

# Fall City Metropolitan Park District

~~2010-2015~~2014-2019

## Comprehensive Plan



*Parade practice for 2009 Fall City Days at Fall City Park*

**Originally Adopted June 8, 2010**  
**1<sup>st</sup> Update Adopted Month day, 2013**

Fall City Metropolitan Park District  
P.O. Box 1180, Fall City, WA 98024  
[www.fallcityparks.org](http://www.fallcityparks.org)

*May 2013 Draft Update Version for Consideration*

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**REPLACE WITH NEW RESOLUTION**

Fall City Metropolitan Park District  
P.O. Box 1180  
Fall City, WA 98024

Resolution No. 11

**A RESOLUTION OF FALL CITY METROPOLITAN PARK DISTRICT,  
ADOPTING THE 2010-2015 COMPREHENSIVE PLAN**

**WHEREAS, the Board of Commissioners desires to adopt a Comprehensive Plan;  
and**

**WHEREAS, the Board of Commissioners held several community meetings,  
conducted a public survey; and**

**WHEREAS, the Board of Commisioners have met, made adjustments and  
changes deemed necessary and proper to the Comprehensive Plan, now,  
therefore be it,**

**Resolved by the Board of Park Commissioners that the District adopts by  
reference the 2010-2015 Comprehensive Plan. A copy of this resolution, and the  
Six-Year Capital Improvement Plan will be submitted to the Recreation and  
Conservation Office.**

**The Foregoing resolution was a adopted at a special meeting of the Board of  
Commisioners of the Fall City Metropolitan Park District held June 8, 2010.**

**Adopted this 8<sup>th</sup> day of June, 2010.**

**Attest:**

**Fall City Metropolitan Park District  
Board of Commissioners  
Fall City, Washington**

\_\_\_\_\_  
**Kirk Harris, President**

\_\_\_\_\_  
**Lee Moderow, Clerk**

\_\_\_\_\_  
**Debbie Pettersson**

\_\_\_\_\_  
**David Schneider**

\_\_\_\_\_  
**Perry Wilkins**

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# Fall City Metropolitan Park District

## Comprehensive Plan

**Originally Adopted June 8, 2010**  
**1<sup>st</sup> Update Adopted Month day, 2013**

### Board of Commissioners

Kirk Harris, President  
**Lori Watts, Clerk**  
Lee Moderow, **Member at Large**  
**Clerk**  
**Matt Travis, Member at Large**  
~~Debbie Pettersson, Member at Large~~  
~~David Schneider, Member at Large~~  
Perry Wilkins, Member at Large

### Assistance

**Terri Campbell, Office Assistant**  
~~Terri Divers, Volunteer Office Assistance~~  
Bruce Disend, Legal Assistance

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## Executive Summary

The rural town of Fall City and its surrounding community voted in favor of forming the Fall City Metropolitan Park District (FCMPD) to represent local interests for park and recreation services in a special election held on February 3, 2009. For this election, there were 3,775 registered voters living within the boundaries of the FCMPD. The Fall City community within unincorporated east King County has seen slow but steady growth for generations as a result of development constraints such as limited water supply, lack of public sewers, and environmentally sensitive areas. Similarly, opportunities to enhance, acquire, and develop sites for park and recreation services are equally limited.

As our community observes the development of land that does occur within the FCMPD, we can see gradual changes which alter its charming beauty and character. The tranquility and natural beauty of Fall City has long played a role in this “great place to live.” The Fall City Metropolitan Park District recognizes the need to preserve and protect the natural beauty and rural setting for our community’s future, while developing ways to utilize lands before they become unavailable for public recreational use. Working together with stakeholders to achieve this goal will greatly benefit the community by providing local residents with the opportunity to live, work, play, and grow in a healthy and scenic environment.

With the increasing demand for recreational space and activities, planning is fundamental. The Fall City Metropolitan Park District’s Comprehensive Plan is intended as a tool to guide elected officials in setting policies and priorities, and to guide staff and citizens in the direction of our community’s needs. The plan will fulfill the FCMPD’s requirement to have a current park, recreation, and open space plan in order to be eligible for state and federal funds through State of Washington Recreation and Conservation Office (RCO). This plan contains the following RCO requirements:

- Goals and objectives
- Inventory of parks, open space and facilities
- Public involvement in the planning process
- Demand and needs analysis
- Capital improvement program
- Plan adoption

The FCMPD asked for input from residents, stakeholders, and elected officials for the purpose of developing this plan with the public’s involvement. A variety of methods were used to obtain this information, such as surveys, comment cards, workshop public meetings, single topic public meetings, ~~public service announcements, personal observations, and informal talks.~~ The responses showed the following areas to be in greatest demand: adding to the number of sports fields and courts, improving the equestrian facilities, acquiring land for park facilities, expansion and development of trails, children’s playgrounds, a skate board park, picnic areas, and improved water access. These responses conclude that the community and Fall City Metropolitan Park District are focused on the same goals and objectives. and public service announcements.

# Chapter 1: Introduction

## OUR VISION

A vibrant integrated park system serving the needs and interests of our diverse community.

## OUR MISSION

Serve the citizens of the Fall City Metropolitan Park District. Provide a forum for defining the scope and nature of the Fall City community's public parks. Work in partnerships to maintain our facilities, insure our parks are available to all, and that all feel welcome to enjoy our parks. We enhance our quality of life by providing parks that will sustain diverse recreational activities for visitors of all ages and interests. The safety, security, and health of our visitors are of paramount importance.

## OUR GOALS

1. Maintain public ownership of the existing park and trail system within the District.
2. Preserve local trails, open spaces, and natural environment in a manner consistent with the area's historic significance, cultural background, and rural character.
3. Advocate that all parks and facilities within the District be adequately maintained to provide a safe and rewarding recreational environment and experience.
4. Use park spaces and facilities as models of land stewardship and environmental responsibility.
5. Provide opportunities for community education and involvement through volunteer projects, programs, and events.
6. Provide opportunities that enhance and inspire quality of life, good health, and a sense of wellness.
7. Enhance and expand recreational opportunities for residents within the District.
8. Encourage partnerships and cooperative arrangements with state, local, and tribal governments, private organizations, businesses, special interest groups, and citizens to increase cost effectiveness of efforts toward park land acquisition, improvements, and operational expenses.

## INTRODUCTION

The Fall City Metropolitan Park District (FCMPD) is a municipal corporation formed by a special election in February of 2009. The district is located in eastern half of King County and its local service area is primarily north from greater Redmond and Carnation to Snoqualmie to the south, west from the Sammamish plateau to the Cascade foothills to the east. Certain features within the FCMPD such as the Snoqualmie River, the Snoqualmie Valley Trail, and the equestrian riding arena at Fall City Park have a much wider regional service area that draw from all areas of the County and beyond.

The FCMPD covers approximately 27.50 square miles (17,600 acres) and is comprised of rural and resource lands. Rural Residential Use (ranging from one dwelling unit/2.5 acres to one dwelling/10 acres) predominates. Other permitted uses include commercial uses and office uses to serve the community. The Rural Area also includes lands designated and zoned for agriculture, forestry, and mineral extraction. The FCMPD has one rural commercial center and includes the entirety of Fall City (an unincorporated area with residential zoning of four dwelling units/acre), King County Fire District No. 27, and together with surrounding neighborhoods. In 2009, there were 3,775 registered voters within the District.

The rural town of Fall City, located at the confluence of the Raging River and the Snoqualmie River is known for its spectacular natural setting. The Snoqualmie River meanders majestically through a broad pastoral valley, flanked by steep wooded hillsides and the snow-capped peaks of the Cascade Mountains. Fall City is one of three rural towns specifically designated by King County. The rural town designation recognizes the historical development of an unincorporated rural area that includes a commercial center and has a higher density residential settlement pattern than the rest of the rural parts of the County.

The FCMPD Comprehensive Plan (Plan) is influenced by [survey results 2011, US Census data 2010](#), King County plans and regulations. The Plan must be consistent with these policy documents and codes, which seek to balance growth and environmental protection. King County plans which provide this direction include:

*Comprehensive Plan, 2008*

*Open Space System: Parks, Trails, Natural Areas and Working Resource Lands, 2004;*

*Regional Trail Inventory and Implementation Guidelines, July 2004;*

*Fall City Trail Feasibility Study, May 2001;*

*Fall City Subarea Plan, adopted June 2000*

The Fall City area experiences gradual growth and gradual changes in character. The choices that confront the Fall City community at the present time are significant, and could dramatically alter the character and quality of park, recreation, and open space facilities and services if not adequately planned. This document outlines the choices that are available and the means for implementing preferred actions of most benefit to Fall City area residents.

## Objectives

The specific objectives of this planning effort are to:

- Define the setting - within which park, recreation, and open space facilities should be provided within Fall City.
- Inventory - existing public and private park and recreational facilities that have been developed to-date within Fall City.
- Forecast demand - for future park and recreational facilities and services, particularly facilities and services that may be provided and/or supported by FCMPD.
- Identify appropriate roles - and services that should be undertaken by FCMPD to meet critical/basic recreational facility and programming needs.
- Develop plans - for resource conservancies, parks, trails, recreational fields and courts, community centers, and other special use and supporting facilities necessary to meet community demands - particularly for projects that may be undertaken and sponsored by FCMPD.
- Determine costs - involved in providing the park and recreational projects identified above, particularly the possible use of innovative financing tools or methods.
- Survey public opinion - to determine which issues are most important to Fall City residents, and which methods are most preferred for financing or realizing the plan's development.
- Define an implementation program approach- outlining the actions necessary to realize the development of/implement the FCMPD Comprehensive Plan.

## Approach

This plan analyzes the supply, demand, and need for public and recreation facilities and services within the Fall City- Metropolitan Park District (FCMPD). The inventories include a comprehensive assessment of public and private facilities within Fall City. The development strategies proposed for the Fall City Metropolitan Park District (FCMPD) are the result of this comprehensive analysis. Generally, the proposed strategies recommend focusing resources where park and recreation needs are most critical, and where the efforts will be most effective.

## Public involvement

- The planning process - was overseen by the President of FCMPD with the assistance of the FCMPD Commissioners.
- A “Tell Us What You Think” comment card was distributed in June 2009 during the community’s annual celebration event, Fall City Days, and the FCMPD received responses which were taken under consideration while developing this plan.
- An on-line survey was run from November 15th 2009 through March 1st 2010 which generated over 700 responses. 36% of the responses were from residents that live within the District, 57% were from outside of the District, and 7% were uncertain whether they lived inside or outside of the District.
- Both the comment card and on-line survey were posted on FCMPD’s website in a manner where respondents could send in their responses electronically. Copies of additional survey inputs were made available at Board meetings.
- Several Regular Park Board Meetings and Special Single Topic Park Board Meetings were conducted during the planning process to review inventory findings, estimate demand, propose plan and financial particulars, and develop the proposals contained within this plan.
- Comprehensive Plan Open House public meetings with exhibit displays were held at the Fall City Library in April 2010 and at the Fall City Fire Station in May 2010 to provide information and conduct additional surveys of interested residents.
- General meetings were held monthly for the 15 months prior to the original plan adoption.
- A number of Public Service Announcements (PSA’s) were included in the Fall City monthly “Fall City Neighbors” monthly newsletter.
- A statistically valid survey was conducted by Hebert Research, Inc. and completed in February 2011 to determine the overall satisfaction with parks and recreation services and to gather opinions on future parks and recreation developments.

The proposals outlined within this document represent the consensus opinions developed during the workshop sessions and incorporate public comments from surveys as well as direction of the FCMPD Board of Commissioners.

## Documentation

The comprehensive plan report is organized into five (5) chapters dealing with major topic issues and accompanying appendices.

## Interpretation

This FCMPD Comprehensive Plan is one of a series of plans for the Fall City. This plan does not address directly the same issues that are the subject of other plans; however these other plans may have relevance to the implementation of the objectives, concepts, and proposed projects contained herein.

## Chapter 2: Goals and Objectives

The following goals and objectives are based on an analysis of existing park, recreation, and open space conditions the results of workshop planning sessions.

### **Open Spaces and ~~Preserves~~ Natural Areas**

Develop a high quality, diversified park and open space system that preserves and enhances significant environmental resources and features.

- Increase natural area and open space and trail linkages.
- Cooperate with other public and private agencies, and with private landowners to set-aside land and resources necessary ~~to provide high quality, convenient park and recreational facilities before the most suitable~~ that preserve the area's most environmentally sensitive sites before such sites are lost to development.
- Preserve unique environmental features ~~or areas in~~, habitats, wetlands, greenways etc prior to future land ~~developments and increase public use and access/or road development~~. Cooperate with other public and private agencies, and ~~with private~~ landowners to ~~set aside unique features or areas as publicly accessible resources.~~ promote public access of such sites. Work with local, regional and state agencies and departments to increase access to public lands.
- Work with King County and the State of Washington agencies and departments to increase access to public lands.

### **Lakes and Rivers**

Identify the waterways as a valued element of the park district that serves local and regional fishermen and boaters

- Enhance the water access system to all users.
- Cooperate with public and private agencies to acquire and preserve additional shoreline access for recreational water activities.
- Cooperate with other governmental agencies and private organizations to develop access opportunities for watercraft.

### **Trail Systems**

Develop a high quality interconnected system of park trails and corridors that ~~access significant environmental features, allow~~ public ~~facilities~~ access to public lands, parks, and developed local communities and business districts. neighborhoods.

- ~~Enhance the water access system to kayakers, canoers, paddle boaters, and other non-motorized water craft users by marketing the existing water trail along the Snoqualmie River near Fall City.~~
- Create an interconnected off-road ~~walking~~ trail system providing access to environmental corridors, natural areas, historic sites, scenic vistas, parks, public facilities, and local business districts for local resident hikers.
- Identify and support an on-road bicycle route system providing access to historic areas, scenic vistas, parks, public facilities, and business districts for local resident commuter and recreational biking enthusiasts. Support linking local on-road bicycle routes with regional routes to provide opportunities for extended touring opportunities for local and regional enthusiasts alike.
- Create an interconnected off-road multipurpose hike, equestrian, and bike trail system providing access to major parks, schools, public facilities, business districts, and other trail corridors.
- Maintain, enhance, and improve existing and public trailhead access points to the existing trails within the District.
- Create trailhead improvements that furnish trail systems with appropriate supporting services including interpretive and directory signage systems, maps, rest stops, potable water, restrooms, parking and loading areas, water and other services.
- Where appropriate, locate trailheads at or in conjunction with park sites, schools, and other community facilities to increase local area access to the trail system and reduce duplication of supporting improvements.
- Develop trail improvements to design and development standards which are easy to maintain and access by maintenance, security, and other appropriate personnel, equipment, and vehicles.

## Wildlife Resources

Incorporate natural areas ~~ecological, and~~ habitats features and resources into the park and open space system to protect threatened species, preserve ~~habitat~~ habitats, and retain migration corridors that are unique and important to local wildlife.

### Wildlife habitat

- ~~Identify~~ Support the identification and ~~conserve~~ conservation of sensitive wildlife habitat ~~including nesting sites, cover, and foraging areas within or adjacent to natural areas, open spaces, and developed areas.~~
- ~~Acquire and preserve~~ regional wildlife ~~migration~~ corridors ~~that link nesting sites, covered, and foraging areas.~~



## Natural areas

- ~~Preserve and protect~~Support the preservation and protection of significant environmental features including wetlands, open spaces, woodlands, shorelines, waterfronts and other characteristics that support wildlife and reflect Fall City natural heritage.
- ~~Acquire and provide public access to environmentally sensitive areas and sites that are especially unique to the Fall City area.~~

## Community Parks

Develop a community ~~park~~park system that that ~~allow~~allows easy access to basic park/playground facilities across Fall City

## Pocket parks

- Develop pocket parks with appropriate playground equipment, picnic facilities, potable water, restrooms, and play fields or other facilities as deemed necessary.
- Cooperate with public and private agencies through grants or partnerships to develop pocket parks in areas to facilitate reaching the goals set above.

## Recreational Facilities

Develop a high quality, diversified recreation system that provides for all age and interest groups, and enhances regional resources and facilities equitably across Fall City.

### ~~Waterfront access and facilities~~

- ~~Cooperate with public and private agencies to acquire and preserve additional shoreline access for waterfront fishing, wading, swimming, boating, and other related recreational activities and pursuits.~~
- ~~Cooperate to develop a mixture of watercraft access opportunities including canoe, kayak, sailboard, and other boating activities.~~
- ~~Cooperate with other governmental agencies and private organizations to develop access opportunities for motorized and non-motorized boats.~~

### Athletic and Event facilities

- Develop athletic facilities that meet ~~the highest quality competitive playing standards and requirements~~local needs for all various age groups, skill levels, and recreational interests.
- Develop an event / community center.
- Partner, where appropriate, in the development of a select number of facilities that provide the highest competitive playing standard, possibly in conjunction with King County Parks, Snoqualmie Valley School District, Cities of North Bend,

Snoqualmie, Sammamish, Issaquah, Si View Metropolitan Park District, and the State of Washington.

### **Indoor facilities**

- Support the continued development and diversification by Snoqualmie Valley School District and other public and private agencies of special meeting, assembly, health, and other community facilities that provide general support after hours to school age populations and the community-at-large at the elementary and middle schools in Fall City.
- In partnership with the Snoqualmie School District and other public and private agencies, maintain and expand multiple use indoor recreational centers that provide physical conditioning facilities, gymnasium, recreational courts, and other athletic spaces for all age groups, skill levels, and community interests after hours on a year-round basis.
- Develop and/or operate multiple use indoor community centers that provide venues for arts and crafts, music, video, classroom instruction, meeting facilities, health care, daycare, latch key, and other spaces for all age groups including preschool, youth, teens, and seniors on a year-round basis.
- Develop and/or partner and/or operate indoor and outdoor cultural and performing arts facilities in Fall City and school facilities that enhance and expand music, dance, drama, and other audience and participatory opportunities.

### **Recreational Programs**

Develop high quality recreational programs and services that meet all community group needs.

#### **Recreational programs**

- Promote opportunities for arts and crafts, classroom instruction in music and dance, physical conditioning and health care, meeting facilities, daycare, latch key, and other program activities for all cultural, age, physical and mental capability, and income groups in the community using FCMPD, King county and Fall School District resources.
- Promote soccer, baseball, softball, basketball, volleyball, tennis, and other instruction and participatory programs for all age, skill level, and income group in the community - using FCMPD, Snoqualmie Valley School District, and private resources.
- Where appropriate, promote opportunities for historical and cultural societies to display artifacts, reports, and exhibits; and the conduct of lectures, classes, and other programs that document and develop awareness of Fall City's heritage.

### **Cultural Arts Programs**

Collaborate with the Fall City [Arts, Fall City](#) Historical Society, [Mountains to Sound Greenway](#), business community, service groups, schools, arts patrons, and artists to optimally utilize artistic resources and talents.

- Where appropriate, support policies and programs that encourage or provide incentives that attract and retain artists and artworks within the Fall City community

### **Historical Context**

Develop a high quality, diversified park and open space system that preserves significant historical opportunity areas and features.

- Work with Fall City Historical Society, Snoqualmie Tribe, [the Mountains to Sound Greenway](#) and other cultural groups to incorporate community activities into park and recreational programs.

## Special Purpose Facilities

Develop high quality facilities that meet the interests of the community.

### Special enterprises

- Where appropriate, initiate joint planning and operating programs with other public and private agencies to provide for other activities on an area-wide basis.
- Where appropriate and economically feasible (self-supporting), assist others to develop and operate specialized and special interest recreational facilities of interest to the general population

## Design and Access Standards

~~Design and develop~~ Promote facilities that are accessible, environmentally friendly, safe, easy to maintain, with life-cycle features that account for long term costs and benefits.

### ADA Compliance

- Insure that whenever practical all parks and facilities comply with local, state and federal American Disabilities Act (ADA) requirements.

### Accessibility

- Design outdoor picnic areas, fields, courts, playgrounds, certain trails, parking lots, restrooms, and other active and supporting facilities to be accessible, where possible, to individuals and organized groups of all physical capabilities, skill levels, age groups, income, and activity interests - especially at sites with significant interpretive opportunities. (It should be understood that many equestrian, motor bike and hiking trails are activity specific and not compatible with the aforementioned accessibility objective).
- Design indoor facility spaces, activity rooms, restrooms, hallways, parking lots, and other active and supporting spaces and improvements to be accessible to individuals and organized groups of all physical capabilities, skill levels, age groups, income, and activity interests.

### Maintenance

- Develop low maintenance and high capacity design standards and capabilities to reduce overall facility maintenance and operation requirements and costs.
- Where appropriate, institute standards for low maintenance materials, settings or other value engineering considerations that reduce care and security requirements, and retain natural conditions and experiences.

## Security and Safety

- Implement the provisions and requirements of the ADA and other design and development standards to improve developed park facility safety and security features for park users, FCMPD staff, and the public-at-large.

- Develop and implement safety standards, procedures, and programs that provide proper training and awareness for FCMPD staff.
- ~~Define and enforce rules~~ Work with King County to and identify code violations and regulations concerning park activities and operations that protect user groups, FCMPD staff, and the public-at-large.
- Where appropriate, develop adopt-a-park programs, community park watches, park police patrols, and other innovative programs that increase visibility, safety and security awareness ~~and visibility~~.

### **Financial Resources and Coordination**

Create effective and efficient methods of acquiring, developing, operating, and maintaining facilities and programs that accurately distribute costs and benefits to public and private interests.

#### **Finance**

- Implement innovative available funding methods, such as private donations, inter-local agreements to finance facility development, maintenance, and operating needs in order to reduce costs, retain financial flexibility, match user benefits and interests, and increase facility services.
- Enter into joint ventures with other public and private agencies including the Cities of Issaquah, North Bend, Sammamish and Carnation, the Snoqualmie Valley School District, King County, regional, state, federal and other public and private agencies including for-profit concessionaires where feasible and desirable.
- Establish or coordinate with an existing 501(C) non-profit vehicle through which money may be donated to the park district to fund a particular, or a variety of, special project(s) for construction and/or improvement of park facilities.

#### **Public and private resource coordination**

- Create a comprehensive, balanced park and recreational system that integrates Fall City facilities and services with resources available from King County, the Snoqualmie Valley School District, and other state, federal, and private park and recreational lands and facilities in a manner that best serves and provides for local resident interests.
- Cooperate with King County, the Snoqualmie Valley School District, the Snoqualmie Tribe, and other public and private agencies to avoid duplication, improve facility quality and availability, reduce costs, and represent local resident interests through joint planning and development efforts.

## Cost/benefit assessment

- Define existing level of service (ELOS) and proposed level of service (PLOS) land and facility levels-of-service (ELOS/PLOS) that differentiate requirements due to population growth impacts versus improved facility standards, community nexus of benefit, FCMPD versus the combination of state, county, city/town, school, and other provider agency efforts in order to effectively plan and program park and recreation needs within existing FCMPD boundaries.
- Create effective and efficient methods of acquiring, developing, operating, and maintaining park and recreational facilities in manners that accurately distribute costs and benefits to public and private user interests. .
- ~~Develop and operate lifetime recreational programs that serve the broadest needs of the population recovering program and operating costs with a combination of registration fees, user fees, grants, sponsorships, donations, scholarships, volunteer efforts, and the use of general funding.~~
- Where appropriate, provide recreational programs for those interested groups who are willing to finance the cost through user fees, registration fees, volunteer efforts or other means and methods.

## Human Resources

~~Develop, train, and support a professional parks and recreation staff that effectively serves the community in the realization of the above listed goals and objectives.~~

### Personnel

- ~~Employ a diverse, well trained work force that is motivated to achieve FCMPD goals.~~
- ~~Encourage teamwork through communications, creativity, positive image, risk taking, sharing of resources, and cooperation toward common goals.~~
- ~~Where appropriate, provide staff with education, training, and modern equipment and supplies to increase personal productivity, efficiency, and pride.~~
- ~~Establish and coordinate the activities of an active volunteer corps to assist staff and FCMPD officials with park and recreation programs and facility maintenance and development requirements.~~

## Tourism

FCMPD will ~~promotework to balance~~ tourism ~~by capitalizing on activities and marketing~~ with the unique scenic beauty and proximity to urban areas needs of local residents, and ~~providing facilities for regional events.~~ open space preservation goals outlined in this plan.

- ~~Market the districts parks, natural lands, water access in an effort to increase tourism benefits to the district and community.~~
- ~~Utilize~~Work with the community at large to best utilize opportunities associated with parks, trails, and recreational facilities for economic development.
- Market the water trails that flow through the Fall City area to interested groups and organizations. ~~-~~Develop specific marketing materials about the stewardship of land and water resources.
- Promote the park system and ~~the~~ Fall City as a recreational and ecological resource for both residents and visitors.

## Chapter 3: Inventory of Parks, Open Spaces, and Facilities

The Fall City Metropolitan Park District (District) covers approximately 27.50 square miles (17,600 acres) and is comprised of rural and resource lands. Rural Residential Use (ranging from one dwelling unit/4 acres to one dwelling/48 acres) predominates. Other permitted uses include commercial uses and office uses to serve the community. The Rural Area also includes lands designated and zoned for agriculture, forestry, and mineral extraction.

The topography of the District is variable including plateaus, forested landscapes, the Snoqualmie River system, and sloped terrain associated with nearby mountains. The District has one rural commercial center and two different zip codes (98024 and 98053). The District includes the entirety of Fall City (Unincorporated Area), King County Fire District No. 27, and together with surrounding neighborhoods.

The District has designated Plan Areas that are made up of established voting precincts (listed in parenthesis) using the following designations: Central (Fall City and Two Rivers), South (Lake Alice), West (Aldarra, Patterson and Raging River), and East (Powell, Sno-Valley, and Twin Peaks). Please see the map at the end of this chapter.

### Central

- **Fall City** – SE Redmond-Fall City Road to the north; 324<sup>th</sup> Avenue SE to the west; SE 44<sup>th</sup> Street to the south; northerly along 334<sup>th</sup> Avenue SE to SE 44<sup>th</sup> Place then easterly along SE 44<sup>th</sup> Place; and Preston-Fall City Road to the east.
- **Two Rivers** – SE 44<sup>th</sup> Street (beginning at 324<sup>th</sup> Avenue SE) easterly, then northerly along 334<sup>th</sup> Avenue SE, then easterly along SE 44<sup>th</sup> Place to the north; then southerly along Preston-Fall City Road, then southerly along SE David Powell Road, then southerly along (Fall City) Cemetery Road, then southerly along Lake Alice Road to the east; then westerly along the Preston-Snoqualmie Trail to the south; then northerly along the Raging River (west bank), then northerly along 328<sup>th</sup> Way SE (north side of Green Bridge), then northerly along 328<sup>th</sup> Avenue SE, then westerly along SE Issaquah-Fall City Road, then northerly along SE 324<sup>th</sup> Street alignment to the west.

### South

- **Lake Alice** – Preston-Snoqualmie Trail (beginning at the Preston-Fall City Road) to the north; then southerly from Lake Alice Road trailhead parking lot to the City of Snoqualmie limit, then westerly along the City of Snoqualmie limit, then southerly along Lake Alice Road, then easterly along the City of Snoqualmie limit, then southerly along the City of Snoqualmie limit to the east; then westerly along the PSE overhead power line property to the south; then northerly along the 324<sup>th</sup> Avenue SE alignment, then westerly along the SE 64<sup>th</sup> Street alignment, then northerly along the 316<sup>th</sup> Avenue SE alignment; then along the Preston-Fall City Road to the Preston-Fall City Trail to the west.



## West

- **Patterson** – NE 16<sup>th</sup> Street (beginning at NE Tolt Hill Road and Redmond-Fall City Road) to the north; then southerly along the 288<sup>th</sup> Avenue NE alignment, then easterly along NE 8<sup>th</sup> Street, then southerly along the 296<sup>th</sup> Avenue NE alignment, then easterly along East Main Street, then southerly along the West Snoqualmie River Road SE, then easterly along SE 24<sup>th</sup> Street, then southerly along 316<sup>th</sup> Avenue SE, the easterly along SE 28<sup>th</sup> Street, then southeasterly along the Snoqualmie River, and southerly across the Snoqualmie River Bridge to the east; then westerly along the Redmond-Fall City (SR 202) to the south; then northwesterly along SR 202 to the west.
- **Aldarra** – Redmond-Fall City (SR 202) (beginning at NE Tolt Hill Road) to the north; then southerly along 324<sup>th</sup> Avenue SE and its extended alignment, then easterly along the Issaquah-Fall City Road, then southerly along 328<sup>th</sup> Avenue SE, then southerly along 328<sup>th</sup> Way SE (north side of Green Bridge), then southerly along the Raging River (west bank) to the east; then westerly along the Preston-Fall City Road, then northerly along the along the 324<sup>th</sup> Avenue SE alignment, then westerly along the SE 64<sup>th</sup> Street alignment, then northerly along the 316<sup>th</sup> Avenue SE alignment, then westerly along the SE 50<sup>th</sup> Street alignment, then northerly along the 308<sup>th</sup> Avenue SE alignment, then westerly along the SE 48<sup>th</sup> Street alignment to the south; then northerly along the 278<sup>th</sup> Avenue SE alignment, then easterly along the NE 14<sup>th</sup> Street alignment, then northerly along the 280<sup>th</sup> Avenue NE alignment.
- **Raging River** – Four residential developed parcels accessed via the end of SE 62<sup>nd</sup> Way; and four 40 acre residentially zoned undeveloped parcels owned by the Department of Natural Resources (DNR) south of the SE 48<sup>th</sup> Street alignment.

## East

- **Powell** – Across the Snoqualmie River Bridge and along the Fall City-Snoqualmie Road (SR 202) to the north; then southeasterly along the Fish Hatchery Road beginning at 359<sup>th</sup> Avenue SE, then southerly along the 372<sup>nd</sup> Avenue SE alignment to the east; then westerly along the SE 48<sup>th</sup> Street alignment, then continuing westerly along the City of Snoqualmie city limits to the south; then northerly to the Preston-Snoqualmie Trail parking lot at the Lake Alice Road, then northerly along the Lake Alice Road SE, the northerly along the (Fall City) Cemetery Road, the northerly along the SE David Powell Road, the northerly along the Preston-Fall City Road SE to the west.
- **Sno-Valley** – East Main Street alignment (beginning at West Snoqualmie River Road), then southerly along the 332<sup>nd</sup> Avenue NE alignment, then easterly along the SE 8<sup>th</sup> Street alignment to the north; then southerly along the 372<sup>nd</sup> Avenue SE alignment to the east; then northwesterly along Fish Hatchery Road SE to 359<sup>th</sup> Avenue SE, then westerly along Fall City-Snoqualmie Road to the south; then northwesterly along the Snoqualmie River beginning at the Snoqualmie

River Bridge (SR 202), then westerly along SE 28<sup>th</sup> Street, then northerly along 316<sup>th</sup> Avenue SE, then westerly along SE 24<sup>th</sup> Street, then northerly along the West Snoqualmie River Road to the west.

- **Twin Peaks** - Eight residential developed parcels accessed via the end of SE Fish Hatchery Road; and one 65 acre commercially zoned parcels owned by the Department of Fish and Wildlife (WDFW) south of the Fall City-Snoqualmie Road.

**Table 1  
Fall City Metropolitan Park District – Parks**

PLAN AREA	NUMBER OF Parks	Park ACREAGE
Central	0	0
South	0	0
West	0	0
East	0	0
<b>Total</b>	<b>0</b>	<b>0</b>

**Table 2  
King County Department of Natural Resources & Parks – Parks and Trails**

PLAN AREA	NUMBER OF Parks/Properties	Parks and Trails ACREAGE
Central	0	0
South	1/2	17
West	2-1/2	129.5
East	2	76.5
<b>Total</b>	<b>5</b>	<b>223</b>

**Table 3  
Other Public Agency Parks/Properties/Open Spaces/Water Bodies**

PLAN AREA	NUMBER OF Parks/Properties/Spaces	Park / Open Space / Water Bodies ACREAGE
Central	1	11
South	3	67
West	31	922
East	1	179
<b>Total</b>	<b>31</b>	<b>1,179</b>

**Table 4  
Snoqualmie School District Facilities**

PLAN AREA	NUMBER OF Schools	Open Space ACREAGE
Central	2	20
South	0	0
West	0	0
East	0	0
<b>Total</b>	<b>2</b>	<b>20</b>

**Table 5  
Private Agency Facilities/Properties/Open Space\***

PLAN AREA	NUMBER OF Properties	ACREAGE
Central	3	10
South	0	0
West	11	259
East	1	2,284
<b>Total</b>	<b>15</b>	<b>2,553</b>

\*Excluding golf courses, indoor spaces, and historic places

## Regional Trails

Regional Trails serve a large population base and offer a wide variety of landscape features to access forested areas, wetlands, shorelines, camping, competition athletic facilities, and other amenities that may not be available at other sites.

King County Department of Natural Resources and Parks Regional Trails Facilities

**Table 6**

Park Name	PLAN AREA	PARK ACREAGE	Address
Preston-Snoqualmie Trail (PST)	South (Lake Alice) and West (Powell)	95.71 acres (total) 6.62 miles (total) (~ 3 mi. in District) (~ 43 ac. in District)	SE High Point Way, North of SE 82nd St to 372nd SE and SE 68th St, Preston, WA 98027
Snoqualmie Valley Trail (SVT)	West (Sno-Valley)	437.20 acres (total) 31.15 miles (total) (~ 5 mi. in District) (~ 70 ac. in District)	NE 205th St and Hwy 203 to Cedar Falls Rd SE and SE 192nd St, Carnation, WA 98014
Total	2	~ 8 miles, ~113 acres	



Resource Conservancy /Open Space  
 King County Parks and Recreation Department  
**Table 7**

Property Name	PLAN AREA	ACREAGE	Address
Fall City Park West	West (Aldarra)	33.36	Issaquah-Fall City Road and 274 <sup>th</sup> Avenue SE, Issaquah, WA 98027
Fall City Natural Area	East (Sno-Valley)	49.03	300 Block of Neal Road SE, Fall City, WA 98024
Total	2	82.39	



Resource Conservancy /Open Space  
 State of Washington Department of Natural Resources and King County  
**Table 8**

Property Name	PLAN AREA	ACREAGE	Parcel No.
Vacant (Department of Natural Resources)	West (Aldarra)	20.00	Parcel No. 1724079057
Vacant (Department of Natural Resources)	West (Aldarra)	20.00	Parcel No. 1724079058
Vacant (Department of Natural Resources)	West (Aldarra)	20.00	Parcel No. 1724079059
Vacant (Department of Natural Resources)	West (Aldarra)	20.00	Parcel No. 1724079062
Vacant (Department of Natural Resources)	West (Aldarra)	20.00	Parcel No. 1724079061
Vacant (Department of Natural Resources)	West (Aldarra)	20.00	Parcel No. 1724079060
Vacant (Department of Natural Resources)	West (Aldarra)	20.00	Parcel No. 1724079063
Vacant (Department of Natural Resources)	West (Aldarra)	39.57	Parcel No. 1724079003
Vacant (Department of Natural Resources)	West (Aldarra)	40.00	Parcel No. 1724079010
Vacant (Department of Natural Resources)	West (Aldarra)	40.00	Parcel No. 1724079009
Vacant (Department of Natural Resources)	West (Aldarra)	40.00	Parcel No. 1724079014
Vacant (Department of Natural Resources)	West (Aldarra)	20.00	Parcel No. 1724079064
Vacant (Department of Natural Resources)	West (Aldarra)	20.00	Parcel No. 1724079065
Vacant (Department of Natural Resources)	West (Aldarra)	20.00	Parcel No. 1724079066
Vacant (Department of Natural Resources)	West (Aldarra)	20.00	Parcel No. 1724079012
Vacant (Department of Natural Resources)	West (Aldarra)	40.00	Parcel No. 1724079016
Vacant (King County)	West (Aldarra)	40.00	Parcel No. 1624079010
Vacant (Department of Natural Resources)	West (Aldarra)	33.16	Parcel No. 1624079011
Vacant (Department of Natural Resources)	West (Aldarra)	45.10	Parcel No. 1624079012
Vacant (Department of Natural Resources)	West (Aldarra)	40.00	Parcel No. 2024079002
Vacant (Department of Natural Resources)	West (Aldarra)	40.00	Parcel No. 2024079001



Vacant (Department of Natural Resources)	West (Aldarra)	44.24	Parcel No. 2024079006
Vacant (Department of Natural Resources)	West (Aldarra)	40.00	Parcel No. 2024079003
Vacant (Department of Natural Resources)	West (Aldarra)	40.00	Parcel No. 2024079004
Vacant (King County)	West (Aldarra)	40.00	Parcel No. 2124079003
Vacant (King County)	West (Aldarra)	40.59	Parcel No. 2124079015
Vacant (King County)	West (Patterson)	14.19	Parcel No. 1024079009 (32431 SE 31 <sup>st</sup> St.)
Vacant (Department of Natural Resources)	South (Lake Alice)	32.07	Parcel No. 2724079008
Total	28	868.92	

Resource Conservancy / Open Space  
Private Ownership  
**Table 9**

Property Name	PLAN AREA	ACREAGE	Address
Canyon Creek Natural Area (Cascade Land Conservancy)	West (Aldarra)	27.15	Parcel No. 0724079015 SW 1/4 of SE 1/4 of Sec. 7 Twp. 24 Rng. 7, less a portion lying southerly and easterly of the Issaquah-Fall City Road
Seattle School District Camp (Seattle Public Schools)	West (Aldarra)	33.16	Parcel No. 0724079012 28322 SE Issaquah-Fall City Road, Fall City, WA, 98024 SE 1/4 of SW 1/4 of Sec. 7 Twp. 24 Rng 7
Cleveland Memorial Forest (Seattle Public Schools)	West (Aldarra)	99.26	Parcel No. 0724079009 NE 1/4 of SW 1/4 together with Government Lots 3 and 4 of Sec. 7 Twp. 24 Rng 7, less C & M RGTS
Aldarra Ridge Open Area (Cascade Land Conservancy)	West (Patterson)	46.05	Parcel No. 0098300310
Aldarra Ridge Sensitive Area Tract (Cascade Land Conservancy)	West (Patterson)	3.33	Parcel No. 0098300380
Aldarra Ridge Open Area (Cascade Land Conservancy)	West (Patterson)	11.39	Parcel No. 0098300390
Aldarra Ridge Sensitive Area Tract (Cascade Land Conservancy)	West (Patterson)	14.46	Parcel No. 0098300400
Aldarra Ridge Sensitive Area Tract (Cascade Land Conservancy)	West (Patterson)	2.42	Parcel No. 0098300410
Aldarra Ridge (Treemont) Area (Cascade Land Conservancy)	West (Patterson)	5.84	Parcel No. 0624079018

Evergreen Forest Trust – Snoqualmie Tree Farm (Cascade Land Conservancy / Hancock Timber)	East (Sno-Valley)	2,284	(Parcels east of SVT within the District)
Fall City Cemetery (Fall City Cemetery Assn)	Central (Two Rivers)	10.03	Parcel No. 1524079021 Cemetery Road and Lake Alice Road, Fall City, WA 98024
Total	11	2,537	





*Evergreen Forest Trust (Snoqualmie Tree Farm) within the District.*

### Community Parks

Community Parks are typically classified as larger than 5 acres in size. They serve both a formal and informal use and offer a wide variety of recreational needs including, but not limited to play areas, picnic areas, passive use, ball fields and active use.

Community Parks  
King County Parks

**Table 10**

PARK NAME	PLAN AREA	ACREAGE	LOCATION
(Olive Taylor) Quigley Park	West (Patterson)	0.51	33512 SE Redmond- Fall City Road (SR 202)
Fall City (Community) Park	East (Sno-Valley)	27.54	4101 Fall City- Carnation Road SE (SR 203)
Total	2	28.05	





Community Parks  
Water Bodies – Other Agencies  
**Table 11**

NAME	PLAN AREA	ACREAGE	LOCATION
Lake Alice	South (Lake Alice)	33	Lake Alice
Raging River	South (Lake Alice) and Central (Two Rivers) and East (Powell)	~ 15	Raging River
Snoqualmie River	West (Patterson) and East (Sno-Valley and Powell)	~ 235	Snoqualmie River
Total	3	~ 283	

Snoqualmie Valley School District Facilities  
**Table 12**

School Name	PLAN AREA	ACREAGE	Address
Fall City Elementary	Central (Fall City)	11.02 (total) 7.32 (open)	33314 SE 42 <sup>nd</sup> Street Fall City, WA
Chief Kanim Middle School	Central (Fall City)	20.53 (total) 12.73 (open)	32627 SE Redmond-Fall City Road, Fall City, WA
Total	2	31.55 (total) 20.05 (open)	

## Pocket Parks

Pocket Parks are created to serve individual neighborhoods and/or geographic areas. Typical amenities include playground equipment, picnic facilities, potable water, restroom(s) and play fields or other facilities as deemed necessary.

Pocket Parks – Non-Profit  
**Table 13**

NAME	PLAN AREA	ACREAGE	LOCATION
Aldarra (Farms) Fields (Falls Little League)	West (Aldarra)	5.00	30800 SE Redmond-Fall City Rd Fall City, WA 98024
Totem Garden Park (Fall City Community Association – FCCA)	Central (Fall City)	0.03	Parcel No. 1524079182 Between SR 202 and SR 42 <sup>nd</sup> St.
Fall City Art Park (Fall City Arts)	Central (Fall City)	0.04	Portion of Parcel No. 2475900340 SE quad. of SR 202/.335 <sup>th</sup> PL SE
Total	3	5.07	

Private Camps  
**Table 14**

CAMP NAME	PLAN AREA	ACREAGE	Address
Snoqualmie River RV Park and Campground	West (Powell)	10.87	34807 SE 44 <sup>th</sup> Place, Fall City, WA
Total	1	10.87	

WATER TRAILS

With the length of Snoqualmie River navigable mileage through the District, a water trail system exists. See the following list which includes Waterfront Parks and Boat Launches on the section of the Snoqualmie River that runs through the District:

Waterfront Parks, Boat Launches, Hatcheries  
State of Washington Parks Commission,  
Department of Fish & Wildlife, and  
Department of Natural Resources  
**Table 15**

NAME	PLAN AREA	ACREAGE	SHORELINE	LOCATION
Lake Alice Boat Launch **	South (Lake Alice)	0.64	60 ft	Lake Alice Rd. SE Parcel No. 3980300245
Snoqualmie River Boat Launch at the Raging River (Zurfleuh) **	West (Powell)	0.66	650 ft	SE 44 <sup>th</sup> Place and Snoqualmie River
Snoqualmie River Access Point (Plum #1) and Boat Launch (Plum #2) at Plum Creek **	West (Powell)	5.70	2,250 ft	Fish Hatchery Road and 372nd Ave SE Parcel 2424079034 Parcel 2424079031
Snoqualmie River Access Point (Richter #1) at Neal Road **	West (Sno-Valley)	4.15	200 ft	Neal Road, 1.8 miles from SR 203 Parcel 0924079051
Snoqualmie River Boat Launch (Richter #2) at Neal Road **	West (Sno-Valley)	0.69	530 ft	Neal Road, 2.8 miles from SR 203 Parcel 0424079027
Tokul Creek Fish Hatchery ***	West (Powell)	29.6	0 ft	37333 SE Fall City-Snoqualmie Rd. Parcel 1924089007
Total	5	41.44	3,690 ft	

\*\* Department of Fish & Wildlife Lake Access Points

\*\*\* Department of Fish & Wildlife Hatchery



**Golf Courses**  
**Table 16**

FACILITY NAME	PLAN AREA	AMENITIES	LOCATION
Snoqualmie Falls Golf Course (Public)	East (Powell)	<ul style="list-style-type: none"> <li>• 18 holes</li> <li>• Pro shop</li> <li>• Food service</li> </ul>	35109 SE Fish Hatchery Rd. Fall City, WA 98024
Twin Rivers Golf Course (Public)	East (Powell)	<ul style="list-style-type: none"> <li>• 18 holes</li> <li>• Pro shop</li> <li>• Food service</li> </ul>	4446 Preston-Fall City Rd NE Fall City, WA 98024
Aldarra – The Members Club (Private)	West (Aldarra)	<ul style="list-style-type: none"> <li>• 18 holes</li> <li>• Pro shop</li> <li>• Food service</li> </ul>	28902 SE Duthie Hill Road, Fall City, WA 98024
Tall Chief Golf Course (Public)	West (Patterson)	<ul style="list-style-type: none"> <li>• 18 holes</li> <li>• Pro shop</li> <li>• Food service</li> </ul>	1313 West Snoqualmie River Road SE, Fall City, WA 98024

**PUBLIC AGENCY INDOOR RECREATION SPACE**  
**Table 17**

FACILITY NAME	PLAN AREA	SPACE	LOCATION
Fall City Library	Central (Fall City)	<ul style="list-style-type: none"> <li>• common area</li> <li>• 1 meeting room</li> </ul>	33415 42nd Place SE, Fall City, WA 98024
Fire District No. 27 Station	Central (Fall City)	<ul style="list-style-type: none"> <li>• 2 meeting rooms (south, north)</li> </ul>	4301 334th Place SE, Fall City, WA 98024
Chief Kanim Middle School	Central (Fall City)	<ul style="list-style-type: none"> <li>• gym</li> <li>• weight room</li> <li>• arts/crafts area</li> <li>• auditorium w/ stage</li> </ul>	32627 SE Redmond-Fall City Road, Fall City, WA 98024
Fall City Elementary School	Central (Fall City)	<ul style="list-style-type: none"> <li>• gym</li> <li>• multi-purpose</li> <li>• arts/crafts area</li> </ul>	33314 SE 42 <sup>nd</sup> Street Fall City, WA 98024

PRIVATE/NON-PROFIT INDOOR RECREATION SPACE

**Table 18**

FACILITY NAME	PLAN AREA	SPACE	LOCATION
Masonic Hall Lodge #66	Central (Fall City)	<ul style="list-style-type: none"> <li>• Hall</li> <li>• Kitchen</li> <li>• Meeting Room</li> </ul>	4304 337 <sup>th</sup> Place SE Fall City, WA
Fall City IOOF	Central (Fall City)	<ul style="list-style-type: none"> <li>• Hall</li> <li>• Kitchen</li> </ul>	4217 337 <sup>th</sup> Place SE Fall City, WA
Fall City United Methodist Church	Central (Fall City)	<ul style="list-style-type: none"> <li>• Hall</li> <li>• Kitchen</li> </ul>	4326 337 <sup>th</sup> Place SE Fall City, WA
Valley Christian Assembly Church	Central (Fall City)	<ul style="list-style-type: none"> <li>• Gym</li> <li>• Classroom</li> <li>• Kitchen</li> </ul>	32725 SE 42 <sup>nd</sup> Street Fall City, WA
Snoqualmie Valley Alliance Church	West (Powell)	<ul style="list-style-type: none"> <li>• Commercial Kitchen</li> <li>• Hall</li> <li>• Gym</li> <li>• Classroom</li> </ul>	36017 SE Fish Hatchery Road Fall City, WA

HISTORIC LOCATIONS

**Table 19**

NAME	PLAN AREA	REGISTER	LOCATION
Fall City Hop Shed (1888)	East (Sno-Valley)	King County Landmark	Fall City (Community) Park 4101 Fall City-Carnation Road SE (SR 203)
Prescott- Harshman House (1904)	Central (Fall City)	King County Landmark	33429 SE Redmond-Fall City Road, Fall City, WA
Masonic Hall (1895)	Central (Fall City)	King County Landmark; National Historic Site	4304 337 <sup>th</sup> Place SE Fall City, WA
Neighbor-Bennett House (1904)	Central (Fall City)	King County Landmark; National Historic Site	4317 337 <sup>th</sup> Place SE Fall City, WA
Charles & Minnie Moore House (1905)	Central (Fall City)	King County Landmark	4338 338 <sup>th</sup> Place SE Fall City, WA
McKibben-Corliss House (1927)	Central (Fall City)	King County Landmark	33509 SE 43 <sup>rd</sup> Place Fall City, WA
Raging River Bridge No. 1008E (1915)	South (Lake Alice)	King County Landmark	SE 68 <sup>th</sup> Street / Raging River, Fall City, WA

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## Chapter 4: Demand and Needs Analysis

The Fall City Metropolitan Park District's priorities include fulfilling its Vision, Mission, and Goals as they are identified in Chapter 1 - Introduction. The FCMPD does not currently own any land or assets. It does not currently operate any recreational or education programs. The FCMPD does not currently have any official partnerships or cooperative arrangements with other groups. In keeping with its Vision, Mission, and Goals, the FCMPD only seeks to change the status quo for each of these items, if there is an expressed and compelling need within the community to do so.

Based upon information outlined in previous community documents (*Fall City Subarea Plan*), [Survey results from 2011](#), formal and informal conversations with the community, personal observations, FCMPD, and other community meetings, and surveys offered by the FCMPD, it is clear to the Board that recreational improvements to this community are needed because of current and future demands.

The need to act upon the requests of the community for recreational improvements in an expedited manner is also important due to the limited ability to find developable land within the District. Land that is available for recreational pursuits is in short supply within the FCMPD due to the predominance of the Snoqualmie River flood plain, the forested steep slopes flanking the valley, the numerous environmentally sensitive areas, and the fact that those areas without these constraints have principally been developed. As such, when an opportunity arises to acquire land from a willing seller, the FCMPD should explore the possibility to capitalize on the opportunity.

The need to enter into cooperative arrangements with other governmental and non-governmental groups should be explored in order to fulfill the overall Vision, Mission, and Goals of the FCMPD.

### **Role Responsibility by Activity-[In No Particular Order.](#)**

#### **Conservation**

FCMPD will work with other public and private agencies to create an effective area wide approach to conservation issues and proposals

#### **Waterfronts, Trails, Camping and Recreation Vehicle Camping**

FCMPD will work with all other public and private agencies to create and help maintain a system of interconnected countywide trails, beaches and water related facilities

#### **Neighborhood Parks**

FCMPD should work with all other public and private agencies to create other pocket parks as needed.

### Motorized Boat Launch Sites

FCMPD will ~~help~~consider helping other public ~~and private~~ agencies to develop and/or improve ~~motorized~~ boat launch sites.

### Indoor and Outdoor Athletic Facilities

~~FCMPD will help coordinate and assist other public and private agencies to develop outdoor athletic facilities including football, soccer, baseball and softball, tennis, basketball and volleyball, jogging tracks and other fields and courts. When beneficial to Fall City residents~~ FCMPD will consider building ~~on~~ its own facilities or entering into joint ventures with local agencies to acquire and develop ~~a limited number of high quality, competitive athletic~~ facilities that are appropriate for Fall City.

### Community Centers

FCMPD will help coordinate and assist other public and private agencies to develop indoor facilities that provide a multiple purpose community function.

### Strategies for Environmental Preservation

FCMPD may assume some responsibility, including joint efforts where appropriate, for the preservation of public access to man-made and natural environments that have special or unique interests, impacts or relevance to/for residents and tourists that may not be otherwise protected. Special activities/environments are:

- natural environments ~~and/or~~
- unique man-made environments or features, ~~and/or~~
- man-made social and/or cultural developments or features, ~~and/or~~
- areas of unique interest to residents, ~~and/or~~
- ~~of unique interest to~~ Unique regional or statewide ~~tourists, and/or areas~~
- ~~which may be accessible from major transportation systems?~~

~~Since special environments are usually privately owned and operated, FCMPD will probably not finance preservation efforts using outright purchase arrangements, or the purchase of development rights. However, FCMPD may help increase public access to these features using access agreements, shoreline management act reviews, environmental impact mitigation, and historic designations and even entering into joint ventures with private operators and developers.~~

### Strategies for Development of Park Facilities

FCMPD should work to develop facilities in accordance with the following policies:

- have high population participation rates, such as athletic fields and equestrian facilities.
- have high user volumes, also such as pocket parks; like play grounds and skateboard parks.

- may involve joint ventures with a number of local or area wide public or private sponsors,
- ~~may represent or provide the ultimate level play facility or experience that may not be supported or feasible otherwise~~ that preserve and showcase our areas natural, historic and cultural attributes

FCMPD may finance projects using a combination of current operating funds, reserve funds, non-voter approved and voter approved bonds, development grants, donations and user fees where appropriate.

### **Local Facilities**

FCMPD may help local communities in the development, operation or maintenance of facilities that have local use benefits. In facility terms, local activities:

- are participated in by a significant but less than majority of the population, such as most athletic activities,
- have significant, but not high user volumes, such as some athletic activities,
- are oriented to local user preferences or organizations,
- are developed to a minimum level of playing skill or competition,
- are activities which provide no or low fee recapture potentials,
- are activities which are not subject to special site specific considerations or requirements, and
- are activities for which there are a number of other possible public and private local sponsors including school districts and even self-help organizations.

As a coordinator or facilitator for the development of park and recreation facilities within Fall City, FCMPD should try to help provide local organizations with technical planning and operating services.

### **Special Facilities**

FCMPD may assume some responsibility, including joint ventures where appropriate, for the development, operation or maintenance of facilities that have special or unique use benefits to residents that may not be developed by another public or private agency. In facility terms, special activities:

- possess very specialized participation rates,
- will support high user fees,
- are activities which may attract or benefit non-area users and tourists,
- have unique or specialized location or site considerations or requirements,

- represent ultimate level play facilities or experiences,
- are activities for which there are no other public or private sponsors, or
- are activities which have concessionaire or private developer opportunities.

### **Level-of-Service Standards**

FCMPD has established 4 categories of park land and 6 categories of park facilities that are subject to capital facilities planning:

1. Resource Conservancy (land);
2. Resource Activity (land);
3. Linear Parks/Trails (land);
4. Special Use Facilities (land);
5. Courts, Fields and Play Areas/Pocket Parks (facilities);
6. Multipurpose Trails (facilities);
7. Picnic, Camping and RV Camping Areas (facilities); and
8. Access to Water Square Feet of Area (facilities).
9. Kayak/Canoe Launch Sites (facilities);
10. Equestrian (facilities)

For each category, FCMPD must set a level-of-service standard (such as acres of Resource Activity land per 1,000 population) that it intends to meet to ensure that the amounts of park land/facilities are adequate to serve the projected population. These LOS standards are set in the Capital Facilities Element of the Comprehensive Plan. The categories are described as follows:

### **Categories of Park Land for LOS Standards**

"Resource Conservancy Park" includes open space preservation areas designed to protect and manage a natural and/or cultural feature, environment, or facility (such as a wetland or unique habitat, a natural landmark). Resource Conservancy Parks are areas of natural quality for nature-oriented outdoor recreation, such as viewing and studying nature, wildlife habitat, and conservation. Recreational use may be a secondary, non-intrusive part of the property such as an interpretative trail, viewpoint, exhibit signage, picnic area, or other feature.

"Resource Activity Park" includes areas of natural or ornamental quality for outdoor recreation, such as picnicking, boating, fishing, swimming, equestrian activities, and camping. The site may also include play areas, such as playgrounds and open grassy play fields, and local park trails, if these areas support the primary outdoor recreational features. The site should be contiguous to or encompassing natural resources including Resource Conservancy Parks and may be easily accessible to several communities.

"Linear Park/Trail" includes built or natural corridors such as abandoned railroad lines and active utility rights-of-way or natural areas defined by drainage features, topographical changes, wooded areas, or vegetation patterns linking schools, libraries, or commercial areas with parks. Generally, linear trails may be developed for one or more modes of recreational travel such as hiking, biking, or horseback riding. The trail system may parallel established vehicular or other transportation systems, but apart from and usually within an adjacent or separate right-of-way. Linear trail corridors may also include active play areas or trailhead developments that are located in any of the other types of park land. Trail systems should be anchored by public facilities, like a school or park that may serve as a destination or trailhead, and extend into the surrounding areas using natural features or established roads, sidewalks, or other safe travel corridors.

"Special Use Facilities" include single-purpose recreational facilities like arboreta, display gardens, nature centers, golf courses, marinas, zoos, conservatories, arenas, fairgrounds, outdoor theaters, and gun and archery ranges. Special use facilities may include areas that preserve, maintain, and interpret buildings, sites, and other objects of historical or cultural significance, like museums, historical landmarks, and structures. Special use facilities may also include public plazas, squares, or commons in or near commercial centers, or public buildings, or other developed areas.

### **Categories of Park Facilities for LOS Standards**

"Courts, Fields and Play Areas" include improved playgrounds and areas, indoor and outdoor tennis courts, racquetball/handball courts, indoor volleyball courts, football, soccer, baseball, skateboard parks, softball fields and basketball courts, measured in number of units.

"Multipurpose Trails" include both dirt and improved walking trails in a park, bicycling trails, and both dirt and improved horse and day hiking trails, all measured in miles.

"Picnic and Camping Areas" include the areas in a park for picnic tables and shelter, vehicle camping sites, and tent camping sites, measured in number of units.

"Access to Water Lineal Feet" includes areas for swimming at a beach, lineal feet of access to public beaches by providing for direct access to water, and immediate upland sunbathing area.

"Canoe/Kayak Launch Site" includes special use areas that are designed and constructed to facilitate ingress and egress of non-motorized watercraft to and from water.

"Equestrian" includes covered and uncovered arenas for active equestrian sports, three-day event fields and support facilities such as stabling and vehicle trailer parking.

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## Chapter 5: Capital Improvement Program

The Capital Improvement Program (CIP) for the Fall City Metropolitan Park District (FCMPD) lists the land acquisition, development, renovation, and restoration projects for the next six years. The CIP for 2010 – 2015 is included in Appendix A. The CIP is listed according to the year of anticipated implementation and includes the anticipated funding source. The program includes acquisition and capital projects submitted, or anticipated to be submitted, to agencies for grant funds such as the Recreation and Conservation Office (RCO).

### Capital Investment Concepts

FCMPD should pursue the following general policies concerning the use of capital resources in the development of park and recreation properties

### FCMPD Properties

The Park District should:

- Complete development and retain responsibility of sites which have unique regional or special characteristics and which can provide broad user benefits.

### Other Agency Properties

FCMPD should assist other agencies in:

- The joint use or extended operation of facilities which have common benefits, particularly the after-hour and weekend use of school district athletic fields and courts,
- The joint development of lands or sites which may support multiple use activities, particularly waterfront beaches, trails and picnic facilities and
- The development of existing facilities to competitive standards and service capacities, especially all kinds of athletic fields and courts.

Otherwise, FCMPD park and recreation facility needs will be greater than has been estimated in this report.

### Use Rights

FCMPD should pursue special use agreements, easements, leases, package use and maintenance contracts and any other innovative terms which can obtain land use rights ~~at the least possible cost. FCMPD should purchase land only when a site is in danger of being used or altered in a manner that will not conform to local long-range plans.~~

Most unique environmental areas and landforms are or can be protected by local and state land use regulations and will not be lost to inappropriate uses or developments. Consequently, the objective is to obtain the right to use, not the cost of owning, valuable park and recreation land.

### **Cost/Benefit Approach to Decision-Making**

A cost/benefit approach should be adopted, as a basis for deciding how limited FCMPD financial resources are spent on park and recreation needs. General funds and monies obtained from general obligation bonds or other general revenue sources should be used for park activities, which benefit the largest possible number of users.

FCMPD residents should decide as directly as possible what park or recreational services they want and are willing to pay to obtain. The decision process must be as direct as possible to match financing proposals or charges with benefits, and actual services with financial promises.

The financial marketplace may determine the activities and areas which will receive park and recreation services in the most equitable fashion. In the final analysis, residents should get the park and recreational facilities and services they are willing to pay for.

### **Project Selection Criteria and Process – In No Particular Order.**

As stated above, Fall City residents should decide as directly as possible what park or recreational services they want and are willing to pay to obtain. Although Community Plans provide policy and location guidance at a community level, overall project selection, whether emanating from a community plan, or from the FCMPD itself should be judged in an equitable and fair manner. The following criteria, in order are examples of importance, will be selection criteria used to judge and select a project:

- The project should provide opportunities for partnerships. Partnership opportunities with other jurisdictions such as school districts, other governmental agencies, community groups. Through inter-local agreements, FCMPD should strive to develop facilities on existing publicly owned property. Site improvements, which offer a joint or shared use, are preferable.
- The site itself must eventually be accessible to the public. Park sites, which have good accessibility by public roads, access to transit and needed utilities in place, are preferred. The site should not be unreasonably restricted by environmental, legal, permitting, legislative or political constraints.
- The area of Fall City in which the new park or project is contemplated should be under served or not have a facility available. Plan Areas should be targeted for new parks and or park improvements when there are no other parks in the area, where the citizens are under served, where ownership issues are easily resolved and the costs to develop and maintain the site are financially feasible. The facility within the site should be in heavy demand or projected for heavy demand by the community.
- The project may provide regional recreation opportunities.



- Regional parks provide opportunities and amenities that serve large segments of the population, are not readily available at other sites, and provide unique services like accessibility to water, high competition athletic facilities, family picnic areas, community centers, camping facilities and specialty parks (such as equestrian facilities and arboretas).

Identification of capital facility projects and land acquisition is accomplished as part of FCMPD's Capital Facilities Plan and budget development. FCMPD employs the following methodology:

- The need for new park and recreation opportunities is determined by the population forecast for the Fall City.

For example, the population growth expected by the Fall City and its surrounding area may result in a need for an additional boat ramp within the six year planning horizon.

- If viable projects cannot be found, or if more projects are needed to support new population growth the projects listed in the plan will be used.
- In the case where methods listed above will not provide enough projects, the Board, and staff, in conjunction with input from the community advisory boards and the public, will identify additional projects.
- The list of proposed projects will be forwarded to the FCMPD Board of Commissioners who will hold at least one public hearing on the proposed project list. After consideration of the comments received from the public hearings, the Commissioners will approve a final draft of the project list and will pass a final resolution on the project list for inclusion in the proposed Capital Facilities Plan and budget.

### **Funding Strategies**

Using the strategies described above, funding sources should generally be matched to specific needs to avoid duplication and take advantage of each fund's specific possibilities. For example:

Park and recreation program services

Fees and charges should be used to finance program services to the maximum extent possible and practical to provide cost/benefit equities and efficiencies. The following policies address the use of user fees and other charges for parks services and facilities:

The following types of fees may be charged for recovery of the costs of recreation and parks services:

- User fees - for the use of a facility or participation in an activity.
- Permit and reservation fees - for permission to conduct certain public and/or restricted access activities on park land, in park-owned facilities or using tangible public property without consuming or injuring it in any way.
- Admission fees - for attendees at special performances or events which require high cost talent, equipment and extra supervisory and maintenance personnel or where the proceeds are used to provide FCMPD activities.
- Sales fees - where unconditional ownership of merchandise or services passes from the District to the user
- Special service fees - for supplying extraordinary articles, commodities, activities or services
- Vending permit fees - for the privilege of selling goods and services on park property
- Leases - may be issued for certain private land uses when such leases meet the operational and financial needs of FCMPD. These agreements (including licenses) may be created in order to participate in the development of enterprise facilities in cooperation with private sector interests, to maintain property and improvements or to allow for the more efficient and effective use of "public" resources or for similar purposes.

The general benefit of services must mitigate any impact created by the imposition of fees and collection of fees must be reasonably accomplished, practical and economical. Charging fees is intended as an equitable method of recovering costs of recreation and parks services.

The amount of each fee should be set in consideration of the following:

- The goal is to cover direct costs, department administration and support costs, and indirect costs incurred by FCMPD in making the service or facility available.
- Fees should be within the range of fees set by other public or private agencies for the similar service, facility, or opportunity provided in the area.
- When not fully self-supporting, facility and program fees of like kind shall be subsidized equally.
- A portion of each fee should be dedicated to a capital reserve fund for capital improvements related to future major repair and replacement needs of the facility where the fee is collected.

- FCMPD may charge a non-resident fee that is different from resident fees. If such a fee is established, the non-resident fee may not be more than twice that charged to residents. When considering the imposition of non-resident fees, the additional administrative costs associated with collecting such a fee should be addressed.

FCMPD staff will annually review fees, and will recommend appropriate adjustments to the Board of Commissioners.

### **Facility Operation, Maintenance and Minor Construction**

General funds should be used to pay operation and maintenance costs for facilities and activities which cannot be financed with fees and charges or financed with other funding methods. General funds are flexible and can be adjusted to meet annual programming variations or priorities.

### **Recreational Facility Development**

Recreational facilities, athletic courts and fields in particular, are important to FCMPD's park and recreational programs. Bonds and other fixed forms of financing should be used to pay for the development of parks, trails and other facilities that residents assigned high priorities in the survey. Recreational facilities should be financed with general funds, excise tax revenues and other more flexible sources of financing.

FCMPD should investigate the possibility of implementing a wide range of joint recreational facility developments with the Snoqualmie Valley School District where the District may finance acquisition and development costs using school facility development bonds, and FCMPD may finance annual operating and maintenance needs using service charges and general funds. Joint venture agreements could better match costs/benefits with users, avoid duplication, save cost, increase service and allow each agency to make the best use of available funds.

### **Parks, Natural Areas and Trail Development**

Parks and trails benefit the largest percentage of the population and will probably be easier to obtain voter approval on bond issues than other more specialized park and recreational uses. General obligation bond packages could be put together to finance regional park, natural area and trail acquisition and development proposals contained within the development plan. The bond offering could also contain proposed recreational facilities for which there are major demands and likely to be broad based support.

When necessary and appropriate, General or Revenue Bonds could be used to purchase sites when opportunities require fast action, or to match possible State of Washington Recreation Conservation Office (RCO), the National Park Service's Heritage and Conservation Resource Service (HCRS), the Washington Department of Natural Resource's Aquatic Lands Enhancement Act (ALEA) or other state or federal grants for park and trail developments which may be available on an occasional basis.

## Special Developments

A number of the proposed projects in the development program represent unique facilities which may not be easily financed with conventional funding methods. FCMPD should explore the opportunities which may be available for the development and funding of joint public/private facilities at these locations with private property owners or developers. Joint ventures could save costs, reduce annual program requirements and provide Fall City residents park and recreational services and facilities which may not be available or provided otherwise in Fall City.

## Content and Management of Inter-Local Agreements

- All Inter-local agreements for the transfer of responsibilities, funds or ownership regarding park facilities, programs or land, shall be made available for review by the Board of Commissioners prior to execution. ~~This review is not intended to impede the execution of any such agreement.~~
- District Staff shall provide an annual report to the Board of Commissioners detailing the status of all inter-local and interagency agreements regarding parks.
- In inter-local agreements addressing joint sharing of facilities or programs, there shall be a provision that user fees, license or permit fees, parking fees or other charges shall be the same for all users and consistent with the other user fee policies of this Plan.

## Funding Source Options

A creative and diversified strategy is critical in today's challenging financial environment. FCMPD must have a sound financial plan to acquire property, develop property, maintain existing parks, and fund parks and recreation programs. The following list is just some financial methods to fund parks and recreation, but some of the methods have restrictions on how the funds can be used.

- User Fees – Fees collected to use/rent facilities or to participate in programs or events
- Property Taxes
- Donations – Donations may come in many different aspects; cash, land, services, labor and equipment. Donations may come from a private group or individual, companies, or non-profit organizations.
- Grants — Funds from grants can come from either private foundation or government agency and usually require a match of some sort.
  - A major source of government grants in Washington is the Recreation and Conservation Office (RCO).
    - BFP Boating Facilities Program
    - LWCF Land and Water Conservation Fund
    - NOVA Non-Highway Roads
    - NOVA Non-Motorized
    - NOVA Off-Road Vehicles
    - WWRP Habitat Conservation – Critical Habitat, Natural Areas, State Lands Restoration, and Urban Wildlife Habitat
    - WWRP Outdoor Recreation – Local Parks, State Lands Development, State Parks, Trails and Water Access
    - WWRP Riparian Protection Account
    - ALEA Aquatic Lands Enhancement Account
    - FARR Firearms and Archery Range Recreation
    - NRTP National Recreation Trails Program
    - WWRP Farmlands Preservation Account
    - YAF Youth Athletic Facilities Program

- General Obligation Bonds- requires supermajority of 60% approval of 40% of the voters who voted in last election. These bonds are typically used for capital projects.
- Revenue Bonds: No vote of public is needed. Operation funds are used to pay on the bonds as per State of Washington Law.
- REET: Real Estate Excise Tax can only be used for capital projects (acquisition, development, and renovation) and requires a 1 to 1 match.
- Reserves: Funds accumulated over time that may be used when commissioners vote on their use.
- Partnerships and Sponsorships
- Conservation Futures: Program administrated by King County Parks to help local agencies and non-profit organizations acquire various types of open space in King County.
- Impact Fees: Collected and distributed by King County and must relate to improvements of the new development.
- Leases: Either for space or land.

# APPENDIX A

## 6-Year Capital Improvement Plan

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APPENDIX B  
~~On-Line~~ Survey and Results

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## APPENDIX C

### Comment Cards and Surveys Used

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## **APPENDIX D**

### **Maps of Fall City Metropolitan Park District (FCMPD)**

- Map of FCMPD Boundaries and Parcels**
- Map of FCMPD with Sensitive Areas Shown**
- Map of FCMPD with Zoning Shown**
- Map of FCMPD with Aerial Photograph Background**

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## APPENDIX E

### Relevant King County Parks and Trails Maps

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**APPENDIX F**  
**Sections from the Fall City Subarea Plan, 1999**

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**APPENDIX G**  
**Sections from the King County Open Space System, 2004**  
**Plan**

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**APPENDIX H**  
**~~Sections from the Parks, Open Space and Cultural~~**  
**~~Resources~~**  
**~~An element of the King County Comprehensive Plan, 2008~~**

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APPENDIX **IG**  
Demographic Summary and Maps for the Fall City area

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