

PARKS AND RECREATION ELEMENT

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5 **I. INTRODUCTION**

6 **1. Growth Management Act Requirements**

7 The Washington Growth Management Act identifies parks and recreation element
 8 as optional. As an optional element, there are no requirements prescribed in the
 9 law to be included in the Plan. However, one of the relevant goals of the Washington
 10 Growth Management Act (GMA) follows:

11 *"Open space and recreation: Encourage the retention of open space,
 12 development of recreational opportunities, conserve wildlife habitat and
 13 increase access to natural resource lands."
 14*

15
 16 As this Element was developed, the Snohomish County Parks and Recreation Plan,
 17 the Countywide Planning policies, and the requirements of the Interagency
 18 Committee for Outdoor Recreation (IAC) were reviewed and considered to ensure
 19 that Brier's Plan is consistent with those documents. This starting point of this
 20 document is the 1989 Comprehensive Park, Trail & Open Space Plan, which has
 21 been updated and expanded, and the City of Brier 1994 Comprehensive Plan.
 22

23 **2. Purpose of the Parks and Recreation Element**

24 The Parks and Recreation Element gives a snapshot of the current state of the parks
 25 and open space system in Brier and identifies a plan to address the existing and
 26 future parks and recreation needs and demands. The Plan will serve as a guide and
 27 provide policy direction for the development of a parks and recreation system over
 28 the next 15- 20 years.
 29

30 It is also anticipated that the Parks and Recreation Element, as part of the overall
 31 Comprehensive Plan, will enable the City to be eligible for and successfully compete
 32 for county, state, and federal grants.
 33

34 **3. Planning Area**

35 The City of Brier is a residential community located in south Snohomish County. The
 36 total land area is approximately 2.13 square miles. The estimated 2014 population
 37 for Brier is 6,345 persons and it is projected to grow by another 666 persons to
 38 reach a population of 7,011 by 2035.
 39

40 The "Municipal Urban Growth Area" (MUGA) for Brier is located to the east and

1 north of the City. The land area is slightly larger than the City boundaries and
2 includes approximately 2.67 square miles. At this time there are no population
3 estimates for the MUGA because it will be studied at a later date.

4
5 Brier's natural environment is characterized by two major creek systems:
6 Scriber/Swamp Creek corridor located on the east and north sides of Brier, and the
7 Lyon Creek corridor, located along Brier's west side. Other small creeks and springs
8 are a part of Brier's landscape. There is one lake, Abbey View Pond, located in the
9 southwest part of the City, which is used as an irrigation reservoir by the adjacent
10 cemetery. There also are areas of wooded slopes, ravines, wet forestland, and
11 wetlands throughout Brier. Wildlife habitats are supported by these natural
12 resources.

13
14 Brier's parks system consists of 26.3 acres of active parks and recreation areas and
15 41.9 acres of passive open space plus several trails. These resources are described
16 in greater detail in the following section. In addition to the City-owned resources,
17 there are two school properties, which also offer additional parks and recreation
18 opportunities. They are an important component of the overall parks and
19 recreation facilities available to City residents.

20 21 **II. EXISTING CONDITIONS**

22 **1. Parks and Open Space**

23 There are two primary types of parks within Brier: Active Parks and Passive Open
24 Space, with one park a combination of both. Active parks include both
25 neighborhood and community parks. Neighborhood parks in Brier are small parks,
26 from 1-10 acres, and located close to neighborhoods, for which they are intended
27 to serve. The service area for this type of park is 1/2 mile. Community parks in Brier
28 are larger parks, at least 10 acres in size. These centrally located parks offer multiple
29 activities to appeal to a variety of age groups. This type of park's service area is 1
30 mile or more. Open space does not have a particular service area, but is generally
31 associated with environmental features, which need to be preserved. These parks
32 are usually not developed but are meant to be used in their natural state. The
33 combination park has a service area for the local community, but also incorporates
34 a large natural wetland area.

35
36 Either a community park or a neighborhood park, or both serve most of Brier's land
37 area. There are also two schools located in the western part of Brier, which provide
38 additional recreation opportunities within the City.

1 **2. Facilities Within Brier**

2 Brier's parks and recreation, and open space facilities and trails are summarized in
3 Table 1 and Table 2, followed by more detailed descriptions for each facility. In 2014,
4 the City has five active parks (Brier Park, Brier Patch Park, Bobcat Park, and parks at
5 the Wynbrook and Wynbrook II developments) and five passive/open space areas
6 (Locust Creek Park, City Light Woods Park, Scriber Creek Greenbelt, Sunbrook Open
7 Space and Hickory Park). Brier Park is a large and diverse community park while the
8 other four parks, Brier Patch Park, Bobcat Park, Wynbrook Park and Wynbrook II
9 Park are smaller-scale neighborhood parks. One additional park located in the
10 northeast section of Brier serves as both an active park and a large passive/open
11 space area, Brierwood Park. In addition, Brier Terrace Middle School and Brier
12 Elementary School have recreation and open space facilities onsite. Because the
13 school facilities are controlled and operated by the School District and not always
14 available for general public use, they have not been included in the calculation for
15 park and open space land within Brier, but they are shown separately on the tables.
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**TABLE 1
Brier Park and Open Space Facilities (Acres)**

PARK FACILITY	ACTIVE-NEIGHBORHOOD	ACTIVE-COMMUNIT	OPEN SPACE
Active			
Brier Park		12.8	
Bobcat Park	1.2		
Brier Patch Park	.39		
Wynbrook	.14		
Wynbrook II	.31		
Open Space			
Scriber Cr. Greenbelt			8.7
City Light Woods			5.0
Locust Creek Park			4.7
Hickory Park			5.17
Miscellaneous Open Sp.			9
Combination Active/Open			
Brierwood Park	9.5		32.6
TOTAL ACREAGE	11.09 acres	12.8 acres	42.4 acres
Trails/Connections			
Developed		1.24	
Undeveloped		3.04	
Schools			
Brier Elementary		10.3	
Brier Terrace Middle		22.7	

Source: City of Brier, 2014 and Edmonds School District, 12/98

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TABLE 2
Trails and Connections

Developed	Miles	Undeveloped	Miles
Brier Park Trails	.44	City Light Park Trails	.25
Brierwood Park Trails	.02	Brier Road Poplar Way (east side)	2.35
Brier Elem. Access (232nd to School)	.02	Middle School Access (3210 Russet, south to school)	.08
Brier Elem. Access (228 th to School)	.23	Zuger Trail (end of Hickory Way, north to Vine)	.11
Briergate (39 th W., north to 228 th)	.06	28 th Ave. W. (vacated, south to Allview Way)	.25
Brierwood Foot Bridges/Trails		Locust Creek Cribwall Trail	0.25
Elm Drive to 214 th Pl. SW	.06		
Oak Way to 20 th Pl. W	.06		
Castle Crest #1 (Closed Trail to H.S.)	.03		
Castle Crest #2 (37 th Pl. W., w. to H.S.)	.03		
Emergency Access (219 th SW , south to 38 th)	.01		
Sunbrook Open Space	.01		
Emergency Access (34 th Ave. W., south to 34 th)	.02		
Middle School Access (32 nd Ave. W., north to school)	.03		
Middle School Access (34 th Pl. W., east to school)	.03		
Timbervale Stair Trail (Russet to 35 th)	.03		
220 th Pl. Stairs to Mountlake Terrace	.02		
20 Russet Rd. to 32 nd Pl. W. (370')	.10		
34 th Ave. W. to Russet Rd. (270')	.05		
TOTAL MILES-Developed	1.24	TOTAL MILES-Undeveloped	3.29

a. Active Parks

There are five active parks in Brier.

Brier Park, consisting of 12.8 acres, is the centerpiece of the City's park system. It serves as a community park and is physically located in the geographic center of Brier, just east of City Hall. It includes 3 fields for baseball and soccer, tennis courts, playground equipment, horse arena, and picnicking areas, among other facilities. The wide variety of activities appeal to people of all ages.

Brier Patch Park is a neighborhood pocket park of .39 acres. There is play equipment, a half basketball court, and a picnic table.

Bobcat Park is located in the southwest quadrant of the City. This neighborhood park contains 1.2 acres and has facilities for both active and passive recreation

1 activities. There is a full court basketball court, play equipment, a general-purpose
2 grass playing field, picnic tables, and benches.

3
4 **Wynbrook** is a pocket park located in the Wynbrook development in the northeast
5 quadrant of the city. It is .14 acres and contains a big toy, a half basketball court and
6 a bench.

7
8 **Wynbrook II** is a pocket park of .31 acres. It is located in the northeast quadrant of
9 the city. It contains climbing toys, a bench and a picnic table.

10
11 **b. Passive/Natural Open Space**

12 There are four major open space areas in Brier: Scriber Creek Greenbelt, City Light
13 Woods, Locust Creek Park, and Hickory Park. They are not developed and are an
14 excellent natural resource for the City, providing undeveloped land areas, wildlife
15 habitat, and stream/wetland areas. Public access is permitted in all four areas. In
16 addition to these areas, there are open spaces located throughout the City, which
17 are primarily owned by or dedicated to the City.

18
19 **Scriber Creek Greenbelt** is located along Scriber Creek, which bisects the
20 northeastern corner of Brier. The Greenbelt consists of 8.7 acres and runs
21 approximately 2,000 feet downstream from Brierwood Park. There are no formal
22 facilities, however, its proximity to Brierwood Park makes it fairly accessible. This
23 Greenbelt was obtained through land dedication as part of the Brierwood
24 subdivision development.

25
26 **City Light Woods** is located adjacent to the power line corridor and 236th St. S.W.
27 in the southwest quadrant of Brier. The City does not own the 5-acre parcel, but it
28 has a use agreement with Seattle City Light. The parcel is wooded and contains a
29 moderately old stand of native growth trees surrounded by a residential setting.
30 The park contains a casual "Information Center" with platform and bench seating
31 for thirty. Students and teachers from nearby Brier Elementary School, as well as
32 other social groups within Brier frequent the Information Center. The park also
33 contains a picnic area and trails. A native plant restoration project is underway on
34 the north end. The parcel was reserved as a substation site but has never
35 developed for such a use.

36
37 **Locust Creek Park**

38 In 1998 the City received a grant from Snohomish County to acquire a 4.73-acre
39 parcel of land for passive open space. A picnic area is available in this park, as well

1 as a short trail running along Vine Road. This park also has a native plant restoration
2 project underway. The parcel is located at 2218 Vine Road and its major amenity is
3 that Locust Creek runs through it. The City acquired the land in early 1999.
4

5 **Brierwood Park** is a 25.8-acre neighborhood park located in the Brierwood
6 residential area in northeast Brier. Its setting adjacent to Scriber Creek allows this
7 park to function as a dual-purpose park, with both active and passive recreation
8 facilities. There is a play structure, open lawns, paved trails, picnic tables, and
9 benches within the park. This park also contains a large undeveloped open space.
10 This land is intended to be used for passive open space to preserve waterways and
11 associated wetlands. There are informal trails that are not cleared or maintained.
12

13 This also includes that area formally known as Golde Creek Greenbelt. The Golde
14 Creek Greenbelt is a natural open space comprised of over 16 acres of riparian area
15 in the northernmost portion of the City, and is part of the Scriber Creek system in
16 which the stream runs through the southern edge of the greenbelt. The existence
17 of riparian habitat; including various bird species, beavers, and other typical
18 riparian species native to the area rely on the preservation of this area.
19

20 **Hickory Park** This 5.17-acre park is located in the northeast quadrant of the city. It
21 was purchased in 2014 with Snohomish Conservation Future Funds. The park
22 consists mostly of wetlands and is headwaters to Locust Creek.
23

24 **Miscellaneous Open Space** is located throughout the City. The total acreage is 9
25 acres. Examples of these areas are in subdivisions (Briergate, Timbervale, Dundee,
26 and Sunbrook) and the new scenic overlook in the 1.5-acre proposed County
27 detention area in the southeast corner of the City (228th St. S.W. and Locust Way).
28

28 Trails/Connections

29
30 There are approximately 1.24 miles of developed trails located throughout Brier.
31 Most of these multi-purpose trails are paved or surfaced with gravel for use by
32 pedestrians, bicyclists, and horses. They include trails in parks, in subdivisions, and
33 connections between subdivisions and schools. Undeveloped trails, which are dirt
34 or grass, total 3.04 miles. The longest undeveloped trail is located on the east side
35 of Brier Road, extending the entire length totaling 2.35 miles. These trails and
36 connections are also located in parks, in subdivisions, and adjacent to schools and
37 public facilities. A list of trails and connections within Brier are shown on Table 2.
38

38 **3. Schools**

39 **Brier Terrace Middle School** is located west of Brier Road and south of Russet

1 Road in the northwest quadrant of Brier. The school is operated by the Edmonds
2 School District. Facilities are made available through the District, with school
3 functions having priority over general public use. The total site is 22.7 acres. There
4 is one football field, 1 baseball field and 1 softball field. Soccer is played in outfield
5 areas of the ball fields. There is also a gymnasium at the school. Parking is located
6 on site.

7
8 **Brier Elementary School** is located on 232nd St. S.W., west of 35th Ave. W., in the
9 southwest part of Brier. This 10-acre facility is operated by the Edmonds School
10 District and the same conditions noted above exist here. There is one baseball
11 diamond and another field with a baseball backstop for smaller kids, a soccer field,
12 three basketball courts, and a gymnasium on the site. Because it is an elementary
13 school, there are different types of play equipment (e.g., tetherball, rings) and
14 climbing structures. Parking is located on the site.

15
16 **4. Other Parks and Recreation Facilities in Close Proximity to Brier**

17 These facilities are in the Close proximity to Brier.

18
19 **Hazelwood Elementary**

20 This 10.3-acre school site is operated by the Edmonds School District and is located
21 at 204th St. S.W. and Poplar Way. It has a gym, soccer field, grass field with a baseball
22 backstop, blacktop area with basketball hoop, and a play structure.

23
24 **Logan Park**

25 Logan Park is a County park located at 1411 Logan Road in Bothell, near Larch Way
26 and Locust Way. The site is used as a baseball facility.

27
28 **Forsgren Park**

29 This County park is located at 23709 Carter Road in Bothell. This park's primary
30 facilities are soccer fields.

31
32 **Heritage Park (Lynnwood)**

33 This park is located at the intersection of 196th Street SW and Poplar Way. It has
34 displays of historic structures, walking paths and benches.

35
36 **Bicentennial Park (Mountlake Terrace)**

37 This 5-acre park is located at 4105 222nd St. SW. It has natural areas, covered
38 shelters and picnic areas, as well as playground equipment.

1 **Horizon View (Lake Forest Park)**

2 This park is located at N.E. 201st Pl. and 47th Ave. N.E. and it is approximately 2.5
3 acres in size. It has an open field, half-court basketball, 1 tennis court, youth play
4 area and playground.

5
6 **Interurban Trail**

7 This multi-use trail runs north-south in Lynnwood and connects to the north to
8 Everett and to the south with Mountlake Terrace's 1.5-mile part of the Interurban
9 Trail which is under construction.

10
11 **Larry Egbert Park (Mountlake Terrace)**

12 This 1-acre neighborhood park is located at 228th St. S.W. and 39th Ave. W. This
13 park is immediately contiguous to Brier's west city limits. The facilities include
14 playground equipment, picnic areas, and barbeque pits.

15
16 **Mountlake Terrace Recreation Pavilion**

17 The Pavilion is located in Mountlake Terrace adjacent to Terrace Creek Park at 5303
18 228th St. S.W. The facilities include a swimming pool, racquetball courts (6),
19 classrooms, and community meeting rooms.

20
21 **North Creek Sports fields**

22 This 14-acre resource is located off North Creek Parkway in the Quadrant Business
23 Park in Bothell. The site has a multi-purpose 4-field complex for either soccer or
24 softball. It is also the trailhead for the North Creek Trail, which runs north into
25 Snohomish County.

26
27 **Terrace Ridge Park (Mountlake Terrace)**

28 This park is located at 4600 242nd St. S.W. and it consists of 6 acres. It has
29 playground equipment and picnic areas.

30
31 **King County**

32 King County and Seattle to the south have additional regional recreation
33 opportunities, including the Burke-Gilman Trail which can be accessed through Lake
34 Washington via Lake Forest Park, the zoo, the aquarium, the Seattle Center, and
35 Green Lake.

1 **III. PARK AND RECREATION LEVEL OF SERVICE**

2 **1. Previous Level of Service**

3 **Description**

4 The City's previous level of service (LOS) required 12.5 acres of park and open space
5 per 1,000 residents. Of this, 5.5 acres per 1,000 residents was to be devoted to active
6 park space, and 7 acres per 1,000 residents was to be dedicated to passive open space.
7 This LOS standard left the City with a 14.8 acres deficit of park space (12 acres
8 active/2.8 acres passive), based on a 2004 population of 6,450 persons. Brier's
9 population has since declined to 6,345, creating a current demand for 79.3 acres of
10 parkland (34.9 acres active/44.4 acres passive). The City currently owns 68.2 acres of
11 parkland, resulting in a current deficit of 11.1 acres (8.6 acres active/2.5 acres passive).

12
13 **Advantages and Disadvantages of Previous System**

14 The primary advantage of the City's previous system is its clarity and simplicity.
15 Simple "acreage per resident" LOS standards such as this are commonly used by
16 local governments, and the city's surplus or deficit of park facilities can be easily
17 calculated based on current population. The primary disadvantage of this system is
18 its reliance on ongoing land acquisition to keep pace with population growth. Brier's
19 land base is constrained, with only moderate opportunity for expansion of the city
20 limits, making acquisition of additional land for parks difficult and costly. As vacant
21 land in the area continues to be consumed for development and land values in the
22 area rise, the City's previous LOS standard is likely to become increasingly infeasible
23 as land costs outpace the City's financial resources.

24
25 **2. Revised Level of Service**

26 **Level of Service**

27 The LOS standard for the City of Brier shall be:

- 28 • Park system investments as growth occurs sufficient to maintain a park
29 system value of at least \$2,772 per resident.
- 30 • All properties in the city shall be able to access a park or school recreation
31 facility on foot or by bicycle within a distance of 1/2 mile, using public streets,
32 trails, or access rights-of way.

33
34 **Description**

35 To address priorities identified by Brier residents in the community survey, the
36 revised LOS consists primarily of a minimum park system value per residents,
37 coupled with a minimum standard for non-motorized park access.

38
39 **Advantages and Disadvantages of Revised System**

1 Much like the City's previous LOS system, a Per Capita Investment method (park
2 system value per resident) is straightforward, using simple calculations of land and
3 facility values based on readily available data. In addition to its simplicity, this
4 method provides the City with flexibility in how to direct future investments in the
5 parks and recreation system. Because the LOS standard dictates only an overall
6 system value, the City may choose to apply future investments to those
7 improvements that will best meet community needs. Rather than being based
8 strictly on acquisition of more parkland, the Per Capita Investment method also
9 allows for improvements to existing parks and facilities that increase capacity of
10 improved user experience.

11
12 The flexibility of the Per Capita Investment method is also one of its disadvantages,
13 as it does not identify how and where investment should occur. Development of
14 prioritization measures could overcome this disadvantage by establishing
15 prioritized categories of investment or packages of improvements based on public
16 input. Another potential disadvantage of the Per Capita Investment method is the
17 volatility of land values.

18 Because the value of land can fluctuate with real estate market conditions, the total
19 value of the City's park system can vary from one year to the next. As a result, it is
20 necessary to periodically reevaluate the system's value or index the system value
21 to a particular year to minimize the effect of these market fluctuations.

22
23 The minimum standard for non-motorized park access is derived from a method
24 known as the RCO (Recreation Conservation Office) method. This method evaluates
25 that quantity and quality of park facilities, as well as the distribution and access of
26 park facilities. The revised level of service incorporates only the distribution and
27 access component of the RCO method. Though the entire RCO method is
28 comprehensive and analyzes the park system based on multiple factors, some of
29 which are not fully addressed by other common LOS methodologies, the
30 comprehensive nature makes it complex. However, distribution and access data is
31 readily accessible. Distribution and access criteria provide a dimension that is often
32 overlooked in LOS standards that focus only on acreage of parkland or number of
33 facilities; where are park facilities located within the community, and are residents
34 able to access them easily, even if they don't have access to a personal automobile?
35 Given the online survey input provided by Brier

36
37 residents regarding trail access to City parks, location and distribution of park
38 facilities should be an integral part of the City's new LOS standard.

39

1 **3. Park System Value Per Capita**

2 **Current Land Value**

3 The current value of the City's park system was estimated based on land value of
4 current park properties and the replacement cost of existing park facilities. Value
5 estimates were based on a combination of Snohomish County Assessor data,
6 Washington Cities Insurance Authority (WCIA) data, and example construction costs
7 from recent parks projects in Snohomish County.

8
9 The current land value of the City of Brier park system is \$20,379,582.38. All city-
10 owned property identified in the Parks Element of the Comprehensive Plan as an
11 existing active park or passive open space was included in the estimate, as were
12 several additional properties identified by City staff as having been acquired since
13 the last plan update.

14
15 Miscellaneous open space tracts associated with private development that the City
16 does not own were not included in the calculation of park system value. Several City
17 parks were assigned no value by the County Assessor. Land value for these
18 properties was estimated based on the average assessed value per acre for single-
19 family and vacant land within Brier (\$376,819.41 per acre). Based on this data, the
20 current assessed land value of the City's park system is approximately \$20,379,582.

21
22 **Table 4. Assessed Land Value - City of Brier Park Properties**

Park Class	Assesses Value of Improvements	Assessed Land Value	Total Value
Active - Neighborhood		\$4,430,686.84	\$4,430,686.84
Active - Community	\$659,000	\$3,831,400.00	\$4,490,400.00
Open Space		\$11,458,495.54	\$11,458,495.54
Total	\$659,000.00	\$19,720,582.38	\$20,379,582.38

23 Source: Snohomish County Assessor, 2014

24
25 It should be noted that replacement value for park land is generally slightly higher
26 than assessed value; park land is often assessed below market value because it is
27 government-owned property. If the City needed to replace its current park acreage
28 through market-rate purchases, it would probably pay more than the
29 aforementioned value. However, due to rising land costs over the past several
30 decades, adjusting for sales value would likely overstate that amount the City has
31 actually invested in its park land.

32
33 **Replacement Cost of Park Facilities**

34 The value of the City's park facilities and infrastructure, such as sports fields, play

1 equipment, and buildings, is expressed in terms of replacement construction cost.
 2 Using a combination of WCIA building insurance information and example
 3 construction costs from recent parks projects elsewhere in Snohomish County, a
 4 total facility value was calculated. Based on these estimated values, current
 5 replacement cost of the City's park facilities and improvements is approximately
 6 \$3,412,993.
 7

8 **Table 5. Estimated Facility Replacement Costs**

<u>Facility Type</u>	<u>Examples</u>	<u>Capital Replacement Value</u>
<u>Brier Park Facilities</u>	<u>Baseball/softball fields, Skate park, tennis courts, horse arena,</u>	<u>\$659,000.00</u>
<u>Playgrounds and Picnicking</u>	<u>Play equipment, picnic tables/shelters, benches, etc.</u>	<u>\$1,551,178.12</u>
<u>Sports Fields</u>	<u>Soccer fields, basketball courts, etc.</u>	<u>\$719,987.04</u>
<u>Site Improvements</u>	<u>Parking, restrooms, etc.</u>	<u>\$134,419.09</u>
<u>Trails</u>	<u>Developed walking trails (paved/gravel)</u>	<u>\$348,408.90</u>
Total		\$3,412,993.15

9 Source: Snohomish County Assessor, City of Brier, Washington Recreation & Conservation Office, Snohomish County
 10 Parks and Recreation Department, BERK Consulting

11
 12 **Per Capita System Value**

13 The total per capita value of the City's park system consists of the combined
 14 values of land and facilities, divided by the City's current population. The
 15 combined land value and facility replacement value equals the total estimated
 16 value of the City's park system. This amount is then discounted for system
 17 investments not funded by City of Brier taxpayers, such as grants. Including a
 18 grant discount based on the Department of Commerce's 2014 population
 19 estimate for Brier, the current value of the City's park system is approximately
 20 \$3,644 per resident.
 21
 22

1

Table 6. 2014 Park System per Capita Value

Category	Value
Land Value (Assessor Tax Year 2014)	\$19,720,582.38
Facility Replacement Value	\$3,412,993.15
Current Estimated Replacement Value	\$23,133,575.53
Discount for Non-City Taxpayer Contribution (Grants)	\$13,738.18
Subtotal	\$23,119,837.35
2014 Population	6,345
Land and Facility Value per Capita, undiscounted	\$3,645.95
Land and Facility Values per Capita, discounted for grants	\$3,643.79

2

Source: Snohomish County Assessor, Recreation & Conservation Office, BERK Consulting

3

4

4. Park Pedestrian Access

5

The RCO Distribution and Access method described in the previous section asks how many parks in the system may be accessed safely by foot, bicycle, and transit. This analysis evaluates the City's system based on walking distances of one-half mile, which is part of the RCO Methodology described previously. Most able-bodied adults can walk a mile in 15-20 minutes.

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Based on Snohomish County Assessor land use codes, the City of Brier contains a total of 2,511 parcels. Of these, 1,036 (41%) are within a 1/2-mile walk of a park or school, using one of the designated pedestrian walkways. If all public streets are used to calculate walking distance, 2,144 parcels are within a 1/2 mile walk of a park or school (85%). These estimates are conservative, and the actual number of parcels accessible is likely slightly higher, given the lot configuration in certain areas of the city. The largest contiguous gaps in service coverage are in the northeastern and southeastern corners of the city. These areas present access challenges due to long, circuitous streets and cul- de-sacs that increase walking distances and limit pass-through connections. In the northeastern area, an additional access point at Brierwood Park with associated pass- through trail access to the street network could alleviate access challenges. In the southeastern area, it is likely that development of an additional park would be necessary to provide access to all properties in the vicinity.

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5. Impact Fees

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Legal Basis of Impact Fees

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Impact fees are those fees charged by a local government on new development to recover a portion of the cost of capital facility improvements needed to serve new development. Impact fees may be charged to help pay for public transportation and

18

19

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1 road facilities, fire protection facilities, schools, and public parks, open space, and
2 recreation facilities. Local governments are authorized to charge such fees under
3 RCW 82.02, provided that such fees are only imposed for system improvements that
4 are reasonably related to the new development, do not exceed a proportionate
5 share of the costs of necessary system improvements, and are only used for system
6 improvements.

7
8 According to the provisions of RCW 82.02.060, impact fees must be adjusted for
9 other revenue sources that are paid by development, if such payments are
10 earmarked or portable to particular system improvements. Likewise, the City may
11 provide impact fee credit if the developer dedicates land or improvements identifies
12 in the City's adopted Capital Facilities Plan, and such construction is required as a
13 condition of development approval. Collected impact fees may only be spent on
14 public facilities identified in a capital facilities plan or to reimburse the government
15 for the unused capacity of existing facilities (RCW 82.02.050(4)). In addition, impact
16 fees may only be spent on capital costs; they may not be used to pay for operating
17 expenses or maintenance activities.

18
19 **Value Needed for Growth**

20 Impact fees are intended to defray the cost of providing facilities for future growth
21 in the community. The LOS described earlier requires that investments be made in
22 the parks system to maintain a per capita value of \$3,644. Based on Puget Sound
23 Regional Council's (PSRC) 2013 population forecasts, Brier is anticipated to grow to
24 a population of 7,011 by 2035. This represents an increase of 666 residents over the
25 2014 population of 6,345. Maintaining the current per capita park system value
26 would require an additional investment of \$2,426,763 during this period.

27
28 Impact fees must be adjusted to account for other payments made by developers
29 to support capital facility improvements. Currently, the City collects Real Estate
30 Excise Tax (REET) on the sale of real property in Brier to fund capital facility
31 improvements. Including parks projects. Since 2005 the average amount of annual
32 REET revenue dedicated to parks capital improvements was \$27,661.64 over the
33 period 2005-2013. REET revenue in the years since 2011 has shown moderate
34 growth, though it has not yet returned to its pre-recession levels. After applying the
35 REET discount, the total amount of investment needed for growth is \$1,845,869.
36 Divided among the projected new residents, the net per capita investment needed
37 for growth is approximately \$2,772.
38

1

Table 7. Additional Park System Value Needed for Growth

Category	Value
Land and Facility Value per Capita discounted for grants	\$3,643.79
Project Population Growth: 2014-2035	666
Additional Value Needed for Growth: 2014- 2035	\$2,426,763.07
Average Annual REET Revenue: 2005- 2013	\$27,661.64
Discount for Anticipated Real Estate Excise Tax Revenue: 2014-	\$580,894.42
Subtotal	\$1,845,868.65
Net Per Capita Investment Needed for Growth	\$2,771.57

Source: PSRC, 2013; City of Brier, 2014

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3

Cost per Dwelling Unit

4 The per capita investment can be converted to an impact fee to be assessed per
5 housing unit by multiplying by average household size. Because single-family and
6 multifamily homes typically have different household sizes, it is recommended to
7 calculate separate impact fees for each unit type. Based on the Census Bureau's
8 2013 American Community Survey 5-year Estimates, the average household size for
9 a single- family home in Brier is 2.82 persons per household. The average
10 household size for multifamily units is 2.38 persons. The impact fee per single family
11 dwelling unit is \$7,815.84 and the impact fee per multifamily dwelling unit is
12 \$6,596.35 . if calculated to capture 100% of the impact of a unit. The City has chosen
13 to capture 50% of a unit s' impact through mitigation fees. The City will use other
14 monies such as general fund, grants, and County park mitigation fee monies to pay
15 for the remaining 50% of a units' impacts.
16

17

Table 8. Maximum Park Impact Fee per Dwelling Unit

18

Category	Value
Net per Capita Investment Needed for Growth	\$2,771.57
Average Single-Family Household Size(persons)	2.82
Average Multifamily Household Size (persons)	2.38
Maximum Impact Fee per Single-Family Unit	\$7,815.84
Maximum Impact Fee per Multifamily	\$6,596.35
Impact Fee per Single-Family Unit	\$3,907.92
Impact Fee per Multifamily Unit	\$3,298.18

Source: ACS 5-Year Estimates, 2013; City of Brier, 2014

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1 **6. Potential Future Parks and Open Space Areas**

2 The following are possible sites for future parks and/or open space in and near
3 Brier. They are not prioritized, and specific parcels are not identified, but rather
4 provide a guide for possible acquisitions.
5

6 **Abbey View Pond Property (approximately 40 acres)**

7 This property contains a scenic 10-acre pond, wetlands, and wooded areas. It also
8 supports a natural habitat for wildlife. The pond is used for irrigation water supply
9 for the cemetery located to the south of the property. The property has been used
10 unofficially for walking and equestrian activities. Due to its biological diversity, this
11 property is an important piece of resource-based open space land within Brier.
12 Future uses would be primarily passive open space and a multi-use trail.

13 **North Brier (acreage undetermined)**

14 This area is likely to see most of the new development within Brier in the next 5-10
15 years. There will be a need for neighborhood and pocket parks.
16

17 **Southeast Brier (acreage undetermined)**

18 This area does not contain any parks or open space. There may be opportunities
19 for neighborhood or pocket parks, trails connections, and a possible community
20 park, such as a ball field, in this section of Brier.
21

22 **Citywide (acreage undetermined)**

23 There are potential opportunities throughout Brier for the creation of pocket parks
24 on lots that may be ready for redevelopment.
25

26 **IV. GOALS AND POLICIES**

27 **GOAL PR 1.0: Develop an outstanding parks and open space system in**
28 **Brier to meet the needs of the community.**

29 Policy PR 1.1: Preserve a wide variety of lands for park, open space, and
30 greenbelt purposes including but not limited to:

- 31
- 32 a. Natural areas and natural features with
- 33 scenic or recreational value;
- 34 b. Land that may provide public access to water
- 35 bodies, natural areas and parks;
- 36 c. Use boundaries and City boundaries;
- 37 d. Lands that visually or physically connect natural
- 38 areas or provide important linkages for
- 39 recreation and wildlife habitat, and.

- 1 e. Environmentally sensitive areas, including severe
- 2 landslide hazard areas, steep slopes, floodways of
- 3 100-year floodplains, wetlands, stream corridors,
- 4 and habitat for established, threatened,
- 5 endangered or highly sensitive wildlife species.
- 6 Policy PR 1.2: Preserve a wide variety of lands for park, open space, and
- 7 greenbelt purposes including but not limited to:
- 8 Policy PR 1.3: Locate recreational facilities where they are easily accessible
- 9 to the residential population.
- 10 Policy PR 1.4: Strive to achieve the adopted level of service standards for
- 11 capital facilities planning purposes. The following level of
- 12 service standards shall be used as guidelines to evaluate the
- 13 adequacy of public facilities.
- 14 Policy PR 1.5: Seek funding from multiple sources for parks and open
- 15 space acquisition and development.
- 16 Policy PR 1.6: Establish an annual parks maintenance program which
- 17 includes tasks for both City staff and volunteers.
- 18 Policy PR 1.7: Prepare a feasibility study for a community center. The study
- 19 should focus on the community's interest in such a facility
- 20 and examine economic feasibility.
- 21 Policy PR 1.8: Continue to sponsor community events such as SeaScare,
- 22 concerts in the park, and the holiday tree lighting.
- 23 Policy PR 1.9: Develop more specific design standards for multi-use trails
- 24 and on-street bicycle paths or ways.
- 25 Policy PR 1.10: Continue to implement playground safety standards per
- 26 NPSI (National Playground Safety Institute).
- 27 Policy PR 1.11: Continue to update all current and future plans to consider
- 28 ADA (Americans with Disabilities Act) access.

29

30 **Goal PR 2.0: Provide active park and recreation facilities accessible to all**

31 **residents.**

- 32 Policy PR 2.1: Acquire and/or develop high quality active parks and
- 33 recreation facilities that are cost-effective and require
- 34 minimal maintenance.
- 35 Policy PR 2.2: Acquire land for active neighborhood parks located within
- 36 one half mile of surrounding neighborhoods.
- 37 Policy PR 2.3: Provide park facilities that are handicapped accessible.
- 38 Policy PR 2.4: Preserve the horse arena and encourage new and additional
- 39 areas for equestrian uses.

- 1 Policy PR 2.5: Prepare a master plan for each park in the City.
2 Policy PR 2.6: Develop facilities and activities that appeal to older
3 youth/teens, such as a skate park.
4

5 **GOAL PR 3.0: Preserve open space for public access and to provide a**
6 **balance of land uses within Brier.**

7 Policy PR 3.1: Preserve land for open space which provides multiple
8 benefits, including passive recreation opportunities, scenic
9 amenities, and fish or wildlife habitat.

10 Policy PR 3.2: Allow some limited flexibility in zoning and design
11 requirements when developers offer to set aside a portion
12 of their property in a planned unit development for open
13 space or greenbelt, along with other mitigating
14 improvements.

15 Policy PR 3.3: Designate waterways and adjacent lands and wetlands as
16 open space which cannot be built upon or impacted in such
17 a way as to degrade the natural area.

18 Policy PR 3.4: Provide passive recreational facilities, for example, trails
19 through open space, natural reserves, open space, and
20 picnic grounds.

21 Policy PR 3.5: Protect and enhance existing natural resources and
22 environmentally sensitive areas.
23

24 **GOAL PR 4.0: Acquire and develop a City-wide, integrated multiple use**
25 **trail system that is functional, safe and convenient.**
26

27 Policy PR 4.1: Develop a network of open space corridors, multi-use trails
28 and paths throughout the City. This network should provide
29 links between developments and subdivisions and also
30 provide links to parks, open spaces, and other trails in Brier
31 and in adjacent communities.

32 Policy PR 4.2: Provide for the safe and convenient integration of bicycle,
33 pedestrian, and where appropriate, equestrian multi-use
34 networks.

35 Policy PR 4.3: Encourage the development of pedestrian rights-of-way and
36 well-lighted trails which can provide safe passage between
37 neighborhoods, schools, commercial and recreational
38 areas.

39 Policy PR 4.4: Upgrade existing horse and pedestrian trails and obtain new
40 easements for extending trails. Unpaved, off-street horse

- 1 trails are preferable to on-street ones.
- 2 Policy PR 4.5: Construct pathways and trails in City rights-of-way and on
- 3 trial easements obtained on private property in order to
- 4 establish a system throughout the City.
- 5 Policy PR 4.6: Connect Brier's trail system in key locations with other trail
- 6 systems, where possible.
- 7

8 **GOAL PR 5.0: Preserve natural vegetation and promote the addition of**
9 **landscaping throughout the City to enhance the natural**
10 **environment.**

- 11 Policy PR 5.1: Develop a City-wide landscape plan to provide a basis for:
 - 12 a. Further inventories of existing vegetation.
 - 13 b. Open space planning and acquisition proposals.
 - 14 c. Development of noise and visual buffers.
 - 15 d. Evaluating the impacts of any new development on
 - 16 the natural elements environmental systems.
 - 17 e. Encourage the use of native plants in parks, and
 - 18 control invasive plants.
- 19 Policy PR 5.2: Use open space, greenbelts, and natural vegetation to
- 20 reduce noise and visual pollution and encourage natural
- 21 buffering between land uses and to separate incompatible
- 22 land uses from residential areas.
- 23 Policy PR 5.3: Preserve major areas of open space in adjacent
- 24 developments as unified and integrated open space to
- 25 enhance the visual effect of the open space.
- 26 Policy PR 5.4: Promote the adoption of standards for public street
- 27 development that include aesthetic enhancement,
- 28 distinctive street signage, lighting, and/or furnishings,
- 29 enhanced pedestrian walkways, and street tree plantings.
- 30

31 **Goal PR 6.0: Work cooperatively with the State, Snohomish County,**
32 **Edmonds School District, and private entities on issues**
33 **including park planning, acquisition, development, and**
34 **operations.**
35

- 36 Policy PR 6.1: Promote the provision and development of park and
- 37 recreation facilities through public and private funding,
- 38 including impact fees, and through partnerships with other
- 39 agencies.

- 1 Policy PR 6.2: Require all new developments to contribute their fair share
2 to parks, street improvements, signalization, and sidewalks
3 for project mitigation. The park's contributions could include
4 land dedication or fees in lieu of land.
- 5 Policy PR 6.3: Require all development projects along trail routes to
6 provide easements to the City for incorporation of the trail
7 into the City's trail system. These trails could include
8 easements on private property and utility easements for off-
9 road trails.
- 10 Policy PR 6.4: Preserve areas designated as parks and open space through
11 incentives, trades, purchase of land, easements, or transfer
12 of development rights.
- 13 Policy PR 6.5: Participate in region-wide parks and recreation planning
14 activities and consider joint projects, where appropriate.