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**CITY OF DEER PARK  
SPOKANE COUNTY, WASHINGTON**

**GROWTH MANAGEMENT ACT  
IMPLEMENTATION PROGRAM**

**2019 COMPREHENSIVE  
PARKS, RECREATION PLAN, AND  
CONSERVATION PLAN**

*Spring, 2019*

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## INTRODUCTION

The adopted Comprehensive Plan for the City of Deer Park, which is part of the City's Growth Management Implementation Program documentation, is intended to guide future decisions related to land use, housing, economic development, transportation, capital facilities, and utilities. Since the Plan was developed with a public participation process, it represents a blending of philosophies on how growth should be handled. The Comprehensive Plan is in compliance with the Growth Management Act and fosters the State's goals of reducing urban sprawl, encouraging the availability of affordable housing, encouraging efficient multi-modal transportation systems, protecting the environment, and ensuring that those public facilities and services necessary to support development shall be adequate to serve the development at the time the development is available for occupancy.

Deer Park's Growth Management Act Implementation Program consists of four (4) parts, all of which are dynamic and capable of being added to, amended, and/or changed in other ways, all in response to new information or technology, changing needs and demands, and other factors:

- Part One, the Existing Conditions Assessment;
- Part Two, the Comprehensive Plan, including amendments thereto;
- Part Three, the Implementation Regulations; and,
- Part Four, the Appendices, being support materials in furtherance of the Program.

The Growth Management Act Implementation Program combines Growth Management Act (GMA) and State Environmental Policy Act (SEPA) requirements into an integrated and on-going program in that: Part One is the basic foundation for SEPA analysis, Comprehensive Plan development, and other planning programs; Parts Two through Four contain further SEPA documentation, as well as other relevant materials, for individual components of the overall long-range planning program; and as new plans, programs, and evaluations are undertaken, they are incorporated into the existing program's documentation structure and pagination scheme.

**The sole purpose of 2019 Park and Recreation Comprehensive Plan update is to update the Parks, Recreation, and a Conservation Element and incorporate it by reference to the existing Comprehensive Plan.** The 2019 Park and Recreation Comprehensive Plan serves to refine, define, and expand upon the park, recreation, and conservation information and planning strategies previously adopted in the Growth Management Act Implementation Program. The 2019 Park and Recreation Comprehensive Plan is in compliance with the requirements of the State's Recreation and Conservation Office (RCO), in order to be eligible for financial assistance from RCO's several grant programs for implementation of various planned local projects in future years.

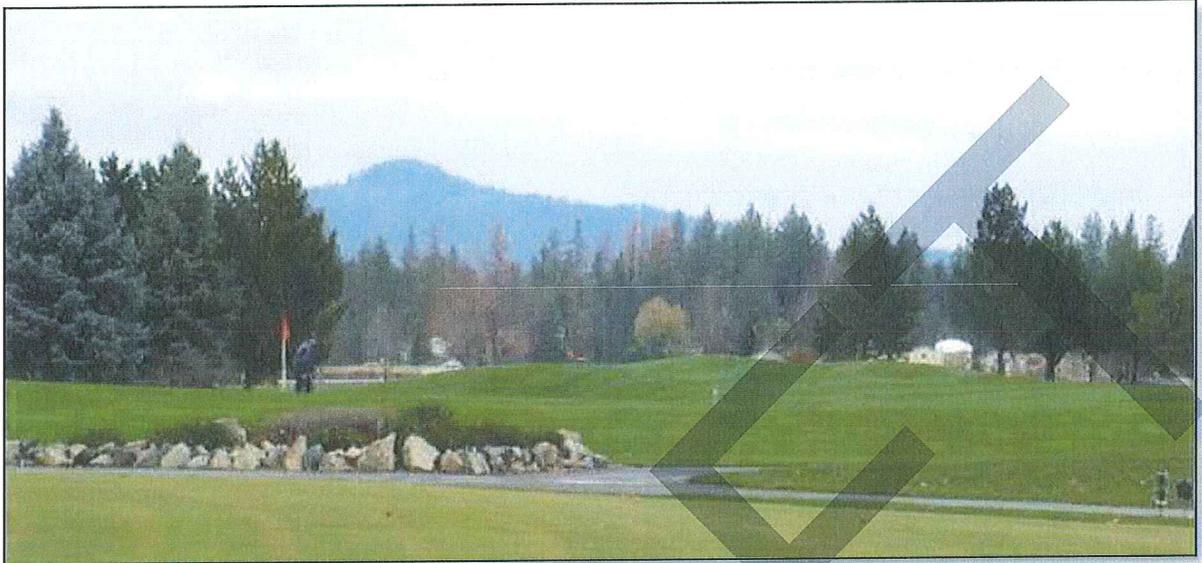
The 2019 Park and Recreation Comprehensive contains the following prerequisite sections pursuant to RCO criteria:

- Goals and Objectives;
- Inventory;
- Public Involvement;
- Demand and Needs Analysis;
- Capital Improvement Programming; and
- Adoption.

In instances where certain required information, detailed in existing Growth Management Act Implementation Program documentation, it is duly noted and its exact location is cited. In other instances, where required information, detailed in such existing documentation, is less extensive, it is reiterated herein for the convenience of all who would prefer to seek reference only from the Parks, Recreation, and Conservation Element for specific guidance.

The only element of the adopted Comprehensive Plan that is directly influenced by 2019 Park and Recreation Plan is the Capital Facilities Element. All other elements of the 1997 Comprehensive Plan, as previously amended by Comprehensive Plan Amendment 2018 update, and by annual resolutions updating the six-year Transportation Improvement and Capital Improvement Programs, remain applicable in their previously adopted forms.

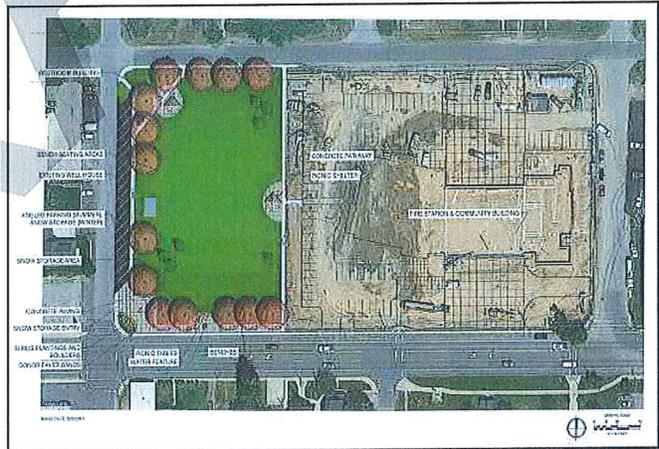
The City's 2017 population of 4,110 persons, as provided by the State Office of Financial Management's (OFM), is projected to grow to 5,325 persons by the year 2037, and incrementally more in subsequent years. The 2017 population and the 2017 land use inventory, plus other information compiled during the 2017-2018 time-frame, provide the "base line" of information for the existing Comprehensive Plan documentation. For the purposes of this Park, Recreation and Conservation Plan update, the 2017 to 2037 OFM population figures are utilized for projecting long-range park and recreational recommendations.



## MAJOR CHANGES FROM THE 2000 PLAN

The original Park, Recreation and Conservation Plan was completed in 2000 and adopted as part of the 1998 Comprehensive Plan. Following is a summary of the major changes that have occurred since that time that has impacted Park, Recreation and Conservation in the City.

- Perrins Park has lost slightly more than half the area due to the construction of the fire station. The modified Perrins Park will have a new restroom facility in 2019 and a conceptual master plan has been completed for the remaining improvements to the park.
- The sports complex did not get any additional fields or soccer fields and the aquatic center at the sports complex has not been developed due to the lack of funding.
- Swinyard Park has new restrooms and play equipment, Sixth Street Park and Country Club Park has new tables and benches and some playground equipment at Country Club park has been added.
- Sixth Street Park was provided as an arboretum but no restroom facilities were provided.
- The golf course was purchased by the City and provides commercial recreation.



- Main Street Park was added as part of the Deer Park Meadows Development. This new facility houses a restroom, parking and landscaping.
- Mix Park has had acreage added and has been provided with play equipment and restrooms and will include future parking areas. The parking areas and new restrooms at the older portion of Mix Park have been completed.
- The new fire station has a community center built into it on the west end next to the grass field left over for being a park.
- Previous Fairgrounds property located on south main street has been sold and been redeveloped as commercial and office use.
- The proposed new fairgrounds property on W Deer Park Liman Rd did not develop and is being considered for commercial or other public uses.



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## GOALS AND OBJECTIVES

### Pertinent Goals, Objectives, and Policies Contained in the Capital Facilities Element of the Comprehensive Plan.

Pages II-1 through II-34 of Deer Park's Growth Management Act Implementation Program contain the adopted Capital Facilities Element of the Comprehensive Plan. The following excerpts from the Capital Facilities Element represent the State, Countywide, and municipal goals, objectives, and policies that are most relevant to planning for parks, recreation, and conservation.

The Growth Management Act's stated goals for public facilities and services, in Revised Code of Washington (RCW) Section 36.70A.020(12), emphasize the need for adequate parks, recreational areas, and open spaces as a prerequisite for urban growth: "Encourage the retention of open space and development of recreational opportunities, conserve fish and wildlife habitat, increase access to natural resource lands and water, and develop parks."

In 2008 Spokane County issued the "Countywide Planning Policies for Spokane County". Such policies cover nine (9) topics: urban growth areas, joint planning within urban growth areas, promotion of contiguous and orderly development and provision of urban services, parks and open space, transportation, siting of capital facilities of County-wide or State-wide nature, affordable housing, economic development, and fiscal impacts. These policies are the regional strategies guiding each jurisdiction's Comprehensive Plan development, including this 2019 Park and Recreation Plan update.

Deer Park's own municipal goals and policies for planning future park, recreation, and open space conservation needs and demands, include the following:

- **Goal No. 1. Provide needed public facilities to all residents within Deer Park in a manner, which protects investments in existing facilities, maximizes the use of existing facilities, and promotes orderly urban growth.**

Policy 1-1 Provide capital improvements to correct existing deficiencies, to replace worn out or obsolete facilities, and to accommodate desired future growth, as indicated in the six-year schedule of improvements (Capital Improvement Program) contained in this Element.

- **Goal No. 2. Ensure that future development bears its fair share of facility improvement costs necessitated by the development in order to achieve and maintain adopted level of service standards and measurable objectives standards.**

Policy 2-3 Appropriate funding mechanisms for new development's contribution of a fair share of other public facility improvements (i.e., parks and recreation) will be considered for implementation as they are developed by the City.

- **Goal No. 4. Coordinate land use decisions and financial resources with a schedule of capital improvements to meet adopted level of service standards, measurable objectives, and provide existing and future facility needs.**

Policy 4-1 Ensure those developers, and/or the City as applicable, provide for the availability of public facilities and services to support development concurrent with the impacts of such development in accordance with the level of service standards adopted herein.

Policy 4-4 Employ the following level of service standards, adopted by the Steering Committee for all jurisdictions unless otherwise noted, in reviewing the impacts of new development and redevelopment upon public facility and service provisions:

- i Recreation and Open Space -- Ensure that recreation and open space is provided in accord with the following National Recreation and Park Association's Recommended Standards for Local Developed Open Space: mini-park @ 0.25 to 0.50 acres per 1,000 population, neighborhood park or playground @ 1.00 to 2.00 acres per 1,000 population, and community park @ 5.00 to 8.00 acres per 1,000 population (for an overall ratio of 6.25 to 10.50 acres per 1,000 population).

**Parks, Recreation, and Conservation Element Goals and Objectives.**

It is the City of Deer Park's goal to provide adequate recreational opportunities for all of the City's permanent, seasonal, and tourist populations, and to make the City more attractive, comfortable, and livable. Deer Park's recreational amenities are not exclusively used by municipal residents, but are enjoyed by residents of other areas since, being the only incorporated municipality in the northern part of Spokane County, many rural residents of unincorporated areas in Spokane, Stevens, and Pend Oreille Counties seek the opportunity to recreate in Deer Park because it is the closest place to do so. The City and its rural surroundings are experiencing population growth, and that growth translates to additional demands for usage of existing recreational facilities in the City.

Deer Park continues to take a proactive approach in striving to achieve the following goals and objectives to serve City residents and the surrounding service area, which as noted, extends well beyond municipal boundaries:

- **Goal No. 1. Provide adequate and diverse park and recreational opportunities at the neighborhood, community, and regional level.**

Objectives:

- 1-1 Realize the full potential of the City's existing parks and recreation areas and make better use of them through the development of multi-use recreational opportunities so as to handle and facilitate future demands as well as the periods of high usage and demands which are currently placed on them.
- 1-2 Allocate park and recreation facilities to activities that will meet the social, physical, and economic capabilities of the residents of the service area.
- 1-3 Develop improvements, such as a splash pad, which make the City's existing parks and recreation areas more attractive and usable for both residents and visitors, including those with disabilities.
- 1-4 Provide for an equitable distribution of park and recreational amenities throughout the City.



- **Goal No. 2. Serve all age groups in the City and surrounding service area by a well balanced and conveniently located park and recreation system which will effectively meet the multiple needs, desires, and interests of the users.**

Objectives:

- 2-1 Relate the type of park and recreation provided to the pertinent population characteristics of the particular area served.
- 2-2 Improve access to all types of facilities to meet the needs of the entire municipal and external service area.

- **Goal No. 3. Provide for the protection and preservation of the City's park, recreation, and open space conservation resources so as to enhance the quality of the environment.**

Objectives:

- 3-1 Make public space accessible in degrees appropriate to its condition and purpose.
- 3-2 Utilize appropriate methods for the conservation of open space by zoning, acquisition, easements, and other devices for control of land.
- 3-3 Establish a sound basis for the location and acquisition of park and recreational sites and open spaces to be conserved, using criteria and priorities for the type, location, and amount of space required as provided for in this Element and in related Elements of the Comprehensive Plan.

- **Goal No. 4. Coordinate open space development that will assist in directing the desired urban growth and land use pattern.**

Objectives:

- 4-1 Promote open space lands as a relief and buffer from surrounding urban development.
- 4-2 Require the dedication of land, or improvement of existing land, or fees in lieu thereof, for park and recreational purposes in all new subdivision in the City.
- 4-3 Encourage multiple use of land for open space buffers, water storage, natural conservation preserves, park and recreation sites, and other uses.
- 4-4 Control the extension of urban services, such as water and sewer systems, into open space areas so as to prevent premature land utilization.

- **Goal No. 5. Develop a visually pleasing linkage of open space in the community in order to create a unified form and a positive image for the City.**

Objectives:

- 5-1 Provide for landscaping of streets and walkways.
- 5-2 Provide for landscaped focal points to beautify and identify primary entryways to the City.
- 5-3 Relate historic and cultural attractions to park, recreation, and conservation lands.

- **Goal No. 6. Continue to coordinate and expand recreational programs with Deer Park School District No. 414, and other public and quasi-public entities.**

Objectives:

6-1 Locate park and recreation areas adjacent to schools to economize by joint use of playgrounds and facilities.

6-2 Consider joint financing of projects as permitted by State law.

- **Goal No. 7. Provide for the conservation of sensitive open space lands so that it can be used as a natural resource for years to come.**

Objectives:

7-1 Prevent and control the pollution of permanent and intermittent surface waters and wetlands in the City and its adjacent Urban Growth Area locations.

7-2 Regulate the use of land so that erosion of soils and slopes is averted.

7-3 In a manner consistent with sound conservation requirements, develop access to wetlands and surface waters for recreational purposes, such as trails.

- **Goal No. 8. Secure the necessary financing to provide for the acquisition and development of land and facilities for park, recreation, open space, and conservation purposes.**

Objectives:

8-1 Take full advantage of outside funding sources from state and federal programs to reduce the financial burden of improving and enhancing the City's recreational facilities.

8-2 Use this Element's guidance in scheduling park, recreation, open space, and conservation projects for implementation through annual updates of the 6-year Capital Improvement Program.

8-3 Consider means of financing the local share of project implementation from sources that do not overburden existing City revenues, such as subdivision fees, donations, limited improvement districts, etc.

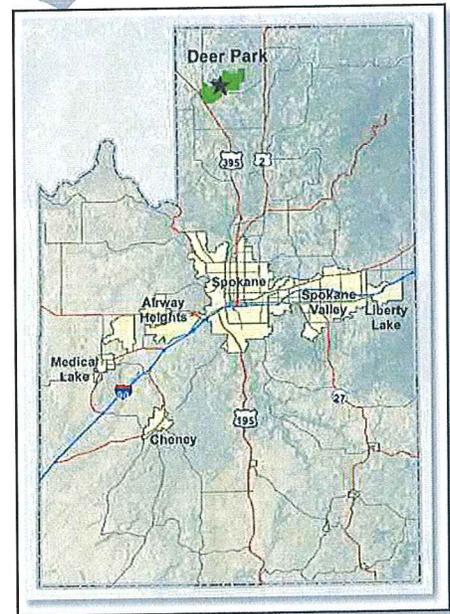
## SUMMARY OF DEER PARK'S CHARACTERISTICS

Chapter 4 of Deer Park's Growth Management Act Implementation Program, Existing Conditions, contain the City's natural environmental and man-made characteristics:

- Setting
- Topography, slopes and geologic considerations
- Soil characteristics
- Surface and ground waters
- Animal and plant habitat information
- Climate and air quality data
- Existing land use characteristics based on a detailed 2017 survey
- Existing zoning and the current Zoning Map is located on Page 4-12 of the GMA Implementation Project documentation
- Population and housing data from the 2000 Census with updates from 2008 Office of Financial Management (OFM) figures and new construction
- Economic characteristics
- Circulation and traffic information
- Discussions of the City's water and sewer utilities
- Data on public facilities and services, including parks and recreation areas
- Noise considerations associated with the municipal airport

In addition to the information listed above, Chapter 5, of the Comprehensive Plan, contains future land use expectations in the Land Use Element. Chapter 14 - Plan Implementation Strategies, includes new zoning categories promulgated to protect public/quasi-public uses and the City's privately operated golf course, plus the updated City-wide Official Zoning Map reflecting these and other new or revised zoning categories. What follows is a brief summary of the previously generated and adopted information that is most pertinent to this Parks, Recreation, and Conservation Element addition to the City's Comprehensive Plan.

The City of Deer Park encompasses 3,727.11 acres, is the only incorporated municipality in the northern part of Spokane County, and is surrounded by a pastoral setting of farms and forests. Two (2) major highways serve Deer Park: Highway 395 situated along the City's western flank, and Highway 2 located a few miles to the east. Mount Spokane State Park, a ski resort and recreational resource of regional importance, is close by.



When the existing conditions assessment was compiled as the foundation for development of the Comprehensive Plan, Deer Park had a 2017 population of some 4,110 persons, and a long-range projection of 5,325 persons by the year 2037. Hence, Deer Park's population is anticipated to increase by 1,215 people during the next twenty (20) years.

Deer Park’s long-range net land use expectations, generated from regional land quantity analysis and commercial land demand criteria are illustrated on the following table from the 2018 Comprehensive Plan Update. As noted, Government Uses, including Park, Recreation and Conservation, amounted to 1,820 acres and 48.83 percent of total City acreage.

2016 Updated Land Use Inventory Summary				
Land Use Type	Parcels	Percent	Acres	Percent
Vacant Land	187	10.60%	685.69	18.40%
Single Family Dwellings	1,037	58.79%	365.44	9.80%
Manufactured Home Dwelling	160	9.07%	46.61	1.25%
Manufactured Home Park	18	1.02%	33.67	0.90%
2-Unit/Duplex	65	3.68%	39.42	1.06%
3-Plex/4-Plex	13	0.74%	6.95	0.19%
5+ Multi-Family	31	1.76%	7.05	0.19%
Retail Uses	38	2.15%	60.88	1.63%
Service Uses	34	1.93%	63.69	1.71%
Business/Professional Uses	18	1.02%	21.76	0.58%
Other Commercial Uses	25	1.42%	79.04	2.12%
Warehouse/Light Industrial Uses	22	1.25%	99.56	2.67%
Governmental Uses	42	2.38%	1,820.08	48.83%
Educational Uses	15	0.85%	104.04	2.79%
Cultural/Recreational Uses*	31	1.76%	220.83	5.92%
Agricultural Activities*	3	0.17%	34.39	0.92%
Taxed Rights-of-Way*	25	1.42%	38.01	1.02%
<b>Totals</b>	<b>1,764</b>	<b>100%</b>	<b>3,727.11</b>	<b>100%</b>

\*From 2006 Capacity Report  
 Source: City of Deer Park/JUB/Land Strategies

In terms of serving the public with park and recreation opportunities, Deer Park recognizes that its location invites many rural residents of Spokane, Stevens, and Pend Oreille Counties to recreate in Deer Park simply because no other facilities are readily available to them. The rural population served is considered to be a “secondary” service area. The City’s “primary” park and recreation service area encompasses existing City limits and the external Urban Growth Area as identified in Comprehensive Plan Amendment

In addition, Deer Park has lower household and family incomes than many other Washington State Cities and Spokane County. This has an impact on the economic diversity of the community and impacts housing costs and the need for support services, including parks and recreation. The U.S. Census projected household and family income for Deer Park for the year 2014.

2014 Income Estimates					
Households	Estimate	Percent	Families	Estimate	Percent
Total	1,398	100%	Total	960	100%
Less than \$10,000	130	9.3%	Less than \$10,000	36	3.8%
\$10,000 to \$14,999	147	10.5%	\$10,000 to \$14,999	96	10.0%
\$15,000 to \$24,999	231	16.5%	\$15,000 to \$24,999	128	13.3%
\$25,000 to \$34,999	276	19.7%	\$25,000 to \$34,999	159	16.6%
\$35,000 to \$49,999	223	16.0%	\$35,000 to \$49,999	201	20.9%
\$50,000 to \$74,999	178	12.7%	\$50,000 to \$74,999	160	16.7%
\$75,000 to \$99,999	106	7.6%	\$75,000 to \$99,999	79	8.2%
\$100,000 to \$149,999	88	6.3%	\$100,000 to \$149,999	82	8.5%
\$150,000 to \$199,999	10	0.7%	\$150,000 to \$199,999	10	1.0%
\$200,000 or more	9	0.6%	\$200,000 or more	9	0.9%
Median household income (dollars)		\$31,397	Median family income (dollars)		\$42,789
Mean household income (dollars)		\$47,170	Mean family income (dollars)		\$56,797
			Per capita income (dollars)		\$17,903

Source: 2014 U.S. CENSUS PROJECTIONS/2018 Deer Park Comprehensive Plan

For example, the Deer Park’s median household income was 59% of the United States \$53,657 and 51% of Washington States median income of \$61,366.

The age distribution in Deer Park is very similar to Spokane County and the State as a whole with approximately 54 Percent of the population under the age of 40.

Age	2010 Population	2017 Population	% of total	Age	2010 Population	2017 Population	% of total
Under 10	563	633	15.40%	40 to 49 years	473	534	13.00%
10 to 19 years	570	641	15.60%	50 to 59 years	417	469	11.40%
20 to 29 years	447	501	12.20%	60 to 69 years	391	440	10.70%
30 to 39 years	387	436	10.60%	70 to 79 years	274	308	7.50%
				80 and older	130	148	3.60%
<b>Sub Total</b>	<b>1,967</b>	<b>2,211</b>	<b>53.8%</b>	<b>Sub Total</b>	<b>1,685</b>	<b>1,899</b>	<b>46.20%</b>
				<b>Total</b>	<b>3,652</b>	<b>4,110</b>	<b>100%</b>

Source: 2010 U.S. Census/JUB/Land Strategies

For more detailed information, please refer to the applicable components of Deer Park’s existing Growth Management Act Implementation Program documentation.

## EXISTING PARK AND RECREATION FACILITIES

The following information describes Level of Service (LOS) criteria and existing park and recreation facilities and known potential facilities within the Deer Park Urban Growth Area:

**Level of Service Criteria.** The following level of service standards, derived from the National Recreation and Park Association's Recommended Standards for Local Developed Open Space, were adopted as part of the Capital Facilities Element:

- *Mini Park* -- specialized facilities serving a concentrated or limited population or specific group; provides a service area less than 1/4-mile radius; provides a ratio of 0.25 to 0.50 acres per 1,000 populations; and is located within neighborhoods or in close proximity to multi-family or senior citizen housing.
- *Neighborhood Park or Playground* -- areas for intense recreational activities, such as field games, crafts, playground apparatus areas, skating, picnicking, wading pools, etc.; provides a service area over 1/4-mile and less than 1/2 mile to service a neighborhood; provides a ratio of 1.00 to 2.00 acres per 1,000 population; and is suited for intense development, easily accessible to neighborhood population (biking/walking), and may be developed as a facility in conjunction with a school.
- *Community Park* -- an area of diverse environmental quality, which includes areas suited for intense recreation facilities (athletic complexes, swimming pools), or areas of natural quality for outdoor recreation (walking, viewing, sitting, picnicking), or a combination of active and passive recreation, depending upon site suitability and community need; provides a 1-mile to 2-mile service radius; provides a ratio of 5.00 to 8.00 acres per 1,000 population; and can include natural features, such as water bodies, and areas for intense development; easily accessible to population served.

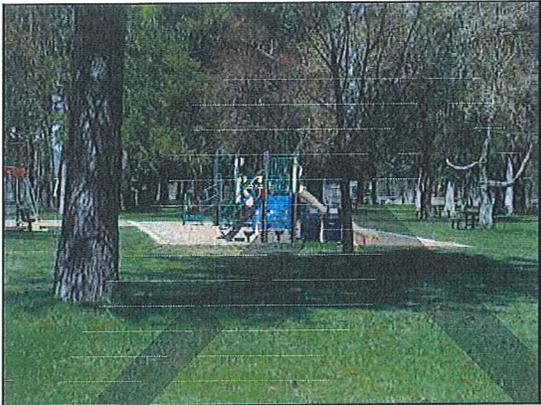
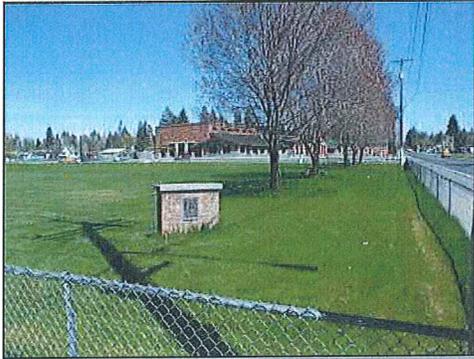
While the level of service standards do not suggest minimum sizes for various types of facilities, Deer Park employs the following guidelines: 2.5 to 4.0 acres minimum for a neighborhood park (anything smaller would be considered to be a mini-park); 10.0 to 20.0 acres for a community park; and 50.00 plus acres for a regional park.

### **Existing Park and Recreation Facilities:**

Employing the above-referenced Level of Service standards and general minimum size criteria, Deer Park's current inventory of park and recreation sites include the following: one (1) mini-park, six (6) neighborhood parks, one (1) community park, and two (2) regional recreational facilities.

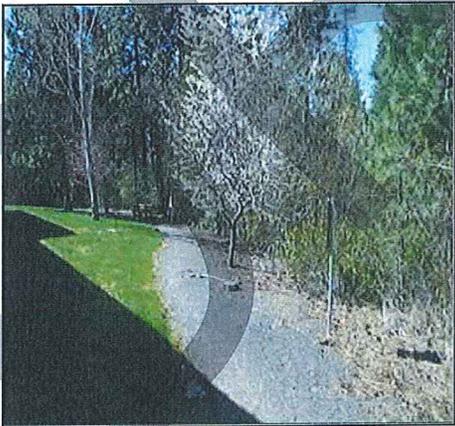
Existing neighborhood, community, and regional park and recreation facilities are characterized as follows:

- **Earl D. Mix Park** -- encompasses 6.84 acres and includes swings, barbecues, picnic tables, a pavilion, and rest rooms, in a setting of coniferous trees and grass. Spring Creek traverses the westerly portion of the park. Mix Park is a “neighborhood” park facility.



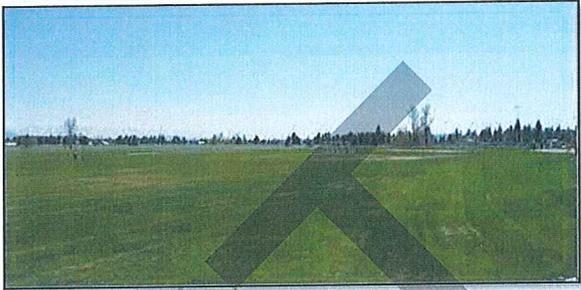
- **Perrins Field** -- located on 1.71 acres, this site is grassed, has facilities for both soccer and also includes picnic table and rest rooms. Perrins Field is a “neighborhood” park facility.

- **James G. Swinyard Park and swimming pool** -- includes 3.99 acres, in a grass and treed setting, with amenities including swings, slides, climbing bars, basketball facilities, a swimming pool, a skaters’ park, a wading pool, barbecues, picnic tables, rest rooms, and provisions for overnight RV parking. Swinyard Park is a “neighborhood” park facility.



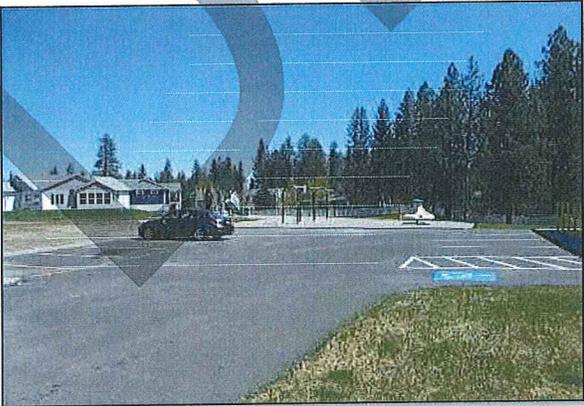
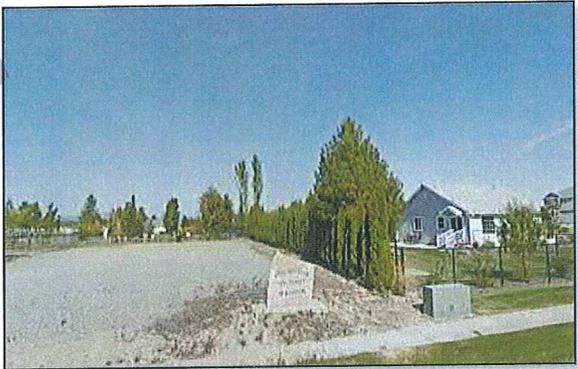
- **Arcadia Park** -- consists of a cooperative public and private recreation venture. Some 2.99 acres are City-owned, and an additional 2.36 acres were owned by the local hospital for its future expansion needs. The hospital closed in 2017 and is not expanding. Until the property is sold, the latter acres will be used for public recreation. This public/private facility is in a natural coniferous forest setting and consists of trails for walking and running. Arcadia Park is a “neighborhood” park facility.

- **Deer Park “Sports Complex”** -- encompasses 21.88 acres with grass vegetation, and is improved with baseball fields, and a utility building including rest rooms. The “Sports Complex” size is larger and its service area is more extensive than the existing facilities previously referenced. Hence it carries “community” park status.



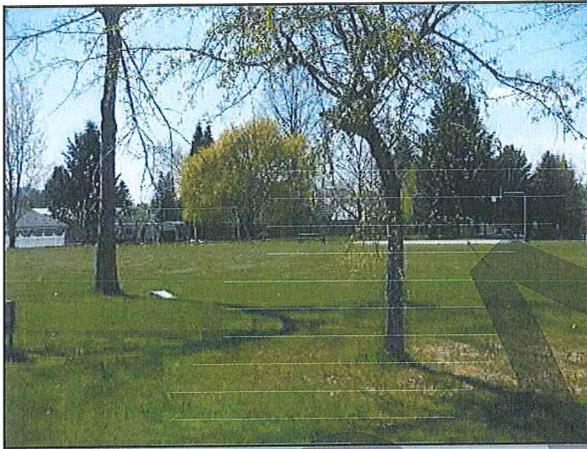
- **Airport Open Space Area** -- this site consists of 645.14 acres northeasterly of the municipal airport and is devoted to trails for hiking and jogging, equestrian trails, and winter usage for cross-country skiing. This area also has a forest management plan which includes a harvest plan. Funds received from the timber harvest are used to support the Airport as well as the maintenance and improvement of the trails within the open space area. This unique facility’s size and nature give it status as a “regional” recreation amenity.

- **Erickson 6th Street Arboretum** -- this 2.96-acre site houses an existing water reservoir and is a “Neighborhood Park” facility.



- **Main Street Park** -- this 2.19-acre site houses ADA accessible walkways throughout the park, landscaping, playground equipment, a restroom, and parking area. This is a “Neighborhood Park” facility.

- **Deer Park Golf Course** – is City owned and situated on 149.87 acres, the golf course has become a recreational amenity of regional importance that attracts golf enthusiasts from a wide area, and includes a new recreational vehicle park facility on adjoining acreage. This is a “regional park facility”.



- **Country Club Drive Park** -- this 1.35-acre parcel was dedicated to the City as part of a subdivision plat and will be improved as a “mini-park” to serve the surrounding residential neighborhood.

Using the 2017 OFM population figure of 4,410 persons, and excluding the private portion of Arcadia Park that is only in interim public use, Deer Park’s neighborhood parks provide a ratio of 5.24 acres per 1,000 populations, and the community park provides a ratio of 5.32 acres per 1,000 populations, for a total of 13.31 acres per 1,000 populations. The current ratios of parkland to population served exceed the individual level of service standards as well as the overall range of 6.25 to 10.50 total acres per 1,000 populations. In the future, if no new mini, neighborhood, or community parks were added to the current inventory, the existing facilities would provide the following ratios in the year 2037 when the City’s population is projected to reach 5,32 persons: 4.35 acres per 1,000 population in neighborhood parks and 4.10 acres per 1,000 population in the community park, for a total of 8.45 acres per 1,000 population served. Neighborhood park ratios would still be acceptable, community park ratios would be unacceptable, and the overall ratio would still be above the minimum level of service standard.

Based upon the above-referenced ratios of recreational acreage to population served, even though recreational acreage may not be a significant concern in future years, given the City’s size and shape, distance is an important issue, particularly given the demographics of the City. Some parts of the City are not currently served or are only partially served when service radii standards are taken into consideration. The City recognizes that the practicalities of distance make additional park lands necessary as the community grows and evolves.

As Deer Park grows and expands into its Urban Growth Area, parklands will be needed, and the surface waters and wetlands associated with Dragoon and Spring Creeks and Dragoon Lake will likely provide an opportunity for open space corridors. As development and/or annexation occurs, recreational level of

service standards will be taken into consideration to ensure that level of service criteria are maintained through the discretionary project approval process.

**Other Existing Recreational Amenities.**

The following facilities, while providing recreational benefits, have been intentionally excluded from the discussion of existing park lands:

- **Blue Bird Park** -- consists of a grassed area, on railroad right-of-way property, with a tribute to those who served in the Desert Storm campaign. The memorial provides a passive recreational/open space/aesthetic benefit for the local community.
- **Existing Public Schools** -- Deer Park School District No. 414 operates the following school facilities within City limits: Deer Park Elementary (serving grades K-3), Arcadia Elementary (serving grades a portion of grade 3 and all of grades 4-6), Deer Park Junior High (serving grades 7-8), and Deer Park Senior High (serving grades 9-12). All include recreational facilities that have the potential for dual recreational use serving both the District's needs and the City's particular during periods when schools are not in session.

**Potential Park and Recreation Sites.**

The City owns one (1) site that is available for future park and recreation development:

- **Deer Park-Milan Road/Weber Avenue** -- This is the property proposed for a large and diversified multi-purpose recreational and special event complex. The site encompasses 95.00 acres with the option to include an additional 13.55 acres. Upon development, this amenity would carry "regional park" status.

Map 1 illustrates the location of existing and potential park and recreation sites within the Urban Growth Boundary of the City of Deer Park.

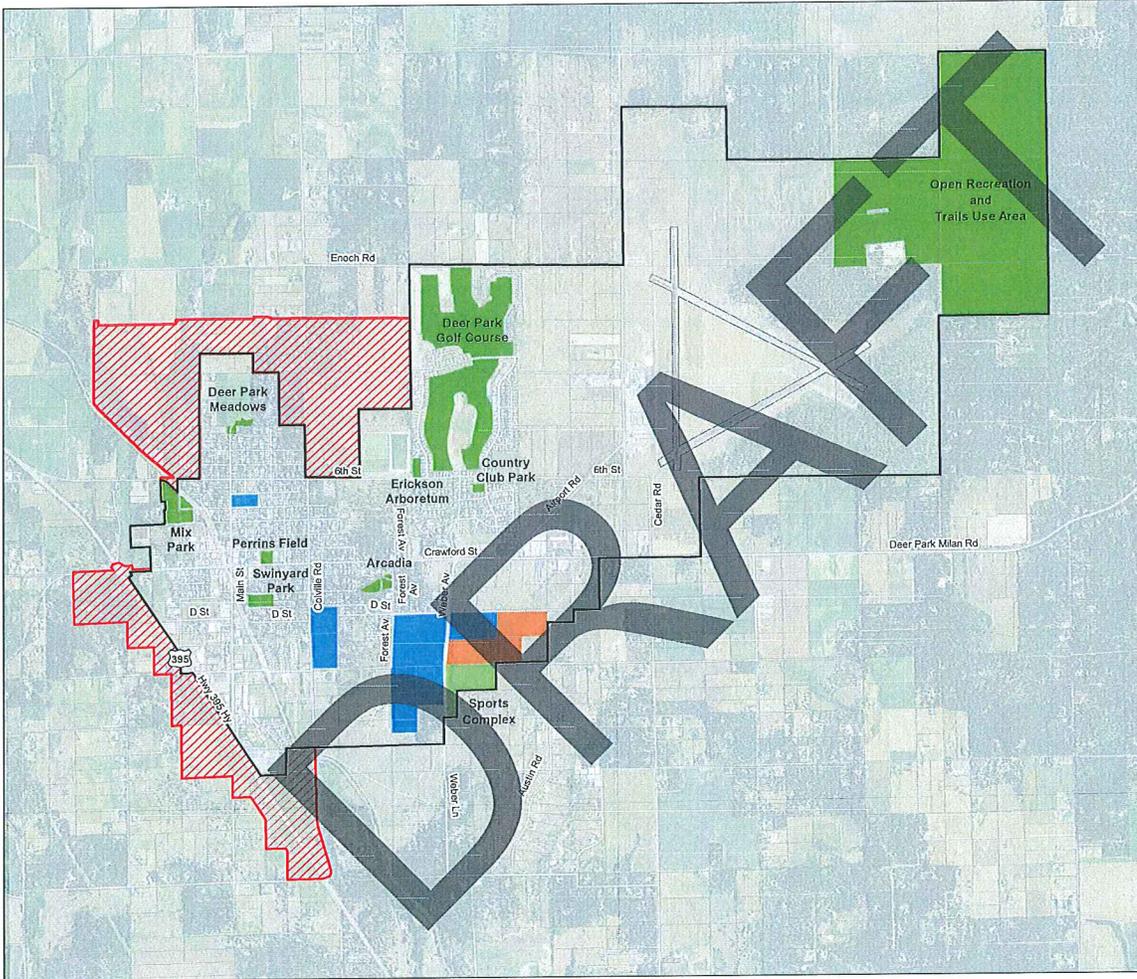
## Figure 2 Existing Parks

- Existing Park Land
- Sports Complex
- Future Recreation Area
- Deer Park School
- Municipal Boundary
- Urban Growth Area

0 2,300 4,600 Feet



Date: May 2, 2019



## PUBLIC PARTICIPATION

The City of Deer Park has utilized a number of methods to involve community organizations and the public in selecting goals and objectives, and in defining actions and projects for short-term and long-term implementation under the auspices of this Parks, Recreation, and Conservation Element of the Comprehensive Plan.

### Parks and Recreation Survey Questionnaire.

The survey questionnaire was announced in the newspaper and was mailed out to all households with the February 2019 utility billing statement. It was also made available to interested citizens at the City Hall, the County's local Library branch, the Post Office, and other public places, including markets. It was also posted on the City's Web Site with the ability to directly fill in responses. A total of 277 households responded by the advertised response deadline. Based on the ages given in Question No. 2, roughly 28 percent were households with children under 18 years of age, 38 percent were households without children, and 33 percent were senior citizen households. Written comments accompanying many of the questions were as illuminating as the numeric responses. The survey results and written comments are summarized as Attachment 1

### Initial Public Workshops.

The Planning Commission commenced a series of duly noticed and advertised public workshops on \_\_\_\_\_, to solicit public input both before and after the questionnaire survey was finalized, distributed, and the results thereof were tabulated, and before each component of the draft Plan Element was completed. The comments from the several public meetings addressed the survey text and its results, as well as a variety of related and other issues.

Both the survey results and the input from the public meetings were instrumental in completing the draft of the Parks, Recreation, and Conservation Element addition to the Comprehensive Plan. Further, the survey and public meeting input assisted the City in counseling persons interested in endowing specific improvements in terms of which types of recreational improvements were perceived as being most important to local citizens.

### Public Hearings.

After the draft document's completion, notice thereof was duly published, copies were mailed to public agencies for comment, and additional copies were made available to all interested parties for review and comment at the City Hall and local County Library branch (copies for both in-house review and outright purchase, the latter for a nominal fee). Following the 30-day review period, duly noticed public hearings were held before the Planning Commission and, thereafter, before the City Council. Part Four, Appendices, of Deer Park's Growth Management Act Implementation Program documentation, contains the full chronology of events, all written and verbal comments received and responses thereto, the Commission's recommendation, and the City Council's determination.

### Environmental Evaluation.

In conjunction with development of the draft Plan Element, a State Environmental Policy Act (SEPA) checklist was developed, and a Determination of Nonsignificance (DNS) was proposed. These documents

were concurrently noticed, distributed, and made available for review and comment with the draft Plan Element. These materials are also contained in Part Four, Appendices, of Deer Park's Growth Management Act Implementation Program documentation.

**Other Relevant Information.**

The following are examples of activities related to the Parks, Recreation, and Conservation Element addition to the Comprehensive Plan which demonstrate the City's commitment to both short-term and long-range implementation of park, recreation, and conservation goals, objectives, and planning programs:

- For some time, the City's youth have been advocating development of a "skateboard park". Hence, in connection with annual Holiday festivities, the City sponsored a "chili feed" on December 13, 1999, with the proceeds destined to help fund the skateboard park's implementation. Bids for implementation of the skateboard facility were solicited in February of 2000. Thereafter, in May of 2000, the City sought additional financial support and fund-raising ideas from the local business community to complete the project. The skate park is now fully operational.
- Deer Park retained the services of a forester to recommend forest management practices, in the square mile of open space and recreational lands northeast of the municipal airport, in furtherance of enhancing cross-country ski trails, hiking trails, camping areas, etc. Proceeds from the forest management practices recommended are intended to help fund the improvements at this recreational location and at other park and recreation sites elsewhere in the City.
- Deer Park is planning a large, multi-faceted, multi-purpose recreational complex on a large site owned by the City. To help fund that undertaking, the City may surplus property along Crawford Avenue zoned for commercial use. In addition, there are 13.55 acres at the site of the planned complex, with prime street frontage exposure, that may be sold, instead of retained, to further assist in funding implementation of the new project.
- Deer Park sought and received a grant for developing plans to beautify entrances to the City. The adopted plans will be appended to this Comprehensive Plan Element inasmuch as they pertain to a combination of signage, lighting, open space, and landscaping, that not only serve to identify City entry points, but also serve as passive recreational opportunities for local citizens.
- Inasmuch as lighting for softball fields has drawn support from local citizens, the City solicited bids for tournament level lighting systems at two (2) fields in April of 2000.
- In addition, the City actively encourages and pursues voluntary donations by local citizens and businesses of land, supplies, equipment, and related goods and materials to provide and maintain a wide variety of park, recreation, open space, and conservation amenities for the community for current and future users.
- The Deer Park Elementary School site is located adjacent to the Sports Complex and provides a flat and improved space for youth sports soccer events. Additional municipal land located south of the school site may be sold to the School District in the future for their use. Funds from this sale could potentially be used for improvements at the Sports Complex.
- In conjunction with the previous "bullet", an opportunity may exist for municipal acquisition of excess school playground lands for public park purposes.

## DEMANDS AND NEEDS ANALYSIS

Planning for diversified park, recreation, and open space conservation is essential because of its far-reaching effect upon the physical, economic, and social well being of the community’s residents. In order to properly serve all local citizens, park and recreation areas must be conveniently situated, appropriately sized, and equipped with a balance of passive and active recreational facilities that people of different age and economic groups will enjoy and utilize. In addition, open space conservation provides for protection of natural resources while providing for passive recreational pursuits.

### Size and Location of Park and Recreation Areas.

The Level of Service (LOS) standards contained in the Capital Facilities Element of the Comprehensive Plan, address acres per 1,000 populations for mini-parks, neighborhood parks, and community recreational facilities, together with approximate service distances. Deer Park added site size as an equally important parameter:

Facility Type	Size	Service Radius
Mini-Park	Under 2.5 acres	Up to 1/4-mile
Neighborhood Park	2.5 to 4.0-ac. minimum	1/4 to 1/2-mile
Community Park	10.0 to 20.0-ac. minimum	1.0 to 2.0 miles
Regional Park	50.0 acres or more	Beyond City Limits

For the purpose of evaluating the “coverage” provided by existing and known pending park and recreation facilities, a 3/16-mile radius had been employed for mini-parks, a 3/8-mile radius for neighborhood parks, and a 1.5-mile radius for community parks in the map on the following page. These distances were selected because they represent the mid-ranges in the service radii guidelines. The map illustrates both existing coverage and needed coverage, thereby providing the following locational assets and needs:

### Recreational Assets

- The existing neighborhood park and recreation amenities (Arcadia Park Gamefield, Mix Park, Perrins Field, Main Street Park, Mix Park, and Swinyard Park), provide very good and overlapping coverage for a large majority of Deer Park’s existing population.
- The 6th Street Park/Arboretum (neighborhood) and the Country Club Drive Park (mini) further enhance coverage in the northeast area.
- The Deer Park Sports Complex (community) serves between 70 and 80 percent of the City’s existing population.
- The Horse Trails and Equestrian Trails near the Airport serve the entire City, a vast “secondary” rural population outside Deer Park’s Urban Growth Area, and regional visitors from elsewhere.
- Existing public schools are ideally situated for the potential of dual usage.
- The Deer Park Golf Course serves as an important recreation facility (regional), and as a source of open space conservation.

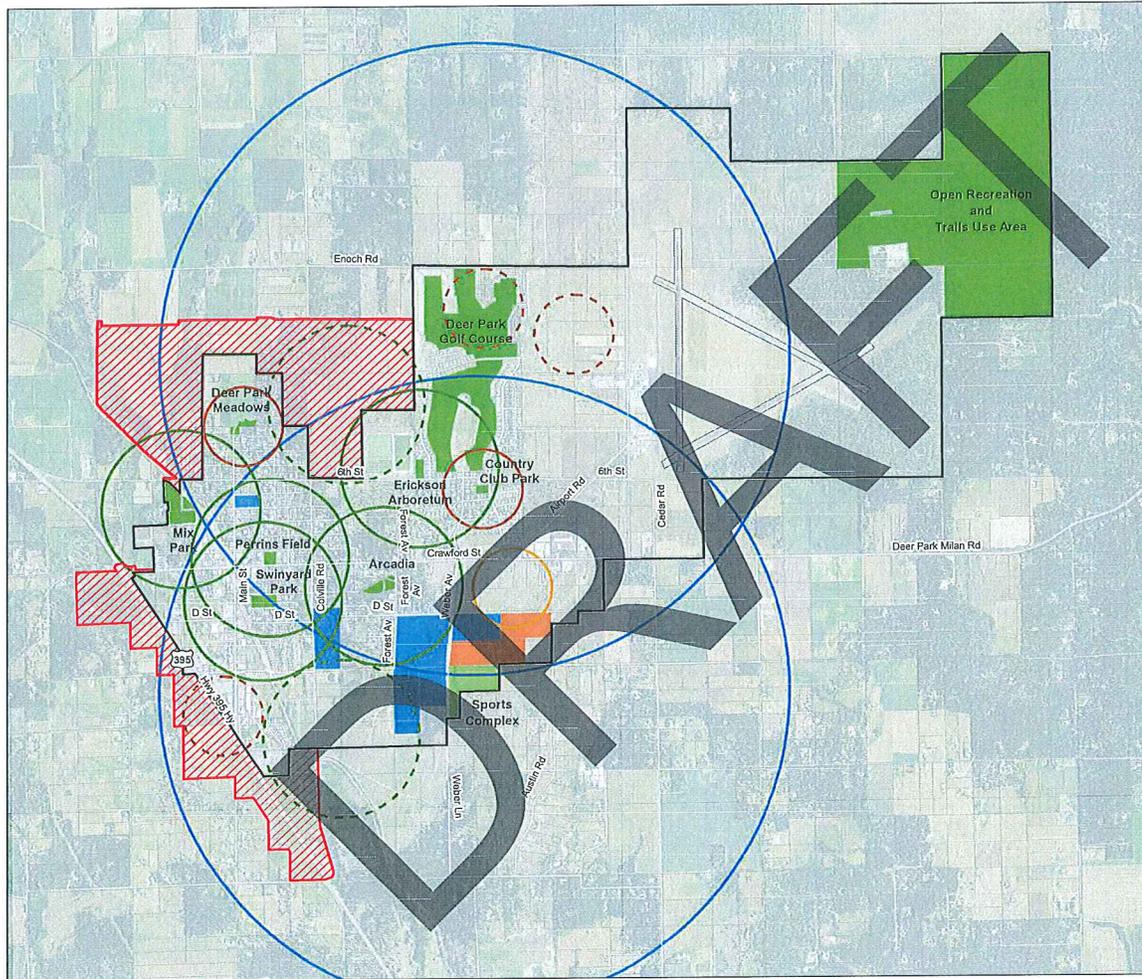
Recreational Needs

- As annexation, growth and development occur in the City's external Urban Growth Area, one (1) new neighborhood park should be considered to the east of current City limits as illustrated on the map.
- Should development in the Urban Growth Area occur in the vicinity of Dragoon Lake (a seasonal lake/wetland), recreational and open space conservation needs might have the opportunity to be concurrently served.
- The City's southwesterly residential population is also not currently covered by a neighborhood park. As this southerly area of the City transitions from rural to urban, it will be advisable to add a neighborhood park facility in this area.
- As the northerly portion of the subdivision surrounding the Deer Park Golf Course builds out (northerly of 12th Street), it will be appropriate to consider at least a mini-park in such future development to serve future residents of that neighborhood.

While plans of this nature typically concentrate upon the needs of local residents, consideration should also be given to the needs of local businesses, whose employees would enjoy a park setting during the lunch break to eat, rest, or participate in a recreational activity, and whose shoppers would equally take advantage of the park setting. Thus, the following suggestions should also be considered:

- A mini-park in the southwesterly portion of the Highway 395 corridor serving existing and future businesses of the City and its Urban Growth Area.
- A mini-park or larger facility in the business park/light industrial area west of the municipal airport to serve future employees/customers as that area develops.

## Figure 2 Future Park Needs



- Existing Park Land
- Sports Complex
- Future Recreation Area
- Deer Park School
- Park Radius**
- 1.5-Mi, Community Park, Existing
- 3/8-Mi, Neighborhood Park, Existing
- 3/16-Mi, Mini-Park, Existing
- 3/16-Mi, Mini-Park, Proposed
- 3/8-Mi, Neighborhood Park, Needing
- 3/16-Mi, Mini-Park, Needing
- Municipal Boundary
- Urban Growth Area

0 2,300 4,600 Feet



Date: May 2, 2019



**Needs at Existing and Future Park and Recreation Facilities.**

The survey questionnaire results illustrate that \_\_\_ percent of the respondents are users of local park and recreation facilities. Their observations and recommendations are important and, when coupled with citizen comments at the Planning Commission’s workshops, suggest that various improvements should be considered at existing park and recreation facilities, and that other improvements should be incorporated into new park and recreation areas in the future.



**Existing Park and Recreation Areas**

- It would be beneficial to install directional signs to the Airport hiking and equestrian facility and print flyers advising residents of the amenities available at that site.
- Additional off-street parking for both vehicles and bicycles should be considered at Mix and Swinyard Parks.
- Consideration should be given to expanding the variety of recreation opportunities currently available, including those for senior citizens.
- Additional lighting of grounds and facilities should be considered to extend their hours of usefulness and to enhance security during nighttime hours.

**Future Park and Recreation Areas**

- A splash pad at the Swimming Pool is a City priority.
- Expansion of the bicycle path system would be beneficial, particularly if it were to provide linkages for bike users between various existing and future park areas.
- Play equipment for children should be addressed in all new facilities.
- If viable, should the Urban Growth Area northwest of current City limits in the vicinity of Dragoon Lake be annexed in the future, a pond with ducks and geese would be an asset to the community.

**Open Space Conservation Needs.**

The terms “open space” and “conservation” rightly belong in this Comprehensive Plan Amendment since the continued availability of land for the enjoyment of scenic beauty, protection of natural resources, and the preservation of watersheds, ground water recharge areas, wildlife habitats, etc., are as important in an urban environment as active park and recreational areas. State and local laws and policies are designed to discourage premature and unnecessary conversion of open space to urban uses in a manner against the public interest (i.e., if its development will not benefit urban dwellers due to such factors as an increase in the cost of urban services).

Actions should be considered to insure that conservation of open spaces helps form the “cityscape”. The question is not in the quantitative loss of land, but rather in the qualitative issue of what land is disappearing where and what is being left. For instance, are the open spaces serving positive functions, or are they merely areas that become surplus after development has taken place?

Even though open space conservation may not produce revenue or other immediately observable benefits today, in the years to come, the importance of this asset will become more critical. People need exposure

to conserved open spaces for passive recreation. Protection of the open space resource can be done through careful planning, management, and use of lands which are presently ignored.

DRAFT

## LONG RANGE IMPROVEMENT PROGRAM

The City of Deer Park proposes an implementation program that satisfies the Goals and Objectives enumerated herein together with the needs expressed by local citizens in the survey questionnaire results. In addition to the short and long term capital improvement proposals, the City hopes that civic-minded adult and youth organizations will volunteer their time and energy to help maintain and beautify the City's park and recreational assets (an "adopt" a park, a specific site, or trail program).

### Capital Improvement Program (CIP).

A number of park and recreation improvement projects are listed herein. The City's implementation plan, which includes phasing of many projects, endeavors to make optimal use of available funding resources and to ensure both adequate project planning and orderly development.

2020-2025 Capital Improvement Program				
Location	Project Description	Est. Cost in \$	Year	Funding Source (s)
Sports Complex	Additional parking	100,000	2020	Gen. Fund & Grant
Sports Complex	Add 2 soccer fields	350,000	2020	Gen. Fund & Grant
Swinyard Park	Splash Pad		2020	General Fund & Grant
Erickson Arb.	Add tables and benches	10,000	2021	General Fund
Mix Park	Add Picnic Shelter and Parking	50,000	2022	General Fund

Known future projects that are anticipated for implementation beyond 2026 Capital Improvement Program funding cycle include the following:

2026 Capital Improvement Program Funding Cycle			
Location	Project Description	Est. Cost in \$	Funding Source (s)
6th Street Park	Add rest room facility	50,000	General Fund
Country Club Drive Park	Add playground equipment	250,000	General Fund & Grant

The size, timing, and design of future parks identified as being needed on the Future Park Needs Map, will largely depend upon when and where annexation and development occur within Deer Park's Urban Growth Area, and upon when new developments are implemented within existing municipal boundaries. At this juncture, only general areas have been identified as being in need of future neighborhood or mini-park sites. At a minimum, such future sites are expected to involve the following improvements/costs:

Future Location	Project Description	Est. Cost in \$
<b>Dragoon Park (NW)</b>	1. Wetlands buffering/preservation	150,000
	2. Site prep./irrigation/lawn/trees/parking	70,000
	3. Tables/benches/playground equipment	22,000
<b>Colville Park (NE)</b>	1. Site prep./irrigation/lawn/trees/parking	70,000
	2. Tables/benches/playground equipment	22,000
<b>Colville Park (SW)</b>	1. Site prep./irrigation/lawn/trees/parking	70,000
	2. Tables/benches/playground equipment	22,000
<b>Enoch Park (GC)</b>	1. Site prep./irrigation/lawn/trees/parking	70,000
	2. Tables/benches/playground equipment	22,000
<b>Hwy. 395 Park (SW)</b>	1. Site prep./irrigation/lawn/trees/parking	70,000
	2. Tables/benches	7,500
<b>Cedar Park (NE)</b>	1. Site prep./irrigation/lawn/trees/parking	70,000
	2. Tables/benches	7,500

When each individual project over the 20-year planning horizon is designed for its specific implementation, a detailed plan and discussion of individual project components will evolve. Many anticipated projects are expected to involve municipal and community partnerships sharing resources and materials for the benefit of all Deer Park’s residents and its recreational users from elsewhere.

**Related Considerations.**

While not specifically addressed herein, there are programs in process that have a beneficial relationship to this Parks, Recreation, and Conservation Element addition to Deer Park’s Comprehensive Plan.

As part of Deer Park’s on-going transportation planning efforts, the City is looking into additional means of expanding its existing bikeway network to both reduce vehicular dependence and enhance opportunities for bicycle enthusiasts. Existing bikeways are detailed in the Future Transportation Plan map and expansion thereof will be appended to both the transportation and recreational aspects of Deer Park’s Growth Management Implementation Program documentation.

**Summary.**

This document serves as a framework to help guide future park, recreation, and conservation projects and programs serving the interests of Deer Park’s citizens and those of surrounding areas that also recreate in Deer Park. It is a foundation to be built upon in future years. And like all other components of a Comprehensive Plan, it is a “living document” that will become more refined and defined as Deer Park grows and evolves over time.