

**The Town of Yacolt Recreational Park Master Plan
2015**



Map



Legend

- Building Footprints
- Taxlots
- County Outline
- World Street Map

Notes:

1: 10,188



1,698.0 0 848.98 1,698.0 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
Clark County, WA. GIS - <http://gis.clark.wa.gov>

This map was generated by Clark County's "MapsOnline" website. Clark County does not warrant the accuracy, reliability or timeliness of any information on this map, and shall not be held liable for losses caused by using this information.

Objective:

Our goal was to provide an expansive open space for local community and family activities. The area would also provide the town with the ability to install an underground treated effluent disposal field for a future waste water treatment plant. These two uses could co-exist without any impact on either project.

The total build out vision was to have a park complex built upon the disposal area of the waste water treatment facility. All park improvements would have relatively low impact on the future use of the subsurface ground. All the structures constructed would be able to be relocated or easily repaired should the construction of the disposal area come to fruition. To date we have constructed gravel walking paths, small and large dog open space for off leash activities, a disc golf course, soccer fields, a youth BMX track, a horse shoe pit, a pit toilet facility, an ADA accessible picnic, and running water for drinking. Ultimately the facility would have utilities to include electricity, a sprinkler system, and a regular restroom facility. As funding becomes available the plan would be to install exercise equipment, additional picnic tables, upgrade the landscaping, upgrade the dog walking area, and pave the existing gravel parking lot.

Background:

In 2007 when Clark County was updating its growth management plan, The Town of Yacolt went before the Board of Commissioners to ask for a rural reserve area. The commissioners agreed with the Town's need but it came with conditions. One of those conditions was the Town was required to write and have an approved general sewer plan. This plan was to be approved by the Department of Ecology and adopted by the Town. One of the areas identified in Yacolt's rural reserve area request and designated as a potential waste water treatment facility, was a site east of town bordering the existing MCI satellite earth station.

In 2008, the town began writing the general sewer plan. Thanks in part to a funding grant provided to the Clark County Sewer Coalition, Yacolt received money to continue through the general sewer plan and into the Waste Water Facility Plan. In the winter of 2012, the department of Ecology approved the plan and approved the acreage east of town, which had been designated as a potential waste water site, as the disposal area for the treated effluent from the waste water treatment plant.

The development of the General Sewer Plan and the Waste Water Facility Plan capped off a decade of major changes in Yacolt. In a period of 10 years Yacolt had added over 200 new homes, nearly doubling the population of Yacolt. The increased population outgrew our open space and parks. The only park the town had was on the far west side of town and the only athletic facilities was on the far north side of town. The new homes were all located in the Northeast quadrant of the Town where there were no parks.

During the summer of 2011 discussions concerning purchasing the approved waste water facility disposal area were taking place. This area encompassed 10 acres of pasture land. The town also saw the need for a park for the newly developed residential quadrant of the town. Combined with the need for a potential waste water treatment facility and the open space, the town decided to apply for funding through the Community Development Block Grant (CDBG) program for the 2012 fiscal year.

In the fall of 2011 the Town applied for funding through the CDBG program. Yacolt also had funds available in the general fund through money collected from street impact fees and park impact fees which were nearing their termination date to be spent. The plan on this initial phase was to purchase the property, install a gravel parking area, and install a soccer field. The cost of this phase was \$192,627.

The project was selected by members of the Urban County Policy Board in March of 2012. In May of 2012, the town staff, along with inmates from the Larch Correction Facility, began clearing the property and obtaining donated supplies for the project. Construction began the spring of 2013 and the initial phase was completed by September 2013.

In the fall of 2012 we applied for another grant to install water to the park, install a pit restroom, install walking paths, dog parks, horse shoe pit, and a disc golf course. We also widened the street. This project was completed the summer of 2014. Funding for this project was provided from remaining impact fees, in-kind labor, and the CDBG Program. Cost of this project was \$201,960.

In the fall of 2013 we applied for another grant to build a pavilion and run electricity to the structure. The pavilion was selected by the residents and the Town Council from a list of potential projects due to the fact, over the past three years, we had collected years enough materials to significantly impact the project. Funding for this project consisted of in-kind labor, donated materials, and the CDBG Program. The Cost of this project was \$102,000. The estimated completion date for this is June 2015.

In the summer of 2014 the Town built a kiosk for the dog park area. This was designed to hold plastic bags to dispose of dog waste. The kiosk also holds sanitary hand cleaner and there is a bulletin board for any public notices. The town also received a \$1000 grant from the Association of Washington Cities to purchase programmable door locks for the restroom facility. The town also provided the labor and equipment to build a bicycle moto cross track for the local youth.

For the year 2015 the Town applied for funding to pave our remaining gravel pathways. Our goal is to minimize the amount of maintenance needed to keep the pathways useable and to ensure ADA accessibility to the entire park. Funding for this was in-kind match and CDBG funding. Projected cost of this project is \$27,500. If the project is selected the completion date is estimated to be July of 2015.

Recreational Facilities Capital Improvement Program:

6 Year Recreational Park Capital Improvement Program				
Project	Year	Cost	Funding Source	Status
Pavilion	2014-2015	102,000	General Funds / 26% In-kind 74% CDBG	Engineer Bidding
Paved Pathways	2015-2016	27,000	91% CDBG 9 % In-kind	Grant Application & Planning

Exercise Equipment Picnic Tables	2015-2016	18,000	100% Parks Foundation	
Parking Lot Paving	Time Indeterminate	100,000	General Fund / In-kind CDBG Parks Foundation	
Upgrade Landscaping	Time Indeterminate	10,000	General Fund / In-kind CDBG Parks Foundation	
Upgrade Dog Walking Area	Time Indeterminate	5,000	General Fund / In-kind CDBG Parks Foundation	
Sprinkler System	Time Indeterminate	70,000	General Fund / In-kind CDBG Parks Foundation	
Sewer Disposal Area	Time Indeterminate	450,000	Centennial Funds Public Works Trust Fund CDBG General Fund	Planning

Foreseeable Future:

The town is encouraged by the outpouring of community use of the park. Residents of the town are constantly seen walking and jogging on the paths. The local community church held their soccer camp there during the summer. Local community youth teams play soccer there. Kids are always riding their bikes on the BMX track. Families and a lot of the youth have come out to play disc golf. The park has proven to be a very useful and pleasant commodity and it's the town's goal to continue to add new attractions and to upgrade the facilities as funding becomes available.

This plan will be updated annually.

