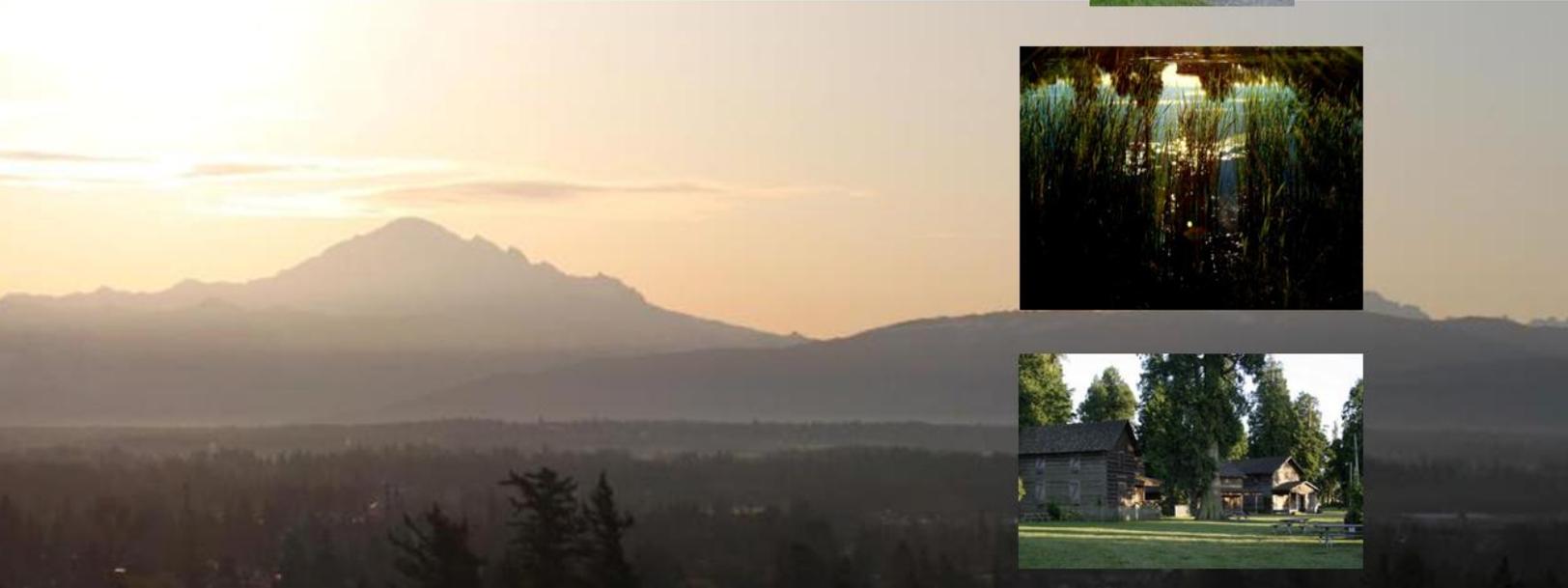


CITY OF FERNDALE  
**PARKS, RECREATION & TRAILS  
MASTER PLAN**



**2013-2033**



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## SECTION 1: INTRODUCTION

The Ferndale Community sees the parks and trails system as a critical element in the overall quality of life of the area, and critical to the long-term economic development of Ferndale. Since livability is a key element in the future growth of the community, the Parks, Recreation and Trails Master Plan is designed to enhance both quality of life and improve the overall economic development opportunities for Ferndale.

It is the intent of the City Council that this plan shall receive annual updates to revise the park inventory and 6-Year CIP, and consider changes to the goals, policies, and standards herein. The Parks, Recreation, and Trails Advisory Board (PRTAB) shall present an updated plan to the Planning Commission, to be forwarded to the City Council, at the end of each calendar year.

## SECTION 2: PARK, RECREATION AND TRAILS VISION

This plan envisions Ferndale in 2036 as...

*...a community with a high quality parks, recreation and trails system that meets the needs of all of the citizens of Ferndale. We have major sports and activity areas, special use areas that honor and reflect our rich history, as well as a complete trail system that makes it possible for citizens of all ages to walk or bicycle around town. Our trails interconnect with parks, schools, and other community destination points, are multi-modal and link with the trail systems of both Whatcom County and the City of Bellingham. The City is not in the recreation delivery business, but does work to facilitate the delivery of recreation services and leisure activities through ongoing collaboration, planning and coordination with other community members and agencies.*

*Our parks and trails are well cared for, properly maintained and are a major draw for newcomers and visitors alike. Our parks are beautiful, have flower beds and set the tone for enhanced community pride. Our citizens are actively involved with both the construction of new park areas as well as in the ongoing maintenance. The park and trail system is a signature piece of the community's identity.*

*Our parks provide a safe, comfortable place for children of all ages, and present numerous opportunities for kids to express*



*themselves through various art forms, sports, and special events. Our parks provide opportunities to practice physical fitness, to expand imagination, and to respect nature. Parks provide areas for escape and reflection, but also link diverse elements of the community, allowing opportunities for engagement on many levels, in a shared space.*

### SECTION 3: PARK RECREATION AND TRAILS MASTER PLAN OBJECTIVES:

The Park Recreation and Trails Master Plan is designed to achieve the following objectives:

1. Deliver the community's long-range vision for Ferndale and provide a high degree of livability for all ages and interests.
2. Establish a system of parks that uses trails as a primary access point, and a system of trails that uses parks as a primary destination attraction.
3. Create a realistic Six Year Park CIP based on the delivery of the Parks Recreation and Trails Master Plan that allows for annual adjustments, and responsibly addresses acquisition, development, and maintenance/operations costs.
4. Identify a development impact fee that will provide a proportionate share of revenues for the park and trail projects identified in this plan that become necessary as the result of growth.
5. Identify a set of policies, uses and future plans for every park area.
6. Link the Park Recreation and Trails Master Plan with the Ferndale Historic Downtown and provide for the synergy that strengthens both the Park Recreation and Trails System and the Downtown area.
7. Develop and propose park, recreation and trail standards for maintenance and operations that produce a high quality park system for the community.
8. Identify cooperating relationships with other jurisdictions, citizens and others that lead to the creation of a high quality Parks Recreation and Trails System. Clarify the roles and responsibilities of all involved.
9. Be a part of the City of Ferndale Comprehensive Plan and as such, provide a basis for the authorization of park impact fees.
10. Document a plan to deliver the Parks, Recreation and Trails elements in accordance with the community vision.



VANDERYACHT PARK TRAILS

11. Define an implementation strategy for park capital improvements that contains an action plan identifying: priority, year and proposed method of completion, cost and responsible party(s) or agency(s).
12. Develop a long term vision for the park, recreation and trails system that is integrated into the vision statement that accurately represents the desired future of the citizens.
13. Prioritize the improvement of existing park and trail facilities, including connectivity between residential uses and those facilities, and to limit the acquisition of new park and trail facilities except in those cases where a deficiency exists.

## SECTION 4: PLAN DEVELOPMENT APPROACH:

The 2013 update to the Ferndale Parks, Recreation and Trails Master Plan is based in part on previous public processes conducted in 2001 and 2006. These processes were instrumental in establishing an overall vision for the plan. As a result of significant reductions to the Ferndale Urban Growth Area in 2009 and 2011, as well as an economic recession that has severely impacted the City's ability to perform basic maintenance and operations of parkland, the 2013 update focuses on the efficient use of limited resources, the promotion of trail connectivity to areas currently under-served by park space, the inclusion of new park areas that take advantage of the City's unique riverfront location and viewsheds, all while retaining the overall vision of the plan.

The 2013 update included a joint Planning Commission/ City Council workshop, several newspaper articles, a dedicated webpage on the City of Ferndale website, mailings to all households within the Ferndale School District, and a public "town hall" meeting, all in addition to Parks Board, Planning Commission and City Council workshops and hearings.



This plan is a part of the Ferndale Comprehensive Plan, as prepared in accordance with the provisions of RCW 36.70A (the Growth Management Act), and will be incorporated into the Comprehensive Plan by reference.

## SECTION 5: STATEMENT OF NEED

### Overview

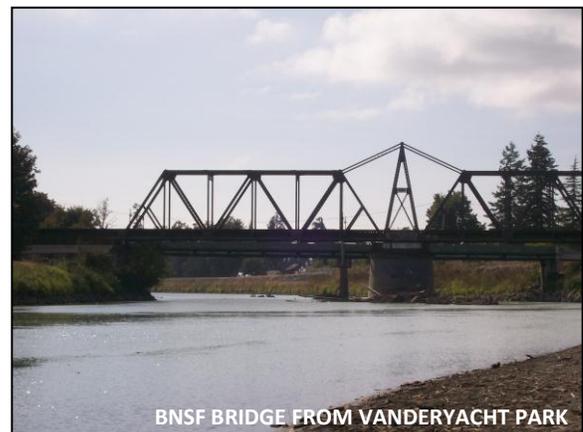
Parks and trails are an essential component of a vibrant urban environment, but must be carefully planned and maintained in order to achieve maximum benefit for the community that they serve.

For many years, the City of Ferndale has measured the success of its park and trails system based on the number and aggregate size of those facilities. This measurement has proven to be unsustainable, as the relative use of parks varies substantially throughout the City, the costs of maintaining large numbers of parks frequently exceeds use benefits, there is an unnecessary redundancy of independently-operated parks in close proximity to one another, and the planned location of future parks did not reflect the projected location of future park users, and was developed independently of trails. Therefore, one of the primary goals of this plan is to establish a coordinated *system* of parks and trails, rather than a series of independently functioning amenities.

The Nooksack River creates conditions which simultaneously restricts growth and promotes recreational activities. As a result, much of the City's current and future parkland will be concentrated adjacent to the Nooksack River in the vicinity of downtown. This parkland currently consists of two large parks which together account for over half of the total parkland in the City.

While the concentration of parkland within the downtown core results in a disproportionate distribution of total parkland away from most residential areas, the City is not necessarily placed at a disadvantage.

Previous updates to the parks plan had sought to rectify this disproportionality through the acquisition of significant additional parkland in other portions of the City. This update does not.



BNSF BRIDGE FROM VANDERYACHT PARK

Instead, the 2012 update recognizes that the park and recreation amenities delivered by Pioneer and Vanderyacht Parks are unique, depend on large open spaces, take advantage of Ferndale's unique riverfront location, and utilize land that would not otherwise be available for traditional development. In addition, these regional parks are intended to provide an aesthetic appeal and sense of place in areas that are

common to all Ferndale residents. In short, these regional parks are intended as destination attractions unto themselves.



These City parks, in combination with Whatcom County’s Hovander Park, serve to anchor the historic core of the City while providing services and experiences unique to each area. A fourth regional park, planned in the former Riverside Golf Course, would provide additional access to the Nooksack River as well as regional ballfields and cultural attractions that are not found in other urban areas.

The 2013 update further recognizes that the establishment of significant additional parks, even if they are distributed throughout the City, will not inevitably generate the public use and interest that is equal to the cost of acquisition or maintenance. Instead, the 2013 update is intended to identify those areas of the City in which parkland is not easily or safely accessible by bicyclists or pedestrians. In such cases, improved connectivity (trails, sidewalks) between neighborhoods and existing parks is prioritized, and the acquisition of new park space is limited to those areas in which connectivity to existing parkland is not feasible.

### Methods of Park and Trail Acquisition and Development

To ensure no reduction in level of service through the twenty-year planning period, the City requires that applicants for residential development projects pay to the City a park development impact fee reflecting a proportionate share of the costs to construct growth-related park improvements. These fees can be utilized for the acquisition and development of park and trail facilities reflected on the City’s 20-year plan, but cannot be utilized for ongoing maintenance and operation of those facilities. This park impact fee will be adjusted on a regular basis for inflation, in order to ensure the buying power of the fee remains constant.

**Improved connectivity between neighborhoods and existing parks is prioritized.**

The City also provides developers of new residential projects with the option of dedicating land in lieu of payment of impact fees. However, this option (for both residential and non-residential developments, through the City's EAGLE program) is restricted to those dedications that would address a legitimate current or future need within the immediate area of service. The City does not anticipate accepting land use dedications in lieu of park fees in those areas that are not projected to require new park or trail space.

As early as 1982, the City had mechanisms to allow payment of fees in-lieu of land dedication. Ordinance 676 (1982) required the dedication of 1/12<sup>th</sup> of the total land included in all plats and short plats of 10 acres or more to be dedicated to the City as parkland. The ordinance included a provision allowing negotiation of an in-lieu fee with the City. To manage these funds, the "In-Lieu Park Fund" was developed in 1989 (Ord. #885). In 1993, the City passed Ordinance 1001 formalizing in-lieu payments with the creation of Park Impact Mitigation Fees to be paid on a per-dwelling-unit basis.

While the acquisition and development of new park and trail space may be achieved through dedication and the payment of fees, the ongoing maintenance and operation of those facilities cannot by law be paid by development. Instead, such funding is provided through the City's General Fund and other sources. In an era of declining municipal revenues combined with increased demands on an aging infrastructure, the City will continue to strain to maintain new and existing parkland, particularly parks with substantial and/or unique amenities such as water features, playgrounds and ballfields.

The struggle to maintain parkland is considered in contrast to the increasing demands placed on parks by an expanding, aging, and more cost-conscious population, which is projected to seek recreation opportunities that have little or no cost to enter, and which can be accessed via foot, bicycle, or car.

Finally, through public meetings, comments, social media, surveys, and other methods, residents of the City of Ferndale have consistently voiced a clear expectation that parkland and natural areas should be identified and preserved before they are developed for future urban uses. Citizens have also indicated that , current economic constraints should not be a factor in accepting a lower level of service for future residents. From a fiscal standpoint, the costs of acquiring undeveloped land are much lower than the costs of acquiring developed land, and on average may even be lower when acquisitions can be included as a condition of development approval.

Based on the preceding statement of needs, continued urban development may outpace Ferndale's ability to maintain the current level of service and to improve the

quality of the park and recreational experience unless public resources, policies, and funds are coordinated among the City, Whatcom County, Ferndale School District, and private partnerships. The policy directions in the previous plans were updated both to accommodate the impacts of current and projected growth and to be consistent with the City's overall planning efforts under the Growth Management Act.

The State of Washington Growth Management Act (GMA) was amended in 2005 to require the land use element of the city's Comprehensive Plan to consider planning approaches that increase the opportunities for physical activity. Approaches suggested by the GMA to accomplish this include connecting neighborhood commercial nodes to allow walking and cycling to local services, linear parks and schools. Therefore, it is fitting for Ferndale to have a comprehensive and functioning parks recreation and trails system that encourages physical activity on the part of all citizens.

## SECTION 6: FACILITY DEFINITIONS

A quality parks recreation and trails system is comprised of many different types of facilities which together create an overall parks and trails experience. Neighborhood and community parks complement and expand the playgrounds and sports fields located on school grounds. In certain areas, neighborhood and community parks are adjacent to or co-located with school facilities. Urban open space sites may or may

**A Note on Park Classifications:**  
**While this plan identifies a series of park and trail classifications and amenities, residents should not expect that all types of parks or trails will be provided. This plan emphasizes the establishment of facilities and gradual improvements/ evolution to those facilities over time, rather than the construction of all possible facilities at once.**

not be improved but can include informal trails and trailheads, greenways, corridors, community gardens, farmed areas, and areas within community or neighborhood parks if left in their natural state. Many of these open space sites are not accessible to the public, and are temporary/transitional in nature. As such, they should not be considered to be permanent features of the park and trail

landscape, and will not be included in the overall Level of Service for parks and trails. Existing and proposed sidewalks, alleyways and other paved surfaces may also serve as necessary and all-weather corridors linking park opportunities to their users.

In order to be responsive to the community vision, and to deliver that vision through the parks recreation and trails system, park and trail classifications are created. The classifications are based on standards historically proposed by the National Recreation and Park Association (NRPA) and modified by the Parks Recreation and Trails Advisory Board (PRTAB) to address the needs of the City of Ferndale. In addition to the classification system, NRPA identifies recommended facility development

standards. This establishes minimum requirements for a community's park recreation and trails system. It is modified to fit the particular needs of the City of Ferndale today and for the next 20 years.

The classification of Ferndale's Parks, Recreation, and Trails Master Plan defines basic parameters and guidelines for each type of park and facility that may be constructed within the park system. A facility defined in this section does not require that the City include such a facility in a six-year or twenty-year project list. Instead, the classifications provide a common, consistent and justifiable framework for planning purposes, allowing for an orderly development of the park system that ensures all community needs are fulfilled.

For the purposes of this planning process, the population figure used for the Master Plan is developed by the Washington State Office of Financial management (OFM) and is established as 11,830 as of April 2012.

### *Park Amenities*

Park amenities will vary from park to park, depending on the individual character and sense of place within each facility. The following list is intended to identify a range of potential park and trail amenities, but is not intended to restrict other uses not specifically listed, nor compel the City to construct each amenity. In general, all parks, regardless of classification, should have one or more of the following types of activities:

- 1. SPORTS COMPLEX:** A Sports Complex is a heavily programmed athletic facility often located within a Regional or Community Park. The minimum size for a sports complex will vary depending upon the activities proposed within the park, including associated parking and accessory uses. The ConocoPhillips Sports Complex is an example of a park in this designation. Sports complexes may be owned and operated by public or private entities, but must be available to the public at large. Fees, if any should be charged, should be required only to offset use, maintenance, and staff costs.



- 2. SPECIAL USE AREAS:** Special Use Areas includes a broad range of parks and recreation facilities oriented toward a single purpose use that can be further classified as

a City/Regional Park, although the size of such areas may vary. Special use areas are those areas designed to accommodate the special needs of the citizens of the community. Special or unique features, such as historic sites, cultural areas and social sites are generally found in this type of park. These parks may also include special amenities such as ADA accessible playgrounds, dog areas, Frisbee/disc golf areas, community gardens, and skate parks, which may be either a separate function or designed into any of the other park classifications. Pioneer Park is an example of a park in this classification.

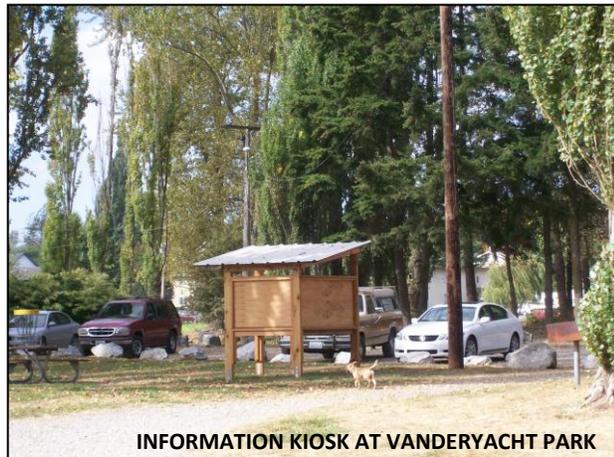
3. **NATURAL RESOURCE AREAS:** Natural Resource Areas are lands set aside for the preservation of significant natural resources, remnant landscapes, open space and visual buffering. Natural resource areas are not developed with typical parkland amenities, and are left in a natural or wild state to be enjoyed by all. These areas are extremely critical to the long-term health and vitality of the community and may include wildlife viewing stations, decks and platforms for viewing, and interpretive areas that feature; agriculture life, birds, plant life, and wildlife. These locations may contain areas designed for classroom and educational purposes. Buffer zones are included in this definition. Passive recreational uses may be permitted in Natural Resource Areas.



4. **HISTORIC AREAS:** Farms, homes, buildings, historic walks, and plaques documenting areas, structures, or people of historic importance, as well as other resources with historic significance are included in this category of parkland. Given the strong historical resources of the community, some areas may be termed historical areas and provided with special development protections to ensure the long-term enhancement and preservation of these areas. The rose and fern garden at the Bergsma House, a transportation museum, veteran’s memorial and other special amenities that highlight and add value to the historic elements of the community fit into this category.
5. **EDUCATION:** Displays or exhibits intended to increase visitor’s knowledge of the area, natural features and processes, or hands-on learning may be established at any park. Examples include interpretive signs, educational or activity centers, ropes courses, and more.

6. **BEAUTIFICATION AREAS:** Beautification areas of special plantings and flowers add value to the overall leisure experience for citizens and visitors and significantly enhance the appearance of the total community. Flower beds utilizing approved plant materials (type and color) and connecting all park and trail areas by the same theme are included. Special plant use along major arterials and the entrances into the community are also included.
7. **SIGNAGE:** Distinct, clear and usable signs will be placed at all park, recreation and trail areas providing historical information, facility information and helpful suggestions for area usage. The City shall utilize similar signage at all City owned parks and facilities in order to establish a brand identity that is recognizable to residents and visitors alike. This brand may include identical signage structures, but may be reduced to a common logo in order to provide for variation between parks.

8. **RESTROOM FACILITIES:** Restroom facilities enable users to experience a park for longer periods of time, particularly when available park amenities include children’s playgrounds and sports activities. While regional parks such as



INFORMATION KIOSK AT VANDERYACHT PARK

Pioneer Park will include complete restroom facilities, restrooms in neighborhood and community parks will more appropriately consist of single restrooms, including portable restrooms within permanent structures. Restroom facilities require daily maintenance, and are frequently targets of malicious mischief, graffiti, and other vandalism. The construction of new restroom facilities shall only be considered in parks with uses that necessitate such facilities, and should be based upon the City’s ability to adequately maintain the restroom.

### PARKLAND CLASSIFICATIONS\*

The City expects to provide a broad range of park amenities, and to establish parks with characteristics unique to each facility. Most parks will include amenities such as active recreation options and sitting or picnic areas. However the services provided by individual parks, both within the same classification and between multiple

classifications, will vary from park to park – for example, some neighborhood parks may be entirely “developed” with playgrounds, sitting areas, and landscaping, while other neighborhood parks may be left in a near-natural state to protect wildlife, sensitive areas, or to engage visitors in creative play and imagination. The majority of parks are also expected to evolve over time, based on population growth, demographic changes, and the shifting demand for specific amenities. A broader list of potential park and trail amenities follows the Trail Classifications section of this document. In general, higher parkland classifications may include elements of lower parkland classifications. For example, a neighborhood park may include a tot lot, a community park may include elements of neighborhood parks (but on a larger scale), and a regional park may include elements of all other park classifications.

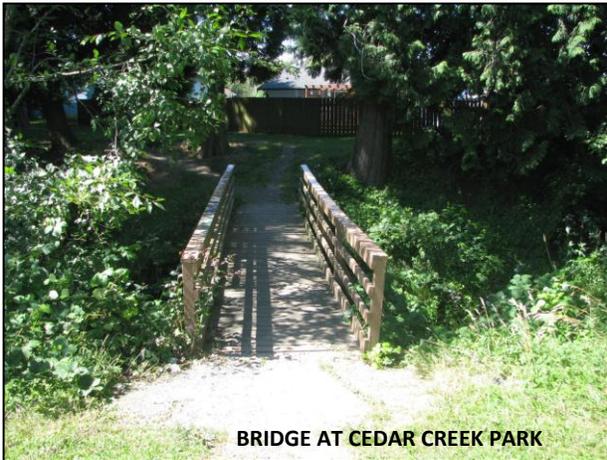
The City Council, through recommendations made by the Parks, Recreation and Trails Advisory Board (PRTAB) and City staff, will seek to incorporate public input on new parkland or substantial alterations to existing public City parks, in order to identify park needs within the immediate service area. This master plan shall not compel the owners or operators of private parks or other public or quasi-public parks to obtain public comment, unless otherwise required to, or the park is intended to satisfy a park planning or dedication requirement of the City.

\* The Level of Service for many park classifications is based in part on walk-time “connectivity” calculations. These walk time calculations are derived from the distance from residential lots within the park service area, the existence of City trails and sidewalks, general topography of the area, and the average walk-time of the typical adult. Please see Appendix 2 for walk-time maps. The calculation is intended to provide a broad assessment of the relative connectivity of individual parks to the residents that they serve, and is not intended as a guarantee that all citizens will be able to make the trip within the projected time frame, in all circumstances and in all weather conditions.

1. **TOT LOTS:** Tot lots are small parks typically ranging in size between 10,000 square feet and ½ acre (approximately 22,000 square feet) of usable space. Tot lots are intended to accommodate one or more commercial grade play structures with climbing and sliding activities, and swings. Play activities should accommodate pre-school and elementary school aged children. A tot lot shall contain one or more benches, one or more picnic tables, and shade trees, but does not necessarily require parking spaces. Playfields are typically not included. Tot lots are generally owned and maintained by a homeowner’s or neighborhood association, but may also be included as a component of public parks. Tot lots should be installed in areas that have convenient access to the Ferndale trails system. However, tot lots that are installed as an amenity within a development project shall not receive park mitigation credits unless the tot lot, together with

other amenities, overall size, and location meets the criteria for neighborhood, community, or regional parks. These restrictions are also intended to apply to tot lots and other open spaces areas that are required by the Ferndale Municipal Code as a condition of development, including Planned Unit Developments.

2. **NEIGHBORHOOD PARKS:** Neighborhood parks typically range in size from one to five usable acres, and are designed to be located within a ten minute walk of the neighborhoods they serve. Neighborhood parks are connected to the city wide trail system and often contain a children’s play area with appropriate play structures and swings. As the most common type of parkland in the City, specific amenities, design, and sense of place within neighborhood parks will vary to



BRIDGE AT CEDAR CREEK PARK

reflect the needs of the neighborhoods that they serve. In many cases, the neighborhood parks may evolve with the neighborhood. These parks are designed to provide a level of service that is 1.0 acres per 1,000 people. . Attention should be given to the provision of neighborhood parks in those areas without a park, and whether such areas could be served by existing parks if connectivity were improved. As a disproportionate amount of parkland is

located in the central portion of the city, proximity to new residential development is a significant factor in determining the need for new neighborhood parks. The City will attempt to provide for any deficiencies in these neighborhoods and will own and maintain any new parks added to this classification.

3. **COMMUNITY PARKS:** Community Parks are larger park areas which offer a wide range of facilities suitable for many activities, and are intended as primary gathering spots within the areas that they serve. Community parks typically range in size from five to 25 acres in size. A community park offers a range of amenities, and should include informal picnic and sitting areas, shaded children’s play equipment, and a covered picnic area. Formal ball fields for softball, baseball, wading pool, soccer, football and other games may also be provided. Major interpretive, historic, or other City-approved themes or attractions may be permitted in place of formal ballfields, provided that the City retains an inventory of such ballfields in close proximity to the surrounding neighborhood. These parks are located within a one-mile radius of the neighborhoods they serve and connect with the city-wide trail system. Community Parks are recommended for areas in the community’s north and northeastern areas to meet the needs of new

and growing neighborhoods. Additional community parks may be provided as a condition of commercial development within the Main Street Corridor defined by the Main Street Master Plan. Branch libraries, skate parks, swimming pools, and community centers may also be sited and placed in this category of park to meet the varied needs of citizens.

School District playground facilities and fields are considered community parks. These spaces complement other community open space and allow for expanding the recreational and educational opportunities available to the community. Appropriate school parkland facilities are included in this plan, as they provide for a combination of active and passive uses after school hours. School facilities also provide a safe environment, in a setting that is familiar to

school-age children. Where possible, school parkland is connected to the city-wide trail system. The optimum size of a school park is dependent upon its intended use but generally ranges from 1 to 24 acres in size.

**The Power of Ten**

**The community will seek to identify ten or more activities within each community or regional park. While small parks such as tot lots, neighborhood parks and even school parks are single or dual-use environments, community and regional parks are intended to support a wide range of activities at one time.**

4. **CITY/REGIONAL PARKS:** City and regional parks are park facilities that meet the needs of the entire community by providing for major activities and events. This parkland classification is typically designed to complement the economic viability of the downtown area. Major sports activities, softball and baseball tournaments, soccer, community events, concerts, performances and activity centers are located in this classification of park. City parks typically contain anywhere from 25 to 200 + acres of land and serve as major focal points for community activities. Parks in this category may also include wetlands or habitat areas. They may be developed with facilities for picnics, special events and other activities. This category of park may also provide for the location of community centers, swimming pools, activity buildings and museums. City/Regional Parks are designed to provide a level of service that is 3.0 acres per 1,000 populations. The City currently has a significant surplus of regional parkland, and does not expect to utilize public funds to acquire additional regional parkland within the planning period. However, the City may utilize funds, including park impact fees, in order to develop new or existing regional parkland with facilities or amenities that may experience a deficit during the planning period.

**5. TRAILS AND LINEAR PARKS:** Trails and linear parks are the major connectors between the entire community and the park system. The City has identified the acquisition and development of trails and linear parks as a priority that will result in increased use of the City's existing parks. The majority of City trails and linear parks are intended as connections between destination points. However, opportunities to create linked trail loops shall also be examined. While the vast majority of linear parks will be on land, there is also the potential to create such parks and amenities on or over wetlands or other water bodies, such as the Nooksack River, provided that environmental elements are protected or properly mitigated.

**5a. URBAN PARKS:** Urban parks are park facilities that are used by the entire community and region in the course of daily activities. Such facilities may also be utilized for community events, parades, and celebrations, and are in essence the communities' collective living room. Urban parks are typically located within, and defined by, the right of way of major streets within the City of Ferndale, typically within the designated pedestrian center/downtown of the City. Parks in this category shall generally feature prominent street trees, benches, and shaded areas and are not necessarily intended to create a natural aesthetic within an urban setting. Privately owned and maintained seating and/or eating areas are also encouraged along the periphery of the urban park. Temporary or semi-permanent banners, flags, flower baskets or other similar decorations may also be provided.

The City Council has designated Main Street from the Nooksack River bridge to Sterling Avenue an Urban Park.

While there are wide varieties of trails and linear parks, the three most common will be "corridor trails," "connector trails," and "multi-modal roads." These trails are interconnected within the community and the UGA with links to the county and regional trail system. They have durable surfaces and are designed to meander throughout the various neighborhoods of the community, and will be designed to accommodate persons with disabilities to the greatest extent practical, as required by the Americans with Disabilities Act (ADA). These trails and corridors may include sidewalks on a temporary or permanent basis, but cannot consist only of sidewalks. They provide a variety of alternative transportation modes for citizens to utilize. This category of park may also have activity nodes, where additional space may be developed to allow for skating, picnicking, and other activities. Wildlife viewing stations, physical fitness stations, rest areas and interpretive areas can be a part of this category of park. The City will seek to establish linear parks with distance markers clearly identified for walkers and joggers.

The trail and linear park system is designed so that citizens can walk throughout the community. It is envisioned that these trails and linear parks will also be included along certain utility corridors to serve as a buffer and to create a pleasant place to walk. Elements of the trail system will be created through the land development process, although the City will seek to purchase or convert land in areas where trail connections are unlikely to result from development, such as within neighborhoods that have already been developed. The City will generally seek to create trail space where legitimate and cost-effective opportunities exist, and to rely on existing or future sidewalk facilities should a separated trail system be cost-prohibitive.



In order to provide the overall LOS for the City, the City has estimated that an additional 2.54 miles of trails will be required to provide necessary connectivity over the twenty year planning period, but that only 1/3 mile<sup>1</sup> of trails must be developed to cure existing deficiencies. In addition to the 2.54 miles of trails required to provide connectivity, an additional 2.5 miles of trails have been identified east of Portal Way in order to establish connectivity between residential districts in that area and the Nooksack River and Vanderyacht Park.

**5b. MULTI-MODAL ROAD:** Multi-modal Roads, provide space for the use of automobiles, bicycle use, pedestrians, wheel chairs, strollers, scooters, etc.. Such roads will include a paved sidewalk on both sides of the street, a parking lane and planting strip, as appropriate, a bike lane on both sides of the street, at least one vehicle lane in each direction, and a median or center turn lane, as appropriate. Sidewalks may be constructed in a meandering fashion along major and minor arterial streets and collector streets, with trees and benches placed within the planting strip to afford maximum safety and separation from traffic. These are designed to create a pleasant and enjoyable experience while adding value to the livability of the community and promote the City's "Tree City USA" designation.

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<sup>1</sup> The City has identified two potential trail locations that will be sufficient to cure existing connectivity deficiencies: Primorose Lane and Hendrickson/ Ferndale Terrace. Trail length necessary to resolve existing deficiencies will vary depending on trail segments identified, based upon the relative accessibility of different areas within the City.

- 5c. CORRIDOR TRAIL** Corridor Trails are developed away from motor vehicle travel and are designed to interconnect within the community and the UGA with links to the county and regional trail system. Corridor trails typically serve walkers, joggers, and bicyclists. Specification standards include composite gravel surfacing and a minimum width of ten feet with a preferred width of twelve feet. This type of trail often incorporates linear park features such as rest stations, shade trees, and grass or natural greenbelts. It is the intent of this plan that development in or adjacent to designated trail routes should be designed to include corridor trail segments as appropriate.
- 5d. CONNECTOR TRAIL:** Connector Trails bring neighborhood users to the wider Corridor Trail by principally serving walkers, joggers, and bicyclists. Specification standards include composite gravel surfacing and a minimum width of six feet, with a preferred width of eight feet. This trail can also be incorporated into natural or scenic areas with interpretive opportunities. Connector trails are the primary element of the City’s trail system, and are planned to not only connect parks to residential areas, but to create a trail loop throughout the community. The City’s trail map identifies the location of existing and potential trail connections, and proposed projects may be required to incorporate this trail connectivity as a condition of development.
- 5e. FITNESS TRAIL:** Fitness Trails are typically laid out as walking or jogging courses with designated exercise stations which allow users to exercise at their own pace. Such trails will generally be oriented in a looped system, and will provide distance markers at regular intervals. The City will seek to establish variety among fitness trails, by establishing courses with varying lengths and degrees of difficulty.
- 5f. WATER TRAIL:** Water Trails provide routes between landings or points of interest where boating is possible. Docks with platforms that are less than twelve inches above the water level are optimal for canoe and kayak accessibility. Permanent boat launches, including boat ramps may be considered in specific park areas that are designed to accommodate such a use.
- 5g. INTERPRETIVE TRAIL:** Interpretive Trails are routes that provide access to nature, wildlife or other special interest areas. Interpretive trails tend to be short walking or hiking trails less than two miles in length, with interpretive maps and descriptions that point out information about the natural and man-made environments. These trails can be an important factor in developing knowledge and appreciation of natural resources, historical resources, or the environment.

**5h. BIKE LANE:** Bike Lanes are typically located on a portion of a public roadway designated by signs and/or pavement markings and maintained for preferential bicycle travel. The minimum width required for bike lanes is five feet.

## SECTION 7: FACILITY INVENTORY

The inventory of parks recreation and trail areas consists of several components including neighborhood parks, community parks, trails, semi-public facilities and areas, school district facilities, special use parks, sports complexes, and natural resource areas. This section summarizes these areas within the City of Ferndale.

<b>Inventory of Parkland in the City of Ferndale</b>			
<i>Park</i>	<i>Acreage</i>	<i>Classification</i>	<i>Development Status</i>
Bender Park	5.0*	Neighborhood	Undeveloped
Cedar Creek	5.3	Neighborhood	Developed
Centennial Riverwalk Park	2.5	Linear Park	Developed
Diamond Lane (Emerald Terrace)	3.1	Nat. Res. Area	—
Flair Park	0.9	Neighborhood	Developed
Glacier View	2.5	Nat. Res. Area	—
Griffintown Park	4.3	Linear Park	Developed
Hastings	0.5	Neighborhood	Partially Developed (40%)
Horizon View	0.6	Neighborhood	Developed
Michael Moore	2.9	Neighborhood	Partially Developed (30%)
Oxford	1.2	Neighborhood	Developed
Shannon	1	Neighborhood	Undeveloped
Vista Ridge	2.1	Neighborhood	Developed
Vanderyacht	17.7	Community	Partially Developed (75%)
Pioneer	12.8	City/Regional	Partially Developed (85%)
ConocoPhillips Sports Complex	46.75	City/Regional	Partially Developed (75%)
School District Parkland	17.33	Community	Partially Developed (85%)
Sports Complex NRA	14.75	Nat. Res. Area	—
Spruce Court (Cedar Works)	1.1	Nat. Res. Area	—

Source: City of Ferndale Planning and Building Department and updated by Parks Advisory Board and the Ferndale School District. Partially Developed percentages indicate progress toward completion.

\* Bender Park acreage is 6.1 with 1.1 acres dedicated to non-park water utility uses.

### NEIGHBORHOOD PARKS

There are currently nine sites which meet neighborhood park requirements. The following is a description of the existing neighborhood parks in the City of Ferndale.

**1. BENDER PARK:** Bender Park is located at 2641 Thornton Road. It is a 6.1 acre parcel purchased by the city in 1973 for the purpose of providing a site for water storage and a future five-usable acreage park area. The property is currently undeveloped with one water storage tank in existence. The site had previously been utilized as a debris transfer station, but has been identified as a future location for the Ferndale Veteran’s Memorial, which is anticipated to be funded with private funds. A development plan for the memorial has been approved, and the park will be developed in phases as fundraising continues.

The park may be accessed from the north via sidewalks installed on Thornton Street. Future trail connectivity is anticipated from the south, associated with private development to the southeast, and leading to school district properties to the west.

**2. CEDAR CREEK PARK:** Cedar Creek Park is located at 6179 Apollo Drive.

The park has resulted from three separate land dedications. These occurred in 1977, 1989 and 1995. This 5.3-acre park is accessed from Apollo Drive, Quail Court and Ryan Court. This neighborhood park features a basketball half-court, children’s play equipment, open grassy areas, picnic tables, mature trees, creek and bridge, and is considered fully developed.



While existing access points do exist, they are not well marked or maintained, and may not be known beyond their immediate locations. There are few opportunities to access Cedar Creek Park to the east, and such access may be

restricted until such time as access is established from Parkland Court or through private properties to the northeast.



**3. FLAIR PARK:** Flair Park is located in southwestern

Ferndale at 5610 Poplar Drive and may be reached from Poplar Drive and Tamarac Place. The 0.9-acre park was renovated in 2001 and has a half basketball court; children's play equipment, open grassy areas and picnic tables. Flair Park was dedicated to the city in February 1971 and is considered fully developed.

Access to the park is sufficient to the west and south, but cedar fencing established by the City along the eastern border limits access to the east.

**4. HASTINGS PARK:** Hastings Park is a one-half acre parcel located at 1940 Main Street on the south shore of the Nooksack River between the Burlington Northern Santa Fe Railroad and Main Street bridges. The area is generally flat and grassy, is susceptible to flooding and has minimal improvements. The property for this park area was donated to the city in the early 1950's following the construction of the Main Street Bridge. In 2008, the City authorized the private construction of a skateboard park at this location.

The parking lot is well-accessed by pedestrian sidewalks along Main Street, but flood embankments limit accessibility or view to the remainder of the park.



HORIZON VIEW PARK

**5. HORIZON VIEW PARK:** The Horizon View subdivision was approved in 1972. This included a 0.6-acre parcel identified as a park. The park is located at 6195 Cascade Drive. The property was acquired by the city in 1993 after paying back taxes owed by the developer. In 1994 and 1997 the notion of selling the property was discussed by the Park Board and City Council. This idea was rejected.

Following several neighborhood meetings and design workshops in 1998, a development master plan for the park was created and the park was developed. The park features an open grassy area and variety of trees.

There is no direct access to the park beyond the immediate neighborhood, and the park's location at the end of a road with no outlet likely further limits knowledge that the park exists. Few opportunities to further connect this park beyond public education of its location.

**6. MICHAEL MOORE PARK:** Michael Moore Park was dedicated to the city in 1999. It is located in southeast Ferndale at 5300 Shields Road, and is accessed from Smith Road. The 2.9-acre partially developed park features a children’s play area, a basketball court, a grassy open area, and a meandering paved walkway paralleling West Smith Road.

The park is accessible to residential neighborhoods within this area, and is centrally located to provide access to existing neighborhoods beyond the City limits.

**7. OXFORD PARK:** Oxford Park is located at 6160 Malloy Avenue. This is a 1.2-acre park whose primary features include a half basketball court, picnic table and bench, children’s play equipment and an open grassy area. A small creek runs through a portion of the park. The property for the park was dedicated to the city in August 1991.

Pedestrian access to Oxford Park is generally via sidewalks along Malloy Road. However, additional access may be provided via City-owned property to the southeast, which connects the park to Shelby Court.



**8. SHANNON PARK:** Shannon Park is an undeveloped one-acre park located on the west side of the 6000 block of Shannon Avenue. It is being reclassified from part of the Diamond Lane Natural Resource Area in order to address a neighborhood park deficiency. The City intends to preserve and enhance the natural elements of the park by establishing a variety of fruit and nut trees along a scenic pathway, as well as benches and eating areas.

In 1978, land was dedicated to the City as part of the Sunshine Heights subdivision for a nature trail that would connect between Pine Drive and Shannon Park. City-owned properties south of Shannon Park are anticipated as part of a trail system that may be placed on the west side of Schell Creek, potentially linking this area with Main Street to the south.

**9. VISTA RIDGE PARK:** Vista Ridge Park was dedicated to the city in 2001. It is a 2.1-acre park with half basketball court, limited parking and children’s play equipment. The park is located on Fulton Street north of Thornton Road and slightly east of Vista Drive.

The park is linked to Vista Drive and the Vista Ridge neighborhood via sidewalks. As part of the development of this neighborhood, pedestrian access and utility easements were established along the southern and eastern boundaries of the plat. However, no formal trails have been established to link the plat to development (and trails) to the east.



ENTRY TO VISTA RIDGE PARK

## COMMUNITY PARKS

There is currently one Community Park and nine school parkland sites in the City of Ferndale. The following is a description of these areas.



**VANDERYACHT PARK:** Vanderyacht Park is a 17.7-acre community park located west of the Nooksack River at 1945 Washington Street. The park may be accessed at two separate locations. There is a parking area at the north end of the park which may be reached from Portal Way and a second parking area to the south which may be reached from Bass Street. Thirteen acres of the park were purchased in 1993 with the assistance of a Department of Natural Resources Grant. The remaining

three acres were purchased in 2000. Park amenities include a nine hole disc golf course, a large open grassy area, ½ mile loop walking trail with interpretive signs, pond, picnic areas and river access points. The park is also

the City's largest off-leash dog park and includes several dog waste receptacles and bagging areas.

The majority of park users access the park via the parking lot to the north. Future pedestrian connectivity to the south via Bass Street is anticipated by this plan. Further pedestrian connectivity to the west, via Washington Street may be made a condition of development.

**SCHOOL DISTRICT:** The Ferndale School District operates five elementary schools<sup>2</sup>, two middle schools and three high schools within the planning area. The school district also owns property within the Ferndale Urban Growth Area, and expects to utilize it as a future school site when necessary. Each school features athletic fields, play equipment, class rooms and gyms which may be rented. The high school has the only public tennis courts in the city. School district properties available for recreational use total approximately 17.33 acres.

- ◆ **Ferndale High School** includes an extensive trail system, primarily north of the school campus. This trail system is expected to connect to City sidewalks west of the site, with a trail system extending north to Thornton Street.

- ◆ **Skyline Elementary School and Vista Middle School** are adjacent to one another, and are accessed primarily through sidewalks along Thornton Street and Vista Drive. A system of trails extends from Vista Drive through the western portion of both properties, terminating in close proximity to Thornton Street. While there appear to be few opportunities to connect these trails with Shannon Avenue to the west, or Sunrise Street/ Artist Drive to the south, the City should explore opportunities to establish such connections.

- ◆ **Eagleridge Elementary School and Horizon Middle School** are adjacent to one another, and pedestrian access is primarily via sidewalks along Thornton Street. The two campuses are connected via hard surfaced trails, and future trail connectivity may be provided to the east via Bender Park and future residential development. Trail connectivity may also be established to the west and the south as development in those areas occurs.

- ◆ **Cascadia Elementary School** is within walking distance of Pacific Highlands and nearby developments to the west, and is connected via a system of sidewalks and crosswalks. The developed nature of the surrounding

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<sup>2</sup> Mountain View Elementary School is scheduled for closure following the 2012-2013 school year. Following this closure, four elementary schools will remain in operation within the City limits.

neighborhood limits the establishment of new walking trails to and from the school, although future trail connectivity may be possible to the north.

◆ **Mountain View Elementary School** is adjacent to several residential neighborhoods, and include trail connectivity to the southeast and north. Pedestrian sidewalks on the east side of Hendrickson Avenue are connected with sidewalks along Main Street. While the school is scheduled to close after the 2012-2013 school year, the school grounds will continue to provide connectivity options. Future trail extensions include trail development on City-owned property between the school and Legoe Avenue, and between Hendrickson and Shannon Avenues.

◆ **Central Elementary School** is the only school bordered on all four sides by public streets. However, Central is also in close proximity to a complete sidewalk system and several trails (Centennial Riverwalk, Second Avenue, Sports Fields). Future trail connectivity may include an extension of the riverwalk to Vanderyacht Park, as well as a trail system between Pioneer Park, Cherry Street, and Main Street.

### SPECIAL USE PARKS

There is currently one special use park within the City of Ferndale. For the purposes of establishing the City's parkland Level-of-Service (LOS), Special Use Parks are classified as City/Regional Parks.

**PIONEER PARK:** Pioneer Park is a unique 12.8-acre park. The park was deeded to the city in 1972 from the Old Settlers Association. A provision of the deed specifies that the park revert to Old Settlers ownership for the four-day Pioneer Picnic. Pioneer Park has three developed little league fields, mature trees, two picnic shelters, restrooms, a performing arts stage, children's



play equipment, and collection of historic cabins containing artifacts owned by the Old Settlers Association and maintained by the Ferndale Heritage Society. The Ferndale Library at the Pioneer Pavilion and the Ferndale Boys and Girls Club are also

located within Pioneer Park. Pioneer Park is located at the end of First Avenue at 2002 Cherry Street.

## SPORTS COMPLEX

There is currently one sports complex within the City of Ferndale. For the purposes of establishing the City's Level-of Service, Sports Complexes are classified as City/Regional Parkland.

**CONOCOPHILLIPS SPORTS COMPLEX:** Formerly known as the Tosco Sports Complex, the ConocoPhillips property was acquired in 1997 through the receipt of a donation from the Tosco (now ConocoPhillips) Refining Company and grant from the Interagency Committee for Outdoor Recreation. Construction on the 61.5-acre site located adjacent to Pioneer Park was completed in 2008. When the complex is complete it will feature three soccer fields, six softball fields, two outdoor covered basketball courts, picnic shelters, parking areas, and natural resource protection area with a 5-acre pond and interpretive trail.

## NATURAL RESOURCE AREAS

The City of Ferndale currently maintains four natural resource areas.

### **1. CONOCO PHILLIPS SPORTS COMPLEX NATURAL RESOURCE AREA:**

The Conoco Phillips Sports Complex Natural Resource Area (14.75 acres) is located at the Conoco Phillips Sports Complex site. It features enhanced wetlands, and a pond. 3,000 trees were planted on the site in 2001 to reestablish a native forest. The area features an interpretive trail and may accommodate additional wetland mitigation in the future.

**2. DIAMOND LANE NATURAL RESOURCE AREA:** The Diamond Lane Natural Resource Area is located behind Shannon Avenue, Heather Drive, Diamond Lane and Pearl Lane. It contains approximately 3.1-acres of land in two units. It features a creek, mature trees, and ravines, which limit accessibility. This area may be able to accommodate a future trail section linking the Shannon Park area to lands to the south.

**3. GLACIER VIEW NATURAL RESOURCE AREA:** The Glacier View Natural Resource Area is a two-section parcel totaling 2.5-acres. The areas are located off of North Beulah and Snowden Avenues. They feature a small grassy area with views of Mount Baker and natural areas with creek and wetlands. They were dedicated to the city in April of 1993 and improved with the assistance of the developer and Ferndale High School's F.F.A program. Several

neighborhood meetings were conducted in 1998 and 2001 for the purpose of developing long range plans for the areas.

**4. SPRUCE COURT NATURAL RESOURCE AREA:** The Spruce Court Natural Resource Area is located along the Spruce Court cul-de-sac and features a creek and mature trees. It contains approximately 1.1-acres of land. Neighboring private property makes access to the area difficult, although City-owned land has been reserved, connecting South Bakerview Park Drive (and Church Road) to Spruce Avenue. Adjacent City-owned property east of Spruce Avenue creates the potential for future trail linkages to the proposed Schell Creek trail system, likely as a condition of future private development.

### ADDITIONAL PUBLIC RECREATION FACILITIES

There are a variety of park and recreation areas and facilities that are available to the public within the planning area. While the City owns and operates a variety of these facilities, many of them are provided by public or private organizations. These facilities are as follows:

**BOYS & GIRLS CLUB:** The Ferndale Boys and Girls Club lease a portion of Pioneer Park from the City of Ferndale on an annual basis. The club coordinates youth baseball, basketball and football programs and offers a drop-in facility. The Boys and Girls Club facility was completed in 2009 and is addressed as 2015 Cherry Street.



BALLFIELDS ADJACENT TO BOYS AND GIRLS CLUB

**CORRELL PARK TRAIL AND CLUBHOUSE:** The Corell Park retirement community has an activity clubhouse and nature trail in the back of the subdivision.

**FERNDALE SENIOR ACTIVITY CENTER:** The Ferndale Senior Activity Center is operated by Whatcom County Parks and Recreation. The grass areas of the senior center are maintained by the City Public Works Department. The Senior Activity Center is located at 1998 Cherry Street.

**GARDINER TERRACE WATER GARDEN AND TRAIL:** A park, pond and trail established by the developer of Gardiner Terrace and maintained by the homeowners association. The public is not restricted from these facilities, which are accessed through existing sidewalks.

**LAKERIDGE ESTATES WALKING TRAIL AND POND:** A pond and walking trail established by the developer of Lakeridge Estates and maintained by the homeowners association. The public is not restricted from these facilities, which are accessed through existing sidewalks.

**PACIFIC HIGHLANDS PARK:** Homeowners Association Neighborhood Park and trails. The facilities at Pacific Highlands are restricted to members of the Pacific Highlands Homeowners Association and are not intended to be used by the general public.

**PIONEER MEADOWS PARK:** Homeowners Association Neighborhood Park and trails. The facilities at Pioneer meadows are restricted to members of the Pioneer Meadows Homeowners Association and are not intended to be used by the general public.

**YMCA:** The Ferndale YMCA is located on Barrett Road, just east of Interstate Five. It features an exercise area and racquetball court. The YMCA is located at 5610 Barrett Road. The YMCA also offers swimming classes through the Super 8 Hotel located at 5788 Barrett Road.

**FERNDALE PUBLIC LIBRARY:** The temporary location of the Ferndale Public Library is located within the Pioneer Pavilion at 2007 Cherry Street, in Pioneer



Park. The library serves over 200,000 visitors per year, and is the only library in the Whatcom County Library System that is open seven days per week. The Pioneer Pavilion includes public meeting space and restrooms open to visitors of Pioneer Park. The City of Ferndale has identified a permanent location for the library west of City Hall. When this structure is completed, the Pioneer Pavilion will transition to a community center.

#### **CENTENNIAL RIVERWALK**

**FOUNTAIN:** The Centennial Riverwalk Fountain is located immediately south of Main Street along the Centennial Riverwalk. The fountain is a popular summer destination for Ferndale residents, and includes public art commissioned by the City. The Ferndale Farmers Market utilizes the riverwalk on Saturdays from April through October.

**RIVERPLACE DISC GOLF:** Located at 5799 Riverside Drive, the Riverplace Disc Golf course is an informal nine-hole course on private land, available for use by the public.

**FERNDALE FRIENDSHIP COMMUNITY GARDEN:**

The City of Ferndale has allowed use of the land east of the Bergsma House, located at 5475 Ferndale Road for a community garden. The community garden is available to the public and is coordinated by the Ferndale Community Service Cooperative, a 501 c3 corporation. The existing Memorandum of Understanding extends through December 31, 2015.



**INDOOR RECREATION FACILITIES**

**TILLICUM HOUSE:** The Tillicum House was constructed in 1925. It is located in Pioneer Park adjacent to the Senior Center. The capacity of the building is 80 and features a large open area used for meetings, weddings, parties and classes, small kitchen and restroom.

**PARKS AND RECREATION OFFICE:** The former office of the Parks and Recreation Department was located at 5475 Ferndale Road. It was in the Bergsma House which was constructed in 1908. The Bergsma House features a meeting room and kitchen with occupancy of 30. The Bergsma House was renovated in 2000.

**PIONEER PARK HISTORIC CABINS AND MUSEUM:** Pioneer Park features the largest collection of historic log cabins in the northwest, some of which are nearly 150 years old. The buildings are open for guided tours on a seasonal basis and feature artifacts owned by the Whatcom Old Settlers Association and maintained by the Ferndale Heritage Society.

INVENTORY OF SPECIFIC RECREATION FACILITIES

WITHIN THE CITY OF FERNDALE

The following is a summary of specific public and private recreation facilities located within the Ferndale Urban Growth Area:

TRAILS AND BICYCLE PATHS

The City of Ferndale currently maintains the majority of trails within the parks system. There are over 5.65 miles of existing trails and dedicated trail easements within the City of Ferndale, including public and quasi-public trails in various locations throughout the City, as shown in the following table:

Trail Name	Trail Type	Trail Length	Connection Point(s) Current/Future	Other
Pioneer Meadows	Private Trail	.1 miles		
Portal Manor		.13 miles	Current: Portal Way. Future: Potential connections to the north and south will be considered.	
Larsen's Church Hill Estates		.32 miles	Current: Church Road. Future: Subsequent phases will connect north to Thornton Woods, south to Heron Crest, and west to Bender Park and school sites	
Vanderyacht Park		.63 miles	Current: Bass Street, Washington Avenue, Future: Connection to regional trail through pedestrian bridge to former Riverside Golf Course, possible acquisition of adjacent private property, redevelopment of Bass Street with walking trail.	
Nooksack Levee and		.52 miles	Current: Ferndale Road, First Avenue, Main Street. Future:	

Ferndale Parks Recreation and Trails Master Plan – 2013 Update

Centennial Riverwalk			Extension to Vanderyacht Park, possible future connection to Hovander Park.	
Conoco Phillips Sports Complex		.68 miles	Current: Second Avenue, Ferndale Road Future: Schell Marsh Boardwalk to Cherry Street, Main Street	
Ferndale High School		.817 miles	Current: Existing sidewalks link to western properties on Malloy Road. Future: Trail opportunities may connect trails to Thornton Street	Includes running track
Griffintown Park		.35 miles	Current: Primary trail connectivity via sidewalks along Washington Avenue Future: Sidewalk connectivity extended to the north and south.	
Cedar Creek Park		.12 miles	Current: Primary trail connectivity via sidewalks to adjacent streets. Future: Improved connectivity to the east.	
Michael Moore Park/ Shields Estates		.25 miles	Current: Connectivity to West Smith Road, Shields Road via sidewalks. Future: Limited additional connectivity possible within City limits.	
Heron Crest		.26 miles	Current: Partial connectivity to Church Road, Lakeridge Estates. Future: connections via sidewalk to Larsen's Church Hill Estates and surrounding areas. Expansion of eastern connections via trails to Schell Creek.	

## Ferndale Parks Recreation and Trails Master Plan – 2013 Update

Thornton Woods		.25 miles	Current: Thornton Street connections. Future: Larsen's Church Hill Estates connections, connections to the west (Bender Park	
Blomquist Heights			Current: Incomplete subdivision. Future: Connectivity to Thornton Street, public schools, Nubgaard Road, Church Hill Estates trail network.	
Douglas Pond		.7 miles	Current: Douglas Road. Future: Douglas Road sidewalks will provide east/west links, future private development may incorporate connectivity to the west	Loop trail around Douglas stormwater pond
Malloy Village			Current: limited connectivity to Malloy Road. Future: Low probability of future connectivity.	
Portal Commons		.26 miles	Current: connection to Trigg Road. Future: trail easement dedicated. Connectivity to north and south dependent on future private development proposals.	Trail easement provided - undeveloped
Gardiner Terrace		.27 miles	Current: Connectivity between Augustine Drive and Gardiner Drive. Future expansions limited.	Privately maintained, open to public

### Regional Trails and Bicycle Paths

Over the last several decades, a variety of regional trail plans have been proposed, including the Nooksack River Trail and the Millennium Trail. These trail plans would link several Whatcom County jurisdictions via pedestrian and bicycle trails, generally

utilizing natural features such as the Nooksack River to determine trail routes. While no plan has been finalized or funded, the Nooksack River shoreline through Ferndale is a common element to these regional proposals. This parks master plan assumes that a regional trail will link to existing informal trails through Hovander Park on the east side of the river, and that one or more pedestrian/ bicycle crossings will be considered within the City of Ferndale.

In 2010, an Army Corps of Engineers project was completed in order to remove vegetation along the Nooksack River levee south of Cherry Street. This project including the re-grading of the levy, a potential first step towards the establishment of a permanent trail in this location.

The Centennial Riverwalk has been completed and is included in the City's parkland inventory as a linear park. Future trails will ultimately connect Pioneer Park and Vanderyacht Park. The trail will be designed to provide a myriad of recreational opportunities as well as enhance economic development opportunities in the downtown business core of the city. The Riverview Plaza and Trail Plan also seeks to improve public access to the shoreline.

In addition, City street projects, including improvements to Main Street and Second Avenue, and future improvements to Church Road and Thornton Street will include dedicated bicycle lanes. Links to the regional bicycle network are more fully described in the Transportation Element of the City of Ferndale's Comprehensive Plan.

### WITHIN THE FERNDALE UGA OUTSIDE THE CITY LIMITS

The Growth Management Act states that any facilities located within the UGA should become a component of each jurisdiction's Comprehensive Plan. While there are no park facilities within the unincorporated UGA, there are additional lands available for parks and recreation purposes located adjacent to the Urban Growth Boundary of the City of Ferndale, which add value to the parks and recreation opportunities to residents and visitors of Ferndale. These lands include 346-acres comprising Hovander Park and Tenant Lake managed by Whatcom County Parks, and 374-acres of Washington State Department of Fish and Wildlife lands. Both the Whatcom County Parks and the City of Ferndale are interested in pursuing a pedestrian bridge over the Nooksack River to enhance park, recreation, and trail opportunities for residents and visitors to the area. However, such a bridge will likely require private or general fund financing, as it is not directly related to the overall parks level of service.

## SECTION 8: PARKS, TRAILS AND FACILITY LEVEL OF SERVICE (LOS)

The City’s adopted LOS standard makes an assumption that the actual use of parks (particularly neighborhood and community parks) and trails depends greatly on the manner in which those facilities are connected to their users. With the exception of the City’s regional parks and certain facilities that are unique to Ferndale, the majority of park users will be Ferndale residents, and a significant percentage of those users will utilize the trail and sidewalk system to reach their park destination. Therefore, the LOS for trails is directly tied to and influenced by the LOS for parks.

The established LOS is based upon the actual connectivity between the parks and the residents that they serve, as follows:

PARK CLASSIFICATION	ADOPTED LOS	PRIMARY LOS MEASUREMENT	SECONDARY LOS MEASUREMENT
Neighborhood	<b>Connectivity:</b> 70% of Ferndale households shall be within a 10 minute walk of a park	<b>Connectivity:</b> Walk Time < 10 minutes	<b>Carrying Capacity:</b> No more than 1,000 residents per acre of park within 10 minute walk
Community	<b>Connectivity:</b> 70% of Ferndale households shall be within a 20 minute walk of a community park	<b>Connectivity:</b> Walk Time < 20 minutes	<b>Carrying Capacity:</b> No more than 1,000 residents per 1.5 acre of park within 20 minute walk
Regional	<b>Carrying Capacity:</b> At least three acres of regional parkland shall be available per 1,000 Ferndale residents	<b>Carrying Capacity:</b> 3 acres: 1,000 residents	N/A
Trails and Linear Spaces	<b>Carrying Capacity:</b> At least one-half miles of trails shall	<b>Carrying Capacity:</b> .5 miles: 1,000 residents	N/A

	be available per 1,000 residents		
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For the purposes of this Parks, Recreation and Trails Master Plan, the “overall distance” shall be measured by the most direct walking route from a residence to a park entrance, utilizing available and/or potential future sidewalks, trails, or other spaces reserved for non-vehicular travel. Walk time shall be based upon a 2 mile per hour average speed (ten minutes – ½ mile of travel). Drive time shall be based upon the speed limit posted for the affected travel routes. Service area shall be a calculation of all residential households within the Ferndale city limits. Cumulative size shall mean the aggregate total of park acres in each category divided by 1,000. For the purposes of this plan, if a park in any category (neighborhood, community, regional, private), with the exception of tot lots and trails, is within a ten minute walk of a residence and is available for residents to use, the City’s LOS requirements for distance will be met. The City will also seek to ensure that parks within a ten minute walk of large segments of the population are not over-used. The cumulative size limitations have been added to the LOS measurement for this purpose.

The City utilizes estimated walk and drive times as the primary calculation for determining Level of Service, rather than distance measurements. This approach may decrease the service area of certain parks where terrain, elevation or existing access points may challenge connectivity. However, it will also assist the City in removing obstacles to access.

The location of trails and lineal spaces shall be determined based on those trail projects necessary to achieve linkages between parks and their users. The trail system should also be designed to establish one or more loops, allowing the user to navigate the system without retracing their steps.

The City has created a map that will assist administrators in determining locations where park and trail access is deficient. This map, entitled City of Ferndale Connectivity Map, is found in Appendix 2 of this plan. The map is not intended to identify potential park or trail projects, but rather to highlight those areas that do not meet adopted Level of Service requirements. Administrators will utilize this map, as well as the Park and Trail Needs Assessment Process (Appendix 3), to determine the location of future parks and trails as well as the appropriate mitigation requirements for new developments. For the purposes of this Parks Recreation and Trails Master Plan, the April 2012 population estimate of 11,830 that was prepared by the Office of Financial Management (OFM) for the City of Ferndale was used to calculate existing deficiencies in park land and recreation facilities. The 2034 population is estimated at 20,145, utilizing projected population allocations provided by Whatcom County in 2010.

## Regional Parks

While neighborhood and community parks will generally serve residents within the immediate service area, regional parks, by virtue of their size and the unique amenities/ facilities within them are intended to serve the entire community. In some cases, regional parks may serve a larger region beyond residents of the City of Ferndale. In either case, regional parks are intended as a destination attraction, and the distance from such a park is of secondary importance to the quality of the amenities within the park. As a result, the LOS for regional parks shall be based on the total regional park acres that will be delivered to the community, expressed as three acres per 1,000 residents. This calculation is consistent with previous park master plans.

The Ferndale community has identified the Nooksack River as the primary distinguishing geographic feature in Ferndale. The river provides the community with unique habitats, pristine viewsheds, and significant areas that cannot be built upon due to the risk of flood.

At this time, there are three major parks along the Nooksack River: Pioneer Park, Vanderyacht Park, and Hovander Park which is operated by Whatcom County. Pioneer Park combines local human history with a series of cultural and recreational amenities. Vanderyacht Park remains relatively undeveloped as a passive walking park, including its use as an off-leash dog park, a stormwater detention facility, and a disc golf course. Hovander Park combines agricultural history with preserved habitat.

The Main Street Master Plan has identified the former Riverside Golf Course as a future location for a fourth major park that could combine wetland mitigation and habitat protection, regional ballfields, outdoor education, and entertainment.

The combination of all four parks, each serving different but related activities and interests, connected to the City's Downtown and commercial areas by walking trails, will create a series of parks that is unmatched in the Pacific Northwest.

The following table (Parkland Levels of Service and Existing Parkland and Trail Deficiencies) provides a broad overview of existing conditions as well as the current need for expansions. The 2036 Parkland Needs Assessment provides similar data, projected to 2036. The City utilizes 2036 population projections provided by Whatcom County to determine future growth, as well as the growth projections utilized by the Ferndale Transportation Element (See Appendix 6 for the Existing and Future Land Use by District Map) to anticipate the location of such growth. The 2034 Parkland Needs Assessment is primarily focused on the carrying capacity of park and trail facilities and/or requirements for new parks when connectivity is not possible.

Parkland Levels of Service and Existing Parkland and Trail Deficiencies						
Classification	Current Inventory (Acres, Miles)	Designated LOS (Connectivity/ per 1,000 population)	Actual LOS	Parkland Required to meet 2013 LOS	Deficient	Amount of Deficiency (2013)
Neighborhood	24	70% of population within 10 Minute Walk of Park	65% Within 10 Minute Walk of Park	N/A: See Trails Below	Yes	~550 residents (5% of City population) within 10 Minute Walk
Community	35.03	70% of population within 20 Minute Walk of Park	75% Within 20 Minute Walk of Community Park	None	No	None
City/Regional	59.6	3.0 Per 1,000 Population	5.18 Per 1,000 Population	None	No	None
Trails & Linear	5.65 miles	.5 miles per 1,000 Population	.48 miles per 1,000 Population	Yes: The construction of the Primrose Lane Trail (~300 residents) and Hendrickson Trail (~250 residents) is sufficient to eliminate existing deficiencies.	Yes	.25 miles
Natural Resource Areas*	21.45					

\*Natural Resource Areas are not included in Level of Service calculations

<b>2034 Parkland Needs Assessment: Overall Acreage</b>				
<b>Classification</b>	<b>2013 Inventory (acres or miles)</b>	<b>2013 Deficiency to be Provided by City</b>	<b>2034 Need (acres or miles)</b>	<b>Additional to Meet 2034 Need As Adjusted for Deficiency or (Surplus)</b>
Neighborhood	24	0	30	6
Community	35.03	0	48	15
City/Regional	59.60	0	60.43	0.83
Trails & Linear	5.65	.25	10.07	4.42
Natural Resource Area	21.45		N/A	
<b>Total Acres</b>	140.08	0	137.6	21.83
<b>Total Miles</b>	4.96	.25	10.07	4.42

## PROJECTED COST TO ACHIEVE ESTABLISHED LEVEL OF SERVICE

### PARK AND TRAIL LAND ACQUISITION

This Master Plan is not intended to provide project-level analysis, including cost analysis, for individual projects. Instead, the plan provides a planning-level analysis in order to determine general need, location, and associated acquisition and development costs.

Land acquisition and development costs will vary significantly, depending on the location (and relative quality) of the land, the type and number of amenities, and more. In some cases, land and/or amenities may be acquired by the City through voluntary dedications or donations, thereby decreasing overall costs. For the purposes of this analysis, the City seeks to identify conservative estimates of park and trail costs. Project-specific costs will be refined for those projects that are placed on six-year capital improvement lists.

#### 1. LAND ACQUISITION COSTS:

A. Parkland: The most recent update to this plan (2008) estimated the average acquisition cost for one acre of land at \$130,000. While the median sales price for residential development has declined since 2008, for the purposes of this analysis this cost estimate is maintained.

B. Trails: The most recent update to this plan (2008) estimated the average acquisition cost for one mile of trails (20-foot wide easement) at \$285,000. For the purposes of this analysis, this cost estimate is maintained.

#### 2. DEVELOPMENT COSTS

##### A. Park Development Costs

Park development deficiency includes existing undeveloped public properties and the development of yet to be acquired parkland necessary to achieve the established level of service. There are approximately 30 acres of existing undeveloped parkland, as determined by considering undeveloped and partially developed park sites. The 2008 update to this plan estimated cost per acre of park development at \$126,600. Based upon the Washington State Department of Transportation Construction Cost Indices, development costs have increased by approximately 11% since 2008. Thus, the estimated cost per acre of park development shall be \$140,500.

##### B. Trail Development Costs

The 2008 update to this plan estimated a development cost of \$139,200 per mile of trails. An increase of 11% to these costs, based on the WSDOT Construction Cost Index will result in a 2012 adopted Trail Development Cost of \$154,500 per mile of trails. A contingency of twenty percent has been added to these costs, in order to address design, permitting, and mitigation costs, resulting in an overall cost of \$185,400 for trail development.

## **PARK AND TRAIL ACQUISITION AND DEVELOPMENT DEFICIENCY COST**

While the overall length of trails is currently sufficient to meet the LOS established for trails (a surplus of .24 miles in 2012), certain trail projects are necessary in the short term, in order to remove connectivity deficiencies between residents and parks. Over the course of the planning period, 4.42 miles of additional trails will also be established to meet 2034 LOS. While many of these trails will be constructed as a condition of development, such development will be credited with the equivalent cost of construction. As a result, this plan must include the construction costs of all trails within its calculation. The total cost for trail acquisition and development is estimated to be \$2,079,168.

This plan further anticipates that two new neighborhood parks and one new community park will be necessary to achieve the adopted 2034 Level of Service. In addition, the City anticipates that a regional/ special use park will be established, primarily through private funding, at the former Riverside Golf Course. The neighborhood parks are projected within the Douglas and Main Street/ Church Road area, and in the vicinity of Portal Way/ Newkirk Road, with a community park to be built within the unincorporated UGA in the vicinity of Church Road and Aldergrove Road. The plan assumes that the neighborhood parks will be required as a condition of development, and that a community park may result from the dedication of land/ as a condition of development in lieu of park mitigation fees.

For the purposes of this plan, neighborhood parks are projected to be three acres in size, community parks fifteen acres in size (both projections are 60% of the maximum size anticipated for that category of park). The regional park is expected to be built on sixty acres of land, although non-park activities (including preservation of existing vegetation) may result in reductions. In order to eliminate future deficiencies, a total of twenty-four acres of parkland will need to be acquired and constructed, at a total cost of \$6,492,000.

**EXPANSION/ REDEVELOPMENT OF EXISTING FACILITIES: COSTS**

In addition to the acquisition and development costs for new facilities, this plan identifies several projects within existing parks that become necessary in order to accommodate new growth, to develop existing undeveloped areas, and to upgrade or remodel existing facilities. These projects, their anticipated costs, their benefits and potential obstacles, are listed below.

<b>Project</b>	<b>Project Type</b>	<b>Location</b>	<b>Estimated Cost</b>	<b>Benefits/ Obstacles</b>
Veteran's Memorial	Develop undeveloped parkland	Bender Park		<b>Benefits:</b> Provides dedicated space for honoring local veterans. <b>Obstacles:</b> Improvements will be primarily paid for through private fundraising efforts, and may not be completed in the near future.
Star Park	Replace and expand existing playground	Pioneer Park	\$500,000 (\$75,000 Non-Growth Related)	<b>Benefits:</b> Replaces outdated playground equipment in high-use area, creates an additional draw to Pioneer Park. Site acquisition costs may be eliminated (currently in public ownership). <b>Obstacles:</b> Replacement costs for existing equipment are estimated at \$75,000, and are not considered growth-related, and general funds

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				are not anticipated for remaining costs.
Pioneer Park Master Plan	Reconfiguration of Pioneer Park, including northern parking lot	Pioneer Park		<b>Benefits:</b> Provides attractive, coordinated entrance to a major City park. <b>Obstacles:</b> Not related to growth, multiple stakeholders involved in design process, funding through general fund or other sources.
Community Pool	Indoor Community/Regional pool	Unknown	Unknown	<b>Benefits:</b> Provides year-round indoor recreation, draw for regional events (depending on size). <b>Obstacles:</b> precise costs unknown, operational costs for public pools are generally highly subsidized, unknown location, non-growth related. City Council has voted not to support regional pool project.
Shannon Park	Access and limited amenity improvements	Shannon Park	\$400,000 (50% impact fee eligible: improves overall connectivity in a developed area)	<b>Benefits:</b> Provides limited use on undeveloped public property, establishes public park in under-served area. <b>Obstacles:</b> seasonally wet conditions

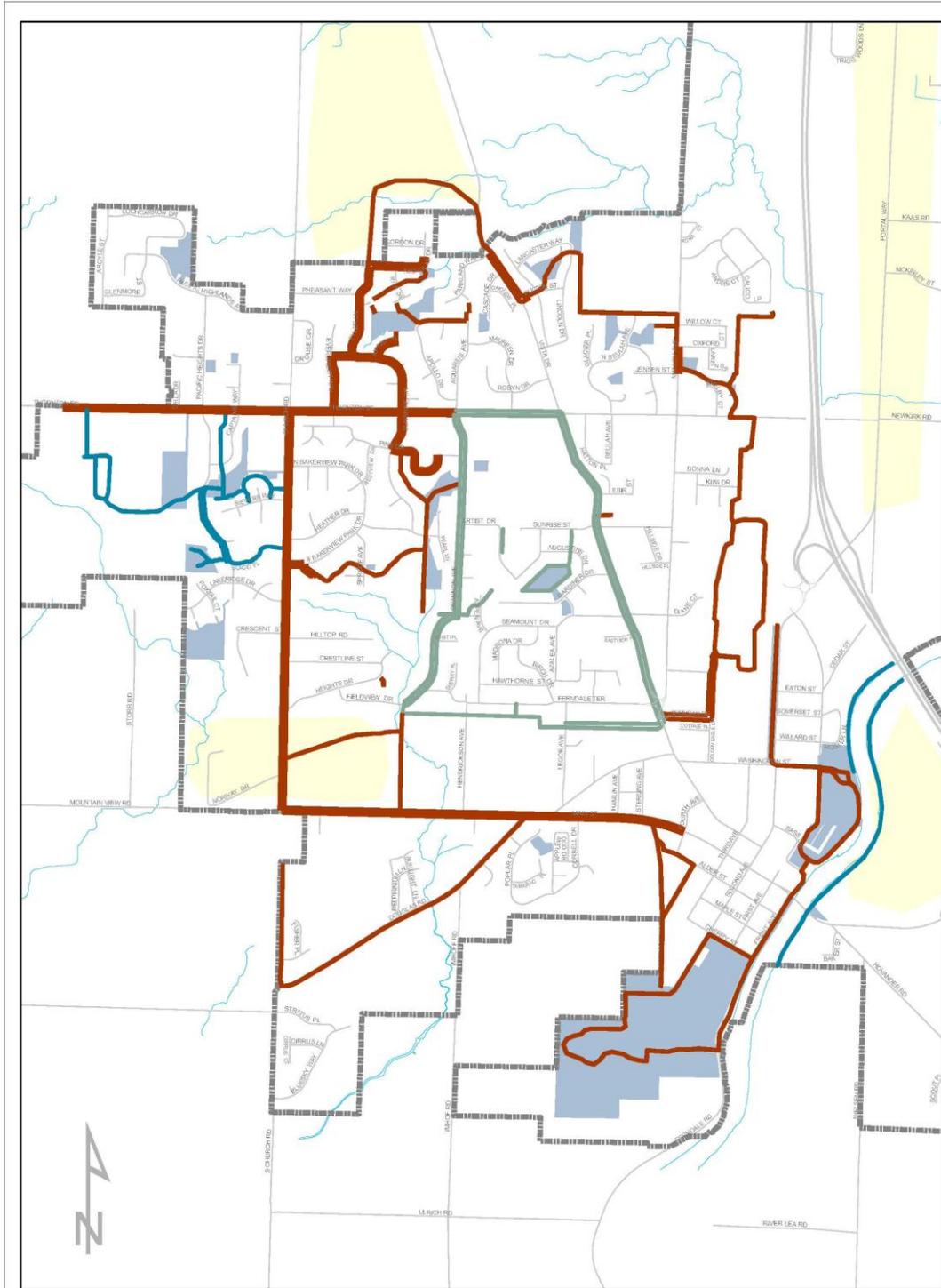
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				prevent full park operations, potential perception of negative neighborhood impacts resulting from change.
Centennial Riverwalk	Completed Park – Debt Service	Centennial Riverwalk	\$937,638 (impact fee eligible)	Existing Obligation
Griffintown Park	Completed Park – Debt Service	Griffintown Park	\$355,000 (impact fee eligible)	Existing Obligation

The total cost to achieve park and trail acquisition and development level of service is \$10,263,806. These deficiency costs are addressed within the Parks and Recreation Capital Facilities Improvement Program.

**PROPOSED AREAS FOR NEW PARKS AND TRAILS**

The “Ferndale Park & Trail System: 2034” map provides a conceptual reference point to determine the approximate location for future park and trail locations. The map should be interpreted by staff and decision makers based on service area radius, connectivity criteria and environmental conditions to determine appropriate locations for park and trail facilities. In situations where no suitable alternative exists, specific land parcels will be identified for future acquisition and development. In general, staff and other decision makers should first seek land dedications and easements that are necessary for park or trail projects identified in capital improvement plans, second to identify onsite dedications and easements that were not previously identified but which have a realistic benefit, or third to require the payment of development impact fees when land dedication, development, or easements have little or no practical benefit to the property or surrounding areas. Please see the Park and Trail Needs Assessment Process in Appendix 3.



**Ferndale  
Park & Trail System: 2034**

- Inner Loop
- Outer Loop
- Other Public Trails
- Parks
- General Area of Future Park

## SECTION 9: CAPITAL IMPROVEMENT PROGRAM

The Capital Improvement Program proposes the planned improvements to the Park, Recreation and Trails system between 2013 and 2033. A six-year Capital Improvement Program shall be adopted annually. All capital projects included in the six-year improvement program must be included in this section as well. The total cost estimates provided in this table are intended to be consistent with (and generally less-than) the overall capital project costs described in Section 10.1.

PROJECT TYPE	AREA	DESCRIPTION	TOTAL COST/ CITY COST	NOTES	FUNDING SOURCE
Trail	Southwest	1,200' boardwalk between proposed Ferndale library and Pioneer Park		Specific Boardwalk costs will vary depending upon site conditions	Grants, General Fund, Private Donations
Trail	Riverfront	200' trail extension between Centennial Riverwalk and Vanderyacht Park	\$11,000/\$11,000		General Fund, Grants, Impact Fees
Trail	Riverfront	1900' trail extension between Hovander Park and Riverplace Park	\$103,000/ \$103,000		General Fund, Impact Fees, Private Donations, Regional Trail partnerships
Trail	West	320' trail between Mountain View Elementary School and Legoe Avenue	\$17,500/\$17,500		Impact Fees, Volunteer
Trail	West	800' trail between Shannon Avenue and Hendrickson Avenue	\$44,000/\$44,000	Dedication and construction likely requirement of private development	Impact Fees, General Fund

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PROJECT TYPE	AREA	DESCRIPTION	COST		FUNDING SOURCE
Trail	West	2,200' trail between Shannon Avenue and Church/Main Street intersection	\$119,000/ \$119,000	Land dedication and construction likely requirement of private development	Impact Fee, General Fund
Trail	West	2,100' trail within City property, from Shannon Avenue south of Pine Street to Aspen Avenue	\$113,500/ \$113,500	Critical areas, buffers, and potential bridge crossings will require evaluation. Minimal right of way dedication required	Impact Fee, General Fund, Volunteer
Trail	West	1700' trail between South Bakerview Place and Shannon Avenue	\$92,000/\$92,000	Right of Way acquisition required east of Spruce Avenue	Impact Fee, General Fund, Volunteer
Trail	East	1650' trail between existing Ferndale High School northern boundary and Shelby Court	\$89,000/\$89,000	Potential development dedication	Impact Fee, General Fund
Trail	North	1350' trail between Glacier Park and Lancaster Way	\$73,000/\$73,000	Potential development dedication/ Lancaster Way lots include existing easement	
Neighborhood Park	Southwest	3 acre neighborhood Park: Douglas Road	\$810,000	Potential development dedication/ shared use of southwest regional pond	
Neighborhood Park	Southwest	3 acre neighborhood	\$810,000	Potential partial	

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		park: Church/Main Street		development dedication	
Neighborhood Park	Northeast	3 acre neighborhood Park: Portal Way	\$810,000		
Community Park	North	15 acre Community Park: Church Road	\$4,057,500	Potential partial development dedication	
Regional Park	East	60 acre Regional Park: Riverplace	\$16,230,000	Land acquisition complete	Public/ Private Partnership
Star Park	Central				
Veteran's Memorial	Northwest				
Skate Park	TBD				
Replacement Maintenance	Citywide	\$15,000/year			
Maintenance and Operations	Citywide	2013: \$375,000 budget			
Pioneer Park Entry Reconfiguration					
Entryway signage – various parks	Citywide				

### Project-Specific Analysis

The City's Level of Service provides Ferndale with the ability to adopt development impact fees as a funding source for growth-related projects. The City's LOS and State-required concurrency regulations also require that the City identify and complete projects within a given period of time. In any jurisdiction, projects may also be identified that are not predominately associated with growth or level of service – these are projects that are included within a plan less as the result of need, and more to complete the City's overall vision. Frequently these projects are significant, both in cost and in scope, and depending upon their success following construction may yield substantial revenues (or substantial deficits) to the City and community.

Four such projects are briefly analyzed in this plan: "Riverplace" regional park at the former Riverside Golf Course, the Pioneer "Star Park" playground development at Pioneer Park, a community swimming pool in a location to be determined, and the Ferndale Veteran's Memorial at Bender Park.

**Riverplace:** In 2010, the former Riverside Golf Course was purchased by private interests who proposed redeveloping the area to establish up to seven soccer fields capable of supporting regional tournaments, plus trails, outdoor sports courts, a variety of recreation elements, and outdoor education facilities. Adjoining private development may include mixed residential/commercial retail development lodging, and associated uses.

The project is expected to provide additional space for popular regional soccer tournaments now located at the Northwest Soccer Park on Smith Road, and reflects the surging popularity of youth sports in Whatcom and Skagit Counties, as well as the Lower Mainland of British Columbia. The City of Ferndale's existing sports fields at Pioneer Park are currently at capacity, as are other fields throughout the region. As such, the development of sports fields (if not the acquisition of park land) do represent a growth-related limitation. The development potential of the site itself is limited, due to the floodplain (and in some locations, floodway) of the Nooksack River. The project is intended to include year-round activities during periods when soccer fields are not in use.

The Main Street Master Plan and Shoreline Master Program anticipate future uses of this type at this location, although neither those plans or this plan assume that the City will play a lead role in planning, developing, or maintaining the area. The Whatcom Sports Commission has acted as a proponent for the proposed development, and is expected to fund a substantial portion of the costs. As of the adoption of this plan, no formal cost estimates have been provided.

The City's planning-level cost estimates project that acquisition and development costs will be approximately \$16,230,000, including development costs of \$8,430,000. It is likely that a substantial percentage, perhaps a substantial majority, of costs will not be borne by the City.

Preliminary project designs include a walking trail along the eastern bank of the Nooksack River that will link to existing City trails as well as the potential regional trail system. Trail development costs may be funded in part through development impact fees, as part of the City's trail level of service measurements (overall trail carrying capacity).

**Star Park:** Pioneer Park is Ferndale's largest and most heavily used public park. However, the existing playground is outdated and lacks the capacity for all but small groups of children. An expansion to the playground is necessary in order to meet the demand placed on it by a larger community.

While a physical expansion could be considered by adding additional amenities, community members have proposed the development of a new playground at the

southeast corner of Pioneer Park, along Ferndale Road. As proposed, this playground would significantly increase capacity, while introducing modern playground equipment designed for the specific location. Initial project costs are \$400,000, which is higher than a basic expansion of the existing playground.

Elements of the potential Star Park are considered growth-related, particularly within the Downtown core, where several hundred new households may be established during the planning period. However, for the purposes of calculating potential development impact fees, the replacement costs of the existing playground (estimated at \$75,000) must be deducted.

Similar playgrounds such as the City of Lynden's Million Smiles project have been extremely successful in fundraising from various sources, and community organizers suggest that this model could be employed by Ferndale as well. Should these efforts be successful, the cost to the City would likely be in property and maintenance.

**Community Pool:** For a number of years, citizens have rated a community pool high on parks and recreation wish-lists. However, the projected construction and operational costs associated with the regional facilities that have been informally proposed to the City far exceed direct revenues or anticipated park and trail funding. The Ferndale City Council has determined that no City funding or land will be made available for the construction or operation of such regional facilities, and that these facilities are not a part of the 20-year parks and trails plan for the City. Partnerships with existing public or quasi public organizations such as the YMCA will be considered, as will privately funded proposals.

**Veteran's Memorial:** The Ferndale Veteran's Memorial project has been granted the use of several areas of Bender Park. As proposed, the Veteran's Memorial would include a central memorial as well as memorials to the various branches of the military. The memorial would also consist of parking facilities, pathways, and restrooms. The facility is anticipated to be fully funded by private donations.

**Regional Trail:** This plan references several draft plans for a regional trail network, but notes that no final corridor location or governing organization has been established. The Nooksack River plays a primary role in many of these plans, and while river trail corridors are not a required element of the City's adopted Level of Service for parks and trails, such corridors are an essential component of the overall identity of this community. This plan anticipates that Ferndale will play a lead role in establishing a regional trail system through the city, and that components of this trail will be established/ improved through public and private contributions, and through the increased, informal, use of trail corridors. Nothing in this plan shall discourage the extension of trail corridors on both the east and west sides of the Nooksack River,

provided that all necessary permits are in place, as well as life/safety and environmental protections.

**Skate Park:** Background - In response to repeated requests from community members, the City established a skatepark fund in 2007, and later authorized the temporary use of Hastings Park for that purpose. Bleachers and several skate ramps were acquired by local volunteers whose costs were reimbursed by the City. No additional improvements were made to the park, and the City considered relocating it to Cherry Street, to ensure close proximity with the Boys and Girls Club. The skatepark concept is retained in this plan, but its location and funding have not yet been resolved. In order to establish a facility that will support the popularity of the sport and provide an attraction sufficient to draw skaters from throughout the community, the City cannot depend on temporary improvements that are replicated in existing infrastructure. Instead, a permanent skatepark will require a coordinated system of ramps and other elements. No funding for such a park is proposed within the first six years of this plan.

## SECTION 10: FUNDING:

There are a wide variety of funding sources for the Parks Recreation and Trails System. Because the City is limited in the types of sources for funds to support the delivery of services, this plan only deals with those funding sources that stand the greatest opportunity of being of service to the community.

Generally the city will be working to use a variety of funding mechanisms to assist in the delivery of the Parks Recreation and Trails Master Plan. Because of local funding limitations, a careful strategy will be implemented that will include the following:

1. City General Fund and Bond issues and other voter approved methods approximately 25%.
2. Developer impact fees approximately 50%.
3. Community donations and fund raising efforts approximately 7%.
4. Use of volunteer labor and donated materials approximately 8%.
5. Grants (IAC, Conservation Futures and others both public and private) approximately 5%.
6. Partnerships with other jurisdictions approximately 5%.

The following resources, in a balanced approach, are deemed most favorable for the delivery of the desired park system in Ferndale.

1. **City General Fund:** The General Fund receives monies for the City from property and sales taxes and other sources where the City has maximum flexibility in the use of the funds. This source should be utilized for the basic maintenance and operations elements of the Parks, Recreation and Trails System.
2. **Special Park Construction Fund:** This fund holds approved dollars for specifically authorized park projects once approved by the City Council. Funds come from general taxes, bond issues, debt financing, grants, loans and other sources but are placed in this fund to pay for major projects.
3. **Park Mitigation Fund (Park Impact Fees):** Park Mitigation Assessments (Impact Fee) Funds in alignment with GMA requirements are assessed from developers for use in creating or building development related new parks, trails, and facilities in accordance with the Park Master Plan and the City's Comprehensive Plan as updated. Use of these funds is limited by state law to the "impact" created by new development. The City has determined that the park impact fees and/or development dedications shall generate 50% of the development-related costs of new park and trail space. For reference, draft impact fee calculations are provided in Appendix 5 of this document. However, park impact fees must be adopted separately.

In some cases, land use applicants may wish to dedicate land, time, or materials to establish parks or trails that are described within this plan. The applicant shall first indicate to the City their desire to mitigate their impacts through "sweat equity," and shall include the number of hours to be worked, the equipment and materials that will be available for use, and any other relevant information, including the construction or contribution of facilities or other amenities, such as playground equipment. The City shall use standard hourly rates for volunteer time, valued at \$21.79 per hour (2011) according to the *Independent Sector*. If approved by the City, all work shall be completed prior to the time mitigation impact fees would be due. If work is not completed, the City shall require the balance of fees paid.

Note: the City shall only provide "sweat equity" credits to those park and trail projects that are impact fee-eligible; the City shall only provide credits to those park and trail projects for which the applicant and their volunteers are specifically responsible– the applicant shall not be permitted to take credit for work completed by larger groups, in which they were only a part.

Requests for consideration of the City accepting land in-lieu of fees shall be submitted to the City for review by the Community Development Director and the Parks, Recreation and Trails Advisory Board with final approval granted by the City Council.

4. **Grants:** The availability of public, private, and foundation grants has been significantly reduced from historic levels. This, combined with the increased competition for these scarce funding sources, has caused the City to reduce its expectations for grant funding. The City does expect to identify projects in which a park or trail component is a secondary element of a larger project that may be grant-eligible.
5. **Program Revenue Funds and User Fees:** These funds are generated from facility rentals, special event fees, tournaments, and advertising and participation fees.
6. **Transient Room Tax:** Funds collected from this source come from motel, hotel and Bed and Breakfast rentals and can be used to enhance the tourism attractiveness of the community.
7. **Volunteer Efforts:** Volunteer effort is designed to be a major component of this plan. Major effort must be given to develop city-wide and neighborhood level volunteer efforts to build maintain and enhance the park, recreation and trails system. The City will seek to partner with individuals, businesses, non-government organizations, the Ferndale School District and others to establish volunteer programs meeting the following needs:

**A.– Adopt-a-field/ Adopt-a-park/ Adopt-a-trail:** The responsibility for the maintenance of certain neighborhood parks and trails is assumed by interested individuals or organizations. This program fosters a sense of pride and ownership in park and trail facilities in the City. In many cases, volunteers are without a place at home to pursue hobbies such as gardening. The shared maintenance of community parks and trails also serves to build a sense of place and community within individual neighborhoods.

Guidelines:

- All maintenance operations must comply with City of Ferndale guidelines
- All chemicals, including lime and fertilizer, must be applied by a certified licensed applicator, approved by the Ferndale Public Works Department.

- Adoption periods are a maximum of one year and subject to renewal. Consecutive adoption periods may continue if both parties agree.
- The Adopt-a-Park program is a maintenance agreement and entitles participants to perform only maintenance activities.
- No additions or changes to park facilities may be undertaken without written request and approval of the Ferndale Public Works Department.

**B. In-kind Donations:** One of the most significant cost items, besides labor, is material costs. The City of Ferndale accepts in-kind donations of beauty bark, pea gravel, (others?) on a rolling basis.

**C. Ferndale Food Bank Community Garden:** Provided that land is made available for such a use, a Ferndale Food Bank Community Garden will include land available for citizen volunteers to raise and cultivate crops that will be made available to the Ferndale Food Bank at no charge. Citizen volunteers will be required to maintain the community garden, purchase supplies (including seeds and plant starts), harvest the garden, and transport the product to the Ferndale Food Bank.

**D. Work Parties:** On a regular basis the City will identify specific locations throughout the community at which volunteer “work parties” will gather to establish trails, improve parks, or other similar projects that are referenced in this document.

8. **Community Donations:** Private party donations to help pay for specific projects keyed to the Parks Recreation and Trail Master Plan.
9. **Real Estate Excise Tax (REET):** A tax upon the transfer of real estate limited by state law to two 0.0025% increments. Funds from this source must be used for facility development and cannot be used for operations and maintenance.
10. **SEPA Process:** The City is authorized to require that mitigation be provided for the impacts anticipated as a result of development. This mitigation is often in the form of specific improvements or mitigation measures placed on the land, such as the establishment of buffers, the dedication of land, etc. – but mitigation may also be provided in the form of fees. These fees are separate and in addition to park impact fees paid for by developers, and may be applied to non-residential land uses. However, development which is in an area requiring new park or trail space, the developer may dedicate land in lieu of fees, and will receive credit equal or less than the park impact fees owing.

11. **EAGLE Program:** The City has established an indicator-based program that is a required element of major (20,000 square feet or greater) retail construction. Though not specifically required, project applicants may elect to provide land, funding, amenities and/or other resources that may be utilized to achieve the goals of the Parks Plan.

## Non-Traditional Funding Sources

In addition to identifying new sources of funding, including in-kind sources such as volunteerism and dedications, the City will also seek to identify processes in which the efficient use of City funds can be prioritized, and redundant services provided by multiple agencies can be reduced.

1. **Efficiency Review:** The City will continue to examine each process to identify alternative methods that will increase efficiencies and reduce costs. Wherever practical, cost savings will be re-directed to address issues that require additional funding.
2. **Inter-Local Agreements:** Ferndale should work with Whatcom County, the City of Bellingham, the Ferndale School District, and the Lummi Nation to determine an effective means whereby the provision of parks, recreation and trails can be provided in a highly coordinated and efficient manner in areas where jurisdictions or agencies are in close proximity, where a duplication of services or resources is unnecessary, and/or where maintenance and operations costs can be reduced without a reduction in service.

Given the limited resources of the City and the severity of the need, only listed resources should be utilized to fund this plan over the next five to seven years.

## Section 10.1: Maintenance and Replacement Costs

The majority of this Parks, Recreation and Trails master plan is necessarily focused on the need for new park and trail facilities and the overall vision for parks, trails, and recreation services. However, a significant component of the delivery of these services depends on the degree to which ongoing maintenance is funded.

Since the Ferndale Parks Department was dissolved, the City's Public Works Department has overseen ongoing maintenance and replacement costs. As of 2012,

the City funds two full time parks maintenance employees, as well as seasonal labor during the summer months. The City also includes limited budget for non-parks employees to assistance in parks maintenance.

Not including seasonal labor, the City dedicates approximately 5,300 hours per year to parks and park maintenance. This is equal to 2.5 full-time employees. The City budgets a total of \$375,500 for all parks labor to maintain the approximately 140 acres of parks for which the City has responsibility. This equals a budget of approximately \$2,700 per acre of parkland, which is consistent with nationwide standards.

The City anticipates that the combination of twenty-four acres of new parkland (a 17% increase) and 3.08 acres of new trails (a 62% increase) will result in an overall increase in maintenance responsibilities by approximately 25%. If all such projects were completed immediately, this would require an increase to the annual parks and park maintenance budget of approximately \$94,000 in order to maintain existing maintenance level of service.

The Expansion/ Redevelopment of Existing Facilities that are listed in Section 9 must be considered separately from both capital improvements and typical maintenance costs, though individual projects may include elements of both. These projects may become necessary due to damage, gradual deterioration over time, partial expansions, or some other reason. Projects are typically a one-time expense that may or may not be anticipated. This plan recommends that a dedicated fund be identified for both planned (such as roof replacement) and unplanned (such as the replacement of vandalized playground equipment not covered by insurance) costs.

## **Section 10.2: Funding Analysis/ Revenue Gap**

This section will include a discussion of the overall maintenance and capital improvement costs, as well as the anticipated revenues from various park-eligible sources. If there is a gap between costs and revenues, the City will need to determine whether projects should be eliminated or reduced, or if additional revenue sources (higher fees, park bonds and levys, etc.)\_ should be considered to close the gap. The City is not required to demonstrate that it has or will have cash on hand, but must show that it has made reasonable assumptions to fund the projects.

The City has the following anticipated expenses in order to complete and maintain level of service for parks and trails. Expenses are overall expenses unless otherwise noted:

<b>Improvement Type</b>	<b>Total Costs</b>
<b>Park and Trail Capital Projects</b>	
Park Projects	\$6,492,000
Trail Capital Projects	\$2,079,168
Amenity Improvements	\$500,000
<b>Subtotal Capital Projects</b>	<b>\$9,071,168</b>
<b>Park and Trail Maintenance Programs</b>	
Maintenance and Operations	\$9,400,000
Repair and Replacement	\$300,000
<b>Subtotal M &amp; O Programs</b>	<b>\$9,700,000</b>
<b>Existing Debt Service (Impact Fee Eligible)</b>	<b>\$1,292,638</b>
<b>Total Costs</b>	

Capital projects necessary to support adopted levels of service are required only if anticipated residential growth occurs. In turn, that residential growth is expected to be responsible for 50% of the total costs of such projects. Therefore, park mitigation fees are intended to raise up to \$5,182,153, based on anticipated growth. Should less growth occur, the need for capital projects will also diminish. Ideally, sufficient funds will be available incrementally throughout the planning period to address the needs for capital projects – and variations within the planning period will be addressed in annual 6 year Capital Improvement Project (CIP) assessments. Should significant trends be identified, this plan will also be updated.

The remaining \$5,182,153 for capital projects must be raised through other sources described above. Of this remainder, 60% (or 30% of the total costs) are anticipated to be funded from the General Fund, which is also the source for maintenance and labor expenditures. This means that the general fund, including bond revenues, will

be required to account for capital costs of \$3,109,292 over the twenty year period, in addition to annual maintenance and labor costs (currently \$375,500, and increasing to up to \$469,375 per year). This results in an average general fund expenditure of between \$530,965 (\$155,465 of average capital expenditures + \$375,500 in maintenance and labor) and \$624,840 (\$155,465 of average capital expenditures + \$469,375 in maintenance and labor).

Land or equipment donations are anticipated to equal \$725,501 over the twenty-year period (7% of all capital costs), or average \$36,275 per year. This plan anticipates that annual donations will likely ebb and flow over the planning period, and may be closely tied to specific capital campaigns or specific projects. However, it should be noted that a significant portion of donations will likely be the result of park and recreation projects that are not directly tied to capital projects necessary to meet Level of Service requirements. In turn, these projects may also be more attractive and visible to the general public than LOS-related projects. Thus, it will be necessary for the City to aggressively publicize general capital facility projects throughout the planning period.

If volunteer efforts equal 8% of total capital costs, the in-kind value will reach \$829,144 over the twenty-year period. While not all volunteer efforts will be in the form of labor, this plan calculates the value of labor by volunteer hours. As a result, approximately 38,051 volunteer hours – or 1,902 hours per year – would be required to achieve the City's goals.

Lastly, grant opportunities (5% of total capital costs) are anticipated to equal \$518,215 over the twenty-year period, or approximately \$25,900 per year.

This plan also assumes an average annual cost of \$15,000 for the repair and replacement of various park facilities not covered by insurance. Depending upon the level of maintenance and other factors, this annual cost may fluctuate from year to year.

## APPENDIX 1: GOALS AND POLICIES

### Goals and Policies: Citywide Park and Trail Facilities

**Goal A. Overall Vision:** Provide a unique and varied high quality parks, recreation and trails experience for Ferndale residents and visitors of all ages.

#### Policies:

1. The adopted Parks, Recreation and Trails Master Plan represents the vision of the City of Ferndale for park, recreation and trails over a twenty year period. If the projects within this plan are completed and maintained, Goal A (above) will be achieved.
2. The adopted Parks, Recreation and Trails Master Plan will be utilized as the primary planning document to identify future capital projects and park vision.
3. The Parks, Recreation and Trails Advisory Board will advise the City Council and City staff on certain decisions associated with long-range parks planning.
4. The Ferndale City Council shall retain the final authority on long-range parks planning, including the authorization of park funding.
5. The City of Ferndale will utilize this plan and related comprehensive plans as a basis for seeking additional funding from other sources.
6. Capital projects that are not reflected in this plan will not be considered for City funding. Where appropriate, this plan shall be amended to include capital projects that are not specifically listed.

**Goal B. Accessibility and Safety:** Parks and Trails should be visibly accessible to enhance safety, reduce vandalism, and increase use.

#### Policies:

1. Parks should be developed with public street frontage, unless otherwise noted.
2. The primary entrance to parks shall not be accessed primarily through trails, easements, private drives, or “flag lot” arrangements, unless otherwise noted.

3. Parks at corners of intersecting streets are preferred, unless otherwise noted.
4. Parks visible and accessible from multiple rights-of-way are preferred, unless otherwise noted.
5. Parks shall not be located primarily behind residential parcels, unless otherwise noted.
6. Constructed facilities such as play structures and picnic shelters shall be located so as to be highly visible from adjacent rights-of-way, unless otherwise noted.
7. Constructed facilities such as play structures and picnic shelters shall be constructed of durable materials that are resistant to graffiti and vandalism.
8. Advertising within neighborhood parks shall be prohibited, with the exception of community events within parks approved by the City, and/or the display of the names of community groups who have sponsored a park.
9. Park and trail access points should include consistent, identifiable markings and/or signage.

**Goal C. Environmental Impacts:** Parks shall limit impacts on the natural environment

**Policies:**

1. Parks shall utilize recycled materials for sport court surfaces, playground fall absorbent surfaces, etc. to the greatest extent feasible.
2. Vegetation in parks shall primarily be native to the Pacific Northwest.

**Goal D: Durable construction.** Parks shall be constructed to encourage lifelong use of the park.

**Policies:**

1. With City approval, individual parks may include not only playgrounds but benches, activity centers, community gardens, or sport courts.
2. All neighborhood parks shall be named. If the park is dedicated to the City by an individual, business, or other entity, that entity may propose names, subject to City Council approval. Corporate or business names are discouraged, while names that have local meaning are encouraged.
3. The establishment of new neighborhood parks shall include a consideration of the costs necessary to maintain and operate the park.

**Goal E. Encourage Lifelong Physical Activity, Education, and Mental Well-Being:**

**Policies:**

1. Provide trails that comply with the Americans with Disabilities Act (ADA) where required.
2. Permit and clearly mark authorization for multiple uses of trails and facilities – walking, running, bicycling, etc.
3. Utilize interpretive materials to identify and describe historical points of interest, native vegetation, unique views, and more.
4. Provide adequate opportunity for quiet rest and contemplation.
5. Provide adequate opportunity for self-directed physical fitness, including distance markers, outdoor exercise equipment, and more.

**Goal F. Promote community involvement and volunteerism: Parks and trails not only shape the community; they are shaped by the community.**

**Policies:**

1. Actively engage the community in park planning efforts
2. Describe and promote volunteer opportunities
3. Establish adopt-a-park and adopt-a-trail programs.

4. Establish interlocal agreements with Ferndale School District, Whatcom County, Port of Bellingham and other local, state, federal, or other private and public agencies.
5. Identify community and corporate partners who may provide funding assistance.
6. Expand Community Cleanup Day to include parks and trails.
7. Establish the Parks, Recreation and Trails Advisory Board as the initial coordinating body for volunteer events.

**Goal G.** Re-establish a permanent parks department to oversee the elements of this plan. The coordination of multiple elements of parks, recreation and trails, including programming, capital projects, maintenance, fundraising and best management practices will be most effectively managed by dedicated parks personnel.

**Policies:**

1. A permanent parks department must be provided with sufficient and consistent resources that would enable it to remain effective for the foreseeable future.
2. A permanent parks department should not be re-established until sufficient and consistent resources are available.
3. Sufficient and consistent resources for a parks department must include permanent administrative and maintenance staff, equipment, office space and budget.

**Neighborhood Parks Goals and Policies**

**Goal A. Proximity to residents:** Neighborhood parks should be within walking distance of the homes in the neighborhoods they serve.

**Policies**

1. Neighborhood parks shall be located no more than a ten minute walk from the dwelling units they serve, and when feasible shall be located

within a five minute walk or less from those dwelling units. Non-vehicular access will predominate.

2. Where Community or Regional Parks exist in a Neighborhood Park service area they may substitute for the Neighborhood Park when appropriate facilities exist in the Community or Regional Park.
3. New Neighborhood Parks shall be dedicated/developed as new residential areas are approved for development, if no existing park facilities are available within the service area.
4. Trail connections will be utilized to connect Neighborhood Parks to the communities they serve and increase non-motorized connectivity to those parks.
5. Updates and improvements to neighborhood parks should be considered before the establishment of new parks within existing service areas.
6. Surrounding neighborhoods should be aware of nearby parks through the use of appropriate signage and other means, and volunteer opportunities should be made available to those residents, in order to foster a sense of ownership.
7. The City should monitor the number of residents within walking distance of a neighborhood park, and ensure that the carrying capacity of individual parks is not exceeded. The carrying capacity for neighborhood parks is typically assumed to be 1,000 residents per one acre of park land. No parks were determined to be at or near carrying capacity limits in 2013, but a carrying capacity analysis should be performed prior to constructing new parks and/or if parks become unavailable to the public or experience significant population growth in the surrounding area.

**Goal B. Activities:** Neighborhood Parks should provide basic park activities that can be enjoyed on a daily basis.

**Policies.**

1. Neighborhood parks should generally provide space for active and passive activities, and should include playgrounds and picnic areas.

2. Some neighborhood parks may be defined by natural features and vegetation, without significant improvements for play structures or formal picnic areas.

### Community Parks Goals and Policies

**Goal A.** Proximity to residents: Community Parks should be located within a five minute drive (or twenty minute walk) of the neighborhoods that they serve. These parks shall include elements of a neighborhood park, and may include the functions of a neighborhood park, but should generally include additional elements that depend on greater land area, such as ballfields or similar amenities.

#### **Policies**

1. Community parks shall be located within a one-mile radius of the neighborhoods that they serve.
2. Non-vehicular access to community parks should be promoted and encouraged through the use of trails and establishment of bicycle racks, but due to the nature of activities within parks, motorized vehicles will likely remain the primary mode of travel, varying from park to park.
3. Natural features such as streams, bluffs, forested areas, and wetlands are encouraged on and adjacent to community park dedications consistent with the provisions of the natural resource area dedications.
4. The establishment of new community parks shall include a consideration of the costs necessary to maintain and operate the park.

**Goal B.** Park Size: Community Parks shall be of sufficient size to accommodate the immediate service area, as well as a larger area that may be attracted to unique attractions or events within the park.

#### **Policies:**

1. Community parks will generally range from three to twenty acres or more in size.
2. Community park dedications should provide adequate area with appropriate topography to accommodate the facilities required in such parks.
3. Whenever feasible, a minimum of 3 acres of generally level land shall be available for development into formal ball fields and open play fields.
4. Community park dedications should be located along property lines to accommodate future land dedications which link to create a larger overall park site.

**Goal C. Park Amenities:** Each Community Park shall provide a range of amenities, attractions, and other activities.

**Policies:**

1. Community parks should include activities for each age group and ability.
2. Opportunities for formal or informal walking trails should be considered.
3. Natural and historic features should be identified.
4. Where appropriate and funding is available, art should be incorporated into community park facilities. Such art may consist of sculpture, benches, railings, lighting, buildings, or other park amenities.
5. Recreation activities unique to each community park, such as disc golf, rugby, ballfields, skate parks, educational programs, or other attractions may be considered.
6. Where appropriate, natural features such as wetlands, mature vegetation and trees, views unique to Ferndale, or other elements should be retained in their natural form to the greatest extent practical.

**Goal D. Adequate parking**

**Policies:**

1. Parking shall be provided in proportion to the park area and the recreation facilities developed.
2. Parking shall be distributed around park areas as appropriate.

**Regional Parks: Goals and Policies**

**Goal A. Regional Draw:** Regional Parks should not only include recreation activities and amenities available to the surrounding area, but should also provide amenities, including open space, that are unique or of significant size to attract visitors throughout the City and beyond.

**Policies:**

1. Regional parkland may be considered for acquisition prior to the identification of regional amenities only when development pressures necessitate immediate acquisition.
2. The development of new regional parkland should be based in part on the need for specific amenities within the park, and not only on a need for additional park acreage.
3. Regional parks shall be designed to accommodate overflow parking and shuttle services during events with high attendance.
4. In those regional parks that support a variety of amenities and events, parking, restrooms, and other facilities should be shared and distributed throughout the site that is convenient to each activity.
5. The City shall seek to partner with other agencies to fund development and maintenance costs of regional parks that support events with an impact on the larger region.

**Linear Parks and Trails: Goals and Policies**

**Goal A. Connectivity and Access:** Trails and linear areas are intended as transitory spaces through which pedestrians, bicyclists and others can travel to and from their residences, parks, schools, and other locations.

**Policies.**

1. The effective use of trails and linear spaces will depend on the public's expectation that such spaces provide connectivity in a safe environment. In

order to foster the sense of connectivity, existing trails and sidewalks will be utilized to establish connectivity wherever possible.

2. Where practical and cost effective, new trails will be constructed as an alternative corridor to sidewalks in order to complete non-motorized connections.
3. Trail connectivity should include access to school and public bus stops wherever possible.
4. Trail development should consider expansions to connect to regional trail facilities, particularly trail expansions along the bank of the Nooksack River.

**Goal B. Safety:** Linear Parks and Trails should provide a feeling of safety for users

**Policies:**

1. Trails shall have entry and exit points at least every five hundred feet whenever feasible.
2. Trails shall not be vegetated to the extent that they resemble an enclosed space with no visible entry or exits
3. Trail use shall be discouraged at night unless adequate lighting is provided.
4. When trails cross public right of ways (streets), signs indicating pedestrian crossings shall be posted, a crosswalk shall be established when vehicular traffic volumes warrant one, and the entry and exit points for the trail shall be clearly marked.
5. Uniform trail markings shall be utilized in order to clearly designate trailheads, wayfinding, and other functions of the system.

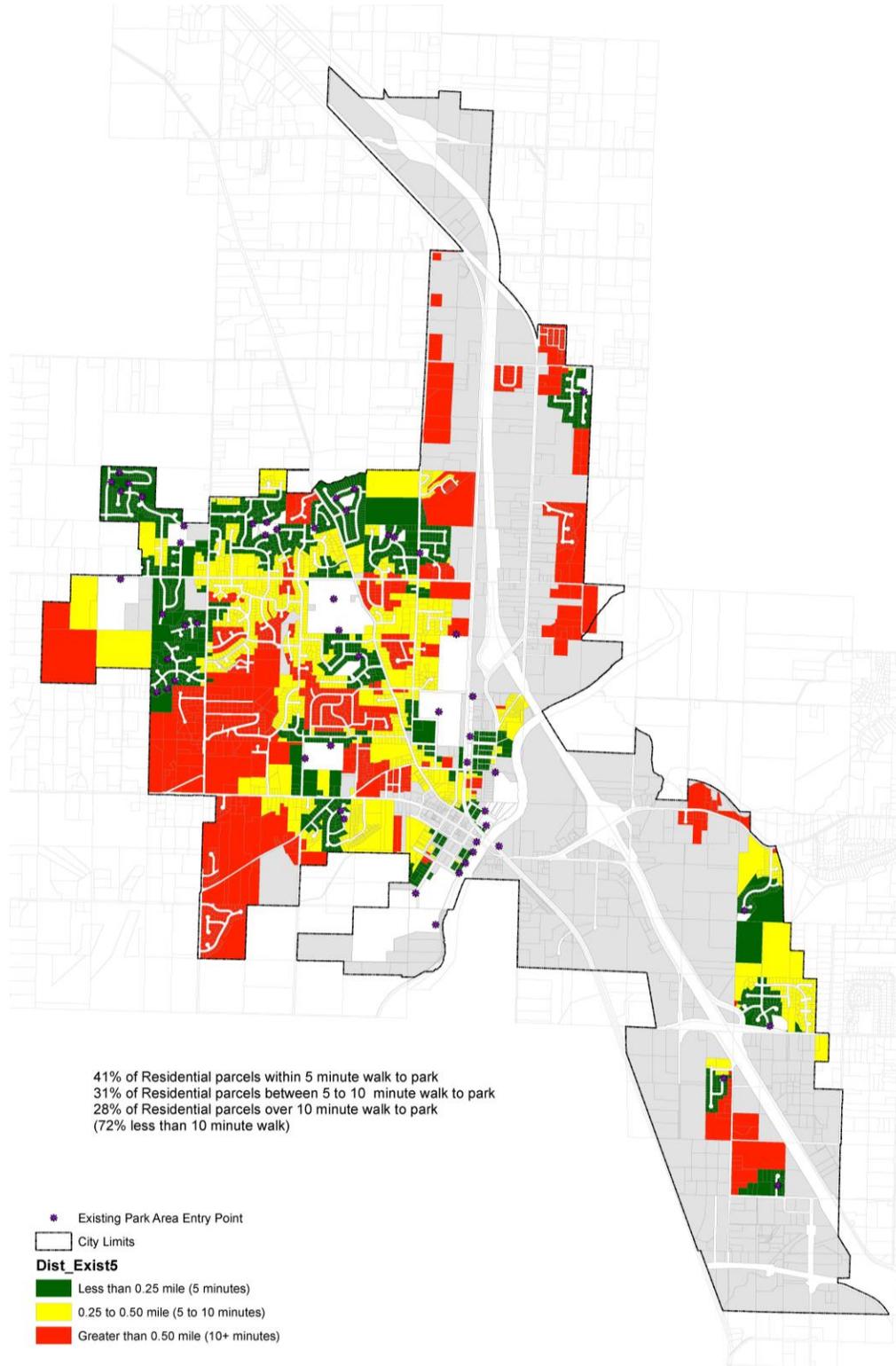
**Goal C. Preservation of Open Space, Views:** Linear Parks and Trails should provide visual access to open space, natural areas and views.

**Policies:**

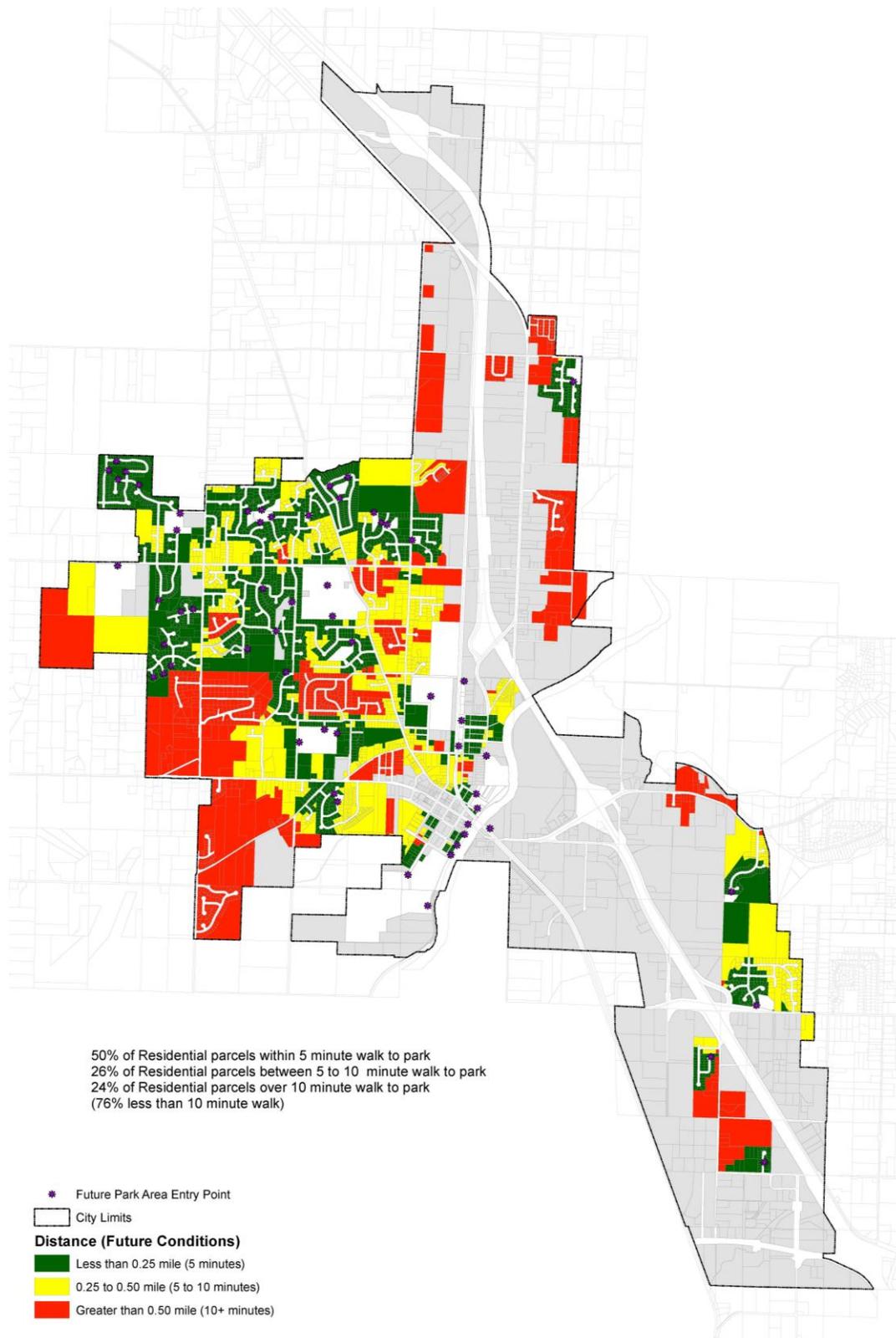
1. To conserve land, trails are encouraged within and adjacent to critical areas, buffers, parks, stormwater facilities, utility corridors, alleyways, and community open space.
2. Trails in regulated wetlands and buffers are permitted when impacts are mitigated as required in the City of Ferndale Critical Areas Ordinance. In such areas, trail width may be reduced in order to avoid or reduce impacts.
3. Where trails are not located adjacent to critical areas, parks, and open space the trail corridor should average 15 feet in width.
4. Trails are encouraged on ridgelines or other high ground or slopes with views.
5. Trail corridors in alleys and similar spaces should be well-lit, and should include an exit/ entrance at least every 150 feet.
6. Linear parks and trails shall comply with Americans with Disability Act (ADA) requirements where feasible.

## APPENDIX 2: PARKS AND TRAILS CONNECTIVITY MAPS

### MAP 1: EXISTING CONNECTIVITY



## MAP 2: FUTURE CONNECTIVITY



The Parks and Trails Connectivity Map (Current) is intended to assist staff and the general public in identifying the need and location for future park and trails projects. The map was created with the assistance of the City's transportation consultant (the Transpo Group), based on the connectivity requirements in the City's adopted Level of Service (LOS), utilizing the Transpo Group's ViaCity evaluation methods. The Parks and Trails Connectivity Map (Future) includes a number of trail improvements identified in this plan. If these improvements are completed, the overall 75% of existing households will be within a ten minute walk of parks, up from 65% in 2013.

Periodic analysis will be required to determine actual LOS, as "infill" growth will tend to increase the percentage of residents in close proximity to parks, while growth in outlying areas will tend to reduce this percentage. The Future connectivity map does not include potential new parks, but does further demonstrate the potential need for such parks in those areas that are lack connectivity now and in the future, as is discussed in more detail below.

### Methodology

ViaCity examines the non-motorized transportation network in order to identify potential obstacles that may limit accessibility and connectivity. For example, the lack of a sidewalk along a busy roadway will limit the ability of residents to walk from their home to a destination (such as a park or school). Crosswalks (or the lack of them) may increase or decrease pedestrian mobility, and significant elevation changes may also reduce the distance a pedestrian may be able to walk within a given timeframe.

Additional limitations, such as overhanging vegetation, broken sidewalks, lack of street lighting and more may further limit mobility. These limitations are not factored into the ViaCity model, but will be monitored through the administration of this plan and in coordination with sidewalk improvement efforts, vegetation control, and walk to school programs. The City will also seek to confirm whether statistical obstacles (such as the lack of sidewalks) represent an actual impediment to pedestrian mobility, especially in those neighborhoods with low to moderate street traffic, wide shoulders or other factors that may allow for walking even when infrastructure is not available.

The Connectivity Map identifies the access points of all public parks, school facilities, and private parks. Rather than identifying a radius around each access point, the map measures the actual walking distance along adjacent streets, based on the average walking speed of 1/2 mile in ten minutes. Areas that are within a five minute walk of a park are shown in green, areas with a walk time of 5-10 minutes are shown in yellow, and areas with a walk time greater than ten minutes are shown in red. Only those areas zoned for residential uses are shown.

Areas with mobility obstacles (lack of sidewalks, crosswalks, etc.) are assigned varying degrees of delay. In those situations where a sidewalk is not present, the model assumes lack of access. For example, the east side of Vista Drive does not include a sidewalk and are generally shown in red. However, many of these properties are in close proximity (in some cases directly across the street) from park or school properties. This plan recognizes that residents in this area can in many cases safely cross Vista Drive and arrive at a park destination within ten minutes. However, the volume of traffic along Vista Drive does not make this an ideal situation for walkers. Conversely, areas of Maureen Drive north of Thornton Street (as an example) also lack sidewalks, but street traffic is far less than Vista Drive, and the lack of sidewalks is not a significant obstacle. City administrators will consider these factors when identifying future park and trail projects.

Overall, the largest areas with mobility/connectivity issues are found between Shannon Avenue and Church Road, generally south of Heather Drive, and in residential areas to the east of Portal Way. The Church/Shannon area has relatively steep topography and includes several neighborhoods that were established without parks or trail access. It is unlikely that parks or trails can be developed within the center of these neighborhoods, due to acquisition costs and other factors. Instead, the area will likely benefit from the creation of new parkland north of Main Street as well as improvements in connectivity in and around the Spruce Court area.

The Portal Way area had not been built out at the time this plan was adopted. The linear nature of the neighborhood limits compliance with Level of Service connectivity goals, as the existing park within the Portal Commons neighborhood would exceed a ten-minute walktime for residents in other areas, such as the Whiskey Creek neighborhood. As new neighborhoods are established, the City will seek to identify a centralized neighborhood park, and to promote a linked trail network that may ultimately link Trigg Road to the Nooksack River and a regional trail system, parallel to Portal Way.

**Ferndale Parks Recreation and Trails Master Plan – 2013 Update**

<b>2034 Parkland Needs Assessment: Connectivity</b>						
	<b>2013</b>	<b>Deficit Locations</b>	<b>Projects Necessary to Achieve LOS</b>	<b>2034</b>	<b>Deficit Locations</b>	<b>Projects Necessary to Achieve LOS</b>
<b>Households within .25 mile of park - not measured per LOS(%)</b>	38%	- Thornton Street east of Church - Malloy Road south of Thornton - Vista Drive south of Seamount - Correll Park - Vista Drive west of Third	Thornton Street improvements (sidewalks)	Variable – see below		
<b>Households within .5 mile of park – LOS requirement</b>	65%	- Church Road south of S. Bakerview - Douglas Road - Vista Drive (East) - Newkirk Road - Legoe Avenue - Ferndale Terrace - Sunshine Drive - Main Street west of Douglas	- Church Street improvements  - Main Street improvements  - Legoe Avenue Trail Connection  - Shannon Avenue Park Development	~75%	- Portal Way  - Church Road north of existing City limits  - Vista Drive north of existing City limits  Malloy Road north of existing City limits  - LaBounty Drive south of Smith Road	- Newkirk Road neighborhood park dedicated as condition of development  - North Church/Vista community park dedicated as condition of development  - Western bank of Nooksack shoreline trail north of Vanderyacht Park to City limits



## APPENDIX 4: GLOSSARY OF TERMS

**Capital Project:** means a project that purchases or constructs facilities owned by the City. Such projects are distinct from maintenance projects, which do not involve an expansion of City facilities.

**Capital Improvement Program (CIP) (also 20-year Capital Improvement Program):** means the City of Ferndale Parks Capital Improvement Program. The CIP consists of those park, recreation and trails projects that have been identified by this plan as becoming necessary within the twenty-year planning period, including capital and maintenance projects. In some cases, these projects may be reflected on both the Parks CIP and the Public Works CIP for road and sidewalk projects.

**Carrying Capacity:** means the anticipated use (expressed in number of residents within a park's service area) that a park can support without becoming over-used. In 2013, no parks were determined to be at or near capacity overall, although some amenities within parks may require expansion.

**Six Year Park CIP:** means those projects contained within the 20-year Capital Improvement Program that are anticipated to be constructed within six years. These projects are typically assumed to be partially or fully funded, are necessary to prevent a reduction in the City's adopted Level of Service, and/or are required maintenance projects.

**Parks Recreation and Trails Master Plan:** means a document approved by the Ferndale City Council and adopted by reference to the Ferndale Comprehensive Plan. The plan establishes an overall vision for parks and trails within the City of Ferndale, adopts a minimum Level of Service for such facilities, and is the basis for the City's Parks Capital Improvement Program and park impact fees.

**Urban Growth Area (UGA):** means the existing City limits as well as that area in which the City could expand over the twenty-year planning period.

**Ferndale Comprehensive Plan:** means the State-required twenty year plan for the City of Ferndale. The Comprehensive Plan consists of several elements, including Land Use, Housing, Transportation, Capital Facilities, twenty-year utility plans, and additional information. The plan contains the City's overall vision, and is the basis for decision-making within the City of Ferndale.

**Growth Management Act (GMA):** means the Washington State Growth Management Act (36.70a RCW).

**Critical Areas Ordinance:** means the City of Ferndale Critical Areas Ordinance (FMC 16.08)

**LOS:** means the City's adopted Level of Service for parks and trails. The Level of Service represents the minimum expectations of the City for the delivery of parks and recreation services to the community, expressed by residents' relative proximity/connectivity to parks and trails, as well as the amount of park and trail space necessary to accommodate the overall population.

**Walktime:** means an expression of the distance between park users and their destination, described as the time required for an average adult to walk from their residence to nearby park(s) in good weather conditions.

**Connectivity:** means the extent to which park users can gain entry to parks through the City's trail system, as a contributing factor to walktime calculations. For example, increased connectivity between a residence and a nearby park will likely result in reduced walktimes and increased park use.

**Usable Space:** means that area within a park that can be reasonably utilized for park-related activities, and does not typically include park areas dedicated to landscaping, vegetation, critical or sensitive areas.

## APPENDIX 5: DRAFT DEVELOPMENT IMPACT FEES

The City of Ferndale Park Development Impact Fees (Mitigation Fees) are based upon the total costs of growth-related capital projects, the overall share of those costs to be borne by development, and the anticipated population increase during the planning period. The calculations result in a cost per resident, and then re-calculated based on the average number of residents per single family or multifamily residence, as shown at right, and further documented below.

**Park Capital Costs:** \$6,492,000  
(Two neighborhood parks, one community park)

+

**Growth-Related Amenity Improvements:** \$500,000  
(Pioneer Park playground expansion, misc. additional improvements)

+

**Growth-Related Trail Capital Improvements:** \$2,079,168

+

**Existing Debt Service:** \$1,293,128  
(Griffintown and Riverwalk Parks)

**Total Twenty-Year Cost:** \$10,364,306

**Developer Share of Total Costs @ 30%:** \$3,109,292

**Developer Share of Total Costs @ 50%:** \$5,182,153

**Population Growth Assumption 2013-2034:**  
8,315

**Per Capita Share of Growth:**  
(Developer Share divided by growth assumption)  
@30% = \$373.94  
@50% = \$623.23

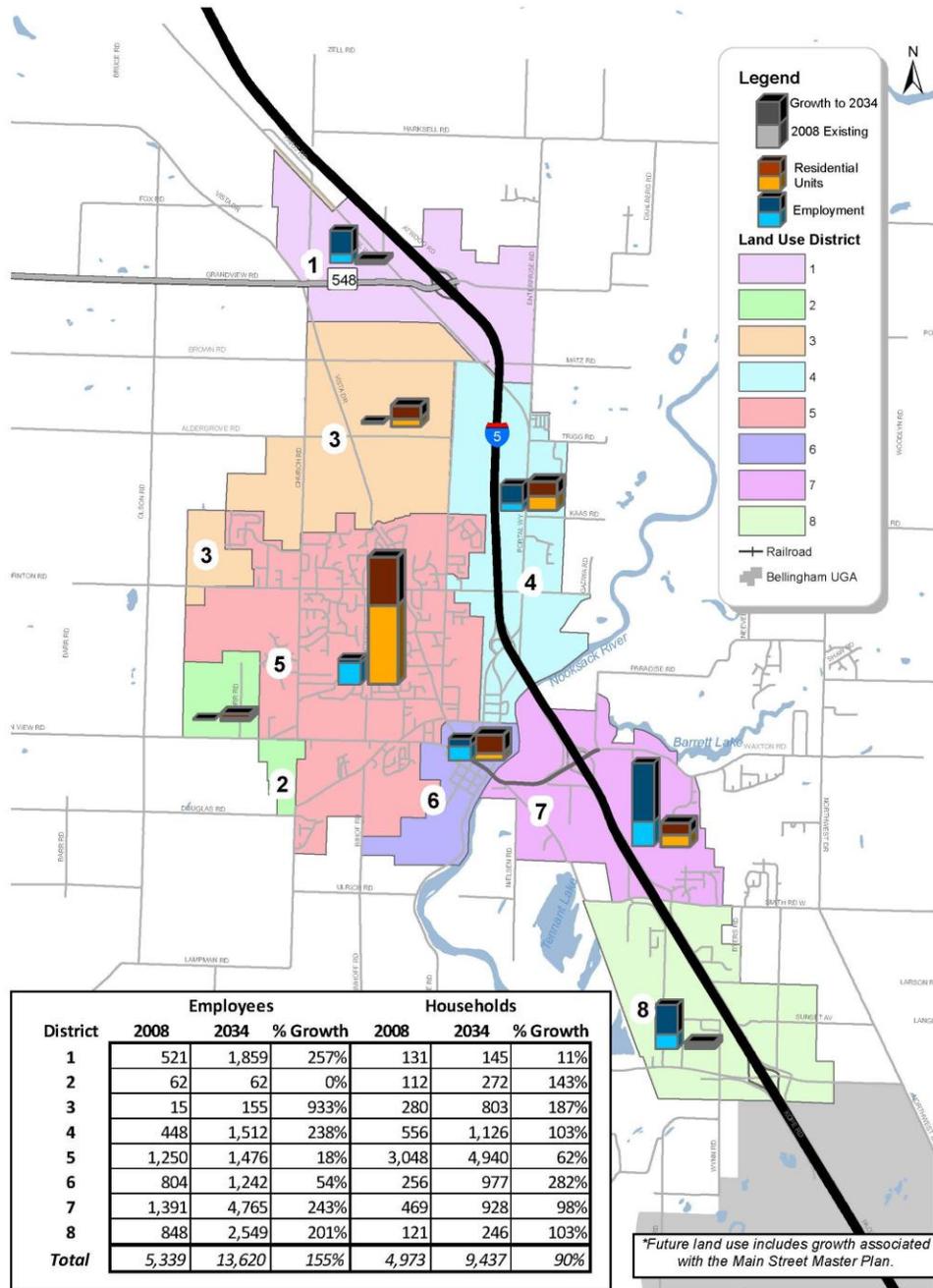
**Single Family Persons Per Unit:** 2.77  
**Multifamily Persons Per Unit:** 1.82

**Multi Family Fees**  
@30% = \$680.57                      @50% = \$1,134.28

**Single Family Fees**  
@30% = \$1,035.81                      @50% = \$1,726.35



# APPENDIX 6: EXISTING AND PROJECTED FUTURE GROWTH (FROM FERNDALE TRANSPORTATION ELEMENT)



## Existing & Future Land Use by District

City of Ferndale Transportation Element

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FIGURE

8