

CITY OF BLACK DIAMOND WASHINGTON



Jones Lake, Black Diamond, WA

PARKS, RECREATION AND OPEN SPACE PLAN

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Introduction

Black Diamond is in the foothills of the Cascade Range, 30 miles southeast of Seattle. The City of Black Diamond was incorporated in 1959 and consists primarily of single-family dwellings on residential lots varying in size.

Although a Comprehensive Park Plan was created in 1989, park development has been virtually nonexistent due to budget and personnel constraints. At that time, School Park was Black Diamond's only existing active public park. In 1998, the boat launch and adjacent park were transferred from King County to the City of Black Diamond when Lake Sawyer was annexed into the city. The 150 acres designated for Lake Sawyer Regional Park were acquired from King County in 2006. With anticipated growth and development predicted in the near future, the City anticipates a need for the development of additional parks and playfields, as well as repair, renovation, and construction at the few properties that already exist in the city.

This Plan is a guide for capital investments in property, facility, and programs for the planning period 2008-2013. It represents an effort to address maintenance, safety, aesthetics, and service standards for existing parks as well as acquisition and development of future parks. It also provides a prioritized list of park and recreation projects and should be used as a guide when developing citywide policy and documents affecting parks and recreation now and into the future.

Growth Projections

The city's population has basically remained relatively stable for decades. The only significant population increase in the past several decades was a result of annexing the Lake Sawyer area. Because of the environmental sensitivity of adjacent land areas and the presence of resource extraction activities (forestry and mining), growth through annexation has been restricted. In 1994, the City annexed 783 acres located near Black Diamond Lake, followed by annexation of an additional 338 acres in the West Annexation Area north and west of the city (2005). The proportion of these areas that is considered "developable" is substantial. In 2005, the City amended its development regulations to establish a Master Planned Development process and criteria for development of these newly annexed areas, along with other large sites within the City, and entered into a number of Pre-Annexation and Development Agreements. Development is expected to take the form of residential, recreational, commercial and mixed-use development with substantial active and passive open space. In addition, the conversion of land currently zoned for Mineral Extraction and Forestry will add new developable land for residential and employment uses in the future.

Figure 1-1 indicates the City's internally generated growth projections and those of the Potential Annexation Area (PAA) during the 20-year planning period. Of the 2025 projected population of 16,980, 13,075 are anticipated to be living in areas within the 2006 City limits.

Black Diamond Growth Projections

Figure 1-1

Year	Total Population	Total Households
2006	4,085	1,578
2010	4,868	1,901
2015	10,437	3,740
2020	15,770	5,776
2,025	16,980	6,302

Planning Process and Community Involvement

Considerable efforts have been made to encourage public participation during the development of a park plan. The methods used have included meetings with established groups, public meetings and hearings, community-wide surveys, and direct involvement of residents in planning committees and groups. Surveys were conducted in 1988 and in 2008 and there has been ongoing comment by the public on existing and future parks (2008 survey and results are in Appendix A of this document).

Goals, Objectives and Policies

Goal: Develop a system of parks, walking trails, and recreation facilities that are financially sustainable, meet public recreation needs, and incorporate and enhance the natural environment.

Objective 1

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

Policy 1.1. The Parks Improvement Program contained within this document shall be updated annually and included in the annual budget process.

Policy 1.2. The Parks Improvement Plan shall be incorporated into the City's Comprehensive Plan during the next update process.

Policy 1.3. The City shall establish criteria for the acquisition of new parkland and incorporate those criteria into the next Comprehensive Parks Plan update.

Objective 2

Enhance and maintain existing parks to provide a greater level of public enjoyment.

Policy 2.1. Park design shall be compliant with the Americans with Disabilities Act (ADA) when feasible.

Policy 2.2. Restrooms and other convenience features shall be incorporated into the design and development of "destination parks."

Policy 2.3. The cost of operation and maintenance shall be considered when enhancing parks.

Policy 2.4. Ensure adequate annual funding for general and preventative maintenance of existing parks.

Objective 3

Open undeveloped parks in a safe, timely, and fiscally responsible manner.

Policy 3.1. High priority of available funding shall be accorded to projects that result in the elimination of a safety hazard or the opening of a new park.

Policy 3.2. Operation and maintenance costs associated with the opening of new parks shall be considered during project design and the annual budget process.

Objective 4

Park design shall protect and improve the functions of the natural environment and strike a balance between public use and preservation.

Policy 4.1. Park design shall incorporate features that enhance the existing environment and educate users of the presence and functions of environmental amenities.

Policy 4.2. Development and maintenance of parklands shall utilize eco-friendly methods and products.

Policy 4.3. Park development and management shall, where appropriate, incorporate natural resource conservation, restoration, and preservation.

Policy 4.4. Park design shall maximize retention of vegetation around ball fields for both environmental and aesthetic purposes.

Policy 4.5. Design for new parks will minimize road construction and utilize low-impact engineering techniques to soften the imprint of roads and trails on the land.

Objective 5

Park design shall provide a wide variety of recreation opportunities to serve multiple interests and a broad cross-section of the area population.

Policy 5.1. Park design shall incorporate play areas and sports courts to serve a range of age group interests from young to old.

Policy 5.1. Park design shall accommodate both large groups and small groups or single families by developing play areas and sports courts in different sizes.

Policy 5.2. Park design shall maintain continuity in design and appearance among park features and elements.

Park, Recreation and Open Space Inventory

The City of Black Diamond has limited park and recreational lands, facilities and programs. The City owns two parks on Lake Sawyer. The 168-acre Lake Sawyer Regional Park (undeveloped), located at the south end of the lake was established by King County in 1999, shortly after Lake Sawyer was annexed by the City of Black Diamond. The County transferred the park to the City in 2005, but retained an easement for a regional trail. A Comprehensive Park Plan was developed for the park and is included in Appendix A. The City also owns a public access boat launch facility on the northwest shore of Lake Sawyer.

The City maintains an outdoor BMX track next to the Old City Hall. In addition, as a component to the development of the Eagle Creek Plat, the City acquired a basketball court and grassy open space area at the entrance to the plat off of Roberts Road. Several park benches were installed as well as a concrete trail section for walkers.

Two passive "parks" are formed from public right-of-way, both incorporating historical markers and City gateway signature elements -- Coal Car Memorial Park and "Union Stump." The Coal Car Memorial Park at the intersection of SR 169 and Roberts Drive contains a coal car marker reminiscent of the city's mining history. "Union Stump", which is near Morganville, served as the speaker platform during the union/mining era. Each site is less than .10 acres and do not provide recreation. In-town recreational programs are minimal due to the lack of facilities.

Table 1-1: Parks, Recreation and Open Space Inventory

Facility	Type	Acreage	Features
Union Stump	Passive	0.1	Historical Marker
Eagle Creek Community Park	Active	0.43	Basketball Court and Benches
Coal Car Triangle	Passive	0.1	Historical Marker
Lake Sawyer Regional Park	Undeveloped	168	Undeveloped
BMX Park	Active	3.1	BMX Track, City Maintenance Facility
Lake Sawyer Boat Launch	Active	1.8	Boat Launch
Total Parks		173.5	
Jones Lake Open Space	Passive	14	City acquired portion of Jones Lake Trail and Park
Ginder Creek Open Space site	Passive	27.3	Undeveloped city-acquired park site
Total Open Space		41.3	
Total Parks and Open Space		214.8	

In 1995, the City of Black Diamond acquired 14 acres of land adjacent to Jones Lake. County open space funds were used in the acquisition. A trail around the lake is part of the future construction for this open

space park. The City has also acquired the Webb (Ginder Creek) open space parcel and is planned as a future passive park.

Area (Non-City) Parks, Recreation and Open Space

Washington State Parks

Kanaskat-Palmer State Park

Located 11 miles northeast of Enumclaw, WA.

Kanaskat-Palmer State Park is a 320-acre camping park on a small, low plateau in a natural forest setting. The park has two miles of shorelines on the Green River. Boat and raft launching is by hand only. River rafting and kayaking down the Green River Gorge is for expert-level enthusiasts only. Shoreline activities include nature appreciation, trout fishing and picnicking.

Nolte State Park

Located north of the town of Enumclaw, WA.

Nolte State Park is a 117-acre day-use park with 7,174 feet of freshwater shoreline on Deep Lake in the Green River Gorge. Covered with forests and blessed with water, the land was a resort for many years before it was donated to State Parks.

Flaming Geyser State Park

Located between Auburn, WA, and Black Diamond, WA.

Flaming Geyser State Park is a 480-acre day-use park with more than three miles of freshwater shoreline on the Green River. The park's most unique feature is its "geysers" (methane seeps). Park activities include whitewater rafting, tubing, and model airplane flying.

King County Parks

Black Diamond Natural Area

Maple Valley Black Diamond Rd and 241st Ave SE Black Diamond WA 98010

The Black Diamond Natural Area is 611 acres of undeveloped open space consisting of non-formal trails, in its natural state. Facilities such as bathrooms and parking areas do not currently exist.

Kentlake Athletic Fields

21401 SE 300th Street, Kent

This King County Park facility is located directly next to Kentlake High School. The facility contains 2 baseball diamonds, 1 softball facility and a regulation length soccer field. All fields are lit for night time play.

Overview of Level of Service (LOS) Conditions

Applying the LOS standards with the current numbers, Black Diamond has a number of park and recreational facility deficits, which can be seen in Tables 1-5 and Table 1-6. Currently, 52 percent of the households are within 1.5 miles of a community park, well below the 90 percent standard (see Exhibit 2). The City has a fair amount of designated open-space (6%), but still below the 10 percent designated open-space standard, and no existing neighborhood parks or trails. Recreational facility needs include a second youth baseball or softball field, two soccer fields, a second tennis court, and an adult baseball diamond.

Capital Facilities

Standards present the framework for which local LOS measures may be developed, but ultimately, local LOS measures should be a reflection of the community and the unique characteristics and values that are important to its residents and businesses.

Redefined Park Types

More comprehensive park classification systems, in place of the old “active” and “passive” classifications, will better meet the diversity of user needs in the community. The proposed new park types include:

- **Regional Parks** - large parks, two or more acres in size, capable of accommodating large numbers of people that offer facilities and activities for a wide service area. They include features such as parking areas, waterfront access, large natural areas, gardens, and/or amphitheaters.
- **Community Parks** - large parks, one to five acres in size that provide active recreation facilities for the broader community. They include features such as parking areas, baseball or softball diamonds, soccer fields, aquatic facilities and/or natural areas.
- **Neighborhood Parks** – small pedestrian-oriented parks, one acre or less, that serve residents of the immediate, usually residential, area. They include features such as play areas, basketball courts, community gardens and/or open areas.
- **Pocket Parks** – small pedestrian-oriented areas, one-half acre or less, that provide greenery and open-space in higher-density developed areas. They include features such as play equipment, community gardens, historical/information markers, landscaping, seating and public art.
- **Trails (Non-motorized)** - a network of pedestrian or bicycle-oriented paths for recreational and transportation uses. They can be within an existing park or open area or separate. Ideally, they should create a well connected city or region-wide system. They include features such as parking areas, paved or graveled paths, picnic areas and/or historical/informational markers.
- **Open-Space** - undeveloped areas or areas with limited development intended to preserve natural areas within the City for environmental, health, and/or aesthetic reasons. They include features such as picnic areas, trails, and/or interpretive facilities.

The new LOS standards focus on the percent of population with easy access to park and recreational facilities. Table 1-2 shows the proposed park types and associated LOS standard, while Table 1-3 shows how existing facilities have been reclassified.

New Park LOS Standards

Table 1-2

<u>Park Types</u>	<u>LOS Standard</u>
Regional	Lake Sawyer Regional Park
Community	90% of population within 1.5 miles of community park
Neighborhood	75% of population within 0.5 miles of a neighborhood park
Pocket	None
Trail (Non-motorized)	75% of population within 0.5 of a trail
Open-Space	10% of City's land area

Park Type Reclassification

Table 1-3

<u>Facility</u>	<u>Type</u>	<u>New Type</u>	<u>Features</u>
"School Park"	Active	Community	Basketball court, tennis court and skate park (privately owned)
Eagle Creek Park	Active	Community	Basketball court
Little League ball field	Active	Community	Baseball diamond (privately owned)
Lake Sawyer Boat Launch	Active	Boat launch	N/A
Union Stump	Passive	Pocket	Historical marker
Coal Car Park	Passive	Pocket	Historical marker
Jones Lake Open Space	Passive	Open Space	City acquired portion of Jones Lake Trail and park
Ginder Creek Open Space Site	Passive	Open Space	Undeveloped City-acquired park site
Lake Sawyer Park	Undeveloped	Regional	Undeveloped

Recreational Facility Standards

In addition to new park LOS standards, recreational facility standards are being proposed to ensure specific community recreational needs are met. These are citywide recreational needs that are usually met through the development of new or existing community parks. The combination of the recreational facilities standards and the park LOS standards will serve as a comprehensive guide for park and recreational development for the City of Black Diamond. Table 1-4 shows the proposed recreational facility standards.

Recreational Facility Standards

Table 1-4

<u>Facility Type</u>	<u>Minimum Units per Population</u>
Youth Baseball/Adult Softball Field	1:2,000
Soccer Field	1:2,000
Tennis Court	1:2,000
Basketball Court	1:2,000
Adult Baseball Diamond	1:5,000
Gymnasium	1:5,000
Youth Football Field	1:10,000
Track	1:10,000
Community Center	1:10,000
Swimming Pool	1:20,000

Current LOS Conditions

An analysis of Black Diamond’s current parks inventory based on the new park type classifications and LOS standards indicate the City is lacking community and neighborhood parks, trails and dedicated open-space, and a number of recreational facilities. Currently, 52 percent of the households are within 1.5 miles of a community park, well below the 90 percent standard. Only one park, “School Park,” provides recreational facilities for the community. The Black Diamond Elementary School playfields and the baseball diamond adjacent to the school are being considered part of the “School Park” recreational facilities. However, the property is owned by the Enumclaw School District, but conditioned that it remains a school facility or the land reverts back to Palmer Coking and Coal Company. The City currently has no existing neighborhood parks or trails. The City of Black Diamond has a fair amount of designated open-space, but is still below the 10 percent designated open-space LOS standard. Three parks have been designated open-space: Lake Sawyer Regional Park, the Ginder Creek site, and the Jones Lake site, for a total of 239 acres, or 6 percent of the City’s land area.

Existing Parks LOS

Table 1-5

Type	LOS Standard	Existing LOS
Regional	None	N/A
Community	90% of population within 1.5 miles	52% within 1.5 miles
Neighborhood	75% of population within 0.5 miles	0% within 0.5 miles
Pocket	None	N/A
Trail (Non-motorized)	75% within 0.5 miles	0% within 0.5 miles
Open-space	10% of City land area	6% of City

Existing Recreational Facility Standards

Table 1-6

Facility Type	Minimum Units per Population	Existing Units per Population
Youth Baseball/Adult Softball Field	1:2,000	1:4,120
Soccer Field	1:2,000	0
Tennis Court	1:2,000	1:4,120
Basketball Court	1:2,000	1:2,060
Adult Baseball Diamond	1:5,000	0
Gymnasium	1:5,000	1:4,120
Youth Football Field	1:10,000	0
Track	1:10,000	0
Community Center	1:10,000	0
Swimming Pool/Beach	1:20,000	0

Parks and Recreational Facility Needs

To meet the current LOS deficit, new parks and trails will have to be added in the City, in addition to more extensive development of existing park land. The City’s existing needs are 157 acres of additional dedicated open-space, one additional community park, at least four more neighborhood parks, and four or five segments of non-motorized trails. Recreational facilities needed include: a second youth baseball or softball field, two soccer fields, a second tennis court, and an adult baseball diamond.

Facility Development and Location

The location of new parks and facilities needs to account for the “geographic deficit” in certain areas of the city. For example, the City needs an additional community park to meet the community park LOS standard of having 90% of the population within 1.5 miles. To meet this standards a new park would have to be located in the northern end of the city where there is a large amount of housing but no community park facilities. Other options include the development of Lake Sawyer Regional Park or the Boat Launch with recreational facilities typical of a community park, such as soccer fields or baseball diamonds. Extensive development of a trail system will be required to bring the City up to the proposed LOS standard. There are a number of proposed and conceptual trails, but even if all these trails were built, only 52% of the current population would be within the 0.5 mile standard. Again, the northern end of the City around Lake Sawyer was the primary area lacking access. The City currently has no neighborhood parks and it will need to assess potential sites for new parks within or near existing neighborhoods. Additional open-space areas also need to be added and/or protected within the City’s boundaries, 157 acres total.

Future Development

In addition to the existing park and recreation needs, the City needs to consider the effects of future development. Notably, Yarrow Bay Communities’ proposed development would add 6,000 new housing units (about 16,080 people) to Black Diamond over a 15 year period starting in 2010. Development of this scale, a possible 200% increase in population, would significantly increase in the number of facilities needed in the city. A development the size of Yarrow Bay Communities’ alone would require the addition of two adult baseball diamonds under the proposed recreational facility standards, in addition to the existing need for a diamond already.

City of Black Diamond Park's Capital Improvement Projects

Current Needs

Data in both 1988 and 2006 surveys indicate that trails and nature paths were of the highest priority. Picnic facilities, ball fields, and playgrounds were also seen as important. The other major need is for support of existing parks. Restrooms and benches for resting are important for encouraging use and increasing enjoyment.

The following inventory of parklands and facilities describe the facilities and a needs analysis for each park as expressed in public surveys, workshops, and hearings:

Table 1-7. City of Black Diamond Parks, Recreation and Open Space Capital Improvement Program

Facility	Acreage	Current Features	Proposed Improvements	Cost Estimate
Years 2008-2013				
School 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
Union Stump Historical Site	0.1	Historical marker, benches	Improved parking facilities, fencing and signage	\$112,000
Coal Car Historical Triangle	0.1	Bare land	N/A	\$0
Eagle Creek Community Park	0.43	Basketball court, benches and grassy open space	Playground equipment	\$25,000
BMX Park	3.1	Off road bicycle course	General expansion and provide use area for street bicycles.	\$260,000
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
City-Wide Trail System Development	N/A	N/A	Begin land acquisition and preliminary design work	\$340,000
Lake Sawyer Regional Park (Phase I)	40	Bare land	Trail system, improved access, parking, restrooms and athletic fields	\$4,200,000

Current Needs Project Descriptions

1. School Park

Type, Location and Description

Located at 25314 SE 323rd Street



Facility and Equipment

The park maintains a tennis, basketball court, skate park and baseball playfield next to Black Diamond Elementary. Swing sets as well as a picnic table have been provided at the facility.

Principal Recreation Uses

Baseball, basketball, tennis and skate boarding

Need Analysis

Additional park benches and picnic tables needed in order to accommodate increased family use.

Cost Estimate of Improvements

\$25,000

2. Union Stump Historical Site

Type, Location and Description

Small park located at the corner of Cemetery Road and Roberts Drive.

Site is a historical location where miners voiced their opinions and objections to activities associated with the Black Diamond Coal Mine. Old Douglas Fir stump has been encased in concrete to preserve the location where these conversations took place.



Facility and Equipment

Several benches and an informative kiosk tells the history of the site and the events that occurred there.

Principal Recreational Uses

Observation and remembrance

Needs Analysis

The entirety of this small facility continues to be in fairly good shape. Modernization of the existing facility might include installing a low impact parking area, restrooms, better signage, identifying the park as an historical landmark, and replacing the existing split rail fence that is degrading. Sewer as well as water currently exists along the frontage of the existing park.

Cost Estimate of Improvements

Design -		\$50,000
Construction -		
	Fencing (500 LF)	\$10,000 (\$20 LF)
	Parking (500 LF)	\$50,000 (\$100 SF)
	Signage	\$2000

Total Cost **\$112,000**

3. Coal Car Historical Triangle

Type, Location and Description

Located to the south of the intersection between Roberts Drive and State Highway 169



Facility and Equipment

The facility currently maintains a spigot for water use and landscaped area that includes an old coal car as the central theme.

Principal Recreation Uses

Observance and remembrance

Needs Analysis

The facility currently lacks any parking facilities. Foot traffic is very limited. The site lacks signage or any information pertaining to the significance of the site ingress and egress could be significantly challenging

Cost Estimate of Improvements

None proposed at this time

4. Eagle Creek Community Park

Type, Location and Description

Located at the corner of Roberts Drive and Bruckners Way



Facility and Equipment

This facility currently maintains a park bench and basketball court. A concrete trail provides access through the park to the Eagle Creek housing development off of Roberts Drive.

Principal Recreation Uses

Walking, picnicking and playing basketball

Needs Analysis

Parking is very limited at this facility and is limited to the street along Bruckners Way. Addition of play equipment would make park more conducive to younger children.

Cost Estimate of Improvements

\$25,000

5. BMX Park

Type, Location and Description

Located at 32802 4th Avenue



Facility and Equipment

Dirt mounds integrated into a round BMX track. Site is fully fenced around the track area.

Principal Recreation Uses

Circuit riding for BMX enthusiasts

Needs Analysis

Currently, the site does not maintain any seating area. Some benches are needed, as well as repair to the existing fencing. Further expansion could include the integration of a street bicycle course.

Cost Estimate of Improvements

Construction

Fencing (300 LF)	\$6,000 (\$20 LF)
2 Park Benches	\$5,000 (\$2,500 Each)

\$11,000.00

6. Boat Launch Park – 296th Avenue

Type, Location and Description

The existing boat launch park is on the west side of Lake Sawyer.



Facility and Equipment

This site has a boat launch, which is in need of repair, paid parking spaces for vehicles with boat trailers, a “sani-can”, picnic tables, and elevated barbecue facilities.

Principal Recreational Uses

Boat launching, fishing, swimming, picnicking

Needs Analysis:

- Modernize and repair the existing boat launch
- Provide a public pier for boat access and fishing
- Add playground equipment
- Add restrooms
- Reconfigure parking to provide for vehicles without trailers (southwest edge of property)
- Adequate swimming facilities

Cost Estimate of Improvements

Design -	\$80,000
Permitting -	\$100,000
Construction -	
Launch Improvements	\$200,000
Dock (150’x10’)	\$18,000 (\$120 LF)
Restrooms (1,000 SF)	\$200,000 (\$200 SF)
Parking Area (2,000 SF)	\$200,000 (\$100 SF)
Playground Area & Equipment	\$150,000

Total Costs

\$948,000

7. Lake Sawyer Regional Park- South End of Lake Sawyer

Type, Location, and Description

In the late 1990's, King County purchased 165 acres of land on the south shore of Lake Sawyer for the future development of a regional park. The property was purchased from Palmer Coking Coal, who had acquired the property in 1988 from the Black River Quarry. King County paid \$9.3 million for the property. The money was assembled from a variety of grants and county funding sources. The land acquisition was completed in 1999. Shortly thereafter, the county began a master planning process but a final plan was never completed due to funding issues.

In 2001, King County announced that it would be working to transfer ownership of many of its park sites to local cities to address financial shortfalls. The City of Black Diamond and King County entered into negotiations soon thereafter for the transfer of the property, until 2003 when the transfer was included as part of the larger implementation agreement for the Black Diamond urban growth area.

These negotiations resulted in an open space agreement known as the "Black Diamond Area Open Space Protection Agreement" and allowed for the Lake Sawyer Park site to count toward the Black Diamond urban growth area open space requirements in exchange for additional consideration aimed at furthering the open space and recreation objectives of the City.

The open space agreement was finalized in June 2005, and included a provision to convey ownership of approximately 150 of the original 165 acres of the Lake Sawyer Park site to Black Diamond. The transfer was completed in April 2006 at no cost to the City. All 150 acres are located within the city limits. The 15-acre parcel retained by King County was held in County ownership for the future development of a regional trailhead parking area.

It is important to note that King County originally acquired the property utilizing a combination of grants and county funding sources, some of which required legal contractual commitments to develop and/or manage parts of the property in certain ways. These conditions and requirements transferred to the City of Black Diamond with the property and the city is legally bound to comply.

A Development Concept Plan was developed by the Lake Sawyer Park Citizen Advisory Committee with community input, as the first step in fulfilling the terms of the agreement and contains the following information:

- The community vision for developing the park
- The type of use and proposed facilities to develop in different areas of the park
- Maps, illustrations, and graphics
- A description of potential funding sources
- Implementation recommendations

In May, two former members of the Citizen Advisory Committee started a “Friends of Lake Sawyer Park” group. The intent of this group is to get nonprofit status, which will make it easier to get certain grants, and to solicit funds and expertise from various sources.



Facility and Equipment

Currently the park exists as raw land

Principal Recreation uses

Hiking and sightseeing

Needs Analysis

Please refer to Lake Sawyer Regional Park Plan in appendix B.

Cost Estimate of Improvements

Design -	\$500,000
Construction	
Restroom facility (2000 SF)	\$600,000 (\$300 SF)
Grass Athletic Fields (5)	\$2,500,000
Trail System (3 Miles)	\$47,520 (\$40 LF)
Roadway (1 Mile)	\$750,000
Parking Facilities (5,000 SF)	\$500,000 (\$100 SF)
<hr/>	
Total	\$4,547,520

Full 6-year capital improvement project program is included in Appendix C.

Future Projects

Years 2008-2021
Lake Sawyer Regional Park (Phase II & III)
Jones Lake Park
Ginder Creek Open Space and Trail
The Villages
Lawson
Black Diamond Regional Trail System (Planning and property acquisition funded by 2008 CIP in the amount of \$340,000)

Funding Mechanisms to Reach Parks Needs

City of Black Diamond Transfer of Development Rights (TDR) Program

The Transfer of Development Rights (TDR) Program is a program that allows individuals to purchase and sell residential development rights from lands that provide a public benefit. Such lands include farm, forest, open space, regional trails and designated urban separator lands and habitat for threatened or endangered species. Landowners receive financial compensation without developing or selling their land and the public receives permanent preservation of the land. Transferred development rights can be used to build additional houses on other parcels in more appropriate areas.

A permanent conservation easement is placed on the sending site before density may be transferred off to maintain the property in forestry, farming or other uses consistent with the policy goals of the Program. Development rights may be transferred through private party transactions or under limited circumstances they may be purchased by the TDR Bank.

The City of Black Diamond initiated its TDR program in the summer of 2005. To date, there has been limited activity in the program, but the expectations are that this program will grow in order to benefit the public with more park and open space land in the near future (A TDR map that outlines receiving and sending for the program is included in Appendix D of this document).

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.

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. Several citizen's initiatives and referendums (e.g. I-695, Referendum 47, and Proposition 747) have taken a toll on several of the major traditional funding sources available to local governments since the Growth Management Act (GMA) was first adopted in 1990. As a result, local jurisdictions are turning increasingly to several new funding sources created as a part of the growth management legislation, including impact fees and increased real estate excise taxes. Because of the heightened anti-tax climate, local jurisdictions may encounter resistance to such new forms of taxes. Even so, residents of many communities recognize the contribution that parks and recreation amenities make to the quality of community 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 finance. 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 gap.

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.

Traditional Local Funding Sources Authorized by Statutes

Most of these funding sources, such as property tax and sales tax, flow into the general fund and may be used to finance a wide variety of public programs and projects. As a result, funding requests for proposed parks and recreation programs will face stiff competition from other departments seeking to win limited general fund dollars.

User fees (fees charged to users of the park and recreation facilities) are becoming an increasingly important source of funding for park operation and maintenance costs, but are not always popular. Enterprise funds may be created for a park or recreation activity that has a revenue source sufficient to finance all costs. The enterprise revenues, derived from user fees and service charges, are used to pay operating costs, retire capital facility debt, and plan future replacement and expansion projects. Enterprise funds have been used on a limited basis for golf courses, marinas, and similar self-financing operations.

Several Newer Funding Sources Adopted as a Part of GMA Legislation

Recognizing the need for additional revenue sources for the funding local capital facilities, the Legislature included authority for park impact fees and additional real estate excise tax (REET) monies as a part of GMA legislation. The act authorizes counties and cities planning under the GMA to impose impact fees on development activity to finance public facility improvements needed to serve the new development. These facilities must be included in the Capital Facilities Element of a comprehensive land use plan. Impact fees are specifically authorized for publicly owned parks, open space, and recreation facilities in addition to several other types of facilities [RCW 82.02.090(7)].

The state of Washington is authorized to levy a REET on all sales of real estate, measured by the full selling price (including the amount of any liens, mortgages and other debts given to secure the purchase) at a rate of 1.28 percent. These tax revenues may be used to fund certain park and recreation facilities that are included in the local jurisdiction’s capital improvement plan (Capital Facilities Element). However, the rate at which it can be levied and the uses to which it may be put differs by city or county size and whether the city or county is planning under the GMA. A locally imposed REET tax is authorized in

addition to the state REET tax. All cities and counties may levy an optional quarter percent tax (described as the first quarter percent of the real estate excise tax or REET 1) – RCW 82.46.010. Cities and counties that are planning under GMA have the authority to levy a second quarter percent tax (REET 2) – RCW 82.46.035(2). Note that this statute specifies that if a county is required to plan under the GMA, or if a city is located in such a county, the tax may be levied by a vote of the legislative body. If, however, the county chooses to plan under GMA, the tax must be approved by a majority of the voters. San Juan County has imposed a 1 percent tax for acquisition and maintenance of conservation areas under RCW 82.46.070. Limitations on uses, levy rates, and other information related to the optional REET taxes are covered in greater detail at www.mrsc.org/Subjects/Finance/reet/reetweb.aspx.

Interlocal Cooperation

Intergovernmental cooperation may offer one of the most promising opportunities for local governments to do more with less to meet these changing recreational needs. Cooperative efforts and a pooling of resources can eliminate unnecessary duplication of services, reduce overall park and recreation costs, and can more effectively employ limited tax revenues to meet the recreational needs of a region.

Appendix A



CITY OF BLACK DIAMOND

24301 Roberts Drive- PO Box 599

Black Diamond, WA 98010

360-886-2560

www.ci.blackdiamond.wa.us

Please send completed survey to address listed above

The City of Black Diamond is in the process of updating its parks and open space plan. As the City grows, we anticipate the need for additional parks and playfields, as well as the repair, renovation and construction of existing park land. To guide that development and assist the City Council in prioritizing projects, we are seeking citizens' input. Please take a few minutes to fill out and return the following survey to help the City plan park and recreation projects.

1. Which parks and facilities do you or a member of your household use in the City of Black Diamond? Please check all that apply:

- | | |
|---|---|
| <input type="checkbox"/> Union Stump | <input type="checkbox"/> Lake Sawyer Park (South end of Lake Sawyer) |
| <input type="checkbox"/> In-city Forest (Near Jones Lake and Lawson Street) | <input type="checkbox"/> Lake Sawyer Boat Launch |
| <input type="checkbox"/> Tennis Courts | <input type="checkbox"/> Eagle Creek Drive Basketball Park (Near Bruckners Way and Roberts Drive) |
| <input type="checkbox"/> Skate Park | <input type="checkbox"/> BMX Bike Track (Lawson Street next to gym) |
| <input type="checkbox"/> Little League Ball Field (Adjacent to elementary school) | |

2. Which park do you visit most often? Check one:

- | | |
|---|---|
| <input type="checkbox"/> Union Stump | <input type="checkbox"/> Lake Sawyer Park (South end of Lake Sawyer) |
| <input type="checkbox"/> In-city Forest (Near Jones Lake and Lawson Street) | <input type="checkbox"/> Lake Sawyer Boat Launch |
| <input type="checkbox"/> Tennis Courts | <input type="checkbox"/> Eagle Creek Drive Basketball Park (Near Bruckners Way and Roberts Drive) |
| <input type="checkbox"/> Skate Park | <input type="checkbox"/> BMX Bike Track (Lawson Street next to gym) |
| <input type="checkbox"/> Little League Ball Field (Adjacent to elementary school) | |

3. How would you rate the following in the City of Black Diamond?

	Excellent	Good	Fair	Poor	Don't Know
Amount of park land	1	2	3	4	5
Variety of park facilities	1	2	3	4	5
Open spaces/natural areas	1	2	3	4	5
Park maintenance	1	2	3	4	5
Ease of access to parks	1	2	3	4	5
Recreational programming	1	2	3	4	5
Arts and cultural events	1	2	3	4	5

4. How important are the following?

	Very Important	Somewhat Important	Not Important	Don't Know
Amount of park land	1	2	3	4
Variety of park facilities	1	2	3	4
Open spaces/natural areas	1	2	3	4
Park maintenance	1	2	3	4
Ease of access to parks	1	2	3	4
Recreational programming	1	2	3	4
Arts and cultural events	1	2	3	4

5. How would you rate existing parks and recreational offerings for the following ages?

	Excellent	Good	Fair	Poor	Don't Know
Pre-School	1	2	3	4	5
Elementary School	1	2	3	4	5
Middle School	1	2	3	4	5
High School	1	2	3	4	5
Adults (under 55)	1	2	3	4	5
Adults (55 and over)	1	2	3	4	5

6. How important are developing additional parks and recreational offerings for the following ages in Black Diamond?

	Very Important	Somewhat Important	Not Important	Don't Know
Pre-School	1	2	3	4
Elementary School	1	2	3	4
Middle School	1	2	3	4
High School	1	2	3	4
Adults (under 55)	1	2	3	4
Adults (55 and over)	1	2	3	4

7. What facilities, equipment or programs are you interested in seeing more of in Black Diamond? Please check all that apply:

Outdoor Activities:	
<input type="checkbox"/> Bicycling	<input type="checkbox"/> Volleyball
<input type="checkbox"/> Power boating	<input type="checkbox"/> Badminton (outdoor)
<input type="checkbox"/> Water skiing	<input type="checkbox"/> Basketball
<input type="checkbox"/> Scuba diving	<input type="checkbox"/> Motorcycling
<input type="checkbox"/> Canoeing/Kayaking	<input type="checkbox"/> Shuffleboard
<input type="checkbox"/> Sailing	<input type="checkbox"/> Tennis
<input type="checkbox"/> Family camping	<input type="checkbox"/> Soccer
<input type="checkbox"/> Group camping	<input type="checkbox"/> Picnicking
<input type="checkbox"/> Fishing	<input type="checkbox"/> Swimming (outdoor)
<input type="checkbox"/> Trail hiking	<input type="checkbox"/> Golf
<input type="checkbox"/> Nature walking	<input type="checkbox"/> Ice skating
<input type="checkbox"/> Horseback riding	<input type="checkbox"/> Jogging
<input type="checkbox"/> All-terrain vehicle riding	<input type="checkbox"/> Archery
<input type="checkbox"/> Baseball	<input type="checkbox"/> Horseshoes
<input type="checkbox"/> Softball	<input type="checkbox"/> Non-amplified music (outdoor)
Indoor Activities:	
<input type="checkbox"/> Gymnastics	<input type="checkbox"/> Basketball
<input type="checkbox"/> Arts and Crafts	<input type="checkbox"/> Badminton (indoor)
<input type="checkbox"/> Photography	<input type="checkbox"/> Volleyball
<input type="checkbox"/> Drama	<input type="checkbox"/> Handball
<input type="checkbox"/> Library	<input type="checkbox"/> Playing table games
<input type="checkbox"/> Music listening	<input type="checkbox"/> Swimming (indoor)
<input type="checkbox"/> Dancing	<input type="checkbox"/> Gourmet Cooking
<input type="checkbox"/> Bowling	<input type="checkbox"/> Roller skating
<input type="checkbox"/> Pool or Billiards	<input type="checkbox"/> Playing instruments
<input type="checkbox"/> Wrestling	<input type="checkbox"/> Squash

8. Which facilities, equipment or programs are the most important to you? Please check three (3) that apply:

Outdoor Activities:	
<input type="checkbox"/> Bicycling	<input type="checkbox"/> Volleyball
<input type="checkbox"/> Power boating	<input type="checkbox"/> Badminton (outdoor)
<input type="checkbox"/> Water skiing	<input type="checkbox"/> Basketball
<input type="checkbox"/> Scuba diving	<input type="checkbox"/> Motorcycling
<input type="checkbox"/> Canoeing/Kayaking	<input type="checkbox"/> Shuffleboard
<input type="checkbox"/> Sailing	<input type="checkbox"/> Tennis
<input type="checkbox"/> Family camping	<input type="checkbox"/> Soccer
<input type="checkbox"/> Group camping	<input type="checkbox"/> Picnicking
<input type="checkbox"/> Fishing	<input type="checkbox"/> Swimming (outdoor)
<input type="checkbox"/> Trail hiking	<input type="checkbox"/> Golf
<input type="checkbox"/> Nature walking	<input type="checkbox"/> Ice skating
<input type="checkbox"/> Horseback riding	<input type="checkbox"/> Jogging
<input type="checkbox"/> All-terrain vehicle riding	<input type="checkbox"/> Archery
<input type="checkbox"/> Baseball	<input type="checkbox"/> Horseshoes
<input type="checkbox"/> Softball	<input type="checkbox"/> Non-amplified music (outdoor)
Indoor Activities (continued on next page)	

Indoor Activities (cont'd)

- | | |
|--|--|
| <input type="checkbox"/> Gymnastics | <input type="checkbox"/> Basketball |
| <input type="checkbox"/> Arts and Crafts | <input type="checkbox"/> Badminton (indoor) |
| <input type="checkbox"/> Photography | <input type="checkbox"/> Volleyball |
| <input type="checkbox"/> Drama | <input type="checkbox"/> Handball |
| <input type="checkbox"/> Library | <input type="checkbox"/> Playing table games |
| <input type="checkbox"/> Music listening | <input type="checkbox"/> Swimming (indoor) |
| <input type="checkbox"/> Dancing | <input type="checkbox"/> Gourmet Cooking |
| <input type="checkbox"/> Bowling | <input type="checkbox"/> Roller skating |
| <input type="checkbox"/> Pool or Billiards | <input type="checkbox"/> Playing instruments |
| <input type="checkbox"/> Wrestling | <input type="checkbox"/> Squash |

9. Indicate your level of interest in the following amenities for existing and future parks.

	Very Important	Somewhat Important	Not Important	Don't Know/No opinion
Picnic Areas	1	2	3	4
Covered picnic areas for groups	1	2	3	4
Roped-off swimming areas	1	2	3	4
Playgrounds	1	2	3	4
Paved running and walking trails	1	2	3	4
Natural footpaths, nature trails and boardwalks	1	2	3	4
Wildlife viewing areas	1	2	3	4
Dog walking areas	1	2	3	4
Open lawn areas	1	2	3	4
Areas for canoes/kayaks/un-powered boats	1	2	3	4
Fishing docks	1	2	3	4
Youth athletic fields	1	2	3	4
Softball fields	1	2	3	4
Soccer/football fields	1	2	3	4
Regulated lights on fields	1	2	3	4
Activity centers/multiple use buildings	1	2	3	4
Interpretive signs	1	2	3	4
Environmental education centers	1	2	3	4
Concessions stands	1	2	3	4
Other:	1	2	3	4

What is your gender?

- Male
- Female

What is your age?

- Under 25
- 25-35
- 36-44
- 45-54
- 55-64
- 65 and over

How long have you lived in Black Diamond?

- Under two years
- Two to five years
- Six to 10 years
- 11 to 20 years
- 21 years and over

What is the number of people living in your household?

- 1-5
- 6+

What are the ages of persons living in your household? Check all that apply:

- Under 5 years
- 5-9 years
- 10-14 years
- 65+ years
- 15-19 years
- 20-24 years
- 25-34 years
- 35-44 years
- 45-54 years
- 55-64 years

Add any additional comments below.

**Please return completed survey to the City of Black Diamond at
24301 Roberts Drive or by mail at PO Box 599, Black Diamond, WA 98010.**

Thank you for your participation!



CITY OF BLACK DIAMOND

Interoffice Memorandum

TO: CITIZENS OF BLACK DIAMOND
SUBJECT: PARKS SURVEY RESULTS
DATE: 8/25/08

Dear Residents of Black Diamond,

It's with great excitement that we submit to you the results from the recently completed City-wide park survey. To date, we've had a little over 150 responses to the survey that was mailed out June 1st of this year. You'll find as you go through the results that many people placed emphasis on enhancing our natural paths and hiking trails throughout the City. There is a significant need for more playgrounds as well as picnic amenities at our current facilities.

As discussed with the Park's Committee, we believe that the City has several options when it comes to maintaining our current parks, while planning for future growth. Staff will be bringing to the Council, within the next month or so, a six-year capital improvement program, that is meant to provide guidance to staff on areas of interest and upkeep of existing facilities. Several funding options will be presented to the Council. In addition, staff is nearing completion of the City's Comprehensive Parks Plan that will allow the City to actively engage in parks, recreation and open space grant opportunities. To date, the City has not been able to participate in these grant programs because of the lack of a complete Comprehensive Parks Plan. Also real estate excise tax (REET II) monies will be allowed to be used when the Comprehensive Parks Plan is passed and approved by the Council.

Thank you all for the time you've taken in completing the Parks Survey. The results will serve as useful guide in directing the City's efforts now and into the future.

Frequently Asked Questions and Comments, Survey 08'

General Comments and Questions

1. As a young, growing family we would like to see more family-friendly indoor/outdoor facilities and activities as Black Diamond grows in population.

The Mayor and City Council have made it a priority that as the City of Black Diamond's population grows and development occurs, so will the quantity and the quality of the Parks, Recreation and Open Space provided to the City and its residents. New development will be required to help pay for this.

2. If there are toddler friendly parks near town, I don't know where they are. A map of park facilities or clearly visible signs would be helpful.

The City understands the lack of these types of resources throughout Black Diamond. Financial limitations currently exist within the City's budget, but the City is aggressively pursuing grant opportunities and other funding mechanisms to help improve our Parks, Recreation and Open Space Program. A map is currently being developed that identifies Black Diamond Parks, Recreation and Open Space opportunities. Keep an eye on our website for this.

3. My husband and I are greatly disappointed with the playgrounds in Black Diamond. We regularly drive to Mud Mountain Dam or to Point Defiance Zoo just to find a nice play area for our three children.

Upgrades to existing parks will be included in the City's Comprehensive Parks Plan, currently being developed. The City is actively looking at funding opportunities and will continue to aggressively apply for granting opportunities and other sources of revenue available to us.

Lake Sawyer Park and Boat Launch

4. Lake Sawyer needs a dock at the boat launch.

The City is in the process of letting a contract with Anchor Environmental Consultants in getting a design together for an improved boat launch, docking facility and swimming area. The City is hoping to obtain a Recreation and Conservation Office Grant from the State of Washington in order to construct the facility in the summer of 2010.

5. Where is the dock that was supposed to be built at the Sawyer Boat Launch Park? What are we paying \$5.00 to park for?

Without a consistent funding source, the Parks, Recreation and Open Space program is very limited in what it can utilize the \$5.00 fee for. At this time, a majority of the funds are going towards maintenance and operations of the boat launch.

6. Are these questions related to the Lake Sawyer Master Plan? What has changed from the original plan?

There has been a master plan put together for the South end of Lake Sawyer since 2005. The City has never maintained a Comprehensive Park's Plan that addresses the needs and wants of its citizens for the entire City. Information from this survey will be utilized in putting together a Parks, Recreation and Open Space plan for the first time in the City's history. With this completed, the City will have more flexibility in pursuing grants and other funding opportunities.

Parks, Recreation and Open Space Maintenance

7. I would like to see an expansion of the Public Works Division into another (separate) Parks Maintenance Division along with the expansion of Park Facilities.
8. We need more workers in the City - The three that you have keep up a lot already - some things look shady as far as weeding goes. We have enough to do now.

The City, in coming months, will be pursuing many options as it pertains to maintaining and funding its current park inventory. Your input is essential to this process.

Trails, Open Space and Bicycling

9. One thing that would be important is to be able to safely walk/ride bikes to these recreational facilities. Right now, we don't have wide streets or sidewalks throughout the City.
10. Walking/Bicycle trails foster a real sense of community. You see many of your neighbors out on them and it encourages a healthy activity that is easy to do and convenient.
11. We need off road walking paths suitable for people and dogs on leashes.

The development of a comprehensive Parks and Transportation plan will help us prioritize these needs and apply for funding. The Natural Resources Division is nearing completion of the Parks, Recreation and Open Space Comprehensive Plan and the Public Works Division is beginning hearings on the City's Comprehensive Transportation Plan. The City's goal is have both plans completed and adopted by the end of the year 2008.

Parks, Recreation and Open Space Program Interest

12. This is Black Diamond, stop trying to turn it into Seattle. We don't need all that stuff that progress brings, i.e. crime, congestion, etc.
13. If Black Diamond could become a destination for outdoor activities that would be beyond wonderful. We love the feel of our Small Town and are concerned that there's a good possibility it could be gone forever.
14. Thank you for this survey. Although we do not make use of our local parks and other offerings currently, we did extensively when our children were growing up. We feel that the subjects referenced in this survey are important aspects in the quality of life here in Black Diamond.

Staff truly appreciates any and all comments offered by the citizens of Black Diamond in regard to its Parks, Recreation and Open Space Program. We are committed to providing the very best service we can to all residents of the City. We strongly believe in the quality of life and small town character inherent to Black Diamond and are working strongly to ensure that this continues as the City develops, now and into the future.



CITY OF BLACK DIAMOND

Interoffice Memorandum

TO: MAYOR AND COUNCIL MEMBERS
FROM: AARON C. NIX, NATURAL RESOURCES DIRECTOR
CC: GWEN VOELPEL, CITY ADMINISTRATOR
SUBJECT: PARKS SURVEY RESULTS
DATE: 8/12/09

Honorable Mayor and Council Members,

It's with great excitement that I submit to you the results from our recently completed City-wide park survey. To date, we've had a little over 150 responses to the survey that was mailed out June 1st of this year. You'll find as you go through the results that many people placed emphasis on enhancing our natural paths and hiking trails throughout the City. There is a significant need for more playgrounds as well as picnic amenities at our current facilities.

As discussed with the Park's Committee, I believe that the City has several options when it comes to maintaining the current parks we have, while planning for future growth. Staff will be bringing to the Council, within the next month or so, a six-year capital improvement program, that is meant to provide guidance to staff on areas of interest and upkeep of existing facilities. Several funding options will be presented to the Council. In addition, staff is nearing completion of the City's Comprehensive Parks Plan that will allow the City to actively engage in parks, recreation and open space grant opportunities. To date, the City has not been able to participate in these grant programs because of the lack of a complete Comprehensive Parks Plan. Also real estate excise tax (REET II) monies will be allowed to be used when the Comprehensive Parks Plan is passed and approved by the Council.

I look forward to our discussion on these issues in the near future. I've included a section on comments received on the park's surveys for your review. Thanks for your time in looking it over.

AARON C. NIX

Parks Survey Comments

- 1 If there are toddler friendly parks near town, I don't know where they are. A map of park facilities or clearly visible signs would be helpful.
- 2 Lake Sawyer needs a dock at the boat launch. Soccer field would be good in outfield at Black Diamond Elementary.
- 3 Parks, open space and recreation programming is a wonderful way to improve the quality of life for residents in Black Diamond. I am so pleased to see the City actively seeking the input of its people. Great Survey! I hope the information gathered is put to good use. Don't forget volunteers.
- 4 Looking forward to the development of Parks and Outdoor spaces in Black Diamond. The sooner the better!
- 5 Thanks for the survey. It was great!
- 6 Hope I'm not too late.
- 7 Add model airplane and boats to the approved activities at Lake Sawyer Park. Area modelers can use the water to land and take off their planes and run their model boats. Do not use noise as an excuse.
- 8 Where is the dock that was supposed to be built at the Sawyer Boat Launch Park? What are we paying \$5.00 to park for?
- 9 Is this the Park plan? Has that changed?
- 10 Please keep the hours of fast travel on the lake as it stands today. Those of us who live along the fast travel course take a pretty good beating from wave/wakes. Thank you!
- 11 Need more open space for parks for picnics and kids to play.
- 12 We would love to see more parks, playgrounds and paved walking trails! Thanks!
- 13 Leave the current mountain bike and biking trails as they are. Thank you for providing a garbage can and sign for the lake sawyer park. Provide a map for the Lake Sawyer Park and vicinity.
- 14 A dog park would be nice since dogs are no longer allowed at the cemetery. Sidewalks would be nice around town too!
- 15 One thing that would be important is to be able to safely walk/ride bikes to these recreational facilities. Right now, we don't have wide streets or sidewalks throughout the City.
- 16 Parks and Recreation areas around town would be a wonderful addition to the City, but we need sidewalks to walk on to get us there safely. Walking on the roads is not safe anymore.
- 17 Soccer fields please! Try to get a YMCA in town. This would give you an indoor swimming and multi-use basketball and all other indoor facilities mentioned above.
- 18 Where is park at the coal car at the north entrance to town? Park maintenance is very good considering we only have 2 City workers to handle the City maintenance work.
- 19 We would really want sidewalks especially on Roberts Drive because it's busy and the kids are always walking on the road by the cars. It would make Black Diamond safer.
- 20 You made the tennis court too small. It needs to be another 6 feet at each end.
- 21 My husband and I are greatly disappointed with the playgrounds in Black Diamond. We regularly drive to Mud Mountain Dam or to Point Defiance Zoo just to find a nice play area for our three children.
- 22 We would really like to see something here sooner than later. We were disappointed with the decision to build a skate park here.
- 23 Regarding the South end of Lake Sawyer Park. We use it for many reasons - Observing wildlife, the only true park with wilderness trails. There are plenty of parks in the area with developed ball fields and playgrounds
- 24 This area has been over developed and some areas need to remain natural for people, animals and the environment.
- 25 I would like to see an expansion of the Public Works Division into another (separate) Parks Maintenance Division along with the expansion of Park Facilities.
- 26 It would be really nice to have a park with a playground for pre-schoolers or younger children.
- 27 Roberts Drive Park is not maintained grass is not being mowed enough and plants are dying

- and beds are full of weeds. Does not look nice considering this is the entrance to our neighborhood. Very disappointing.
- 28 We need more open spaces of grass and picnic areas and I would like to see a small child playground. Toddler age.
- 29 There may be more activities or areas I don't know about. A map with areas and activities would be nice.
- 30 We need to preserve as much open natural space as possible. The open areas currently being used for mountain biking, horseback riding, hiking, running and walking accommodate a large %of the people living in the area and draw many others from elsewhere.
- 31 We have only used the library most. The areas you mentioned in the survey, we did not know they were for public use. We will be thrilled to see more trails, horseback riding and community activities.
- 32 We like living in this little town and hope that it stays quaint with a peaceful atmosphere.
- 33 I would like to see the park stay natural - trails for jogging and hiking and dogs. A good swimming area.
- 34 We need more workers in the City - The three that you have keep up a lot already - some things look shady as far as weeding goes. We have enough to do now.
- 35 Where we used to live, the library had an auditorium. It would be nice to have that, with lights and a sound system so that people don't have to go elsewhere.
- 36 Take your time and do it right the first time.
- 37 If you have swimming areas you need a lifeguard. You shouldn't have to pay to launch your boat or pay for parking.
- 38 This is Black Diamond, stop trying to turn it into Seattle. We don't need all that stuff that progress brings, i.e. crime, congestion, etc.
- 39 We are known for our biking areas, yet it's not safe to ride from my neighborhood to the library or the bakery and bookstore. We really need bike paths.
- 40 Hate to see the big city move in and spoil a wonderful small town.
- 41 This survey sounds like you're planning out Lake Sawyer again. I thought that Park's planning has been completed. Follow that plan. The trails at the north end of Black Diamond and South Lake Sawyer should be retained as they are heavily used and are excellent single-track trails.
- 42 If Black Diamond could become a destination for outdoor activities, that would be beyond wonderful. We love the feel of our Small Town and are concerned that there's a good possibility it could be gone forever.
- 43 In a beautiful town like Black Diamond, the emphasis should be on nature trails and green areas to preserve the uniqueness of the town and to keep it from turning into a Covington.
- 44 We would love more parks space for enjoying the outdoors, but only if they are kept litter free and well-maintained.
- 45 Pave Roberts Drive! Some kid on a bike is going to get killed one of these days. We need kid's playground equipment at a park. Everyone I know leaves BD to go to a park.
- 46 Although the biking area at the north of town is not a park, we use it more than any other park in town.
- 47 More parking spaces at the boat launch - The current # makes this almost a private lake - People are parking on the narrow side of the street.
- 48 Parks are critical in making Black Diamond a desirable community for our citizens. A long term process, we must arrive at an adequate tax base to pay for all the parks and other amenities.
- 49 As a young, growing family we would like to see more family-friendly indoor/outdoor facilities and activities as Black Diamond grows in population.
- 50 Please keep Black Diamond on the edge of wilderness as much as humanely possible. This is our reputation.
- 51 We need to make sure that we have recreation facilities for kids, youth and family
- 52 Boys and Girls Club with both parents working these days, kids need to be kept busy and out of trouble Healthy Body = Healthy Mind
- 53 Leave the majority of the land at the south end of Lake Sawyer - just the way it is - Make access easier. No ball fields, boat ramps or auditoriums - no food facilities. Leave it alone – people us it just as it is now.

- 54 Having kids who grew up in town, we always had to drive to Enumclaw for facilities involving any sports or even to play on a decent sized playground. The City has improved their outdoor amenities considerably.
- 55 There still is a great need for indoor facilities and activities. Thank you for your efforts on our behalf.
- 56 It is very important to keep the boating hours on Lake Sawyer. It is a wonderful place to live.
- 57 Need facilities for the flying of model airplanes.
- 58 Need a place to fly model airplanes.
- 59 Please keep Black Diamond small. We don't need another Issaquah/Kent/Renton More people = Less Safe!
- 60 The boat launch is unsafe with the concrete piling and no dock. Improving this would be a great improvement. Black Diamond needs serious help to become a place we would want to stay for our leisure time.
- 61 We feel the need to leave Black Diamond to find community recreation and it is unfortunate.
- 62 Thank you for this survey. Although we do not make use of our local parks and other offerings currently, we did extensively when our children were growing up. We feel that the subjects referenced in this survey are important aspects in the quality of life here in Black Diamond
- 63 Sand volleyball courts are needed.
- 64 Walking/Bicycle trails foster a real sense of community. You see many of your neighbors out on them and it encourages a healthy activity that is easy to do and convenient.
- 65 It would be great to have one throughout the community that ties into the lake.
- 66 I'd really like to see a walking path (not a bike path) through town and natural areas around new library. I'd love to see sidewalks all through 3rd street. Right now the town looks like a junkyard when you drive in and when you drive out.
Thanks for asking!
- 67 Outdoor music would be nice for the community. Indoor activities are very important because of our weather. Like bowling, roller skating, movie theatre, billiards, basketball, tennis, volleyball, etc.
There are not enough of these activities in our area.
- 68 I do not want an entrance to the park on 312th. There are already too many cars that use it to park, while they are using the park.
- 69 Thank you for doing this survey! We would love a paved bike trail!
- 70 We are very satisfied with the area as it is meeting our needs.
- 71 I would not count the school field as a park. \$5.00 for parking at Lake Sawyer - Shouldn't BD residents park for free? Black Diamond lacks in useable parks, we have to drive to Lake Sammamish to swim. That's pretty sad.
- 72 Please keep the parks as natural as possible so that people, dogs, horses and all wildlife can enjoy the area.
- 73 We would like to see Black Diamond kept as natural as possible with minimal impact to Lake Sawyer.
- 74 Prevent construction of large industrial buildings such as in Enumclaw, in Black Diamond. Keep Lake Sawyer Park Wild!
- 75 We need off road walking paths suitable for people and dogs on leashes. Need evening exercise programs such as yoga, dancing, etc. for adults.
- 76 Buoy placement on Lake Sawyer requires corrections.
- 77 Black Diamond is already an outstanding community.
- 78 I think more items for family and high schoolers. Maybe movie night in the gym or playing pool or weight lifting or High School grill competition with hamburgers seasoned differently.
- 79 A climbing wall and synthetic turf soccer fields are sorely needed. The boat launch needs more obvious signs warning people to remove plants from boats and trailers.
- 80 We need a nice park with lawn and flowers and comfortable benches where the elderly (myself) could sit on a nice afternoon with shade and birds, squirrels, etc.
- 81 Keep the mountain bike trails. They are a huge asset to the area. Update the skate park to allow bikes.

Park Survey (City of Black Diamond)

1. Which parks and facilities do you or a member of your household use in the City of Black Diamond?

<u>PARK</u>	<u>USE</u>
Union Stump	9
Coal Car Park	11
Tennis Courts	25
Skate Park	39
Ball Field	35
Lake Sawyer Park	63
Boat Launch	65
Eagle Crest Park	11
BMX Park	25

2. Which Park do you visit most often?

<u>Park</u>	<u>USE</u>
Union Stump	3
Coal Car	6
Skate Park	21
Ball Field	22
Boat Launch	61
Eagle Crest Park	5
BMX Park	3

3. How would you rate the following parks in the City of Black Diamond?

<u>SPECIFIC PARK ELEMENT</u>	<u>EXCELLENT</u>	<u>GOOD</u>	<u>FAIR</u>	<u>POOR</u>	<u>DON'T KNOW</u>
Amount of Park Land	12	30	48	46	9
Variety of Park Facilities	7	32	59	42	6
Open Spaces/natural areas	24	44	37	31	6
Park Maintenance	14	51	38	18	16
Ease of Access to Parks	15	60	33	34	10
Recreational Programming	5	12	34	46	45
Arts and Cultural Events	4	8	34	56	43

4. How important are the following?

<u>SPECIFIC PARK ELEMENT</u>	<u>VERY IMPORTANT</u>	<u>SOMEWHAT IMPORTANT</u>	<u>NOT IMPORTANT</u>	<u>DON'T KNOW</u>	
Amount of Park Land		88	39	7	2
Variety of Park Facilities		79	48	8	3
Open Space/Natural Areas		104	30	1	1
Park Maintenance		79	52	1	2
Ease of Access to Parks		56	71	7	1
Recreational Programming		42	59	29	5
Arts and Cultural Events		37	60	31	7

5. How would you rate existing parks and recreational offerings for the following ages?

<u>AGE GROUPS</u>	<u>EXCELLENT</u>	<u>GOOD</u>	<u>FAIR</u>	<u>POOR</u>	<u>DON'T KNOW</u>	
Pre-School		4	13	29	42	36
Elementary School		5	35	42	11	34
Middle School		8	33	35	14	36
High School		8	24	31	26	35
Adults (Under 55)		6	24	36	34	24
Adults (55 and Over)		6	19	20	43	39

6. How important are developing additional parks and recreational offerings for the following ages in Black Diamond

<u>AGE GROUPS</u>	<u>VERY IMPORTANT</u>	<u>SOMEWHAT IMPORTANT</u>	<u>NOT IMPORTANT</u>	<u>DON'T KNOW</u>	
Pre-School		59	29	13	17
Elementary School		68	35	10	17
Middle School		63	33	10	20
High School		61	33	14	22
Adults (Under 55)		56	47	12	17
Adults (55 and Over)		57	39	13	25

7. What facilities, equipment or programs are you interested in seeing more of in Black Diamond? Please check all that apply:

8. Which facilities, equipment or programs are the most important to you? Please check three (3) that apply:

<u>OUTDOOR ACTIVITIES</u>	<u>USE (#7)</u>	<u>USE (#8)</u>
Bicycling	74	51
Power Boating	15	10
Water Skiing	13	5
Scuba Diving	4	1

Canoeing/Kayaking	46	14
Sailing	11	3
Family Camping	33	13
Group Camping	19	3
Fishing	52	27
Trail Hiking	101	59
Nature Walking	110	77
Horseback Riding	23	2
All-Terrain Vehicles	19	9
Baseball	38	15
Softball	43	11
Volleyball	35	9
Badminton	28	1
Basketball	29	6
Motorcycling	10	5
Shuffleboard	7	1
Tennis	41	9
Soccer	41	14
Picnicking	84	23
Swimming (Outdoor)	62	21
Golf	28	13
Ice Skating	14	3
Jogging	49	13
Archery	15	
Horseshoes	24	5
Non-Amplified Music	46	11

INDOOR ACTIVITIES

USE (#7)

USE (#8)

Gymnastics	36	14
Arts and Crafts	50	24
Photography	32	12
Drama	32	16
Library	50	33
Music Listening	31	12
Dancing	43	20
Bowling	44	19
Pool or Billiards	22	5
Wrestling	8	4
Basketball	38	11
Badminton	19	4
Volleyball	34	8
Handball	15	
Playing Table Games	24	2
Swimming (Indoors)	69	40
Gourmet Cooking	36	8
Roller Skating	29	9

Playing Instruments	23	1
Squash	12	1

9. Indicate your level of interest in the following amenities for existing and future parks:

<u>Park Amenities</u>	<u>VERY IMPORTANT</u>	<u>SOMEWHAT IMPORTANT</u>	<u>NOT IMPORTANT</u>	<u>DON'T KNOW</u>
Picnic Areas	76	41	15	3
Covered Picnic Areas for Groups	57	48	22	5
Roped-off Swimming Areas	47	61	23	5
Playgrounds	66	43	15	4
Paved Running and Walking Trails	65	34	29	1
Natural Footpaths, Nature Trails and Boardwalks	91	32	5	3
Wildlife Viewing Areas	70	51	20	5
Dog Walking Areas	47	36	38	5
Open Lawn Areas	47	58	19	4
Areas for Canoes/Kayaks/Un-Powered Boats	29	52	32	10
Fishing Docks	34	55	29	8
Youth Athletic Fields	47	60	22	7
Softball Fields	43	44	31	6
Soccer/Football Fields	40	45	31	7
Regulated Lights on Fields	34	40	47	8
Activity Centers/Multiple Use Buildings	44	43	33	9
Interpretive Signs	19	38	48	18
Environmental Education Centers	22	46	46	10
Concession Stands	4	20	87	12
Other	18	2	7	12

10. What is your gender?

Male	62
Female	97

11. What is your age?

Under 25	2
25-35	26
36-44	39
45-54	34
55-64	25
65 and Over	28

How long have you lived in Black Diamond?

1-2 years	16
2-5 years	21
5-10 years	30
10-20 years	46
20+	38

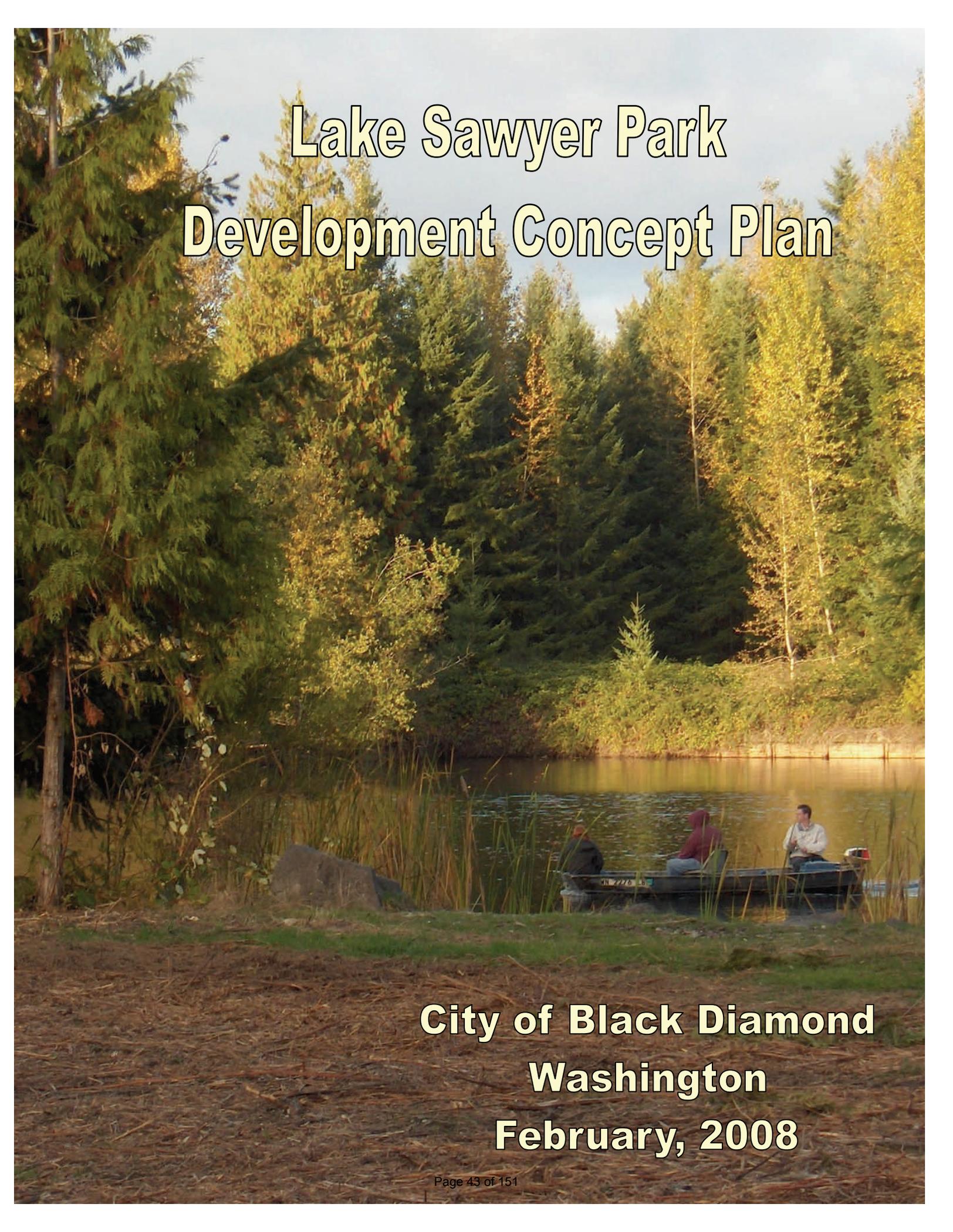
What is the number of people living in your household

One to 5	144
6+	7

What are the ages of persons living in your household? Check all that apply:

under 5 years	27
5-9 years	30
10-14 years	28
15-19 years	33
20-24 years	13
25-34 years	30
35-44 years	48
45-54 years	45
55-64 years	34
65+	29

Appendix B



Lake Sawyer Park Development Concept Plan

**City of Black Diamond
Washington
February, 2008**





Technical Assistance

Planning support and production of this document was provided by a grant of technical planning assistance from the Rivers, Trails and Conservation Assistance (RTCA) program of the National Park Service – Seattle, Washington. This assistance was requested by the City of Black Diamond through a written grant application.



Location of future Lake Sawyer Park



A Word about ‘Development Concept Plans’

This document presents the community vision for developing Lake Sawyer Park at a conceptual level. Development concept plans are preliminary documents planners use to describe how an area is to be developed and utilized for future park use. They typically are written utilizing the best information available at the time, but readers should understand that many of the concepts presented in this plan could get modified and adjusted as more detailed design and engineering occurs to produce construction documents, and as those construction documents move through the permitting process. Future design and engineering will involve detailed analysis of factors such as soil structure, wetland delineation, hydrology, and sensitive natural or cultural environments, any of which could cause refinements to the concepts presented in this plan. Further refinements could occur during the permitting process in order to receive the necessary building and construction permits before work can actually begin.

Development Concept Plans are useful documents as a starting point in park development projects. They help to promote consensus among community leaders and stakeholder groups by articulating goals for development and use of the property. They are also useful documents for securing grants, appropriations, and assisting in other fundraising efforts.



Charette Participants

Don Benson, ASLA AICP	Senior Planner/Landscape Designer
Mike Bertsch	Black Diamond Resident
Helen Bittner	Citizen's Advisory Committee
Howard Botts	Mayor, City of Black Diamond
Bryan Bowden	Planning Team
John Brandon	Black Diamond Resident
Jim Brennan, ASLA	Landscape Architect
Laura Branham	Back Country Horsemen
Chuck Burger	Landscape Architect
Drew Combs	Landscape Architect
Allen Cox	Landscape Architect
Romana Crilly	Lake Sawyer Resident
Mark Davis	Citizen's Advisory Committee
Bob Garland	The Ridge Homeowners' Association
Steven Garvich	Citizen's Advisory Committee
Greg Goral	Black Diamond Police Officer
Leah Grant	Citizen's Advisory Committee
Jack Gucker	Lake Sawyer Resident
Ned Gulbran, ASLA	Landscape Architect
Lyndsey Heller	Landscape Architect
Scott Jones	Planning Team
Elise LeBarron	WSU Graduate Student in Landscape Architecture
Ralph Loewen	Single Track Mine Cycling Club
David MacDuff	Senior Project Manager, Yarrow Bay Communities
George McPherson	Black Diamond City Council
Martha McPherson	Lake Sawyer Resident
Kevin Myette	Citizen's Advisory Committee
Allison Newcomb	Citizen's Advisory Committee
Rebecca Olness	Planning Team
Mary Ordos	WSU Student in Landscape Architecture
Tim Perciful	Public Information Officer, Fire Department
Thom Randolph	Friends of Rock Creek Valley
Ernie Richardson	Citizen's Advisory Committee
Alexandra Stone	National Park Service; Landscape Architect
Cindy Wheeler	Citizen's Advisory Committee



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Funding Opportunities

Federal

State

Private Businesses and Foundations

Revenue Generation

Community Fundraising, Donations, and In-Kind Contributions

Information Sources

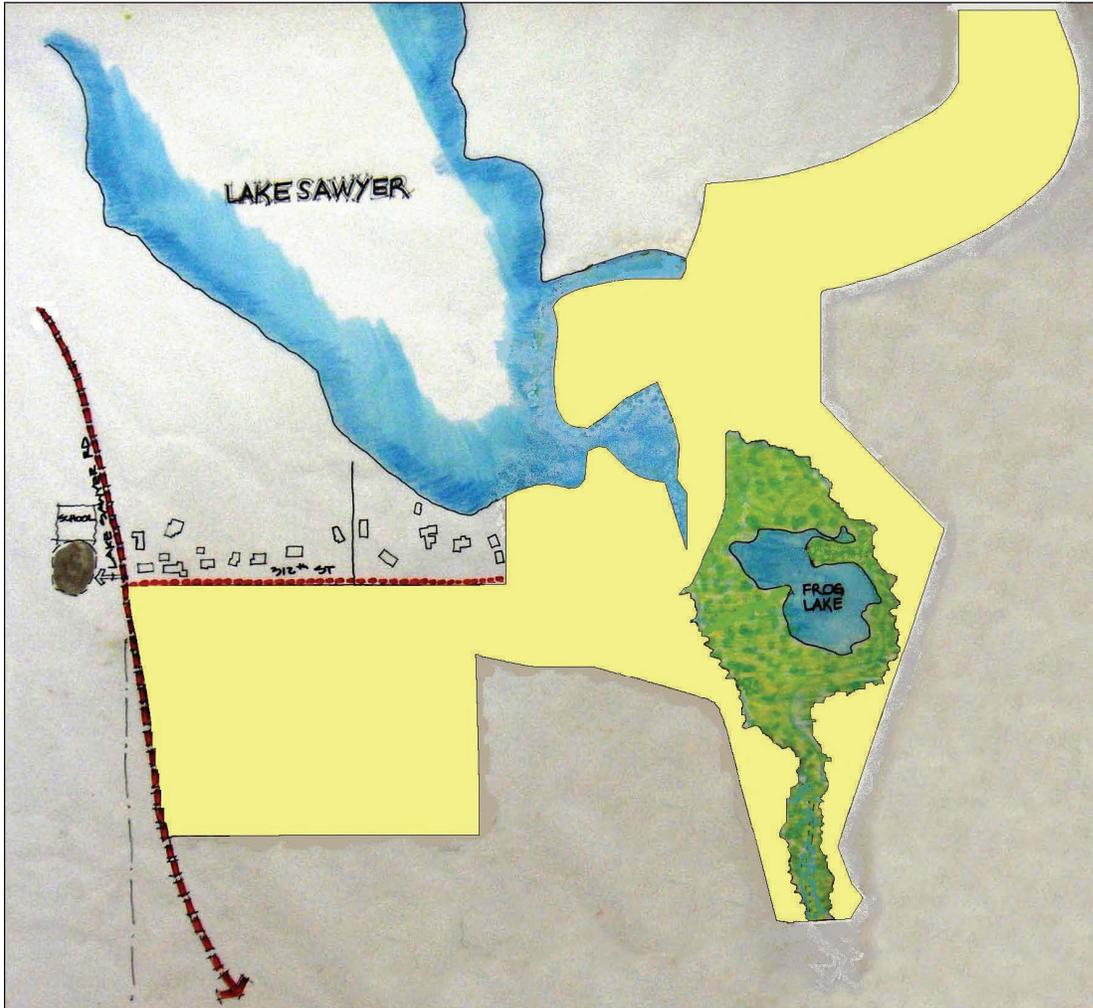
Appendix I: Black Diamond Recreation Survey Questionnaire

Appendix II: Newsletter One

Appendix III: Newsletter Two

Appendix IV: Newsletter Three

Appendix V: Summary of Public Comments on the Draft Plan, with Responses



150 acre site on the south end of Lake Sawyer transferred from King County to the City of Black Diamond for future development of a regional park



Introduction

Project Background and History

In the late 1990's, King County purchased 165 acres of land on the south shore of Lake Sawyer for the future development of a regional park. The property was purchased from Palmer Coking Coal, who had acquired the property in 1988 from the Black River Quarry. King County paid \$9.3 million for the property. The money was assembled from a variety of grants and county funding sources. The land acquisition was completed in 1999. Shortly thereafter, the county began a master planning process but a final plan was never completed due to funding issues.

In 2001, King County announced that it would be working to transfer ownership of many of its park sites to local cities to address financial shortfalls. The City of Black Diamond and King County entered into negotiations soon thereafter for the transfer of the property. These negotiations ran hot and cold for two years until late in 2003 when the transfer was included as part of a larger implementation agreement for the Black Diamond urban growth area.

These negotiations resulted in an open space agreement known as the 'Black Diamond Area Open Space Protection Agreement'. That agreement allowed for the Lake Sawyer Park site to count toward the Black Diamond urban growth area open space requirements in exchange for additional consideration aimed at furthering the open space and recreation objectives of the City.

The open space Agreement was finalized in June, 2005, and included a provision to convey ownership of approximately 150 of the original 165 acres of the Lake Sawyer Park site to Black Diamond. The transfer was completed in April, 2006, at no cost to the city. All 150 acres are located within the city limits of Black Diamond. The 15-acre parcel retained by King County was held in County ownership for the future development of a regional trailhead parking area.

It is important to note that King County originally acquired the property utilizing a combination of grants and county funding sources some of which required legal and



contractual commitments to develop and/or manage parts of the property in certain ways. For example, the money used to purchase the land around Frog Lake came from county Open Space Bonds and must be managed for open space purposes. Another 38.6 acres of the property was purchased using money from a state recreation grant source that requires development of that property for active recreation use (including baseball and athletic fields).

When the City acquired the property from King County, the County and the City Agreed to conditions in the conveyance deed and other legal documents. Some of the agreed conditions were:

The City would develop for active recreation, including athletic fields, the 38.6 acre portion of the property purchased with a state recreation grant.

The City would manage the property around Frog Lake (containing wetlands, streams, and riparian habitat) for open space purposes.

The County would maintain a trail route through the property that functions as part of a regional trail link between the Green and Cedar River open space systems.

The City would not discriminate between city and non-city residents with respect to the imposition of any user fees, except in the active recreation area, where the City could provide a credit to residents based upon operation and maintenance costs paid for through the City's general fund revenues.

The land transfer was completed in April, 2006, via an agreement specifying that the property would be used for public park purposes per the conditions outlined above. The 'Development Concept Plan' is the first step in fulfilling the terms of

..



that agreement (i.e., to finalize and adopt a plan substantially the same as the County's) and contains the following information:

- The community vision for developing the park
- The type of use and proposed facilities to develop in different areas of the park
- Maps, illustrations, and graphics
- A description of potential funding sources
- Implementation recommendations

Request for National Park Service Planning Assistance

To help facilitate the planning process, the City of Black Diamond applied for a grant of planning assistance from the Rivers, Trails, and Conservation Assistance (RTCA) Program of the National Park Service. The grant was approved and a planning process was organized to prepare a "Development Concept Plan" for Lake Sawyer Park.

RTCA is the community assistance arm of the National Park Service. RTCA staff provides planning assistance to community groups and local, state, and federal agencies on conservation and recreation projects to preserve open space and develop trails and greenways in communities all across America. The RTCA program implements one component of the National Park Service mission to extend the benefits of parks and conservation to the nation and the world.



The Planning Process

In March, 2006, Bryan Bowden of the National Park Service met with Black Diamond Mayor Howard Botts, Council Members George McPherson and Rebecca Olness, City Planner Scott Jones, and City Administrator Jason Paulsen. They discussed the process involved in planning the park and established a time line for implementation of the first stage. A 'Planning Team' and a 'Citizen Advisory Committee' were then formed to help guide the planning process. The Planning Team consisted of City officials responsible for development of the plan. The Citizen Advisory Committee was selected from a group of applicants who submitted applications to serve on the committee. They were all residents of Black Diamond, many of whom lived on Lake Sawyer. The advisory committee met approximately once a month until the Design Charette was held.

A project timeline was developed that organized the project into the following four stages: 1) Information Gathering; 2) Analysis; 3) Design Charette; and 4) Writing/ Plan Production.

Information Gathering

The first objective was to acquire, develop, and organize background information relative to the project. This included researching natural and cultural resource information, documenting previous planning efforts, developing base maps, conducting a citywide mail survey, preparing an inventory of existing recreation facilities in the region, and the development of a vision and goals statement with the advisory committee.

Analysis/Facility Recommendations

In the analysis phase, the planning team and advisory committee developed a list of recommendations about facilities to include at Lake Sawyer Park. The resulting list was derived from a review and analysis of a combination of documents including the following: deed restrictions included in property transfer from King County to the City of Black Diamond; previous park planning; city-wide survey; and the regional recreation inventory. The complete list from this analysis is provided in the 'Facility Recommendations' chapter.



Design Charette

The cornerstone event in the planning process occurred over a three-day weekend in October, 2006, when a design *charette* was conducted. A charette is an intense, focused, illustrated brainstorming session that involves any number of people and lasts from a few hours to a few days. Approximately 25 community members were teamed with 10 volunteer landscape architects to develop graphic design ideas for various components of the park.



Writing/Plan Production

Armed with all the work to date, the planning team moved forward with writing the first full draft plan during the late fall and early winter months of 2006/2007. The planning team then met with the advisory committee in April, 2007, to review and discuss the draft plan and additional revisions were made based on that meeting. This draft plan is the result of all the work that has occurred since the project began. It is now available for a 30-day public review and comment period and will be edited one last time before it is finalized. Those edits will be the result of comments received during this public review period.

Public Outreach and Participation

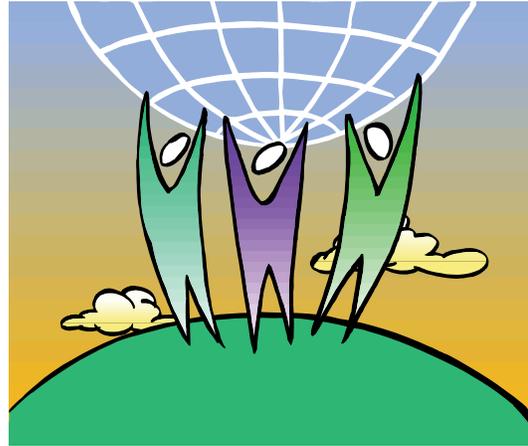
A public involvement component was included in the project to complement and parallel the planning process. This component was designed to accomplish two goals: 1) inform people about the project at key stages; and 2) provide opportunities for comment, reaction, and participation in the process. Public participation for this project was accomplished in the following ways:

- A Citizen Advisory Committee was formed at the beginning of the planning process to guide city officials in the development of this plan
- Newsletters were mailed out at key points in the planning process to every household in Black Diamond (see Appendix II, III, and IV)
- A recreation survey was mailed to every household in Black Diamond (Appendix I)
- A public meeting was held at the conclusion of the design charette to report on the results (October, 2006)
- A public meeting was held coinciding with the release of the draft plan for formal public review (September, 2007)

Vision, Goals and Objectives

Vision

Lake Sawyer Park is a premier recreation area that fosters a sense of stewardship and community for all residents and visitors in the Black Diamond area. The park is designed to support:



- A variety of appropriate activities for individuals and groups
- A healthy and thriving natural environment
- Spiritual and mental health renewal
- A safe, inviting family atmosphere
- Educational and interpretive programs and activities
- Accessibility and basic needs for park enjoyment

Goals and Objectives

Goal 1: Provide a variety of appropriate activities for individuals and groups.

Objectives:

- Provide a variety of settings and facilities that support the recreation, education, and health interests of individuals, groups and families.
- Assure that park facilities and development are designed to support/encourage activities appropriate to the park in terms of size, location, noise, etc.
- Connect activity areas with an integrated trail system. Include footpaths and nature trails as part of the larger trail system.

Goal 2: Provide a healthy and thriving natural environment.

Objectives:

- Protect sensitive lands and resources.
- Maintain natural buffers along streams, the lakeshore, and around wetland areas.
- Enhance natural habitat (food and shelter) to attract desirable wildlife
- Design the park with long-lasting, natural materials that are compatible with the environment.

Goal 3: Provide a quiet natural setting for spiritual and mental health renewal.

Objectives:

- Provide opportunities for relaxing and enjoying scenery.
- Provide areas with minimal noise and light pollution.
- Provide separation and natural buffers between activity areas.

Goal 4: Provide a safe, inviting atmosphere.

Objectives:

- Incorporate safety features that protect park users, adjacent properties and the environment.
- Establish a volunteer program for management and maintenance to increase community ownership and stewardship.
- Maintain a clear and visible management presence that demonstrates the park is clean, well maintained, and regularly patrolled.

Goal 5: Provide educational and interpretive programs and activities.

Objectives:

- Provide opportunities to educate park users on the history of the area.
- Plan and develop interpretive opportunities on the natural environment including wildlife, plants, and habitat.
- Set aside an area for a resource/educational center.
- Develop partnerships with schools and youth groups in the community for cooperative use.



Goal 6: Provide an accessible area designed to meet basic needs.

Objectives:

- Provide ADA accessibility.
- Provide strategically placed rest rooms, emergency stations, covered areas, trash receptacles, and parking for park users, with minimal impact to adjacent properties and the environment.
- Provide dock and moorage for the Black Diamond Marine Patrol.

Resource Significance

The Setting

Black Diamond is a small community of approximately 4,000 people located in southeast King County, Washington, in the heart of the Green River Watershed. Situated along the western foothills of the Cascade Range, the area is characterized by rolling Cascade foothills, heavily forested areas, pastoral settings, and small, rural towns.

The climate of the area is subject to the same meteorological conditions that affect Puget Sound. It can be characterized as a marine climate dominated by cool, moist winds coming off the Pacific Ocean. Winters are wet and relatively mild and summers are dry and warm. Rain usually begins in earnest in mid-October and continues with few interruptions through the spring months. This pattern is caused by maritime low pressure disturbances originating in the Pacific Ocean and carried inland on southerly winds ranging from the southeast to the southwest. Warmer and drier weather, associated with gradually lengthening high pressure systems, begins in June and continues through September. Winter temperatures are typically 40-50° in the day and 30-40° at night. Summer temperatures average 70-80° with nighttime lows of 50-65°.





Natural Resources

Geology

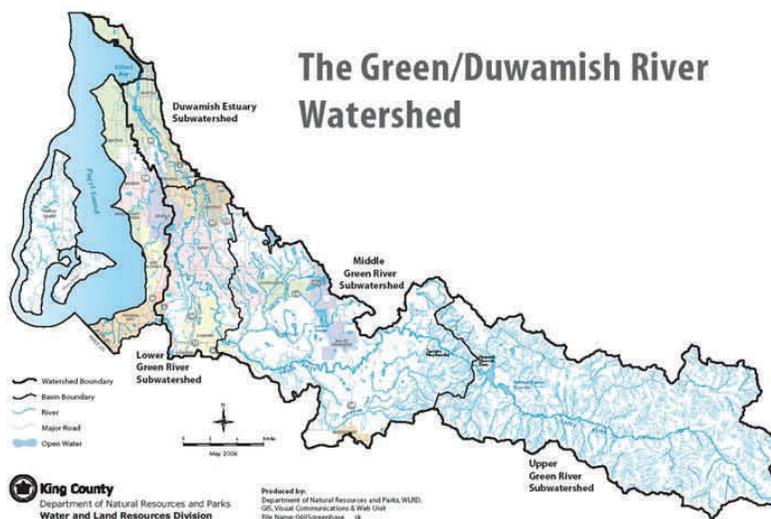
The City of Black Diamond lies in a geographic area known as the Puget Lowlands, a large land trough extending from the Fraser Valley in British Columbia, Canada, to the Willamette Valley in Oregon and from the Cascade Range in the east to the Olympic Mountains in the west. Glaciers, once as thick as 3,000 feet during the Vashon Period (roughly 15,000 years ago) deposited till, outwash, and material mixed with volcanic ash in the Puget Lowlands. Two types of deposits occurred: Vashon till which is generally an impervious mix of gravel, cobbles, clay, and sandy silt (known as 'hardpan'); and Vashon stratified drift which is a generally pervious composition of outwash gravels, rocks, and cobbles.

Pre-glacial sediments underlie the Vashon till and consist of interbedded and/or stratified silt, sand, gravel, and till. These soils are exposed in the upper walls of the Green River gorge south of Black Diamond. Bedrock underlies it all at a depth of 200 feet or more and is exposed in the lower walls of the Green River gorge. The bedrock consists of sedimentary sandstone, mudstone, shale, and coal.

Black Diamond coal is a high quality, low sulfur coal, and there are rich and plentiful seams in the area. The veins, however, are deep-pitched and broken by faults which makes mining difficult and expensive – especially when compared to the relatively 'flat' seams of high quality coal in areas such as Wyoming. The City of Black Diamond was created from its coal mining origins, but the underground mines all closed as oil replaced coal as a primary fuel source. The potential for future underground mining in the area will depend on world energy needs, advancements in technology, and environmental considerations.

Hydrology

The Green River originates high in the Cascade Range and flows west to the City of Auburn. It then turns north and flows through the cities of Kent and Tukwila to its convergence with the Black River. At that point the river becomes the Duwamish which continues flowing north to the City of Seattle and on to its confluence in Puget Sound at Elliott Bay. Major drainages within the Green River Watershed include the Black River and Springbrook, Mill, Big Soos, Jenkins, Covington, Newaukum, and Crisp Creeks.



Lake Sawyer is located in the middle of the Green River watershed and is the fourth largest natural lake in King County with a surface area of 302 acres. It has five small islands and is fed at the south end by two creeks, Rock and Ravensdale, and an extensive wetland. Lake Sawyer drains to the west via Covington Creek into the Big Soos Creek drainage system. The Big Soos Creek discharges into the Green River about one mile east of the City of Auburn.



Rock and Ravensdale Creeks were inventoried and classified in 1991 using guidelines provided by the Washington State Department of Natural Resources. Rock Creek was classified as a 'Water of Medium Use and Importance in Water Quality' (Type 3) and Ravensdale Creek was classified as a 'Water of High Use and Importance in Water Quality' (Type 2).

Rock Creek originates from two lakes (Jones and Black Diamond) which are located south and east of Lake Sawyer. Rock Creek flows into Frog Lake and on into Lake Sawyer through an interconnected stream system. Frog Lake is located at the southern tip of Lake Sawyer and is included in the future Lake Sawyer park property. Frog Lake is approximately 25 acres in size and is largely a forested swamp wetland with an open water area.

Ravensdale Creek originates from Ravensdale Lake which is located north and east of Lake Sawyer. Ravensdale Creek has excellent water quality and provides spawning habitat for Coho salmon.

Lake Sawyer has experienced water quality problems from various sources, including discharge of inadequately treated sewage from the decommissioned City of Black Diamond sewage treatment plant located in the Rock Creek drainage. Presently, the most significant phosphorus inputs to Lake Sawyer from surface water still come from Rock Creek, but at far lower levels than when the sewage treatment plant was in operation. Lake Sawyer apparently continues to be enriched by the phosphorus that accumulated in the bottom sediments at that time.

Lake Sawyer has been part of the Lake Stewardship Volunteer Monitoring Program since 1994. Twice a month from May through September, volunteers collect total phosphorus, chlorophyll a, total nitrogen, and phytoplankton samples to send to the County lab. Additional measurements, such as temperature, Secchi depth, precipitation, and lake level are collected by volunteers weekly throughout the year. The City of Black Diamond continues to monitor the lake and is committed to preserve and protect this natural resource.

Vegetation

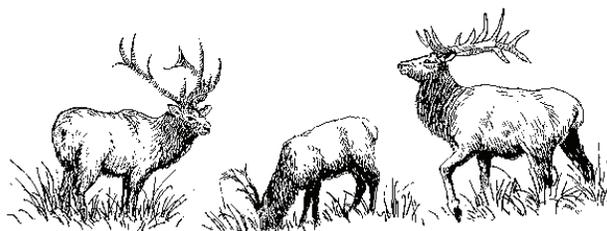
The Black Diamond/Lake Sawyer area is abundant with a variety of vegetation. Forested hillsides in the area are a mix of deciduous and coniferous trees such as cedar, fir, hemlock, alder, maple and poplar. Pastures and farmlands contain grasses, small shrubs and a mix of native and planted deciduous and coniferous trees. Meadows and wetland areas contain wildflowers, willows, reeds, hay and other grasses. Riparian corridors contain uniquely adapted vegetation typically found alongside stream and river corridors such as cottonwoods, alders, bushes, shrubs, moss, lichens, etc. Particularly noteworthy is the riparian corridor along Ravensdale Creek.

Habitat

Diverse and abundant wildlife is present in the Lake Sawyer area. This is attributable to a healthy environment and the availability of multiple and diverse habitat types capable of supporting a variety of wildlife including large and small mammals, birds, reptiles, amphibians, insects, and invertebrates. Wildlife use different habitats for various activities related to nesting, feeding, foraging, migrating, and cover. These include areas such as forests, ponds, lakes, wetlands, seeps, snags, open meadows, clear-cuts, and riparian areas.

Mammals and Birds

Common mammals that live in the area include deer, elk, black bear, fox, coyote, bobcat, cougar, raccoon, skunk, rabbit, weasel, mink, otter, squirrel, beaver, and bats. In addition, large numbers of resident and migrating birds can be found at various times of the year. These include raptors such as eagles, hawks, osprey, and owls; waterfowl such as geese, ducks, and herons; songbirds such as warblers, finches, robins, thrushes, wrens, nuthatches, and chickadees; and others such as jays, flickers, hummingbirds, crows, doves, swallows, quail, and woodpeckers.



***Fish***

Lake Sawyer is an important migration corridor for a late run of Coho salmon that pass upstream in late December of each year and spawn in upper Ravensdale Creek. Lake Sawyer also provides year-round recreational fishing for stocked rainbow trout and other warm water fish. These include: large and smallmouth bass, bluegill, catfish, crappie, perch, steelhead, and triploid.

Amphibians, Reptiles and Shellfish

Several species of terrestrial and aquatic amphibians, reptiles and shellfish inhabit the Lake Sawyer area. These include: salamanders, newts, frogs, toads, freshwater clams, crayfish, snails, snakes, and turtles. Terrestrial amphibians are found in or under woody debris, near seepages or streams, under logs, and other rocky or forested areas that provide cool, moist conditions. Aquatic amphibians are associated with water bodies such as rivers, streams, ponds, lakes, and wetlands.

Cultural Resources

Over time, people living in and traveling through the region have hunted, fished, mined, and harvested plants and timber. They built trails, railroads, roads, camps, mines, and towns. People have connected with the spiritual, as well as the physical qualities of this landscape.

Native Americans

A variety of Native American groups inhabited and utilized regional areas around Mount Rainier for thousands of years before European settlement. Within the Puget Sound region, their territories were often associated with river drainages and watersheds, some of which originated on the flanks of Mount Rainier. The Skopamish tribe inhabited the central Green River valley, and the Smulkamish tribe lived near present-day Enumclaw. Other tribes included the Stkamish, Yilalkoamish, Tkwakwamish, and the Buklshuhl. Salmon fishing was a staple in their economy, along with hunting and gathering.

Nothing changed the lives of Pacific Northwest Native American Indians as significantly as immigration and European settlement. Early immigrant settlers began arriving in the Puget Sound region in the early 1800's and were generally welcomed into Indian communities. These early settlers were dependent on Indians for food and transportation. More and more settlers continued moving in and, in 1854 and 1855, the treaties of Medicine Creek and Point Elliot were negotiated. These treaties ceded Native American lands throughout Puget Sound to the federal government.

When the Medicine Creek Treaty of 1854 was signed, no mention was made of the Muckleshoot tribe, as they were not named as such. Tribes from the Green and White rivers were to be moved to the Nisqually Reservation, unless a more suitable place could be found. On December 5, 1856, Washington Territory Governor Stevens recommended the establishment of the Muckleshoot Reservation on a former military tract between the Green and White rivers, and the river tribes settled on the new reservation.



Over time, the reservation was enlarged and the Muckleshoot tribe incorporated other local tribes, as long as the members had one-eighth degree Muckleshoot blood. By the 1930s, the tribe numbered 194, but by the end of the century they numbered in the thousands.

European Settlement

Black Diamond was built in the late 1800's as a company town for the Black Diamond Coal Company. The Black Diamond Coal Company was originally based in Nortonville, California, 35 miles east of San Francisco. When coal was discovered in the region a crew of several men and one woman was sent to homestead and set up operations. Because heavy machinery had to be moved in, the first order of business was to build a railroad. A narrow gauge rail line was built southeast from Renton and by 1884, the mines were ready to open. Workers and their families were moved up from California.

The community was named for the Black Diamond Coal Company, which opened mines in the region in the 1880s. Dense forests nearby provided all the timber needed to brace mine tunnels and build towns. Coal was in huge demand in the late 1800's to fuel the boilers of ships, trains, and buildings, and coal supplies from California mines were dwindling.

Most of the families were first-generation Americans of mainly Welsh or Italian descent. The Welshmen usually came from a long line of coal miners in their native land. Because of this, a hierarchy existed whereby the Welshmen executed tasks that required more skill and were better paid. The mine superintendent, Morgan Morgan, was a Welshman and also ran the town.

Black Diamond was a company town and the company owned practically everything. Families could buy houses, but the company leased them the land on which the houses stood for one dollar a month. Morgan Morgan declared that only one church was necessary and a Congregational Church was built to accommodate all faiths. Different services were held each Sunday on a rotational basis, but people attended all of them. Later the town would have a company store, where workers could buy goods with the cost deducted from their paychecks.

By the turn of the century, there were nearly 3,500 people of many nationalities living in town. Ethnic groups tended to group together, and neighborhoods were known (sometimes disparagingly) for the people who lived in them – Swede Town, Welsh Town, Dago Town, etc.

At first, the miners had no union but were paid more than most union workers in other parts of the country. As time went on, though, working conditions and wages became an issue. In 1907, coal miners organized Local 6481 of the United Mine Workers of America.

When the Union started meeting near the train depot, the company wouldn't allow them to congregate on company property. The workers walked outside of the town limits and one of them jumped on a stump to speak to the men. This stump would serve as their meeting location for many years. Later it was encased in concrete, and 'Union Stump' still exists today next to the Black Diamond Cemetery.

World War I created a greater demand for coal. Wages had been slowly rising since the union organized and were up to \$8 a day. After the war ended, the company wanted the miners to go back to \$7 a day, causing an outrage. The company labeled the most vocal dissenters "agitators," and fired them. The union insisted that they be rehired, but they were not. Along with this, the company refused to give current workers a new contract and started bringing in non-union labor. In 1921, the men went on strike.

The company placed barbed wire around the mine entrance and along the railroad tracks to protect the replacement workers from the strikers. The company hired guards to patrol the town and terminated the dollar-a-month leases for the land on which many people owned their own homes. Families were told to either sell their homes or move them off the property.

The Union stepped in and built 200 new homes on land donated by Tim Morgan (no relation to Morgan Morgan). This new settlement, to the west of Black Diamond, became known as Morganville. The houses were built quickly, with little insulation or attention to detail, yet some are still standing today.



The mine remained non-union for 10 years, until President Roosevelt was elected in 1932. His Depression-era New Deal economic policies, which United Mine Workers president John L. Lewis helped to write, brought strength to many unions nationwide. The coal miners in Black Diamond reestablished their Union in 1933, but it was too late. Oil was replacing coal as a fuel source and the demand for coal was waning rapidly. By the end of the 1930s the company town was disbanded in order to save money. Power lines were given to the power company, and roads were given to the county. By 1958, the mines were closed.

Accidents, mostly from falling rock, slips, and falls were common in the mines. Most feared, however, was the possibility of large explosions and/or other disasters. The biggest mining accident in Black Diamond happened at the New Lawson Mine on November 6, 1910, when a great explosion killed 16 men. Explosions like this were usually caused by gas and dust that accumulated. A simple spark could ignite the volatile mixture, causing a chain reaction explosion, often with tragic results.

In 1959, Black Diamond incorporated. Although its heyday had long passed, for many people it is still a fine place to live and raise a family. The city annexed Lake Sawyer and surrounding homes in 1998. Today, with a population of 4,120, Black Diamond is a city proud with heritage.

Lake Sawyer History

According to many, Lake Sawyer had a few dance halls in the mid to late 1920's. It is hard to document, probably because they began during Prohibition, but there are still some residents who remember them. One dance hall was reportedly on the point known as the "Hanson Estate" on the



north end of the lake and another was at the site of the original Lake Sawyer Resort on the southwest side (now part of a private home). According to "A Glimpse of the Charmed Land" by Louis Jacobin, a newspaper supplement to several newspapers, "The Grove Resort at Lake Sawyer is not only located on the lake shore, but is bedecked with virgin forest trees and bespangled with many kinds of beautiful flowers. These flowers have been planted and cultivated until much of the resort is a bower of bloom and especially so around the rustic summer cottages.The Grove is the property of L. Lochow, and is an exquisitely pretty place to spend a vacation. Fine bathing facilities, good fishing, and a camping ground as good as the best. 'The Grove' is in every way a beautiful, pleasing and scenic resort and is attracting the attention of many city people."

The article also describes ".....Lake Sawyer Paradise, a beautifully wooded tract on the shores of the lake two and one-half miles in length and one mile wide. 'Paradise' camping and parking grounds are in a tract of 34 acres of virgin forest which is composed of nearly every specie of tree that grows in Western Washington, is sanitary, level ground, free of underbrush and wind-fall and has modern camping accommodations for hundreds of automobiles; tables, beaches, free wood and water, a fine dancing pavilion, cottages for rent by day, week or month, excellent boating and bathing accommodations and fishing which is not surpassed on the Pacific Coast." This description indicates that 'Paradise' was located at or very near the Lake Sawyer Park site at the south end of the park. There may also have been a dance hall on the large island near the existing resort.

The Lake Sawyer Lumber Company was located on the north end of the lake and was in business from 1922 to 1934. A sawmill was located at the south end of the



lake near the future park area. In the early 1950's, the U.S. Air Force considered a 9,200 acre site on Lake Sawyer as a possible site for the U.S. Air Force Academy. According to a Seattle Times article (dated December 7, 1950) the Lake Sawyer site was "...one of the possible sites for the U.S. Air Force Academy, offering recreational advantages as well as space to build a two-mile-long air field." At that time, most of the property was owned by a coal company and a timber firm.

In 1948 there were only a few cabins on Lake Sawyer and lots sold for about \$400. Bob Eaton (a member of the Citizen Advisory Committee) had one of the first permanent homes on the lake and said that many of the lots and cabins back then were "squatter's cabins". During that year, the Lake Sawyer Improvement Club was formed and granted tax exemption status, but the club disbanded several years later.

In 1950, some Lake Sawyer property owners brought a lawsuit against Vern Cole Realty which was trying to reclaim land in the North Boot by lowering the lake level. This was done by clearing the natural outlet restriction (stories vary over whether it was natural log/brush debris or a beaver dam) and draining the lake to a level that would allow the marshy Boot area to dry out and become building lots. The property owners prevailed and the court required Vern Cole Realty to reestablish the lake level by building a man-made barrier at the outlet to replace the natural dam that was destroyed.

The new dam was to be owned and maintained by the Washington State Department of Hydraulics. The Department of Hydraulics was later abolished and its responsibilities were absorbed by the Department of Fisheries which became responsible for culverts and weirs. Vern Cole Realty left the area and, in 1956, the Department of Fisheries assigned responsibility for maintenance to a local homeowner by the weir (H. B. Sovie). When Mr. Sovie died, and the weir fish ladder needed repair, the Department of Fisheries met with some homeowners on the canal. They issued a permit for the repair and, in October, 1993, assigned maintenance responsibility to Black Diamond City Council Member Mike Cline, who lives on the outlet.

In 1956, a King County Boating Regulation (Resolution 16896) was adopted to

allow water skiing on Lake Sawyer with speeds up to 20 MPH between 2:00 p.m. and 6:00 p.m. during the week and from 11:00 a.m. to 3:00 p.m. on weekends and holidays. The time was later extended to 7:00 p.m. on weekdays. Lake ordinances became the responsibility of the City of Black Diamond following annexation. The last time the ordinance was revised was in 2005 when the maximum speed during designated hours was changed to 36 MPH and the speed limit during non-speeding hours and inside the buoy areas at all times was reduced to 5 MPH or “no wake”.

In 1961 lake residents again formed a group, the Lake Sawyer Control and Development Club, meeting at the Black Diamond Eagles Hall and also at the Masonic Temple. The first annual meeting of the club took place in May of 1962. In 1965 the bylaws were revised and the name was changed to Lake Sawyer Community Club (LSCC). The LSCC continues to thrive and serves the lake community in many ways.

There have always been many recreational activities on Lake Sawyer. From 1964 to 1966, the American Red Cross offered swimming lessons at the lake. Many residents recall ice skating in the Boot, canal, and across the entire lake at least twice in the last 35 years. Jack's Boats was a private campground renting boats and canoes and run by the Lochow family (who originally owned most of the south end of the lake). It was sold in the late 1970's and became the Lake Sawyer Resort, used for recreational vehicles, company picnics, and open to the public. The area is now called Sunrise Resort at Lake Sawyer and is a members-only recreational vehicle park that has cabins and boats for rent. A public boat launch and park is located on the western shore of Lake Sawyer. Residents and visitors enjoy boating activities and fishing year-round as well as an extensive trail system south and east of Lake Sawyer used by walkers, hikers, equestrians and mountain bikers.



Regional Recreation Inventory

Site visits were made to four nearby parks to gain an understanding of existing recreation facilities in the region and their condition. The four parks visited were:

1. Lake Wilderness Park – Maple Valley
2. Lake Meridian Park - Kent
3. Flaming Geyser State Park – South King County
4. Tiffany Park - Renton

Facilities at each park were generally in good condition and well used. All four parks included picnic facilities, playground equipment, restrooms, and walking paths. Three of the parks have a water feature (lake or river) and two of the parks have developed swimming areas. Tiffany Park and Lake Wilderness Park have tennis courts and Flaming Geyser State Park is the only park with interpretive elements. The chart on the following page summarizes the findings at each park:

	<i>Lake Wilderness Park</i>	<i>Lake Meridian Park</i>	<i>Flaming Geyser State Park</i>	<i>Tiffany Park</i>
Acreage	108 Acres	16 Acres	480 Acres	7 Acres
Recreation Facilities	<ol style="list-style-type: none"> 1. Children's play area 2. Open and covered picnic areas 3. Swimming area (with lifeguard stand) 4. Boat launch (non-motorized boats only) 5. Fishing access 6. Walking paths 7. Arboretum (40 acres) 8. Tennis courts 	<ol style="list-style-type: none"> 1. Children's play area 2. One picnic area (covered) with water and electricity 3. Outdoor amphitheatre (small) 4. Swimming area (roped off and includes two lifeguard stands) 5. Fishing pier 6. Boat launch 	<ol style="list-style-type: none"> 1. Hiking trails (over 4 miles) 2. Biking trails (over 4 miles) 3. Equestrian trail (1 mile) 4. Model airplane field (25 acres) 5. Green River access (boating and fishing) 6. Interpretive signs 7. Open and covered picnic areas 	<ol style="list-style-type: none"> 1. Open and covered picnic areas 2. Tennis courts
Restrooms	Yes	Yes	Yes	Yes
Comments/Observations	<ol style="list-style-type: none"> 1. Covered picnic areas available for rent 	<ol style="list-style-type: none"> 1. Covered picnic area available for rent 2. Ideal for community gatherings, weddings, etc. 		



Community Recreation Survey

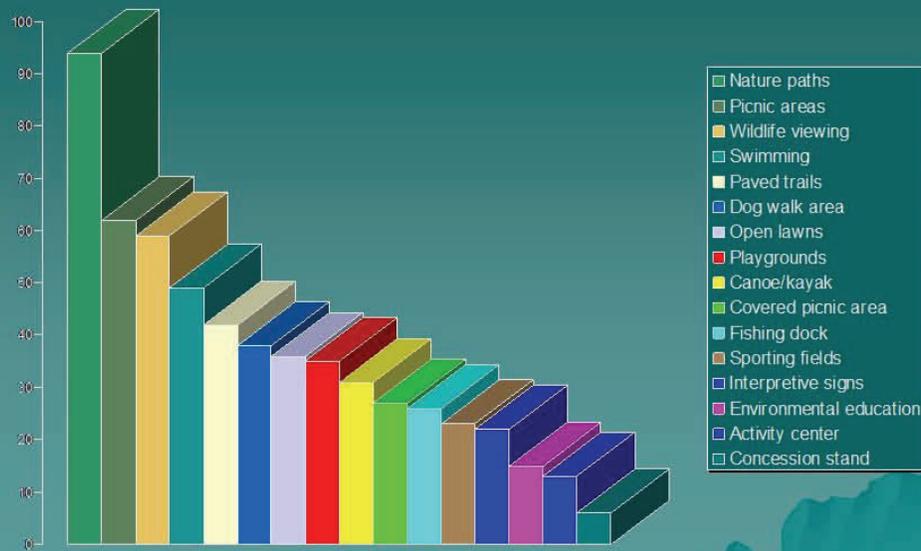
A recreation survey questionnaire was developed and mailed to every household in Black Diamond (1,538 households) to determine the public's interest in how Lake Sawyer Park is developed. A full copy of the survey questionnaire is contained in Appendix I.

A total of 155 completed questionnaires were returned to the planning team. Of those:

- 50% were from households on Lake Sawyer
- 67% of respondents indicated they visit parks 5 or more times per year
- 85% preferred serene or semi-active use only
- 84% wanted at least half of the park left in its current natural state

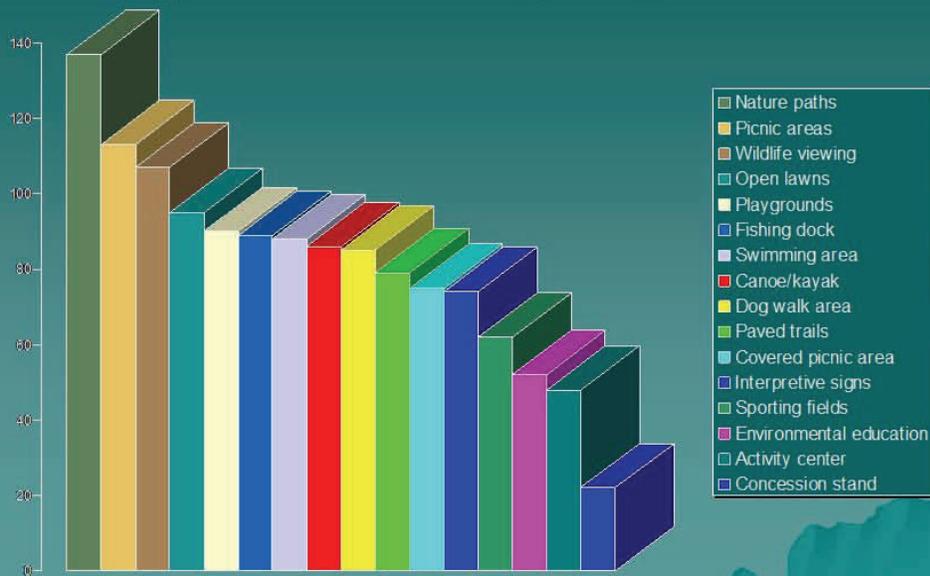
A key question in the survey provided a list of potential amenities that could be provided at Lake Sawyer and asked people to indicate their level of interest in each from three options: 1) Very Important; 2) Important; or 3) Not Important. The charts on the following pages show how these potential amenities ranked among respondents:

Activities rated as "Very Important"

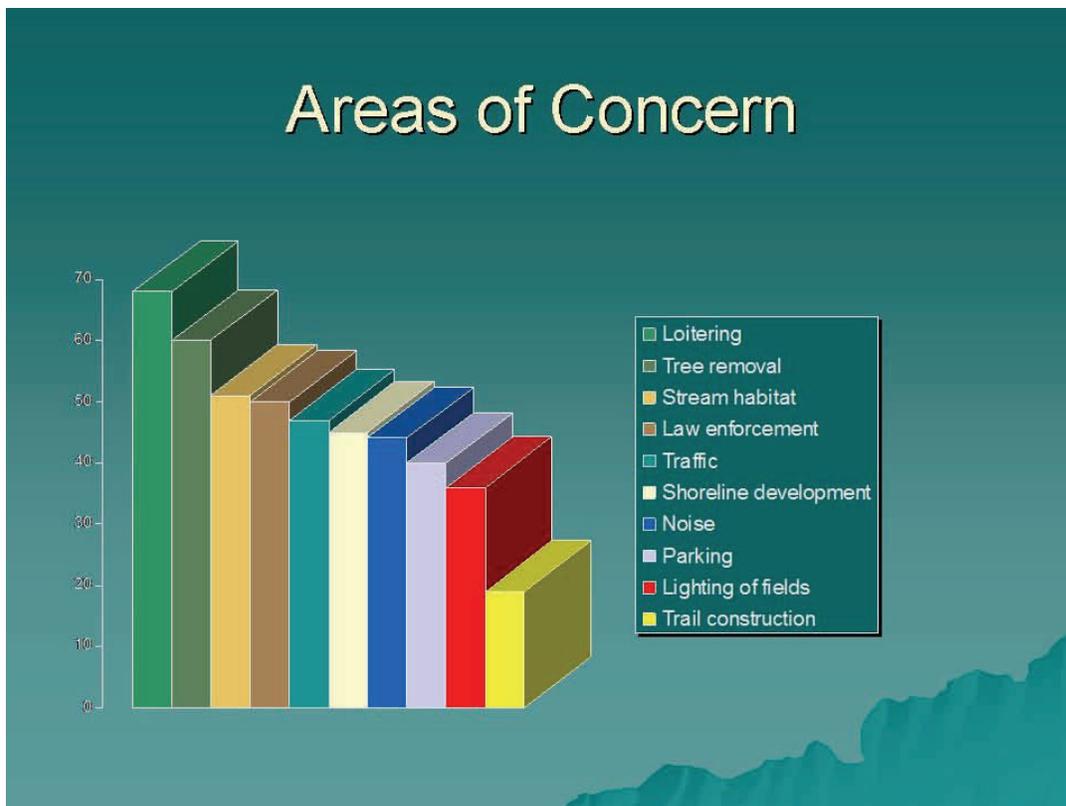




Activities rated as "Important or Very Important"



Another key question in the survey provided a list of possible impacts that could result from park development and asked respondents to circle the ones that concern them the most. The following chart shows the responses to this question.





Facility Recommendations

In the analysis phase, the planning team and advisory committee developed a list of recommendations about facilities to include at Lake Sawyer Park. The list was derived from a review and analysis of many factors, including the following:

- deed restrictions included in property transfer from King County
- previous park planning
- vision and goals statement
- regional recreation inventory
- city-wide recreation survey

The chart on the following page is the list resulting from this analysis.

Facility Recommendations

<p>Waterfront Area:</p> <ul style="list-style-type: none"> •Swimming beach •Amphitheatre •Fishing dock •Canoe/Kayak area •Concession stand •Boathouse (for police boat) 	<p>Athletic Fields:</p> <ul style="list-style-type: none"> •Youth baseball •Adult softball •Soccer •Multi-purpose playfields/open lawn areas •Sports courts
<p>Natural Areas/Open Space:</p> <ul style="list-style-type: none"> •Wildlife viewing •Interpretive signs •Habitat preservation/enhancement •Forested buffers (between active recreation and all other areas) 	<p>Trails:</p> <ul style="list-style-type: none"> •Mountain bike trails •Nature paths & boardwalks •Multi-Use trails connecting to: <ul style="list-style-type: none"> --Green River Open Space --Cedar River Trail and Open Space --City of Black Diamond •Equestrian trails (connecting to adjacent equestrian trail systems)
<p>Infrastructure:</p> <ul style="list-style-type: none"> •Roads & traffic patterns •Parking •Sidewalks/Paved pathways linking activity areas 	<p>Miscellaneous:</p> <ul style="list-style-type: none"> •Picnic areas •Covered picnic area (pavilion) •Playground equipment/bouldering wall •Dog walking (dogs allowed on leash with plastic bags and waste disposal areas) •Activity center (preserve space for future building) •Fresh look at existing boat launch park

Design Charette

The cornerstone event in the planning process occurred over a three-day weekend in October, 2006, when a design *charette* was conducted. A charette is an intense, focused, illustrated brainstorming session that involves any number of people and lasts from a few hours to a few days. Approximately 25 community members were teamed with 10 volunteer landscape architects to develop graphic design ideas for various components of the park.

Community member participants included most of the Citizen Advisory Committee and other invited 'stakeholders' chosen for their knowledge and subject matter expertise in certain areas. They included representatives from city and lake residents; homeowners associations; community clubs and service organizations; environmental groups and trail/recreation advocates (for a complete list please see the 'Acknowledgments' section at the beginning of this document).

The group was organized into five teams, with two landscape architects and five community members on each team. Each team was assigned a specific design element for the following park components:

- Waterfront Area
- Ball fields
- Interpretation/Conservation
- Trails and Infrastructure
- Small Areas and Existing Boat Launch





Lake Sawyer Park
Development Concept Plan

- A – Swimming Area
- B – Community Pavilion/Covered Picnic Area
(Historic Dance Hall – Interpretive Site)
- C – Community Commons
- D – Boat Dock with Police Boat House
(drop-off only; no public moorage)
- E – Kayak & Canoe Launch
- F – Parking
- G – Future Activity/Community Center
- H – Concession Building (w/restrooms and bath house)
- I – Pedestrian Bridge (over lagoon)
- J – Notched Log
- K – Ravensdale Creek (restoration & monitoring)
- L – Views on Sunny Knoll
- M – Miners Fishing Point/Sunset Views
- N – Narrow Gauge Railroad (interpretive site)
- O – Viewing Platform
- P – Old Cedar
- Q – Tree House
- R – Rock Creek/Frog Lake (restoration & monitoring)
- S – Habitat Improvement
- T – Baseball Field (tournament quality)
- U – Baseball/Multi-purpose Field (pick-up games)
- V – Soccer/Football Field
- W – Mount Rainier Viewpoint
- X – Children's Play Area



Lake Sawyer Park Development Concepts

The Lake Sawyer park site consists of approximately 150 acres located at the south end of Lake Sawyer. The site is irregular in configuration and includes the following:

- About 38 acres of wetland/riparian area, including Frog Lake (approximately one-third of the site is in regulated wetland or wetland buffer)
- About 9 acres of upland meadow
- About 116 acres of upland forest (previously managed for timber production)
- About 4,000 lineal feet of shoreline on Lake Sawyer (much of which was artificially constructed)
- About one mile of gravel/dirt road
- About one mile of dirt footpath
- Ravensdale Creek and Rock Creek cross the site and flow into Lake Sawyer
- Approximately 40 acres (immediately adjacent to Lake Sawyer road) are considered suitable for development for active recreation (minus vegetative buffers and eagle management area)

Overall Concept/Plan Goals

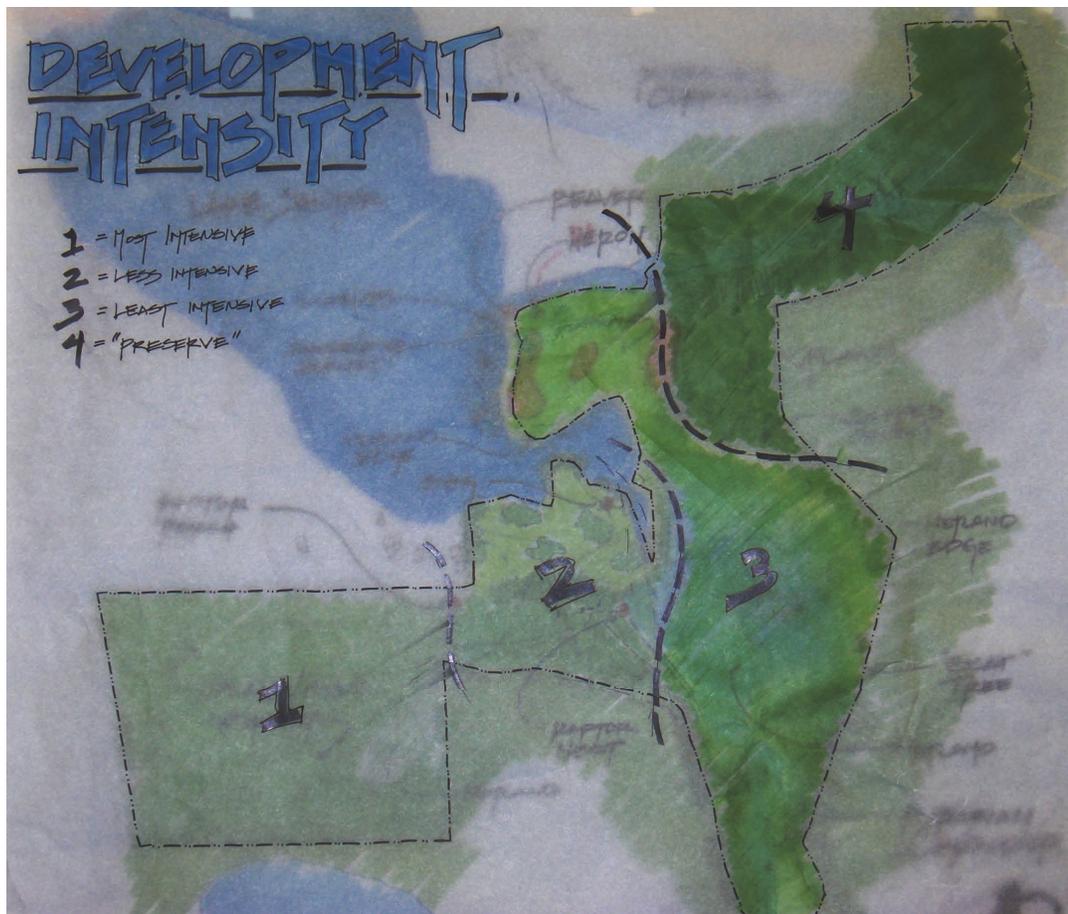
The following goals describe the overall approach towards the development of Lake Sawyer Park. They are not intended to be strictly interpreted and followed; rather, they were written to provide general guidance and policy for park development. It is understood that opportunities and/or unforeseen issues may arise that cause actual implementation to vary somewhat or to occur in a different sequence than what is described.

1. **Minimize environmental impact.** Utilize construction techniques that are environmentally sensitive (e.g., sustainable materials; low impact development; energy efficient; permeable surfaces; etc). Implement conservation projects designed to protect/improve water quality and native habitat, restore wetlands, attract wildlife, etc.

2. **Contain infrastructure cost.** Concentrate development in the western half of the property (e.g., roads, parking, utilities, stormwater drainage, active recreation, etc.). Leave the eastern half of the property in a more natural state for passive recreation.
3. **Provide a mix of activities.** Develop the park to offer a wide variety of recreation opportunities designed to serve multiple interests and a broad cross-section of the regional population. These opportunities should include: organized sports and athletic fields (baseball, softball, soccer, football); waterfront area with a swimming beach; picnic areas; playground equipment; open grassy fields (frisbee, kite flying, pick-up games); trails for bicycling, horseback riding, walking, and hiking; interpretive exhibits and nature trails; and wildlife viewing.
4. **Create revenue sources.** Include facilities capable of generating revenue to help offset the cost of park maintenance and operations (e.g., concessions stand; league quality ball fields, activity center [available for private rentals], etc.).
5. **Establish logical, progressive development for phased construction plan.** Develop the park from Lake Sawyer road in. Focus on development of infrastructure first (e.g., roads, parking, utilities, trails) followed by facilities such as athletic fields, the waterfront area, and interpretive areas (viewing blinds, boardwalks, signs/exhibits, etc.). Perform restoration/enhancement projects (exotic weed removal, stream restoration, wetland enhancements, etc.). Remain flexible and opportunistic (i.e., develop infrastructure and facilities as funding becomes available for specific purposes).

Open Space/Natural Areas

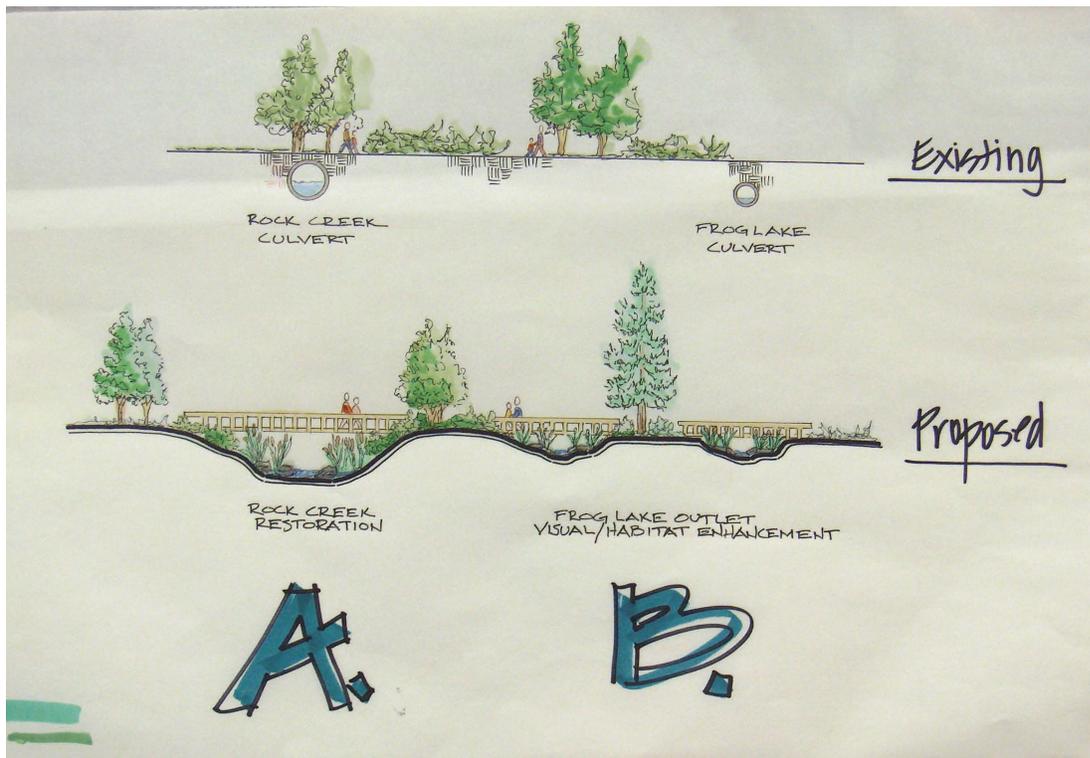
Approximately half of the Lake Sawyer site will be left in a relatively natural, or enhanced, state to provide for fish, wildlife, water quality, and other environmental purposes, as well as passive recreational use. This is the eastern half of the property which contains Frog Lake, Rock Creek, and Ravensdale Creek. Trail use, nature observation, environmental education, and interpretation are the types of recreation activity that will occur in this part of the park. This is also the part of the park where environmental restoration and conservation projects will be emphasized.



Goals for managing open space/natural areas include:

- I. Promote regeneration between Frog Lake, Rock Creek, and Lake Sawyer.

The natural hydrologic functions between Frog Lake, Rock Creek and Lake Sawyer have been significantly altered and disrupted by previous development and road building on the property and in the surrounding region. Future park development will consider and evaluate projects to reverse these impacts and restore the functionality between these systems. These projects will potentially perform work such as culvert removal, causeway enhancement, aesthetic improvements, restoration of water flow, and creation of pedestrian bridges between these important creek, wetland, and lake systems (subject to evaluation).





2. Minimize impacts to creeks.

Public access points to both Rock Creek and Ravensdale Creek will be limited in order to protect water quality and the sensitive riparian habitat bordering these streams. Pedestrian bridges and crossings will be kept to a minimum and a natural buffer of at least 75 feet will be retained on each side of these creeks. Existing trails currently located within this buffer may be relocated further away from the creek.

3. Minimize noise and light impact.

Close attention will be paid to the retention of vegetative 'buffers' in and around the eastern portion of the park to minimize the impact of noise and light coming from the lake or other parts of the park. This part of the park is intended to be quiet and serene, offering a place for people to get away from their urban surroundings.

4. Protect, enhance and/or restore wildlife habitat.

A variety of restoration and conservation projects will occur in the eastern portion of the park that will benefit wildlife. These projects will emphasize natural and native habitat to support native species that traditionally use the area.

5. Provide public access via trails and develop a variety of outdoor environmental learning experiences for children and adults.

Trail use, nature observation, environmental education, and interpretation are the types of recreation that will occur on the eastern half of Lake Sawyer Park. A primary multi-use trail (oriented north and south) will serve as the main access route, with several spur trails leading off from that to other areas. One spur trail will be a nature trail (footpath and boardwalk) around Frog Lake that leads to strategically located wildlife viewing observation areas. Another spur trail will branch off to the west and lead walkers through the open grassy meadows adjacent to Lake

Sawyer, including viewpoints on the lake. Existing trails and pathways will be utilized wherever possible to minimize new trail construction. Interpretive signs will be located along the trails providing information on a variety of subjects such as wildlife habitat, bird identification, history of Lake Sawyer, and information on environmental restoration projects.



Waterfront Area

A waterfront area will be developed in the northwest section of the property adjacent to Lake Sawyer. This area will include a swimming beach, parking and restrooms, a concession stand for food and small non-motorized boat rentals, grassy lawn, picnic sites, a boat dock that includes a public boat 'drop-off' zone (for loading/un-loading passengers - no public mooring) and a boathouse for the police department, and a small deck platform surrounded by a gently sloping grassy hillside overlooking the lake that could be used for small, non-amplified, events (e.g., weddings, acoustical concerts, community festivals, etc). The waterfront area will not include a public boat launch.

A site will be preserved further up from the waterfront area for a possible future activity/community center building. If built, the activity/community center would be a multi-purpose facility capable of hosting a wide variety of uses (e.g., senior services and classes, youth groups, recreation programming, private rentals, etc). It would include classrooms, an office, a large assembly room, kitchen, and public restrooms.



Goals for developing the waterfront area include:

1. Provide a safe and attractive swimming beach.

A section of shoreline in this area will be developed into a sandy beach with a roped-off swimming area. Motorboat access near this area will be restricted, thereby creating a safe location for a public swimming beach. (Note: this area floods during periods of high water events and will need to be designed/engineered to withstand such flooding).

2. Provide parking and accessibility.

A large parking lot area will be developed upland from the beach. It will include a drop-off area specially designed to accommodate handicapped individuals. The parking lot will be connected to the beach, boat dock, and other areas via sidewalks and/or paved trails. Picnic pads will also be designed for wheelchair access.

3. Provide a public boat dock that includes a covered boathouse for police use.

A public boat dock will be built to provide a place for motorboats to stop and drop-off or pick-up passengers (boat mooring will not be allowed). A portion of the boat dock will be fenced off and secured for a private boathouse to be used by the Black Diamond Police Department patrol boat. This will provide a Police Department presence at the waterfront and will help the park stay safe and secure.

4. Create a revenue source to help offset the cost of park management and operations.

A concession building will be included in the waterfront area. This building will be available for lease or contract with a private business for the purpose of selling food, snacks, and beverages and to rent small boats (e.g., canoes and rowboats). The revenue from the concession operation will be used to help offset the cost of park management and operations. Public



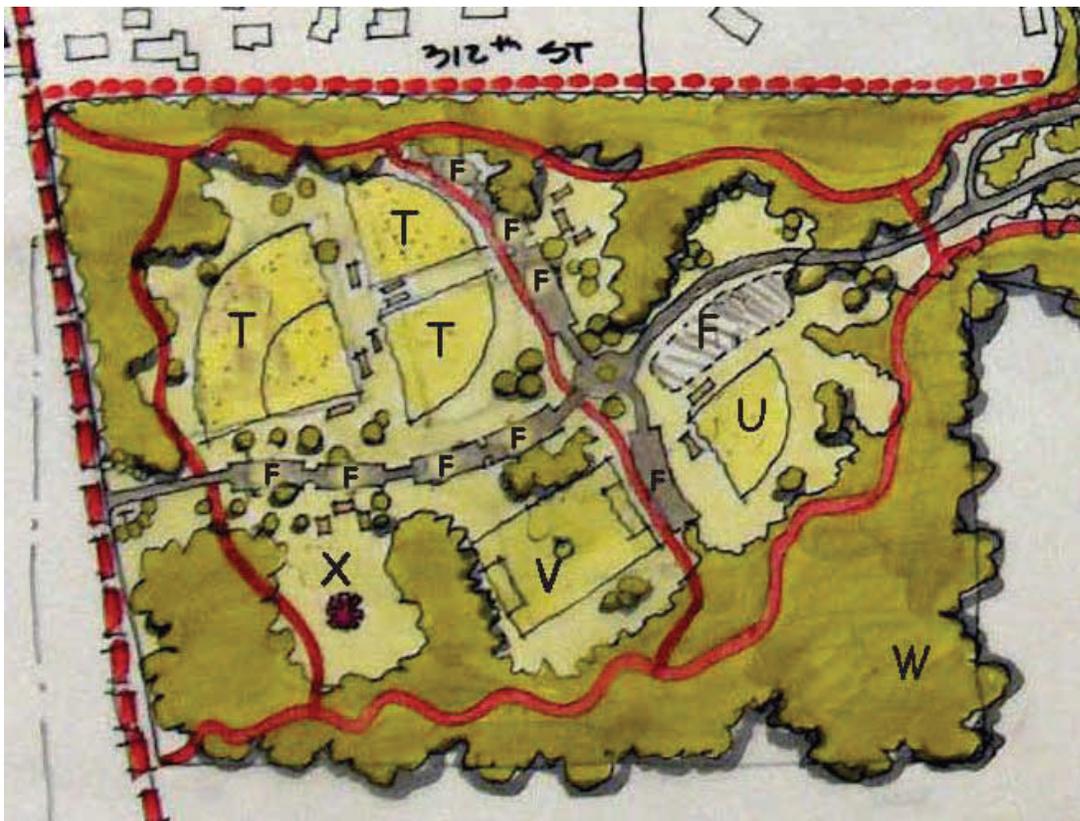
restrooms with changing rooms will be included as part of this building.

5. Create a small bandstand surrounded by a grassy hillside overlooking the lake (Community Commons).

The waterfront area will include a small deck platform surrounded by a gently sloping grassy hillside overlooking the lake that can be used for small, non-amplified, events (e.g., weddings, acoustical band concerts, community festivals, etc). This is not intended to be a large amphitheatre capable of hosting major concerts with large crowds. Rather it is intended to be a small facility ideally suited for quiet, non-intrusive events. The City of Black Diamond will develop policies for managing this area that include restricting noise levels and times when events can occur.

Ball Fields

The western portion of the park, immediately adjacent to Lake Sawyer Road, contains about 40 acres of relatively flat land that will be developed into a complex of sports and athletic fields for baseball, softball, soccer, and football. These facilities will be designed to accommodate a wide range of users and interests and will include both tournament level quality fields as well as fields for the more casual 'pick-up' type games.





Goals for developing the ball fields area include:

1. Reduce and minimize the impacts from the ball fields on the surrounding community and other parts of the park.

A new road will be built off Lake Sawyer Road that will serve as the primary public access in and out of Lake Sawyer Park. No public access will be allowed along 312th Street which will retain privacy for residents along this street. A vegetative 'buffer' approximately 150 feet wide will be retained along 312th street to screen private residences from the ball fields.

Vegetative buffers will also be used in other areas to screen the ball fields from other parts of the park. In addition, gates will be installed on the road between the ball fields area and the rest of the park. This will allow the ball fields area to be left open at night while the rest of the park can be closed after dark.

2. Integrate ball field design with existing topography.

The topography of this 40 acre area consists of two relatively flat benches connected by a gently sloping hillside. A tournament quality complex of youth and adult baseball/softball fields will be developed in the northwest corner on the larger bench. A multiple-use soccer and football field will be developed on the smaller bench to the south, and a playfield for pick-up games of all types will be developed further east of that.

3. Create tournament quality youth and adult baseball/softball fields for revenue generation.

A tournament quality complex of youth and adult baseball/softball fields will be developed that will be available to host a variety of baseball and softball league games and tournaments. This is expected to be a significant source of income to Black Diamond to help offset the cost of park operations and maintenance. These fields will include directional field lighting that concentrates and focuses lighting down and to the field of play and limits the amount of light that 'escapes' up into the sky. The use of field lighting

allows the fields to be used and scheduled beyond daylight hours, thus maximizing the utility of a minimum number of fields. Without field lighting, more fields would have to be built and maintained to accommodate the same amount of use. Maximizing field use is an advantage because it minimizes the number of fields that have to be built and maintained at a tournament quality standard. This is a significant budget and operational consideration.

4. Maximize retention of vegetation around ball fields.

In addition to retention of vegetative buffers to screen the ball fields from residential and other parts of the park, vegetation will be retained as much as possible throughout this area. This will retain vegetation for environmental and aesthetic purposes, as well as creating a vegetative circle all around the ball fields.

5. Design facilities to accommodate a wide range of users.

In addition to tournament quality baseball and softball fields, the ball fields area will include fields for everyday park users. These will include a large multi-purpose soccer and football field as well as a baseball field for pick-up games and other purposes. In addition, trails and play areas with playground equipment will be sited in this section of the park.

6. Provide facilities to serve a mix of activities and interests.

The ball fields area will be developed to serve a mix of interests and activities ranging from organized, competitive leagues to family-oriented recreation outings. The ball fields area will be designed primarily for soccer, baseball, softball, and football, but will also include small play areas and sports courts, playground equipment, picnic facilities, and trails as well.



Trails, Roadways, and Circulation Patterns

A road and trail system will be designed to safely and conveniently circulate motor vehicles and pedestrians through the park. The road system will provide motor vehicle access through the western half of the property from Lake Sawyer road to the ball field and waterfront areas of the park. Public motorized vehicle access will not be allowed into the eastern half of the property. Administrative vehicles will be allowed access into the eastern half of the property via the trail system for maintenance, operations, and/or emergency purposes. People will circulate throughout the park via an extensive network of trails.



Goals for building the roadway and trail system include:

Provide diverse trail experiences.

An extensive trail system will be developed to provide pedestrian access throughout the park. This system will include a variety of trail 'types' designed to accommodate various users and purposes. These include the following:

Sidewalks - typically cement sidewalks linking parking areas to major developed parts of the park (e.g., concession building, picnic pavilion, children's play areas, community center, etc.)

Bike lanes - 4 - 5 foot wide shoulders along roadway with the bike symbol applied and separated via a 4-inch wide solid white fog line

Paved multi-purpose trails - typically 12 foot wide paved asphalt for multi-purpose use (e.g., walking, running, bicycling, roller blading, etc). This will include the regional trail route to be constructed and maintained by King County as a deed condition through Lake Sawyer Park that functions as a link between the Green and Cedar River open space systems. This type of trail will also be typical in the peripheral areas around the ball fields and along the waterfront areas.

Equestrian Trails - horseback trail routes through Lake Sawyer Park that are linked to the existing regional equestrian trail system (note: it is not envisioned to develop major trailhead and parking for equestrian uses in Lake Sawyer Park. Rather, the intent is to maintain the continuity of existing equestrian trails through Lake Sawyer that are accessed elsewhere).

Mountain Biking Trails - typically 3 to 4 foot wide dirt paths designed primarily for mountain biking that are linked to the existing regional mountain biking trail system.



- Nature Paths and Boardwalks – typically 3 to 4 foot wide dirt paths designed for walkers and hikers with occasional stretches of wooden boardwalk near sensitive areas or leading to viewing/observation decks. This type of trail will primarily be found in the peripheral area around Frog Lake.

2. Balance goals for public use and access with goals for resource conservation.

The road and trail system will be used as a tool to manage public access to Lake Sawyer, Frog Lake, and other sensitive resource areas. Roads and parking lots will not be developed in the waterfront area; rather, the waterfront area will be designed for people and public access. The parking lot will be developed away from the waterfront on higher ground. Sidewalks and ‘hardened’ asphalt trails will guide people through high traffic areas, over the lagoon, and to desirable viewing areas thereby keeping them on the trail and protecting sensitive resource areas for others to enjoy. In addition, the road will be gated between the ballfields area and the rest of the park to allow it to be closed off at night when the ballfields area is in use.

3. Minimize road construction and utilize low-impact engineering techniques.

The road and parking system will be designed and engineered to be as light on the land as possible. The total road distance will be kept to a minimum and numerous, smaller landscaped pullouts and parking spaces will be provided for aesthetic purposes. Consideration will be given to including low-impact engineering techniques to soften the imprint of roads and trails on the land (e.g., permeable surfaces, surface water runoff, etc).

4. Ensure accessibility and reasonable walking distances.

The park roads and trail system will be designed in conformance with all

applicable accessibility laws, regulations, and guidelines. Close attention will be paid to ensuring full accessibility from parking areas to the more intensely developed parts of the park. Reasonable walking distances will be maintained between developed sites and parking areas. The benefits of providing accessible facilities are twofold: 1) it provides safer and better conditions for all users, not just those with disabilities; and 2) it increases the possibility/opportunity for persons with disabilities to not only have access, but to do so along side their non-disabled family and friends.

5. Enable emergency access.

The trail system will be designed to accommodate administrative and/or emergency vehicle access along the paved, multi-purpose paths throughout the park. This will allow emergency personnel to get to within a reasonable distance of all parts of the park.





Play Areas and Sports Courts

Numerous play areas and sports courts will be developed at strategic locations in and around the ballfields and waterfront areas. They will not be located in the eastern half of the property which will be more natural and open space. Play areas and sports courts will typically be smaller areas with facilities such as playground equipment, picnic tables, and/or courts for activities such as basketball, volleyball, four-square, etc.

Goals for play areas and sports courts include:

1. Provide a broad range of activities

Develop small play areas and sports courts at strategic locations that provide for a broad range of activities/interests (from passive to active) and that serve to disperse people and groups throughout the park.

2. Accommodate a wide range of ages.

Design play areas and sports courts to serve a range of age group interests from young to old.

3. Provide for group and individual areas.

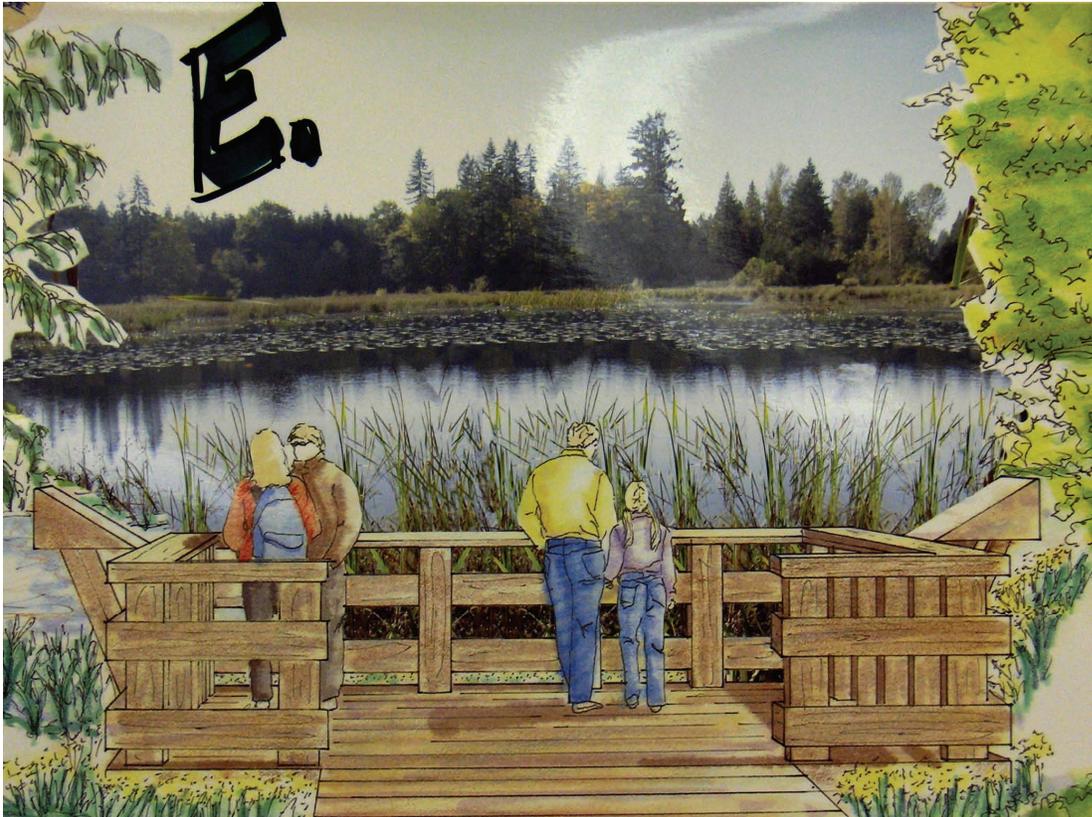
Develop play areas and sports courts in different sizes to accommodate large groups (e.g., multiple families, clubs, organizations, etc) and small groups or single families.

4. Maintain continuity among park features/elements.

Maintain continuity in design and appearance among park features and elements (e.g., signs, colors, landscaping, structures, etc).

Environmental Education and Interpretation

An environmental education and interpretation program will be developed at Lake Sawyer Park that includes both facilities and programming. Facilities will include wildlife viewing areas, interpretive trails, interpretive signs and plant identification markers. Programming will include scheduled speakers, events, and/or activities to educate people about various subjects related to the areas' natural and cultural resources.





Goals for environmental education and interpretation programs and facilities include:

1. Disperse interpretive signs, information, and opportunities throughout the park.

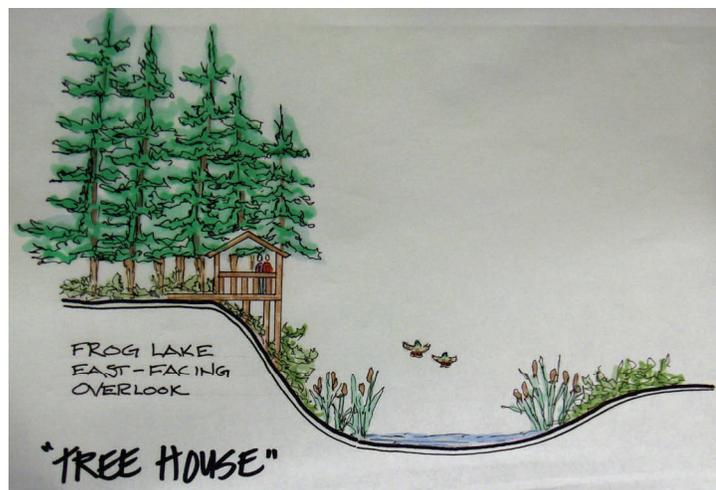
Strategically locate interpretive signs, information, and opportunities throughout the park and particularly in the eastern half of the park. Concentrate efforts around Frog Lake and along Ravensdale Creek.

2. Maintain continuity in design and appearance and integrate site design into the landscape.

Maintain continuity in design and appearance among interpretive features and integrate design into the landscape by using natural and native materials as much as possible.

3. Program a variety of interpretive and educational activities.

Offer a variety of educational/interpretive opportunities for various age groups and interests. Programs should be offered year round and should include activities such as: guided nature walks; plant identification; water quality monitoring; outdoor photography; guest speakers/lectures; etc.

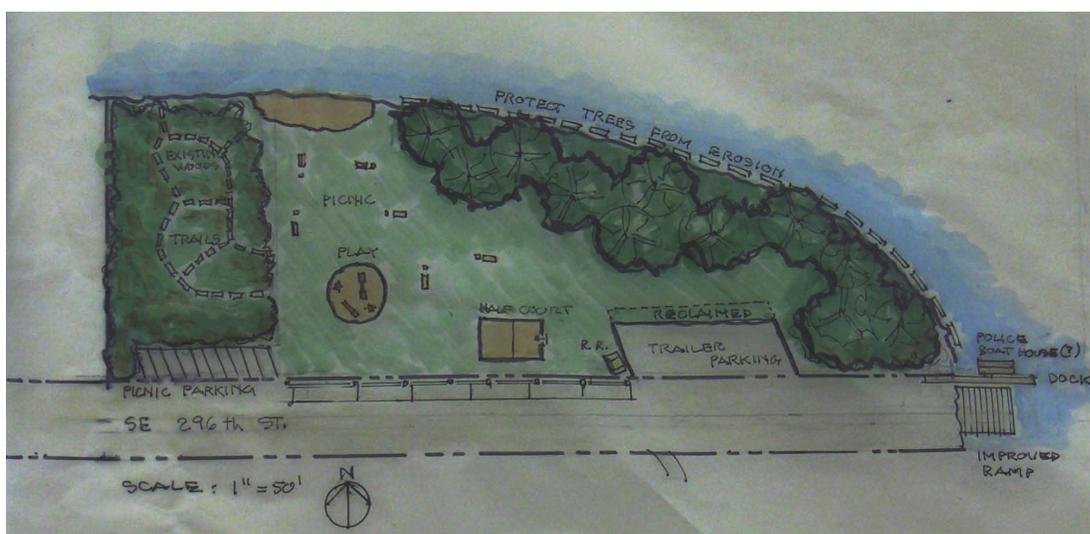


Existing Boat Launch Park

The existing boat launch park on the west side of Lake Sawyer will be modernized and upgraded to include repair of the existing boat launch, construction of a finger pier for boat access and fishing, new playground equipment, restrooms, and provision of additional parking for vehicles without boat trailers.

Goals for the existing boat launch park include:

1. Modernize and repair the existing boat launch
2. Provide a public pier for boat access and fishing
3. Add playground equipment and upgrade restrooms
4. Reconfigure parking to provide for vehicles without boat trailers and encourage more use of the park





Next Steps and Implementation

Following is a description of the most likely steps and actions that have to occur to develop and open Lake Sawyer Park. While these imply a general order, it is not intended to suggest they will occur in sequence. Many of the steps are interrelated and may occur simultaneously or in a different order than presented depending on opportunities that arise, funding obtained, etc.

1. Form a 'Friends of Lake Sawyer' group.

Formation of a local volunteer 'friends' group will greatly assist the City of Black Diamond in their efforts to develop and manage the park. Friends groups can perform a variety of functions such as organizing volunteers and work parties, fundraising, public relations, park patrol, etc.

2. Develop and maintain a 'punch list' of work to be done.

The City of Black Diamond should prepare a master list of the work that needs to be done in order to open the park to the public. Significant design, engineering, permitting, and construction needs to occur to build the roads, trails, ball fields, and waterfront area. Maintenance of a master 'punch list' helps guide efforts related to writing grants, fundraising, and coordinating the work of volunteers.

3. Apply for grants.

It is anticipated that most of the money for design, engineering, permitting, and construction projects will come from one or more grant sources. Local community groups and individuals should support these grant requests by submitting letters of support, fundraising for matching requirements, testifying at preliminary grant proposal hearings, etc. A list and description of potential grant programs that can assist in park development is contained in the 'Funding Opportunities' chapter of this document.

4. Design and Engineering

The City of Black Diamond will most likely hire one or more consulting firms to do the design and engineering work for various components of the park. This will be the stage where some of the 'concepts' described in this plan could get modified, adjusted, and/or refined as more detailed information is obtained (e.g., soil structure, wetland delineation, hydrology, sensitive natural or cultural environments, etc.). Further refinements could occur during the permitting process in order to receive the necessary building and construction permits before work can actually begin.

5. Permitting

Permitting can be a very lengthy process that can take one or more years to complete. It is important for local citizens to stay informed and involved during the permitting process and to take actions such as attending and speaking at hearings, writing letters of support for the proposed action, etc. It is also important to remember that permitting processes are in place for good reasons to protect the public's shared interest in and fundamental rights to clean air, water, a healthy environment, and protection of our historic/cultural heritage.

6. Construction

The last stage will be the actual construction of park facilities and infrastructure. The City of Black Diamond will contract major work with construction companies, but some lighter work may also be coordinated and completed by volunteer efforts or by existing city crews and staff.



Funding Opportunities

Federal Funding Sources

EPA Environmental Education Grants

The U.S. Environmental Protection Agency (EPA) administers a grant program that supports environmental education projects that enhance the public's awareness, knowledge, and skills to help people make informed decisions that affect environmental quality. EPA awards grants each year based on funding appropriated by Congress. Annual funding for the program ranges between \$2 and \$3 million. More than 75% of the grants awarded by this program receive less than \$15,000.

Contact:

Sally Hanft
EPA Region 10
(206) 553-1207

Natural Resources Conservation Service (NRCS)

The NRCS administers the 'Resource Conservation and Development Program' (RC&D). The purpose of the RC&D program is to accelerate the conservation, development and utilization of natural resources, improve the general level of economic activity, and to enhance the environment and standard of living in designated RC&D areas. It improves the capability of State, tribal and local units of government and local nonprofit organizations in rural areas to plan develop and carry out programs for resource conservation and development. Current program objectives focus on improvement of quality of life achieved through natural resources conservation and community development which leads to sustainable communities, prudent use (development), and the management and conservation of natural resources. RC&D areas are locally sponsored areas designated by the Secretary of Agriculture for RC&D technical and financial assistance program funds.

Contact:

Terry D'Addio
National RC&D Program Manager

(202) 720-0557

For more information about this and other NCRS programs, see the Natural Resources Conservation Service's website at: www.nrcs.usda.gov.

State Funding Sources

Land and Water Conservation Fund

The Land and Water Conservation Fund (LWCF) was enacted by Congress in 1964 to establish a funding source for grants to state and local governments for land acquisition and/or development of outdoor recreation areas and facilities. LWCF is federally funded but administered in each state through a governor-appointed state agency. In Washington, LWCF is administered by the Interagency Committee for Outdoor Recreation (IAC). LWCF grants require a 50% match from state or local funds. Areas funded through LWCF assistance are required to be dedicated in perpetuity for public recreation use.

For complete information about all the grant programs administered by the IAC, see their website at: www.iac.wa.gov

Contact:

Darrell Jennings
Interagency Committee for Outdoor Recreation
1111 Washington Street SE
Olympia, Washington 98501
(360) 902-3020

Washington Wildlife and Recreation Program (WWRP)

The WWRP is a grant program authorized by the Washington State legislature to support acquisition and development of outdoor recreation and conservation lands. Eligible projects include state and local parks, water access sites, trails, critical



wildlife habitat, and natural areas. Grants require a 50% match. WWRP is managed by the Interagency Committee for Outdoor Recreation (www.iac.wa.gov).

Contact:

Darrell Jennings
Interagency Committee for Outdoor Recreation
1111 Washington Street SE
Olympia, Washington 98501
(360) 902-3020

Private Businesses and Foundations

There are a number of private businesses and foundations that provide grants for trails and environmental education projects. Grants given through these organizations are harder to track because in any given year some of the grant opportunities will have been discontinued and new opportunities from other organizations will have appeared. A sampler of grants offered is listed below. However due to the frequent changes, the best way to capitalize on these types of grants is to research grant opportunities close to the time of implementation through libraries and the internet. See Information Sources below, for publications/sites to use for completing the research.

The Conservation Fund

Through the American Greenways Program, The Conservation Fund helps build a national network of linked open spaces and natural areas, connecting communities to the outdoors and to each other and forging partnerships for a sustainable future. The **Kodak American Greenways Awards**, a partnership project of the Eastman Kodak Company, The Conservation Fund, and the National Geographic Society, provides small grants to stimulate the planning and design of greenways in communities throughout America.

Contact:

The Conservation Fund
(703) 525-6300
greenways@conservationfund.org

Starbucks Neighborhood Parks Program

The Starbucks coffee company awards 30 grants each year of \$15,000 in support of local park projects. Grants are awarded to neighborhood based organizations with 501 (C)(3) tax exempt status.

Contact:

Contact the Store Manager at the Starbucks nearest Lake Sawyer Park
www.starbucks.com/aboutus/grantsparks.asp

The Baseball Tomorrow Fund

The Baseball Tomorrow Fund is designed to promote and enhance the growth of baseball throughout the world by funding programs, field improvements and equipment purchases to encourage and maintain youth participation in baseball and softball. Since its inception in 1999, the Baseball Tomorrow Fund has awarded grants totaling more than \$9 million to Little League organizations benefiting nearly 109,000 youth participating in more than 180 youth baseball and softball programs across the United States, Canada, Puerto Rico, Dominican Republic, U.S. Virgin Islands and Europe.

Contact:

Jim Gerstenslager
Western Region Director
Little League Western Region Headquarters
6707 Little League Drive
San Bernardino, CA 92407
(909) 887-6444
jgerstenslager@littleleague.org



The Bikes Belong Coalition

Bikes Belong is a national coalition of bicycle suppliers and retailers working together to put more people on bicycles more often. Bikes Belong awards grants of up to \$10,000 for facility and advocacy projects.

Contact:

Elizabeth Train, Grants & Research Director
Bikes Belong Coalition
1920 13th Street, Suite A
Boulder, Colorado 80302
(303) 449-4893
elizabeth@bikesbelong.org

Community Fundraising, Donations, and In-Kind Contributions

Community Fundraising: Local service clubs and organizations can be significant contributors to park development, and their active support could assist the development of Lake Sawyer Park. These groups can assist with a wide range of activities to generate revenue for construction and maintenance. Examples include auctions, car washes, rummage sales, etc.

Donations: Donations can be a big part of funding park projects. Individual and/or corporate sponsors can potentially contribute significant funds through direct contributions, endowments, employee challenge/match programs, or donations of necessary construction materials and maintenance supplies. Potential corporate donors for Lake Sawyer Park include REI, Boeing, Starbucks, and the Seattle Mariners.

In-Kind Contributions: Many grant programs require a local match to help demonstrate the community's commitment to the project. Often this 'match' requirement can be met with what is referred to as an 'in-kind' contribution. In-kind contributions are non-monetary donations of labor, equipment and materials to the overall cost of completing a project that can be translated to a dollar value used to meet the matching requirement. Volunteer labor for tasks such as clearing, grading, and construction can go a long way

Information Sources

A valuable source of information for all federal grant programs is the “**Catalog of Federal Domestic Assistance Programs**”. The catalog is a compendium of federal programs, projects, services, and activities that provide assistance or benefits to the American public. It is organized by agency, function, subject, and applicant eligibility. The catalog is available at most libraries. Also, a website has been developed that describes Federal Assistance Grants, called e-grants; visit <http://www.grants.gov> . The “Catalog of Federal Domestic Assistance” can be found there.

Another source of information is the ‘**Trails and Greenways Clearinghouse**’ that provides technical assistance and information about creating trails and greenways. The clearinghouse is jointly sponsored by the ‘Rails-to-Trails Conservancy’ and ‘The Conservation Fund’.

Contact:

Betsy Goodrich, Manager
Trails and Greenways Clearinghouse
(202) 974-5123
<http://www.trailsandgreenways.org>.



Appendix I — Black Diamond Recreation Survey Questionnaire

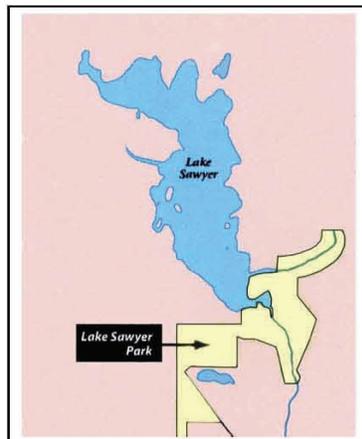


Park Survey 2006

The City of Black Diamond is currently in the early stages of designing and creating a public recreation area consisting of 150 acres located at the south end of Lake Sawyer. Later this fall, the advisory group and a team of park planners will be teamed with invited citizens to prepare conceptual drawings for the park. In advance of those meetings, the City is gathering data to help facilitate this process. Please take a moment to respond to the following questions. Completed surveys should be mailed or dropped off at City Hall, PO Box 599, 25510 Lawson Street, by August 11th.

1. In the last 12 months, how many times have you visited any public park? Please select one of the following:

- 0-5
- 6-9
- 10 or more



2. Parks can be very serene or very active. Please circle your preference for the general type of park use that you prefer for Lake Sawyer Park.

- 1 2 3 4 5
- Serene Somewhat active Very active

3. How much natural habitat do you think should be left undisturbed at this location? Please circle one below.

- 0%
- 25%
- 50%
- 75%
- 100%

Comments: _____



4. From the list below, please indicate your level of interest in the following amenities being provided at Lake Sawyer Park:

Potential Parks Amenities	Very Important	Important	Not Important
Picnic Areas			
Covered Picnic Areas for Groups			
Roped off Swimming Area			
Playground			
Paved Running and Walking Trails			
Natural Footpaths, Nature Trails, & Boardwalks			
Wildlife Viewing Area			
Dog Walking Area			
Open Lawn Areas			
Area for Canoes/Kayaks/Un-powered Boats			
Fishing Dock(s)			
Youth Athletic Fields			
Softball Fields			
Soccer/Football Fields			
Regulated Lights on Fields			
Activity Center/Multiple Use Building			
Interpretive Signs			
Environmental Education Center			
Concession Stand			
Other:			

5. Of the following potential impacts, please circle the ones that concern you the most:

- Removal of Trees
- Trail construction
- Lighting of Ball Fields
- Traffic
- Loitering
- Other (please specify) _____
- Shoreline Development
- Stream & Habitat Preservation
- Parking
- Law enforcement
- Noise

Please prioritize your circled selections with number 1 being your greatest concern.

6. Are you a resident of Lake Sawyer? _____

7. Name (optional) _____

Please mark your calendar for Sunday, October 22, 2006. There will be a public meeting at the Black Diamond Community Center to preview the drawings and design ideas generated by the design teams.

Thank you.

Please return completed surveys by August 11th, to Scott Jones, City Planner, Black Diamond City Hall, PO Box 599 or drop them off at City Hall, 25510 Lawson Street.

Appendix II — Newsletter One



Lake Sawyer Park Newsletter Development



Our Draft Vision Statement

Lake Sawyer Park is a premier recreation area that fosters a sense of stewardship and community for all residents and visitors in the Black Diamond area.

The park is designed to support:

- A variety of appropriate activities for individuals and groups
- A healthy and thriving natural environment
- Spiritual and mental health renewal
- A safe, inviting family atmosphere
- Educational and interpretive programs and activities
- Accessibility and basic needs for park enjoyment.



Introduction & Background

The City of Black Diamond is implementing a project to prepare a "Development Concept Plan" for the future Lake Sawyer Park. This is the first of a series of newsletters designed to inform and engage the public in this process. Future newsletters will be produced at key points throughout the project.

The property consists of 150 acres at the south end of Lake Sawyer and was recently given to Black Diamond from King County through an agreement specifying that it would be used for public park purposes. In the agreement, the City of Black Diamond agreed to implement a process to develop a master plan for the park and, ultimately, develop and manage it.

The "Development Concept Plan" resulting from this project will be a written document describing the community vision for developing the park. It will include the overall context and character of the park relative to the region; the type of use and proposed facilities to develop in different areas of the park; maps, illustrations, and graphics; a discussion of potential management and operation needs; a description of potential funding sources; and an implementation section that recommends how to complete the project.

Bringing Needed Resources Together

To help facilitate the planning process, the City of Black Diamond applied for planning assistance from the Rivers, Trails, and Conservation Assistance Program of the National Park Service. The grant was approved and a planning process has been organized to prepare a "Development Concept Plan" for Lake Sawyer Park.

A Planning Team and a Citizens' Advisory Group have been formed to help guide the process.

Planning Team: Howard Botts, Mayor; Scott Jones, City Planner; Becky Olness, Black Diamond City Council; Mike Cline, Black Diamond City Council; Jason Paulsen, Community Development Director; Bryan Bowden, National Park Service, Rivers, Trails, & Conservation Assistance Program.

Advisory Committee: Courtney Brown, Helen Bittner, Steven Garvich, Kevin Myette, Doug Nyberg, Mark Davis, Bob Eaton, Leah Grant, Elise Hanson, Allison Newcomb, Ernie Richardson, Glenn Ross, Cindy Wheeler.



Our Process



Stage 1: Info Gathering

The first stage consists of researching and preparing baseline information. It will include the following:

- A regional recreation inventory listing the availability and condition of recreation facilities in the region.
- Short papers summarizing the history of the project and the natural and historic resources of the Black Diamond/Lake Sawyer area.
- Base maps, sensitive area delineation, and aerial photography.
- Summarized information from a community-wide survey. The survey form is being designed and should be mailed by late July to every household in Black Diamond.
- Survey results will be summarized and used in the analysis stage of the project to determine program elements to develop at Lake Sawyer Park. Your opinion counts! Please return the completed questionnaire per instructions on the form.

Stage 2: Analysis

Fall, 2006

All of the information gathered in Stage 1 will be analyzed and decisions will be made regarding the major type of facilities and activities to incorporate at the site.

Stage 3: Design Charette

October 20-22, 2006

The cornerstone event in this project will be a design charette that will occur over a three-day weekend in October. A charette is a creative brainstorming event in which design professionals and community members participate to rapidly develop design ideas, sketches, and maps for a project.

The charette is being organized with the assistance of the Washington Chapter, American Society of Landscape Architects. Teams will be assembled consisting of volunteer landscape architects combined with community representatives from various agencies, organizations, and interest groups. The teams will meet Friday afternoon with an orientation tour of the park site and a review of the background information and analysis information completed in stages 1 and 2. Teams will work all day Saturday and on Sunday morning preparing design ideas and graphic illustrations. A public presentation will be held Sunday afternoon to report on various design ideas and preview the drawings.

Stage 4: Draft & Final Plan Production, Public

Review & Adoption

November, 2006—Spring 2007

The final stage of the project will be preparation of a draft plan, circulation for public review and comment, final plan production, and adoption by the City Council.





Public Involvement

One of the goals of the park project is for broad public involvement. Throughout the planning process there will be many opportunities to be kept informed and to take part. The various elements of the public involvement component are:

Advisory Committee: An advisory committee of interested citizens and agencies has been chosen to provide advice and to help with the project. The advisory committee will serve as a link between the community and the City of Black Diamond.

Newsletter: This is the first of a series of newsletters. Others will be prepared and distributed at key points in the planning process.

Charette: Community members will be invited to participate on teams with volunteer landscape architects during the charette weekend.

Public Meetings: Two public meetings will be held to provide residents of the area an opportunity to learn about and give feedback on the project.

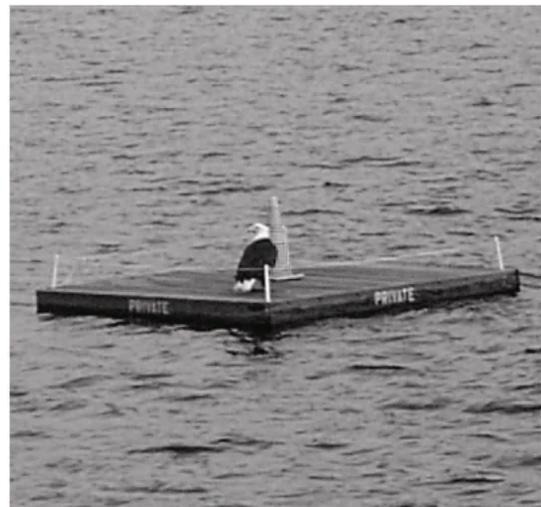
October 22, 2006: A public meeting will be held at the conclusion of the charette to preview the drawings and report on design ideas generated by the teams. Mark your calendar now to attend!

Winter, 2007: The draft plan will be released for review and public comment. An open meeting will be held to discuss the draft plan and announce its availability for public review.

American Society of Landscape Architects Washington State Chapter (WASLA)

An added value of National Park Service Rivers and Trails' involvement in this project comes from a "Memorandum of Understanding" between the National Park Service and WASLA. The agreement provides the framework for WASLA collaboration on selected Rivers and Trails projects that mutually benefit both organizations. Communities benefit from the pairing of Rivers and Trails organizational resources with the technical skills of WASLA's landscape architects.

WASLA participates in such efforts to raise the visibility of the profession of landscape architecture and to provide community service, at no cost, as part of the organization's community stewardship program. A WASLA board member is participating in planning the design charette component of this project and WASLA members from throughout the state will donate a 3-day weekend of their personal time.



This newsletter is sponsored by the City of Black Diamond and the National Park Service Rivers, Trails, and Conservation Assistance Program.

Appendix III — Newsletter Two



Background

This is the second in a series of newsletters designed to keep you informed about the progress of a *Concept Development Plan* for the future Lake Sawyer Park. The first newsletter described the project, planning process, timeline, and provided the names of the "Planning Team" and "Citizen Advisory Committee". This newsletter provides summary information about the *Information Gathering* and *Analysis* stages and explains the upcoming *Design Charette* that will be the cornerstone event in the entire process.



You Are Invited!

Please join us at a public meeting for a presentation and discussion of design ideas for the future Lake Sawyer Park.

Sunday, October 22, 2006

1:00 pm—3:00 pm

Black Diamond Community Center

Refreshments will be served and there will be fabulous door prizes, thanks to generous contributions from local businesses and sponsors. You must be present to win.

Information Gathering

The first stage of the project was to research and prepare baseline information. This work included the preparation of base maps showing topography and wetlands, researching the history of the Black Diamond area, conducting a community-wide survey, performing an inventory of existing recreation areas and facilities in the region, and documentation of previous planning and deed conditions from when King County owned the property.

Property Characterization

The total acreage of the property is 150 acres. Of that, approximately 1/3 is regulated wetland or wetland buffer (mostly around Frog Lake). There are approximately 116 acres of upland forest; 9 acres of upland meadow; 4000 lineal feet of shoreline on Lake Sawyer; about 1 mile of existing gravel road; and about 1 mile of existing trails.

This newsletter is sponsored by the City of Black Diamond and the National Park Service Rivers, Trails, and Conservation Assistance Program.

Deed Restrictions

King County originally acquired the property for a regional park to serve three functions:

- Provide a link in the regional trail and open space system between Maple Valley and Flaming Geyser State Park (connecting the Green and Cedar River Open Space Systems).
- Provide active sports fields
- Provide passive open space, featuring wetlands and shoreline access.

King County acquired the property through a combination of grants and various county funding sources that required legal and contractual commitments to develop and manage parts of the property in certain ways. To obtain funding, King County prepared a preliminary development plan that provided for the functions listed above. These legal conditions and requirements transferred to the City of Black Diamond with the property. Specifically, they include the following:

- The City must finalize and adopt a plan substantially the same as the County's preliminary plan.
- The City must fully develop for active regional recreation, including athletic fields on the 38.6 acre portion of the site identified by the County's preliminary plan.
- The property around Frog Lake contains wetlands, streams, and riparian habitat. This property was acquired with Open Space Bond funds and must be managed for open space purposes.
- The City must maintain a trail route through the property that functions as part of a regional trail link between the Green and Cedar River open space systems.

Survey Results

In July, a survey was designed and mailed to every household in Black Diamond. 155 responded, half of whom live on Lake Sawyer. The vast majority of responses preferred serene or semi-active uses (85 %) and at least half of the park left in its current natural state (84%). The top five activities rated "Very Important" were nature paths; picnic areas; wildlife viewing; swimming; and paved trails.

Regional Recreation Inventory

Site visits were made to four parks in the area to gain an understanding of existing facilities and their condition. The four parks visited were Lake Wilderness Park in Maple Valley; Lake Meridian Park in Kent; Tiffany Park in Renton, and Flaming Geyser State Park in Auburn. Facilities at each park appear to be in good condition and well used. All have picnic facilities, playground equipment, restrooms, and walking paths. Three of the parks include waterfront and two of these include developed swimming and fishing areas. Tiffany Park includes tennis courts and Flaming Geyser State Park offers interpretive elements.



Design Charette

October 20–22, 2006

The cornerstone event currently in the planning process is a creative design brainstorming workshop (called a charette) that will occur over a three-day weekend in October. The charette is being organized with the assistance of the Washington Chapter, American Society of Landscape Architects.

A charette is an "invitation only" event. Teams are chosen according to expertise and interest in order to create a broad representation of community members, who will be paired with volunteer landscape architects. These teams will prepare design ideas and conceptual graphic illustrations for the future Lake Sawyer Park.

A public presentation will be held Sunday afternoon, October 22, at the Black Diamond Community Center. All interested citizens are invited and encouraged to attend. The charette teams will report on various design ideas and the public will be able to preview the drawings. Refreshments will be served and there will be fantastic door prizes. You must be present to win.

Analysis of Information

The Planning Team and Advisory Committee met in early September to review all of the information gathered and to make recommendations about facilities to include at the future park. These recommendations will be used by the design teams at the upcoming charette as the springboard for preparing detailed graphic design ideas for various program areas at the park. Following is a list of their recommendations:

Waterfront Area

- Swimming beach
- Amphitheatre
- Fishing dock/Boathouse for police boat
- Canoe/Kayak area
- Concession stand

Athletic Fields

- Youth baseball fields
- Adult softball fields
- Soccer field(s)
- Multi-purpose playfields/open lawn areas
- Sports courts

Natural Areas/Open Space

- Habitat preservation/enhancement
- Wildlife viewing
- Interpretive signs
- Forested buffer between active recreation and all other areas.

Trails

- Mountain bike trails
- Multi-use trails (connecting to Green and Cedar River open space systems) and into Black Diamond
- Nature paths & boardwalks
- Equestrian trail(s) connecting to adjacent equestrian trail systems

Miscellaneous

- Picnic areas
- Covered picnic area

- Playground equipment/bouldering wall
- Dog walking (dogs allowed on leash with plastic bags and waste disposal areas)
- Activity center (preserve space for future building)
- Fresh look at existing boat launch park

Infrastructure

- Roads & traffic patterns
- Parking
- Sidewalks/paved pathways linking activity areas

Thank You!

We wish to thank the many businesses and sponsors whose generous contributions support the upcoming charette. The City of Black Diamond could not have hosted an event of this scale on its own. Following is a list of those who have donated as of this time:

Black Diamond Community Center

Black Diamond Bakery

The Nail Gallery & Spa

Bee's Florist & Décor

Curran Mendoza Law Firm

Mama Passarelli's Dinner House

Papa John's Pizza

CJ's Bakery

MetroMint

Starbucks

Cenex

Designed Diners

Palmer Coking Coal

Next Steps

After the charette, the project will move into the final stage, *Draft and Final Plan Production*. A draft plan will be prepared and released for public review and comment by early winter, 2007. A public meeting will be held at that time to discuss the draft plan and announce its availability for public review. After the public review and comment period is complete, final edits will be made and the finished plan will be printed and adopted by the City Council. The expected completion date is spring, 2007.

Appendix IV — Newsletter Three



Lake Sawyer Park Newsletter Development



Introduction & Background

The City of Black Diamond, along with a Citizen Advisory Committee, has developed a draft plan for the future Lake Sawyer Park on the south end of Lake Sawyer. This is the third of three newsletters produced during this project to inform and engage you in the planning process. The primary purpose of this project is the preparation of a 'Development Concept Plan' that describes the community vision for future development of the park.

The Advisory Committee has been working with City staff and elected officials since the spring of 2006 to meld concepts and ideas into a plan for the future development of the park. In the fall of 2006, committee members and other invited community representatives participated in a design workshop, facilitated by volunteer landscape architects, to develop graphic design ideas and illustrations for future park development.

All of this work has culminated in the production of a draft 'Development Concept Plan' that is ready for public review and comment. The draft plan consists of chapters on the following subjects:

- Project Background, History, & Planning Process
- Vision & Goals
- Natural & Cultural Resources
- Regional & Cultural Inventory
- Community Recreation Inventory
- Facility Recommendations/Development Concepts
- Next Steps & Implementation
- Funding Opportunities



Planning Team & Committee Members

Planning Team

Howard Botts, Mayor
 Bryan Bowden, National Park Service—Rivers, Trails,
 & Conservation Assistance Program
 M. Scott Jones, former City Planner
 Rebecca Olness, City Council/Chair, Parks Committee

Citizen Advisory Committee Members

Helen Bittner, Black Diamond Community Center
 Mark Davis, King County Lake Stewardship Program
 Bob Eaton, Lake Sawyer Community Club
 Steven Garvich, Lake Sawyer Community Club
 Leah Grant, King County Water Quality Committee
 Elise Hanson, Black Diamond Resident
 Kevin Myette, REI/Lake Sawyer Resident
 Allison Newcomb, Black Diamond Resident/PTA
 Ernie Richardson, Black Diamond Resident
 Cindy Wheeler, Lake Sawyer Community Club

You are Invited

Please join us at a public meeting for a presentation and discussion of the draft plan for the future

Lake Sawyer Park

Wednesday, September 26th

7:00—8:30 pm

Black Diamond Community Center

31605 Third Avenue

Black Diamond, WA



Public Review

The draft plan will be available for public review and comment from September 26, 2007, to October 26, 2007. You may request a CD by calling Black Diamond City Hall at 886-2560.

Additionally, a limited number of copies of the draft plan will be available for people to check out at the following locations:

- Black Diamond City Hall
- Black Diamond Community Center
- Black Diamond Library

Draft Vision & Goals

The Advisory Committee drafted a 'Vision & Goals' statement for the park. This statement documents the community-wide vision for park development and will help Black Diamond's future efforts to obtain grants for implementation. Following are the vision and goals statements contained in the draft plan.

Vision & Goals

Lake Sawyer Park is a premier recreation area that fosters a sense of stewardship and community for all residents and visitors in the Black Diamond area. The park is designed to support:

- A variety of appropriate activities for individuals and groups
- A healthy and thriving natural environment
- Spiritual and mental health renewal
- A safe, inviting family atmosphere
- Educational and interpretive programs and activities
- Accessibility and basic needs for park enjoyment.

Natural & Cultural Resources

The draft 'Natural & Cultural Resources' chapter provides a general overview of Black Diamond's natural and cultural heritage. It also provides specific historical information about Lake Sawyer. This section also provides a basis of resource information that can be used as a starting point for future educational and interpretive purposes. Specifically, it provides summary information about:

- Geology & Hydrology
- Vegetation
- Fish & Wildlife
- Native Americans
- European Settlement
- Lake Sawyer History

Facility Recommendations/Development Concepts

The draft 'Development Concepts' chapter describes how various parts of the park will be developed and managed. These include the following:

Open Space/Natural Areas

Approximately half of the Lake Sawyer site will be left in a relatively natural (or enhanced) state to provide for fish, wildlife, water quality, and other environmental purposes, as well as passive recreational use. This is the eastern half of the property which contains Frog Lake, Rock Creek, and Ravensdale Creek.

Waterfront Area

A waterfront area will be developed adjacent to Lake Sawyer. This area will include a swimming beach, parking, restrooms, grassy lawn, picnic sites, and a concession stand for food and small, non-motorized boat rentals. A boat dock will include a public 'drop-off' zone (for loading/unloading passengers only; no public moorage) and a boathouse for the police boat. A small deck/platform, surrounded by a gently sloping grassy hillside overlooking the lake, will provide for small, non-amplified events (weddings, acoustical band and orchestra concerts, festivals, etc.). The park will have no public boat launch.



Ball Fields

The western portion of the park, immediately adjacent to Lake Sawyer Road, contains about 40 acres of relatively flat land that will be developed into a complex of sports and athletic fields for baseball, softball, soccer, and football. These facilities will be designed to accommodate a wide range of users and interests and will include both tournament level quality fields as well as fields for the more casual 'pick-up' type games.

Trails/Roadways/Circulation Patterns

A road and trail system will be designed to safely and conveniently circulate motor vehicles and pedestrians through the park. The road system will provide motor vehicle access through the western half of the property from Lake Sawyer Road to the ball field and waterfront areas of the park. Public motorized vehicle access will not be allowed into the eastern half of the property. People will circulate throughout the park via an extensive network of trails.

Play Areas & Sports Courts

Numerous play areas and sports courts will be developed at strategic locations in and around the ball fields and waterfront areas. Play areas and sports courts will typically be smaller areas with facilities such as playground equipment, picnic tables, and/or courts for activities such as basketball, volleyball, four-square, etc.

Environmental Education & Interpretation

An environmental education and interpretation program will be developed that includes both facilities and programming. Facilities will include wildlife viewing areas, interpretive trails, interpretive signs, and plant identification markers.

Programming will include scheduled speakers, events, and/or activities to educate people about various subjects related to the park's natural and cultural resources.

Existing Boat Launch Park

The existing boat launch park on the west side of Lake Sawyer will be modernized and upgraded to include repair of the existing boat launch, construction of a finger pier for boat access and fishing, new playground equipment, restrooms, and provision for additional parking for vehicles without boat trailers.

This newsletter is sponsored by the City of Black Diamond and the National Park Service Rivers, Trails, and Conservation Assistance Program.



Appendix V — Summary of Public Comments on the Draft Plan, with Responses

A preliminary draft of this plan was released for public review and comment from September 26 to October 26, 2007. This appendix summarizes all comments that were received during that timeframe and includes a response from the planning team and Citizen Advisory Committee.

Comments were received in the following ways:

Written Comments

1. Letter from Jacqueline P. Taeschner
2. Letter from Richard Weaver
3. Unsigned letter left at City Hall

Email Comments

1. Email comment from David MacDuff, Yarrow Bay Communities

Verbal Comments

Seven verbal comments were provided by members of the audience in attendance at the September 26, 2007, public meeting to present the draft plan and kick-off the public review timeframe.

Comments varied in length and ranged in coverage from a single item to many subjects. There were several comments expressing similar concerns. Therefore, to reduce repetition, the comments and responses in the pages that follow were grouped by topic. Similar comments within each topic are summarized and the sources of that comment are identified. A response is then given to each comment.



Comments and Responses

Comment: You have only included three tournament quality fields for organized youth and adult softball and baseball. I have been involved for many years in organized Little League and I can tell you that a three-field complex will not be sufficient to attract the type of interest that you envision from Little League or similar organizations to organize and host tournament events. If, however, you include a four-field complex, it will be in high demand, attract a lot of attention from groups and organizations that host softball and/or baseball tournaments, and be a significant source of revenue generation for the City. In addition, these types of organizations may be interested in partnering with the City to help build and develop the complex if the concept is expanded to include a four-field complex. (Source: verbal comment #1 at public meeting)

Response: Good comment. This plan is conceptual only and we encourage the City to seriously consider the possibility of developing a four-field complex if possible and without compromising the multiple objectives and criteria established for this area. During the design charette, the team assigned to the ball fields area was instructed to include a tournament quality ball field complex, a field for casual pick-up games, a field for soccer and football, and to reduce and minimize the impacts from the ball fields on the surrounding community and other parts of the park. Based on the instructions provided, the compressed timeframe of a charette process, and the topography of the site (i.e., two relatively flat benches separated by a gently sloping hillside) the design team came up with a concept they felt could work in that location. If a four-field complex can be accommodated as this site is further designed and engineered, while retaining appropriate vegetative buffers, then we endorse it.

Comment: Mention in the final plan the possible need to move the swimming beach further east due to the increased lake water levels in the fall and winter months. (Source: verbal comment #2 at public meeting).

Response: Comment noted. A detailed hydrological study/analysis of the waterfront area will be necessary as this site is further designed and engineered. The decision on the final location of the swimming beach will be based on the results of that study.

Comment: Add a sentence in the final plan recommending that any revenues generated at the park be placed in a dedicated fund at the City and used exclusively for maintenance and operations. (Source: verbal comment #3 at public meeting)

Response: Good Comment. We agree 100% - so recommended!

Comment: With the expected growth and development to occur in the region, many new parks will be developed. Lake Sawyer Park has the potential to be one of the 'crown jewels' in a regional park system. But, this does not mean it can, or should be, everything to everyone. For example, new schools with ball fields are coming to Black Diamond so we don't need to satisfy all the City's needs for ball fields onto this one site. (Source: verbal comment #4 at public meeting and email comment from David MacDuff)

Response: We concur with this larger vision for an emerging regional park system where many parks provide for a wide range of recreation opportunities. The planning team and advisory committee worked hard to get input from various sources, balance input, and come up with a plan for Lake Sawyer Park that can be widely supported by the community.

Comment: The planning process has deliberately avoided and excluded any consideration of providing a site in the plan for radio controlled airplanes. We are requesting that you include such a site in the final plan (the speaker then presented a petition containing over 500 signatures supporting the request. [Note: only one signature was from a Black Diamond resident]). (Source: verbal comment #5 at public meeting, Richard Weaver letter, and petition)

Response: During the planning process, the planning team and advisory committee had considered, but rejected, the idea of including a runway facility to support radio controlled model airplanes in the park. This decision was based on two factors. First, there is an existing facility already in place at nearby Flaming Geyser State Park. Second, in the earlier planning King County had begun for Lake Sawyer, this request had been considered but ruled out for this park.

This was such a substantive comment, however, that the Planning Team and Advisory Committee set up a special meeting on October 16, 2007, to meet with representatives from the Lake Sawyer Hawks Radio Control Fliers to gain a better understanding



of their issue and request. At that meeting, it became clear that what they want is the opportunity to fly radio controlled **float** planes, which requires a lake for take-offs and landing. They are not asking for a runway facility. What they want is a permit from the City to use the Miner's Fishing Point Pier (letter M on the master plan in this document) for a few hours a day, a few days per week. The representatives stated they could not fly float planes from the swimming beach area because of the layout of the lake and surrounding terrain in that area.

The decision whether or not to issue a permit allowing radio controlled float planes from Miner's Point is a management decision the City of Black Diamond will have to make. We do not recommend the approval of such a permit, however, because we feel this activity is incompatible with park resources and the proposed use of the park in the Miner's Point area. As stated in the 'Open Space/Natural Areas' chapter of this plan, "Approximately half of the Lake Sawyer site will be left in a relatively natural, or enhanced, state to provide for fish, wildlife, water quality, and other environmental purposes, as well as passive recreational use. This is the eastern half of the property which contains Frog Lake, Rock Creek, and Ravensdale Creek." In addition, the advisory committee plotted the fly-zone area over the lake (based on the standards provided by the RC Fliers) which raised safety concerns that would also have to be addressed.

Comment: Requests were made to allow electric radio controlled boats on Lake Sawyer and to include a triathlon at the Park. Another commenter warned to be wary of the possibility of children drowning while wading out too far to retrieve their boats. (Source: verbal comments #6 and #7 at public meeting and Jacqueline Paolucci Taeschner letter)

Response: These are management decisions the City will have to consider and address along with a host of other potential requests for use of the future park. The advisory committee has no comment one way or the other on these requests.

Comment: The planning for the Lake Sawyer Park was flawed from the very beginning. Only Black Diamond residents were selected for the planning committee. No one from the rest of King County, the people who paid for the park property, was asked to be on the committee. (Source: Richard Weaver letter)

Response: King County divested itself of many park and recreation properties over the past decade because of significant budget constraints and financial problems. Many of those properties were deeded to local cities and towns for park development and management, including the 150-acre Lake Sawyer property to the City of Black Diamond. Black Diamond owns the property and is responsible for the development and management of Lake Sawyer Park. Black Diamond is financially responsible for developing the park and it was appropriate for the City to recruit Black Diamond residents to serve on the citizen advisory planning committee.

Comment: Only Black Diamond residents were asked for input for the design of the park.

(Source: Richard Weaver letter)

Response: The City of Black Diamond intends to develop Lake Sawyer Park as a regional asset and efforts were made during the planning process to reach out to the broader surrounding region. Many of the participants in the 3-day charette came from areas outside of Black Diamond. Two public meetings were held to inform people about the planning and to solicit their ideas and comments. Announcements for these meetings were printed in the regional newspaper and anyone was welcome to attend and comment.

Comment: The three day charette was surely not adequate to design a park who's land alone cost \$9.35 million, with no idea of the cost to develop it. (Source: Richard Weaver letter)

Response: The 3-day charette should not be viewed as a stand alone event in the planning that has occurred. The planning team and advisory committee worked for over six months prior to the charette researching, developing, and analyzing information in a logical, thoughtful, and deliberate process that resulted in the development of a list of facilities to include in the park. This did not happen overnight and the steps involved were clearly described in the draft plan. Charettes, by design, are intended to occur within tight time constraints in order to encourage creativity and rapidly develop conceptual design ideas. The design ideas presented in the draft plan are concepts, not final designs, which is why the plan is called a 'Development Concept Plan'. It should be expected that these ideas will be refined and edited as the City of Black Diamond obtains grants for the preparation of detailed blueprints and construction drawings for different parts of the park. Please reference the information on page 5 of the draft plan called "A Word about Development Concept Plans".



Comment: There have been no public hearings to allow public input on the design or use. Only a meeting to show the committees ideas and a meeting to present a written draft of their ideas. (Source: Richard Weaver letter)

Response: The City Council of Black Diamond will conduct a formal public hearing in accordance with the law before they consider a resolution to approve and/or adopt the final plan. The planning team and advisory committee held two public meetings while the plan was being developed to share and discuss their preliminary ideas and solicit ideas, reactions, and comments from the public before preparing the final plan. These public meetings occurred at the conclusion of the charette and when the draft plan was released for a 30-day public review and comment period. In addition a communitywide survey was conducted to gather public input on how to develop the park.

Comment: It was great that ten Landscape Architects volunteered to help with the planning, but this puts the cart before the horse. This was very self serving, for the architects and the workers they hire to do the work. You are not designing an arboretum, but a park that the people of King County can put to its best use. With their design, way too much money will be spent on the landscaping and not on what is really needed for park patrons. That is the **maximum number** of ball fields and adequate parking, not only for the ball players families, but for other park patrons as well. This is the only way that there would be adequate return on investment. The little league park in Issaquah has 5 baseball fields and 4 tennis courts. It only uses 21 acres. (Source: Richard Weaver letter)

Response: There is overwhelming public consensus that Lake Sawyer Park should not be over-developed. All of the Landscape Architects who volunteered their time are members of the Washington Chapter American Society of Landscape Architects (WASLA). One of the primary reasons WASLA supports these efforts is to promote the profession of Landscape Architecture to help people understand they are not just about planting trees, but rather they are professionals in regional land use planning and community design. The Landscape Architects who participated in the charette were deliberately recruited for their particular skills in certain areas, specifically ball fields, waterfront recreation, trails, open space, and environmental education. These skills were sought because of the planning that had occurred over the previous six months that identified the types of facilities to develop in the park. Instructions were provided to all of the charette participants at the beginning of the charette that one of the goals was to buffer activity areas from other areas of the park and from adjacent landowners.

Comment: No one with full knowledge of the operation of the Little League was part of the planning committee. The funds that paid for the 40 acres dictates that it be used for ball fields, not a boulevard entrance to the whole park. The current access along 312th should be used and all of the 40 acres should be used for ball fields and parking. If the property had not been purchased for a park, it would have become an extension of the gravel operation to the south and after years of gravel trucks running in and out, it would have been developed with 160 or more homes that would add even more traffic. Little League activities do not go on 24 hours a day. The City of Black Diamond is under no obligation to leave a buffer between the ball fields and 312th. The home owners on the north side of 312th have no ownership of the park area and have no more say in how it is configured than any other King County resident. If you leave a row of tall trees standing between the ball fields and 312th, the first big wind storm will just blow them down onto the street and the homes.
(Source: Richard Weaver letter)

Response: We agree that had the property not been purchased for a park that extensive development and additional congestion would have been the most likely outcome. However, we disagree that it is reason to develop the subject 40 acres with no regard for possible impacts on adjacent property owners. Rather, we see this as an opportunity for quality land use planning and development that provides for the required ball fields/activity areas, maintains open space, alleviates congestion, protects the environment and otherwise creates the kind of community and environment that we all treasure but so often don't get. When the City of Black Diamond acquired the property they made a commitment to the residents along 312th street to keep it a residential street and not use it as the park entrance road.

With that in mind, some of the instructions provided to the ball fields design team during the charette were to:

- Reduce and minimize the impacts from the ball fields on the surrounding community and other parts of the park
- Integrate ball field design with existing topography
- Maximize retention of vegetation around ball fields

The design team came up with a concept that meets these goals. They purposely included a new road into the park to minimize the impact and retain privacy for the residents along 312th street. They included a tournament quality complex of lighted



fields with a minimum number of fields. Minimizing fields allows the City of Black Diamond to maximize scheduling of fields into the evening (after dark) while minimizing the number of fields that have to be built and maintained. Note: the idea of minimizing fields and maximizing their scheduling was recommended to the planning team in interviews conducted with other regional park directors with experience in managing tournament quality complexes.

Comment: One of the suggestions of the committee is to have a business rent canoes to generate funds for the park. You only have to visit Gene Coulon Memorial Park in Renton to see that the canoe house is now an Ivar's Restaurant. (Source: Richard Weaver letter)

Response: The suggestion for a canoe rental concession is simply one idea to promote the concept of including facilities in the park that can support concession operations in order to generate revenue to offset the cost of park maintenance and operations. If canoe rentals don't work, perhaps another business opportunity would succeed.

Comment: The committee talks about removing culverts between Frog Lake and Lake Sawyer and replacing them with pedestrian bridges. If this is done the level of Frog Lake will drop by a foot or more and be nothing but a mud puddle. Frog Lake is not a natural lake. It is created by the roadway dam with the culverts. (Source: Richard Weaver letter)

Response: The concept plan clearly states that any project intended to restore the natural hydrologic functions between Frog Lake and Lake Sawyer needs further evaluation. The idea to remove the culverts came up during the design charrette but requires professional hydrologic evaluation and study before making any decisions.

Comment: The redesign of the boat launch park was obviously done by residents around the lake who want to restrict the number of boats using the lake. The boat launch park was given to Black Diamond to manage for all the residents of King County. The boat launch park area should be reconfigured to maximize the number of trailer parking spaces, as well as single spaces for those with car top boats and kayaks or canoes. The largest number of spaces possible will generate the largest return on the investment in the rebuild. The marine patrol dock should be located at the

boat launch, close to the boat activity and as a reminder to boaters that there is a police department presence on the lake. One dock would serve both the marine patrol and people launching their boats. (Source: Richard Weaver letter)

Response: The Boat Launch Park was transferred to the City of Black Diamond on January 1, 1998, when Lake Sawyer was annexed into the City. The only restriction on this transfer was that the boat launch remains open to the general public.

The existing paid parking lot system for boats with trailers was established by the Black Diamond City Council according to recommendations from the Water Safety Committee to maintain safety standards on the lake by limiting the number of boats launching at that site. This is still the goal of the City.

With that in mind, the planning team and advisory committee decided to include a design team during the charette charged with the task of taking a fresh look at the existing boat launch park with an eye towards improving the function and utility of the park for non-boating park users. While it's a small piece of property, we feel the design team (which consisted of both lake and non-lake residents) did a good job of showing how the site could be improved to provide increased day-use utility to a broader range of park users. The team recommended a few additional free parking spaces on the southwest side of the park for vehicles without trailers. This is to accommodate non-boating day-use park visitors. The Boat Launch Park was considered as a possible location for the police boat dock, but in the end, the Advisory Committee recommends it be located at Lake Sawyer Park to establish a police presence at this new park because it will receive greater public use.

Comment: A suggestion was made that a kids' play structure should be added to the boat launch park. I don't think a kids play area is compatible with trucks and trailers turning and backing into the boat launch. The play area or structure belongs in the new park, so the kids will be safe and so the play area parking does not displace boats, both fishing and water sport. (Source: Richard Weaver letter)

Response: The planning team and advisory committee considered this comment but still think the park can be safely designed to accommodate multiple users, thereby increasing its utility and function. The point is that this is a **park** with a boat launch, not just a boat launch. Multiple play structure areas will be incorporated in Lake Sawyer Park. Please reference the information on page 59 'Play Areas & Sports Courts' in the draft plan.



Comment: The gift of a \$9.35 million park to the City of Black Diamond should not be taken lightly. The City of Black Diamond has an obligation to create a park that can be used by all King County residents who care to visit. It is not a private park for the residents around Lake Sawyer. (Source: Richard Weaver letter)

Response: We agree it is not to be a private park. This plan provides the vision for a regional park (as stipulated in the deed conditions) which will be developed, managed, and maintained by the City of Black Diamond. It is important to remember that the entire region in southeast King County will experience rapid growth and development over the next few decades. As this growth occurs there will be requirements for setting aside open space and the development of many other parks of various sizes and function. Lake Sawyer Park should be considered in the context of a broader regional park system, not the only park that will ever be developed in this part of the county. The plan integrates Lake Sawyer Park with the emerging countywide trail system and provides regional linkage for bicycle and equestrian users.

Comment: The nearby residents will have to put up with a little extra traffic, but I have to put up with the smell of their garbage that is dumped at the Cedar Hills land fill, not too far from my home. If you don't want neighborhood traffic, then go buy 20 acres and build your house in the middle of it. If you don't want a little league ball park next door, then you will have a gravel pit and then a large housing development. (Source: Richard Weaver letter)

Response: The planning team and advisory committee feel that professional land use planning and design is possible that provides a premiere park, avoids impacts to adjacent landowners, and avoids creating the kind of neighborhood described above.

Comment: The people who seem to be concerned about the displaced wildlife when the park is developed, were not too concerned about displaced wildlife when they bought homes in the Black Diamond area. Everybody seems to want the last tree cut down...to be used to build their house. (Source: Richard Weaver letter)

Response: As the plan indicates, every effort will be made to protect and conserve natural and cultural resources. In fact, the plan calls for leaving approximately 50% of the property in a relatively natural state. This was true in the earlier planning King County began but never finished. Funding for this part of the property came from King County open space funds.

Comment: First, and most pressing to us, is the issue of trees. Enclosed are a few sample pages from the City of Lynnwood's Plan for tree preservation and protection. We understand that the City of Seattle is about to adopt a similar plan, this information coming to us from the Fish and Wildlife Service. Because of the dire need for the protection and conservation of historic and legacy trees and because of the urgent need to protect the eagle habitat that we have, we ask the planning committee and City of Black Diamond to consider adopting a similar plan for the city itself which would include, of course, the Lake Sawyer Park. (Source: Jacqueline Paolucci Taeschner letter)

Response: There is overwhelming public interest and support for protecting and conserving Lake Sawyer's natural and cultural resources to provide for fish, wildlife, water quality, and other environmental purposes, as well as passive recreational use. We concur with your recommendation for the City to consider adopting a plan for tree preservation and protection that would include Lake Sawyer Park and hereby recommend it to the City Council. (Note: the Planning Team has no authority to adopt such a plan).

Comment: Many petitioned that a play area be created for miniature, motorized cars. Please consider that already paved parking lots of nearby schools could supply this need at off-hours when the school day is over and no community gatherings are planned. If one such area has to be part of Lake Sawyer Park, make it into a basin-like area to stifle the noise, please. People want this area to remain as natural as possible. (Source: Jacqueline Paolucci Taeschner letter)

Response: We did not receive any requests for a miniature, motorized car play area during the planning process. The plan does not include this type of facility.



Comment: Thank you for the Lake Sawyer Park Plan. I appreciate the hard work and thoughtfulness that went into this effort. I am generally satisfied with the plan on the whole. The only concern that I have is lighting the athletic fields. There are two potential negative issues:

1. Light pollution. One of the great things about living in Black Diamond, particularly on Lake Sawyer, has been the opportunity to enjoy the night sky.
2. I believe that the lights will attract adult teams later into the evening, which will inevitably lead to problem behaviors such as noise.

If the plan to provide lighting becomes part of the final proposal, please schedule the fields so the lights go out at 9:00 p.m. on weeknights and 10:00 p.m. on weekends. (Source: unsigned letter turned in to City Hall)

Response: Regarding light pollution, the plan includes two recommendations to minimize the impact of lighted fields on adjacent neighborhoods. These include vegetative buffers as wide as 150 feet and the use of directional field lighting that concentrates and focuses lighting down to the field of play and limits the amount of light that 'escapes' to the night sky.

We concur with your thoughts about the need to schedule and manage the use of the fields, which are management details the City will have to work out after the facility is built. This is common practice in parks departments around the country when it comes to managing tournament quality ball field complexes. Your recommendation is hereby passed along to the City with our concurrence.

Appendix C



Parks Department

Capital Improvement Program 2008 - 2013

Expenditure Summary by Project

		Total \$ Requested	2008	2009	2010	2011	2012	2013
P1	Improvement to Existing Skate Park - add Amenities	25,000		25,000				
P2	Union Stump Memorial Park	35,000		15,000				20,000
P3	Lake Sawyer Boat Launch Improvements	962,000	79,000	40,000	55,000	788,000		
P4	Grant Matching Funds	150,000		50,000	50,000	50,000		
P5	Trail System Development	340,000		20,000	20,000	100,000	100,000	100,000
P6	BMX Park Course	250,000		20,000	20,000		210,000	
P7	Lake Sawyer Regional Park	4,647,000				500,000	2,500,000	1,647,000
P8	Eagle Creek Park Upgrades	25,000		25,000				
P9	Park and Cemetery Mowers and Equipment	16,200		8,200	2,000	2,000	2,000	2,000
TOTAL EXPENDITURES		6,450,200	79,000	203,200	147,000	1,440,000	2,812,000	1,769,000

Funding Sources

		Total \$ Project	2008	2009	2010	2011	2012	2013
Recreation and Conservation Office Grant (ROC)								
P3	Lake Sawyer Boat Launch Improvements	628,000				628,000		
P5	Trail System Development	300,000				100,000	100,000	100,000
P6	BMX Park Course	210,000					210,000	
P7	Lake Sawyer Regional Park	1,500,000					1,500,000	
King County Grant								
P3	Lake Sawyer Boat Launch Improvements	50,000	50,000					
KCD/KC Grant								
P3	Lake Sawyer Boat Launch Improvements	40,000		40,000				
Total Grant Funding		2,728,000	50,000	40,000		728,000	1,810,000	100,000
Grant Matching								
P3	Lake Sawyer Boat Launch Improvements	160,000				160,000		
General Fund Transfer								
P3	Lake Sawyer Boat Launch Improvements	29,000	29,000					
King County Regional Park Funds								
P7	Lake Sawyer Regional Park	1,020,000		10,000	10,000		1,000,000	
REET 1 Funding								
P1	Improvement to Existing Skate Park - add Amenities	25,000		25,000				
P2	Union Stump Memorial Park	35,000		15,000				20,000
P3	Lake Sawyer Boat Launch Improvements	55,000			55,000			



Parks Department

Capital Improvement Program 2008 - 2013

Expenditure Summary by Project

Project Name		Total \$ Requested	2008	2009	2010	2011	2012	2013
P4	Grant Matching Funds	150,000		50,000	50,000	50,000		
P5	Trail System Development	20,000		10,000	10,000			
P6	BMX Park Course	40,000		20,000	20,000			
P8	Eagle Creek Park Upgrades	25,000		25,000				
P9	Park and Cemetery Mowers and Equipment	16,200		8,200	2,000	2,000	2,000	2,000
	Total REET 1 Funding	366,200		153,200	137,000	52,000	2,000	22,000
Impact Fee Funding								
P7	Lake Sawyer Regional Park	2,147,000				500,000		1,647,000
	Total Impact Fee Funding	2,147,000				500,000		1,647,000
	Total Parks Projects	6,450,200	79,000	203,200	147,000	1,440,000	2,812,000	1,769,000
Non Capital Operating Costs								
		Total \$ Requested	2008	2009	2010	2011	2012	2013
	Salaries, Benefits and Maintenance	140,000					10,000	130,000
	TOTAL OPERATING	140,000					10,000	130,000



Capital Improvement Program 2008 - 2013

Project for the **Parks** **Department** **# P1**

PROJECT TITLE **Improvement to Existing Skate Park - add Amenities**

DESCRIPTION The skate park has a tennis and basketball court but needs to be more family friendly with a swing set, benches and picnic tables.

BACKGROUND This is a popular area for youth in our community, and improving the facilities will be beneficial to Black Diamond families coming together to enjoy watching the kids skate and play.

COMMENTS

CAPITAL PROJECT COSTS	Total \$ Requested	2008	2009	2010	2011	2012	2013
Land/Right of Way							
Building Improvements							
Preliminary Engineering							
Design Engineering							
Construction Engineering							
Construction Costs	25,000		25,000				
Capital Outlay							
Contingency							
TOTAL COSTS	\$25,000		\$25,000				

REQUESTED FUNDING	Total \$ Project	2008	2009	2010	2011	2012	2013
Grants (TIB)							
Water Utility Fund							
Wastewater Utility Fund							
Stormwater Utility Fund							
Street Funds							
Impact Fees							
REET 1	25,000		25,000				
REET 2							
PW Trust Fund							
Other							
TOTAL SOURCES	\$25,000		\$25,000				

NON CAPITAL OPERATING COSTS	Total \$ Requested	2008	2009	2010	2011	2012	2013
Salaries, Benefits and Maintenance							
Debt Repayment							
TOTAL OPERATING							

Appendix D

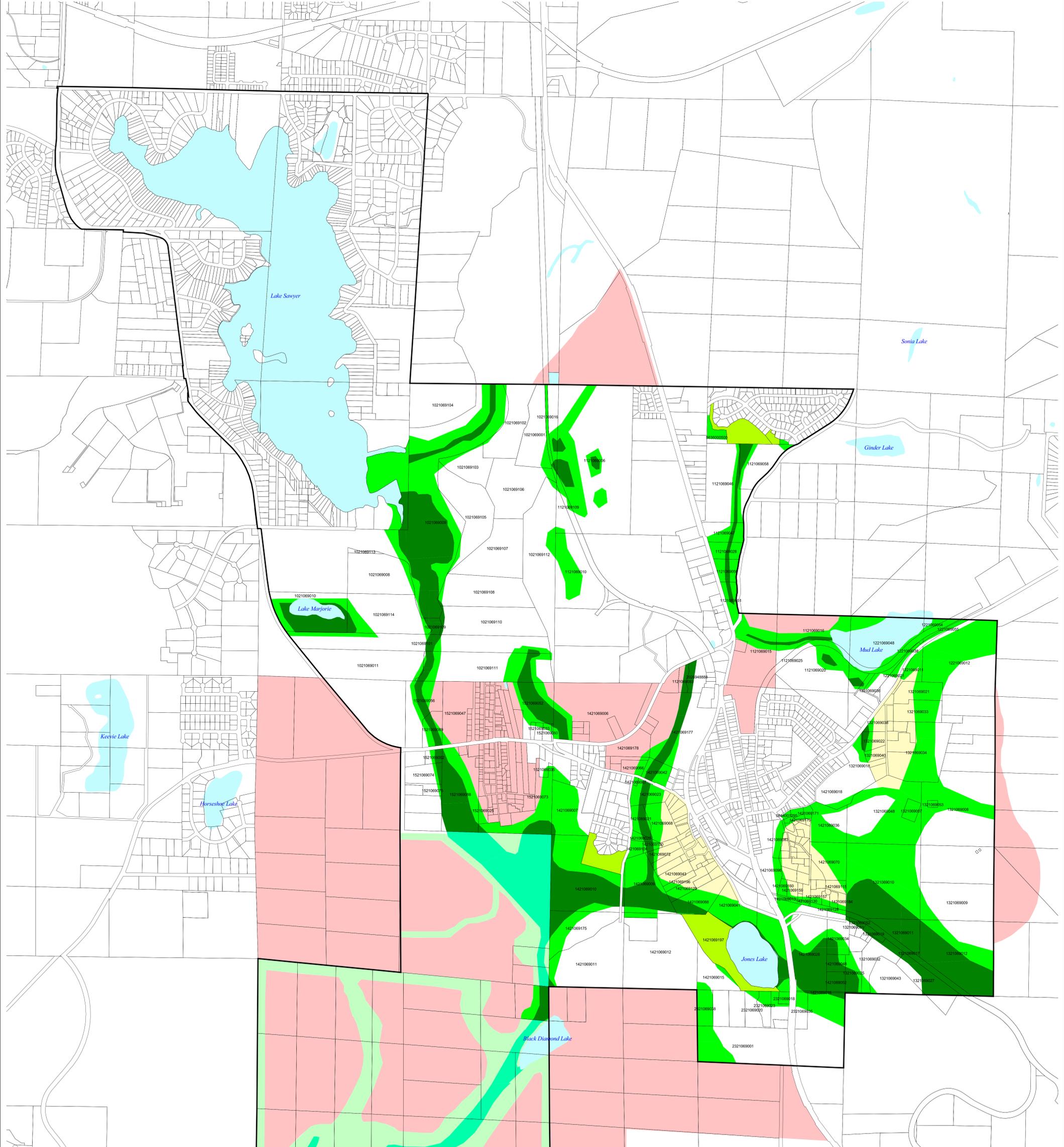
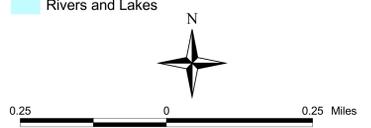


Exhibit 2 Black Diamond Ordinance 752 TDR Program Map

<p>TDR Sending Areas</p> <ul style="list-style-type: none"> Open Space Land Use <ul style="list-style-type: none"> Primary Secondary Low Density Residential 50% Open Space Preserved per Ord. 515 and 517 <ul style="list-style-type: none"> Primary Secondary TDR Receiving Areas Protected Open Space <p>TDR boundaries are approximate</p>	<ul style="list-style-type: none"> City Boundary Parcels Rivers and Lakes
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December 26, 2003
 DH: /projects/client_services/blackdiamond/03099
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