

What is meant by "corner park"?

General Comments: The Skate Park is a corner park with a variety of attractions for the community. All features appear to be in good condition with ample parking. There is a ball field adjacent to the park but this appears to be owned by the elementary school.

## Open Space Parks

### *Safety*

Is there pedestrian access?

Yes ☒ No ☐ Other \_\_\_\_\_

Is there a safe and functional ADA route?

Yes ☐ No ☒ Other \_\_\_\_\_

Is the park of adequate size and space for its intended purpose?

Yes ☒ No ☐ Other \_\_\_\_\_

Is the park free of any detectable safety hazards?

Yes ☒ No ☐ Other \_\_\_\_\_

Safety Comments: There is a three-foot transition from the playground to the concrete  
which poses a safety hazard of small children falling if they climb onto the concrete  
blocks. A small fence could mitigate this. Playground equipment also needs  
attention as various bolts need to be tightened.

### *Aesthetic*

Is the park clean and free of litter, debris, graffiti, etc.?

Yes ☒ No ☐ Other \_\_\_\_\_

Do the park equipment and furnishings appear to be well maintained and in good condition?

Yes ☒ No ☐ Other \_\_\_\_\_

Does the park landscape appear to be well maintained and in good condition?

Yes ☒ No ☐ Other \_\_\_\_\_

Does the park have landscape features that make it a more enjoyable place to be? (Tree variety, flowers, plants, grassy area, shaded area, monument features)

Yes ☒ No ☐ Other \_\_\_\_\_

Aesthetic Comments: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

## Playgrounds

### *Safety*

Is there adequate fill material under the equipment? (Fill material should be 12" deep and extend 6' in all directions)

Yes ☒ No ☐ Other \_\_\_\_\_

Are the swings at least 24" apart?

Yes ☒ No ☐ Other \_\_\_\_\_

Are the swings at least 30" from the side supports?

Yes ☒ No ☐ Other \_\_\_\_\_

Safety Comments: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

### *Condition*

Is the playground area free of litter and dangerous debris?

Yes ☒ No ☐ Other \_\_\_\_\_

Is playground equipment free of structural damage?

Yes ☒ No ☐ Other \_\_\_\_\_

Is playground equipment free of any protruding bolts, nails, fixtures or other projections?

Yes ☒ No ☐ Other \_\_\_\_\_

Is the surface of the playground in adequate condition? (no tears in rubber, no bare areas where grass or bark should be)

Yes ☒ No ☐ Other \_\_\_\_\_

Condition Comments: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

## Sports Fields/Courts

### General

How many fields are in this location? 2

What sports are intended to be played on these fields? Tennis and Basketball

Does the field appear level for their intended use?

Yes ☒ No ☐ Other

Is the field free of surface wear (thin or worn grass or turf)?

Yes ☒ No ☐ Other

Is the field adequately maintained? (mowed, watered, raked, etc.?)

Yes ☐ No ☒ Other

Is there evidence of puddling or muddy areas during rain?

Yes ☐ No ☒ Other

Is the lighting adequate for the intended use?

Yes ☐ No ☒ Other

If applicable, is fencing in good condition?

Yes ☒ No ☐ Other

### Football/Soccer

Are there goals/goal posts at each end of the field?

Yes ☐ No ☐ Other

Are yardage markers, lines, and goal lines clearly marked?

Yes ☐ No ☐ Other

Are bleachers/spectator areas in good condition? (cleanliness and structural)

Yes ☐ No ☐ Other

### Baseball/Softball

Is the backstop in working condition?

Yes ☒ No ☐ Other

Are the baselines clearly marked?

Yes ☐ No ☒ Other

Are the four bases in the correct locations?

Yes ☒ No ☐ Other \_\_\_\_\_

Is there a chain link fence along the first- and third-base lines separating the field?

Yes ☒ No ☐ Other \_\_\_\_\_

Are dugouts in good condition? **Could not assess during school hours**

Yes ☐ No ☐ Other \_\_\_\_\_

### *Basketball Court*

Are there an appropriate amount of hoops available for the size of the court?

Yes ☒ No ☐ Other \_\_\_\_\_

Is there obvious damage to the rim, netting, or backboard?

Yes ☒ No ☐ Other \_\_\_\_\_

Does the surface have any significant cracks?

Yes ☐ No ☒ Other \_\_\_\_\_

Are there weeds or roots protruding the surface?

Yes ☐ No ☒ Other \_\_\_\_\_

### *Tennis*

Is the net in working condition?

Yes ☒ No ☐ Other \_\_\_\_\_

Are boundary lines clearly visible?

Yes ☒ No ☐ Other \_\_\_\_\_

Does the surface have any significant cracks?

Yes ☐ No ☒ Other \_\_\_\_\_

Are there weeds or roots protruding the surface?

Yes ☐ No ☒ Other \_\_\_\_\_

Field/Court Comments: One net on the basketball court is halfway attached. There is no lighting observed for the park overall. There were broken cinder blocks observed on the basketball court surface.

# Recreation Facility Assessment

Name of Facility: Ginder Creek

Date of Assessment: 10/19/2021

Location: Roberts Drive

Reviewed By (initials): JD

Place a check mark beside the recreational type found at this site.

Open Space Park X

Aquatic Recreation Areas     

Playground     

Indoor Recreation Center     

Sports Field     

Walking Trail     

Sports Court     

Other                     

## General Questions

Are facility restrooms available and functional?

Yes      No X Other                     

Are facility restrooms clean and accessible?

Yes      No      Other N/A

Are facility drinking fountains available and functional?

Yes      No X Other                     

Are facility lights adequate and in working condition?

Yes      No      Other N/A

Are there any observed safety hazards in need of immediate attention?

Yes X No      Other                     

Is the parking area in good condition?

Yes      No      Other N/A

Are there drainage issues or potholing in the parking area?

Yes      No X Other                     

Are sidewalks or pathways free of offsets and potholes?

Yes X No      Other

Is park signage in good condition?

Yes \_\_\_ No \_\_\_ Other N/A

Are structures and furnishings in good condition?

Yes \_\_\_ No \_\_\_ Other N/A

General Comments: Ginder Creek Park appears to be a walking path between  
Roberts Drive and Morgan Ave. There is no signage indicating this is a park. No  
parking area was observed. The trail is very ill-maintained with foliage overgrowing  
the path. There is a felled tree a few hundred feet into the trail.

## Open Space Parks

### *Safety*

Is there pedestrian access?

Yes ☒ No ☐ Other \_\_\_\_\_

Is there a safe and functional ADA route?

Yes ☐ No ☒ Other \_\_\_\_\_

Is the park of adequate size and space for its intended purpose?

Yes ☒ No ☐ Other \_\_\_\_\_

Is the park free of any detectable safety hazards?

Yes ☐ No ☒ Other \_\_\_\_\_

Safety Comments: Fallen tree lies over the pathway rendering it impassable.

### *Aesthetic*

Is the park clean and free of litter, debris, graffiti, etc.?

Yes ☒ No ☐ Other \_\_\_\_\_

Do the park equipment and furnishings appear to be well maintained and in good condition?

Yes ☐ No ☐ Other N/A

Does the park landscape appear to be well maintained and in good condition?

Yes ☐ No ☒ Other \_\_\_\_\_

Does the park have landscape features that make it a more enjoyable place to be? (Tree variety, flowers, plans, grassy area, shaded area, monument features)

Yes ☒ No ☐ Other \_\_\_\_\_

Aesthetic Comments: \_\_\_\_\_

# Recreation Facility Assessment

Name of Facility: Coal Car  
Historical Triangle

Date of Assessment: 10/19/2021

Location: 3rd Ave & Roberts Dr.

Reviewed By (initials): JD

Place a check mark beside the recreational type found at this site.

Open Space Park X

Aquatic Recreation Areas \_\_\_\_\_

Playground \_\_\_\_\_

Indoor Recreation Center \_\_\_\_\_

Sports Field \_\_\_\_\_

Walking Trail \_\_\_\_\_

Sports Court \_\_\_\_\_

Other \_\_\_\_\_

## General Questions

Are facility restrooms available and functional?

Yes \_\_\_\_ No X Other \_\_\_\_\_

Are facility restrooms clean and accessible?

Yes \_\_\_\_ No \_\_\_\_ Other N/A

Are facility drinking fountains available and functional?

Yes \_\_\_\_ No X Other \_\_\_\_\_

Are facility lights adequate and in working condition?

Yes \_\_\_\_ No \_\_\_\_ Other N/A

Are there any observed safety hazards in need of immediate attention?

Yes \_\_\_\_ No X Other \_\_\_\_\_

Is the parking area in good condition?

Yes \_\_\_\_ No \_\_\_\_ Other N/A

Are there drainage issues or potholing in the parking area?

Yes \_\_\_\_ No \_\_\_\_ Other N/A

Are sidewalks or pathways free of offsets and potholes?

Yes \_\_\_\_ No \_\_\_\_ Other N/A

Is park signage in good condition?

Yes ☒ No ☐ Other \_\_\_\_\_

Are structures and furnishings in good condition?

Yes ☒ No ☐ Other \_\_\_\_\_

General Comments: Coal Car Historical Triangle is a Monument Park located within a triangular intersection of three roads. The monument appears to be in fine condition, however there are no other features to this park. There is no parking in the area and no safe pedestrian access.

## Open Space Parks

### *Safety*

Is there pedestrian access?

Yes \_\_\_ No X Other\_\_\_\_\_

Is there a safe and functional ADA route?

Yes \_\_\_ No X Other\_\_\_\_\_

Is the park of adequate size and space for its intended purpose?

Yes X No \_\_\_ Other\_\_\_\_\_

Is the park free of any detectable safety hazards?

Yes X No \_\_\_ Other\_\_\_\_\_

Safety Comments: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

### *Aesthetic*

Is the park clean and free of litter, debris, graffiti, etc.?

Yes X No \_\_\_ Other\_\_\_\_\_

Do the park equipment and furnishings appear to be well maintained and in good condition?

Yes X No \_\_\_ Other\_\_\_\_\_

Does the park landscape appear to be well maintained and in good condition?

Yes X No \_\_\_ Other\_\_\_\_\_

Does the park have landscape features that make it a more enjoyable place to be? (Tree variety, flowers, plants, grassy area, shaded area, monument features)

Yes X No \_\_\_ Other\_\_\_\_\_

Aesthetic Comments: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

# Recreation Facility Assessment

Name of Facility: Community Gym

Date of Assessment: 11/03/2021

Location: 2551 Lawson

Reviewed By (initials): BD

Place a check mark beside the recreational type found at this site.

Open Space Park ☐

Aquatic Recreation Areas ☐

Playground ☐

Indoor Recreation Center ☒

Sports Field ☐

Walking Trail ☐

Sports Court ☒

Other ☐

## General Questions

Are facility restrooms available and functional?

Yes ☒ No ☐ Other Indoor Male/Female

Are facility restrooms clean and accessible?

Yes ☒ No ☐ Other ☐

Are facility drinking fountains available and functional?

Yes ☐ No ☒ Other ☐

Are facility lights adequate and in working condition?

Yes ☒ No ☐ Other ☐

Are there any observed safety hazards in need of immediate attention?

Yes ☒ No ☐ Other Deck/Roof

Is the parking area in good condition?

Yes ☒ No ☐ Other ☐

Are there drainage issues or potholing in the parking area?

Yes ☒ No ☐ Other puddle at front entrance

Are sidewalks or pathways free of offsets and potholes?

Yes ☒ No ☐ Other ☐

Is park signage in good condition?

Yes ☒ No ☐ Other \_\_\_\_\_

Are structures and furnishings in good condition?

Yes ☒ No ☐ Other \_\_\_\_\_

General Comments: The gym is an old building in need of some basic repairs to the deck and the roof. The deck has holes near the staircase that are a tripping hazard. Deck also pools water in rain. Roof appears to be partially detached on northwest corner of structure.

Are the four bases in the correct locations?

Yes \_\_\_ No \_\_\_ Other \_\_\_\_\_

Is there a chain link fence along the first- and third-base lines separating the field?

Yes \_\_\_ No \_\_\_ Other \_\_\_\_\_

Are dugouts in good condition?

Yes \_\_\_ No \_\_\_ Other \_\_\_\_\_

### *Basketball Court*

Are there an appropriate amount of hoops available for the size of the court?

Yes X No \_\_\_ Other \_\_\_\_\_

Is there obvious damage to the rim, netting, or backboard?

Yes \_\_\_ No X Other \_\_\_\_\_

Does the surface have any significant cracks?

Yes X No \_\_\_ Other Repair/replace

Are there weeds or roots protruding the surface?

Yes \_\_\_ No X Other \_\_\_\_\_

### *Tennis*

Is the net in working condition?

Yes \_\_\_ No \_\_\_ Other \_\_\_\_\_

Are boundary lines clearly visible?

Yes \_\_\_ No \_\_\_ Other \_\_\_\_\_

Does the surface have any significant cracks?

Yes \_\_\_ No \_\_\_ Other \_\_\_\_\_

Are there weeds or roots protruding the surface?

Yes \_\_\_ No \_\_\_ Other \_\_\_\_\_

Field/Court Comments: The indoor basketball court has large visible cracks, holes,  
and is in need of refinishing at minimum.

## Recreation Centers/Community Gym

### General

Is the rec center, including restrooms, clean?

Yes ☒ No ☐ Other \_\_\_\_\_

Is a drinking fountain available?

Yes ☐ No ☒ Other \_\_\_\_\_

### Safety

Are the recreation center staff visible and available?

Yes ☒ No ☐ Other \_\_\_\_\_

Does the rec center have first aid station(s), AED devices and/or supplies?

Yes ☒ No ☐ Other \_\_\_\_\_

Are the rec center staff certified in CPR/First Aid/AED?

Yes ☐ No ☒ Other \_\_\_\_\_

### Indoor Facility/Gym

Is the gym floor clean and in good condition?

Yes ☐ No ☒ Other **Basketball needs replacement  
or refinishing**

Is the gym well lit?

Yes ☒ No ☐ Other \_\_\_\_\_

### Weight Room

Are weight room rules and guidelines clearly displayed?

Yes ☐ No ☐ Other \_\_\_\_\_

Is the weight room clean and well organized?

Yes ☐ No ☐ Other \_\_\_\_\_

Does the facility have adequate equipment for the user demand?

Yes ☐ No ☐ Other \_\_\_\_\_

Recreation Center Comments: Rec center staff should be trained for first aid response.

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**DRAFT PROS PLAN CITY OF BLACK DIAMOND**

# **APPENDIX L**

# PARKS, RECREATION, AND OPEN SPACE PLAN CITY OF BLACK DIAMOND 2021

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