

## Section 3.5 PARKS & RECREATION

### 3.5.1 Affected Environment

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#### 2020 / 2021 SEIS & Revised Proposal

The SEIS described the existing parks and recreation conditions on and in the vicinity of the 47° North site at that time (see Draft SEIS Section 3.11 for details). Selected information from the Draft SEIS is provided and compared in context below; please consult the SEIS document for more detailed information.

The 47° North site is largely vacant and undeveloped, and comprised of vegetated/forested land. Horseback riding, hiking, and snowmobiling occur on dirt roads throughout the site. Easements are in place for authorized use of the site and certain trails by the adjacent Washington State Horse Park. Some authorized equestrian facilities, including a small building, parking area, and load/unload areas, are also located onsite. Other recreational uses that take place onsite are informal and occur without the permission of the property owner. An approximate 12-acre area in the north part of the Bullfrog Flats property has been removed from the master plan site and dedicated to the City for a municipal recreation center (see **Chapter 2** of this Addendum for details).

### 3.5.2 Impacts

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#### 2020 / 2021 SEIS

Development of the 47° North site under either of the SEIS Alternatives would result in new housing and population and the creation of new jobs, which would generate associated increases in demand for parks and recreation areas and facilities. SEIS Alternatives 5 and 6 include public trails, parks, and open space, which would accommodate some likely demand. Anticipated parks and recreation areas and facilities under SEIS Alternatives 5 and 6 are quantified and described further below in comparison to the Revised Proposal.

#### Revised Proposal

The Revised Proposal would generate incrementally greater demand for recreation areas and facilities compared to SEIS Alternative 6 due to an increase in housing units and associated population. The Revised Proposal would include several recreation areas and facilities on the 47° North site, similar to SEIS Alternative 6. **Table 3.5-1** summarizes parks, trails, and recreational facilities included in SEIS Alternatives 5 and 6, and the Revised Proposal. A few items should be noted. SEIS Alternative 6 and the Revised Proposal provide relatively specific information about planned facilities, whereas SEIS Alternative 5 is more

**Table 3.5-1  
REQUIRED & PROPOSED PARK & RECREATION FACILITIES**

Parks/Recreation Facility	City Park Plan Target/Goal (2037)	SEIS Alt. 5 Required (2037) <sup>1</sup>	SEIS Alt. 5 Proposed	SEIS Alt. 6 Required (2037) <sup>2</sup>	SEIS Alt. 6 Proposed	Revised Proposal Required <sup>3</sup>	Revised Proposal Proposed
Active parks	6 acres/1,000 people	14.0 acres	19.6 acres <sup>4</sup>	8.9 acres	19.5 acres <sup>5</sup>	9.5 acres	20 acres <sup>6</sup>
Open space	9 acres/1,000 people	21.1 acres	524 acres	13.4 acres	476.7 acres	14.2 acres	553 acres
Tracks, trails, & connections	4 miles/1,000 people	9.4 miles	Unknown	6.0 miles	Approx. 6 miles	6.3 miles	Approx. 6.0 miles
Park restrooms	1 per park	Unknown	Unknown	8 restrooms	Provided	Unknown <sup>9</sup>	To be Determined <sup>9</sup>
Park & trail head water fountains	1 per park/trailhead	Unknown	Unknown	8 water fountains	Provided	Unknown <sup>9</sup>	Unknown <sup>9</sup>
Aquatic facility	1 citywide <sup>7</sup>	N/A	Unknown	N/A	Provided <sup>8</sup>	N/A	To be Determined <sup>8</sup>
Basketball courts	8 citywide <sup>7</sup>	N/A	Unknown	N/A	None	N/A	None
Soccer fields	4 citywide <sup>7</sup>	N/A	Unknown	N/A	None	N/A	None
Tennis courts	4 citywide <sup>7</sup>	N/A	Unknown	N/A	Possibly Provided <sup>9</sup>	N/A	To be Determined <sup>10</sup>

**Source: City of Cle Elum Parks, Recreation, and Open Space Plan, February 2018.**

- <sup>1</sup> A permanent population of 2,340 was assumed for SEIS Alt. 5 by year 2037; full buildout of this alternative was assumed to occur in 2051. 2037 was used for comparison and to be consistent with the SEIS Alt. 6 full buildout date.
- <sup>2</sup> A permanent population of 1,489 was assumed for SEIS Alt. 6 in year 2037. RV resort visitors would contribute to the need for parks and recreational facilities; however, since these would not be permanent residents, and the entire RV resort could be considered a recreational amenity, the RV visitors were not included in the analysis.
- <sup>3</sup> A permanent population of 1,579 is assumed for the Revised Proposal. See Section 3.3, **Housing, Population, and Employment**, for details on this calculation of population. Like SEIS Alt. 6, the RV visitors were not included in the analysis.
- <sup>4</sup> SEIS Alt. 5 would include the following Active Parks:
- Neighborhood Clubhouse and Lake: 18 acres
  - Mini Parks: 1.6 acres  
19.6 acres
- <sup>5</sup> SEIS Alt. 6 would include the following Active Parks:
- Adventure Center (one): 6.0 acres
  - Private Amenity Centers (one 6-acre/one 5-acre) 11.0 acres (total)
  - Public Trail Parks (three) 1.5 acres (total)
  - Private Community Trail Parks (two) 1.0 acres (total)  
19.5 acres
- <sup>6</sup> The Revised Proposal would include the following Active Parks:
- Private Amenity Centers (one 6-acre in residential area/ 5 acres throughout the RV resort) 11.0 acres (total)
  - Public Trail Head Park (one) 6.0 acres (total)
  - Public Trail Parks (three) 2.0 acre (total)
  - Private Parks/Pocket Parks (multiple) 1.0 acres (total)  
20.0 acres
- <sup>7</sup> These are city-wide targets/goals and do not necessarily apply to specific development projects.
- <sup>8</sup> SEIS Alt. 6 and the Revised Proposal would include private Amenity Centers, which could include pool(s).
- <sup>9</sup> The Amenity Centers and Community Parks under SEIS Alt. 6 and the Revised Proposal would include sport courts.
- <sup>10</sup> The quantities of required and proposed restrooms and water fountains would be determined in coordination with the City.

general and does not quantify some recreation facilities included in **Table 3.5-1**. In addition, Sun Communities has transferred a site and funds for a community recreation facility to the City; this was a condition of the 2002 UGA approval and has been fulfilled. This could result in some consolidation of aquatic and other facilities between 47<sup>o</sup> North and the future City facility.

The Revised Proposal would generate incrementally greater demand for parks and recreational facilities compared to SEIS Alternative 6 and less demand than SEIS Alternative 5 assuming that demand is measured based on population. The Revised Proposal includes 90 people more than SEIS Alternative 6 and 1,230 people less than SEIS Alternative 5. The increased population associated with the Revised Proposal, including RV resort visitors, would increase the demand on regional resources such as camping, fishing, and hiking areas within nearby National Forests and Wilderness areas, on park and recreational resources in Kittitas County, and on local playfields within the Cle Elum vicinity.

As noted in the Public Services section discussion in the Addendum, the RV proxy population estimate used to calculate demand for various services and facilities is conservative and likely overstates the demand associated with this component of Alternative 6 and the Revised Proposal. RV visitors would use the recreational amenities provided on the project site, which would relieve some portion of potential use of off-site recreation facilities.

Public and private park and recreation amenities that are included in the Revised Proposal are summarized in **Table 3.5-1** and compared to City of Cle Elum city-wide targets from the City of Cle Elum Parks, Recreation, and Open Space Plan (2018), as well as to SEIS Alternatives 5 and 6. The active parks and open space provided under the Revised Proposal would slightly exceed SEIS Alternative 6 and SEIS Alternative 5, and exceed applicable city-wide targets/goals. A network of trails and sidewalks would also be included throughout the site under the Revised Proposal that would be similar to SEIS Alternative 6 and to the city-wide goal/target for tracks, trails, and connections. Overall, impacts would be similar to those identified for SEIS Alternative 6. In sum, park and recreation facilities provided in the Revised Project would exceed City standards.

The Horse Park has requested that safe and functional trails and public parks on the 47<sup>o</sup> North site be made available, and in some cases controlled, for equestrian use by the Horse Park. The Applicant addressed this request in the revised Master Site Plan. An approximately 55-acre area to the south of the site, adjacent to the Horse Park, has been added to the master plan. The Revised Proposal designates this area as open space with trails. This area was part of the Reserve Area under SEIS Alternative 5 but was not included in SEIS Alternative 6.

The park and recreational facilities onsite would be constructed, owned, and maintained by Sun Communities. However, horse trails or specific riding courses permitted by Sun Communities would be constructed and maintained by the Horse Park.

### **Indirect and Cumulative Impacts**

Similar to SEIS Alternative 6, new development and residential population under the Revised Proposal, in combination with the cumulative impact projects (i.e., Suncadia, City Heights, and Cle Elum Pines) would increase the use of off-site recreation areas and amenities. The provision of recreation facilities and amenities within these developments would satisfy some of the demand from the projects, but cumulatively would also attract additional visitors to the area that could increase the use of recreation areas and amenities in proximity to the projects.

### **3.5.3 Mitigation Measures**

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No new significant adverse impacts on parks and recreation would occur from the Revised Proposal and no additional mitigation measures are recommended. The mitigation measures identified below include those measures that have been updated for the Revised Proposal from those listed in the Final SEIS. See **Appendix F** for a complete list of the mitigation measures under the Revised Proposal. See the Introduction to **Chapter 3** for a description of the different categories of mitigation (e.g., proposed, required, other possible).

#### **Proposed Mitigation Measures (Included in the Project)**

- ~~A total of approximately 477 acres of open space, including the Natural, Managed, and River Corridor Open Space areas, perimeter buffers, wetlands and their buffers, and on-site power easements, should be included in the project. A total of approximately 553 acres of open space, including undeveloped open space (such as community/ recreation open space, stormwater open space, and steep slope areas and their buffers), wetlands and their buffers, and the powerline right-of-way, would be included in the project.~~
- ~~Three public trail parks totaling 1.5 acres and two Community Trail Parks totaling 1.0 acres should be provided. A Trail Head Park totaling 6.0 acres, public trail parks totaling 2.0 acres, and private parks/pocket parks totaling 1.0 acres would be provided.~~
- ~~An approximate 6-acre adventure center open to residents and the public should be provided.~~
- ~~Two private recreational amenity centers totaling 11 acres should be provided, one in the RV resort and the other in the residential area. Private recreational amenity centers totaling 11 acres would be provided in the RV resort and residential area.~~

Approved Bullfrog Flats Conditions of Approval (Included in the Project)

- A 12-acre parcel would be dedicated to the city for future construction of a municipal (community) recreation center. This requirement has been satisfied. The municipal recreation center site and funding have already been dedicated to the city and the site is not part of the site of the Revised Proposal.