

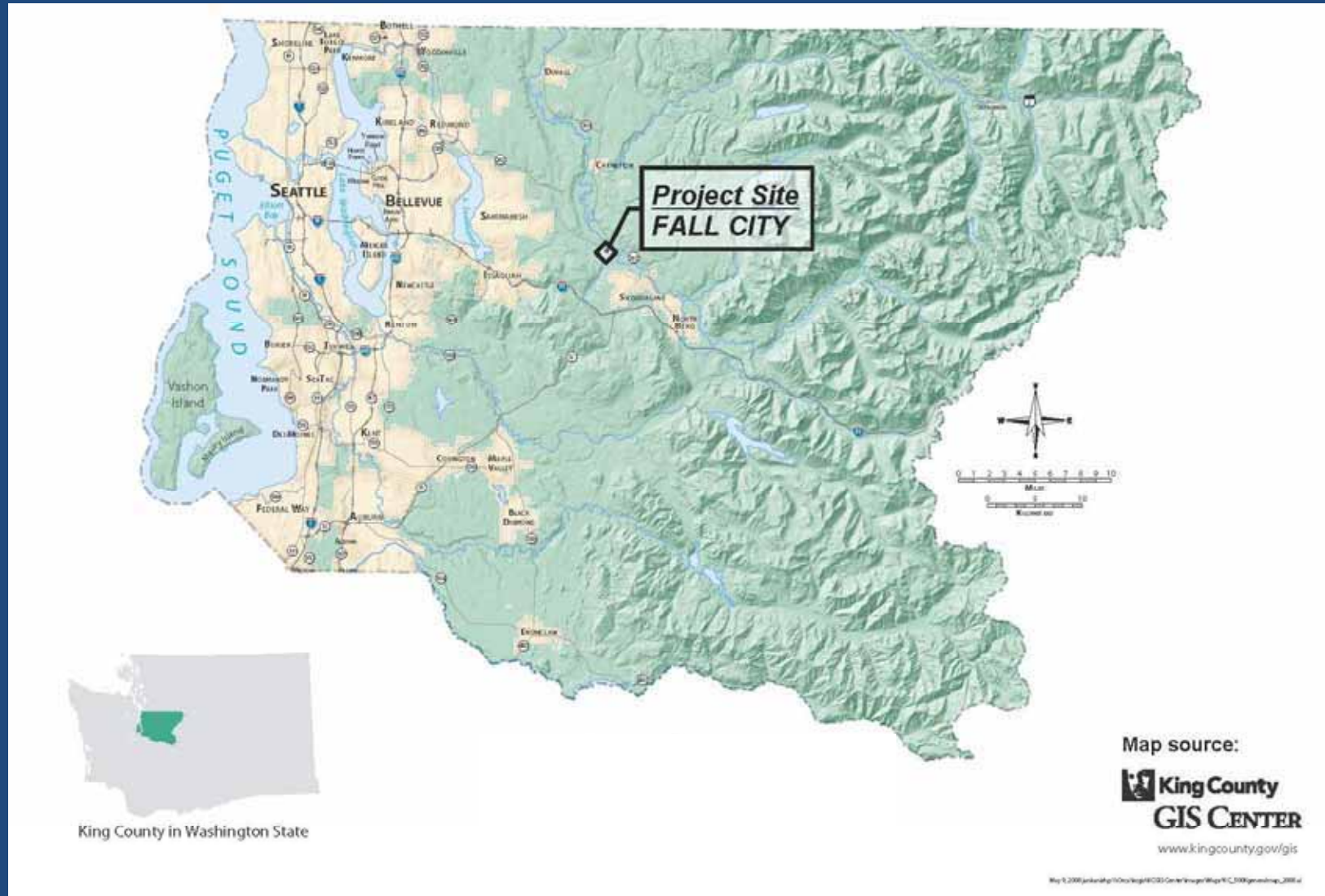
INTRODUCTION – PROJECT SUMMARY

- Acquire 9.3 acres of a 14.3 acre parcel for a Community Park
- Project is the No. 1 priority in the Comprehensive Plan
- Addresses public needs
- Site qualities:
 - Centrally-located
 - Flat and cleared
 - Absent sensitive areas



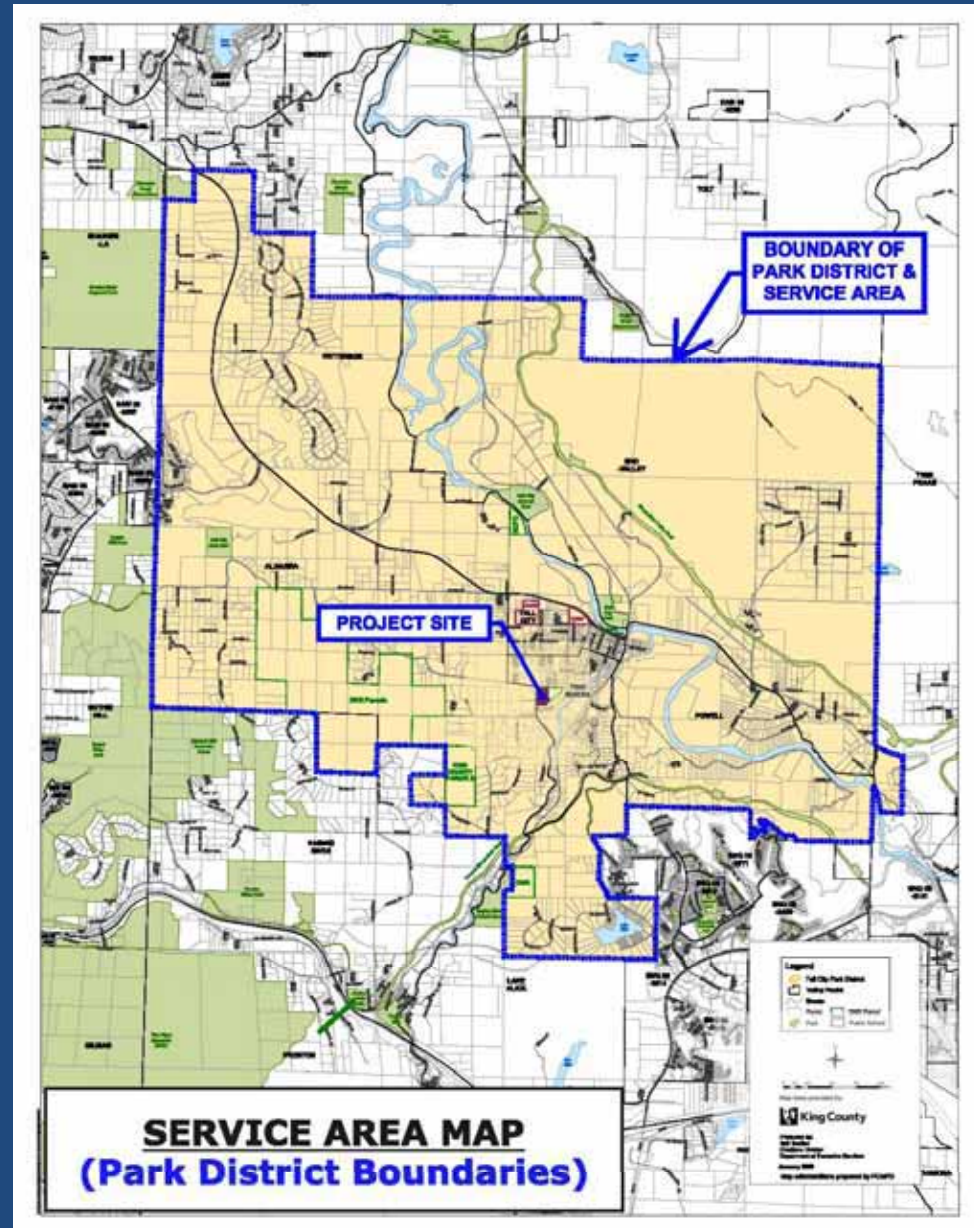
- Owned by willing sellers
- Available for public use upon closing of purchase

REGIONAL LOCATION MAP – KING COUNTY



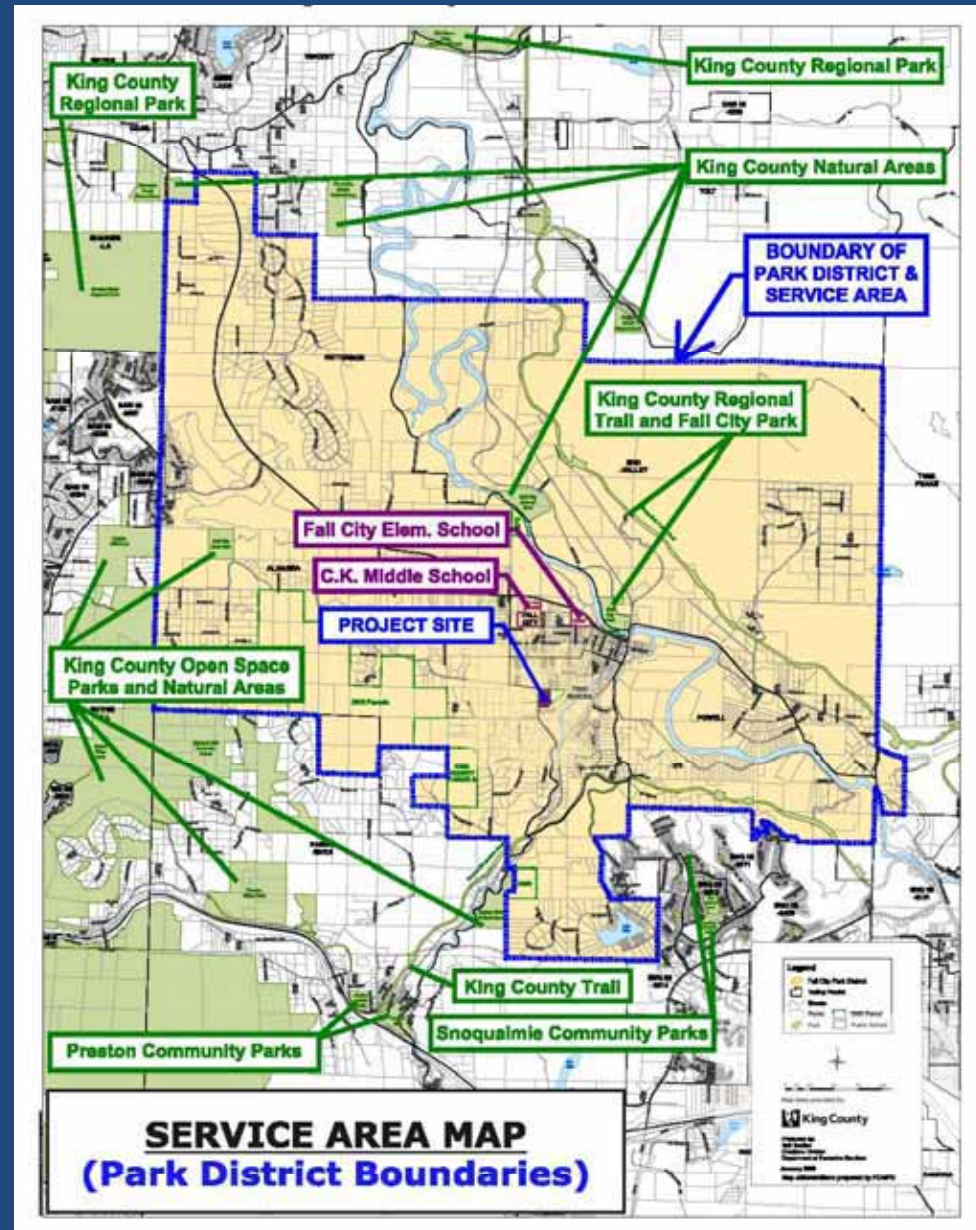
1. PUBLIC NEED (SERVICE AREA)

- Park District boundaries
- 27.5 square miles
- 3,775 registered voters (in 2009)
- Community park deficiency

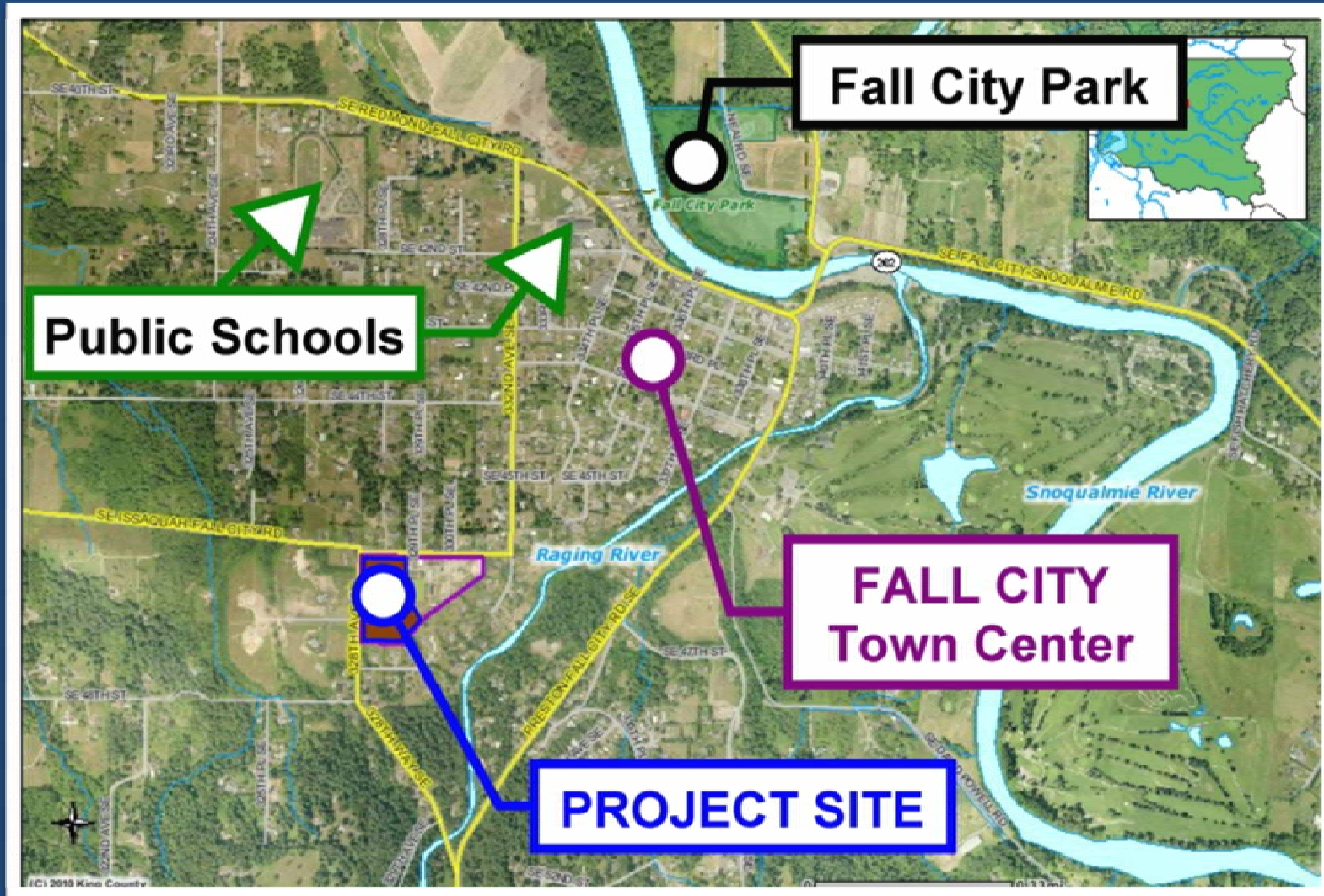


1. PUBLIC NEED (PARK DEFICIENCY)

- Open space parks and natural areas
- Two regional trails
- One ½ acre picnic park along State highway (SR 202)
- One park across major river via SR 202 & SR 203



1. PUBLIC NEED (EXISTING DEFICIENCIES)



1. PUBLIC NEED (EXISTING PARK CHALLENGES)

- Seasonal flooding
- Floodway designation
- Native American cultural artifacts
- Restricted development



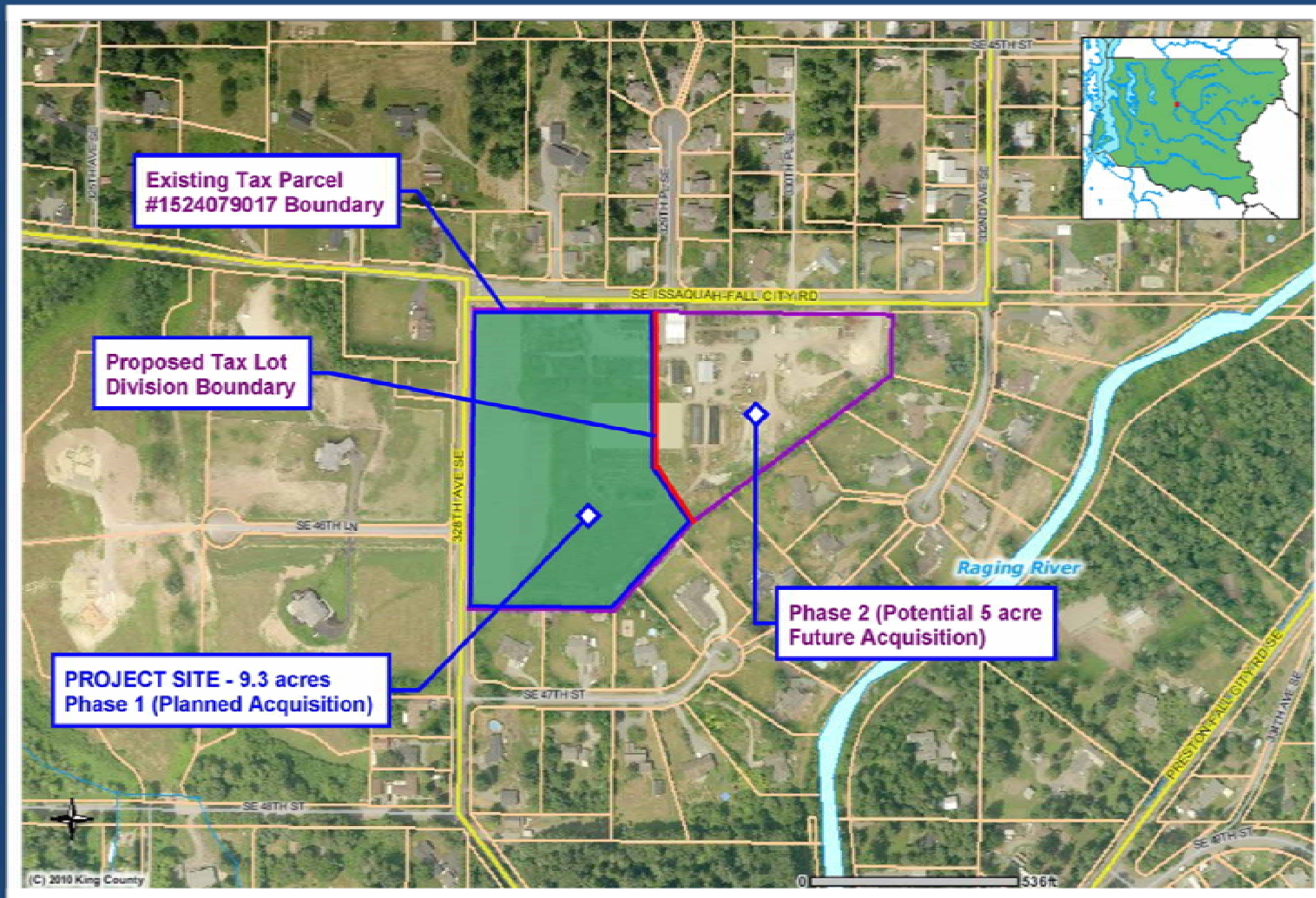
(JAN. 2009)

1. PUBLIC NEED (PROJECT PRIORITY)

- Acquisition of this site is No. 1 priority listed in Park District Comprehensive Plan
- Addresses priority needs:
 - walking paths
 - play area
 - multi-use field
 - picnic facilities
 - sport courts



2. PROJECT SCOPE (ACQUISITION)



2. PROJECT SCOPE (CONCEPT LAYOUT)

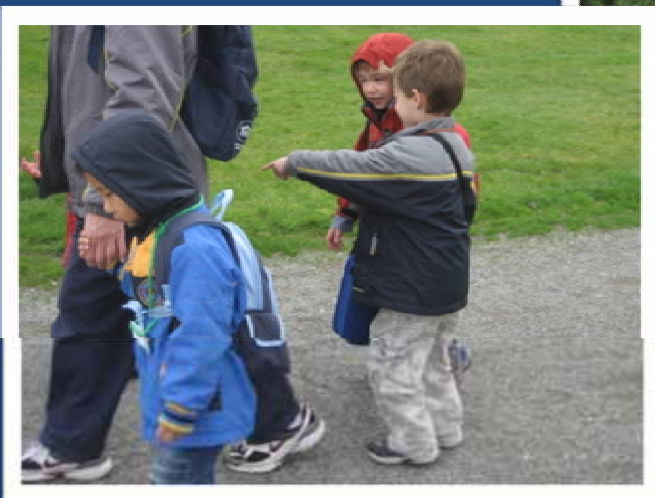
FALL CITY PARKS WELLS SITE (RCO #10-1674)



SCHEMATIC PLAN - A3
CONCEPTUAL LAYOUT FOR DISCUSSION ONLY



2. PROJECT SCOPE (SITE USES)

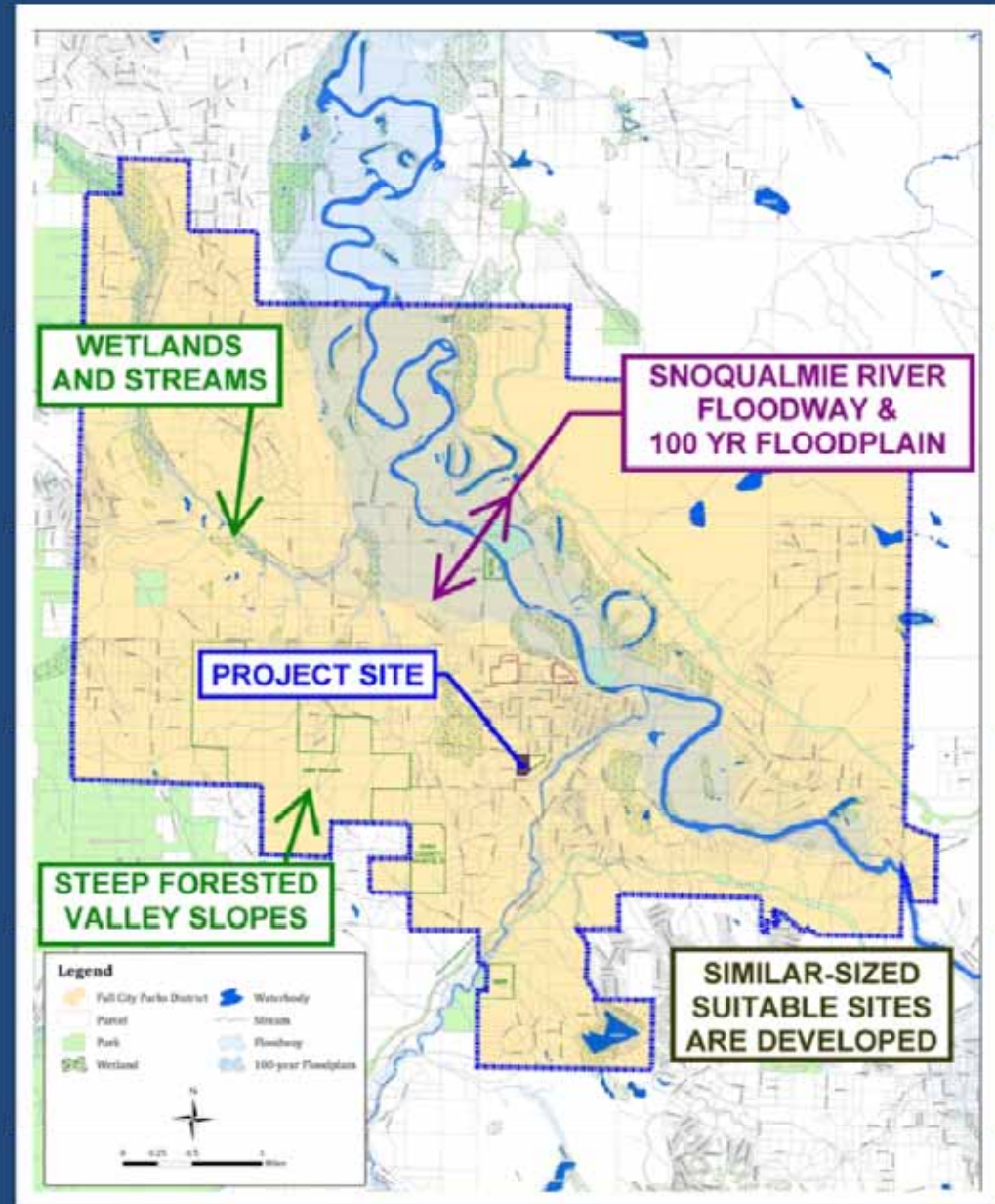


2. PROJECT SCOPE (SEQUENCE)

- ✓ **Acquire 9.3 acre site**
- ✓ **Park District will manage the site**
- ✓ **Site will be available for public use**
- ✓ **Continue Site Master Plan process**
- ✓ **Develop improvements when Site Master Plan is approved and funding is secured (phased approach)**
- ✓ **Explore opportunities for 5 acre expansion**

4. IMMEDIACY OF THREAT (FEW PARK SITE ALTERNATIVES)

- Environmental constraints
- Similar parcels are developed



4. IMMEDIACY OF THREAT (OWNERS MAY DEVELOP SITE)

- Owners are willing sellers now
- Owners also considering options for residential development



5. SITE SUITABILITY (PARCEL QUALITIES)

- 9.3 acre site is compatible with park uses
- Proximity to town center
- Site allows for 5 acre expansion



5. SITE SUITABILITY (NATURAL AMENITIES)

- Topography is level
- Surface is primarily cleared
- Views of surrounding hills and Cascades



(North)

(East)

(South)

Panorama View Taken From 328th Ave. SE

5. SITE SUITABILITY (EXISTING FEATURES)

- Shelter available for use
- Good drainage



Pole Barn (Picnic) Shelter

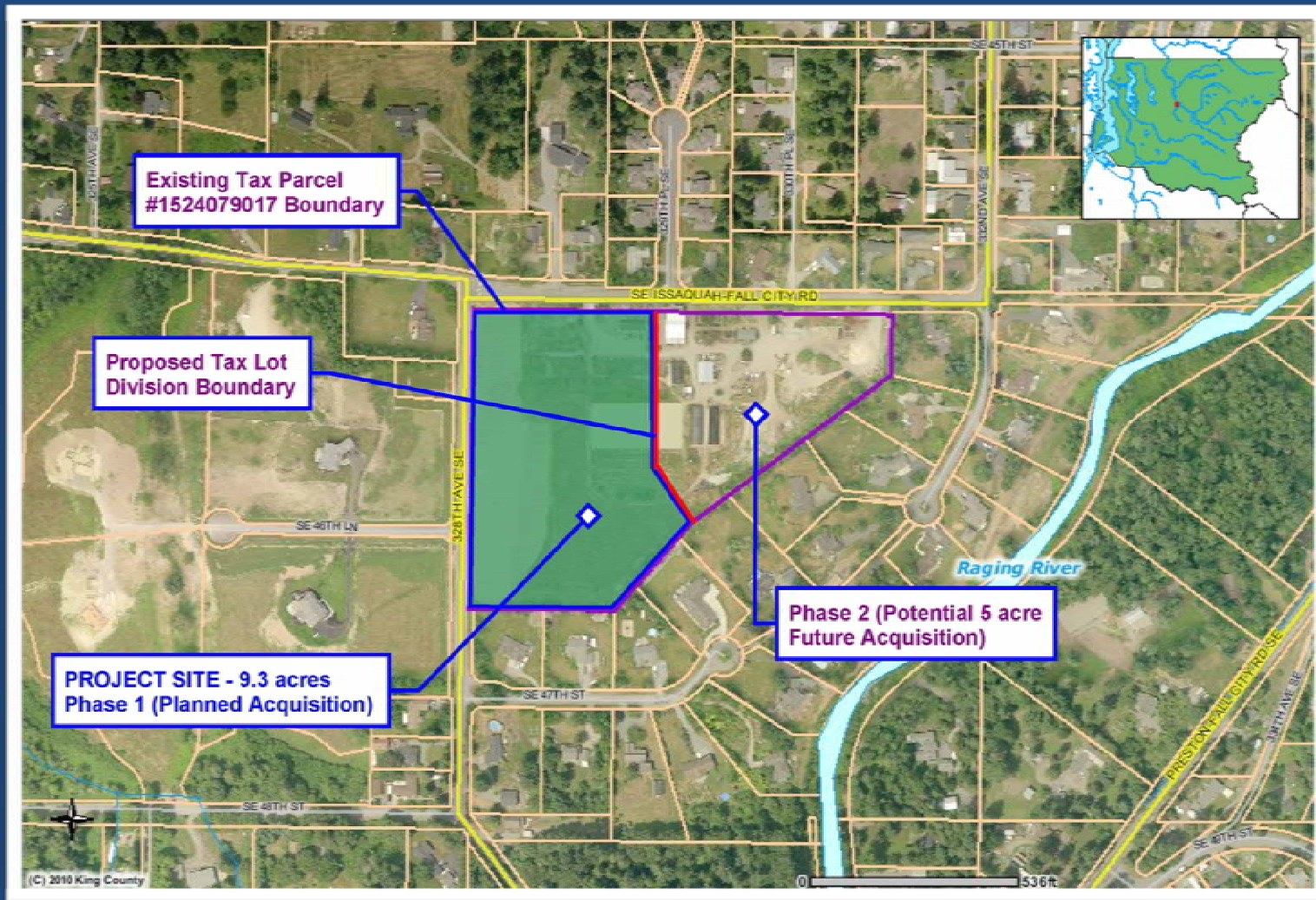
5. SITE SUITABILITY (EXISTING ACCESS)

- Existing driveway entrance
- Access via two 2-lane arterial roads



SE 44th Street Entrance

6. EXPANSION (OPPORTUNITY EXISTS)



7. PROJECT SUPPORT (PUBLIC INPUT & INFORMATION)

- Community Event:
Fall City Days booth
(2009 & 2010)
- Local group updates
- Comment cards
- On-line survey
- District website FAQ
(www.fallcityparks.org)
- Regular Monthly
and Specific Topic
Public Meetings



Park District Event Booth

7. PROJECT SUPPORT (COMPREHENSIVE PLAN)

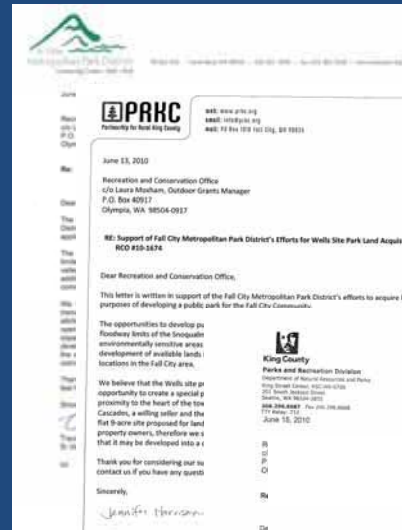
- Two Open Houses
- Multiple Public Announcements
- Regular Monthly and Specific Topic Public Meetings
- Adopted at June 8, 2010 meeting with Resolution No. 11



Park District Open House

7. PROJECT SUPPORT (LETTER ENDORSEMENTS)

- Fall City Community Association
- King County Dept. of Natural Resources & Parks
- Snoqualmie Valley Youth Soccer Association
- Falls Little League
- Raging River Riders – Saddle Club
- Partnership for Rural King County
- Si View Metro Parks District
- Site Owners – Blue Hill LLC



8. COST EFFICIENCIES (GUIDING PRINCIPAL)

- Comprehensive Plan Goal No. 8:

Encourage partnerships and cooperative arrangements with state, local, and tribal governments, private organizations, businesses, special interest groups, and citizens to increase cost effectiveness of efforts toward park land acquisition, improvements, and operational expenses.

8. COST EFFICIENCIES (GUIDING PRINCIPAL)

- Elected Park District Commissioners have donated their time since March 2009
- ALL materials were prepared with volunteer labor including the:
 - 2010-2015 Comp. Plan,
 - Website Content, and
 - RCO Grant Application



Park District Commissioners

QUESTIONS AND DISCUSSION



THANK YOU