

## **SECTION I - INTRODUCTION**

### **Introduction**

This section of the comprehensive plan was prepared by the City of Ephrata for two reasons: 1) to be eligible/more attractive for grant funds (State of Washington, 2005) and 2) to provide for a structured, logical framework to guide future policy and decision making for the provision of parks and recreation within the community. In addition, goals, objectives, and a needs assessment have been included.

The Washington State Growth Management Act (GMA) specifies that the community 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. Recent trends impart a new urgency to plan for parks and open spaces if residents are to continue to enjoy their benefits in the future. Undeveloped land that has historically functioned as informal open space, the vacant lots next door, are being rapidly developed. At the same time, changing lifestyles that include increased activities, together with a growing retirement-age population, have placed increased demands on existing parks, open spaces, and recreational lands. The President's Commission on the American Outdoors reported that more Americans are taking shorter trips, closer to home. As a result, local parks are increasingly crowded while local funds to meet the new demands are inadequate.

The system should consist of a complementary set of parks and open spaces which, considered together, meet the needs of a full range of community interests. By emphasizing the importance of establishing an open-space system, the Ephrata Parks, Recreation and Open Space Plan places a high priority on the protection of lands that can physically and functionally link other open spaces such as: linear greenbelts, trails, and corridors for wildlife. Open spaces should be well integrated with the residential areas they serve. Resource lands and critical areas should be incorporated into the open space systems.

While many comprehensive plans are designed for twenty years or longer, they must be revisited periodically for updating and continued relevance. To be eligible for Washington State Recreation and Conservation Office (RCO) grants, this plan must be revisited, updated and adopted every six years. This chapter of the city comprehensive plan addresses the following:

1. The Purpose and Process of this Chapter
2. Existing Park and Recreation Resources within the planning area
3. Goals and Objectives
4. Needs Assessment and Recommendations for a Level of Service (LOS)

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5. An Implementation/Action Plan
6. Funding Strategies

### ***Purpose of the Plan***

This Parks, Recreation and Open Space plan identifies the need for parks, trails, open space, and recreation facilities in Ephrata and will be used to establish policies and implementation strategies to meet those identified needs as the city grows. Local government has an obligation to provide for the identified public needs of the community, specifically if and when there are not other opportunities provided.

With a planning document in place, Ephrata is eligible for grants from the RCO. The RCO oversees the distribution of several Federal and State funded grant programs including but not limited to:

1. Aquatic Lands Enhancement Account
2. Boating Facilities Program
3. Boating Infrastructure Grant
4. Washington Wildlife Recreation Program (WWRP)
5. National Recreational Trails Program (NRTP)
6. Land and Water Conservation Fund (LWCF)
7. Non-highway and Off-road Vehicle Activities (NOVA)
8. Youth Athletic Fields (YAF)

Matching grants have proven to be a significant funding source within the state for park and open space facility acquisition and development over the past two decades. The city has successfully applied for and received RCO Grants for the construction of Oasis Park, Boyd Mordhorst Memorial Gun Range, and Splash Zone Aquatic Center. All three sites have become central pieces in the very fabric of the community, contributing both socially and economically to the community's quality of life.

Various social science studies have correlated the overall health of a community to those communities that have an attractive, well-maintained park system in place. Likewise, residents of those communities had opportunities to be actively involved in recreational programs available within and around the community. Recent studies have found that active residents tend to be happier and healthier.

The health of communities was not just measured in terms of mental or physical health, but highlighted economic benefits to a community with a well defined and maintained park system. Thus, a healthy park and recreation system within a community truly increases the quality of life for the residents as well as those visiting the community. The result also creates a more viable and friendly business environment to support the relocation and operation of the business community.

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A well-designed, well-maintained park system is also important to the economy of a municipal entity and municipal leaders need to re-think as they focus on the capital investments of the park system. Dr. John Crompton, a leading researcher in the Parks and Recreation field, points out, "the real estate market consistently demonstrates that many people are willing to pay a larger amount for property located close to parks and open space areas than for a home that does not offer this amenity. The higher value of these residences means that their owners pay higher property taxes. In effect, this represents a 'capitalization' of park land into increased property values of proximate land owners" (Crompton, 2004).

The increase in the property taxes collected as a result of this capitalization becomes part of the general fund revenues for the State of Washington, which can then be utilized for parks and recreation, street, police and fire services as well.

Park and Recreation facilities also have the ability to host various special events that increase tourism, contributing to the economic health and viability of a community.

### ***Comprehensive Planning Process***

For a plan to be comprehensive, it must include all things relative to its proposed subject matter and include a process that allows maximum input from a variety of sources. Thus, public planning needs to involve the public, as it is "their" community. City staff incorporated public involvement as a means to help shape the goals, objectives, and implementation of the final plan as a guiding document.

The process began with a parks assessment by members of the Parks and Recreation Commission. The Parks Commission and staff researched various means to gather information regarding the wants, needs, and enthusiasm for parks from the community, and concluded a community survey was the best option.

At the request of the Parks and Recreation Commission, staff contacted the University of Idaho Social Science and Research Unit who conducted an extensive community survey for the city. The survey and methodology is included as an appendix to this chapter. The survey timeline is listed below:

- Mail first survey w/ letter mailed 04/25/07
- Reminder postcard mailed 05/02/07
- Second letter w/ survey mailed 05/25/07
- Follow up phone calls made 06/18/07 – 6/21/07

The survey was very successful in that it had a 45.5% response rate

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and a mere 3.2% margin of error. (University of Idaho, 2007)

Staff then reviewed the information gathered by the University of Idaho and presented it to the City Council and Parks and Recreation Commission. Staff then inventoried the current facilities, programs and organizations providing recreational opportunities then set out to define goals with objectives. The goals and objectives were created through a public input process. Staff further led public discussion at two Parks and Recreation Commission meetings, a Planning Commission meeting and a City Council meeting. To encourage participation, each opportunity was advertised in the local newspaper, local radio, and through the City's website.

At this point staff developed a draft plan that was again presented for public review. The plan was presented, revised, and presented again at two Parks and Recreation Commission meetings, two Planning Commission meetings and two City Council meetings. The dates for the various public input opportunities are detailed in figure 1.

2008 Parks and Recreation Plan						
	March	April	May	June	July	Aug
<b>Develop Goals and Objectives</b>						
Public Forum w/ Parks Commission	11, 18**					
Public Forum w/ Planning Commission	13					
Public Forum w/ City Council	19					
<b>Develop Draft Plan - 2 reviews</b>						
Present Draft to Parks Commission		8				
Present Draft to Planning Commission		10				
Present Draft to City Council		16				
Present 2nd Draft to Parks Commission		28**				
Present 2nd Draft to Planning Commission			8			
Present 2nd Draft to City Council			21			
<b>Finalize Plan for Adoption</b>						
Present Final Copy to Parks Commission				10		
Present Final Copy to Planning Commission				26		
Present Final Copy to City Council/Adoption						6
* - public meeting/comment opportunity						
** - Special Meeting						
7/10/08						

**Figure 1**

Twelve opportunities were provided for public participation, input and comment prior to final adoption of this plan by the City Council. Additionally, the city contracted with an independent consultant, Arvilla Ohlde of AJO Consulting to edit and make suggestions. AJO Consulting has completed, or assisted in the completion of, many Parks, Recreation and Open Space plans for other municipal agencies in the Pacific Northwest. Mrs. Ohlde possesses an immense amount of experience as a long time Parks and Recreation Director in Washington State and currently holds a position on

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the Board of Trustees for the National Recreation and Parks Association.

### **Community Profile as it relates to Parks, Recreation and Open Space**

One key element that must be addressed when planning for Parks, Recreation and Open Spaces is measuring the community's attitude toward those services in general. Unfortunately, many people have historically viewed, and may still view, Parks and Recreation as a non-essential service. So the question becomes, where on the list of priorities do Parks and Recreation fall within the planning area? The pie that constitutes the budget has a limited number of pieces to be passed around and must be shared with others, such as police and fire services.

In the early 2000s, voter-passed initiatives limited tax revenues while the economy in the area slowed. The City of Ephrata was faced with the daunting task of balancing a budget based on a revenue stream lacking any significant industry. In short, budget cuts had to be made as property and sales tax revenues dropped significantly.

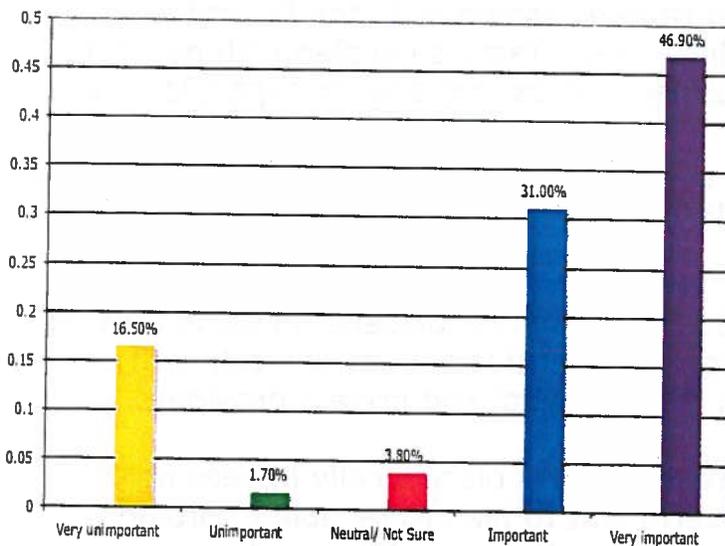


Figure 2

The community survey completed in 2007 asked just that: "Please tell us how important or unimportant having safe and clean parks in Ephrata is to you." The answer is clear in figure 2.

When 77.9% of a community believes safe, clean parks are important or very important, policymakers concluded correctly that the public desire parks, recreation and open space be a priority in planning and budgeting.

While many cities facing similar challenges chose to cut parks and recreation, the City of Ephrata basically retained its budget allocation for parks and recreation.

Considering that budgetary decision, the elected officials view Parks and Recreation as an important piece of the puzzle that is the make up of the quality of life in Ephrata for the citizens. But what is the opinion of the tax-paying population?

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### **State Comprehensive Outdoor Recreation Planning (SCORP) Document (State of Washington, 2002)**

The Recreation and Conservation Office (RCO) completed the State Comprehensive Outdoor Recreation Planning Document (SCORP) in 2002. It entails the results of an exhaustive research project that included a statewide survey. It is important to note SCORP's findings are statewide, and represent the citizens' demand for outdoor recreation. The findings listed on page one specify:

1. "Outdoor recreation is complex: this *Assessment* is able to report on at least 170 different types of outdoor recreation in 15 major categories. This complexity reflects the diversity of the state's population and the spectrum of public interests."

Historically, the diversity met in the SCORP study would mean nothing to Grant County. Grant County has been fairly isolated, growth was nominal and the area took great pride in its individuality. However, this no longer holds true with the immigration of retirees attracted to the favorable weather and the lower cost of living. These factors coupled with new jobs created by the influx of recent business relocations and/or expansions, all largely as a result of the inexpensive power provided by the Grant County PUD, have resulted in population growth. The impact is that great additional strain is now being placed on current facilities and is predicted to continue into the future.

2. "More than half of the state's population participates in some form of outdoor recreation. Roughly half of this activity is local, with the other half shared among state, federal and private providers."

Knowing that half of all recreation takes place locally increasingly proves it is important for local government to plan to be able to provide recreation opportunities to meet these needs, particularly as rising gas prices prompt more people to stay close to home.

3. "The state's population has grown about 20% since RCO's last statewide recreation survey. Importantly, this growth results both in total numbers of people *actively* recreating *and* in an increase in the proportion of *inactive* people. Growing demand is resulting in more reported crowding, increased specialization, increased user conflicts, and increased management actions to limit adverse impacts of access and activities. The increase in the inactive population is contributing to a possible decline in public health."

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This report was released in 2002. Over the past six years since the release of this document, the "Obesity Epidemic" has been studied by various universities, health institutions such as the Center for Disease Control and well documented by the national media.

Additionally, page three of the SCORP document makes seven major conclusions listed as follows:

1. There is high need to provide better-managed land and facilities supporting virtually all outdoor recreation categories;
2. Linear activities are the most popular activities. A significant portion of all linear activity, especially walking and bicycling, takes place close to home on sidewalks, streets and roads. It is not well understood whether walkers and cyclists actually prefer the facilities and settings they use most frequently;
3. Sports, individual and team types combined, is second in popularity, with many, sometimes incompatible, sports competing for use of available facilities;
4. Nature and natural settings play an important role in many activities by category and type. There is high participation in observing and photographing the outdoors, especially wildlife, as well as continued participation in the established nature-dependent activities of hunting and fishing, all of which indicates the importance of preserving habitat for fish and wildlife;
5. There is growing evidence of declining public health related to inactivity, and a need to address the role of outdoor recreation in helping to reverse this decline;
6. There is a need to find acceptable means to pay for maintenance and operation, including improved on-the-ground management presence, of public lands and facilities; and
7. There is a need for improved data on public recreation behavior and preferences, as well the inventory of available facilities in meeting public needs.

Individually, these findings may mean nothing to the average person. However, when comparing the SCORP conclusions with the 2007 community survey, the results are similar and reflected by the citizens of the community.

### ***2007 Ephrata Parks, Recreation & Open Space Survey***

The 2007 community survey explicitly supports the state's SCORP findings and conclusions, or visa-versa (survey results located in Appendix).

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When analyzing the responses to a survey, it is important to consider the responses as a whole. While an answer to a specific question may seem to give a complete answer, comparing it to the responses of other questions and viewing the entire body of work may shed more clarity on the subject. Broadly analyzing responses allows logical correlations and deductions to be made with some certainty. One such deduction can be made when analyzing questions 9 and 14.

Question 9 of the 2007 survey asked people to rate their satisfaction with various park components or improvements. The results are shown in figure 3. Residents are most satisfied with park grass/turf areas, but most dissatisfied with the lack of available restrooms and trash cans.

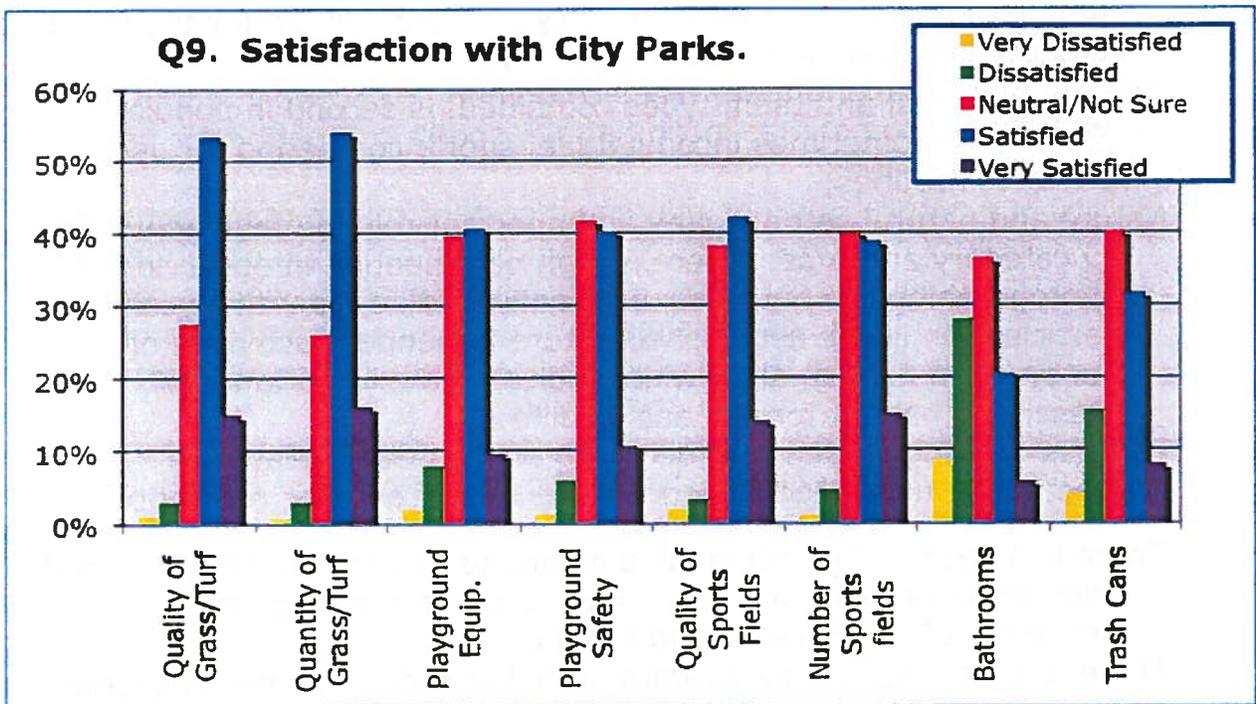


Figure 3

Question 14 asked, "Please tell us how important or unimportant each of the following possible improvements to recreation facilities in Ephrata are to you." The results are shown in figure 4.

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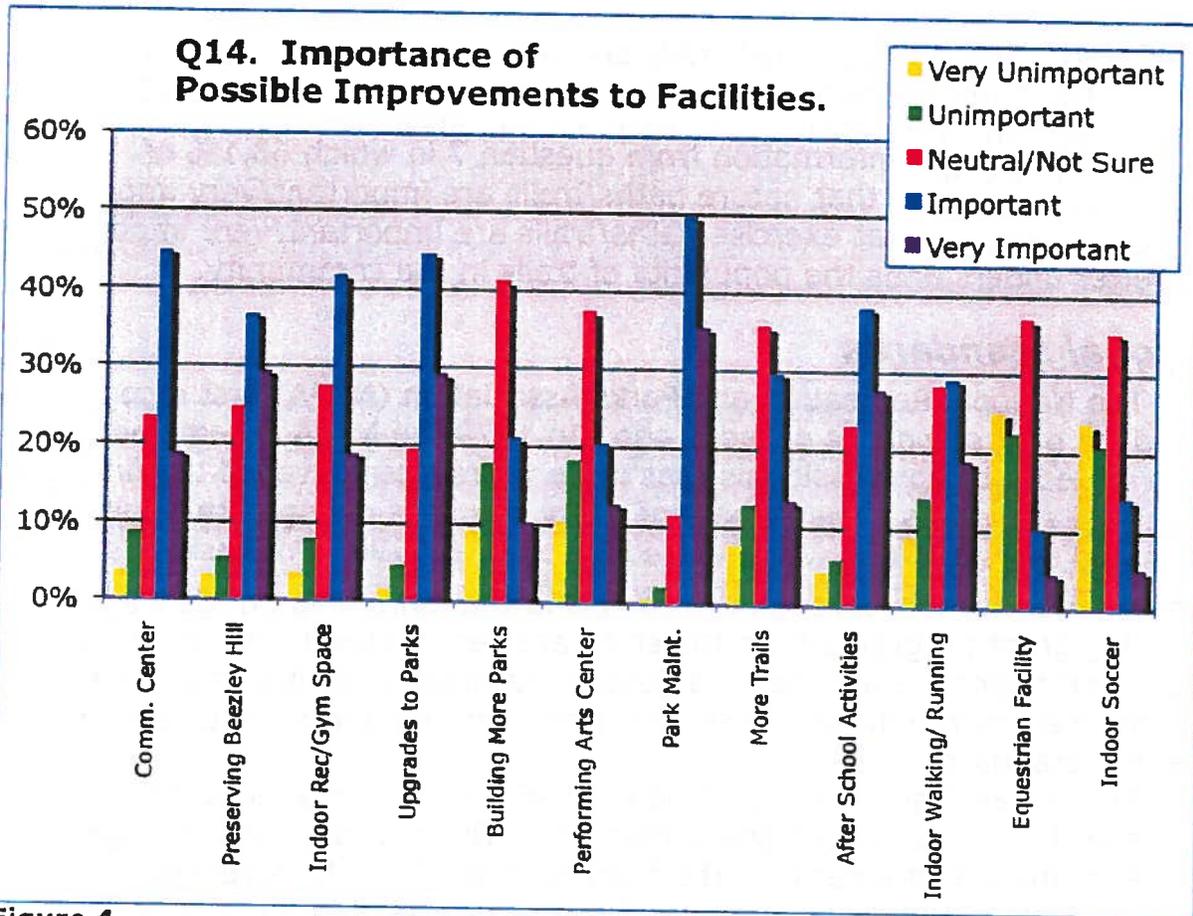


Figure 4

Responses to question 9b in figure 3 indicate 70.4% are satisfied/very satisfied with the **quantity** of grass turf, and 9f in figure 3 shows only 5.6% are dissatisfied/very dissatisfied with the number of sports fields. Collectively, these answers would seem to indicate those who completed the survey are pleased with the amount of open green space in the planning area.

Further, one can then correlate the responses to question 14 in figure 4 which shows 74% favored upgrades to existing parks with almost half of all respondents, 41.3%, neutral on building additional new parks. The numbers of important/very important almost match the number of unimportant/very unimportant on the subject. The fact that the neutral is so high and the important/unimportant responses are about equal leads to a reasonable interpretation that there is not a strong desire for additional park space for the current population level. Thus, it's a fair deduction that residents are happy with the current amount/ratio of park space available to them.

Reviewing questions with regard to trails within the planning area again requires a broad approach. Initial review of the data from question 8, indicating 54.9% of households didn't utilize a trail or path in the past year

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(2006/2007) may suggest that trails are not a priority to citizens. However, working the numbers backwards, so to speak, calculates out to 36,935 uses per year just from the 694 survey respondents alone.

Combined with information from question 7 in which 63.1% of respondents indicated that nature paths/trails are important/very important and 64.1% indicate that exercise paths/trails are important/very important, one better understands the popularity of trails in the community.

### ***National Standards***

The National Recreation and Parks Association (NRPA) first recognized a need for park standards decades ago. In 1979 the NRPA assembled a group of dedicated professionals that three years later unveiled the first set of national standards. The climate of every day lives changed through the 1980s and the standards were revised for print in 1990. Professionals and planners then worked through the early 90s with shrinking budgets and dwindling grant programs from the state and federal level. It was obvious that the standards needed to be adjusted, particularly as it was going to become even more difficult for smaller cities with limited revenue streams to meet the standards.

The updated standards printed in 1996 focused on a "Systems Approach" to park and open space planning. The new approach recognized that set numerical standards in the form of ratios (i.e., 10 acres/1000 population) do not allow for meeting the specific needs of a community. There may be several differing communities or neighborhoods within the same city, each characterized by age, heritage, income or any combination of the three and each affecting the needs of the neighborhood being studied. Thus, the 1996 update allows for the development of customized standards that account for a "local feel" of what is right for each community through proper assessment and public input.

A community should also account for boundaries or barriers when planning for parks and open spaces. Is it reasonable to expect a mother to cross a highway or railroad tracks with her young children in tow to access an open green space? Are planners creating a danger when doing so? For this plan, barriers that limit park access as of the adoption of this plan are listed below and shall be further defined as any natural or manmade structure or landmark that may create an unsafe situation or in any way limits free, unobstructed access.

- |  |                    |
|--|--------------------|
| A. Basin Street/SR 28                                      | F. A Street SE     |
| B. Division Street – Basin<br>St./SR 28 to Port of Ephrata | G. Dodson Road     |
| C. Alder Street  | H. SR 282          |
| D. 1 <sup>st</sup> Avenue NW                               | I. USBR West Canal |
| E. Nat Washington Way – Basin<br>St./SR 28 to SR 282       | J. Railroad Tracks |

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Further, how far away should a park be from the people it serves? Can a city build a monstrosity of a park on the far edge of the town and expect that same young mother to travel several miles to enjoy the monster park? How far can one live from a park to still be considered "served" by it?

In response to question 6, "how long is a reasonable time to walk to a park?" 64.4% of respondents said a person should not have to walk more than ten minutes. At three miles per hour, the average person can walk one-half mile in a ten-minute time period.

All of these; service area, amount of space and barriers, must be addressed as goals, objectives, and standards are formulated.

As such, the revised NRPA standards allow each community the tools to develop their own standards, or Level Of Service (LOS) through assessment and public input. However, for all of their shortcomings, the original standards do fulfill an important role as a yardstick, or beginning point for planners to utilize. They fulfill the role of, "in an average community..." and as such, are continually cited in park planning.

Below is a recap of the old, yet still heavily relied upon 1990 NRPA standards.

- i. **Mini Park** – *Specialized facilities that serve a concentrated or limited population or specific group such as tots or senior citizens. NRPA 1990 Recommendations - Size: Usually an acre or less. Ratio: .25 - .5 Acres/1000 people. Recommended Service Area: less than a .25 mile radius.*
- ii. **Neighborhood Park/Playground** – *Area for intense recreation activities, such as field games, court games, crafts, playground apparatus area, skating, picnicking, wading pools, etc. NRPA 1990 Recommendations - Size: Usually 15 acres or greater. Ratio: 1.0 – 2.0 Acres/1000 population. Service Area: .25 - .5 mile radius to serve up to 5000 population.*
- iii. **Community Park** – *Area of diverse environmental quality. May include areas suited for intense recreational facilities, such as athletic complexes, large swimming pools. May be an area of natural quality for outdoor recreation, such as walking, viewing, sitting, picnicking. May be any combination of the above, depending upon site suitability and community need. NRPA 1990 Recommendations - Size: Usually 25 acres or greater. Ratio: 5 – 8 Acres/1000 population. Service Area: 1 to 2 mile radius.*
- iv. **Regional/Metropolitan Park/Natural Open Space** – *Area of natural or ornamental quality for outdoor recreation, such as picnicking, boating, fishing, swimming, camping and trail uses; may include play areas. Recommended Size: Usually 200+ Acres. NRPA*

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*1990 Recommendations - Ratio: 5 – 10 Acres/1000 population.  
Service Area: Several Communities, or within one hour driving time.*

- v. **Special Use** – *Areas for specialized or single purpose recreational activities, such as golf courses, nature centers, marinas, zoos, conservatories, arboreta, display gardens, arenas, outdoor theaters, gun ranges, or downhill ski areas, or areas that preserve, maintain, and interpret buildings, sites, and objects of archeological significance. Also plazas or squares in or near commercial centers, boulevards, parkways. No Recommendations under NRPA 1990 standards other than sufficient to meet the specific need.*

(James D. Mertes & Hall, 1996)

### ***Additional Information***

The city's rural nature does lend to some unique situations. Zoning codes in the northwest section referred to as Grandview Heights and in the southeast section have homes located on one-half to five-acre lots. High-density dwellings dominate other areas of town, specifically the northeast section.

### ***Planning Area***

While most plans are confined to incorporated city limits or within the Urban Growth Area (UGA), Ephrata has a slight anomaly. Hikers and mountain bikers utilize Beezley Hill heavily. However, the higher elevations of the hill do not fall within the UGA or incorporated limits.

Given that both local and non-local populations utilize the area for recreation activities, it was decided that it should be included in the planning area. Likewise, survey results show that preserving Beezley Hill for natural recreation is a high priority for local citizens.

Given this anomaly, it would serve the best interests of the citizens for the city and county to collaborate for the future use of the Beezley Hill properties and specific goals be developed to promote the joint development/planning effort.

Thus, the areas within the city's corporate limits, UGA and eastern half of Beezley Hill will be within our planning area.

## **SECTION II - EXISTING RESOURCES**

### ***Introduction***

One of the first steps in the comprehensive planning process is to identify existing recreation, parks and open space resources available to Ephrata residents that fall within our planning area, which encompasses the UGA as well as those areas of Beezley Hill not in the UGA, as previously discussed in Chapter I.

It's important to understand that a parks system should be exactly that, a diversified system of spaces and places that meet the various needs of the community it serves. In larger cities, this goal is attainable through specialized recreation facilities designed to meet specific needs. In smaller communities with limited space and budgets, there are fewer parks to meet the growing diversity of needs and thus parks tend to be hybrids in design. While larger cities may have a park strictly designed for soccer fields, smaller communities are more likely to design a park of the same size with soccer fields, softball and baseball fields, and a skate park. This is certainly true in Ephrata.

### ***Inventory***

It is important to note that for illustration purposes, the inventory on the following pages shows where the city would fall if attempting to stay within the NRPA's original set of standards as printed in 1990.

These standards have since been replaced, but the previous section of this chapter explained that the profession still utilizes these standards as a yardstick for developing local standards.

It is also important to note that the Ephrata School District (ESD) owns a significant amount of open green space that is utilized by the general public for recreational activities. Schools in rural communities play a much larger role than just educating local children; they serve as central focal points in the community with facilities serving as community gathering areas and their programs are important social events (Salant & Waller, 1998). However, school district facilities are closed for six to eight hours a day, nine months out of the year, and the city does not have the ability to dictate how the ESD develops or maintains its open spaces. As such, ESD facilities are not considered within the planning or inventory of park and open space.

## Local/Close to Home Space

**Mini Park** – *Specialized facilities that serve a concentrated or limited population or specific group such as tots or senior citizens. NRPA 1990 Recommendations - Size: Usually an acre or less. Ratio: .25 - .5 Acres/1,000 population. Service Area: less than a .25 mile radius.*

- |                         |         |
|-------------------------|---------|
| 1. Linda Ridge Loop "E" | .5 Acre |
| 2. Linda Ridge Loop "W" | .5 Acre |

**Neighborhood Park/Playground** – *Area for intense recreation activities, such as field games, court games, crafts, playground apparatus area, skating, picnicking, wading pools, etc. NRPA 1990 Recommendations - Size: Usually 15 acres or greater. Ratio: 1.0 – 2.0 Acres/1,000 population. Service Area: .25 - .5 mile radius to serve up to 5,000 population.*

- |                 |            |
|-----------------|------------|
| 3. Patrick Park | 4.6 Acres  |
| 4. Lion's Park  | 9.47 Acres |
| 5. Lee Park     | 1.1 Acres  |

**Community Park** – *Area of diverse environmental quality. May include areas suited for intense recreational facilities, such as athletic complexes and/or, large swimming pools. May be an area of natural quality for outdoor recreation, such as walking, viewing, sitting and/or picnicking. May be any combination of the above, depending upon site suitability and community need. NRPA 1990 Recommendations - Size: Usually 25 acres or greater. Ratio: 5 – 8 Acres/1,000 population. Service Area: 1 to 2 mile radius.*

- |                           |            |
|---------------------------|------------|
| 6. Ephrata Sports Complex | 14.9 Acres |
| 7. Parkway Field          | 6.2 Acres  |

TOTAL LOCAL/CLOSE TO HOME SPACE =	37.27 ACRES
EPHRATA'S CURRENT LOS =	5.3 ACRES / 1,000 POP.
NRPA 1990 STANDARD/1,000 POP. =	6.2-10.5 = 43.75-73.5
DIFFERENCE (DEFICIENT) =	<b>6.48 – 36.23 ACRES</b>

## Regional Space

**Regional/Metropolitan Park/Natural Open Space** – *Area of natural or ornamental quality for outdoor recreation, such as picnicking, boating, fishing, swimming, camping and trail uses; may include play areas. NRPA 1990 Recommendations - Size: Usually 200+ Acres. Ratio: 5 – 10 Acres/1000 population. Service Area: Several Communities, or within one hour driving time.*

- |                             |             |
|-----------------------------|-------------|
| 1. Oasis Park               | 27.5 Acres  |
| 2. Beezley Hill (Owned)     | 181.2 Acres |
| 3. Beezley Hill (DNR Lease) | 240 Acres   |

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**Special Use** – Areas for specialized or single purpose recreational activities, such as golf courses, nature centers, marinas, zoos, conservatories, arboreta, display gardens, arenas, outdoor theaters, gun ranges, or downhill ski areas, or areas that preserve, maintain, and interpret buildings, sites, and objects of archeological significance. Also plazas or squares in or near commercial centers, boulevards, parkways. No Recommendations other than sufficient to meet the specific need.

- |                             |           |
|-----------------------------|-----------|
| 1. Sun Basin Plaza          | .3 Acre   |
| 2. Boyd Mordhorst Gun Range | 75+ Acres |

TOTAL REGIONAL SPACE =	524 ACRES
CURRENT LOS TOTAL (CITY OWNED)=	74.86 ACRES / 1,000 POP.
NRPA 1990 STANDARD/1,000 POP. =	15-20 = 105-140
DIFFERENCE (OVERAGE) =	419 - 384 ACRES

### **Other Recreation Facilities**

There are other types of recreation facilities within the planning area other than traditional parks. Given the value the Ephrata School District provides in allowing various recreational and community programs to take place within its facilities, we felt that those types of facilities should be included in the inventory, yet noted that their availability is very limited. It is also important to point out that the City and ESD have worked cooperatively in allowing Parkway School to utilize Parkway Field as a playground/physical education facility. The city and ESD have also openly met to discuss a joint venture regarding a performing arts/recreation center of some type.

1. Trails and Paths in Ephrata (No 1990 NRPA recommendations)
  - a. Bike lane (striped roadside) = 7.12 linear miles
  - b. Paved walking path = 3.35 linear miles
  - c. Proposed pathways/unpaved paths = 14.82 linear miles
2. Gateway and Beautification – Gateways are landscaped areas located near the edge of the incorporated city limits, marking entrance to a community and usually marked with some type of landscaping, art work or a combination of the two.
  - a. North entrance off Highway 28
  - b. South entrance off Highway 28
  - c. East entrance off Highway 17
  - d. Division Street entrance to Port of Ephrata
3. Recreation Facilities
  - a. City Owned/Operated
    - i. Ephrata Recreation Center

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- b. Non-City
  - i. ESD – limited public recreational use
    - 1. Grade Schools (3)
      - a. Gyms (2)
      - b. Playfields (2)
    - 2. Middle School/Jr. High
      - a. Gym
      - b. Playfield
    - 3. High School
      - a. Gyms (2)
      - b. Varsity Playfields - (Unusable)
      - c. Performing Arts Center
  - ii. St. Rose Catholic School
    - 1. Playfield
    - 2. Gym, not available to general public.
  - iii. New Life Christian School
    - 1. Playground
    - 2. Gym, not available to general public.
  - iv. PUD
    - 1. Beezley Hill
  - v. DNR
    - 1. Beezley Hill
  - vi. DOT
    - 1. Beezley Hill
  - vii. Dept. Fish and Wildlife
    - 1. No sites but stock Ping Pond with fish in Oasis Park
  - viii. Bureau of Reclamation
    - 1. Canal Maintenance Road (Base of Beezley Hill)
  - ix. Grant County
    - 1. Courthouse grounds
    - 2. Beezley Hill
    - 3. Museum
  - x. United States Department of Agriculture
    - 1. Shrub Steppe trail

### ***Recreation Organizations***

The City of Ephrata is not the only organization that provides recreation programming within the community. Various other groups and organizations offer recreation programs. Typically these groups program events designed to meet their individual goals for a narrow demographic or age group. For example, Babe Ruth Baseball offers only baseball/softball programs for youth. Ephrata Youth Soccer exists solely to provide

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competitive soccer leagues for youth. The Senior Center programs activities only for senior aged adults.

Recreation programs can be divided into different categories depending on the age they serve (youth, adult, seniors) or the type of program they are (educational, sport, cultural, aquatics). For the purpose of categorizing in this list, the organizations are listed by the age group they serve. Those serving multiple age groups fall into the "Mixed" Category.

### ***Organizations that provide recreation opportunities or programs***

1. Youth Recreation Organizations
  - a. Babe Ruth Baseball
  - b. Tiger Shark Swim Team
  - c. AAU Basketball
  - d. Ephrata Youth Soccer
  - e. Columbia Basin United Soccer
  - f. Boy Scouts
  - g. Ephrata Youth Wrestling
  - h. Ephrata Youth Assets
  - i. Grid Kids Youth Football
  - j. Mothers of Preschoolers
  - k. Girl Scouts
  - l. Cub Scouts
  - m. Brownies
2. Adult Recreation Organization
  - a. Garden Club
  - b. Wheatland Whirlers Square Dancing Club
3. Senior Recreation Organizations
  - a. Ephrata Senior Center
4. Mixed Age/Community Organizations
  - a. Canal Caper
  - b. Vicious Cycle Bicycle Club
  - c. Chamber of Commerce
  - d. Sage N Sun Festival Committee
  - e. Ephrata Running Club – Team Ephrata
  - f. Sage Brushers Art Group
  - g. Ephrata Sportsman's Association
  - h. Autism Society of Grant County
5. Service Organizations/Clubs
  - a. Rotary
  - b. Knights of Columbus
  - c. Lion's Club
  - d. Kiwanis

**EXHIBIT "A"**

- e. Moose
- f. American Legion
- 6. Public Organizations
  - a. City of Ephrata
    - i. Age
      - 1. Youth
      - 2. Adult
      - 3. Senior
    - ii. Type
      - 1. Educational
      - 2. Cultural
      - 3. Aquatic
      - 4. Active/Sport
  - b. Ephrata School District
    - i. Age
      - 1. Youth
    - ii. Type
      - 1. Educational
      - 2. Cultural
      - 3. Active/Sport
  - c. Columbia Basin Hospital
    - i. Age
      - 1. Youth
      - 2. Adult
      - 3. Senior
    - ii. Type
      - 1. Educational
  - d. Washington State University Co-Operative Extension
    - i. Age
      - 1. Youth
      - 2. Senior
      - 3. Adult
    - ii. Type
      - 1. Educational

**EXHIBIT "A"**

**INVENTORY**

**LEE PARK-**

Lee Park is a small 1.1 acre neighborhood park located in the southeastern section of the city. It provides the surrounding neighborhood with a open space and recreational area. The recreational equipment in the park is meager, but what there is, is in very good shape. This park was marked for improvements at the last planning efforts and many improvements have been made. The old playground equipment was terribly weathered and thus replaced. The topography of the park is flat with a small hillside bordering the eastern boundary.



<b>LEE PARK INVENTORY AND CONDITIONS</b>		
<b>INVENTORY</b>	<b>CONDITION</b>	<b>REASON/PROBLEM/DISCRPTION</b>
Swings (4) Toddler Swings (2)	Good	
Basketball Courts (2)	Good	2 small courts and the concrete is cracked (1 Backboard not regulation height)(1 is just 1 hoop)
Play Ground Structure	Good	Relatively new
Park Turf	Good	Underground Sprinklers installed
Picnic Table	Good	Plastic weather proof

**EXHIBIT "A"**

**PATRICK PARK-**

Patrick Park is a 4.6 acre nearly linear park located in the northwest section of the city. Serving the local neighborhood, it is ideally located on the outer edge of a small bluff and offers a beautiful view of the city and beyond to the north, east and south. The main USBR West Canal flows at the base of the hill on which the park is situated, offering another aesthetic quality not found in other city parks. The topography of the park is flat, with a gentle incline at the northwest corner. The park offers active and passive recreational opportunities areas and is pleasantly landscaped with deciduous trees.



<b>PATRICK PARK INVENTORY AND CONDITIONS</b>		
<b>INVENTORY</b>	<b>CONDITION</b>	<b>REASON/PROBLEM/DISCRPTION</b>
Picnic Shelter	Good	New Power box installed 5-8-08 New Steel Canopy and B-B-Que Pit
Picnic Tables (5)	Fair	Need Paint, wooden
Rest rooms	None	Portable - Summer Only
Swings (2 and 2 toddler)	Good	
Basketball Court (2)	Good	1 with 2 hoops and the other has 1
Climbing Bars	Good	
Volley Ball Posts	Good	No net
Play Ground Structure	Good	New
Spring Toys (2)	Good	Frog and Whale - New
ADA Picnic Table and benches	Good	New
Misc. Climbing Structure (3)	Good	

**EXHIBIT "A"**

**LION'S PARK-**

Lion's Park is a 4.1 acre nearly linear park located southwest of the central business district. It receives heavy use throughout the warm months. This park is located between the old, abandoned swimming pool and the city cemetery. Lion's Park provides both active and passive uses. The topography of the park is flat bordered on the west by the steep hillside of the West Canal. Numerous deciduous trees are located throughout the park.



There is a newer piece of playground equipment in a sand bed centrally located in the park. The Lion's club added a full

basketball court recently. There are three sets of swing sets with youth and toddler seats, a jungle gym and a smaller piece of playground equipment as well.

<b>LION'S PARK INVENTORY AND CONDITIONS</b>		
<b>INVENTORY</b>	<b>CONDITION</b>	<b>REASON/PROBLEM/DISCRPTION</b>
Swimming Pool	Poor	Built in 1946, small, Not in use
Rest rooms (1 @south end)	Fair	Needs updated
Picnic Shelter	Fair	Weathered, no wind break, sink in good shape (110v power at shelter)
3 Swing sets (4,4,6 Toddler)	Good	
Playground Set	Good	
Metal jungle gym	Fair	
Turf	Good	
Landscaping	Fair	
Bar-B-Que Pit	Good	
Tables (7)	Good	
Volleyball Pit (1)	Good	Net (1)
Horseshoe Pit (2)	Good	
Basketball Court (1)	Good	With lights

**EXHIBIT "A"**

**EPHRATA SPORTS COMPLEX-**

The Ephrata Sports Complex is a 14.9 acre parcel of land technically located in the southeastern section of the city, yet is centrally located within the community for the most part. It provides the community with a complex capable of multi-use recreational needs. The site includes four softball fields, twelve soccer fields, a concession stand, rest room facilities, and adequate parking.

There is recreational equipment located within the complex. Topography is flat and a distinct barrier is provided between the athletic fields and parking facilities. The site has good access and improvements have been continually made, which have proven to be and will continue to be an asset to the city's park and recreation system.

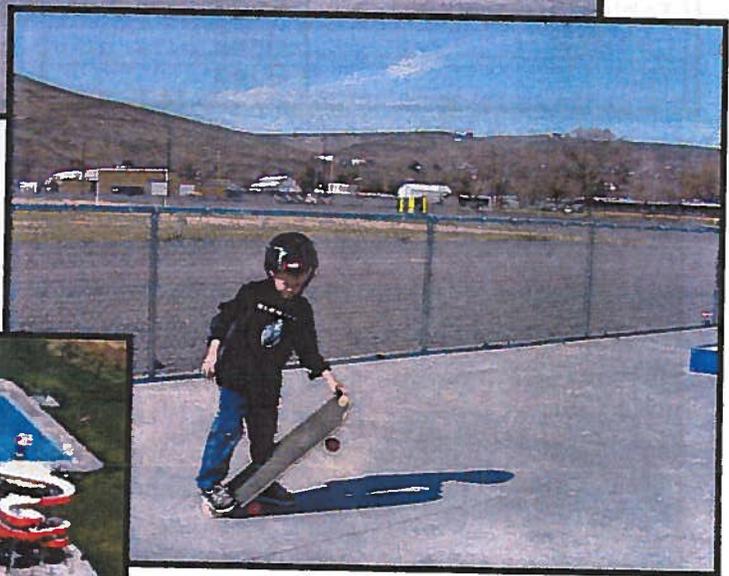


The park also houses Splash Zone, the community's aquatic center and the skate park.

<b>EPHRATA SPORTS COMPLEX INVENTORY AND CONDITIONS</b>		
<b>INVENTORY</b>	<b>CONDITION</b>	<b>REASON/PROBLEM/DISCRPTION</b>
Soccer Fields (12)	Good	
Concession Stand	Fair	Sink, refrigerator,
Rest rooms (1 ea.)	Fair	Update needed
Parking Lot	Fair	Unpaved
Soccer Goal Posts	Good	
Swing set (2 swings)	Good	By hill (SW)
Climbing Bars (3)	Good	By hill (SW)
Toddler Slide/Sky house	Poor	Behind concessions
Picnic Tables	Fair	Concrete, some cracks
Club House	Fair	Update needed

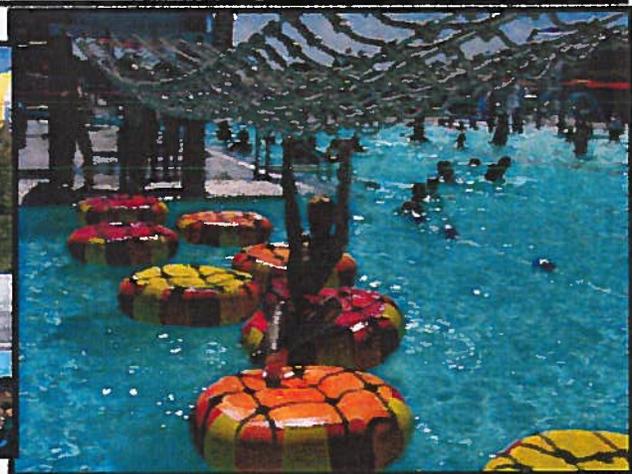
**EXHIBIT "A"**

<b>EPHRATA SKATE PARK INVENTORY AND CONDITIONS (EPHRATA SPORTS COMPLEX)</b>		
<b>INVENTORY</b>	<b>CONDITION</b>	<b>REASON/PROBLEM/DISCRPTION</b>
Ramps (1 rounded, 1 flat)	Good	
Table tops (1 stairs and rail, 1 flat with incline)	Good	
Rail	Good	
Jump	Good	
Concrete	Fair	Graffiti



**EXHIBIT "A"**

<b>SPLASH ZONE AQUATIC CENTER INVENTORY AND CONDITIONS (EPHRATA SPORTS COMPLEX)</b>		
<b>INVENTORY</b>	<b>CONDITION</b>	<b>REASON/PROBLEM/DISCRPTION</b>
Boy's Locker Room	Good	Nonskid floors
Girl's Locker Room	Good	Nonskid floors
Office	Good	
Front Desk	Good	Nonskid floors, 2 benches
Break Room	Good	Nonskid floors, Lockers, Refrigerator
Mechanical Room	Good	Nonskid floors, pool equipment
Sound System	Fair	Wireless mic, sirus radio, speakers inside and on building
Parking lot	Fair	
Diving boards (2)	Fair	
Lap Lanes (5)	Fair	
Red Slide	Fair	Cracks needed to be calked, some scratches
Frog Slide	Good	
Lilly Pads	Fair	
Water Play Structure	Fair	Needs paint, 1 lever doesn't work
Pool Structure	Good	Repainted every couple of years
Sand Area	Good	Spring toys, digging tools, play structure
Outside Lockers	Good	
Signs	Good	Okay, Slide Height sign has hole
Umbrellas	Fair	
Picnic Shelters	Good	
Tables	Good	Plastic weather proof
Cement	Good	
Turf	Good	



## EXHIBIT "A"

### OASIS PARK-

Oasis Park is a 27.5 acre facility located approximately 1.5 miles from the Central Business District at the south end of the city on SR-28. The park was developed through a State Interagency Committee for Outdoor Recreation, now Recreation and Conservation Office (RCO), grant in the 1970's. Part of the park is operated privately under a lease agreement with the city; the remaining part is for public use without



charge. The private facilities include a par 3 golf course, a miniature golf course and an RV site with services. The public section features a natural trail, large fishing pond, duck pond and small babbling brook, unsheltered picnic area, a sheltered picnic area, beach rest room facilities, horse shoe pit, small chapel, numerous B-B-Q pits and adequate parking.



Since 1988, its tenants have made considerable improvements to the park. Long-term capital improvements include upgrading of the sewer system. The park has 79

camp spaces of these, 27 have sewer hook-ups. The remaining 52 are serviced through a dump station located in the park facility.

**EXHIBIT "A"**

<b>OASIS PARK INVENTORY AND CONDITIONS</b>		
<b>INVENTORY</b>	<b>CONDITION</b>	<b>REASON/PROBLEM/DISCRPTION</b>
Picnic Tables (60)	Good/Fair	Private tables in good condition, others are weathered
BBQ Pits (79)	Fair	
Shelter (1)	Good	
Horse Shoe Pits (1)	Good	
Restrooms (1 ea)	Good	New plumbing, water tank, and sink. Needs new faucets.
Nature Trail	Fair/Poor	Maintained & Improved
Beach	Poor	Gravel beach
Water (3 sources)	Fair/Poor	
Chapel	Good	
Play Area Swing Set (4 seats)	Fair	Needs one new seat.
Parking Lot	Fair	Needs attention due to tree roots heaving.
Sewer System	Fair	Needs expansion to all campsites

**EXHIBIT "A"**

**PARKWAY FIELDS-**

Parkway Fields are situated on the west side of the city and directly south of Lions Park. Previously owned by the school district it was acquired by the city through a trade for Columbia Ridge Park. The park provides the city with a facility suitable for youth baseball and softball play by the community teams. It also serves well as a destination park for area tournaments. Two public tennis courts are adjacent to the fields and are equipped for night play. The equipment and facilities for youth league play are adequate.



The "major's" field is located in the southwest corner of the park; the "minor's" field is in the northwest corner and softball in the northwest corner. A small t-ball field is located in the southeast corner.

<b>PARKWAY FIELDS INVENTORY AND CONDITIONS</b>		
<b>INVENTORY</b>	<b>CONDITION</b>	<b>REASON/PROBLEM/DISCRPTION</b>
Major Bleachers (2)	Good	Aluminum ('06)
Major Dugouts (2)	Fair	Normal wear and tear - concrete
Major Bat Racks(2)	Good	
Restrooms	Fair	Update needed
Major Turf	Good	
Major Fencing	Good	
Tennis Courts	Fair	Large cracks in surface
Rookie Field Turf	Infield Removed	
Rookie Field Bleachers	None	
Minor Field Turf	Fair	Infield skinned
Minor Field Bleachers	None	
Minor Fence	Removed	
T-ball Turf	Fair	Removed around bases
T-ball Bleachers	None	

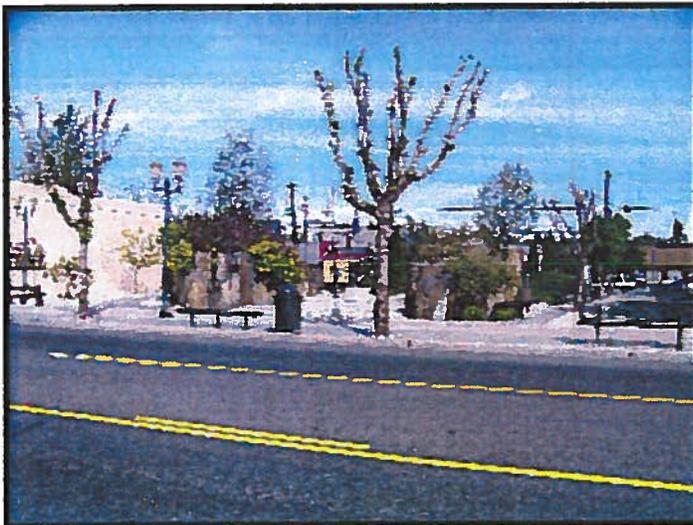
## EXHIBIT "A"

### SUN BASIN PLAZA-

The newest addition to the city of Ephrata's park system is the Sun Basin Plaza. This downtown park serves as a community gathering place, information center, and a pedestrian link through the downtown core. The Plaza, developed in 1995-1996, was funded through a Department of Transportation enhancement grant and city funds. The Park is located on Basin St., the main thoroughfare through town (also State Route 28). The park was part of an overall downtown beautification project. The site of the Plaza had been vacant for several years, since the restaurant, which originally occupied the site, was destroyed by fire.



The city completed a downtown beautification project in 1992, replacing the downtown sidewalks with broom-finished concrete and a decorative concrete called bomanite. The bomanite is colored a cool sage green to contrast the hot summer days in Ephrata. Columnar Maple and Honey Locust trees were added to the sidewalk beautification project, as were decorative streetlights. These basic themes of the beautification project were incorporated into the Sun Basin Plaza. Decorative street lights, trees line the path along side the public library will continue through the park, providing the pedestrian link



between the Inter-modal Transportation Center and Basin St. The link continues across Basin St., with improvements that convert an alley to a defined walkway, and includes the continued use of the bomanite, new concrete, trees and decorative streetlights. The pedestrian link terminates at the Grant County Courthouse, a National Historic Site. Access to the public library, post office, Inter-modal Transportation

Center and retail center flows much easier through this pedestrian link.

**EXHIBIT "A"**

Interpretive kiosks are another park highlight. Ephrata has long been known as a "government town". As the county seat and headquarters for Grant County PUD, Ephrata has attracted other regional offices, including the State Department of Fish and Wildlife, Department of Natural Resources, and the Bureau of Reclamation. Grant County PUD installed a kiosk depicting its history. A mural depicting the shrub-steppe ecosystem of the region lines one wall of the Plaza. The Department of Wildlife is developed a kiosk that identifies the flora and fauna shown in the mural.



The Sun Basin Plaza not only links transportation but also the community. Local residents and organizations now have a central place to hold special events in the heart of downtown. The elderly have a place to sit, visit, and rest in the downtown as they attend their daily business. Musical events, whose sound was lost in the expanse of other parks, can be enjoyed in the new amphitheater. Abundant educational opportunities will exist,

as the participating agencies describe the geology, ecology, hydrology, and economy of the area in the informational passageway. What was once an eyesore in the heart of downtown will now be its living spirit as the community has a space to come together.



**EXHIBIT "A"**

**BOYD MORDHORST GUN RANGE-**

The municipal shooting range is located three miles west of the city off Airport Road. The range was completed in September 1994, and is located



on Port of Ephrata property through a lease agreement. The range was funded through an RCO grant and city matching

funds.

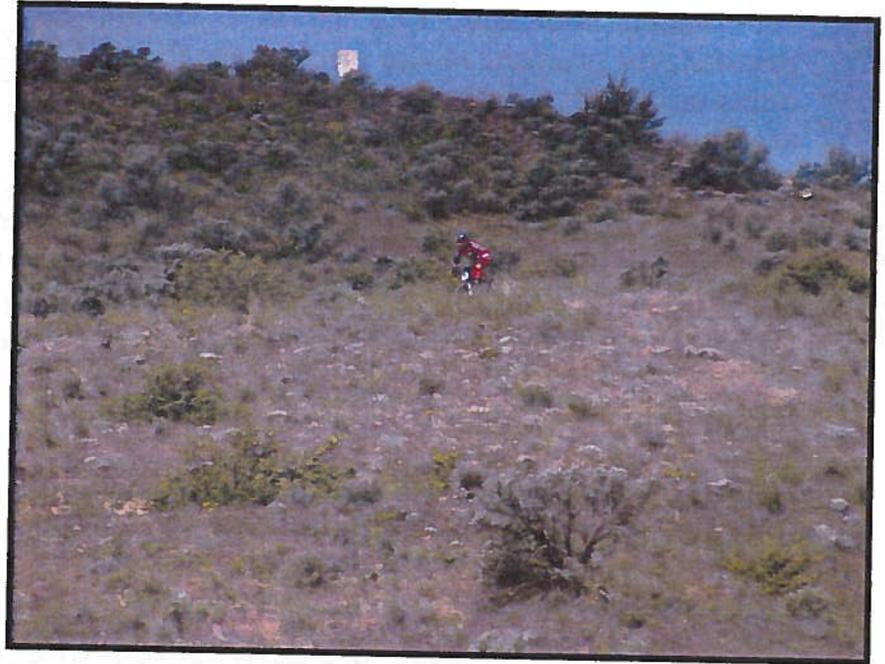
The range boundaries extend over 75 acres. The range facilities consist of three separate shooting areas; ranging from a 50 yd to 400 yard range and an indoor shooting. There is also a designated area for manually releasing clay pigeons. Ephrata Police Department maintains an area located next to the public range for its own use. Usage for the public range is around 220 members per year.

<b>BOYD MORDHORST GUN RANGE INVENTORY AND CONDITIONS</b>		
<b>INVENTORY</b>	<b>CONDITION</b>	<b>REASON/PROBLEM/DISCRPTION</b>
Well	Good	
Power	Good	
IPSC Range	Good	
Trap	Good	
Trap and Skeet	Good	
400 yd Range	Good	
Club House w/Restrooms	Good	
Outdoor Restroom	Good	
Sporting Clays	Limited	Availability for Special Shoots
Indoor Range, 15m	Good	
100 yd Range	Good	
50 yd Range	Good	
25 yd Pistol Range	Good	

## EXHIBIT "A"

### BEEZLEY HILL -

The City currently owns 181.2 Acres of land on Beezley Hill and leases 240 acres from the Washington State Department of Natural Resources (DNR). DNR leases 160 acres to a farmer who utilizes the area as rangeland for cattle at times during the year. The area is highly utilized by local residents for hiking and mountain biking and also draws mountain bikers from around the northwest thanks in large part to the *Rage in the Sage* Mountain Bike Festival. The festival is a two-day event with a short track event at Oasis Park on Saturday and a seven-mile loop utilizing Beezley Hill on Sunday. Mountain Bike enthusiasts from Washington, Oregon, Idaho and Canada converge on Ephrata for this event. Throughout the year hikers are likely to pass others utilizing the area for a quick round of exercise or a peaceful jaunt to relieve stress.



Midway up the hill is a water and rest station built by the Autism Society of Grant County in 2007. It is a large cement pad shaped like a puzzle piece with a large stainless steel ribbon that is illuminated at night and visible throughout town. There is also a picnic table, bike rack and benches facing outward to take advantage of the vast view. To the north is the Soap Lake area and beginning of the basalt canyon that leads to Dry Falls and the Sun Lakes. To the east is Moses Lake in what seems like an unlimited landscape. The flat terrain allows for a view extending as far as the eye can see. To the south is more of the flat terrain that highlights the Columbia Basin plateau.

Besides the City and DNR, Grant County PUD and a private party own the remainder of Beezley Hill. The 2007 community survey results revealed 66.3% felt preserving Beezley Hill for natural recreation as important/very important.

## SECTION III – GOALS & OBJECTIVES

### *Introduction*

Goals and objectives are imperative in any planning process. It is particularly prudent in the implementation of a Comprehensive Plan. The goals establish the directives or standards for the daily operating procedures and long-term policies for an organization.

Goals can also be integrated into the expected Level of Service (LOS) for a community, which is part of the "Systems Approach" now advocated by the National Recreation and Parks Association (NRPA). The goals in the Parks, Recreation and Open Space element of the Comprehensive Plan should be utilized in the development of community design.

The Parks and Recreation Commission developed the following mission statement.

**MISSION STATEMENT:** To develop places, facilities and programs that will improve the quality of life in Ephrata for all citizens and visitors while fostering a sense of community and pride.

The following goals are derived from three public meetings, the Recreation and Conservation Office (RCO) State Comprehensive Outdoor Recreation Planning (SCORP) document and the 2007 community survey results:

### **PARKS AND RECREATION FACILITIES**

**GOAL:** To place more value on parks, recreation and open space facilities within the city, including planning and maintenance, while preparing to add a diverse range of aesthetically pleasing, user-friendly facilities as the community grows in order to meet the community's diverse current and future needs.

#### **OBJECTIVES:**

- Ensure each household has access to a neighborhood and/or community park within a 10-minute walking distance.
- Develop a series of construction standards for future parks to be built that specify equipment standards and standard amenities to include, such as restrooms, garbage cans, trails, paths, playground equipment, and benches.
- Develop and adhere to a set of maintenance standards. These expectations should be reflected in the construction standards.

## **EXHIBIT "A"**

- Do not accept designs for facilities the city cannot maintain.
- Master Plan each park and facility through a public input process for modernization and updating. Updates and future expansion should take into account current trends in park design.
- Ensure a blend of active and passive spaces in park planning.
- Explore the addition of indoor recreation space, specifically multi-use indoor space for active programs such as walking as well as pick-up sports that will attract teens and pre-teens.
- Explore a facility to house educational, cultural, recreation programs, and community gathering/meeting space such as a community center or performing arts facility.
- Trails should continue to be constructed to act as both a link for parks and recreation facilities as well as a viable means of transportation.
- Preserve and identify areas with critical or unique natural features that provide trail connection and access points throughout the community.
- Work to obtain control and tenure of Beezley Hill to preserve the area in its natural state for nature walking, hiking, biking and other nature-oriented outdoor activities.
- Partner with the Port of Ephrata to develop an aviation-themed park for spectators to admire the various flying and gliding events that take place at the municipal airport.
- With the public, develop an appropriate means of recognizing local community members with something similar to a wall of fame, as a means to acknowledge our local heritage.
- Add amenities to the skate park.
- Make all parks, present and future, ADA accessible.
- Become a "Tree City USA."

## **RECREATION PROGRAMMING**

**GOAL:** Continue to expand and diversify the number of recreation programs for all ages and demographics.

### **OBJECTIVES:**

- Partner with the Ephrata Middle School to develop more programs for the middle-school-aged youth in our area.
- Partner with the Ephrata Senior Center and the Columbia Basin Hospital to develop programs designed to meet the needs of the senior population in our area.
- Partner with the Ephrata High School to develop more programs for the High School aged youth in our area.
- Maintain a consistent balance among cultural, educational, and athletic programs.

## **EXHIBIT "A"**

- The City should value recreation programs as a means of improving the quality of life for residents, developing healthy lifestyles and encouraging family/community interaction.
- Utilize public input through agencies, such as the school district student body councils and leadership programs, to develop meaningful and fun programs.

## **BUDGET**

**GOAL:** Strive to adequately fund ongoing parks and recreation programming and maintenance through proactive well-planned budgeting practices, the pursuit of partnerships and the pursuit of grants.

### **OBJECTIVES:**

- Budget to meet the demands of the maintenance standards by increasing funds allocated to Parks Maintenance.
- Future budgets should include modernization and upgrades scheduled for each fiscal year through the utilization of a detailed Capital Facilities Plan (CFP).
- The CFP shall include yearly scheduled maintenance for repair and replacement of amenities and fixtures.
- Develop public-private partnerships through programs like an "Adopt-A-Park" or "Buy-A-Brick" program to help offset costs associated with updating of current parks and building of future parks.
- The City will develop a set of impact and/or mitigation fees that fairly contribute to the construction and upgrading of parks as a result of growth.
- Pursue local, regional, state, and federal grant sources for park maintenance and development.
- Develop a partnership/volunteer program utilizing local service clubs and organizations.

## **TOURISM**

**GOAL:** Better utilization of spaces in and along Basin Street/Highway 28 to create a green, aesthetic, functional, and pedestrian-friendly downtown corridor.

### **OBJECTIVES:**

- Create development regulations that encourage pocket parks and open green area in and around the main business areas.
- Employ the services of a licensed arborist to ensure the health and prosperity of the downtown trees.

**EXHIBIT "A"**

- Place trees throughout the downtown business district. Ensure that they are not obstructing pedestrians or businesses.

## SECTION IV - Need Assessment/Recommendations

### *Introduction*

Park planners have employed Level-Of-Service (LOS) standards to assess the need for park and recreation facilities for many years. Many communities have adopted standards based on the National Recreation and Park Association's (NRPA) guidelines. Over the years, the standards became viewed as rough guidelines and a starting point for communities rather than absolutes. Ephrata is determining LOS standards based on identifiable needs. The key to successfully identifying needs requires a high level of citizen involvement throughout the planning process. Ephrata has incorporated the following elements into the planning process to assist staff in determining park needs:

- ◆ Results of the 2007 community survey.
- ◆ Public input and comments from public forums.
- ◆ Public input used to develop the goals and objectives listed in Section III of this chapter.
- ◆ State guidelines developed by the Recreation and Conservation Office (RCO) under the Statewide Comprehensive Outdoor Recreation Comprehensive Planning (SCORP) document.
- ◆ Standards developed by the NRPA.

Levels of Service are quantifiable measures of the amount of public facilities that are provided within the City. One of the most important issues when developing LOS is ensuring relevance to Ephrata's character within the planning area. Therefore, there are three factors this plan will consider listed in order of priority:

Local Input and History. Public input has been gathered on several occasions, noted in the Introduction of Section 1. The 2007 community survey results are the most direct effort to get public input and opinions. There have been several forums for the public to provide input, review the survey results, formulate the goals and objectives, and to guide the overall planning for this document in general. The current and past level of participation by the community in recreation programs demonstrates the continued high level of interests by participants, both citizens and the greater community. This document relies heavily upon the 2007 community survey and open public forums.

National Standards. An organization's national governing body generally does in-depth studies to develop standards, utilizing professional analysts to meticulously look over data gathered from other communities and compare those data to various professional opinions. We now recognize standards must reflect the needs for

## **EXHIBIT "A"**

the specific community; when national standards are utilized, they must reflect a balance with regionally and locally identified needs. The NRPA 1996 standards suggest a minimum of 6.25 acres of local close to home park space per 1000 population, and a minimum of 15 acres of regional park space per 1000 population.

State or Government Standards. In an effort to ensure appropriate distribution of funds, governing agencies will embark on large-scale studies similar to a national governing body. Planners must understand state or government standards may be skewed by the effort of a specific administration attempting to push their agenda. A high level of citizen involvement throughout the planning process will be most important to meet local priorities. The State of Washington legislature commissioned the RCO to produce the SCORP document to measure recreation facility and parkland demand.

Giving our citizen survey the highest priority and working within the framework of existing national standards, we developed the LOS presented below.

### ***Demand***

The ratio of parkland or recreation facilities is based on a comparison with the exiting population base. To develop LOS as a guide for future development, population growth projection figures are used. The Washington State Office of Financial Management (OFM) estimates county population growth beyond 20 years. According to the OFM, Ephrata averaged 8.85% of Grant County's total population between 2000 and 2007. Utilizing 8.85% of the OFM's county population projection for each year, we projected Ephrata's population growth through 2025, shown in table 1.

**EXHIBIT "A"**

**LOCAL/CLOSE to Home Space**

Mini, Neighborhood, Community Parks  
2008 = 37.27 Acres

<b>YEAR</b>	2007	2010	2015	2020	2025
<b>POPULATION Projection</b>	7025	7666	8310	8837	9352
<b>Current Park Ratio/1,000 Pop.</b>	5.3	4.87	4.48	4.22	3.99
<b>Add'l Acres Req'd for 5.5 acres/1,000 LOS</b>	1.37	4.9	8.44	11.33	14.17
<b>Updated Park Total with CFP additions</b>	38.64	42.16	45.71	48.6	51.44
<b>Park Ratio/1,000 Pop. (Goal)</b>	5.5	5.5	5.5	5.5	5.5

Table 1

Ephrata currently has 37.27 acres of local/close-to-home parkland and, as Table 1 shows, the park ratio is 5.3 acres per 1,000 people. If Ephrata grows as projected and develops no new parkland, the ratio will fall to 3.99 acres per 1,000 population in 2025. The city should pursue the purchase and development of park property in the future. Simply to maintain the current ratio of 5.3 acres of local/close to home space per 1,000, the City would require an increase of 12.3 acres to a total of 49.6 acres by 2025. To meet the recommended LOS of 5.5 acres per 1000 people the city must add 14.17 acres for a total of 51.44 acres by 2025.

**REGIONAL SPACE**

**Regional/Metropolitan Park/Natural Open Space, Special Use (Defined in Chapter 2)**

2008 = 524 Acres

<b>YEAR</b>	2007	2010	2015	2020	2025
<b>POPULATION Projection</b>	7025	7666	8310	8837	9352
<b>Current Park Ratio/1,000 Pop.</b>	74.59	68.35	63.06	59.29	56.03
<b>Updated Park Total with CFP Additions</b>			787	1447	1447
<b>Updated Park Ratio/1,000 Pop.</b>			94.7	163.7	154.8
<b>Park Ratio/1,000 Pop. (Goal)</b>			25	25	25

Table 2

## **EXHIBIT "A"**

Attached is a map indicating service areas of each park facility (pages 55 – 57). That area of the map not covered by a colored area is technically outside the service area of any local/close-to-home parkland, recreation, or open green space.

These maps shows the northeast quadrant is sorely underserved in park space, especially considering the population density due to the abundance of multi-family dwellings. Residents in the most northeast of the area not only face a lack of park space, but must also cross barriers to reach a neighborhood park. The City should pursue the acquisition of land for the purpose of building a park in the NE section of town.

### **Recreation/Community Center**

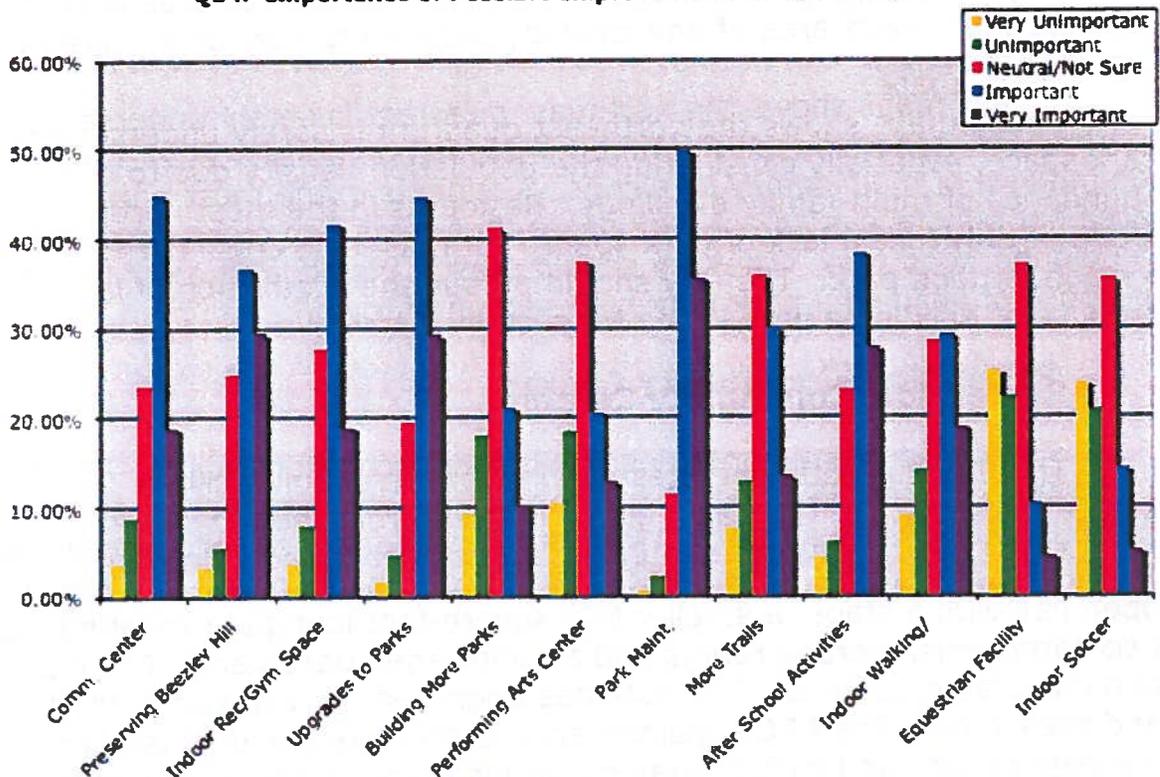
The City currently operates one indoor recreation facility. The Ephrata Recreation Center (ERC) was a gift to the City from the federal government when the U.S. Army air base in Ephrata was abandoned following the end of World War II in 1945. The facility consists of a kitchen, a 2,914 square-foot open hall with a stage, a smaller 672 square-foot lounge or meeting room, two bathrooms, storage rooms and an unfinished basement. There are also two office/storage areas. The City has upgraded the exterior of the facility and the kitchen. The ERC's maintenance costs have steadily risen through the past decade and include major plumbing repairs and a leaking roof. Despite the City's efforts to modernize the facility, it is not fully ADA compliant.

The ERC is currently programmed by the Recreation Department Monday through Thursday with various classes such as ballet, yoga and gymnastics. Weekend use is based on private rentals for quinceañeras, birthdays, wedding receptions, and the like. The facility is not equipped to house any type of sport event, thus the City is reliant upon the Ephrata School District for gym space to program athletic events.

The 2007 community survey responses did indicate that there would be support for an indoor recreation facility in question 14 as demonstrated in Figure 4. Question 14 asked, "Please tell us how important or unimportant each of the following possible improvements to recreation facilities in Ephrata are to you."

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**Q14. Importance of Possible Improvements to Facilities.**



**Figure 4**

The community currently struggles to find adequate gym space for indoor activities during the cooler months. Youth basketball and volleyball teams are often forced to practice until 9:00 pm on school nights because it is the only gym time available. The performing arts center operated by the ESD is failing to meet the needs of the community, has poor acoustics, and structural support columns that block the view of spectators. According to question 14 of the 2007 community survey, 63.9% of respondents believe a new Community Center is important/very important while only 12.5% rate it as unimportant/very unimportant. Following up on question 14, question 15 asked, "Of all the options listed in question 14, which is the most important to you?"

These answers indicated there would be a high level of support for a recreation center that would integrate indoor walking, after-school activities and indoor gym space. Because there is a demand for indoor recreation space, the city will define a LOS for indoor recreation space in consult with NRPA guidelines as in Table 3.

Reviewing the NRPA National Standards, the City of Ephrata could meet all needs with a single, multi-use facility that would serve as a community center and allow for indoor athletic space. It would need to be equal in size

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to two basketball courts, which allows for future growth, as Ephrata is an active and growing community. It would also need to include a commercial-grade kitchen to accommodate private rentals, and be ADA compliant. One option would be a joint venture with the Ephrata School District incorporating consideration for their need of a new performing arts center and gym space.

Public Facility Type	Service Area (miles)	Desirable Size	# Per Pop. 1/x,000	# for '08 Pop. 7025	Existing (publicly owned)	Deficit
<b>Community Center</b>	n/a	20-30k sq ft	1/25,000	1	1	0
<b>Sports Courts</b>						
Indoor basketball	1/4 - 1/2	50' x 84'	1/5,000	2	0	2
Indoor volleyball	1/4 - 1/2	30'x60'	1/5,000	2	0	2
Multiple rec. court	1 to 2	120' x 80'	1/10,000	1	0	1

**Table 3**

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### ***Proposed Level of Service (PLOS)***

Based on the information from the 2007 Community Survey, SCORP, NRPA standards (initial and revised), and current amount of parks, recreation and open space, **it is proposed that Ephrata provide a level of service (PLOS) that includes:**

- A. A minimum of 5.5 acres of local/close-to-home parkland per 1,000 people appropriately designed as mini, neighborhood and community park space to best meet the needs of the community. This ratio is reasonable according to 1990 NRPA suggested standards and reflects the need for an additional park under current population demands. This is also consistent with and reflects the need for a park in northeast Ephrata using the analysis of a park's defined service area. Additionally, each household should be within one-half mile of a park or open space of some type.
- B. A minimum of 25 acres of regional space per 1,000 people. This ratio is reasonable according to 1990 NRPA suggested standards. The current planning area is well over this minimum. However, not all area considered is currently under the control of the city, and may be developed for alternate uses. The city must work to gain control and tenure of the area, per the public's response in the 2007 community survey.
- C. Priority for the construction of parks, open green space, and trails to be given to areas with the highest population density or high-density dwellings.
- D. Trails are constructed to connect new and existing parks, schools, and the downtown business district. Trails should be designed to aid alternate forms of transportation as opposed to using motor vehicles, taking into consideration safe routes for children.
- E. Green space corridors secured and retained to connect open spaces and critical habitat areas.
- F. A multi-purpose Community Center that would accommodate community gatherings, private rentals, after school activities, indoor walking, and indoor athletics.

## **SECTION V- CAPITAL FACILITIES PLAN**

### ***Introduction***

This section of the Comprehensive Plan identifies strategies for funding and specific proposed improvements. It identifies existing funding sources and potential revenue for the next six years. It includes alternatives for the future acquisition and development of parks and facilities in Ephrata and summarizes estimated costs for high priority projects identified in the City's Capital Facilities Plan (CFP).

### **A. CAPITAL PROJECTS**

Recommendations for identified capital projects are listed below in order of priority established under the identified goals and needs for the provision of recreation and park facilities, understanding though that priorities can change as opportunities and sources of funds become available:

#### **High Priority**

- Master plans and updating of Sports Complex, Oasis Park, Patrick Park, Parkway Field, Lee Park and Lion's Park.
- Prairie Bluff Park in NE section of city.
- Acquire control/tenure of Beezley Hill for a natural recreation area.
- Downtown tree evaluation/replacement project.

#### **Medium Priority**

- Development of trail system.
- Design/Build of Community Center.

#### **Low Priority**

- City Complex Park
- Port Aviation Park

### **B. FUNDING SOURCES**

The State Growth Management Act requires that the City adopt a Six-Year Capital Facilities Plan. Within the CIP, parks capital needs and funding sources are identified. Several funding sources are available to accomplish capital projects listed in the CIP. The following is a listing of commonly used financial tools for parks and recreational services. Recent construction cost of neighborhood and/or community parks in Moses Lake and Ellensburg average about \$100,000 per acre.

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**General Fund:** These funds are come from sales and property taxes, licenses, intergovernmental revenue, grants, charges, fees, fines and other sources. General funds are used to finance operations, staff, equipment and maintenance. In some instances capital projects are funded through annual allocations of the General Fund. In the past, the City has identified General Funds for specific capital projects and particularly, recreation costs. The City does have a pricing policy in place requiring specific levels of cost recovery for programs depending upon their role within the community.

### **Real Estate Excise Tax (REET):**

A tax assessed on the sale of property and administered by local counties and cities. There are two components of the tax, the first  $\frac{1}{4}$  of 1% and a second  $\frac{1}{4}$  of 1% of the property's sale price. Many cities dedicate the revenue portions or 100% derived from each of these components through City Council action to be used for park and recreation capital purposes. Revenue can only be used to finance capital facilities specified in the local government's Capital Facilities Plan. The City enacted the first  $\frac{1}{4}$  in July 1988 and recently enacted the second Ephrata has utilized the funds for various capital projects, not necessarily parks. However, the second  $\frac{1}{4}$  of 1% to be collected in 2008 has been earmarked for park improvements.

### **General Obligation Bonds:**

**Limited Tax** General Obligation Bonds may be issued without voter approval by the Council for any facility development but the debt may not exceed 1.5% of the assessed valuation of all city property. The City utilized \$1.275 million in Limited Tax Obligation Bonds for development of Splash Zone Aquatic Center. The bond will be retired in 2018. **Unlimited Tax** General Obligation Bonds are voter approved by at least 60% of resident voters and may be repaid by a special levy.

**Voter approved Utility Tax Increase:** Cities can charge a tax on the gross receipts of electric, gas, garbage, telephone, cable TV, water/sewer and storm water service providers. Additionally, the citizens can vote to increase utility taxes as a funding option where the funds collected can become an on-going funding source dedicated to specific park capital project.

**Short Term Special Levy:** A property tax for construction and/or operation levied for a set number of years (typically 1-3 years). A special levy requires 60% voter approval.

**Revenue Bonds:** Revenue from the operation of the park or facility pays for the capital cost and debt service. This does not require a vote of the people. Oasis Park's sewer and water systems were funded through this

## **EXHIBIT "A"**

mechanism. The total loan was \$688,500 through a Public Works Trust Fund loan in 1992. The debt will be repaid in 2012.

**Park Impact Fees:** Park Impact Fees are paid by residential developers to offset the cost of additional neighborhood and community parks whose need is created by their developments. Park Impact Fees reflect the cost of acquiring and developing new parkland to meet the basic need. A coordinated joint impact fee with Grant County with equitable growth mitigation fees could be collected for residential developments occurring within the Urban Growth Area (UGA) to maintain the city's Level-Of-Service (LOS). The City currently requires 5% of the development or 5% of 150% of the assessed value. This formula falls very short of allowing any park development and is sorely inadequate considering neighboring communities Moses Lake and Ellensburg calculate their latest parkland additions cost approximately \$100,000 per acre to acquire and develop.

**Local Option Vehicle Licensing Fee:** Counties can charge up to \$15 per vehicle registered in the County, with proceeds to be used for general transportation purposes, which could include Safe-Routes to schools. Revenues are distributed back to the county and its cities on a weighted per capita basis.

**Conservation Futures Levy:** Counties can levy up to \$0.065/\$1,000 assessed value property tax if levied for the purpose of acquiring open space, critical habitat, farm and timber lands. In Grant County, these funds are not currently being collected.

### **State and Federal Grants:**

#### **Washington Recreation and Conservation Office (RCO):**

A special fund created by a coalition of recreation and wildlife groups with the intent of preserving wildlife habitats and open space and developing recreation area. As a state agency the RCO works with two advisory boards, the RCO Board and the Salmon Recovery Board. RCO administers a variety of state and federal grant programs and in 2006 gave out 100-million in grants funding through the legislature. The appropriation can vary each biennium. Administered by the RCO, programs include the following:

- ◆ **Washington Wildlife and Recreation Program (WWRP-State):** Funds the acquisition and development of a number of parks and trail projects. This is a major funding source for park projects and provides for local parks, water access, critical habitat, trails, farmland preservation and riparian protection. Grants are accepted May 1<sup>st</sup> on the even year and funded through the legislature the following year. The City was awarded \$300,000 for the construction of Splash Zone from this fund.

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- ◆ Aquatic Lands Enhancement Account (ALEA-State): This program will fund acquisition and development of waterfront parks, public access and environmental protection. A new program has been added to ALEA called "Wetland Stewardship Grant Program." This program will fund acquisition of locally significant wetlands.
- ◆ Boating Facilities Program (BFP-State): Program provides funds to acquire, develop, renovate and plan for boating facilities, including ramps, transient moorage and support facilities. Grants are accepted annually for boating projects. Funds are provided from boating gas taxes allocated to marine related projects.
- ◆ Firearms and Archery Range Program (FARR-State): Funds shooting ranges and archery ranges open for public use. Funding comes from \$3.00 collected for each concealed weapon license fee. These funds have been utilized for the Boyd Mordhorst Gun Range.
- ◆ Non-highway and Off Road Vehicle Activities Program (NOVA-State): Funds a variety of motorized and non-motorized trail programs e.g. cross-county skiing, hiking, horseback riding, mountain bicycling, hunting, fishing, sightseeing, motorcycling and riding all-terrain and four-wheel drive vehicles. Funds come from the motor vehicle gasoline tax paid by users of ORV's on non-highway roads, and from the amount paid for ORV use permits.
- ◆ Youth Athletic Facilities (YAF-State): Voters approved the program as part of Referendum 48, which funds the Seattle Seahawks stadium. The funds from non-expended bond monies. The programs received funding in 1998 and again in 2007 but are not expected again for the next several years. The program funds youth athletic facilities.
- ◆ National Recreation Trails Program (NRTP-Federal): Program primarily for maintenance and development of trails that offer a backcountry experience.
- ◆ Land and Water Conservation Fund (LWCF-Federal): Congressional annual appropriation to assist with acquiring and developing local parks. The revenue is derived from sale or lease of offshore oil and gas resources re-appropriated to projects through Congress to the National Park Service and administered by the RCO for annual grants.
- ◆ National Recreational Trails Program (NRTP-Federal): Federal funds that provide for rehabilitation and maintenance of recreational trails and facilities that provide a backcountry experience. Source of funds is from the federal gasoline taxes attributed to recreational non-highway uses. The program is administered by the US Department of Transportation to the Federal Highway Administration through the RCO.

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### **Washington State Department of Transportation:**

- ◆ Transportation Equity Act for the 21<sup>st</sup> Century (TEA 21): Enacted in 1998, funding is provided to programs that increase alternative modes of transportation, enhance recreation, and protect the environment. The Transportation Enhancement (TE) program provides for the implementation of a variety of projects, including bicycle and pedestrian facilities, and landscape beautification. New authority expands the definition of TE eligibilities to include: provision of safety and educational activities for pedestrians and bicyclists, scenic or historic highway programs (including provision of tourist and "welcome" center facilities). Grants are administered by the state department of transportation, which reimburses at 80% of the project cost. On line grant contact is located at [www.enhancements.org](http://www.enhancements.org).
- ◆ Safe Routes to School (SRTS-State & Federal): Funding for the Safe Routes to School Program was created from the recently reauthorized surface transportation program, The Safe, Accountable, Flexible, Efficient Transportation Equity Act: A Legacy for Users (SAFETEA-LA). It was funded at \$612 million for the next five years and each state will receive a minimum of \$1-million per year. The goal is to help students walking or biking to school to help decrease childhood obesity and related illness, traffic and air pollution. Projects include sidewalk improvements, signage, public awareness, and education and traffic enforcement. The SRTS program is a good opportunity for park and recreational agencies to see cities receive non-traditional source funding since many types of parkland are located on school routes. The Washington Department of Transportation administers the federal program as well as a state initiated SRTS program with additional grant funds. Schools are the lead in partnership with the City. \$3 million is available for the next few years. State applications to WSDOT are due by October 1<sup>st</sup>.  
<http://safety.fhwa.dot.gov/saferruotes/statecontacts.htm>

### **Washington State Department of Natural Resources (DNR):**

- ◆ Urban Forestry Grants: The DNR administers two funding programs for urban forestry. One program is for tree planting and the other is for education and technical assistance. The urban tree-planting program offers funds for the cost of labor to plant trees and the complimentary program provides the actual street trees to be planted in the community.

### **Washington State Department of Ecology (ECY):**

- ◆ Centennial Clean Water Program: This state program, funded by the Department of Ecology, is financed by a tax on cigarettes. The program is designed to provide grants and loans on projects that will enhance water quality. Typical projects related to parks and open space could include lake maturation, storm water retention, wetland enhancement and other

## **EXHIBIT "A"**

water quality mitigation measures. Grants are available for planning, design and construction up to 70% of the total project cost.

### **Washington State Legislature:**

- ◆ Washington State Capital Budget: The state legislature provides for special capital allocations to support projects of special concern and interest. These projects could be a part of the City of Ephrata's legislative agenda. Discussions with House members in the last quarter of the year can open up project proposals with a need to prepare a capital request application sponsored by house and senate members early in the session for a capital project request.

### **Federal Funding and Appropriations:**

- ◆ FY 2010 Congressional Appropriation: Annually U.S. Senators and House members accept letters of proposals and applications for appropriation requests. Project description and letters of request for appropriation are due March 1<sup>st</sup>.
- ◆ Housing and Urban Development Grants: Grant monies are available from the Federal Department of Housing and Urban development for a wide-variety of projects. Most are distributed in the lower income areas of a community. Grants can be up to 100% of project cost. Funds may not be used for maintenance or operation of existing facilities.

### **Private Funding and Partnerships:**

A variety of options exist for meeting the projected funding needs. These options include donations, private grants, volunteer labor, and public/private partnerships. The following lists a number of options that could and should be explored or expanded to provide additional sources of funding to address the capital park needs.

**Private Donations:** Although no revenue projection has been forecasted in the capital budget for donations, donated cash and in-kind services can help fund specific projects. By working with individuals and/or private corporations, cash, land and other assets for a specific purpose often result in the creation of parks, recreation facilities, the securing of open spaces, buildings, equipment and trails. As an example, the Seattle Mariners sponsor a grant each year based on need to a Washington city for the development of a youth baseball field. The Paul Lauzier Charitable Foundation has made several large gifts for various causes in Grant County, including a baseball/softball complex for a neighboring community.

**Parks Foundation:** To facilitate the ability for the City to accept donations, the creation of a Park Foundation can be created under a legal structure for acceptance of financial contributions. The Northwest Parks Foundation works with small communities to establish the account and

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administer the philanthropic donations given to the park department. Ephrata has worked with the Columbia Basin Foundation for several years. The *Ephrata Swimming Pool Building Fund*, *Ephrata Skateboard Park Fund* and *Ephrata Recreational Trails Fund* were developed and have been collecting private donations for their fund balance. The *Pepsi Park Fund* was formed by Weinstein Beverage, a Pepsi soft drink distributor for this area, upon the selection of Pepsi as the exclusive beverage distributor for the City. Weinstein now makes annual donations to this fund.

**Life Estate:** This method of giving is the donation of property to the public agency with the provision that the donor may live on the site as long as desired. Under the WWRP-Farmland Preservation account, funding is available to help fund the purchase and establish a life estate to keep the property in farm production.

**Easements:** Easements convey specific partial property rights. Easements are often practical means of securing trail access. Conservation easements and native growth protection easements preclude land development, thereby, preserving natural resources on land encumbered by the easement. Matching grant funds are available for various easement agreements. The Community Trails Committee has secured several easements for trail development along Beezley Hill.

**Parkland Dedication:** Landowners who wish to preserve their property donate their land to the local government or land trust with clear instruction on its future use. Parkland dedication also allows developers to dedicate land or capital infrastructure in exchange for park impact fee credit. This option if pursued to a greater extent in the future, particularly in redeveloping urban areas or proposed large subdivisions, may be advantageous for addressing the adequate parkland needs to serve new residents.

**Non-Profit Donations/Partnerships:** Ephrata has a history of receiving donations from private organizations, service clubs and other non-profit groups that include cash and in-kind services. Often large donations are made for specific projects. Partnership with non-profit organizations e.g. Trust for Public Lands etc., can help facilitate the acquisition, retention and/or management of a park or trail for continued public use.

**Public Partnerships:** Cities enter into various partnerships with the local school district and other government entities. The partnerships between agencies are useful both in terms of providing facilities and programs, but additionally expand recreational services by combining capital assets for addressing the greater recreational needs of the community.

**Volunteer Resources:** Volunteers from community groups are very beneficial to the park system and have participated in a wide range of different Ephrata park projects, including the original development of Lion's Park. Through labor and the provision of resources, volunteers can make a definite and lasting contribution to maintaining parks, fields/active spaces, beautification areas and trails.

## **EXHIBIT "A"**

### **C. CAPITAL IMPROVEMENT PLAN AND REVENUE ASSUMPTIONS**

In order to forecast future revenues, assumptions were made for each existing revenue source. A year-by-year description of projects, project descriptions, estimated costs, and possible funding sources are made based on those revenue assumptions. Readers must understand and be prepared to account for "Bid Contingency," and "Design Contingency" is common. Bid Contingency means a figure accounting for the fact that the accepted bid may be 5% over the nominally projected amount. "Design contingency" is a 10% allowance for changes in quality of scope of a project (as a result of code changes, changed goals, changes in use, etc.) that may occur in the design phase. The design contingency may include miscellaneous amenities such as bike racks or other additions not originally anticipated. Funding sources are stated if known. Each recommended funding source is listed as a potential source and should not be viewed as a guaranteed funding option. Otherwise, any known-funding sources may not have been identified for a project as of the adoption of this plan.

All projects were scheduled with the intent of maximizing grants and other non-city sources of funding to try and leverage city funds to the greatest degree possible. The most common source of grant funds is from the Recreation and Conservation Office. Staff will work diligently to supplement City funds to the greatest degree possible for each project.

The project implementation schedule also has been recommended trying to balance existing known needs and deficits with the information on emerging needs provided by the public through the City survey and public meetings, in addition to information received from Department staff and the Parks Board.

The following assumptions were used to forecast total expenditures over a six-year period from 2009-2014.

NOTE: City CFP Guidelines: 1st three years must be fiscally constrained from existing dedicated fund, grant approved, O&M budgeted, likely voter approved bond. 2nd three yrs reasonably constrained with grants likely, impact fees discussed with Park Board and Council, reasonable O&M calculations.

**EXHIBIT "A"**

**D.PROJECT CATEGORIES TABLE 6.1**

**Categories of Proposed CFP Projects 2008-2020**

<b>Project Name</b>	<b>Total*</b>	<b>Priority Year</b>	<b>Funding</b>
<b>Park Development Projects</b>			
Prairie Bluff Park (NE)	\$100,000	2012	IF, REET
Orchard Homes Area Park (SE)	\$150,000	2020	IF, REET
Port Aviation Park	\$80,000	2011	REET
City Complex Park	\$50,000	2011	GO
<i>Park Development Projects</i>	<b>\$380,000.00</b>		
<b>City Park Improvements</b>			
Sports Complex	\$350,000	2010	GF, G, Don
Oasis Park	\$150,000	2010	GF, G, Don
Patrick Park	\$100,000	2011	GF, G, Don
Parkway Field	\$150,000	2013	GF, G, Don
Lion's Park	\$200,000	2014	GF, G, Don
Lee Park	\$150,000	2015	GF, G, Don
Downtown Tree Project	\$50,000	2009	GF, DNR
<i>City Improvements to Parks</i>	<b>\$1,150,000.00</b>		
<b>Land Acquisitions</b>			
Prairie Bluff Park (NE)	\$180,000	2012	Don, GF
Port Aviation Park (Lease)	\$100,000	2010	REET
Orchard Homes Park (SE)	\$80,000	2014	IF
Beezley Hill - DNR (240 Acres)	\$180,000	2011	RCO, G, GF
Beezley Hill - USBR (660 Acres)	\$96,000	2015	RCO, G, GF
PUD (23.3 Acres)	\$54,600	2013	PubPart
<i>Total Land Acquisitions</i>	<b>\$690,600.00</b>		
<b>Specialized Facilities</b>			
Community Center	\$4,000,000	2013	RCO, G, Leg, GF
<i>Total Special Facilities</i>	<b>\$4,000,000.00</b>		
<b>Trail Development</b>			
Beezley Hill - Phase 1	\$100,000	2008	F, G,
Beezley Hill - Phase 2	\$100,000	2011	Don, GF
<i>Total Trail Development</i>	<b>\$200,000.00</b>		
<b>TOTAL CAPITAL PARK PROJECTS</b>	<b>\$6,420,600.00</b>		

GF = General Fund, G = Grant, RCO = Recreation Conservation Office, PubPart = Public Partnership, Don = Private Donation, REET = Real Estate Excise Tax, IF = Impact Fee, F = Foundation, Leg = Washington State Legislature, DNR = Department of Natural Resources Urban Forestry, GO = General Obligation Bond

**EXHIBIT "A"**

**E. FUNDING SOURCES TABLE**

**Table 6.2  
Proposed Capital Facilities Plan / 2009-2020  
Funding Sources\***

	2009	2010	2011	2012	2013	2014	2015	2020
GF	\$25,000	\$166,666	\$143,333	\$90,000	\$1,216,666	\$66,666	\$82,000	
REET		\$100,000	\$80,000	\$50,000				\$75,000
GO			\$50,000					
Impact Fee				\$50,000		\$80,000		\$75,000
RCO Grant			\$60,000		\$500,000		\$32,000	
Donation		\$166,666	\$83,333	\$90,000	\$50,000	\$66,666	\$50,000	
Grant		\$166,666	\$93,333		\$1,216,666	\$66,666	\$82,000	
PubPart					\$54,600			
Leg					\$1,166,666			
DNR	\$25,000							
<b>TOTAL</b>	<b>\$50,000</b>	<b>\$599,998</b>	<b>\$509,999</b>	<b>\$280,000</b>	<b>\$4,204,598</b>	<b>\$279,998</b>	<b>\$246,000</b>	<b>\$150,000</b>

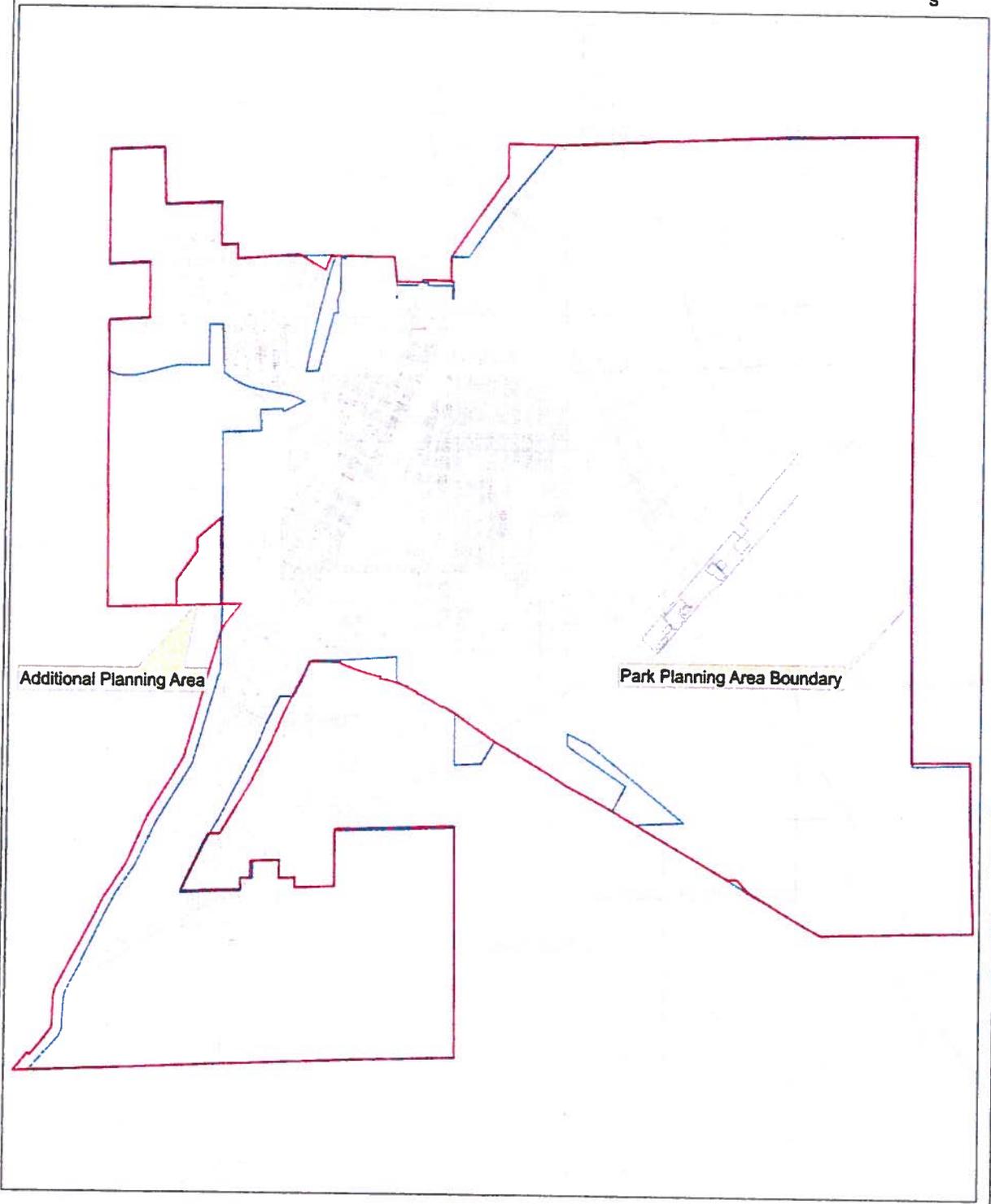
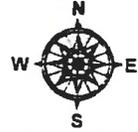
**F. PROPOSED CAPITAL**

**Table 6.3  
Proposed Capital Facilities Plan\* / 2009-2020**

	Acquisition		Development		Improvements		TOTAL COST
	Cost	Year	Cost	Year	Cost	Year	
Prairie Bluff (NE)	\$180,000	2012	\$100,000	2012			\$280,000
Orchard Homes (SE)	\$80,000	2014	\$150,000	2020			\$230,000
Port Aviation Park	\$100,000	2010	\$80,000	2011			\$180,000
City Complex Park			\$50,000	2011			\$50,000
Sports Complex					\$350,000	2010	\$350,000
Oasis Park					\$150,000	2010	\$150,000
Patrick Park					\$100,000	2011	\$100,000
Parkway Fields					\$150,000	2013	\$150,000
Lion's Park					\$200,000	2014	\$200,000
Lee Park					\$150,000	2015	\$150,000
Downtown Trees					\$50,000	2009	\$50,000
Beezley Hill - DNR	\$180,000	2011					\$180,000
Beezley Hill - USBR	\$96,000	2015					\$96,000
PUD	\$54,600	2013					\$54,600
Beezley Hill - Phase 1	\$100,000	2008					\$100,000
Beezley Hill - Phase 2	\$100,000	2011					\$100,000
Community Center	\$300,000	2013	\$3,700,000	2013			\$4,000,000
<b>TOTAL</b>	<b>\$1,190,600</b>		<b>\$4,080,000</b>		<b>\$1,150,000</b>		<b>\$6,420,600</b>

\* - All project budgets figured in 2008 dollar value.

# Parks Planning Area Boundary Map



Additional Planning Area

Park Planning Area Boundary

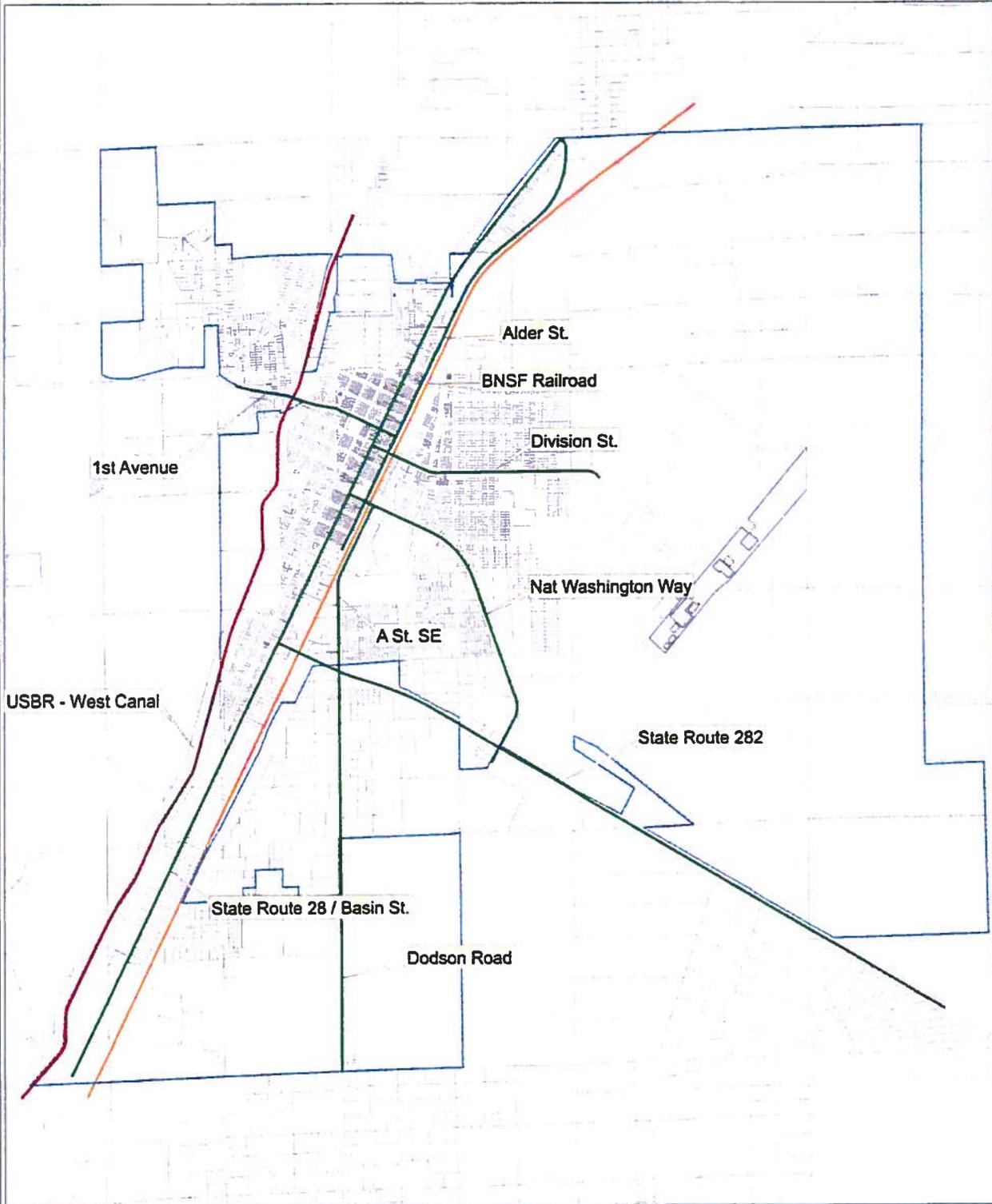


- City Parks
- Additional Planning Area
- Park Planning Area
- City Boundary
- Parcel Boundary



This map should not be construed as legal advice or legal opinion on any specific case or circumstances. The contents are intended for general informational purposes only, and you are urged to consult your own lawyer concerning a case, site conditions and any specific questions you may have. Information received, developed, and other documents have been gathered from many sources, using different methods for quality control, the accuracy and reliability. All of the data provided represents current information as of the date of printing. While the data is generally believed to be accurate, no warranty is given as to its accuracy. No liability shall be assumed for any errors or omissions. Please note that the geographic coordinates are approximate and may not be as precise as the actual ground. It is recommended that you independently verify the data and use a compass or other means.

# EXHIBIT "A" Park Service Area Barriers



- | City Parks |                 |
|------------|-----------------|
|            | City Boundary   |
|            | Street Buffers  |
|            | Canal Buffer    |
|            | Railroad        |
|            | Parcel Boundary |

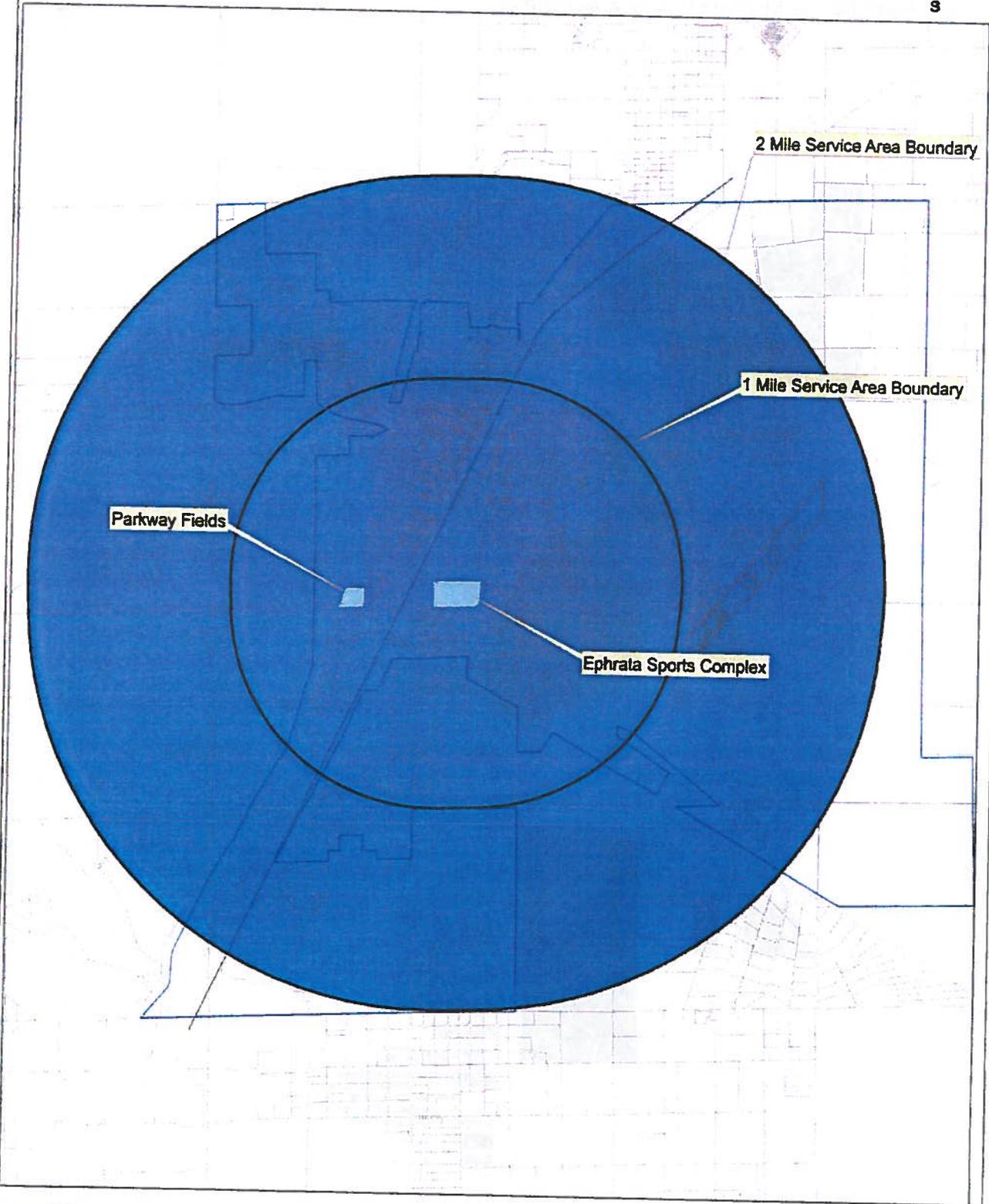
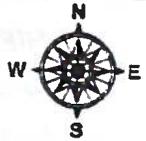


This map should not be construed as legal advice or legal opinion on any specific facts or circumstances. The contents are intended for general information purposes only, and may not apply to a particular case or circumstance. Please consult your own attorney and any specific questions to your City Attorney.

Interpretation, errors, omissions, and other inaccuracies have been corrected over many decades using different methods for quality control, interpretation and verification. All of the data provided represent current information as a readily available source. While the data is generally believed to be accurate, accuracy is not guaranteed. The City of Denver is not responsible for any errors or omissions. These materials are provided as a service to the public and are not intended to be used as a substitute for professional advice or services. The City of Denver is not responsible for any errors or omissions.

# EXHIBIT "A" Ephrata Community Parks

1 and 2 Mile Standard Service Area (NRPA)



Parkway Fields

Ephrata Sports Complex

2 Mile Service Area Boundary

1 Mile Service Area Boundary



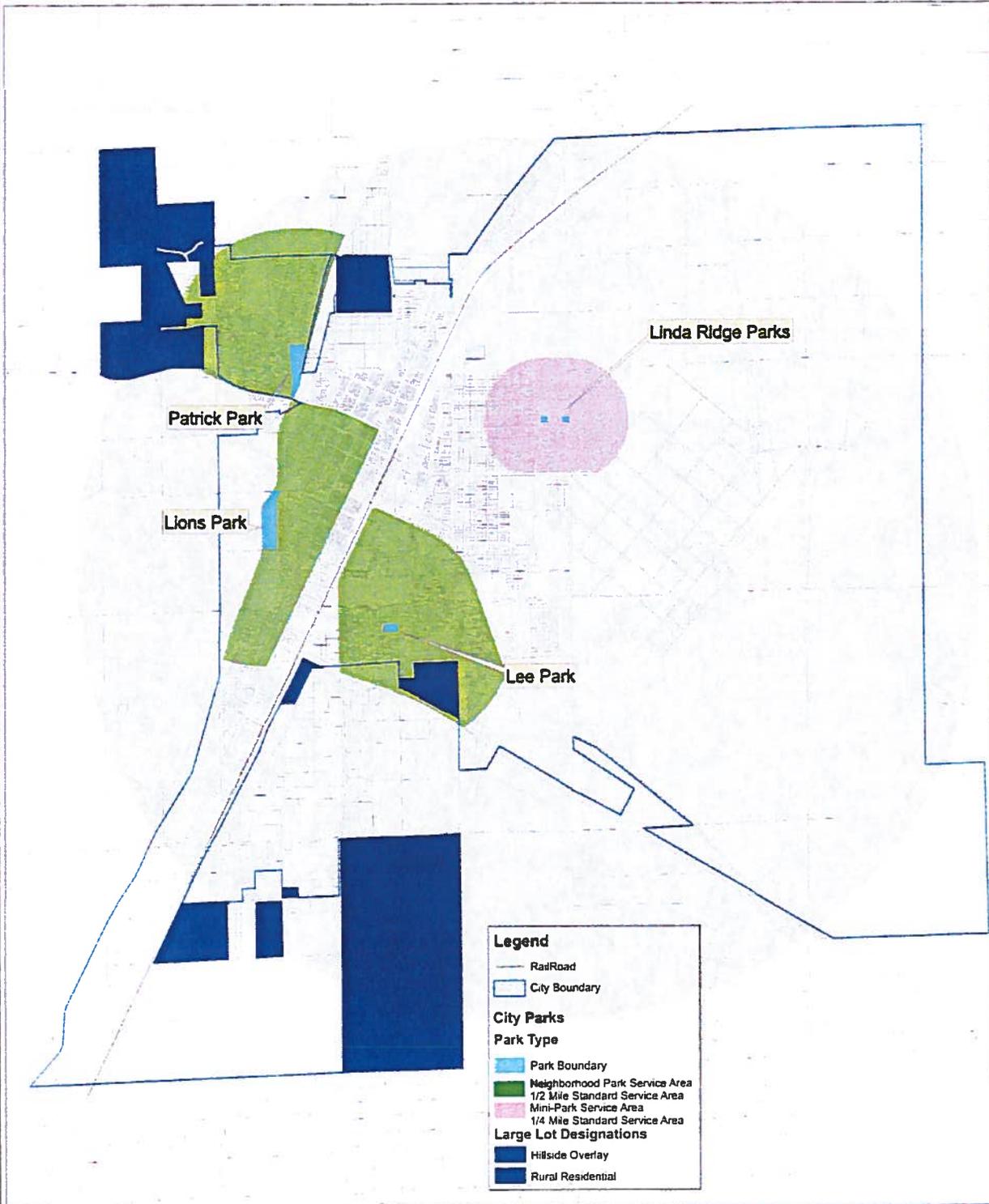
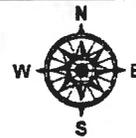
- City Parks
- RailRoad
- City Boundary
- Parcel Boundary
- Community Parks Buffer



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# EXHIBIT "A" Local / Close to Home Parks

1/4 and 1/2 Mile Standard Service Area (NRPA)



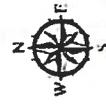
The information for this map was derived from a legal address or legal parcels map and is not intended to be used for any other purpose. The information is provided for general information only and is not intended to be used for any other purpose. The information is provided for general information only and is not intended to be used for any other purpose. The information is provided for general information only and is not intended to be used for any other purpose.



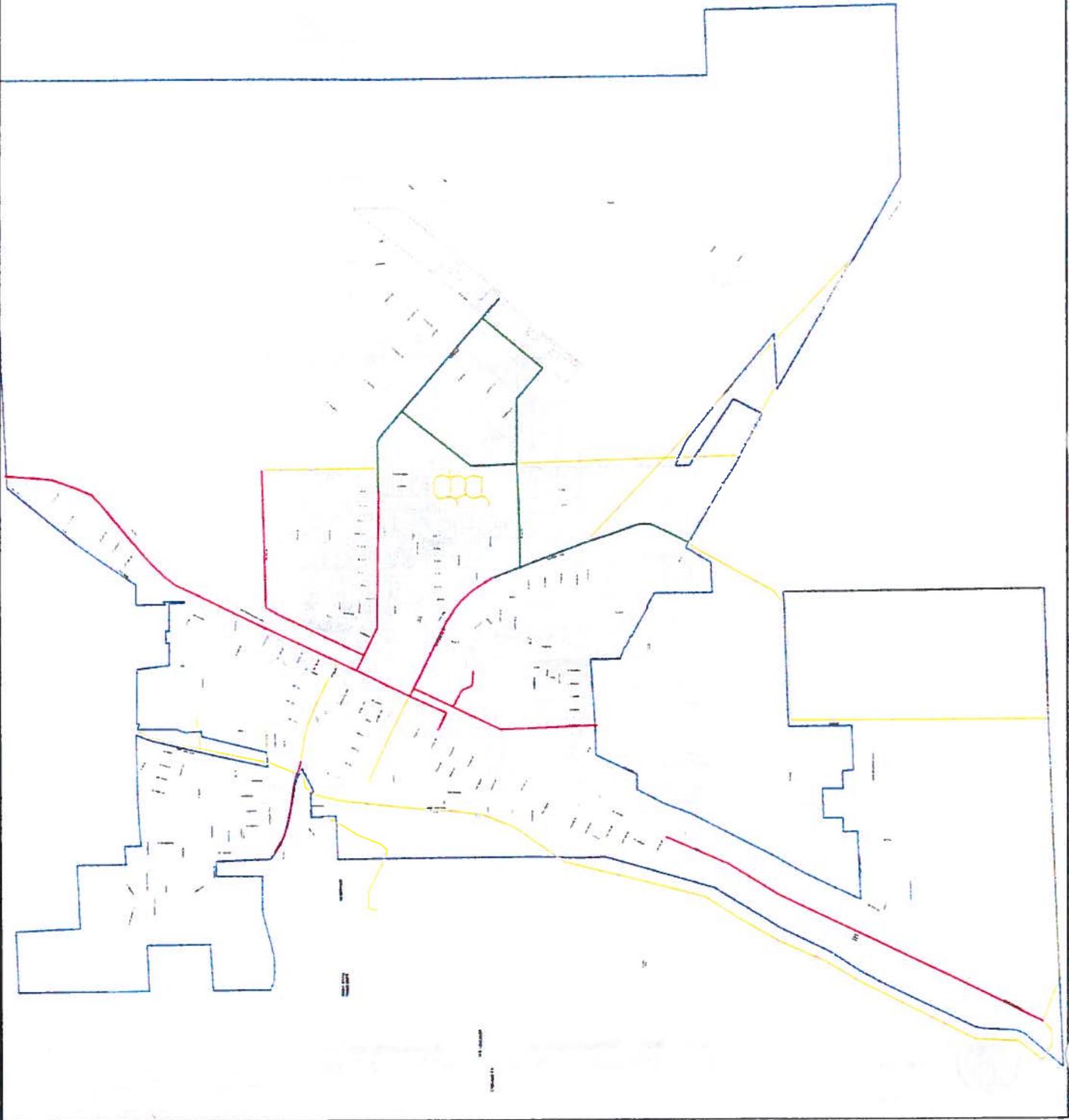
# City of Ephrata Trails and Bike Path Map

**EXHIBIT "A"**

- Legend**
- Trails**
- Bike Lane 38,087 Feet/7.2 Miles
  - Shared Path 17,897 Feet/3.4 Miles
  - Proposed Trail 79,481 Feet/15.1 Miles
  - City Limits
  - Parcel Boundary



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## EXHIBIT "A"

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