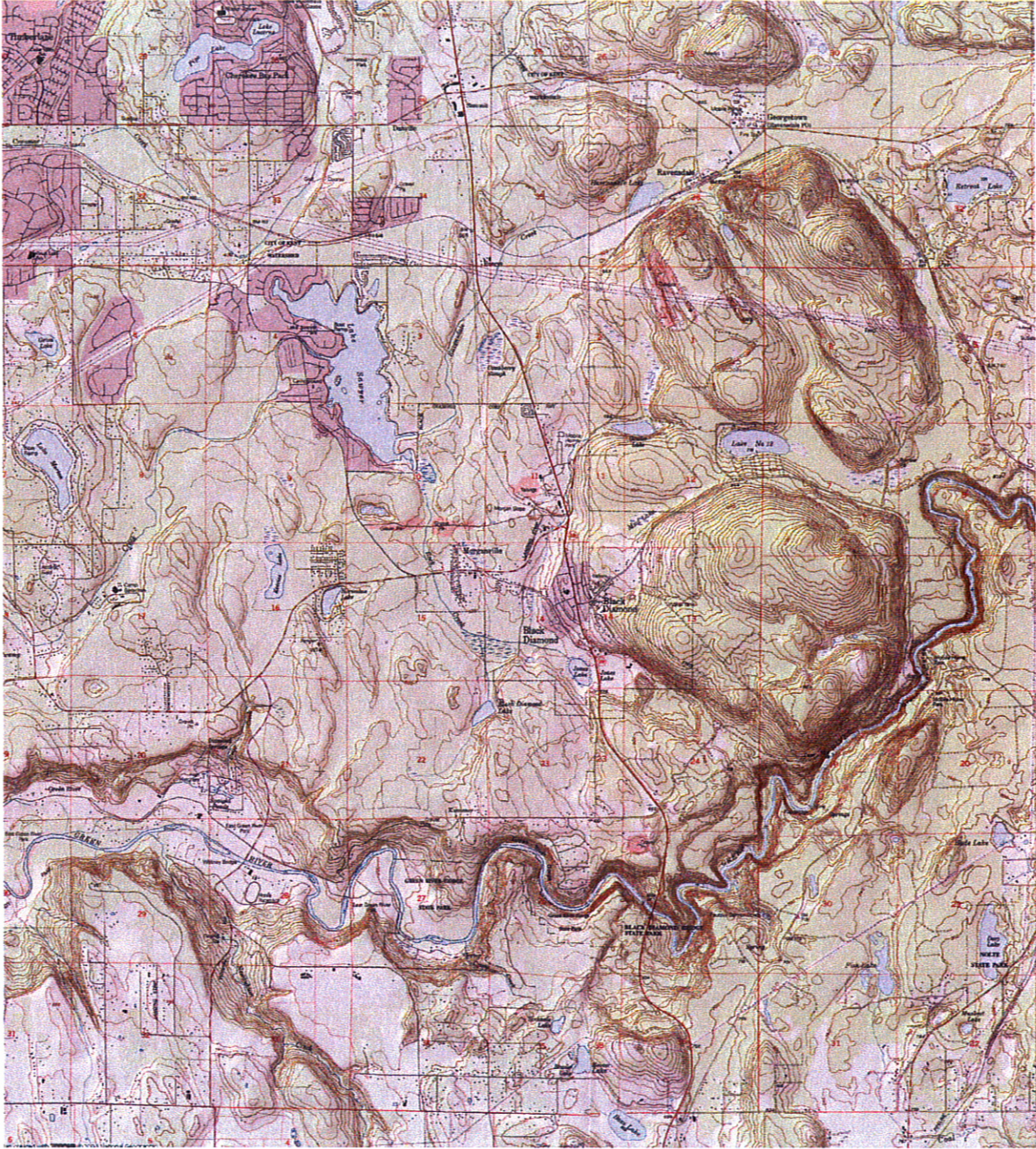


City of Black Diamond, Washington Trails Plan



December 15, 2011

City Council

Mayor - Rebecca Olness

Councilmember Position 1 - Kristine Hanson

Councilmember Position 2 - Craig Goodwin

Councilmember Position 3 - Bill Boston

Councilmember Position 4 - William Saas

Councilmember Position 5 - Leih Mulvihill

City Staff

Natural Resources Director - Aaron Nix

Community Development Director - Steve Pilcher

Economic Development Director - Andy

Williamson

Consultants

Team Leader/Planner - Tom Beckwith FAICP,

Beckwith Consulting Group

Public Facilitation - Steve Price, Front Street

Partnership

Public Facilitation - Nancy Jordan, Nancy B

Jordan Associates

Natural Resources Building
1111 Washington St. S.E.
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P.O. Box 40917
Olympia, WA 98504-0917



STATE OF WASHINGTON

RECREATION AND CONSERVATION OFFICE

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Fax: (360) 902-3026

E-mail: info@rco.wa.gov
Web site: www.rco.wa.gov

COMMUNITY DEVELOP.

February 1, 2012

FEB 06 2012

RECEIVED

Aaron C Nix
City of Black Diamond
24301 Roberts Dr
Black Diamond, WA 98010

Dear Mr. Nix:

The Projects Division of the Recreation and Conservation Office (RCO) has reviewed the *City of Black Diamond Trails Plan* and finds it meets the planning requirements as specified in Manual #2, *Planning Policies* and other related manuals. We are, therefore, pleased to inform you that your agency is eligible to participate in all RCFB grant programs as listed on the enclosed report. Please note that this eligibility applies to a limited geographical area for the grant programs indicated.

It should be noted that to retain grant eligibility in future years, it is essential we be notified of any major amendments to the plan as they occur. Your plan may be used in the evaluation of projects submitted for grants. An incorrect or incomplete plan may impact your project's evaluation.

If we can be of further assistance relative to your park, recreation, or conservation planning program, please feel free to contact me at (360) 902-3009 or e-mail lorinda.anderson@rco.wa.gov.

Sincerely,

Lorinda A. Anderson
Resource Planner

Enclosures



2012 Plan Eligibility Status City of Black Diamond

Plan Name: City of Black Diamond Trails Plan	Adoption Date: December 15, 2011
Plan Restriction: trail projects only	Expiration Date: December 15, 2017
Primary Contact: Aaron C Nix, City of Black Diamond	Waiver Date:
Secondary Contact:	
Eligible Programs: Land and Water Conservation	
NOVA Nonhighway Road	
NOVA Nonmotorized	
NOVA Off-Road Vehicle	
WWRP - Trails	

Plan Name: Black Diamond Comprehensive Parks Recreation and	Adoption Date: December 23, 2008
Plan Restriction:	Expiration Date: December 23, 2014
Primary Contact: Aaron C Nix, City of Black Diamond	Waiver Date:
Secondary Contact:	
Eligible Programs: Boating Facilities - Local	
Land and Water Conservation	
NOVA Nonhighway Road	
NOVA Nonmotorized	
NOVA Off-Road Vehicle	
WWRP - Local Parks	
WWRP - Trails	
WWRP - Water Access	

2012 Planning Deadlines for Grant Eligibility

Program	Comp Plan Final Due Date
Boating Facilities Program	March 01, 2012
Land and Water Conservation Fund Program	March 01, 2012
Nonhighway and Off-Road Vehicles Program	March 01, 2012
Washington Wildlife and Recreation Program	March 01, 2012

Ineligible Programs: Boating Facilities - State
WWRP - Critical Habitat
WWRP - Natural Areas
WWRP - Riparian Protection
WWRP - State Lands Development
WWRP - State Lands Restoration
WWRP - State Parks
WWRP - Urban Wildlife

Executive summary

This Trails Plan outlines the choices that are available and the means for implementing preferred actions of most benefit to Black Diamond residents.

1 Approach

Black Diamond should focus its resources where open space and park trails needs are most critical, and Black Diamond resources will be most effective and meet its level of service (LOS) of 75% of the population within 0.5 miles of a trail as indicated within the Parks, Recreation and Open Space Plan adopted December 23, 2008.

2 Inventory implications

- Black Diamond and other public and private agencies have amassed an impressive amount of acreage - that includes a wide variety of open space within the urban growth area (UGA).

3 Opportunities

- Strategically important sites - are owned or controlled by utilities, private landowners, and private commercial operators with every kind of physical and socially valuable park, open space, and trail characteristic.
- A valuable park, open space, and trail system includes lands that may not be suitable for built uses - and developed recreational facilities, but which can provide unique preserves, habitats, cultural, and historical associations. These combined social and physical attributes provide a balanced dimension to the park, open space, and trail experience. These attributes are specific to Black Diamond and add to its uniqueness.
- A quality park, open space, and trail system does not have to be implemented strictly by public monies or purchase - but by the creative interplay of public and private market resources using a variety of techniques including leases, easements, tax incentives, design and development innovations, and enlightened private property interests. Future park, open space, and trail acquisition strategies may use traditional purchase options as well as cost effective alternatives.

4 Cost

Black Diamond's trail's plan has a total cost with land purchase and construction of specific elements to each trail segment of \$3,811,248. The trail sections, in some cases, build off of existing trail components already on the ground. Specific cost allocations are shown in appendix A as well as design standards and cost breakdowns.

5 implications

These levels of facility investment may not be solely financed with the resources available to Black Diamond if the City pursues an independent delivery approach or uses traditional methods of funding.

These needs require an area-wide financing approach by Black Diamond and where appropriate in partnership with King County, Washington State Parks & Recreation Commission, the Middle Green River Coalition, as well as other possible non-profit or for-profit partners.

An area-wide approach may use a combination of shared user fees, excise taxes, joint grant applications and impact fees to maintain and improve facilities.

6 Role recommendations - Chapter 2

Black Diamond should take the lead role in providing information and coordinating services for park trails facilities on a citywide basis.

Black Diamond's role will include updating future population growth estimates, inventorying existing and proposed park trails facility developments, identifying probable citywide and local facility needs, and proposals of citywide facility solutions.

Planning and development assistance

Black Diamond will provide detailed planning and development assistance when:

- there are no other designated agencies or organizations who can, or
- the activity involves site controversies or environmental consequences that may not be equitably resolved otherwise.

Development, operation and maintenance

Black Diamond will develop, operate or maintain trails facilities provided:

- the facility will have broad benefits for a large proportion of the citywide population and will be financed using resident approved methods, or
- facility development and operating costs will be compensated in some manner through inter-local agreements with the using agency, area or benefiting user group, or
- the site or facility has intrinsic value apart from traditional operation and maintenance needs, such as a passive natural area or wetland preservation.

7 Development plans – Chapter 3

The proposals outlined in this document concerning elements of the trails plan are based on the results of environmental inventories, field analysis, demand analysis and workshop planning sessions. The proposals outline the vision developed for open space and park trails within Black Diamond for the next several years.

The proposals are CONCEPTUAL, in some instances, subject to further study and coordination with public and private participants that may modify the eventual project particulars.

The proposals are described referring to a site or property that may provide a major type of park, open space, or trail activity. Any particular site or property may include one or all of the described element plan features. The proposals in each section describe the improvements that will be accomplished under each major type of plan element - see each plan element for a composite description for any particular site.

8 Recommendations

The City might finance trail system improvements utilizing specific resources including:

- General Funds property tax - assuming that the city would receive some monies from King County's Regional Parks, RCO grants, SEPA mitigation, user group improvements,
- General Fund supplement - combination of property, sales, utility, and road taxes,

- Growth Impact Fees- charged to development based on a predetermined impacts to City park resources,
- Real Estate Excise Tax (REET) 1 & 2 - allocations be devoted to park capital development.

Chapter 1: Introduction

The choices that confront Black Diamond at the present time could alter the character and quality of trails plans and projects if not adequately planned. This document outlines the choices that are available and the means for implementing preferred actions found to be of most benefit to Black Diamond residents.

1.1 Objectives

The specific objectives of this planning effort were to:

- ***Define the setting*** - in Black Diamond including environment, history, culture, population changes, and current development conditions.
- ***Develop the elements of a city-wide plan*** - for trails including multipurpose, off-road hike, bike, horse, and supporting trailhead and other services.
- ***Determine costs and standards*** - that will provide the types of trails systems that are fiscally responsible, durable and provide for low maintenance finished product.

1.2 Approach

This study analyzed the need for public and private trail facilities within Black Diamond's urban growth area.

The proposed implementation strategies are the result of this analysis. Generally, the proposed strategies recommend Black Diamond focus its resources where trail facilities and needs are most critical, and Black Diamond resources will be most effective. At this point, limited financial resources are the driving force in implementation of the plan.

1.3 Public involvement

The Black Diamond Natural Resources Department oversaw this planning process.



During the course of the planning program, Black Diamond conducted a series of:

- ***Public workshops*** - with public, nonprofit, and private organizations and agencies to review existing and proposed plans and projects for park trails facilities.
- ***Public charrettes and forums*** - with city residents to brainstorm their ideas for trail facilities; and to review and critique the resulting brainstorm proposals prior to the development of final plan alternatives.

The proposals contained within this document represent the opinions developed from these public participation events.

1.4 Documentation

This report is organized into 3 chapters outlining goals and objectives and detailed plan elements. Included in appendix A are estimated costs for each project. These costs are estimates and may not reflect final costs.

Chapter 2: Goals and objectives

This plan recommends Black Diamond undertake a strategic approach to trail facilities where Black Diamond assumes responsibility for functions of citywide interest where there are no other viable sponsors, and helps coordinate or support functions and activities that have other viable sponsors.

2.1 Strategic role

2.1.1 Coordinating activities

Black Diamond will take the lead role in providing information and coordinating services for trail facilities on a citywide basis.

2.1.2 Planning and development assistance

Black Diamond will provide detailed planning and development assistance when:

- there are no other designated agencies or organizations who can, or
- the activity involves site controversies or environmental consequences that may not be equitably resolved otherwise.

2.1.3 Development, operation and maintenance

Black Diamond will develop, operate or maintain trail facilities provided:

- the facility will have broad benefits for a large proportion of the citywide population and will be financed using City funds, or
- facility development and operating costs will be recaptured from direct charges of the populations who use the facility, or
- facility development and operating costs will be compensated in some manner through inter-local agreements with the using agency, area or benefiting user group.

2.2 Resource conservancies

Assume a major responsibility for the planning, coordination, and preservation of unique environmental areas, wetlands, wildlife habitat, open spaces, forestlands, and scenic areas.

Work with other public and mission related non-profit and private agencies, such as King County, Washington Parks & Recreation Commission, Washington State Departments of Fish & Wildlife, Natural Resources, Middle Green River Coalition, and major land owners, to create an effective approach to the following conservation issues.

2.2.1 Wildlife habitat

a: Identify and conserve critical wildlife habitat including nesting sites, foraging areas, and migration corridors within or adjacent to natural areas, open spaces, and developing urban areas - especially around Lake Sawyer, Lake Marjorie, Jones Lake, and Black Diamond Lake.

b: Preserve sensitive habitat sites that support threatened species and urban wildlife habitat including migration and open space corridors that link the sites above.

2.2.2 Natural areas

a: Preserve and protect significant environmental features including unique wetlands, open spaces, woodlands, shorelines, waterfronts and other characteristics that support wildlife - especially the ponds and wetlands within the drainage corridors identified above.

b: Provide public access including off-road trails to environmentally sensitive areas and sites that are especially unique to the city and surrounding area.

2.2.3 Forestlands

a: Identify and conserve forest cover and the scenic attributes woodlands provide - especially the remaining wooded hillsides defining the bluffs and knolls along the eastern edge of the



city.

b: Identify and preserve prime examples of heritage forestlands in and adjacent to the city including the In-City Forest.

2.2.4 Open spaces

a: Define and conserve a system of open space corridors or separators to provide definition between natural areas and urban land uses in

and adjacent to the city - especially the open spaces within the Lake Sawyer drainage.

b: Increase natural area and open space linkages within the developing urban area including access by off-road trails.

2.2.5 Urban growth preserves and set-asides

a: Cooperate with other public and private agencies including King County, Washington State Park & Recreation Commission, Washington State Departments of Fish & Wildlife and Natural Resources and Middle Green River Coalition, along with other private landowners to set-aside land and resources necessary to provide high quality, convenient open space, trail, and park facilities before the most suitable sites are lost to development.

b: Preserve unique environmental features or areas in future land developments and increase public use and access. Cooperate with other public and private agencies, and with private landowners to set aside unique features or areas as publicly accessible resources.

2.3 Historical resources

Assist where appropriate in the planning, coordination, and preservation of unique archaeological, historical, cultural, scenic, and man-made places, sites, landmarks, and vistas.

Work when appropriate with other public and private agencies, such as the Black Diamond Historical Society, King County Landmarks Commission, Washington State Department of History & Archaeology, and others, to create an effective approach to the following resource conservation issues and proposals.

2.3.1 Historical features and interests

a: Identify, preserve, and enhance the city's heritage, traditions, and cultural features including historical sites, buildings, artworks, views, and monuments within park sites and historical districts - especially the Black Diamond Townsite.

b: Identify and incorporate significant historical and cultural lands, sites, artifacts, and facilities into the open space, trail, and park system to preserve these interests and provide a balanced social experience - especially including

important railroad, mining, logging, homestead sites,



commercial buildings, and other places of interest in the city and adjacent areas.

c: Work with the Black Diamond Historical Society, King County Landmarks Commission, Washington State Department of History & Archaeology, and other archaeological and cultural groups to incorporate historical and cultural activities into park developments with on and off-road trail access.

2.3.2 Manmade environments and features



a: Incorporate interesting manmade environments, structures, activities, and areas into the open space, trail, and park system to preserve these features and provide a balanced trail and recreational experience.

b: Work with property owners to increase public access and utilization of these special sites and features by on and off-road trail systems.

2.4 Trail and corridor access systems

Assume a major responsibility for the planning, development, and operation of a variety of trails including off-road hike, bike, horse and on-road walkways that are directly related to environmental resources that are of most interest to city residents.

Work with other public, nonprofit, and private agencies, including King County, Washington State Department of Transportation and Parks & Recreation Commission, Middle Green River Coalition, Evergreen Mountain Bike Alliance, and major property owners to develop and maintain an integrated system of trails.

2.4.1 On and off-road trail systems

a: Create a comprehensive system of hike, bike, and horse trails that access scenic, environmental, historical, and open space attributes in and around the city - expanding and linking existing trail systems to create city and area-wide networks especially including the



multipurpose Cedar-to-Green and Cedar River Trails extending north-south and northeast from Black Diamond to the Green River Gorge and north through Kent and Renton.

b: Integrate continuous trail corridors and local spur or loop routes with parks, Black Diamond Elementary School, Black Diamond Library, Black Diamond City Hall, other public facilities, historical sites, and Black Diamond's historical downtown district.

c: Furnish trails with appropriate supporting trailhead improvements that include interpretive and directory signage systems, rest stops, restrooms, parking and loading areas, water, and other services.

d: Where appropriate, locate trailheads at or in conjunction with park sites, schools, and other community facilities to increase local area access and reduce duplication of supporting improvements.



e: Develop trail improvements of a design and development standard that is easy to maintain and access by maintenance, security, and other appropriate personnel, equipment, and vehicles.

f: Integrate (as feasible) artworks into trail facilities and historical sites - especially within the historic downtown district and along the Cedar-to-Green River Trail (historic mining railroad corridor).

2.5 Design and access standards

Design and develop Black Diamond facilities that are accessible, safe, and easy to maintain, with life cycle features that account for long-term costs and benefits.

2.5.1 Accessibility

a: Design trails, trailheads, parking lots, restrooms, and other supporting facilities to be accessible to individuals and organized groups of all physical capabilities, skill levels, age groups, income, and activity interests.

2.5.2 Maintenance

a: Design, retrofit, and develop facilities that are sustainable, of low maintenance, and high capacity design to reduce overall facility maintenance and operation requirements and costs.

b: Where appropriate, incorporate low maintenance materials, settings or other value engineering considerations that reduce care and security requirements, and retain natural conditions and experiences.

c: Where practical and appropriate, implement an Adopt-a-Trail program where volunteer users and citizens can perform maintenance, collect litter, and other support activities.

2.6 Financial resources

Create effective and efficient methods of acquiring, developing, operating and maintaining Black Diamond trail facilities that accurately distribute costs and benefits to public and private interests.

2.6.1 Finance

a: Investigate innovative available methods, such as growth impact fees, land set-aside or fee-in-lieu-of-donation ordinances, and inter-local agreements, for the financing of trail facility development, maintenance, and operating needs in order to reduce costs, retain

financial flexibility, match user benefits and interests, and increase services.

b: Consider joint ventures with other public and private agencies including King County, Black Diamond School District, Washington State Park & Recreation Commission, Washington State Departments of Fish & Wildlife and Natural Resources, Middle Green River Coalition, Evergreen Mountain Bike Alliance, and other regional, state, federal, public, and private agencies including for-profit concessionaires, where feasible and desirable.

2.6.2 Public and private resource coordination

a: Create a comprehensive, balanced open space and trail system that integrates Black Diamond facilities with resources and funding available from the county, school district, and other regional, state, federal, and private and nonprofit park lands and trail facilities in a manner that will best serve and provide for Black Diamond resident interests.

b: Cooperate with King County, Black Diamond School District, Washington State Park & Recreation Commission, Washington State Departments of Fish & Wildlife and Natural Resources, and other regional, state, and federal, public, and private organizations to avoid duplication, improve facility quality and availability, reduce costs, and represent resident area interests through joint planning and development efforts.

Chapter 3: Plan elements

The following proposals concerning elements of the trails plan are based on the results of environmental inventories, field analysis and workshop planning sessions. The proposals outline the vision developed for trails within Black Diamond for the next several years.

The proposals are *CONCEPTUAL*, in some instances, subject to further study and coordination with public and private participants that may modify the eventual project particulars.

The proposals are described referring to a site or property or corridor that may provide a major type trail. Any particular site or property may include one or all of the described element plan features. The proposals in each section describe the improvements that will be accomplished under each major type of plan element - see each plan element for a composite description for any particular site.

3.1 Conservancies - natural resources

Generally, conservancy lands may protect, preserve, and conserve lands that have environmental features of critical area significance (floodplains and landslide hazard), ecological importance (shoreslines, wetlands and watersheds), wildlife habitat (threatened and endangered species), and open space to Black Diamond.

To the extent possible and practical, resource conservancy lands may link preserved open spaces (even though these lands may not be publicly accessible) to greenways and open space networks. These linked areas will visually define and separate developing urban areas from each other in accordance with the objectives of the Washington State Growth Management Act (GMA).

To the extent practical, some resource conservancy lands may provide nature and interpretive trails, exhibits, and interpretive facilities to increase public awareness and appreciation for significant and visually interesting environmental, wildlife and forest. Some supporting services may also be developed including limited trailheads, parking lots, and restrooms.

Resource conservancy activities may be located on independent properties or include portions of other sites provided for resource activities, trail corridors, or other public facilities.

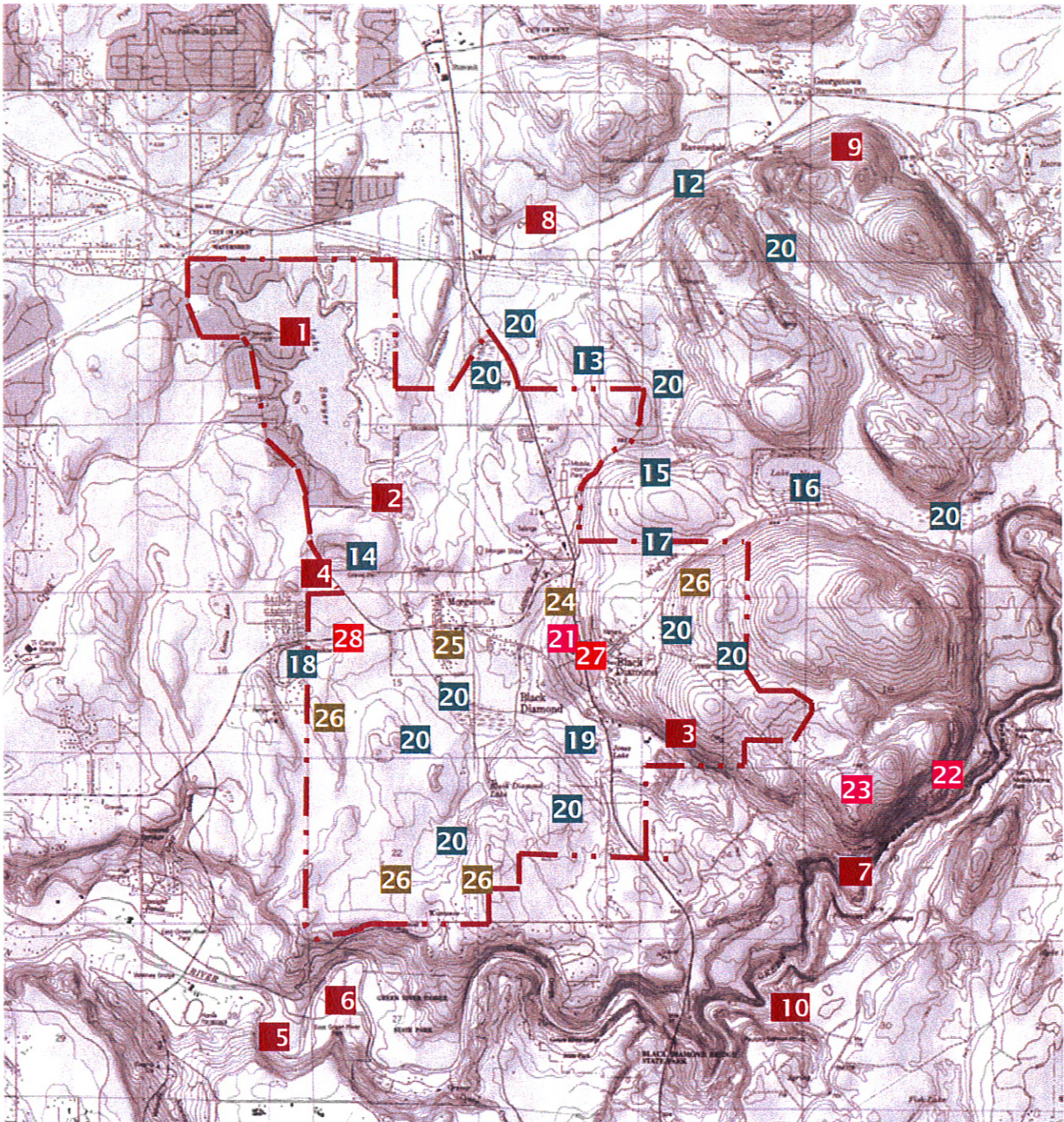


Conservancies may also be developed on other publicly owned lands subject to public use agreements or easements; or on lands acquired for other public purposes including storm water management, groundwater recharge, and wastewater treatment.

Vision

Resource conservancies may be realized through:

- acquisition of development rights and/or title of resource lands - that would otherwise be developed for other urban land uses.



Trail destinations

Parks and open spaces

- 1 Lake Sawyer Boat Launch
- 2 Lake Sawyer Regional Park
- 3 Black Diamond In-City Forest
- 4 King County Equestrian Trailhead
- 5 King County Gorge Park Site
- 6 Flaming Geyser State Park
- 7 Hanging Gardens Site
- 8 Ravensdale Creek Open Space
- 9 Ravensdale Ridge Forestlands
- 10 Icy Creek Fish Hatchery

11 Proposed park sites

Natural features

- 12 Ravensdale Lake
- 13 Lake Sonia
- 14 Lake Majorie
- 15 Ginder Lake
- 16 Lake Number 12
- 17 Mud Lake
- 18 Horseshoe Lake
- 19 Jones Lake
- 20 Numerous wetlands

Historical features

- 21 Black Diamond Townsite
- 22 Franklin Heritage Area
- 23 Franklin Cemetery

Public facilities

- 24 Black Diamond Elementary
- 25 Black Diamond Library
- 26 Proposed school sites

Commercial districts

- 27 Downtown Black Diamond
- 28 Proposed



Existing resource conservancy sites

Wildlife habitat, including lands and sites used by threatened and endangered species for foraging, nesting, and migration activities, are protected from degradation and most urban development activities by the Washington State Growth Management Act (GMA) and federal Endangered Species Act (ESA). Significant wildlife habitat and habitat buffers are retained, and may even be restored to a natural state, to provide wildlife support.

As such, wildlife habitat ensures the survivability of important species, and also provides wetlands, riparian corridors, forest cover, and open space opportunities.

The following sites have significant multipurpose resource conservancy potentials including mixtures of shoreline, forestland, wildlife habitat, and open space of citywide significance.

*Resource conservancy acres**

Black Diamond

1	Lake Sawyer Regional Park	150.0
Multipurpose park located at the south end of Lake Sawyer transferred from King County to Black Diamond for future development as a regional park. The site includes extensive wetlands, streams, and riparian habitat including Frog Lake. As part of the transfer, King County required a trail route be designated through the property to function as a regional trail link between the Green and Cedar River open space systems. The County also specified a 38.6 acre parcel in the southwest corner of the property be developed for active recreation including athletic fields to meet Washington State grant requirements. Portions of the property have already been developed by user groups with a system of off-road single-track mountain bike and hiking trails.		
2	Jones Lake Open Space	14.0
Conservancy park located around the east and northern boundaries of Jones Lake adjacent to Black Diamond-Enumclaw Road south of the historic downtown. The site contains the lake and adjacent wetlands and riparian habitat.		
3	Ginder Creek Open Space	27.3
Conservancy park including Ginder Creek and adjacent wetlands and riparian habitat located north of the historic downtown district.		
4	Black Diamond In-City Forest	50.0
Conservancy park located on the hillside above the mining railroad spur and below Yarrow Bay's Lawson Hills Master Planned Development. The site includes a dense hillside woodland habitat.		
5	Black Diamond Watershed	13.3

Conservancy landholding located on the south bank of the Green River Gorge adjacent to Washington State Park & Recreation Commission landholdings. The site includes dense wooded hillsides and some riparian habitat.

King County

6	Black Diamond Natural Area	611.0
Extensive conservancy lands extending north from Lake Sawyer Regional Park along Ravensdale Creek and across Black Diamond-Enumclaw Road and Ravensdale Road. The property contains extensive wetlands, riparian habitat, and Ravensdale Lake. Under King County's provisions, the lands are to remain in conservancy state though the property may be improved with trails, interpretive facilities, and supporting trailheads. Considerable portions of the property have already been improved by user groups for off-road single-track mountain bike and hiking trails.		
7	Black Diamond Open Space Area Protection Agreement	2,500.0
Conservation easement between King County and Plum Creek to preserve 1,600 acres of forestland on Ravensdale Ridge to protect wildlife, views, and existing trails. Under the agreement, Plum Creek will also give King County 645 acres of rural land to remain as open space to protect the Ravensdale Creek corridor and the water quality of Lake Sawyer. King County Conservation Futures Tax funding will help Black Diamond purchase 77 acres of open space within the city and Plum Creek will give the city an additional 91 acres for future green space. Plum Creek has also agreed to retain 55 acres on Section 2 directly north of the city as open space to provide a visual buffer along SR-169 and a UGA separator with Maple Valley.		
8	Equestrian Trailhead	
Trailhead site located on the west side of Lake Sawyer Road across from Lake Sawyer Regional Park. King County retained this portion of the original Lake Sawyer park property for development of an equestrian trailhead to access an existing horse trail corridor extending south to the Green River Gorge and Flaming Geyser State Park. The property has not been developed.		
9	Green River Gorge Parcels	
Four conservancy park parcels located along the Green River Gorge to compliment Washington State Park & Recreation Commission's gorge conservancy landholdings. One of the parcels, a triangular shaped property is located north of the gorge and east of Black Diamond-Enumclaw Road within the urban growth area.		
10	Flaming Geyser Parcel	

Multipurpose park located along the Green River Gorge directly adjacent to Flaming Geyser State Park. The property has been improved with a bridge over the Green River to provide access to Flaming Geyser State Park and with large grassy multipurpose areas, picnic grounds, and athletic fields.

Washington State P&RC

11 Flaming Geyser State Park 480.0

Multipurpose park located on both sides of the Green River south of Black Diamond's urban growth area and directly below the gorge canyon walls. The site has "geysers" (methane seeps) over top of coal seams and over 3.0 miles of freshwater shoreline, wetlands, and riparian habitat along the river. The park has been improved with 6 kitchen shelters, 56 sheltered and 172 unsheltered picnic tables, whitewater rafting, tubing, swimming beach, volleyball courts, a 25.0 acre open field for equestrian use, and other day-use activities. The site includes 4.3 miles of hiking and biking trails, and 1.0 mile of horse trails.

12 Kanaskat-Palmer State Park 320.0

Multipurpose park located on the south side of the Green River Gorge on a small, low plateau in a natural forest setting. The park has 2.0 miles of freshwater shoreline, wetlands, and riparian habitat along the river. The park has been improved with hand-carry boat and raft launch sites on class II-IV river runs, fishing access, picnic grounds, group camp, and 50 tent and RV campsites.

13 Green River Gorge

Conservancy lands located on both sides of the Green River Gorge from Flaming Geyser State Park east and upriver to Kanaskat-Palmer State Park including Hanging Gardens and the Jellum Site. The properties include extensive wooded hillsides and riparian habitat along the river shorelines. Off-road hiking trails have been developed along portions of the southern bank of the Gorge through these lands and DNR landholdings.

Washington State DNR

14 Ravensdale Ridge

Two extensive forest landholdings owned and managed by Washington State Department of Natural Resources (DNR) and located between Black Diamond-Ravensdale Road and south of Rock Creek. Portions of the northern most property have been planned and are being developed by user groups for off-road single-track mountain bike and hiking trails.

15 Green River Gorge

Scattered forest landholdings owned and managed by Washington State Department of

Natural Resources (DNR) and located adjacent to Washington State Park & Recreation Commission (WAP&RC) green river gorge property holdings.

Total existing conservancy acres

** Total site acreage may also provide for other resource or recreational activities.*

Proposed resource conservancy sites

The following sites may be provided conservancy protection through easements, land use agreements, or acquisitions subject to appropriate feasibility studies with public and private participants.

*Resource conservancy acres**

Black Diamond with others

16 TDR Program

Black Diamond established this open space and habitat conservation corridors based on creek drainage and riparian habitat corridors, freshwater ponds and lakes, steep and wooded hillsides defined by critical areas and buffers. The Transfer Development Rights (TDR) program will preserve these lands when contained within proposed master plan and other land use developments, and allow purchase and transfer of development rights for lands located outside of the boundaries.

17 The Villages of Black Diamond

The Villages Master Planned Development (MPD) is located along the west and southern boundaries of the urban growth area from Auburn-Black Diamond Road to Black Diamond-Enumclaw Road. The MPD proposes to conserve the wetlands extending from Lake Sawyer to Jones Lake, Black Diamond Lake, and numerous other wetlands, steep hillsides, and other natural areas as open space. The MPD also proposes to link these natural areas with an extensive system of on and off-road trails that connect with other proposed city trails.

18 Lawson Hills

Lawson Hills Master Planned Development (MPD) is located on the hillside along the east boundary of the urban growth area south of Green River Gorge Road. The MPD proposes to conserve the wetlands, steep hillsides, and other natural areas as open space. The MPD also proposes to link these natural areas with an extensive system of on and off-road trails that connect with other proposed city trails.

**19 Green River Gorge
Conservancy**

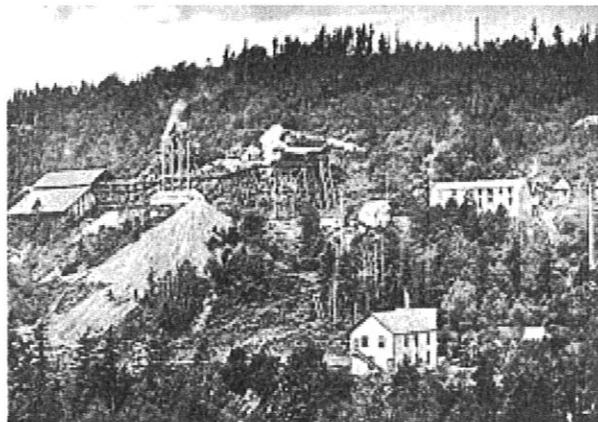
Washington State Park & Recreation Commission (WP&RC) along with the Department of Natural Resources (DNR), King County, and others proposes to continue to acquire property and/or development rights of the landholdings that directly adjoin the Green River Gorge and WPR&C's existing state parks and conservancy landholdings.

Total proposed conservancy acres

3.2 Conservancies - historical

Resource properties may be protected that retain and preserve significant historical, and cultural sites and facilities throughout Black Diamond. Generally, historical conservancy properties may be acquired that conserve and provide interpretive access to significant sites including original homesteads or prominent building sites, commercial or public buildings of unique architectural characteristics, locations of important industrial or resource oriented activities, and other culturally important areas. Lands may also be protected or acquired that conserve significant man-made constructions on the land including bridges, dikes, dams, and other features.

To the extent possible and practical, historical sites and buildings will be linked with other parklands to create activity centers or facilities that reflect the original cultural use. In some instances, the buildings or sites may be adapted to provide supporting services such as trailheads, parking lots, restrooms, and utilities.



Vision

As described herein, historical conservancies may be realized through:

- provisions for signing and interpretation - subject to appropriate security measures and underlying property owner agreements,
- provision for public access and interpretive use - through agreements with underlying property owners or through purchase when it which would not be possible if the properties remained in private ownership;
- acquisition of title and/or development rights of properties - that would otherwise be destroyed or developed for other land uses.

Existing places of significance

The following places provide significant cultural, or architectural conservancy potentials within or adjacent the Black Diamond urban growth area.

Places of significance

Black Diamond

1 Black Diamond Townsite

Railroad Avenue is the abandoned right-of-way of the Old Great Northern Pacific Railroad (NP) or Pacific Coast Coal Train which extended to the Black Diamond and Franklin mines along the Green River Gorge. The Black Diamond townsite was established by the Black Diamond Coal Company of California as a company mining town in 1864. The townsite evolved along the railroad tracks and included the NP Depot (1886) and Jail (1910) and numerous other company-owned commercial and residential buildings. In the late 1930's, the company disposed of Black Diamond commercial and residential properties selling the holdings to the residents and any interested parties. The city was incorporated in 1959. The Depot and Jail are now owned and being restored by the Black Diamond Historical Society.

2 Black Diamond Heritage Area

The Black Diamond Heritage Area is located on the north bank of the Green River Gorge directly adjacent to the Green River Bridge on Black Diamond-Enumclaw Road. The site contains remnants of some of the early mining activity.

3 Franklin Heritage Area

Franklin was located at the end of the Northern Pacific (NP) railroad line overlooking the Green River Gorge in the late 1800s. The first carload of coal was hauled from the site in 1885. The mines and adjoining company town and store were owned and operated by Pacific Coast Company. A cave-in, explosion, and fire in 1894 killed 47 miners, which was virtually the town's entire working population, and the town was abandoned shortly thereafter. Mine shafts and building foundations are all that remains though the site has been incorporated into the Hanging Gardens State Park and is accessible to the public.

4 Franklin Cemetery

The cemetery is located on the hillside overlooking the Green River Gorge and Franklin and contains graves and headstones of the miners killed in the 1894 tragedy as well as many others from the mines and local settlements over the years.

5 Old Great Northern Pacific Railroad Spur

The abandoned right-of-way of the Old Great Northern Pacific Railroad (NP) extends from

Renton to the Black Diamond and Franklin mines along the Green River Gorge. King County acquired and converted the northern portions of the right-of-way for the Cedar River Trail. The right-of-way portions through the Black Diamond urban growth area are partially owned by King County, Black Diamond, and Palmer Coal Company.

Total existing significant places

3.3 Multipurpose trails

Multipurpose trails may be developed to link major environmental assets, park and recreational facilities, community centers, and historical features in Black Diamond. Generally, multipurpose trails may be developed to provide for several modes of recreational and commuters use where appropriate.

To the extent possible, multipurpose trails may be developed within corridors separate from vehicular or other motorized forms of transportation. For example, multipurpose trails may be located on utility easements or in separate property alignments. In some instances, the trail may be developed as improvements within the right-of-way of established vehicular or other transportation corridors.



Typically, multipurpose trails may be developed to Washington State Department of Transportation (WSDOT) and American Association of State Highway & Transportation Officials (AASHTO) trail standards. The trails may be concrete, asphalt or very fine crushed rock base, handicap accessible and usable by all age and skill groups.

Trail corridors may be improved with trailhead services including rest stops, parking lots, restrooms, water, and air utilities. Where the trail is located in association with another park and recreational improvement or public facility, the trailhead may be improved with active picnic, playgrounds, and play areas.

Multipurpose trail corridors may be independent properties or include portions of other sites provided for resource conservancies, resource activities, athletic facilities, and other park and recreational or public facility properties. Linked with resource conservancies and resource activities, the multipurpose trails

element plans may create a system of interconnected greenways to integrate and define the developed portions of the urban area in accordance with the Growth Management Act's (GMA) provisions for urban separators.

Multipurpose trail corridors may be developed on other publicly-owned lands using public use agreements or special easements; or on lands owned as portions of road and highway right-of-way, stream corridor conservation or buffer zones.

Vision

As described, the multipurpose trails vision may be realized by providing recreational trail opportunities that:

- conserve natural features,
- define urban identities,
- link community facilities,
- serve persons with varied physical abilities and skills, and
- promote commuter and other more functional transportation methods.

Existing multipurpose trails

The following multipurpose trail systems have been developed to provide combined hike and bike trail opportunities in the area.

		<i>Multipurpose trail miles</i>
<i>King County</i>		<i>21.0</i>
1	<i>Cedar-to-Green River Trail</i>	<i>3.7</i>
Multipurpose hike, bike, and horse trail extension from the Cedar River Trail located on 131.8 acres of abandoned railroad track corridor extending from north of Maple Valley to SE Kent-Kangley Road.		
2	<i>Cedar River Trail</i>	<i>17.3</i>
Multipurpose hike, bike, and horse trail located on abandoned railroad track corridor extending from Lake Washington in downtown Renton parallel to the Cedar River through Kent and around Maple Valley to Landsburg Park on Summit Landsburg Road. The trail is a paved, off-road trail for the first 12.3 miles and then a soft surface for the last 5.0 miles which is popular with equestrians.		
<i>Total existing multipurpose miles</i>		<i>21.0</i>

Proposed multipurpose trails

The following multipurpose trail system may be developed to provide combined hike and bike trail opportunities across the city subject to feasibility studies with appropriate public and private participants. ***The trails generally follow railroad, utility right-of-way, sensitive area buffers, and public road corridors, but may be***

relocated onto public and/or private property where owners approve.

Multipurpose trail miles

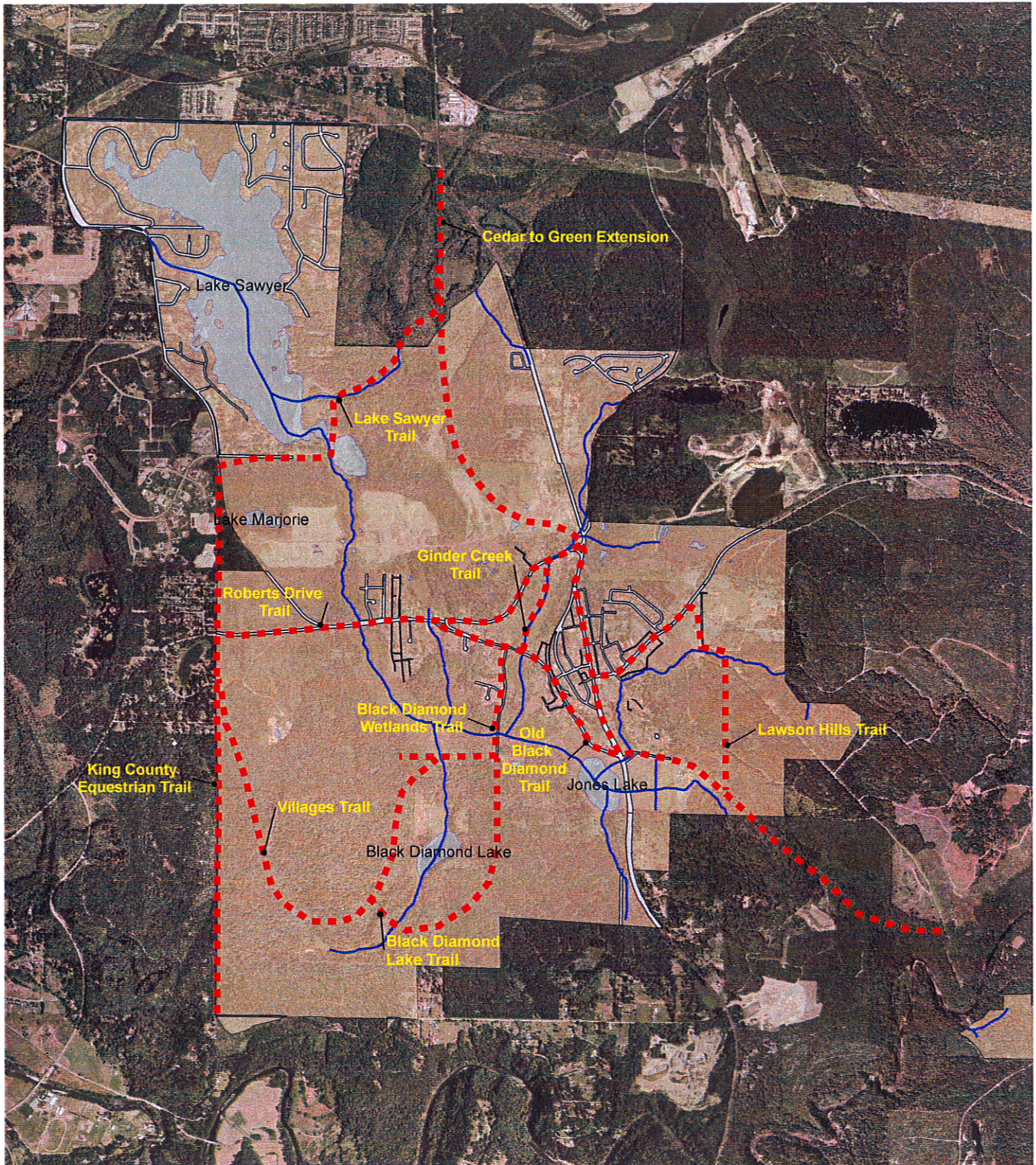
Black Diamond

1	<i>Cedar-to-Green River Trail extension</i>	7.0
<p>Multipurpose hike, bike, and horse trail extension on the abandoned railroad track corridor from Maple Valley south past Lake Sawyer then on Railroad Avenue and across SR-169/Black Diamond-Enumclaw Road onto Old Lawson Road (railroad corridor) to the Green River Gorge. Trailheads may be developed in the Ravensdale Creek Open Space, in the downtown on Railroad Avenue, on SR-169/Black Diamond-Enumclaw Road at Jones Lake, and at Green River Gorge Road.</p>		
2	<i>Villages Trail</i>	2.3
<p>Multipurpose hike and bike trail from the King County Equestrian Trail through the Villages MPD and tying into the Black Diamond Lake Trail.</p>		
3	<i>Lake Sawyer Trail</i>	1.8
<p>Multipurpose hike, bike, and horse trail from the Cedar-to-Green River Trail south within the Ravensdale Creek Open Space conservancy and through Lake Sawyer Regional Park to Lake Sawyer Road. Trailheads may be developed on SR-169 in the Ravensdale Creek Open Space and Lake Sawyer Regional Park.</p>		
4	<i>King County Equestrian Trail</i>	3.0
<p>Multipurpose hike, bike, and horse trail from Lake Sawyer Regional Park south on the dedicated 100-foot wide equestrian trail corridor along the west boundary of the urban growth area. A trailhead will be developed in the property reserved by King County for an equestrian trailhead on Lake Sawyer Road adjacent to Lake Sawyer Regional Park.</p>		
5	<i>Lawson Hills Trail</i>	2.0
<p>Multipurpose hike and bike trail from the Cedar-to-Green River Trail south within or adjacent to the Lawson Connector through Yarrow Bay Development LLC's Lawson Hills Master Planned Development then down the hillside within the Black Diamond In-City Forest to reconnect to the Cedar-to-Green River Trail.</p>		

Total proposed multipurpose miles 16.1



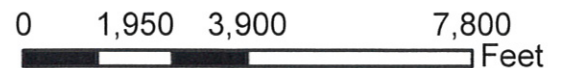
TRAILS PLAN



Legend

- Trails
- City Limits

Sources: King County, City of Black Diamond
Map prepared by: City of Black Diamond
Map Created: July 27, 2011



3.4 Off-road hiking trails

Off-road walking and hiking trails may be developed to link major environmental assets, park and recreational facilities, community centers, and historical features throughout the city.

Generally, off-road walking and hiking trails may be developed as dirt or gravel or bark surfaced routes on interior alignments through environmental features. Portions of the system within the more densely developed areas, however, may be developed as sidewalks or boardwalks with urban streetscape furnishings and amenities.

Off-road walking and hiking trails may be developed, where possible, in alignments separate from vehicular or other motorized forms of transportation.

For example, walking and hiking trails may be located within natural drainage corridors, wooded ravines, and utility easements. In some instances and for short duration, walking and hiking trail systems may be developed as improvements within the right-of-way of established vehicular or other transportation corridors.

Generally, walking and hiking trails may be developed to Washington State Department of Transportation (WSDOT), US Forest Service



(USFS), or Washington State Recreation Conservation Office (RCO) walking trail standards with a crushed rock, or compacted dirt base.

Most trail segments may be handicap accessible and usable by all age and skill groups. In the most urban or park sites, off-road walking and

hiking trails may be developed with an asphalt or concrete surface, handicap accessible and usable by all age and skill groups. Some trails are part of multipurpose trail systems; other trails are exclusive walking/hiking trails.

Off-road walking and hiking trail corridors may be located to coincide with other park and recreational improvements or public facilities to access rest stops, parking lots, restrooms, and other services.

Off-road walking and hiking trail corridors may be independent properties or include portions of other sites provided for resource activities, athletic facilities, and other park and recreational or public facility properties. Linked with conservation areas and resource activities, the off-road walking and hiking trails may create a system of interconnected greenways to integrate and define the urban and natural portions of the Island in accordance with the Growth Management Act's (GMA) provisions for urban separators.

Vision

As described, the off-road walking and hiking trails vision may be realized by providing recreational trail opportunities in the city that:

- access natural features that may not be available otherwise,
- link open spaces and other conservation areas into a greenway system,
- serve persons with varied physical abilities and skills,
- establish high visibility and volume pedestrian routes through the most developed urban areas and park sites,
- where practical, expand the park system to connect with public properties,
- where practical, expand roadway corridors to provide recreational and commuter trail opportunities.

Proposed off-road hiking trails

The following off-road walking and hiking trails may be developed to major destinations across the city.

Proposed off-road walking/hiking trail miles Black Diamond

1	<i>Cedar-to-Green River Trail extension</i>	7.0
<p>Off-road hiking portion of multipurpose trail extension on the abandoned railroad track corridor from Maple Valley south past Lake Sawyer then on Railroad Avenue and across SR-169/Black Diamond-Enumclaw Road onto Old Lawson Road (railroad corridor) to the Green River Gorge. Trailheads may be developed in the</p>		

Ravensdale Creek Open Space, in the downtown on Railroad Avenue, on SR-169/Black Diamond-Enumclaw Road at Jones Lake, and at Green River Gorge Road.	
2	Lake Sawyer Trail 1.8
Off-road hiking portion of multipurpose trail from the Cedar-to-Green River Trail south within the Ravensdale Creek Open Space conservancy and through Lake Sawyer Regional Park to Lake Sawyer Road. Trailheads may be developed on SR-169 in the Ravensdale Creek Open Space and Lake Sawyer Regional Park.	
3	Roberts Drive Trail 2.5
Off-road hiking portion of trail in or adjacent to Roberts Drive right-of-way from the Cedar River Trail east to the King County dedicated equestrian trail on the west urban growth area boundary line.	
4	King County Equestrian Trail 3.0
Off-road hiking portion of multipurpose trail from Lake Sawyer Regional Park south on the dedicated 100-foot wide equestrian trail corridor along the west boundary of the urban growth area. A trailhead will be developed in the property reserved by King County for an equestrian trailhead on Lake Sawyer Road adjacent to Lake Sawyer Regional Park.	
5	Black Diamond Lake Trail 1.5
Off-road hiking portion of multipurpose trail from King County Equestrian Trail east through Yarrow Bay Development LLC's The Villages Master Planned Development in and around wetland and critical area buffers to Chub Lake Road.	
6	Lawson Hills Trail 2.0
Off-road hiking portion of multipurpose trail from the Cedar-to-Green River Trail south within or adjacent to the Lawson Connector through Yarrow Bay Development LLC's Lawson Hills Master Planned Development then down the hillside within the Black Diamond In-City Forest to reconnect to the Cedar-to-Green River Trail.	
7	Old Black Diamond Trail 1.2
Off-road hiking portion extending south from Roberts Drive on Railroad Avenue through the historic downtown district to connect with the Cedar River Trail at Jones Lake. A trailhead may be developed adjacent the Depot in downtown.	
8	Black Diamond Wetlands Trail* 1.8
Off-road hiking portion from Old Black Diamond Trail at Railroad Avenue south on Abrams and Chub Lake Road to Black Diamond Lake Trail in Yarrow Bay Development LLC's The Villages Master Planned Development.	
9	Ginder Creek Trail 0.5
Off-road hiking trail connecting Roberts Drive with Morgan Street through the Ginder Creek	

Properties. This is a short trail section that includes Ginder Creek and riparian habitat along its path.	
10	Villages Trail 2.3
Off-road hiking trail through Yarrow Bay Development LLC's The Villages Master Planned Development to connect to Black Diamond Lake Trail.	
<i>Total proposed off-road walking and hiking trail miles</i> 23.6	

3.5 Off-road mountain biking trails

A system of off-road mountain bike trails for family or all skill levels and for single-track or experienced riders may be developed to link major environmental assets, park, and recreational facilities throughout Black Diamond.

To the extent practical, off-road mountain bike trails may be linked or extended into local urban neighborhoods to provide convenient, safe access for younger age riders. Off-road mountain bike trail facilities may also be developed to provide contained trails within major parks and/or on public or utility rights-of-way that are safe and practical for younger, less experienced riders.

In addition, single-track mountain bike trails may be developed to provide 1 or 2-way trail systems over hill terrain, obstacles, and other features in open space areas, major parks, and forestlands of interest to experienced enthusiasts.

To the extent practical, off-road mountain bike trails may be developed as single mode trails in accordance with US Forest Service guidelines. Some trail corridors, however, may be designated for joint equestrian, hiking, and off-road mountain bike trail use.

Within developed areas, off-road mountain bike trails may parallel or coincide with other multipurpose trail corridors or within separate routes using power line, pipeline, and other alignments of interest to the off-road mountain bike riding population.

In some instances, off-road mountain bike trails may be developed as improvements within the right-of-way of established vehicular or other transportation corridors - particularly where these segments may provide trail access to parks or riding areas that would not be accessible otherwise.

Off-road mountain bike trails may be constructed of crushed rock, sand or a compact dirt rock base of varying widths with additional area of under-story clearance on either side of the trail. When provided within a multipurpose trail corridor, the off-road mountain bike trail may be an integral part of other hiking and biking activities.

Off-road mountain bike trails may generally share trailhead services with other trail users when the off-road mountain bike trail is located within a multipurpose trail corridor. When off-

road mountain bike trails are provided in separate locations, trailheads may be provided with parking lots, bike racks and storage facilities, restrooms, and other services.

Off-road mountain biking enthusiasts working in conjunction with cycling interest groups proposed some of the off-road mountain bike trails in this plan. Future public off-road mountain biking trail projects may use the same cooperative, joint venture approach to formally designate and improve existing trails and trailheads and/or develop new off-road trails, rest stops, and other trail services.

Vision

As described, the off-road mountain bike trails vision may:

- increase off-road mountain bike trail access for experienced riders to scenic areas and features for extended ride duration,
- increase trail access for local residents to parks, open space corridors, and other areas of interest within the urban areas,
- serve persons with varied physical abilities and skills, and
- expand trail corridors to provide for a mixture of recreational uses.



- Off road mountain bike trails - family

Proposed off-road mountain bike trails

The following off-road mountain biking trails may be developed to major destinations across the city.

Proposed off-road mountain bike trail miles Black Diamond

1	Cedar-to-Green River Trail extension	7.0
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Off-road mountain biking portion of multipurpose trail extension on the abandoned railroad track corridor from Maple Valley south past Lake Sawyer then on Railroad Avenue and

<p>across SR-169/Black Diamond-Enumclaw Road onto Old Lawson Road (railroad corridor) to the Green River Gorge. Trailheads may be developed in the Ravensdale Creek Open Space, in the downtown on Railroad Avenue, on SR-169/Black Diamond-Enumclaw Road at Jones Lake, and at Green River Gorge Road.</p>	
<p>2 Lake Sawyer Trail 1.8</p> <p>Off-road mountain biking portion of multipurpose trail from the Cedar-to-Green River Trail south within the Ravensdale Creek Open Space conservancy and through Lake Sawyer Regional Park to Lake Sawyer Road. Trailheads may be developed on SR-169 in the Ravensdale Creek Open Space and Lake Sawyer Regional Park.</p>	
<p>3 King County Equestrian Trail 3.0</p> <p>Off-road mountain biking portion of multipurpose trail from Lake Sawyer Regional Park south on the dedicated 100-foot wide equestrian trail corridor along the west boundary of the urban growth area. A trailhead will be developed in the property reserved by King County for an equestrian trailhead on Lake Sawyer Road adjacent to Lake Sawyer Regional Park.</p>	
<p>4 Black Diamond Lake Trail 1.5</p> <p>Off-road mountain biking trail from King County Equestrian Trail east through Yarrow Bay Development LLC's The Villages Master Planned Development in and around wetland and critical area buffers to Chub Lake Road.</p>	
<p>5 Lawson Hills Trail 2.0</p> <p>Off-road mountain biking portion of multipurpose trail from the Cedar-to-Green River Trail south within or adjacent to the Lawson Connector through Yarrow Bay Development LLC's Lawson Hills Master Planned Development then down the hillside within the Black Diamond In-City Forest to reconnect to the Cedar River Trail.</p>	
<p>6 Villages Trail 2.3</p> <p>Off-road mountain biking of multipurpose trail through Yarrow Bay Development LLC's The Villages Master Planned Development to connect to Black Diamond Lake Trail.</p>	
<p>7 Black Diamond Wetlands Trail* 1.8</p> <p>Off-road mountain biking from Old Black Diamond Trail at Railroad Avenue south on Abrams and Chub Lake Road to Black Diamond Lake Trail in Yarrow Bay Development LLC's The Villages Master Planned Development.</p>	
<p>8 Ginder Creek Trail 0.5</p> <p>Off-road mountain biking connecting Roberts Drive with Morgan Street through the Ginder Creek Properties. This is a short trail section that includes Ginder Creek and riparian habitat</p>	

along its path.

Total proposed off-road mountain bike trail miles **19.9**

3.6 Horse trails

A system of horse trails will be developed to link major environmental assets, park, and recreational facilities across the city. To the extent practical and possible, horse trails will be linked or extended into local communities that have significant horse populations to provide convenient and safe access for riders of all age and skill levels.

Within the developed areas, horse trails will parallel or coincide with other multipurpose trail corridors or be within separate routes using power line, pipeline, and other alignments of interest to the horse riding population.

Horse trails will be constructed to Forest Service standards of a sand or compacted dirt base with an additional under-story clearance on either



side of the trail. When provided within a multipurpose trail corridor, the horse trail will be separated as much as possible from other hiking and biking activities. Riders will be required to dismount at all bridges and other elevated crossings where the horse trail coincides with other trail activities.

Horse trails will generally share trailhead services with other trail users when the horse trail is located within a multipurpose trail corridor. When horse trails are provided in separate locations, trailheads will be provided with parking lots, hitching racks, restrooms, and other services.

Some of the horse trails in this plan have already been developed on an informal basis by horse riding organizations working in conjunction with public and private landowners. Future public horse trail development projects

will use the same cooperative, joint venture approach to formally designate and improve existing trails and trailheads.

Vision

As described, the horse trails vision will:

- provide or formally designate equestrian access to scenic areas and other features of interest,
- for riders of all capability levels,
- for extended ride duration, and
- within close proximity to the extent possible, to horse riding populations.

Proposed horse trails

The following horse trails may be developed to major destinations across the city.

Proposed horse trail miles

Black Diamond with others

1	Lake Sawyer Trail	1.8
Horse trail portion of multipurpose trail from the Cedar-to-Green River Trail south within the Ravensdale Creek Open Space conservancy and through Lake Sawyer Regional Park to Lake Sawyer Road. Trailheads may be developed on SR-169 in the Ravensdale Creek Open Space and Lake Sawyer Regional Park.		
2	King County Equestrian Trail	3.0
Horse trail portion of multipurpose trail from Lake Sawyer Regional Park south on the dedicated 100-foot wide equestrian trail corridor along the west boundary of the urban growth area. A trailhead will be developed in the property reserved by King County for an equestrian trailhead on Lake Sawyer Road adjacent to Lake Sawyer Regional Park.		

Total proposed horse trail miles **4.8**

Appendix A

Costs

Included within this appendix are the relative costs of building components to an integrated, city-wide trails system. The project list is not exhaustive as resources are limited and propose building certain aspects of the trail system, but can be added to as resources allow. Assumptions have been made as per the cost per acre (\$20,000) in acquiring right-of-way or easements. In some cases, such as the Lake Sawyer Trail, easements have already been obtained by King County, but are included for reference. In any case, no charge is assessed to the City of Black Diamond as indicated on the table.

The initial focus of the program will be acquiring the needed right-of-way, easements, etc. in order to secure these properties for future trail development. Adjustments may be needed as acquiring properties and circumstances can differ. Trail alignments may differ from what is planned due to these circumstances. For most of the trail sections, we tried to follow existing right-of-ways in order to reduce costs.

In addition to these costs are projects that may be accomplished given available resources and grant opportunities. Components to some of these projects have already been constructed and these relative costs have been integrated to reflect this fact. As an example, a small portion of sidewalk has been installed in front of the King County Library along Roberts Drive. Costs for this project include completing sidewalk along Roberts Drive for the remaining section of roadway.

Proposed Proposed Projects and Level of Funding

Length	units	facility addtn	Facility cost /unit	BIDD funding required	BIDD funding required	Comments
Land						
linear trails - 40 ft w/	acres	33.9	\$20,000	\$678,788	100%	Cedar to Green Trail Extension
30 feet	acres	6.5	\$20,000	\$130,909	0%	Lake Sawyer Trail
20 feet	acres	6.1	\$20,000	\$121,212	100%	Roberts Drive Trail
100 feet	acres	36.4	\$20,000	\$727,273	0%	King County Equestrian Trail
20 feet	acres	3.6	\$20,000	\$72,727	0%	Black Diamond Lake Trail*
20 feet	acres	4.8	\$20,000	\$96,970	0%	Lawson Hills Trail*
20 feet	acres	5.6	\$20,000	\$111,515	0%	Villages Trail*
20 feet	acres	2.9	\$20,000	\$58,182	100%	Old Black Diamond Trail
20 feet	acres	4.4	\$20,000	\$87,273	100%	Black Diamond Wetlands Trail
20 feet	acres	0.5	\$20,000	\$9,697	100%	Ginder Creek Trail
		104.2	\$2,094,545	\$945,455		

Facilities

Trail Sections	units	facility addtn	Facility cost /unit	BIDD funding required	BIDD funding required	Comments
asphalt 8 foot	mile	7.0	\$253,456	\$1,774,192	100%	Cedar to Green Trail Extension
asphalt 8 foot	mile	1.8	\$253,456	\$456,221	25%	Lake Sawyer Trail
Sidewalk 4 foot	mile	2.5	\$136,996	\$342,490	100%	Roberts Drive Trail
dirt 6 + 2 foot	horse mile	3.0	\$163,056	\$489,168	25%	King County Equestrian Trail
dirt 6 foot	mile	1.5	\$151,465	\$227,198	0%	Black Diamond Lake Trail*
asphalt 8 foot	mile	2.0	\$253,456	\$506,912	0%	Lawson Hills Trail*
asphalt 8 foot	mile	2.3	\$253,456	\$582,949	0%	Villages Trail*
Sidewalk 4 foot	mile	1.2	\$136,996	\$164,395	100%	Old Black Diamond Trail
dirt 6 foot	mile	1.8	\$151,465	\$272,637	100%	Black Diamond Wetlands Trail
dirt 6 foot	mile	0.5	\$151,465	\$75,733	100%	Ginder Creek Trail
		23.6	\$4,891,894	\$2,865,794		
Subtotal for facility impact						
Total impact for land and facilities						

* Subject to review and approval of Master Planned Developments (MPD) by City Council.