



**City of McCleary**

# Park and Recreation Capital Improvement Plan

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August 2009

## **INTRODUCTION**

The Comprehensive Park and Recreation Plan for the City of McCleary was updated on June 25, 2008, after public hearings by the Planning Commission and the City Council. The project recommendations and Capital Improvement Program are being integrated into the city's comprehensive Capital Improvement Plan. Full background information in support of the Recommendations and the Capital Improvement Program presented here is included in the Comprehensive Park and Recreation Plan of 2008.

## **RECOMMENDATIONS**

As is the case with all planning programs, the true determination of a plan's effectiveness is the degree to which the plan's recommendations are implemented over the given timeframe. These recommendations should be formulated from sound decisions based on the findings of the various methods of determining needs. In addition, the recommendations should maintain the overriding guidelines which provide a balance in meeting the present recreation deficiencies and future needs, maintain a focus on population characteristics and economic base of the community and remain within the City's fiscal resources.

The recommendations should be an expression of the identified goals and remain consistent with the objectives proposed to achieve those goals. If implemented, those goals and objectives should serve to provide the residents of McCleary quality recreation sites, facilities, and programs through the life of the plan.

This chapter will identify the proposed recommendations resulting from the analysis of all the methods used to determine the park and recreation need in the city. These recommendations are categorized by the four specific goals of the McCleary park and recreation system.

It should be noted that overlapping of specific recommendations may exist. For instance, a proposed facility development which is consistent with the facility goals may also satisfy goals identified for recreation programs. This overlapping is beneficial in satisfying multiple needs existing within the city.

### ***Recreation Site Recommendations***

The recreation site goal guides the City to "Maintain adequate park acreage to meet the present

and future needs of the entire City's population."

As identified through the application of standards, a small amount of park acreage will be needed by the year 2013. The acreage, while small, is primarily the result of new residential development and the likelihood of more of it occurring in the future.

In view of the site needs, the recommendation is:

**Land Acquisition:** Pursue acquisition and development of land that can serve new development with neighborhood parks and an additional playground. In addition, preserve existing easements and seek additional easements and right-of-way that can accommodate walking trails and other types of pedestrian walkways and sidewalks,

## ***Recreation Facility Recommendations***

The recreation facility goal encourages the City to "provide a spectrum of recreational facilities and experiences to meet the needs of all McCleary residents."

As identified in the facility needs analysis, the application of the per capita acreage and accessibility standards identified a 2013 and 2018 deficiency of a baseball diamond, tennis court, swimming pool, and pathway amenities. Survey results for parks indicated a higher priority need for walkways, sidewalks and pathways, upgrades of existing ball fields, courts, and playfields, and new equipment for existing playgrounds.

A swimming pool, nature/interpretive trail, larger community center, and sports complex were identified as regional serving facilities which are currently deficient in the City.

With these needs identified, the facility recommendations include:

**Baseball and Soccer Fields:** According to the standards, the City has sufficient fields for the next few years; however, significant improvements need to be made. A new baseball/soccer field should be added when a new neighborhood park site can be acquired, and that need was supported by comments about unmet needs in the survey. To deal with the improvements, the City applied for and received approval for a grant to level the ball fields, install irrigation, provide new fencing and build new dugouts. A walking path will also be constructed around the Beerbower Park circumference that will provide ADA accessibility to the stands and other park facilities.

The timber in the area behind the Community Center playground had to be cut in 2007 because of disease. It is being restored to a grassy area that can also be used for youth soccer in the fall. To protect the field, a small berm was created on which shrubs are to be planted in 2008. This will provide a barrier to vehicles that might be tempted to park on the grass, and will help keep errant balls from getting too far out of bounds.

**Basketball Court:** This court is in poor shape, but it will be improved in 2008 through a Youth Athletic Fields grants from the state. New hoops and backboards, as well as a repaired court surface are expected.

**Tennis Court:** Although the City had a tennis court for many years, it was not in very good shape and when the demand for a skateboard park emerged in 2005, the City allowed construction of wooden ramps on the tennis court. Soon after the ramps were vandalized and the area has been locked to keep destruction down. The standards suggest that the City's population should support a tennis court, and the survey revealed that many residents would like the tennis court restored. The City should build a new court with a backboard.

**Playground and Playground Equipment:** Upgraded playground equipment is needed at Beerbower Park. Survey respondents expressed a desire to bring back a merry-go-round, and to modernize the play structures. An additional playground will be needed by 2013.

**Pathway Linkages:** The need for improved sidewalks, walkways and paths was evident in the survey. The City is currently applying for a grant to plan a system of pathways. The City should make this a high priority for funding.

In addition, a nature/interpretive trail would provide valuable opportunities for student field trips and nature study and bird and wildlife watching.

Pathway designs may include street signage and striping; extension of existing sidewalks; or, separated pathways utilizing City rights-of-way or linear corridors.

**Skateboard Park:** While the survey showed support for building a new skateboard park that would be more permanent than the last attempt, there was also information that many parents are transporting their children to cities that have state-of-the-art skateboard facilities. The City should find an area that is large enough to accommodate the activity and should only build one when there is sufficient funding to construct a facility that meets the identified need far better than the previous ramps did.

**Community Center:** While the overall facility received positive remarks, there were concerns of the survey respondents that improvements such as improved acoustics and upgrades to the kitchen would make the facility more useful.

**Park Kitchen:** This new facility received favorable comments from survey respondents, although some thought the food bank should be relocated and that more tables and seating would be appreciated. The City currently owns the "float shed", a building that is in disrepair. Although structurally sound, it needs a new roof and siding. If restored, it would be a good location for the food bank, as well as Bear Festival float building activities. Moving the food bank would enhance the park kitchen.

**Cemetery:** This acreage provides open space. Respondents would like to see improved fencing, landscaping and signage; however, these improvements will not be included in the plan's CIP because technically, the cemetery is not a park use.

**Swimming Pool:** While a strong need is identified for a swimming pool in all need analysis methods, the reality of a community the size of McCleary developing and maintaining a swimming pool is unlikely.

## ***Recreation Maintenance Recommendations***

The recreation maintenance goal promotes "efficient and cost effective maintenance of parks, open space, and recreation facilities to ensure a secure and aesthetically pleasing recreational experience for all McCleary residents."

As local park and recreation systems expand to meet the needs of a diverse community, the funds in park and recreation budgets are stretched. Proper maintenance is one budget element which typically is reduced to satisfy additional acreage and/or facility needs. Due to safety and liability concerns, the upgrade and improvement of existing facilities should be considered a high priority.

The maintenance recommendations are:

**Continue to fund the Gardener** position added (part-time) in 2008, and consider making it a full-time position.

**Keep fields in top shape** and facilities and equipment clean and repaired.

## ***Recreation Program Recommendations***

This goal promotes the "establishment of recreational programs sufficient to meet the needs of all resident age groups in the City."

Recommendations pertaining to the provision of recreation programs include:

Continue coordination with McCleary School District #65, City and private organizations to provide recreation programs that satisfy local demand, while eliminating duplication.

# CAPITAL IMPROVEMENT PROGRAM

A capital improvement program (CIP), as it relates to this park and recreation plan, is a list of fundable major improvements needed in McCleary over the next six years. These improvements are arranged in order of preference to assure that they are carried out in priority of need and in accord with the city's ability to pay. The proposed CIP for the City of McCleary is shown in Table 9.1.

## **Potential Funding Sources**

A wide variety of funding sources are available to implement the recommendations listed in this plan. Some of these sources include:

**Grants:** Federal and state governments offer numerous competitive grants to assist in the acquisition and development of recreation land and facilities.

Washington Wildlife and Recreation Program administered by the Washington State Recreation and Conservation Funding Board (RCFB) is the largest fund focused solely at recreation land acquisition and development. Approximately \$65 million was appropriated in the 93-95 biennium.

Boating Facilities Program, also administered by the RCFB, provides funds for shoreline and upland acquisition or development projects which enhance boating-related facilities.

Land and Water Conservation Fund (LWCF) is administered jointly by the RCFB and National Park Service. The LWCF provides recreation land acquisition and development funds in varying amounts.

Aquatic Lands Enhancement Account (ALEA) administered by the RCFB provides funds for the acquisition and development of lands which provide public access to the state's shorelines. The status of this fund is dependent upon legislative appropriation.

**Private Donations:** Land may be donated to the city earmarked for public and recreation purposes by individual citizens and private corporations.

**Dedications:** Dedications involve transfers of property to the city for specific use as defined by the property owners. Some cities require developers to dedicate land for recreational and open space purposes.

**User Fees:** User fees are levied on participating individuals and groups when utilizing certain facilities. User fees provide an additional method of offsetting the cost of facilities and reduces the burden on the general fund for the operations and maintenance costs.

**Mitigation Fees:** Mitigation fees, authorized under the State Environmental Policy Act (SEPA), and impact fees, authorized under RCW 82.02.020, are assessed to developers of

residential, commercial and industrial development. The fees are based on the level of impact a development is expected to have in creating needs for park, open space and recreation facilities.

**Bonds:**

Voted General Obligation Bonds are notes of credit approved by the voters. The voters, in approving a general obligation bond, agree to levy themselves an increase in property tax to pay the interest and principal of the bond. General obligation bonds provide for a broad array of recreation acquisition and development projects.

**Councilmanic General Obligation Bonds** are notes of credit approved by the City Council to be paid by current operating revenue. These differ from voter approved bonds as the debt is paid by the general City operations and maintenance budget.

**Revenue Bonds** are notes of credit, the interest and principal of which are paid from the profits from operating the facility whose construction is funded by the sale. Revenue bonds are approved by the City Council.

**General Fund:** The city's general fund is utilized to implement the projects listed in the department's Capital Improvement Program. As noted earlier, it is hoped that other sources of funding are in place to reduce the allocation from the general fund.

Table 1

**Capital Improvement Program (CIP) Form**  
(Parks, Recreation, Habitat Facilities)

<b>Agency</b>	City of McCleary		<b>Date of Adoption</b>	June 25, 2008	
<b>Address</b>	100 S 3 <sup>rd</sup> Street		<b>Resolution Number</b>	565	
<b>City</b>	McCleary, WA 98557		<b>Completed by</b>	Busse Nutley	
<b>Phone</b>	360-495-3667		<b>Title</b>	City Administrator	
<b>County</b>	Grays Harbor		<b>(5) Facility Type<sup>2</sup></b>	<b>(6) Estimated Project Implementation Cost Per Year</b>	
<b>(1) Priority</b>	<b>(2) Project Name</b>	<b>(3) Fund Source<sup>1</sup></b>	<b>(4) Acquisition Development Renovation Restoration</b>	<b>2009</b>	<b>2010</b>
				<b>2011</b>	<b>2012</b>
				<b>2013</b>	<b>2014</b>
1	Improved and sustained maintenance	L	None		
2	Plan for walkways, paths and sidewalks	M, L	None	\$ 70,000	
3	Beerbower Park – tables and seating for park kitchen area	M, L	D	\$ 10,000	
4	Beerbower Park – tennis court renovation	M, D, L	R	\$ 43,000	
5	Beerbower Park – upgraded play equipment	M, L	A	\$ 64,000	
6	Beerbower Park – repair float shed	M, L	R	\$ 55,000	
7	New Park – acquire land for neighborhood park	M, L, D	A		\$ 150,000
8	New Park – baseball/soccer field	M, L	D		\$ 275,000
9	New Park – playground	M, L	D		\$ 80,000
10	Unknown – skateboard park	M, D, L	A, D		\$ 230,000

<sup>1</sup> L – Local Funds; D – Donation; M – Matching Grant; B – General Obligation Bonds; R – Revenue bonds; O – Other bonds; U – Unknown  
<sup>2</sup> AM – Administration/Maintenance; BB – Basketball/Other Courts; BS – Baseball/Softball Fields; CC – Community/Senior Center; FS – Football/Soccer Fields; NPK – Neighborhood Park; OS – Open Space/Greenway; P – Picnic/Day Use; PE – Play Equipment; PF – Open Play Field; T – Tennis Court; TB – Trail, Bicycle; TP – Trail, Pedestrian