

### **3.14 Parks, Recreation and Open Space**

This section summarizes the purpose and objectives for parks, recreation and open space as defined in the City of Cle Elum Comprehensive Plan: Parks, Recreation and Open Space Element (2007); lists existing Cle Elum parks and open space facilities, trails and connections; summarizes the results of a community survey used to determine preferences for the types of additional facilities desired by City residents; and describes the level of service standards used by Cle Elum to project demand and needs. In the event that City Heights Alternative 3A or 3B is selected for implementation, Kittitas County open space requirements are also briefly described based on the County Comprehensive Plan: Recreation and Parks Element (2008), and development standards for the zoning districts likely to be used if the property were to be developed in the unincorporated area.

Parks and open space improve physical and psychological health, strengthen communities, and make neighborhoods more attractive places to live and work. Parks and recreation facilities provide places for exercise, sporting events, playgrounds, relaxation and community gatherings. Parks and recreation areas also enhance the aesthetic quality of the community and the overall quality of life for its residents.

Parks, recreation and open space areas need to be well planned, maintained and managed to meet the needs of the community. Adequate land area is needed for these purposes, and capital funds are needed for maintenance and future development of these facilities. One of the primary purposes of the City of Cle Elum Comprehensive Plan: Parks, Recreation and Open Space Element is to ensure an integrated system – a complementary set of interdependent lands with open space value, physically and/or functionally linked to other resources (such as resource lands and critical areas) that, when considered together, meet a full range of community needs, interests and abilities.

Being centrally located within the State and easily accessed by east-west and north-south interstate highways, Kittitas County is a recreational destination for many people. Both public and privately-owned land and facilities are utilized throughout the year for picnicking, hiking, camping, fishing, and river floating in the Summer; hunting in the Fall; downhill and cross country skiing, snowshoeing and snowmobiling in the Winter. In total, Kittitas County has 87,478 acres in designated Public Recreation lands. Large State and Federal land ownerships include the Wenatchee and Snoqualmie National Forest, L.T. Murray and Quilomene Wildlife Recreation Areas, and Washington Department of Natural Resources Trust Lands. The Washington State Parks and Recreation Commission operates and maintains a number of parks in Kittitas County (including but not limited to the Easton, Olmsted, and Ginko State Parks, and the John Wayne Trail. The Kittitas County Comprehensive Plan (2008) adopts by reference the *County Recreation Plan/Outdoor Recreation Inventory* to meet the requirements of the Recreation and Parks Element of the Comprehensive Plan.

As the population of Kittitas County grows, there may be an increased demand for improved recreational facilities and parks for County residents and tourists. The County is partnering and working with various government agencies (including the City of Cle Elum) to fund these opportunities. Specific development proposals will continue to be reviewed for project-specific impacts and appropriate mitigation. The County has taken the approach that incorporated communities should be responsible for organized recreational opportunities and park systems, while the County is responsible for unorganized, passive recreational opportunities.

The Washington State Growth Management Act (GMA) strongly encourages the enhancement of recreational opportunities for the enjoyment of Washington citizens, and calls for the development of parks and recreation facilities that add to the quality of life in communities throughout the State. These opportunities can be provided in a variety of sizes and perform different functions, benefits and purposes

ranging from developed parks and recreation facilities to undeveloped open spaces; from major regional attractions to small neighborhood parks; from active recreation areas to passive wooded areas that may also serve to buffer conflicting land uses and provide areas for nature walking. GMA requires the Parks and Recreation Element of City and County Comprehensive Plans to be consistent with the Capital Facilities Element of their respective Comprehensive Plans, to include estimates of park and recreation demand for a 10-year planning period, demonstrate planning for adequate access and infrastructure to serve these facilities, and identify funding mechanisms.

The City is responsible for the acquisition and development of parks and open space to meet current and future demands within the City limits. Funding mechanisms may include grants, donations, and regional/intergovernmental projects. Some future needs may also be met by dedication of lands from developers, and/or development impact fees for parks and recreation.

#### *AFFECTED ENVIRONMENT*

The City of Cle Elum is primarily a residential community located in Upper Kittitas County. The total land area of the City and its Urban Growth Area is presently 3,581.3 acres (5.6 square miles). The City of Cle Elum Comprehensive Plan: Land Use Element identifies an additional “sphere of influence” (for the purpose of determining adjacent planning and service impacts in heavily-developed areas of Kittitas County) that is approximately 1,260 acres or 1.96 square miles in size (City of Cle Elum 2007).

There are presently two types of parks within the City of Cle Elum and its additional sphere of influence: Active-use Parks, and Passive Open Space. Active-use parks include regional, community, and neighborhood parks. The Washington State Horse Park created by the Legislature in 2007 is expected to draw activity and users from the greater Pacific Northwest and British Columbia, and thus is considered a regional active-use park. This site is located in the Bullfrog Flats area. Community parks are generally more than 1 acre in size, centrally located, and offer a balance of active and passive recreational opportunities to serve a diverse population. The service area of community parks is generally a 1 mile radius or more. Neighborhood parks are defined as smaller open space areas, usually 1 acre or less in size, located close to or within the neighborhood they are intended to serve. The service area for neighborhood parks is generally a one-half mile radius. Open space does not have a particular service area, but is generally associated with environmental or geographic features from which it draws its significance. Open space areas are either minimally developed or undeveloped, and are intended to be used in their natural condition.

The existing park, open space, and trail system within the City of Cle Elum consists of 39.6 acres of active-use parks, 82 acres of passive open space, and 3 miles of paths and trails (see Tables 3.14-1 and 3.14-2, and Figure 3.14-1). Existing amenities and services within these areas are described below.

Table 3.14-1. Existing parks and open space within the City of Cle Elum and its additional sphere of influence.<sup>a</sup>

<b>Park/Open Space</b>	<b>Regional Park/ Open Space</b>	<b>Active-Use Community Park</b>	<b>Active-Use Neighborhood Park</b>	<b>Open Space</b>
Flag Pole Park		7.7 acres		
Centennial Park		7.3 acres		
Swimming Pool Park		2.3 acres		
Fireman's Park Memorial Ballfield		12.3 acres		
Four Seasons Aquatic Facility <sup>b,d</sup>		10 acres		
Sagebrook Community			0.10 acre	
Hanson Ponds/ Kiwanis Pond				82.0 acres
<b>Total within the City:</b>	<b>0.0</b>	<b>39.6 acres</b>	<b>0.10 acre</b>	<b>82.0 acres</b>
Cle Elum-Roslyn School Complex <sup>c,d</sup>		23 acres		
Washington State Horse Park <sup>d</sup>	106 acres			
<b>Total within City of Cle Elum "sphere of influence":</b>	<b>106 acres</b>	<b>62.6 acres</b>	<b>0.10 acre</b>	<b>82.0 acres</b>

<sup>a</sup> The City of Cle Elum Comprehensive Plan: Land Use Element identifies an additional "sphere of influence" (for the purpose of determining adjacent planning and service impacts in heavily-developed areas of Kittitas County) that is approximately 1,260 acres or 1.96 square miles in size (City of Cle Elum 2007).

<sup>b</sup> The future of the Four Seasons Aquatic Facility is uncertain at the time of this writing.

<sup>c</sup> Open space and recreational facilities on the grounds of the Cle Elum-Roslyn School complex are controlled and operated by the School District and are not always available for general public use.

<sup>d</sup> The Cle Elum-Roslyn School complex, Four Seasons Aquatic Facility, and the Washington State Horse Park are located west of the downtown area of Cle Elum, and west of the image area of Figure 3.14-1.

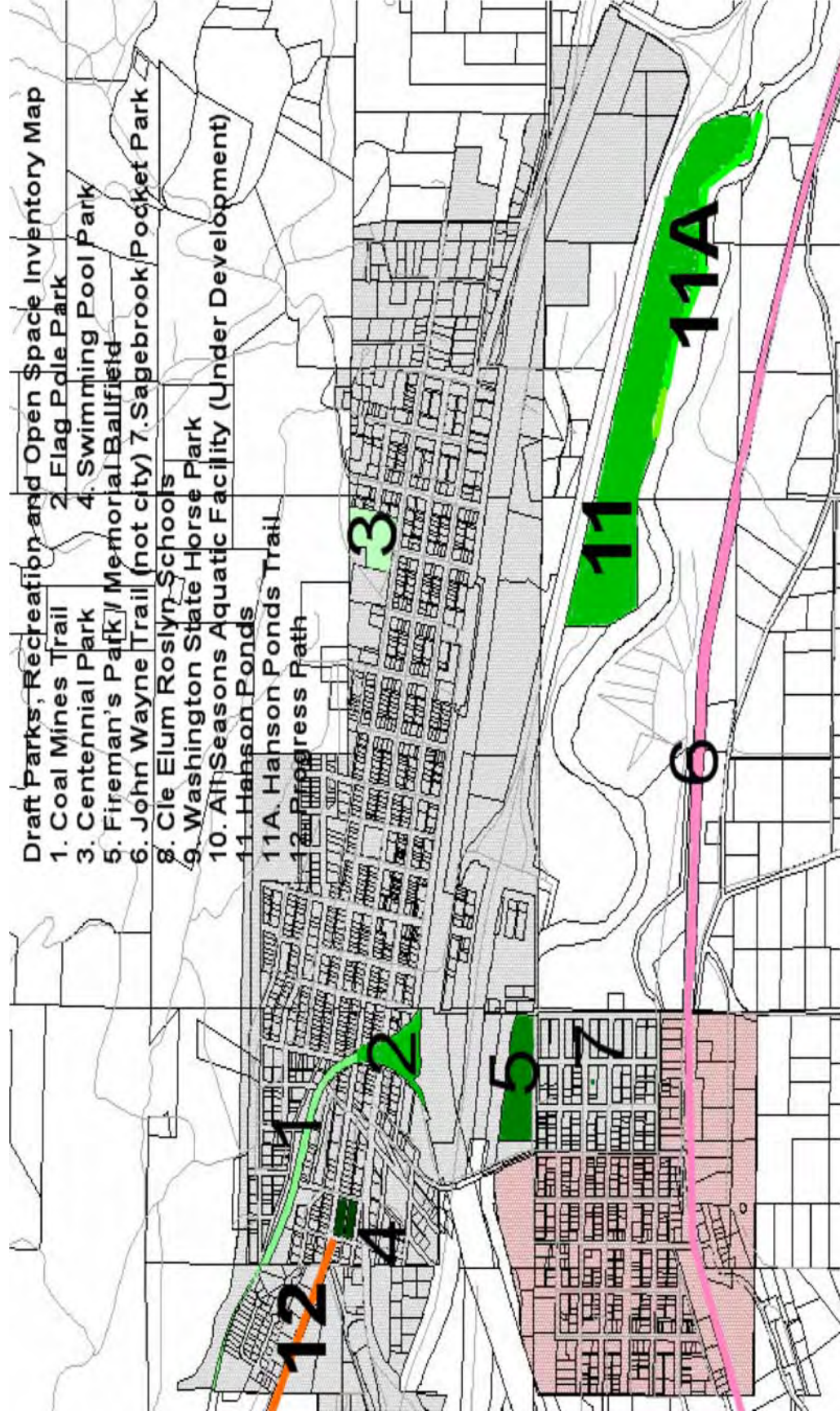
Table 3.14-2. Existing trails and connections within the City of Cle Elum and its additional sphere of influence.

<b>Developed Trails and Connections</b>	<b>Distance in Miles</b>
Coal Mines Trail	1.0
Hanson Ponds Trail	1.0
Progress Path	1.0
<b>Total Developed Miles of Existing Trails:</b>	<b>3.0 miles</b>

The City's parks, recreation and open space facilities are used extensively by recreational enthusiasts from across the State and throughout the region, as well as by City residents. It is estimated that the overall non-resident demand is approximately 45 percent or more (City of Cle Elum 2007).



Figure 3.14-1. Existing Parks, Open Space and Trails within the City of Cle Elum and its Additional Sphere of Influence.





## Existing Active-Use Parks

*Washington State Horse Park* is a 106-acre equestrian complex proposed in the Bullfrog Flats area west of downtown Cle Elum. The park is designed to be the premiere equestrian facility in Washington State, to draw competitors, showmen and tourists from the greater Pacific Northwest and Canada. As a regional show and competition facility, the Horse Park is expected to hold large-scale regional events such as Arabian and Quarter Horse shows, the North American Young Riders program, Dressage and World Cup competitions. Principal features of the Horse Park will include a 60,000 sq ft covered arena, 52,500 sq ft open arena, seating for 1,000 spectators, a polo field, cross-country competition course, eight barns with 400 stalls total, and all required appurtenant support facilities. The Horse Park was in the environmental review and permitting stage at the time of this writing.

*Flag Pole Park* is a 7.7-acre community park located between the Cle Elum “wye” and the Coal Mines Trailhead (at the intersection of Stafford Street with W First Street; see Figure 3.14-1). The park derives its name from the large American flag that has traditionally been flown at this location to welcome visitors to Cle Elum, and as a reminder to the City’s residents of Cle Elum’s tradition of duty and service to America. The park is an open lawn area for active and passive activities.

*Centennial Park* is a 7.3-acre community park located north of E Third Street, below the wooded hillside of the City Heights property. Provisions for active recreation at this park include a football field, a baseball/softball diamond, and open lawn area.

*Swimming Pool Park* (2.3 acres in size) is perhaps the City’s most diverse community park. It is located on the site of a former community swimming pool, and includes a state-of-the art skateboard facility, playground equipment, horseshoe games, a large covered picnic shelter, picnic tables with in-ground barbecues, and a large open lawn area. Swimming Pool Park is the eastern trailhead for the Cle Elum-Roslyn School community Progress Path (Figure 3.14-1).

*Fireman’s Park and Memorial Ball Field.* These are two adjoining community parks (12.3 acres total) on the south side of the Yakima River, adjacent to the City’s water supply diversion structure and pumping plant (see Figure 3.14-1). Amenities within Fireman’s Park include a large covered shelter, picnic tables, a wide open lawn area and riverfront access. Memorial Ball Field has high-quality baseball fields used for youth competition events, concession stands, and bleachers.

*Sagebrook Community* is a neighborhood park used as a community meeting place and children’s play area. Improvements include a small open lawn area (one-tenth of an acre in size), gazebo and barbecue area.

*Four Seasons Aquatic Center* is a 10-acre site behind the Cle Elum-Roslyn School District campus. The Four Seasons Recreational Board was formed to examine the possibility of constructing a community recreation center on this property to include a large indoor multi-use pool, baseball and soccer fields, and concession stands.<sup>1</sup>

With the exception of Centennial Park and Sagebrook Community, all of the existing parks within the City have walkways, trails, or trail connections.

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<sup>1</sup> The future of the Four Seasons Aquatic Facility is uncertain at the time of this writing.

## **Existing Passive/Natural Open Space**

*Hanson Ponds* is the largest park/open space owned and operated by the City of Cle Elum. The site is comprised of three parcels between the Yakima River and Interstate 90, south of downtown. Off-channel rearing habitat for juvenile salmon was created in Hanson Ponds 1 and 2 in 2003 as a coordinated effort with the Yakama Nation. Dikes between ponds and between the river and the ponds were breached, and a series of rock drop features were constructed to control water levels and flow through the system. A pedestrian bridge was installed across the main dike breach for access to the Yakima River north levee. Restoration plantings of deciduous and evergreen trees were installed between Hanson Pond 2 and Kiwanis Pond (a youth fishing pond), creating a desirable area for fishing, picnicking and water access.

## **Existing Tracks, Trails and Connections**

*Coal Mines Trail* is a 6-mile-long, multi-jurisdiction regional trail, constructed in the former corridor of a coal mining rail line between Roslyn and Cle Elum. Improvements, maintenance, and use of the trail are managed by a six-member Trail Commission. The trail is owned by the three jurisdictions through which it passes: Roslyn, Cle Elum, and Kittitas County. One mile of the Coal Mines Trail is within the Cle Elum City limits. The crushed rock surface is nearly level (1 percent grade), making it accessible to nearly all user groups. Coal Mines Trail receives year-around, multi-purpose use by hikers, bikers, snowmobilers, snowshoers, equestrian users, and nature walkers.

*Hanson Ponds Trail* is a 1-mile unmaintained nature trail along the top of the Yakima River north levee. It extends the full length of the linear passive/natural open space park between Kiwanis Pond and the east end of Hanson Pond 1 (described above).

*Progress Path* is a 1-mile long path that provides pedestrian access (used primarily by students) between the Cle Elum City limits and the Cle Elum-Roslyn School campus.

## **Existing School Facilities**

The Cle Elum-Roslyn School complex has classrooms for students in grade levels K through 12, and the School District's administrative office. The total area committed to recreational facilities on the campus is 23 acres, in which there are four tennis courts, three baseball fields, one soccer/football field, a surfaced track, and a large open grass area. School functions have priority over general public use of these facilities, but public use can be scheduled with the District. The community uses school facilities for scout meetings, seasonal concerts, band and athletic camps, service club events, community sports, even funerals (Integrus Architecture 2007).

The Cle Elum-Roslyn District No. 404 *Facility Use Handbook* describes the procedures and requirements for use of School District facilities. The priority for use is listed as follows:

- District-sponsored activities: a) curricular; b) co-curricular.
- Cle Elum-Roslyn School District community, non-profit youth groups.
- Government agencies.
- Non-profit unassociated community groups (like adult basketball, volleyball).
- Profit-generating or commercial enterprises.

Secondary considerations after these priorities include first-come/first-served, and the principle of rotation.

## **Community Preferences for Enhancements and/or Additions to the Cle Elum Parks, Recreation and Open Space System**

The City of Cle Elum Community Development Department conducted a public participation process in 2007 by means of holding several public meetings, polling public preferences through a survey mailed to 250 randomly-selected households within the City, conducting public visioning sessions, and meeting with the Kittitas County Parks and Recreation District for a coordinated planning effort. The results of this process were used to determine the future plan for the parks, recreation and open space system within the City. The most-used resource was identified as the Coal Mines Trail (80 percent of respondents indicated that they use this trail frequently). Swimming Pool Park was the second most-visited facility within the existing system (41 percent of respondents indicated that they use this park frequently). In addition, athletic fields were identified by 40 percent of respondents as receiving frequent use, followed by playgrounds (30 percent), and picnic shelters/picnic tables (24 percent).

According to the survey, the top 10 most desired enhancements and/or additions to the City's parks, recreation and open space system are as follows:

1. Indoor pool
2. Unpaved trails
3. Basketball courts
4. City commons
5. Bicycle lanes
6. Playground enhancements
7. Open space / greenways
8. River access
9. Paved trails
10. Canoe / kayak access

Survey respondents identified the five most desirable new types of facilities to add to the City's system as: tracks and trails, community parks, neighborhood parks, lands for passive recreation, and open space. Survey respondents overwhelmingly indicated that 10- to 15-minute walking access from their home to the following recreational opportunities is important to them: neighborhood parks, a regional park, and tracks or trails. Preservation of natural areas and open space consistently ranked high on all survey responses received. The City was asked by survey respondents to prioritize funding for:

1. City park amenities (restrooms, water fountains)
2. Construction of an Aquatic Facility
3. Acquisition of land for City parks
4. Improved maintenance of facilities
5. Recreational programming and activities
6. Bicycle lanes
7. Acquisition/enhancement of open space and greenbelts
8. Sport-specific amenities (football, soccer, basketball, etc.)
9. Fishing access.

## **City of Cle Elum Level of Service Standard for the Provision of Parks, Recreation and Open Space Facilities**

The City of Cle Elum formulated level of service standards for the provision of parks, recreation and open space facilities within the community by evaluating public input received through the 2007 survey and public participation process; considering the age and demographics of current and future users; reviewing past standards of the National Recreation and Park Association (NRPA); considering level of service standards used in Kittitas County and neighboring communities; reviewing State parks and recreation trends; and comparing the results of local public input to the Washington State Interagency Committee for Outdoor Recreation (IAC) 2002 *Assessment of Outdoor Recreation in Washington State*. The City's

proposed level of service standards for various forms of parks, recreation, and open space (not yet formally adopted as requirements) are as follows:

Parks and Passive Open Space – 15 acres per 1,000 population:

6 acres per 1,000 population for active recreation  
 9 acres per 1,000 population in passive open space.

Trails and Connections – 4 miles per 1,000 population.

Table 3.14-3 shows the current status of City park, recreation and open space areas in relation to these level of service objectives, both for the existing (2007) population of 1,835 persons, and for the projected 2025 population of 10,034 persons. The results show that the City currently has an adequate supply of parks for active recreation and passive open space, but only has about 45 percent of the desired length of tracks, trails and connections to serve its existing population. If the City’s population reaches the 2025 projection, the City’s goal would be to increase its acreage of parks for active recreation by 21.4 acres for a total of 61 acres; the acreage of passive open space by 9 acres for a total of 91 acres; and the length of tracks, trails and connections by 38 miles for a total of 41 miles to serve a population of 10,034 persons in that year.

Table 3.14-3. Existing and projected City of Cle Elum parks, recreation and open space needs in proportion to the City’s 2007 and 2025 population.

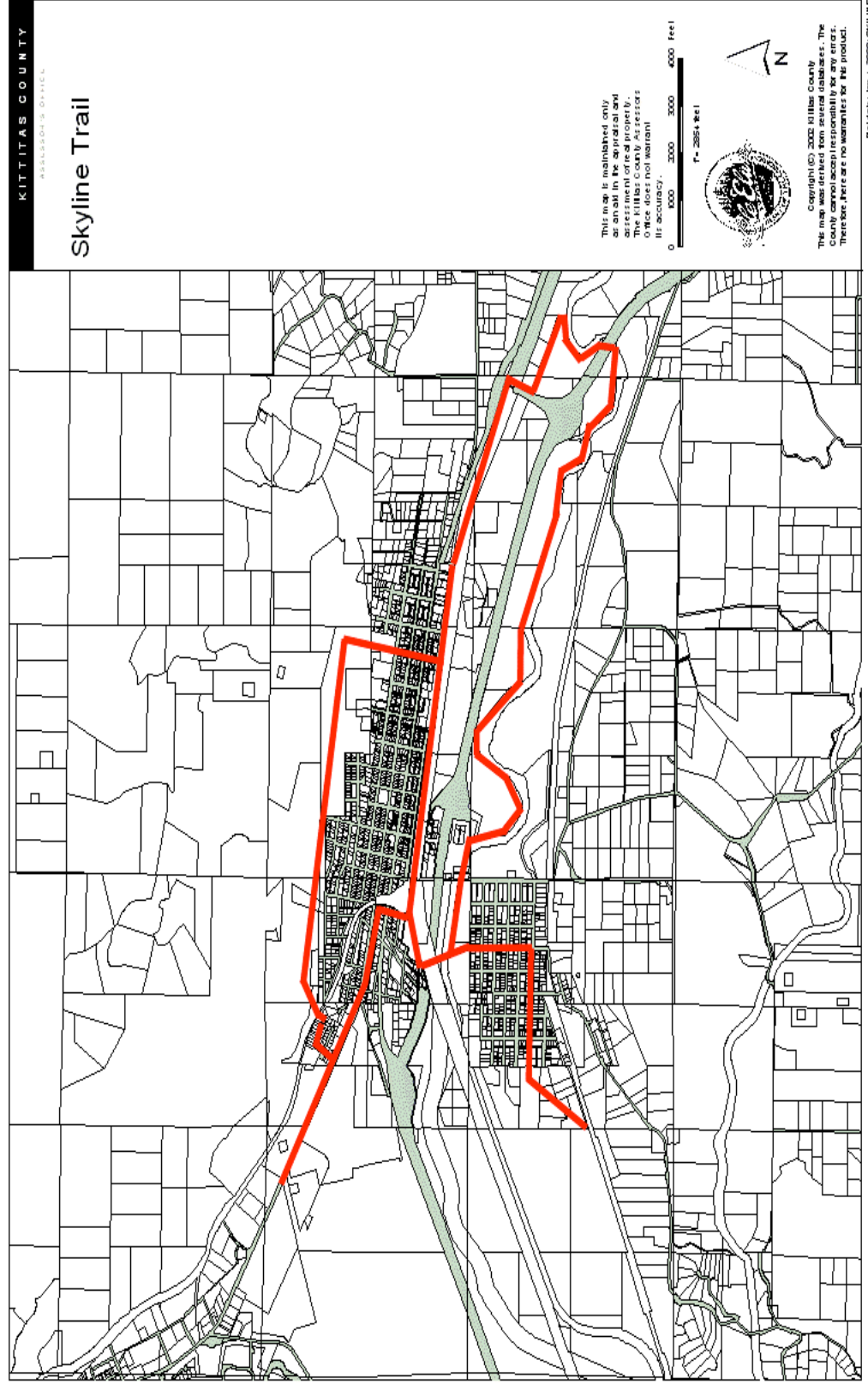
Type of Facility	Total Existing	2007 LOS Demand <sup>a</sup> to serve 1,835 persons	2007 Current Needs	2025 LOS Needs <sup>a</sup> to serve 10,034 persons
<b>Active-use Parks (6 acres/1,000)</b>	39.6 acres	10.5 acres	None; current LOS standard is met	21.4 additional acres needed for a total of 61 acres
<b>Open Space (9 acres/1,000)</b>	82 acres	16.5 acres	None; current LOS standard is met	9.0 additional acres needed for a total of 91 acres total
<b>Tracks, Trails and Connections<sup>b</sup> (4 miles/1,000)</b>	3.0 miles	6.5 miles	3.5 miles	38 additional miles needed for a total of 41 miles

<sup>a</sup> Note: The City’s park, open space and trails level of service standards are proposed, not yet adopted.

<sup>b</sup> Tracks, trails and connections include hiking and walking trails, walking routes (new or over existing streets/facilities), bicycle lanes, bicycle routes, trails and connections.

The greatest existing and projected shortfall in the City’s park and recreation system is in multi-use trails. The Parks, Recreation and Open Space Element of the City’s Comprehensive Plan identifies a desire to link components of the City’s existing system by tracks, trails, bicycle lanes, and improved walking routes. The Cle Elum Skyline Trail is identified as a priority for property acquisition or donation to connect the City’s trail system with other trails, parks and open space resources in Upper Kittitas County (see Figure 3.14-2). This trail would circumnavigate the City of Cle Elum and provide linkages to South Cle Elum, Roslyn, the Coal Mines Trail, the John Wayne Pioneer Trail, Mountains-to-Sound Greenway, Progress Pathway, the Cle Elum and Yakima River corridors, the Hanson Ponds area, and the Cle Elum “Wye.”

Figure 3.14-2. Possible Route of the Cle Elum Skyline Trail.





## **Kittitas County Code Requirements for Open Space in Performance Based Cluster Platting or the Planned Unit Development (PUD) Zone**

If Alternative 3A or 3B were selected for implementation, they would be subject to Kittitas County Code (KCC) requirements for the provision of open space. In the two zones considered, only the provision of open space is addressed in the Kittitas County Code, with no level of service standards for active-use parks or trails. If a Performance Based Cluster Platting approach were used (KCC Chapter 16.09), a minimum of 40 percent of the area within the project boundary must be set aside in open space prior to application of the Public Benefit Rating System (i.e., density bonus provisions) in this chapter. The Planned Unit Development zone (KCC Chapter 17.36) does not quantify open space requirements. Rather, a narrative description of the developer's intent with regard to retaining open space areas must be submitted with the preliminary development plan, and the location and total area of common open spaces must be identified on the final development plan for review and approval by Kittitas County.

### *POTENTIAL IMPACTS DURING CONSTRUCTION*

During phased development of the City Heights project, it appears that only one project element would have the potential to impact one feature of the City of Cle Elum existing parks, open space and trails system: construction of the west access to SR 903 to serve Alternative 1, 2 or 3A. If the west access across the Cle Elum Pines (Deneen) property is constructed under Alternative 1, this route would involve a relatively high-level bridge crossing over the Coal Mines Trail. There could be temporary disruptions to use of this segment of the trail for safety precautions during bridge construction. If the Alliance Road access to SR 903 were widened and improved to serve Alternative 2 or 3A, there could be temporary disruption to use of the existing at-grade crossing of the Coal Mines Trail at this location.

If Alternative 3B were selected for implementation, it is uncertain whether a west access would be constructed, and therefore whether there would be any potential temporary disruptions to use of the Coal Mines Trail.

Under the No Action Alternative, there would be no construction on the City Heights site in the near-term, and thus no potential temporary disruptions to use of the Coal Mines Trail.

### *POTENTIAL DEVELOPED-CONDITION IMPACTS*

Given that the City's proposed level of service standards for parks, open space and trails are intended to apply to the resident population as a whole, the City Heights proportionate share of these facilities is evaluated here in relation to the projected 2025 City-wide LOS goals identified in Table 3.14-3. If Alternative 1 or 2 is selected for implementation, the total projected City Heights resident population would constitute 19 percent to 22 percent of the City's total projected 2025 population of 10,034 persons. If 90 percent year-around occupancy population is used for this calculation (as with all other elements of the impact analysis), the range would be 17 to 20 percent (see Table 3.10-3 in Draft EIS Section 3.10). Therefore, the City Heights proportionate share of new active-use parks would range from approximately 3.6 to 4.3 acres, the proportionate share of additional open space would range from approximately 1.5 to 1.8 acres, and the proportionate share of additional tracks, trails and connections would be approximately 6.5 to 7.6 miles (Table 3.14-4).

Table 3.14-4. City Heights development projected proportionate-share demand for parks, open space and trails to meet City of Cle Elum proposed level of service (LOS) standards for the City-wide population in the year 2025.<sup>a</sup>

City Heights Conceptual Land Use Alternative	Total Projected Population	90% Permanent Residents <sup>b</sup>	% of Total Projected 2025 City of Cle Elum Population	Proportionate Share Additional Acreage for Active-Use Parks (City-wide Goal: 21.4 add'l ac) <sup>c</sup>	Proportionate Share Additional Acreage of Passive Open Space (City-wide Goal: 9 add'l acres)	Proportionate Share Additional Mileage for Tracks, Trails and Connections (City-wide Goal: 38 add'l miles)
1	2,207	1,987	20%	4.3 acres	1.8 acres	7.6 miles
2	1,943	1,749	17%	3.6 acres	1.5 acres	6.5 miles

<sup>a</sup> If the City’s total population in 2025 differs from the OFM projection of 10,034 persons, with the result that the City Heights population constitutes some different percentage of the total, the park, open space and trail needs identified in Table 3.14-4 could differ from these estimates.

<sup>b</sup> For the purpose of the impact analysis throughout the EIS, it is assumed that full build-out of the City Heights development under any conceptual land use alternative would have 90 percent occupancy by year-around residents.

<sup>c</sup> If the 10-acre Four Seasons Aquatic Center is removed from the City’s inventory of existing active-use parks (Comprehensive Plan Parks Element Table 1.2), thereby increasing the City’s projection of future needs for this type of park (Comprehensive Plan Parks Element Table 1.7), this could increase the City Heights proportionate share of active-use parks to 6.28 acres with Alternative 1, or 5.34 acres with Alternative 2.

*Alternative 1 – Preferred.* The Alternative 1 conceptual land use plan includes the most diversity in parks, open space and trails (see Figure 2.6-1 in Draft EIS Chapter 2). Approximately 155 acres (43 percent of the site) would be retained in open space in the form of buffer areas surrounding “pods” of development, neighborhood parks, and seven public amenity areas (approximately 0.4 acre each, approximately 2.8 acres total). Neighborhood parks (approximately 1 acre in size) are proposed to serve residents in adjacent pods of development. These would be interconnected by the on-site trail system. The neighborhood parks may be “theme” parks with improvements such as children’s play equipment; gathering areas for families and friends; multi-use sports courts or bicycle play areas; large open lawn areas for picnics and family play areas; or areas of trees and undergrowth to explore. The larger park near the neighborhood commercial area may become a neighborhood gathering area with more formal improvements, like a water feature or an amphitheater. This park would meet the City’s criteria for a community park.

Two additional parks are planned around unique features on the site: the “Red Rock” area (approximately 1.5 acres), and the “Slick Rock” area (approximately 0.6 acre). The Red Rock area was created during coal mining activities on the site in the early- to mid-1900s. There is an existing system of trails through mounds of red rock and trees, presently used informally for recreation by persons on mountain bikes and all-terrain vehicles. This area would be preserved in the proposed Red Rock park in Alternative 1 or 2, though uses of the area would diversify. The proposed Slick Rock park area is a bedrock outcrop along the south boundary of the site, with expansive views across the valley and of the neighborhood below. An access path to the Slick Rock park is proposed from Pennsylvania Avenue below (see Figure 2.6-1). The total land area of parks shown on the Alternative 1 conceptual land use plan is approximately 7.8 acres, which exceeds the minimum suggested by City of Cle Elum proposed LOS standards.

Three types of paths are shown on the Alternative 1 conceptual land use plan: multi-use path/bike access, walking paths, and hiking trails (see Figure 2.6-1). The multi-use path is envisioned to be the “arterial” of the on-site trail system, extending the full east-west length of the property (approximately 3.2

miles). It would have a paved surface, parallel to the on-site road system in places, and through the power line easement. Trail users with higher levels of physical fitness and an interest in more diverse experiences could leave the multi-use path to use walking paths or hiking trails through wooded open space areas and buffers. The walking paths (approximately 3.4 miles) would be soft-surface trails, wide enough for joint use by bicycles and pedestrians. Hiking trails (approximately 2.5 miles) would be single-track earthen trails with more topographical variation. Some of these would be designated for bike use only, some for hiking only. The total length of trails shown on the Alternative 1 conceptual land use plan (if fully implemented) would be approximately 9 miles. This element of the proposal would be highly compatible with the identified need and public desire to increase the trail system within the City, and would exceed the project's proportionate share of new tracks, trails, and connections suggested by the City's proposed LOS standards (with or without inclusion of the 10-acre Four Seasons Aquatic Center in the calculation of existing and future park land for active recreational use).

*Alternative 2 – Reduced Residential Density.* The Alternative 2 conceptual land use plan includes 161 acres (45 percent of the site) in open space, buffers, areas for recreation, and neighborhood parks (see Figure 2.6-2 in Draft EIS Chapter 2). As with Alternative 1, the total land area of neighborhood parks would be approximately 7.8 acres. Since less revenue would be generated by the reduced residential density in this alternative, the trail system would include only the 3.2-mile multi-use path and limited or no public amenities. Providing only the multi-use path on the site for public use would fall short of the City Heights proportionate share of the City's goal for additional tracks, trails and connections to serve the projected year-2025 population of the City as a whole.

*Alternative 3A – No Annexation, Development within the County under Single Ownership.* Alternative 3A would preserve the same amount of open space and buffers on the site as Alternative 2 (approximately 161 acres); however, under this alternative, no improvements to open space to create parks or public amenities are proposed. If a trail system were developed, it would be dependent upon user groups providing the labor and funding for trail improvements. The Alternative 3A concept would have to be evaluated in relation to the open space requirements of the County's Performance-Based Cluster Platting approach (KCC Chapter 16.09) if these development regulations were used. Alternatively, if the Alternative 3A conceptual land use plan were developed under the County's Planned Unit Development provisions (KCC Chapter 17.36), the amount of open space to be retained on the site would likely seem generous given that there is no specific quantitative requirement for open space under the PUD provisions.

*Alternative 3B – No Annexation, Development within the County under Multiple Ownerships.* Under Alternative 3B, no open space, public amenities or trail system is proposed. It would be more difficult for the County to require or obtain a coordinated system on the site through negotiations with the individual property owners of up to 17 parcels. There would, however, be open space requirements under this alternative if the Kittitas County Performance-Based Cluster Platting or Planned Unit Development provisions were utilized by any or all of the individual parcel owners.

*Alternative 4 – No Action.* Under Alternative 4, the No Action Alternative, the site would remain vacant and undeveloped. Informal (unauthorized) use of the property by two-wheel and four-wheel all-terrain vehicles and mountain bikes (and snow mobiles in winter) would likely continue.

#### *MITIGATION MEASURES*

*Mitigation Measures Included in the Development Proposal.* The objectives of the City Heights proposal include several priorities for retaining a significant amount of open space on the site, both to preserve unique features of the property, and to provide recreational opportunities for residents of the project and the community as a whole. Trail corridors to be identified in an early phase of site planning

are envisioned to connect parks, open spaces and public amenities both on-site and off-site so that people can flow through the development and have different experiences in different locations. The degree of improvements and amenities in these spaces will be a function of the resources available from the conceptual land use alternative selected for implementation, as described above. Improvements to be made will be specified in the Development Agreement to be negotiated between the City and the project proponent. Some parks and trails within the development may be dedicated to the City – also to be negotiated through the Development Agreement.

In the event that temporary disruptions to use of the Coal Mines Trail would occur during construction of a west access to serve the City Heights development under Alternative 1, 2, or 3A, the developer would work with the City to publish and post advance notice to trail users.

*Applicable Regulations.* The City of Cle Elum Comprehensive Plan: Parks, Recreation, and Open Space (PRO) Element (2007), contains several goals and policies that relate to the provision of these amenities within new development. These are cited below as guidelines for Development Agreement negotiations between the City and the City Heights project proponent, following by brief statements of the relationship of the proposal (under Alternative 1 or 2) to these goals and objectives.

***Goal PRO-2: Acquire and develop a City-wide, integrated, multiple-use track, trail and connection system that is functional, safe and convenient.***

*PRO-2.4. Encourage the development of pedestrian rights-of-way and well-lighted trails that can provide safe passage between neighborhoods, schools, commercial and recreational areas.*

The Alternative 1 multi-use trail proposal would best accomplish this objective. Road standards to be implemented under Alternative 1, 2 or 3A could also achieve the desired provision of pedestrian rights-of-way through the development. Actual provisions for pedestrians and trail improvements will be negotiated elements of the Development Agreement.

*PRO-2.7. Develop the Cle Elum Skyline Trail to connect Cle Elum's trail system with other trail systems, parks and open space resources in Upper Kittitas County.*

It is suggested in the Other Possible Mitigation Measures section below that consideration could be given to dedicating land for the Skyline Trail, or entering into a public use agreement to complete this link of the trail.

***Goal PRO-3: Work cooperatively with the State, Kittitas County, School District, Parks and Recreation District and the community in parks planning, acquisition and development.***

*PRO-3.1. Promote the provision and development of park and recreation facilities through public and private funding, including impact fees (or other mitigation) and partnerships with other agencies.*

*PRO-3.2. Require all new developments to contribute their fair share to parks, recreation and open space. Contributions could either include land dedication or fees in lieu of land.*

*PRO-3.3. Require all new development projects along trail routes to provide easements for trails and/or for connections to the City's existing trail system.*

*PRO-3.4. Encourage the preservation and dedication of lands for parks, recreation and open space through density incentives, trades, purchases of land, easements or transfer of development rights.*

The mechanism for providing park and recreation facilities within the City Heights development, and/or within the City's system as a whole, will be negotiated through the Development Agreement.

***Goal PRO-4: Preserve and provide access to significant environmental features and lands where such access does not harm the functions associated with the feature.***

*PRO-4.1. Identify and conserve critical wildlife habitat, foraging areas and migration corridors within or adjacent to natural areas, open spaces and developable urban lands.*

Wildlife habitat, foraging areas, and migration corridors will be preserved in the large quantity of open space proposed within the City Heights development under Alternative 1, 2 or 3A, and in north-south oriented stream corridors through the site. Additional information is provided on this subject in Draft EIS Section 3.5.

*PRO-4.4. Preserve and protect significant environmental features including wetlands, open spaces, woodlands, shorelines, water fronts and other features that support Cle Elum's wildlife and natural heritage.*

Wetlands, streams and their buffers on the site will be avoided to the maximum extent practicable. Potential impacts at road crossings are described in Draft EIS Section 3.4.

***Goal PRO-5: Establish an open space pattern that will provide definition of and separation between developed lands, and provide open space linkages among parks and recreation resources.***

*PRO-5.1. Define and conserve a system of open space corridors as urban buffers to provide definition between natural areas and urban land uses within Cle Elum.*

An existing natural buffer ranging in width from 20 to 80 feet will be preserved along most of the south boundary of the City Heights development under Alternative 1, 2 or 3A. This would provide screening between existing residential development at the base of the slope, and urban development proposed within City Heights. It is less feasible to buffer the north boundary of the site, as the cleared PSE/BPA electrical transmission line easement constitutes a substantial portion of this boundary.

*PRO-5.2. Increase linkages of trails, in-street bike lanes and trails, and other connections with developed areas.*

The most substantial trail system is proposed within Alternative 1. The multi-use path and bike access trail would also be a component of Alternative 2.

**Goal PRO-6:** *Identify and protect significant recreation lands/opportunities before they are lost to development.*

*PRO-6.2. In future land use developments, preserve unique environmental features or areas, and increase public use/access to those areas. Cooperate with public and private agencies and landowners to protect unique features, lands and connections.*

Two unique environmental features are proposed for preservation in City Heights Alternative 1 or 2: the “Red Rock” area, and the “Slick Rock” area, described above in this section. Under Alternative 1, the proposal includes making these public amenity areas within the development.

**Goal PRO-7:** *Preserve, enhance and incorporate historic and cultural resources and interests into the parks, recreation and open space system.*

*PRO-7.1. Identify, preserve and enhance Cle Elum’s heritage, history and traditions; including historic sites, views and archaeological resources.*

An *Archaeological Review and Inventory* of the City Heights site was conducted by Reiss-Landreau Research (2009). The findings of this investigation are summarized in Draft EIS Section 3.15. No evidence of Native American use of the site or historic structures were found on the property. Evidence of past mining activity identified on the City Heights property (tailing and slag dumps) are both contributory to much larger sites: the historical Northwest Mining Improvement Company No. 7 mine and the No. 5 mine. As individual features themselves, they are disturbed and may not be considered highly significant. Where remnant features from past mining practices exist at the surface (such as in the Red Rock area), these may be commemorated with plaques and public information kiosks within the development.

**Goal PRO-9:** *Create a comprehensive system of multi-purpose tracks and trails that link parks and recreation resources with residential areas, public facilities, and commercial and employment centers within Cle Elum and the Upper Kittitas County Region.*

*PRO-9.1. Provide connections from residential neighborhoods to community facilities like the Carpenter Memorial Library, City Hall and the Upper Kittitas County Primary Care Facility.*

The multi-use path envisioned with City Heights conceptual land use Alternative 1 or 2 would be an “arterial” on-site trail system, extending the full east-west length of the property. It would have a paved surface, parallel to the on-site road system in places, and through the power line easement. It would provide off-site connections to the community at each access road that would serve the development.

If Alternative 3A or 3B were selected for implementation, actual proposed site plans would be required to comply with Kittitas County Code requirements for open space under whichever set of zoning and subdivision regulations were applied to the site.

*Other Recommended Mitigation Measures.* Trail corridors within the development may be made available for recreational enthusiasts and stakeholders to cooperate and participate in making improvements, such hiking and biking associations, and local groups such as the Cle Elum Improvement District or the Kittitas County Parks and Recreation District. To the extent that grant funds or other resources are available, trail improvements through the site connecting with the Coal Mines Trail, Flagpole Park, and Centennial Park could be implemented sooner.

Approximately 3 miles of the possible route of the Cle Elum Skyline Trail is shown through the City Heights property (Figure 3.14-2). As possible mitigation for the tracks, trails and connections requirement

to serve the projected year-2025 population of the City as a whole, consideration could be given to dedicating this land or entering into a public use agreement to complete this link of the trail.

*SIGNIFICANT UNAVOIDABLE ADVERSE IMPACTS*

Given the large amount and percentage of open space to be retained within the City Heights development under Alternative 1, 2 or 3A; the range of possible scenarios for park, open space and trail improvements; and the mechanisms in-place in either the City or County (depending on the alternative selected for implementation) to require these amenities associated with new development, it is anticipated that – with the possible exception of Alternative 3B – increased demand generated by project residents would be satisfied by project additions to the parks, open space and trails system of the City or County.

