

Appendix A Community setting

Climate	A-1
Earth	A-1
Water	A-3
Wildlife habitats	A-5
Wildlife habitat concerns	A-6
Land use implications	A-6
Historical development	A-7
Socioeconomic characteristics	A-9
Socioeconomic projections	A-11

Appendix B Existing lands and facilities

Covington	B-1
Kent	B-5
King County	B-6
Kent School District	B-6
Tahoma School District	B-7
Homeowner Associations (HOAs)	B-8
Private facilities	B-13
Inventory implications	B-14

Appendix C Opportunities

Environmental resources	C-1
Other public facilities	C-3
Other public/private facilities	C-3
Private facilities	C-3
Conclusions	C-4

Appendix D Public opinion

Resident outreach survey	D-1
School students survey	D-2
Voter priorities survey	D-3

Appendix E Land and facility demand

Land requirements	E-3
Facility requirements	E-7
Future growth implications	E-13
Capital facility program (CFP)	E-18

Appendix F Finances

Expenditures and revenues - General Fund	F-1
Revenue prospects - General Fund	F-3
Expenditures - PROS functions	F-4
Revenues - PROS functions	F-5
Revenue prospects - PROS public sources	F-5
Revenue prospects - PROS private sources	F-10
PROS funding strategies	F-12
Financial strategies 2022-2028	F-13
Financial strategies 2022-2042	F-14
Implications	F-16

Appendix G Development costs

Prototype facility costs	G1-1
Prototype trail costs	G2-1

Appendix H Park impact fee schedule

Park impact fee schedule	H-1
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Appendix I

RCO LWCF Checklist	I-1
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Appendix A: Setting

Covington boundaries - are irregular but generally described as extending in places:

- **North** - up to SE 240th Street at 180th Avenue SE,
- **East** - Pipe Lake at 212th Avenue SE,
- **South** - to about 160th Avenue SE, and
- **West** - 148th Avenue SE.

Covington is located in southern King County and surrounded by Kent to the west, Auburn to the southwest, and Maple Valley to the east. Coordinates are 47°21'57"N 122°6'1"W.

According to the United States Census Bureau, the city has a total area of 5.96 square miles of which, 5.86 square miles is land and 0.10 square miles is water.

Climate

Washington State's climate is strongly influenced by moisture-laden air masses created in the Pacific Ocean. The air masses may move into the region any time of the year, but particularly during fall, winter and spring seasons.

The air flowing from the Pacific Ocean is interrupted first by the Olympic Mountains and then significantly by the Cascade Mountains. As a result of the mountain ranges, the west or windward sides of the Cascades receive moderate to heavy rainfall and the east or leeward side of the state located in the "rain shadow" of the Cascades receive a light to moderate amount of precipitation.

The Cascades also affect temperature ranges in the state. The west or windward side is influenced by maritime air masses generally milder than those that sweep down from the Canadian

Rocky Mountains on the east or leeward side of the state. Consequently, eastern Washington usually has colder winters and hotter summers, while western Washington is milder and more frost-free.

In Covington, mean temperatures vary from a high of 73 degrees in August to a low of 33 degrees Fahrenheit in January with extreme variations recorded at 0 to a high of 105 degrees Fahrenheit.

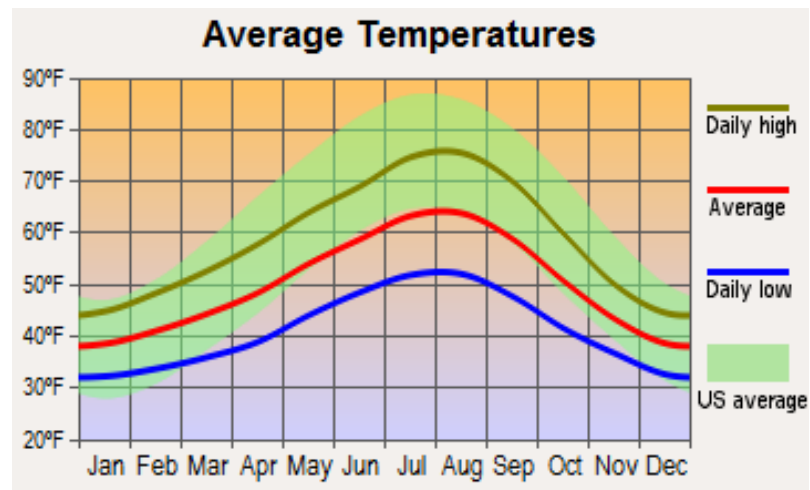
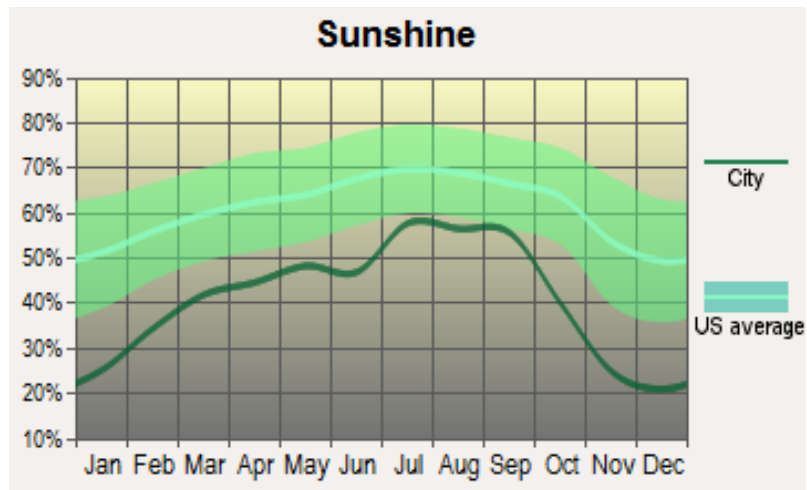
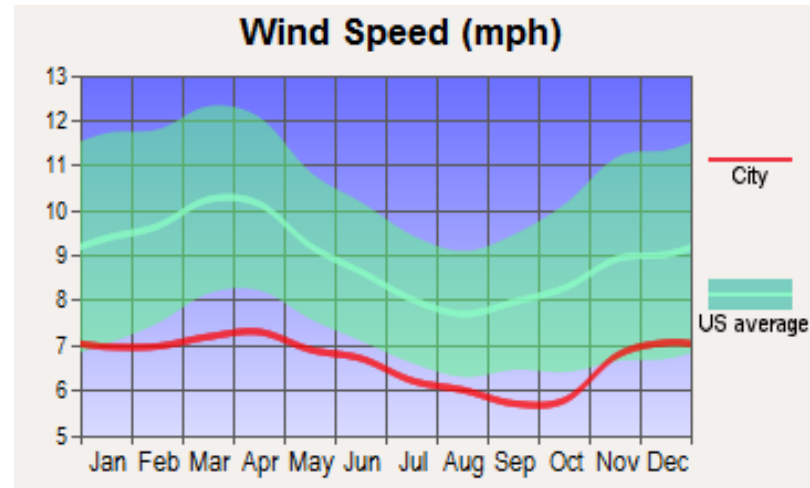
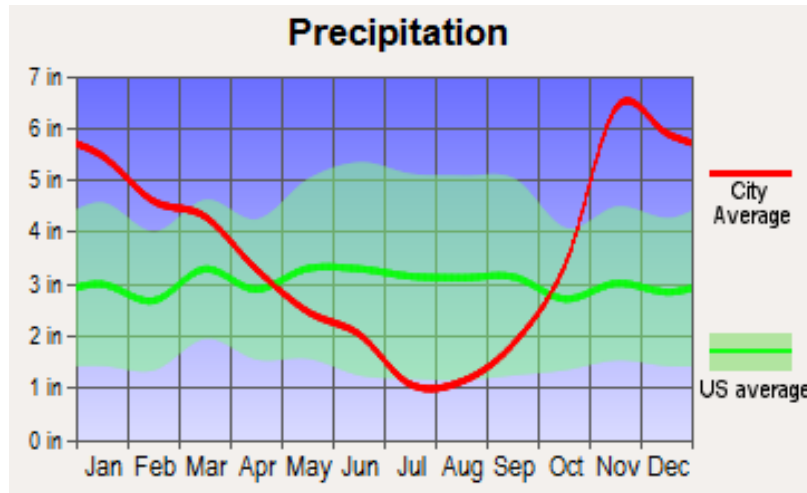
Average annual precipitation is about 38 inches with a mean growing season with temperatures above 32 degrees Fahrenheit for about 300 days. Approximately 80% of the precipitation occurs from October through March with less than 6% falling during June, July, and August.

On average, Covington may receive up to 6 inches of snow in January with sunshine for about 20% of the time and between 50- 70% sunshine during July and August. Wind speeds average between 7-9 miles per hour in January and 6-8 miles per hour in September.

Earth

Washington is divided into three principal physiographic divisions - the Pacific Mountain System, the Rocky Mountain System, and the Intermontane Plateaus.

Pacific Mountain System - is defined by the Olympic Peninsula (the Pacific Border province) and the Cascade Mountain range and includes all counties that contain portions of the Cascade Mountains (the Cascade Mountain province).



Northern Rocky Mountain System - is defined by the foothills of the Rocky Mountain ranges and includes all counties that are located north of the Columbia River and east of the Cascade Mountain system.

Intermountane Plateau - is defined by the high plateaus created by the uplift between the Cascade and Rocky Mountain ranges and includes all counties that are located along the southern drainage basins of the Columbia River.

Covington is located within the eastern edge of the Puget Trough section of the Cascade Mountain province of the Pacific Mountain System. The Cascade Mountains were created by continuous volcanic activity along the border of the underlying continental plates.

The mountains were in turn, subject to the action of periodic glacial intrusions - the most recent being the Pleistocene glacial period more than 15,000 years ago. The Pleistocene glacial intrusion gradually carved and flooded Puget Sound, the lowland areas, and other valleys alongside the Cascade foothills.

Covington is located within Puget Sound with topography ranging from 308 to about 545 feet above sea level.

Soil regions

Washington State soils were created by a combination of elements including the nature of the parent material or rock type, climate, and the characteristics of the local terrain.

These combined processes created 11 principal soil regions in the state ranging from deposits with high concentrations of organic matter created by glacial and marine actions along Puget Sound to deposits with very low organic matter located in the eastern arid portions of the state.

Water

Critical Aquifer Recharge Area (CARA) - is an area that has a high susceptibility to ground water contamination or an area of medium susceptibility to ground water contamination that is located within a sole source aquifer or within an area approved as a wellhead protection area for a municipal or district drinking water system, or an area over a sole source aquifer for a private potable water well. Susceptibility to ground water contamination occurs where there is a combination of permeable soils, permeable subsurface geology and ground water close to the ground surface.

Covington's geologic setting includes Pleistocene continental glacial drift in upland areas, basal till layers in the subsurface, and recessional outwash deposits in stream and tributary channels (Big Soos Creek and Jenkins Creek).

Water supply wells in Covington area generally draw from permeable strata at depths of 100 to 300 feet below land surface. Their recharge areas are extensive and likely extend north and east of Covington to the Cedar River and past Maple Valley. Covington has no sole source aquifers as designated by the U.S. Environmental Protection Agency (USEPA).

Flood hazard areas - are identified by FEMA in a preliminary Flood Insurance Rate Map (FIRM) within Covington; however, the preliminary FIRM has not yet been adopted. The preliminary FIRM identifies a 100-year floodplain along Big Soos Creek, Little Soos Creek, and the lower reaches of Jenkins Creek, and floodway along Big Soos Creek.

The city is affected by both riverine flooding and urban flooding, with low-lying areas particularly susceptible. Flood events are most common from November through April, typically occurring when storms move in from the Pacific, dropping heavy precipitation in the region. Properties in and

near the floodplains of Covington are subject to flooding almost annually, and urban portions of the city annually experience nuisance flooding related to drainage issues.

Large floods that can cause property damage typically occur every three to five years, and are usually the result of heavy rains of two-day to five-day durations augmented by snowmelt at a time when the soil is near saturation from previous rains. Approximately 10 to 20 percent of all flood-related damage from past floods in Covington has been located along small creeks and drainage areas susceptible to manmade flooding, which are outside of the FEMA mapped flood hazard areas.

Wetlands - in Covington are freshwater forested/shrub or freshwater emergent and are generally associated with major streams and tributaries and Pipe Lake. Larger wetland areas occur along Big Soos Creek on the west side of the city; along Jenkins Creek adjacent to Wax Road just south of Kent-Kangley; and along the upper portions of Jenkins Creek in the north part of the city. An additional wetland fringes the freshwater pond in “The Reserve,” a regional stormwater facility and park.

Wetlands in Covington are currently buffered according to the city’s critical areas regulations, which assign buffers depending on wetland category, type, and/or habitat score.

Watershed - Covington is located within the Green River Watershed. Streams generally drain to the south or southwest into Big Soos Creek, which drains into the Green River approximately 4.5 miles southeast of Covington, just east of the City of Auburn.

Little Soos Creek meets Big Soos Creek just north of Highway 18 on the far western edge of the City of Covington. The confluence of Jenkins Creek and Big Soos Creek occurs just south of the city. Cranmar Creek and the North Jenkins Creek Tributary are both tributaries to the mainstem of Jenkins Creek. Cranmar

Creek flows west along the southern boundary of the city near the Burlington Santa Fe Railroad. The creek crosses into the city for approximately 0.1 miles before meeting Jenkins Creek in an unincorporated area owned by Kent. The North Jenkins Creek Tributary flows south through a residential community in the northern portion of the City of Covington north of SE Wax Road and meets Jenkins Creek just north of Jenkins Creek Natural Area outside of the City of Covington.

Pipe Lake is the only lake within the City of Covington, although smaller open water areas occur elsewhere in the city. Pipe Lake is situated between Covington and Maple Valley. The lake drains to the east into Lake Lucerne, which eventually drains northward into a tributary of Jenkins Creek. There are no stream inflows into either lake.

Waterbody	Shoreline status	Anadromous Fish
Big Soos Creek	Shoreline of the State downstream from confluence with Little Soos Creek	Chinook, Coho, steelhead, cutthroat, chum (modeled)
Little Soos Creek	Shoreline of the State associated wetland at confluence with Big Soos Creek	Chinook, Coho, steelhead, cutthroat, chum (modeled)
Jenkins Creek	Shoreline of the State downstream from confluence with North Jenkins Tributary	Chinook, Coho, steelhead, cutthroat, chum (modeled)
North Jenkins Tributary		Coho, chum (modeled), Chinook (modeled)
Cranmar Creek		Coho, chum (modeled), Chinook

		(modeled)
Pipe Lake	Shoreline of the State	

Source: Covington 2008, WDFW 2015

Note: 'modeled presence' in WDFW's Salmonscape is based on stream slope, but it does not necessarily indicate actual presence of the species.

Among the anadromous fish documented or modeled to use watercourses in Covington, Chinook salmon are federally listed as threatened and listed as a state candidate species, steelhead are federally listed as threatened, and coho salmon are federally designated a species of concern. All of the anadromous fish identified are considered priority species by Washington State (WDFW 2008).

Pipe Lake is not known to support any priority or anadromous fish species. The lake likely supports a variety of warm water species in the centrarchid (sunfish) family.

Hazards

Geologically Hazardous Areas - include areas of erosion hazard, landslide hazard, seismic hazard, and volcanic hazard. The Hazard Mitigation Plan (HMP) includes analyses and mapping of earthquake and liquefaction, landslides, and volcanic hazards in the city.

Covington is in an area of King County that is less vulnerable than surrounding areas to extensive damage from earthquakes and most of the city is on soils (Alderwood and Everett series) with low to very low susceptibility to liquefaction. Covington is about 35 miles from the Seattle Fault and is not likely to experience ground ruptures from a seismic event along the fault.

Except for slopes along a northeast reach of upper Big Soos Creek, Covington has few areas prone to landslides. Ninety-Six

percent (96%) of landslide risk areas in Covington are in public parks or nonresidential areas.

Covington is outside the probable zones of lava and pyroclastic flows, as well as lahars, from potential eruption of the nearest volcano (Mt. Rainier, about 40 miles SE of the city). The city could be affected by ash fall.

Wildlife habitats

The City of Covington includes habitat types that are known to be used or could potentially be used by species listed as endangered, threatened, or sensitive by state or federal government.

Common name	Scientific name	State status	Federal status
Marbled murrelet	Brachyramphus marmoratus	T	T
Streaked horned lark	Eremophila alpestris strigata	E	T
Bald eagle	Haliaeetus leucocephalus	S	Co
Gray wolf	Canis lupus	S	E

S-Sensitive species, C-Candidate species, Co-Species of Concern, T-Threatened, E-Endangered

Source: US Fish & Wildlife Service 2015, WDFW 2015

WDFW also identifies priority habitats and species for conservation and management.

- **Priority species** - include species with declining populations, species that are sensitive to habitat alteration, and/or species of recreational, commercial, or tribal importance.
- **Priority habitats** - are habitat types or elements with unique or significant value to a diverse assemblage of species.

These species and habitats could be considered for protection as species or habitats of local importance. Other priority species

may be present within the city, but not mapped.

Species	Description
Great Blue Heron	Breeding area
Elk	Regular concentration
Habitats	
Wetlands	Palustrine
Wetlands	Lacustrine Littoral

Source: WDFW 2015

Within Covington, continuous wildlife corridors are focused along riparian areas, particularly along Big Soos Creek and Jenkins Creek, and to a lesser extent along Little Soos Creek and the North Jenkins Creek Tributary. The area west of Pipe Lake also consists of contiguous forest. Narrow forested corridors also remain within the Timberlane development.

Wildlife habitat concerns

Freshwater habitat - some freshwater courses, particularly the Covington drainage tributary streams, have been altered by landfill or piped diversions, dikes, and channeling. Past development actions adjacent to urban areas, particularly the shorelines and waterfronts have filled valuable wetland habitat areas.

The greatest risks to freshwater zones are contaminants that may enter the stormwater runoff from agriculture, septic failures, and other urban land uses. Water quality risks are also dramatically increased where land development or timber clear-cutting increases erosion and silt and/or clear vegetation within the riparian buffer along the freshwater corridor.

Development activities most adversely affect the quality of freshwater habitat by removing vegetation, increasing silt, organic debris, and other stormwater contaminants that enter the natural drainage system. Generally, studies have determined

that the hydrological balance of a stream begins to decline when 12% of the watershed becomes impervious.

Terrestrial habitat - lands cleared for agriculture and urban land development have permanently lost considerable terrestrial habitat. Commercial forest management practices have replanted timber clear cuts with single species reducing wildlife diversity and isolating habitat and migration corridors, particularly along riparian areas.

Fire-fighting practices, particularly of wildfires that would otherwise occur from natural forces, have reduced the amount and varying availability of meadowlands and other open areas necessary for foraging activities.

The greatest risk to the terrestrial habitat, however, is the continued pace of commercial logging and urban land conversions - particularly land development patterns that block or demolish migration corridors, log timbered areas, remove riparian cover, erode productive topsoil, and introduce urban activities - potentially including intense recreational uses - into wildlife areas. Careless logging practices have often led to serious soil erosion and the degradation of slopes.

As the most important habitats are isolated, the wildlife species declines in diversity and number. Urban tolerant species, like raccoons and crows, invade the remaining habitat from the urban edges, supplanting and driving out remaining native species. See Comprehensive Plan, Review of Best Available Science for further discussion of impacts and mitigations.

Land use implications

Freshwater and terrestrial habitats contribute to the overall biological diversity of Covington and provide additional environmental functions and values of interest to Covington residents. Many species depend on the constant interaction of all

habitat systems for food, cover, nesting, and other survival requirements.

Some plant, fish, and wildlife habitat have irretrievably been lost as the Covington area developed and as the pace of development continues. These impacts can be minimized, however, by sensitive land use patterns, innovative design concepts, and performance-oriented development standards that:

- **Replant** - native vegetation along the Covington creek shorelines and along tributary stream drainage corridors,
- **Remove** - artificial shoreline constructions and freshwater impoundment or diversions,
- **Control** - stormwater runoff content and quality that enters the natural drainage system and within the watershed in natural impoundment on-site where pollutants can be separated from natural drainage,
- **Cultivate** - berry or fruit plants that support and retain native species, and
- **Cluster** - roadways and other improvements to preserve natural shorelines and contiguous open spaces as common lands.

Portions of the most critical remaining habitat, like mature shoreline trees, snags, and downed logs, if retained, can sometimes allow wildlife species to coexist in urban areas.

The most effective preservation strategies, however, separate the most intense urban activities from the most sensitive habitats by creating woodland conservancies, open space corridors, and other protected areas.

Where appropriate, the park, recreation, and open space plan should preserve and enhance the most critical and unique habitat areas by purchasing development rights or title for resource conservancy parks.

Historical development

Prehistoric setting

The arrival of Indian groups in the Pacific Northwest cannot be dated with great precision. However, archaeological investigations at the Manis mastodon site near Sequim on the Olympic Peninsula indicate man was in the area as early as 12,000 years ago. Sea level rises approximately 5,000 years ago, however, may have inundated even older sites.

Known sites have been grouped into the following rather broad time periods and cultural sequences:

- **Paleoindian** - approximately 11,000+ BP consisting of highly mobile, small groups that subsisted on marine, shoreline, and terrestrial resources with stone, bone, antler, and perishable technological materials illustrated by Clovis points.
- **Archaic** - 10,500-4,400 BC consisting of highly mobile small groups subsisting on marine, shoreline, and terrestrial resources with stone, bone, antler, and perishable technological materials illustrated by Olcott points.
- **Early Pacific** - 4,400-1,800 BC consisting of increased sedentism in seasonal villages subsisting on shoreline resources, expanded marine resources harvesting camas and shellfish with an increase in ground stone, bone, antler, and perishable technological materials illustrated by Cascade points.
- **Middle Pacific** - 1,800 BC - 500 AD consisting of winter villages of plank houses and seasonal camps subsisting on marine and riverine resources with food storage technologies with a decrease in stone tools, diversification of tools of bone, antler, perishable technological materials, and canoes.
- **Late Pacific** - 500 - 1775 AD consisting of large permanent villages and special use camps subsisting on specialized marine, riverine, and terrestrial resources with extensive food storage with very little stone tools.

There are more than 5,000 Native American sites on record in the state, only a few of which have been professionally evaluated. Generally, sites are located at river conjunctions within valleys and along the shoreline.

Native American history

A large number of different Indian tribes and bands inhabited the Pacific Northwest region with varied lifestyles and different languages, dress, ceremonies, and adornments.

Tribal characteristics are generally distinguished between the coastal tribes of western Washington and those of the interior. In general, the coastal tribes depended on the rivers and tidal waters for staple foods whereas the interior tribes relied more heavily upon plants and berries, as well as game and other animals.

Native peoples similar to the Nisqually and Covington Indians are believed to have lived in the Puget Sound region some 6,000 years ago, their way of life essentially unchanged for hundreds of generations.

The Puget Sound native peoples, including the Duwamish, Nisqually, Puyallup, and other tribes, were of the Coast Salish language group, part of the highly developed Northwest Coast Indians, one of the most sophisticated nonagricultural societies in the world.

In contrast to nearly every other native group in North America, these people enjoyed freedom from want with:

- An abundance and variety of food, including salmon, other fish and shellfish
- Limitless quantities of building materials (principally cedar, which they were highly adept at fashioning into canoes, longhouses and hundreds of other items)

- Easily caught fur-bearing animals (providing skins for winter clothing)
- A mild climate
- Ample leisure time
- Remarkable and enduring artwork, and
- Development of a status-based culture that included the distribution of surplus wealth (the "potlatch" ceremony) and the owning of slaves.

Probably the single most important source of sustenance—physical, spiritual and artistic—for the Indians of Puget Sound was the salmon. Each year these fish returned to Puget Sound rivers and streams by the millions to spawn and die at the source of their birth. The Indians took advantage of the spawning runs of several different species of salmon, devising ingenious methods of catching and drying these fish.

The Muckleshoot - derives from the Buklshuhls, a Puget Sound-basin Salish people who formerly lived in the White and Green River valleys. The tribes was an amalgam of several peoples including the Skopahmish, or Green River Indians, and the Smulkamish who lived in the vicinity of Enumclaw both of which moved to the Muckleshoot Reservation, and the Skekmoish (Stakamish) or White River Indians who moved to the Port Madison Reservation.

Important Muckleshoot villages included the Yelaco, formed of 17 houses at the confluence of Green River and Suice Cree; the Quiata on the Green River; and the Cublokum that consisted of one large building on Boise Creek.

The irregularly shaped 3,440-acre Muckleshoot Reservation is located near Auburn and along the White River, which was formerly called the Stokamish, or Smalhko, by Indians.

While the Muckleshoot did not live on the shores of Puget Sound, salmon fishing was important in their economy, which was

based on other types of fishing as well and on hunting and gathering. The Muckleshoots traveled eastward to the Cascade Mountains to trap goats from whose wool they made blankets and burial robes.

Settlement

Covington was originally known as Jenkins Prairie. Between 1899 and 1900 the Northern Pacific Railway built a cut-off between Auburn and Kanaskat, improving the company's primary east-west route across Stampede Pass.

Richard Covington, a surveyor for the Northern Pacific Railroad worked out of Fort Vancouver establishing the line through western Washington to complete the line from St. Paul, Minnesota, to Auburn.

In 1900, during the building of the Palmer Cut-Off from Kanaskat to Auburn, the Northern Pacific installed at 2,850-foot passing track, a 700-foot loading track, a second-class section house, a 24-man bunkhouse, a box tank and standpipe for watering steam locomotives at Covington.

By 1908 the tiny village was home to the Covington Lumber Company, which had set up a mill capable of cutting 85,000 board feet of timber a day. No photograph is known to exist of the station at this site, apparently built after the cut-off construction. It operated on and off until the Great Depression and was removed in 1941.

A school district was established in 1937. Over the years the area grew as an unincorporated area of Kent. A vote to incorporate Covington as a city was passed on November 6, 1996, the same day as a similar measure creating neighboring Maple Valley. Covington was officially incorporated as a city on August 31, 1997.

With its rapid population growth since the city's incorporation, much of the city's income depends on the retail industry. The city's retail core, which largely developed in the 2000s, is located along the SR-516 corridor. Among the businesses in the retail core are a Walmart, Kohl's, Costco, and The Home Depot.

Covington is also a regional medical hub for southeast King County with MultiCare Health Systems and Valley Medical Center each having facilities in the city. MultiCare opened a four-story hospital serving the city in 2018 with 58 beds, emergency rooms, and a family birth center

Socioeconomic characteristics

The US Bureau of the Census conducts the decadal census consisting of a detailed and comprehensive assessment of employment, housing, income, and other statistics every 10 years that is used to determine electoral districts, income sharing, and other federal measures. The decadal census is based on census tracts that are statistical boundaries for the collection of information that are organized and grouped into jurisdictional areas consisting of census designated places (CDP) as well as cities, counties, and states.

The US Bureau of the Census initiated the American Community Survey (ACS) to provide more current information on an annual basis. The ACS is based on annual random statistical sampling of civil divisions that are collated over multiple years span to provide an accurate projection of socioeconomic conditions and trends.

The following statistics and charts are drawn from a comparison of socioeconomic characteristics for the United States, Washington State, Puget Sound (King, Kitsap, Pierce, and Snohomish Counties), King County, and Covington from the 2009-2013 ACS survey.

Household size - in Covington (2.86) is significantly larger than King County (2.45), Puget Sound (2.58), Washington State (2.55), and the US (2.61).

Percent of households in families - in Covington (73%) is significantly larger than King County (60%), Puget Sound (64%), Washington State (65%), and the US (65%).

Median age - in Covington (38.3 years) is slightly higher than King County (37.0), Puget Sound (37.1), Washington State (37.7), but similar to the US (38.5).

Percent of the population 65+ - in Covington (11%) is significantly lower than King County (13%) and Puget Sound (13%), but comparable to Washington State (15%), and the US (16%).

Percent employed in civilian labor force - in Covington (70%) is significantly higher than King County (67%), Puget Sound (64%), Washington State (60%), and the US (63%).

Percent employed in base industries (forestry, fisheries, agriculture, and manufacturing) - in Covington (21%) is slightly higher than King County (15%), Puget Sound (17%), Washington State (19%), and the US (19%).

Percent employed in services (retail and wholesale trade, transportation, communications, education, entertainment, and government) - in Covington (79%) is lower than King County (85%), Puget Sound (83%), Washington State (81%), and the US (81%).

Median house value - in Covington (\$357,300) is significantly lower than King County (\$549,200) but higher than Washington State (\$339,000), and the US (\$240,500) but significantly lower than Puget Sound (\$452,697).

Median rent - in Covington (\$1,764) is similar to King County (\$1,606) but significantly higher than Puget Sound (\$1,493), Washington State (\$1,258) but higher than the US (\$1,097).

Percent of all housing in detached single-family units - in Covington (89%) is significantly higher than King County (53%), Puget Sound (59%), Washington State (63%), and the US (61%).

Mean travel time to work in minutes - in Covington (23.4 minutes) is significantly lower than King County (29.9), Puget Sound (31.0), Washington State (26.7), and the US (27.6).

Resided in same house 1 year ago - in Covington (86%) is significantly higher than King County (81%), Puget Sound (82%), and Washington State (82%) but like the US (86%).

Percent of all occupied housing units owner occupied - in Covington (81%) is significantly higher than King County (57%), Puget Sound (61%), Washington State (63%), and the US (64%).

Percent of all occupied housing units renter occupied - in Covington (19%) is significantly lower than King County (43%), Puget Sound (39%), Washington State (37%), and the US (36%).

Median family income - in Covington (\$113,924) is significantly lower than King County (\$118,292), but higher than Puget Sound (\$105,700), Washington State (\$88,660), and the US (\$80,944).

Median per capita income - in Covington (\$42,558) is significantly lower than King County (\$52,462) and Puget Sound (\$45,220) but higher than Washington State (\$38,915) and the US (\$35,672).

Percent in multifamily units of 20+ units - in Covington (6%) is significantly lower than King County (21%), Puget Sound (15%), Washington State (11%), and the US (10%).

Percent with no vehicles available - in Covington (1%) is significantly lower than King County (10%), Puget Sound (4%), Washington State (7%), and the US (9%).

Hispanic or Latino of any race - in Covington (8%) is significantly lower than King County (10%), Puget Sound (10%), Washington State (13%), and the US (18%).

Language other than English - in Covington (19%) is significantly lower than King County (28%), Puget Sound (22%), Washington State (20%), and the US (22%).

Percent of population in poverty - in Covington (4.7%) is significantly lower than King County (8.9%), Puget Sound (8.9%), Washington State (10.8%), and the US (12.3%).

Total families in poverty - in Covington (2.2%) is significantly lower than King County (5.4%), Puget Sound (5.7%), Washington State (6.9%), and the US (8.6%).

Summary

Covington has accumulated slightly older, less mobile households, families, in base industry employments, with moderate house values, high rents, high owner-occupied, in single-family housing units, with moderate family and per capita incomes, with vehicles, shorter travel to work times, with low ratios of Hispanic and speaking language other than English, with lower percentages in poverty income levels than King County, Puget Sound, Washington State, and the United States.

Covington's future socioeconomic characteristics will depend on the unique attractions the city retains and/or develops in the future particularly in its park and recreation programs and facilities.

Socioeconomic projections

The Puget Sound Regional Council (PSRC) projected the future composition of population, employment, income, and housing within the region based on regional and national trends.

Population and households - will continue to increase in the Puget Sound region due to in-migration as well as some natural increase. The average household size, however, will continue to decline as a larger proportion of all households age past childbearing ages and mortality rates decline.

Percent of the population under age 4 - has fluctuated due to the "ripple" effect of the baby boom generation aging through childbearing years and concentrating births in a similar fashion. The percent of young children is expected to stabilize between 6-7% in the future, down from a high of 8% in the recent past.

Percent of the population over age 65 - will increase due to the aging of the baby boom generation and declining mortality rates or longer life expectancies.

Ratio of population to employees - will gradually decline as a larger proportion of the population ages beyond working ages and a lesser proportion of working adults emerge in the workplace.

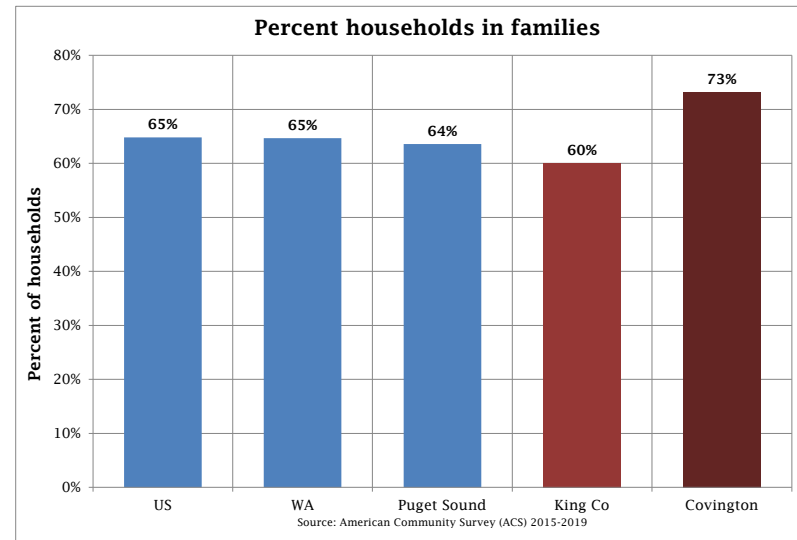
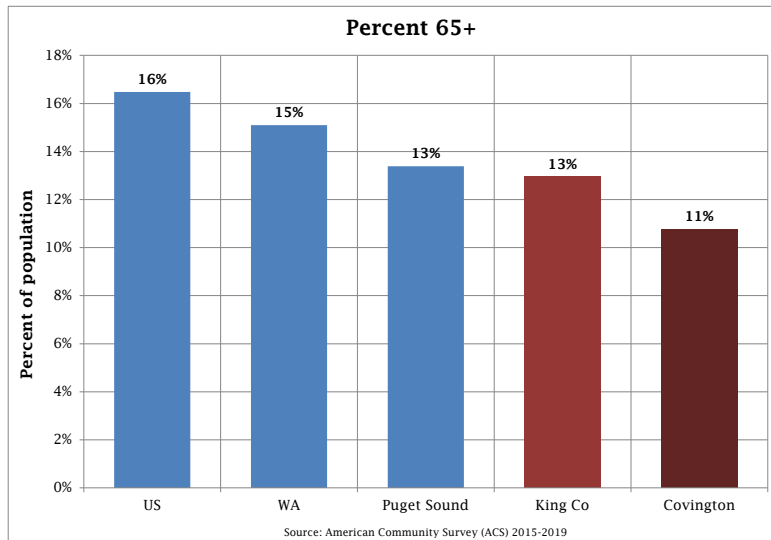
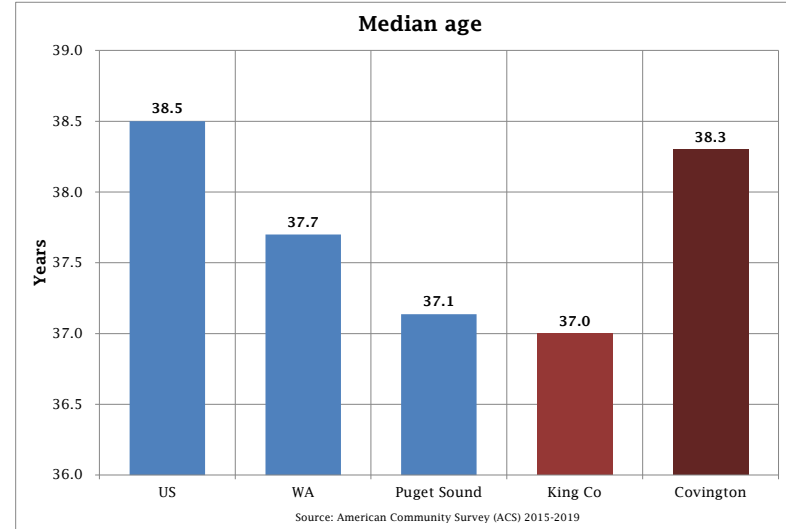
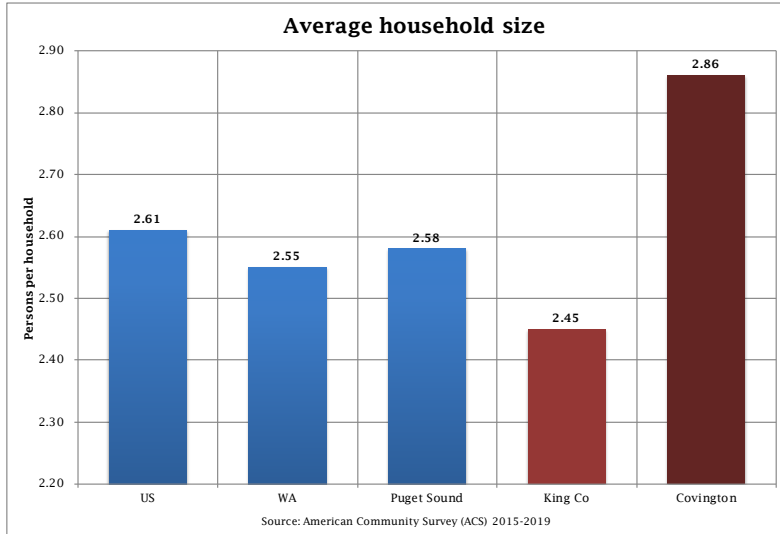
Percent of all housing multifamily - has and will continue to increase as empty nester and older households, as well as nonfamily households increase as a proportion of the population and the Puget Sound region continues to urbanize developing more townhouses, condominiums, mixed-use mid to high rise structures.

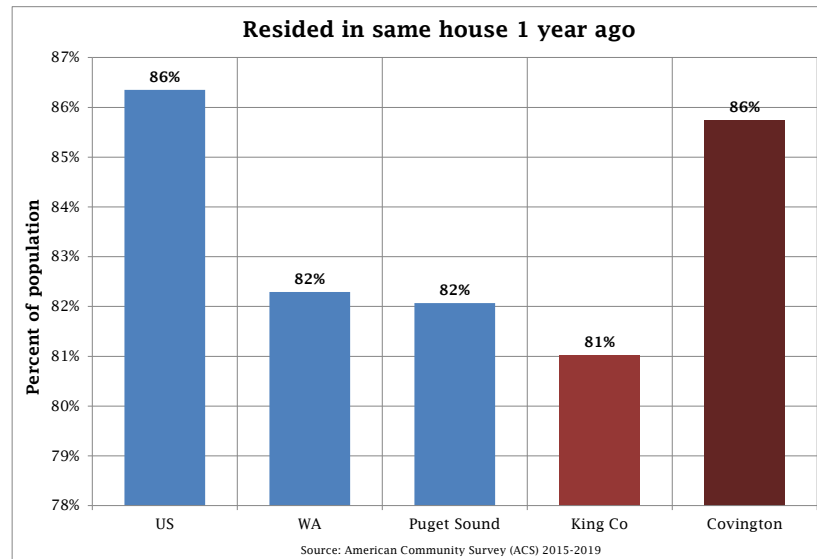
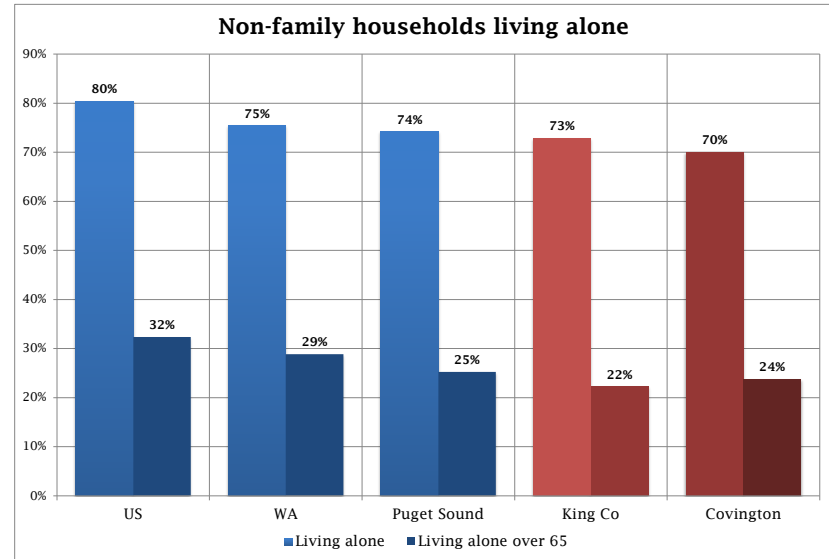
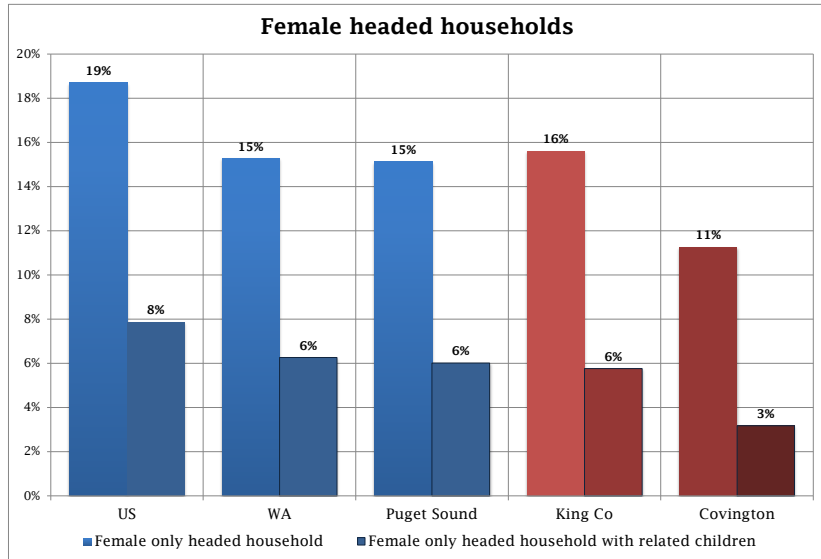
Conclusion

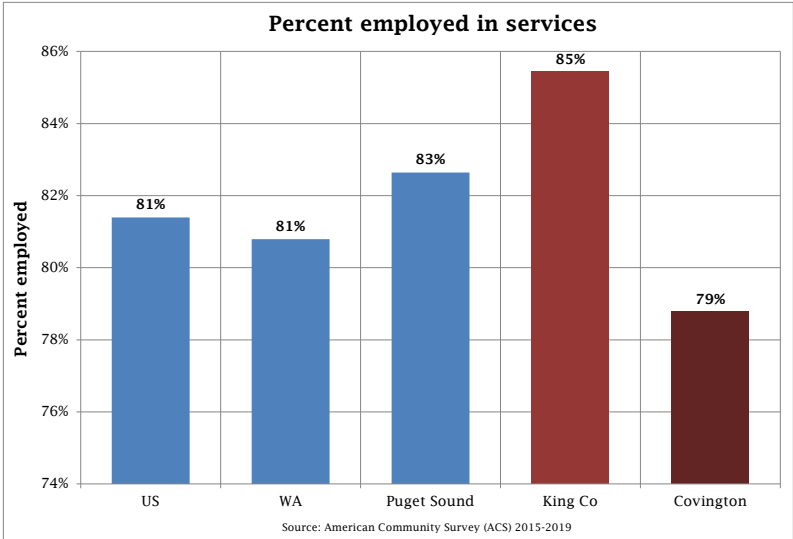
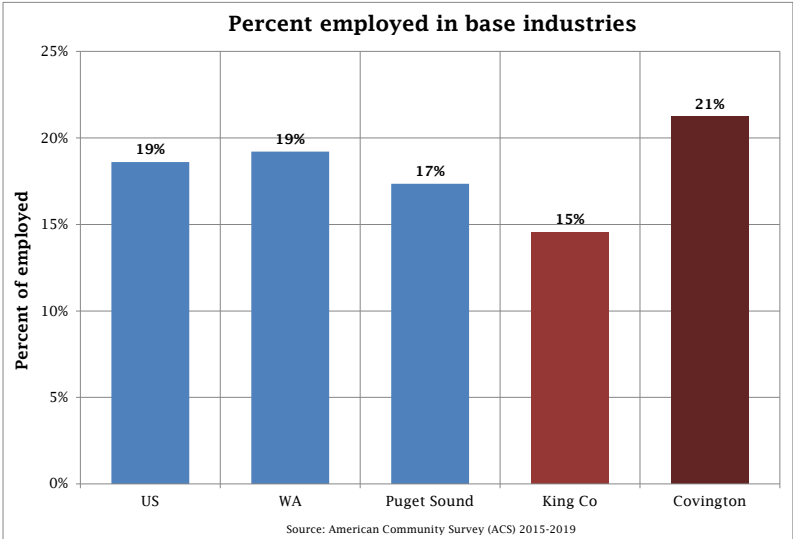
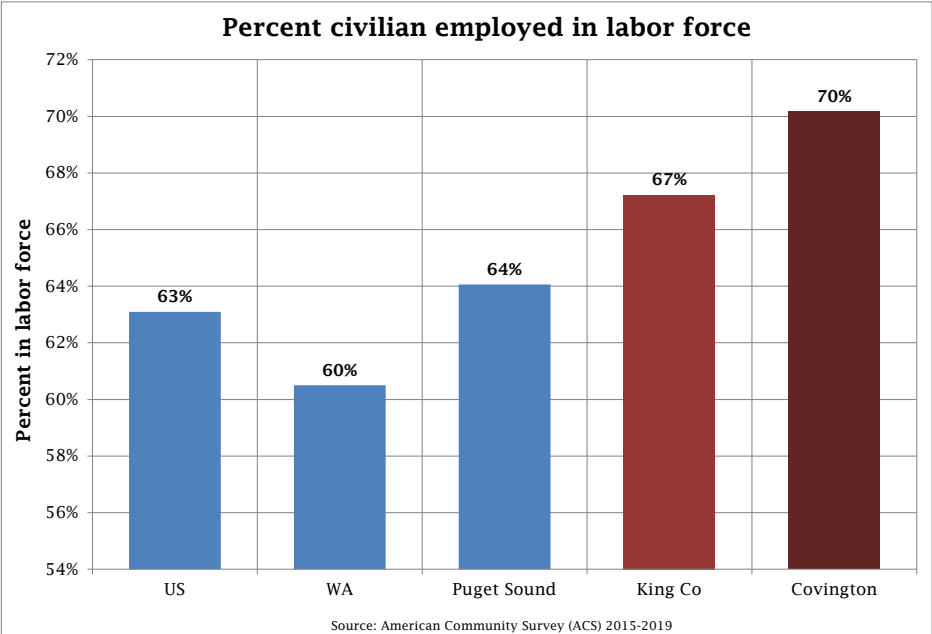
Based on the year 2015-2019 American Community Survey (ACS) characteristics, Covington's park, recreation, and open space

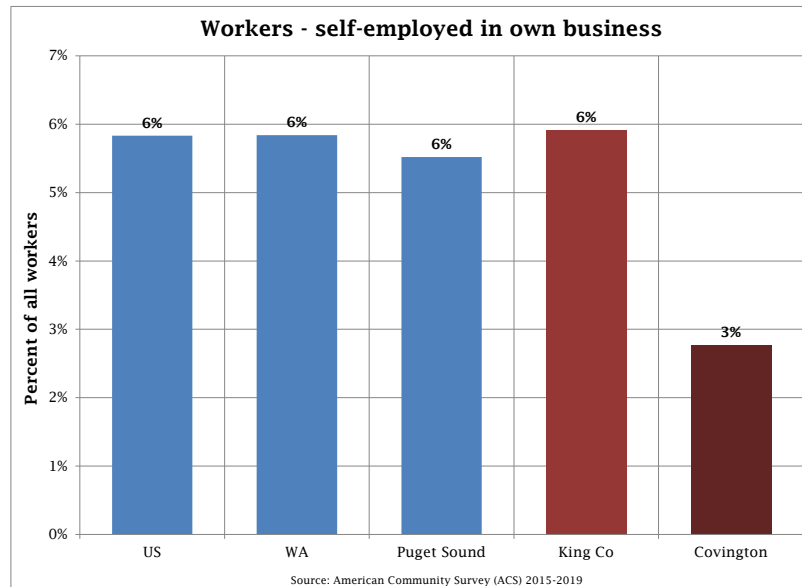
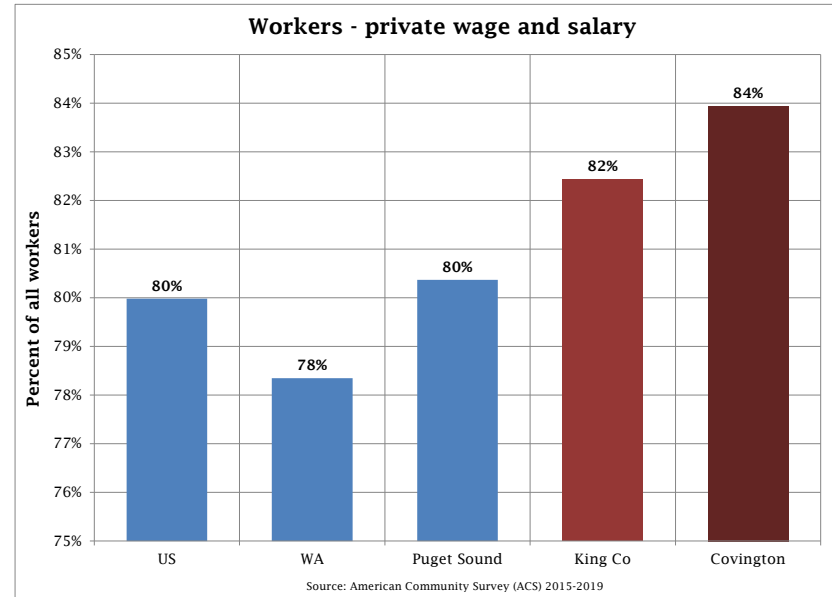
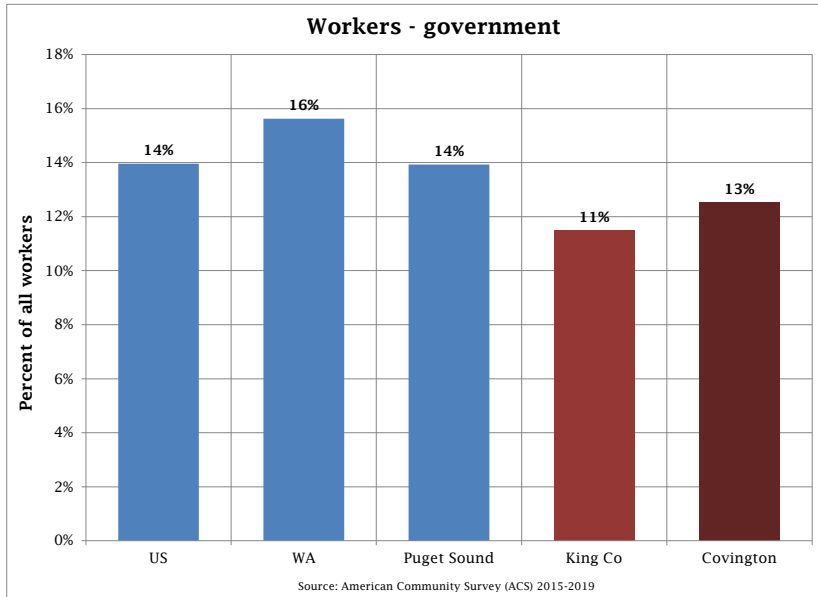
demands are expected to reflect slightly older age populations with moderate income, in moderate valued housing than would be typical of the park, recreation, and open space demands of the surrounding county, region, state, and nation. The increase in population projected to occur in the next 20 years may continue to attract the atypical age and household population groups that have been typical of the city to date.

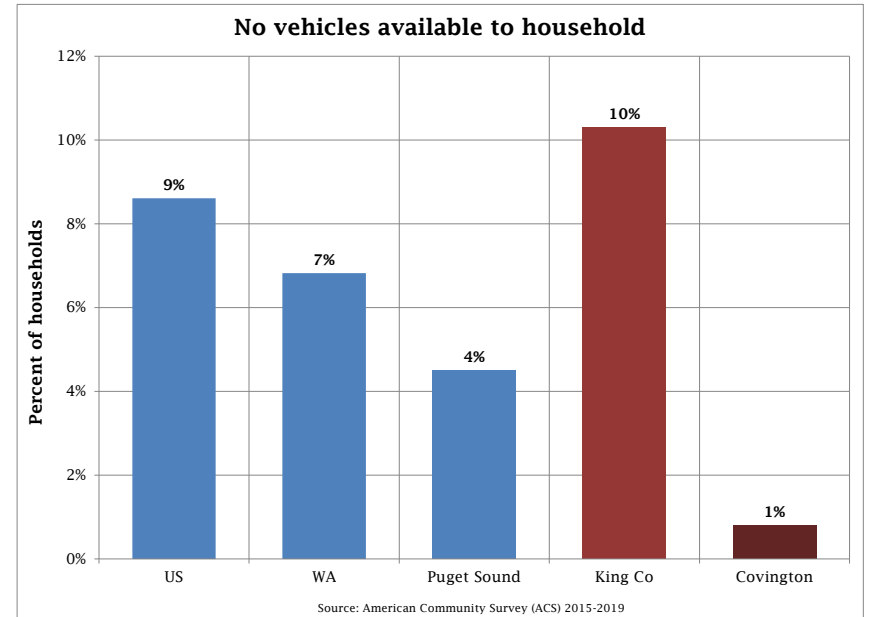
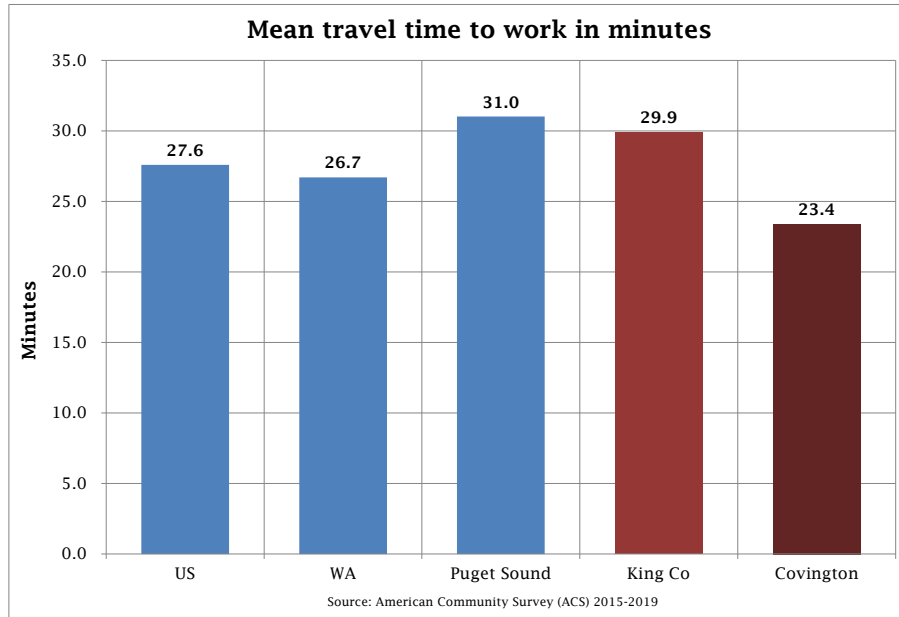
In most respects, the expected additional in-migrant population will be attracted by and in turn impact the park, recreation, and open space facilities Covington proposes to provide current residents accordingly.

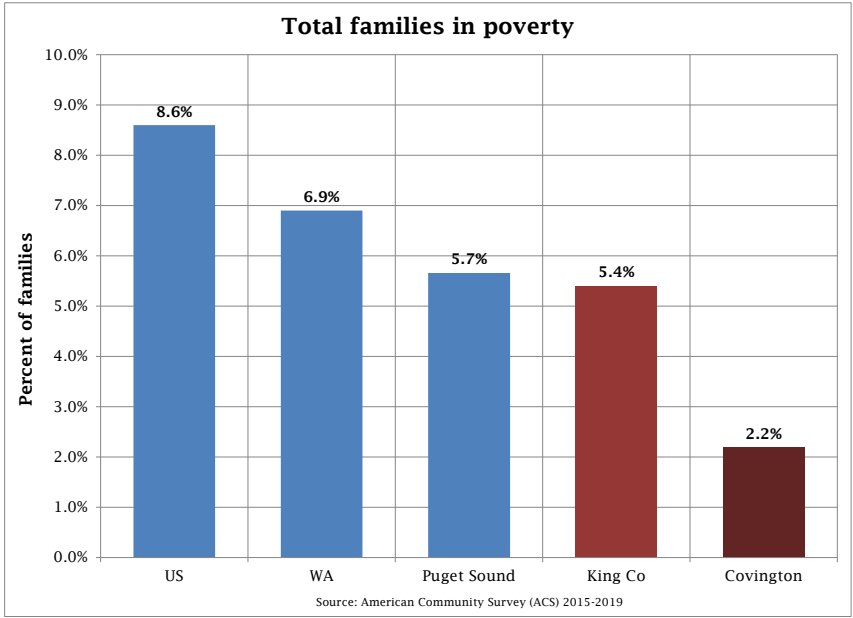
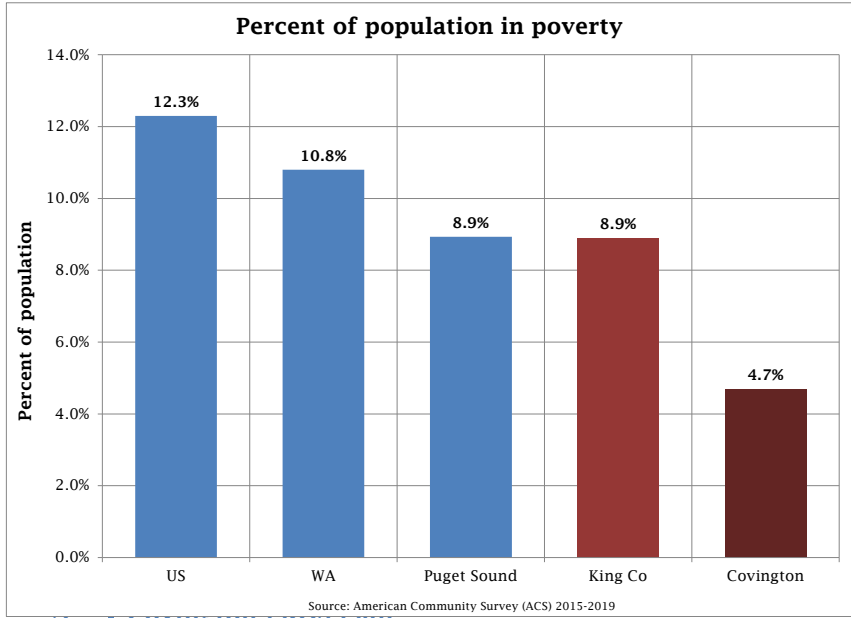
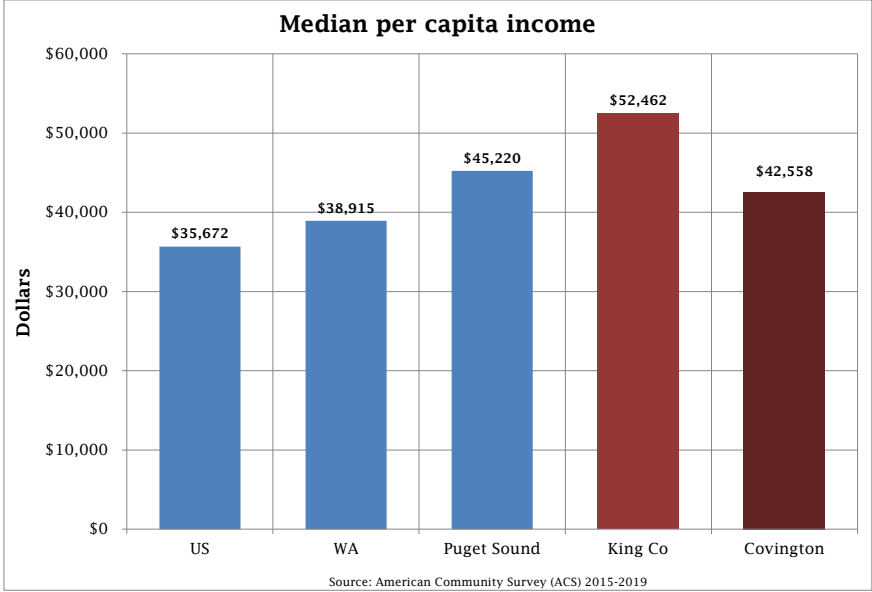
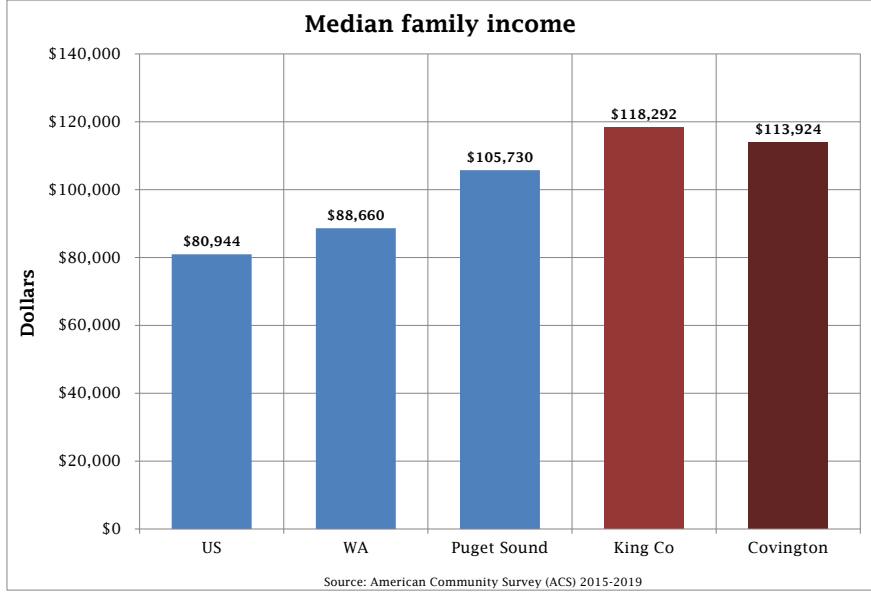


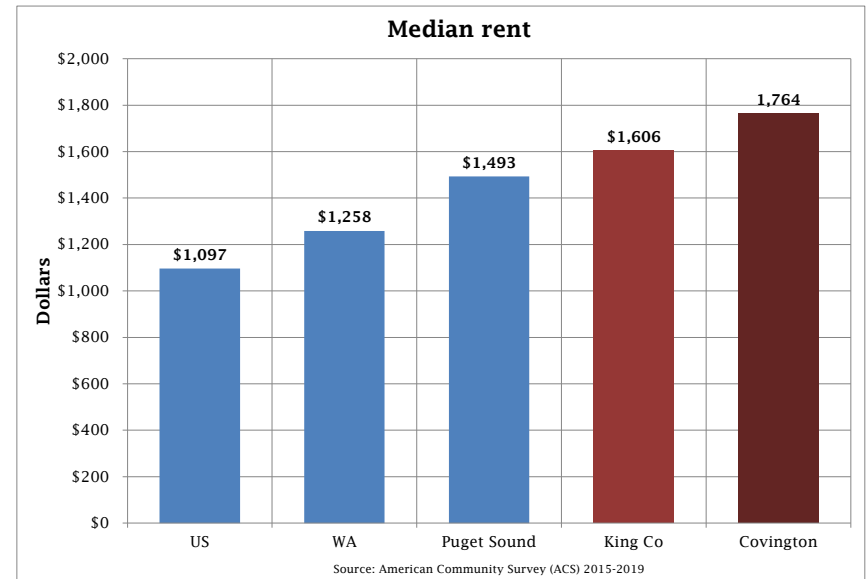
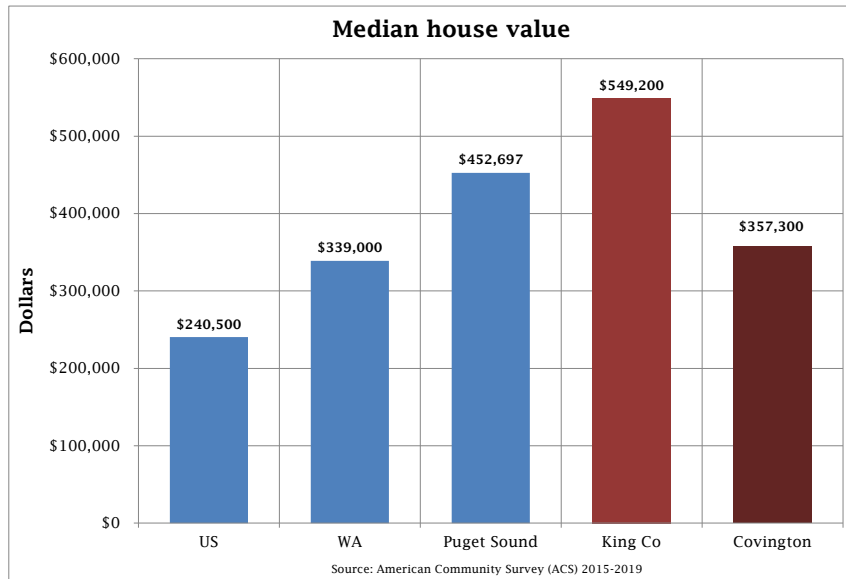
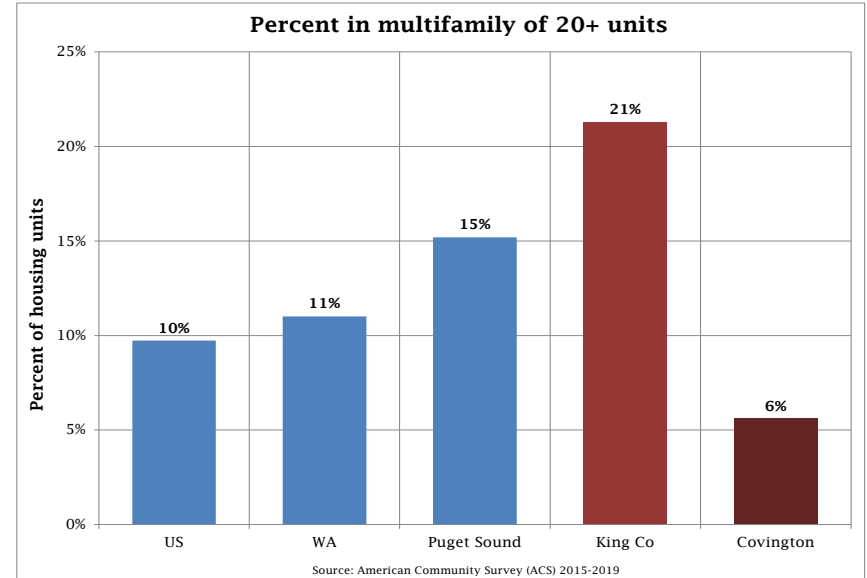
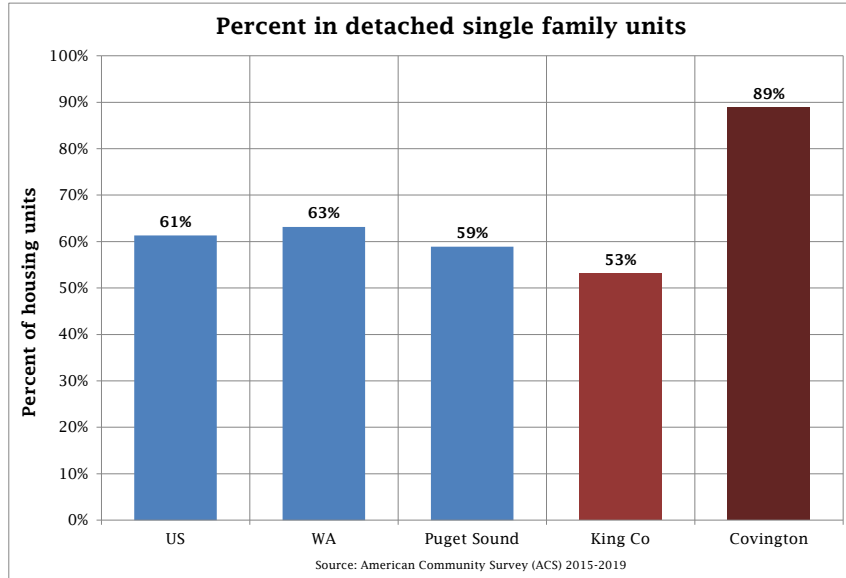


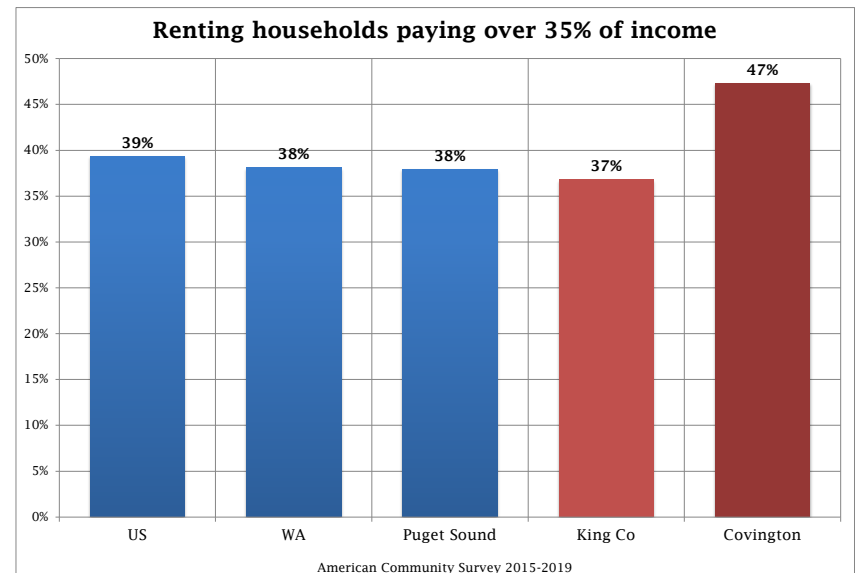
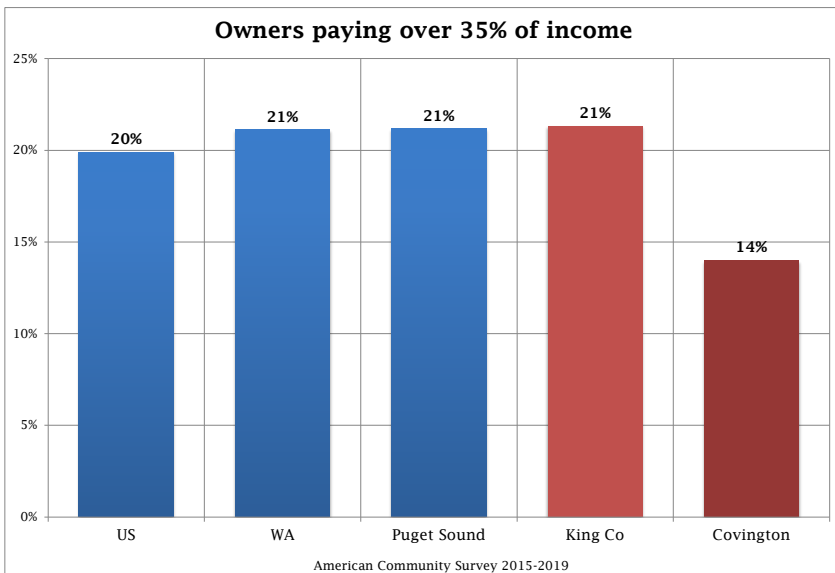
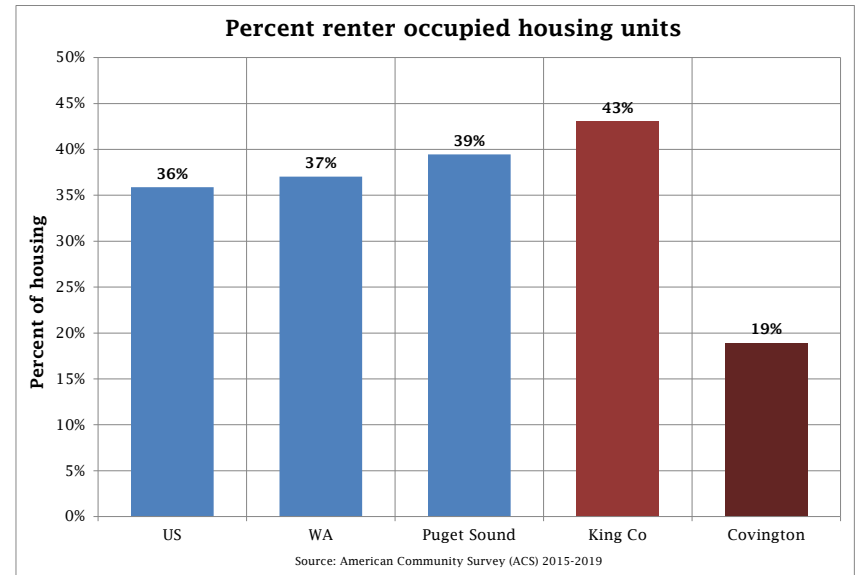
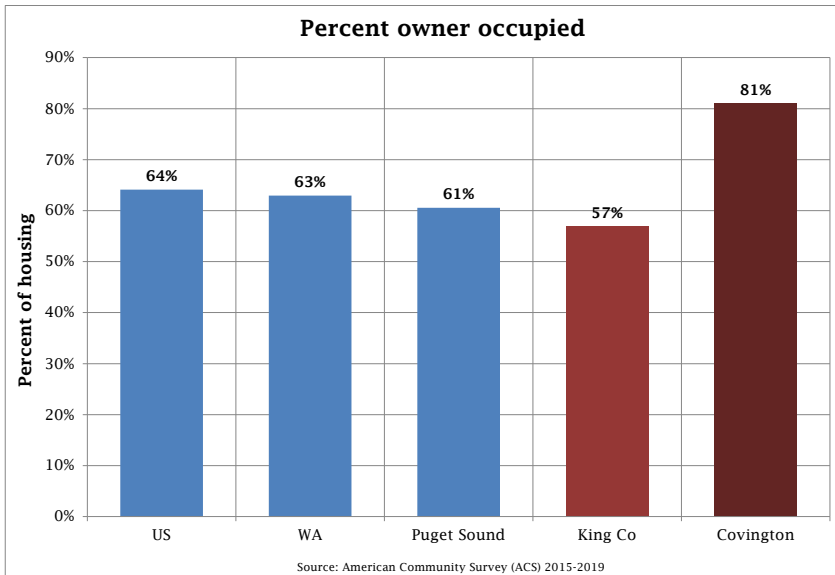


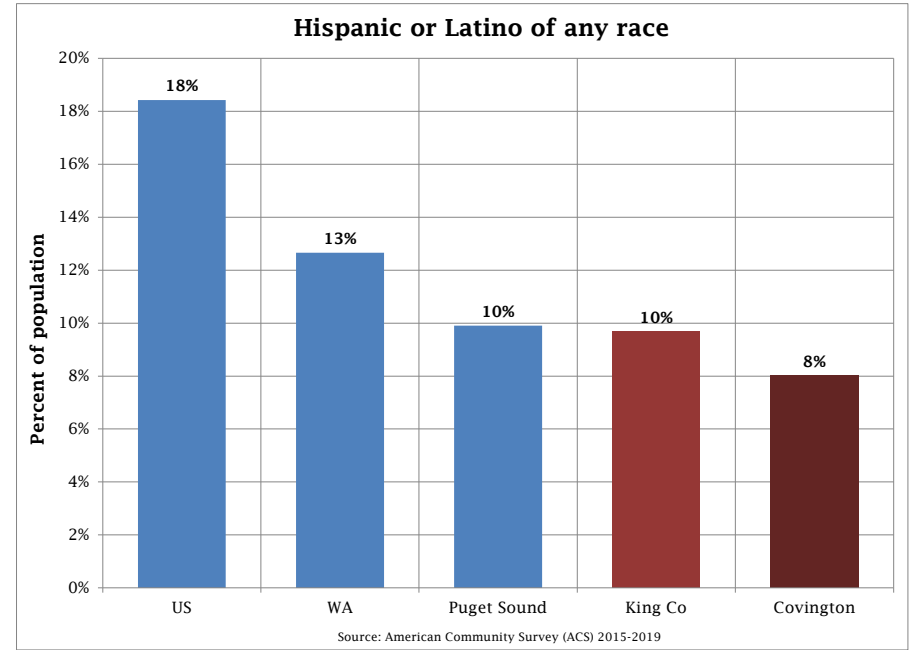
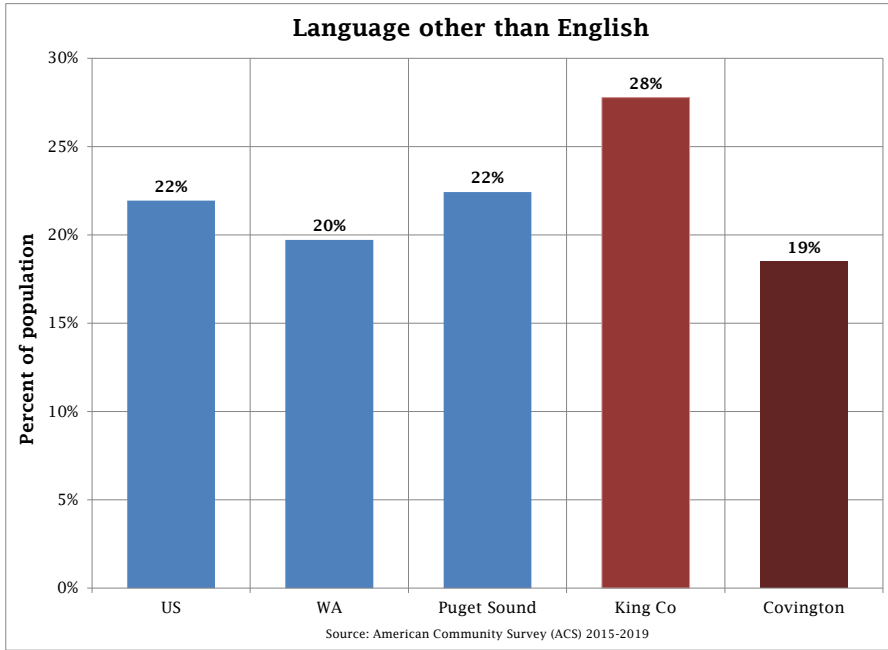












Appendix B: Existing facilities

Covington, Kent, King County, Kent and Tahoma School Districts, Homeowner Associations (HOA), and other public and private agencies have assembled a significant amount of land within and directly adjacent to the city.

These lands provide a variety of park, recreation, and open space activities including wildlife conservancies, waterfronts, picnic facilities, multipurpose trail corridors, athletic fields and playgrounds, community centers, and related park supporting administrative and maintenance facilities.

Covington

The city has assembled the following developed parks and undeveloped properties and open spaces with future park development potentials.

Covington Parks Acres

1 Covington Aquatic Center 1.45

This special facility is located at 18230 SE 240th Street on Maple Valley Middle School property. The former Forward Thrust pool was transferred to the city and has been upgraded for public use.

- Indoor 2,660 square foot swimming pool
- Moveable water barrier separating lap lanes and play areas
- Water slide, rope swing, and floating play equipment
- Lockers, showers, and restrooms
- Lifeguard and administrative offices
- Party room
- 2 Picnic tables
- 7 curbside parking includes handicap stalls
- Outdoor plaza with tree buffer
- ADA accessible

2 Covington Community Park 29.36

This community park is located at 17649 on SE 240th Street on an opposite corner from the Covington Aquatic Center. About 8.97 acres or 30% of the property has been developed for active use in

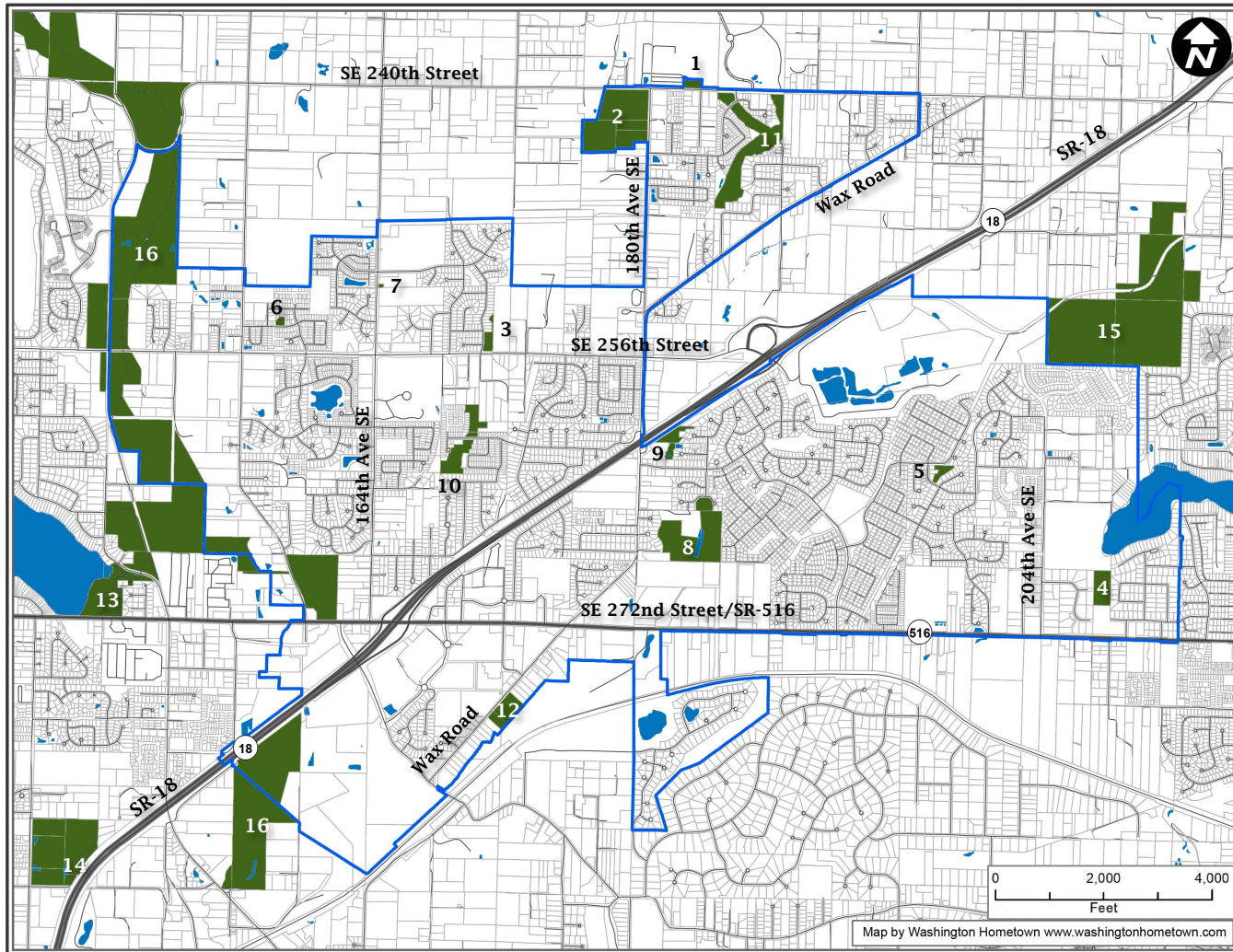
accordance with a master plan for the property.

- Little Soos Creek riparian corridor
- Fenced retention pond
- Woodlands cover the south site
- 1.50-miles of walking trails under BPA powerline and throughout wooded area
- 0.25-mile paved trail from west parking area to east parking lot
- BMX course located under BPA powerline
- 2 picnic tables adjacent concession stand
- 3 picnic shelters with tables and grills
- Grassy play area
- Playground with soft surface and all-age and skill equipment
- Parcourse exercise equipment area
- Rectangular multiuse grass soccer field with bleachers, fencing
- 1 tennis/pickleball court
- Public art
- Amphitheater - Margaret Harto Pavilion
- 224 square foot concession building with 8 restroom fixtures
- Restrooms and storage building adjacent multiuse field
- Pet waste station
- 39 parking stalls including 2 handicap adjacent multiuse field
- 104 parking stalls including 17 handicap next to amphitheater
- EV charging station
- ADA accessible

3 Crystal View Park 1.90

This neighborhood park is located at 25412 170th Place SE. About 0.61 acres or 32% of the property is developed for active use.

- Little Soos Creek crosses the southeast of the wooded site
- 2 benches and seating area
- Grassy play area
- Playground for young children ages 2-5
- 2 picnic tables
- 0.5 basketball court
- Pet waste station
- On-street parking on 170th Place SE
- ADA accessible



Covington Parks

- 1 Covington Aquatic Center
- 2 Covington Community Park
- 3 Crystal View Park
- 4 Eco Park - undeveloped
- 5 Evergreen Park - undeveloped
- 6 Friendship Park
- 7 Gerry Crick Skate Park
- 8 Jenkins Creek Park
- 9 Jenkins Creek Trail
- 10 North Wingfield Open Space
- 11 Rainier Vista Trail
- 12 SoCo Park - undeveloped

Kent Parks

- 13 Lake Meridian Park
- 14 Service Club Community Park

King County Parks

- 15 Cedar Creek Park
- 16 Soos Creek Trail & Open Space

City and county parks

— City Limits

4	ECo Park	5.28
This resource park is located at 20720 SE 269th Street in eastern Covington.		
<ul style="list-style-type: none"> ▪ Undeveloped property with extensive woodlands ▪ End of street parking access from SE 269th Street 		
5	Evergreen Park	1.62
This neighborhood park is located at 19801 SE 262nd Street within a developed residential neighborhood. The wooded park buffers a small wetland and connects with a roadside trail that extends north to King County's Cedar Creek Park.		
<ul style="list-style-type: none"> ▪ Woodlands buffering small wetland ▪ 0.04-mile walking path on the NW Pipeline corridor through the site links with roadside trail access to Cedar Creek Park 		
6	Friendship Park	0.60
This neighborhood park is located at 15808 SE 254th Place.		
<ul style="list-style-type: none"> ▪ 0.06-mile paved multipurpose walking trail ▪ Grassy play area in the middle of the circle ▪ 2 benches and seating area long path ▪ 2 picnic tables ▪ 1 picnic shelter ▪ Playground with equipment for younger age children ▪ 0.5 basketball court ▪ ADA accessible 		
7	Gerry Crick Skate Park	0.16
This special use facility is located at 25064 164th Avenue SE in the middle of a 14.56-acre undeveloped Kent School District property and south of Mattson Middle School.		
<ul style="list-style-type: none"> ▪ Concrete contoured court with ramps, pipes, and terraces for skateboard and BMX ▪ 1 picnic table ▪ Mural artwork painted by Aaron Kekoa Lui-Kwan in 2016 ▪ Sanican ▪ ADA accessible ▪ Small storage building 		
8	Jenkins Creek Park	20.30
This community park is located on Jenkins Creek with access from 18050 SE 267th Place on the east and SE 267 th Place on the west. About 5.08 acres or 25% of the property is developed for active use.		
<ul style="list-style-type: none"> ▪ Jenkins Creek riparian habitat 		

<ul style="list-style-type: none"> ▪ Spring pond located in the center of the park ▪ Woodlands along Jenkins Creek and the east portion of the park ▪ 0.95-mile walking trails throughout park ▪ Bridge over Jenkins Creek to SE 267th Place ▪ Boardwalk along edge of pond ▪ 2 benches and seating area ▪ 1 picnic table ▪ Grassy play area ▪ Walking paths ▪ ADA accessible 		
9	Jenkins Creek Trail	3.37
This open space and trail facility is located on Jenkins Creek north of 262nd Street and east of 180th Avenue with access from a frontage road along SR-18/Auburn-Echo Lake Cut Off Road.		
<ul style="list-style-type: none"> ▪ Jenkins Creek riparian corridor ▪ Small wetland on the east edge of the park ▪ Scattered wetlands throughout park ▪ 0.22-mile paved multiuse trail ▪ 2 picnic tables ▪ ADA accessible 		
10	Rainier Vista Open Space	21.44
This undeveloped open space is located south of 240th Street at 185th Avenue.		
<ul style="list-style-type: none"> ▪ North stem of Jenkins Creek riparian corridor ▪ Extensive wooded natural area ▪ 0.08-mile walking path across the site from Rainier Vista HOA Park at 185th Place SE to 184th Court SE ▪ 2 bench seating area ▪ ADA accessible 		
11	SoCo Park	5.62
This undeveloped open space is located on the east side of 17081 SE Wax Road on the west side of Jenkins Creek.		
<ul style="list-style-type: none"> ▪ Jenkins Creek riparian corridor ▪ Woodland stands along Jenkins Creek 		
12	Wingfield Open Space & Stormwater	9.12
This undeveloped open space is located on Little Soos Creek north and south of 18050 SE 261st Street.		
<ul style="list-style-type: none"> ▪ Little Soos Creek riparian corridor ▪ 0.06-mile walking path from SE 263rd Street west to connect to 		

a trail through the Stonefield HOA open space to Kentwood High School	
<ul style="list-style-type: none"> 0.08-mile walking path from SE 263rd Street north to SE 261st Street to the Wingfield HOA open space that is improved with parking access, grass open field, and a basketball court available only for HOA residents 	
Total park acres	100.15

City property/HOA improved and maintained	Acres
1 Abbotsford Estates HOA Park	3.33
This neighborhood park is located at SE 260th Street.	
<ul style="list-style-type: none"> Paved trail Playground equipment 0.5 basketball court 	
2 Channing HOA	0.59
This neighborhood park is located at	
<ul style="list-style-type: none"> Grassy play area Benches and seating area Sport court with pickleball and basketball backboard 	
3 Tamarack HOA	1.68
This neighborhood park is located at 160th Avenue SE under BPA powerlines. About 0.42 acres or 25% of the property has been developed for active use.	
<ul style="list-style-type: none"> Landscaped area Paved path and walkway 5 picnic tables Picnic shelter 0.5 court basketball 	
4 The Reserve HOA	9.81
This neighborhood park and connector is located between SE 258th and 260th Streets containing a wetland pond with the western portion under BPA powerlines.	
<ul style="list-style-type: none"> Pond fountain aeration Grassy areas Landscaping Paved perimeter trail 5 picnic tables Playground 0.5 court basketball 	

Total acres **15.41**

The city has assembled an extensive amount of open space including wooded hillsides, creek corridors, and storm detention ponds that buffer development and may potentially provide open space greenways and trail connections. In general, however, other than possible trail developments, the properties are not usable for active park activities.

Covington Open Space	Acres
1 231st Street Open Space	0.51
This undeveloped open space is located at the end of 167th Avenue SE.	
<ul style="list-style-type: none"> Access to undeveloped Kent School District property 	
2 Cedar Downs Park Access	0.05
This undeveloped open space is located at SE 156th Street and 207th Avenue SE.	
<ul style="list-style-type: none"> Access to King County's Cedar Hills Park 	
3 Cedar Valley Drainage	1.05
This undeveloped open space is located on Timberlane Way SE on the border with Cedar Valley Elementary School.	
<ul style="list-style-type: none"> Storm retention 	
4 Cedar Valley Park	6.65
This undeveloped open space is located between SE 260th and SE 262nd Street.	
<ul style="list-style-type: none"> Natural area 	
5 Covington Legacy Greenspace	10.15
This undeveloped open space is located from SE 272nd Street/SR-516 around the west property of Home Depot.	
<ul style="list-style-type: none"> Trail corridor 	
6 Emerald Downs Open Space	3.48
This undeveloped open space is located at SE 251st Street and SE 251st Place.	
<ul style="list-style-type: none"> Wooded open space 	
7 Foxwood Greenspace & Stormwater	3.39
This undeveloped open space is located on SE 261st Street.	
<ul style="list-style-type: none"> Provides access to Foxwood HOA Park 	
8 Gateway Park	0.06
This undeveloped open space is located at the corner of Covington	

Way SE and SE 272nd Street/SR-516.	
▪ Green space	
9 Green Valley Park	0.27
This undeveloped open space is located at roundabout on SE 168th Street.	
▪ Green space	
10 Meridian Trace Open Space	1.21
This undeveloped open space is located at SE 258th Street.	
▪ Access and open space in residential development	
11 Mountain Meadows HOA Access Trail	0.51
This undeveloped open space is located north of SE 152nd Place.	
▪ Trail corridor	
12 Pearl Jones Open Space	0.15
This undeveloped open space is located at SE 259th Street in a residential development.	
▪ Trail connection between SE 259th and 260th Streets with grass open space	
13 SE Wax Road Open Space	1.02
This undeveloped open space is located north of Covington Way SE between SE Wax Road and BNSF Railroad.	
▪ Wooded riparian corridor along Jenkins Creek	
14 Shire Hills Drainage	0.76
This undeveloped open space is located between 199th and 200th Avenues SE.	
▪ Grass open space	
15 South Jenkins Creek Open Space	10.08
This undeveloped open space is located at SE 257th Place.	
▪ Open space in middle of residential development	
16 Tall Timbers Greenspace	0.33
This undeveloped open space is located north from SE 270th Place to SE 256th Place.	
▪ Potential trail corridor	
17 Unnamed Open Space	0.83
This undeveloped open space is located at	
▪ Green space	
Total acres	40.50

Covington Trails		Miles
1 Covington Community Park		1.50
▪ Paved trail under BPA powerlines and gravel trails throughout woodland area		
2 Evergreen Park		0.07
▪ Soft surface trail through site		
3 Friendship Park		0.06
▪ Paved circular trail around grass area		
4 Jenkins Creek Park		0.95
▪ Paved and gravel trails throughout park		
5 Jenkins Creek Trail		0.22
▪ Paved trail through park site		
6 Little Soos Creek		1.40
▪ Paved		
Total miles		5.24

Kent

Kent Parks		Acres
1 Lake Meridian Park		15.93
This community park is located at 14800 SE 272nd Street west of Covington's city limits on 742-acre Lake Meridian with access from 152nd Way SE on the north and SE 272nd Street/SR-516 on the south.		
▪ 200 linear feet of sandy beach swimming waterfront with seasonal lifeguards		
▪ 340 linear feet of floating platforms with fishing platform		
▪ 1 boat launch ramp with 200 square foot dock		
▪ 11 boat trailer parking stalls		
▪ 140 square foot bridge over inlet		
▪ 0.20-miles of lighted walking paths with link to Soos Creek Trail		
▪ Grassy play area		
▪ Large playground for all age children		
▪ 468 square foot picnic shelter with showers		
▪ 780 square foot shelter and restrooms		
▪ 24 parking stalls on north access		
▪ 100 parking stalls on south access		
▪ Public artworks		

2	Service Club Community Park	28.92
This community park is located at 14608 SE 288th Street southwest of Covington's city limits.		
<ul style="list-style-type: none"> ▪ 0.26-miles of perimeter walking paths ▪ Grassy play area ▪ Picnic shelter with BBQ grill ▪ Large playground with equipment for all ages ▪ 1 basketball court ▪ 2 grass lighted 250+ foot baseball/softball fields with fences, dugouts, and backstops ▪ 2 grass lighted 300+ foot baseball/softball fields with fences, dugouts, and backstops ▪ 728 square foot concessions and restrooms building ▪ 350 square foot concessions consulting building and parking ▪ 195 parking stalls and 11 handicap ▪ ADA access ▪ Public artworks 		
Total acres		45.02

King County

King County Parks & Open Space Acres

1	Cedar Creek Park	130.00
This resource park is accessed at South 253rd Street northeast of Covington city limits. The main park site includes 127 acres of mature forest that was previously owned by Washington State Department of Natural Resources (DNR) as part of the school trust lands. The property was last logged in the 1930s.		
<ul style="list-style-type: none"> ▪ Includes some of King County's oldest cedars, maples, Douglas-fir, and western hemlock with springs, wetlands, and salmon bearing Jenkins Creek. ▪ It is among the healthiest wildlife habitat in the County; home to deer, mountain beaver, river otters, coyote, and sometimes elk and black bear. Heron, osprey, red-tailed hawk, and eagles also visit the wetlands. ▪ Trailhead on SE 253 Street ▪ 4 miles of multi-use trails for hiking, mountain biking, horses, and dog walking 		
2	Soos Creek Park & Trail	638.50

This 5.9-mile multipurpose paved trail extends from Lake Meridian in Kent north to a Connection to the Lake Youngs Trail (9 miles, unpaved) can be made along SE 216th St corridor. Soos Creek is one of the two largest tributaries of the Green River (the other is Newaukum Creek). Soos Creek contains Chinook and steelhead. The corridor will attract beaver that will result in retaining water for longer periods in the sub-basin, recharging groundwater, and creating open-water wildlife habitat.

- Paved with soft shoulder - a separate soft surface horse trail exists along some portions of the trail
- Though paved, the grade of some portions not ADA suitable
- Access provided at SE 192nd Street & 124th Avenue SE - SE 208th Street just east of 135th Avenue SE - SE 249th Street & 148th Avenue SE - SE 266th Street & 148th Avenue SE
- Connected to the Lake Youngs Trail (9 miles, unpaved) along SE 216th Street corridor

3	Jenkins Creek Natural Area	7.25
This undeveloped conservancy is located north of SR-18 and SE 256th Street.		
<ul style="list-style-type: none"> ▪ Wooded site ▪ Jenkins Creek riparian corridor 		
Total acres		775.75

Kent School District

Kent School District Schools Acres

1	Cedar Valley Elementary	8.18
This elementary school is located at 26500 Timberlane Way SE in east central Covington.		
<ul style="list-style-type: none"> ▪ Asphalt play area ▪ 3 basketball courts (1 junior sized) ▪ 1 grass multipurpose field suitable for soccer and 250' baseball field with backstop ▪ 1 all weather sand-based soccer field ▪ 1 unimproved grass area suitable for soccer use ▪ 8,000 square foot multipurpose hall 		
2	Covington Elementary	12.11
This elementary school is located at 25811 156th Avenue SE in west central Covington.		

<ul style="list-style-type: none"> 1 asphalt play area with playground 1 covered playshed with basketball court 1 grass multipurpose field suitable for 2 soccer and 250' baseball field with backstop 8,000 square foot multipurpose hall with synthetic floor usable for basketball 	
3 Crestwood Elementary	11.99
This elementary school is located at 25225 180th Avenue SE in north central Covington.	
<ul style="list-style-type: none"> 1 asphalt play area 1 playground 1 outdoor basketball court 1 playshed with basketball court 2 grass multipurpose fields suitable for 3 soccer fields and 2 baseball fields with backstops 	
4 Grasslake Elementary	10.17
This elementary school is located at 28700 191st Place SE south of Covington city limits in Kent.	
<ul style="list-style-type: none"> 1 asphalt play area 1 playground 2 half-court basketball 1 grass multipurpose field suitable for 1 soccer and 1 baseball with backstop 1 dirt field track 	
5 Jenkins Creek Elementary	11.96
This elementary school is located at 26915 186th Avenue SE in south central Covington.	
<ul style="list-style-type: none"> 1 asphalt play area 1 playground 1 playshed with basketball court 3 grass multipurpose fields suitable for 3 soccer and 3 baseball fields 	
6 Cedar Heights Middle	24.63
This middle school is located at 19640 SE 272nd Street in southeast Covington.	
<ul style="list-style-type: none"> 1 basketball court and 2 basketball backboards 2 tennis courts 1 grass baseball field 1 grass softball field 	

<ul style="list-style-type: none"> 1 grass football field 1 dirt field track 10,000 square foot gymnasium 	
7 Mattson Middle	23.31
This middle school is located at 16400 SE 251st Street in in north central Covington.	
<ul style="list-style-type: none"> 1 outdoor basketball court 1 playshed with basketball court 1 grass small softball field 1 grass baseball field 1 grass football field 1 dirt track and field 10,000 square foot gymnasium 	
8 Kentwood High School	40.11
This high school is located at 25800 164th Avenue SE in west central Covington.	
<ul style="list-style-type: none"> 1 greenhouse and garden 6 tennis courts 1 small grass baseball field with bleachers 1 dedicated grass baseball field with bleachers and fences 1 grass baseball field with bleachers 1 grass lighted football field with bleachers 1 rubber surface track and field 12,000 square foot gymnasium 	
Total acres	142.26
40% recreation use	56.90

Tahoma School District

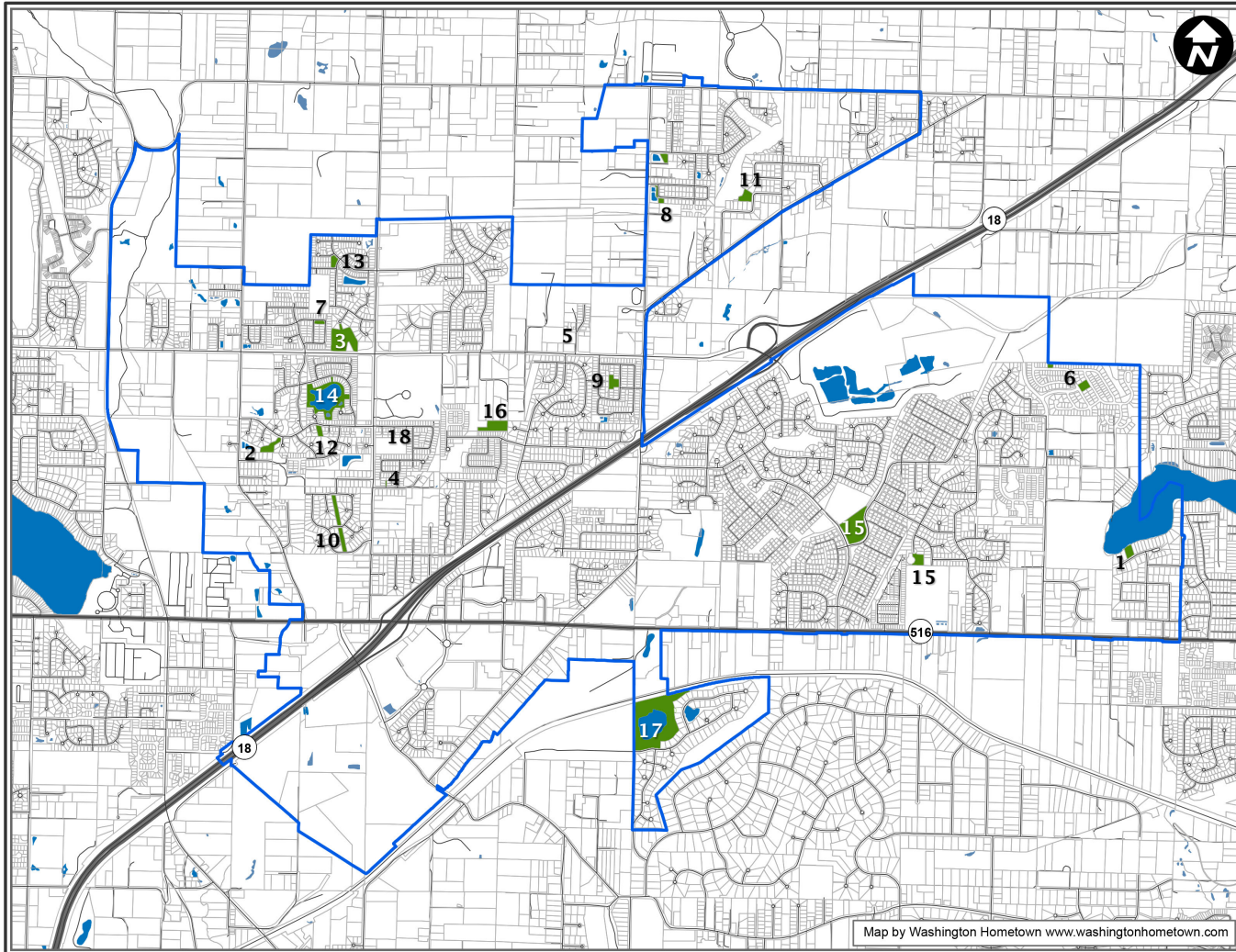
Tahoma School District Schools	Acres
1 Maple View Middle	36.80
This middle school is located at 18200 SE 240th Street at Covington's north city limits.	
<ul style="list-style-type: none"> 5 lighted tennis courts 1 grass small grass area suitable for soccer 1 grass multipurpose soccer field 1 grass softball field with backstop 1 grass dedicated softball field with bleachers, fences, 1 grass dedicated baseball field with bleachers, fences, 99 	

▪ 1 grass lighted football field with bleachers	
▪ 1 rubber surface track and field	
▪ 10,000 square foot gymnasium	
Total acres	36.80
40% recreation use	14.72

Homeowner Associations (HOA) Parks

HOA Parks	Acres
1 156th Place HOA	0.07
This pocket park is located at the end of 158th Place SE.	
▪ Playground	
2 Aqua Vista at Pipe Lake HOA	0.75
This pocket park is located at SE 268th Street on Pipe Lake.	
▪ Wooded grassy area	
▪ Sandy swimming beach with floating platform	
▪ 1 picnic table with fire pit	
▪ Small playground	
▪ Curbside parking	
3 Cedar Valley Park HOA	3.63
This pocket park is located between SE 262nd Street and 201st Place SE	
▪ Extensive woodlands	
▪ Bench	
▪ Playground	
▪ 0.5 court basketball	
4 Channing Park HOA	0.59
This pocket park is located at SE 260th Street.	
▪ Wooded area	
▪ Small playground	
▪ 0.5 basketball court	
5 Coho Neighborhood Park	2.17
This pocket park is located north of SE 261st Street.	
▪ Access trail	
▪ Grass play area	
▪ 2 benches	
▪ 2 picnic tables	
▪ Playground	
▪ Basketball court	

6 Crofton Hills Greenspace	0.27
This pocket park is located at 252nd Place SE and 160th Avenue SE under BPA powerlines	
▪ 2 benches	
▪ Playground	
▪ 0.5 court basketball	
7 Crofton Hills HOA Pocket Park	0.29
This pocket park is located at SE 254th Street.	
▪ Grassy area	
▪ Bench	
▪ 2 picnic tables	
▪ Playground	
8 Crofton Hills Neighborhood Park???	4.61
This pocket park is located SE 256th Street.	
▪ Some tree cover	
▪ Perimeter trail	
▪ Grassy play area	
▪ Playground	
▪ Basketball court	
9 Glenwood HOA	0.31
This pocket park is located on the corner of 164th Avenue SE and SE 264th Street.	
▪ Landscaping	
▪ 2 bench seating area	
▪ 2 picnic tables	
▪ Playground	
10 Maple Creek HOA	0.13
This pocket park is located at 176th Avenue SE.	
▪ Woodlands	
11 Maple Hills HOA Infrastructure	0.25
These pocket parks are located off SE 256th Street bordering King County's Cedar Creek Park.	
▪ Grass play area	
▪ Paved path	
▪ 2 benches	
▪ Picnic table	
▪ Playground	



HOA Parks	
1	Aqua Vista at Pipe Lake HOA
2	Channing Park HOA
3	Crofton Hills HOA
4	Glennwood HOA
5	Maple Creek HOA
6	Maple Hills HOA
7	Morgans Creek HOA
8	Parke Meadows HOA
9	Pearl Jones HOA
10	Pioneer Ridge (High Point) HOA
11	Rainier Vista HOA
12	Savana HOA
13	Tamarack HOA
14	The Reserve HOA
15	Timberlane Estates HOA
16	Wingfield HOA
17	Winterwood Estates HOA
18	Wood Crest HOA

Homeowner Association (HOA) Parks

— City Limits

12	Maple Hills 206th Place & 259th Court HOA	0.88
This pocket park is located between 206th and 207th Avenues SE.		
<ul style="list-style-type: none"> ▪ Grassy play area ▪ Landscaping ▪ Paved path ▪ Picnic shelter ▪ Playground ▪ 0.5 court basketball court 		
13	Morgans Creek HOA	0.29
This pocket park is located at SE 254th Street.		
<ul style="list-style-type: none"> ▪ Grassy area ▪ Landscaping ▪ Paved path ▪ 2 benches ▪ 2 picnic tables ▪ 2 playgrounds 		
14	North Channing Pocket Park	0.40
This pocket park is located north of 258th Street SE under BPA powerlines.		
<ul style="list-style-type: none"> ▪ Gravel path ▪ Bench ▪ Pickleball court 		
15	North Rainier Vista Park	0.48
This pocket park is located off SE 244th Street.		
<ul style="list-style-type: none"> ▪ Grass area ▪ Paved path ▪ Bench ▪ Picnic table ▪ Playground ▪ 0.5 court basketball 		
16	North Rainier Vista Park East	0.05
This pocket park is located off SE 246th Street and 180th Place SE around a storm retention pond.		
<ul style="list-style-type: none"> ▪ Tree cover ▪ Paved trail 		
17	Park Meadows HOA	0.45
This pocket park is located at SE 247th Street.		
<ul style="list-style-type: none"> ▪ Grassy area 		

<ul style="list-style-type: none"> ▪ Playground ▪ 2 benches ▪ 1 picnic table ▪ 0.5 basketball court 		
18	Pearl Jones HOA	0.03
This pocket park is located at 178th Place SE.		
<ul style="list-style-type: none"> ▪ Grassy area ▪ Paved path ▪ 4 benches ▪ 2 picnic tables ▪ Playground ▪ 0.5 basketball court 		
19	Pioneer Ridge HOA Pocket Park	0.25
This pocket park is located on the corner of 264th Place SE and 162nd Avenue SE under BPA powerlines.		
<ul style="list-style-type: none"> ▪ Grass area ▪ 2 benches ▪ Tennis court 		
20	Rainier Vista HOA	0.53
This pocket park is located at 185th Place SE.		
<ul style="list-style-type: none"> ▪ Grass area ▪ Paved trail ▪ Playground ▪ 2 benches ▪ 2 picnic tables ▪ 0.5 basketball court 		
21	Rainier Vista ROW Connector	0.03
This pocket park is located at the south end of 178th Court SE at the edge of Rainier Vista Open Space and adjacent to a storm retention pond.		
<ul style="list-style-type: none"> ▪ Bench ▪ Playground 		
22	Savana HOA	0.57
This pocket park is located at SE 260th Street under BPA powerlines.		
<ul style="list-style-type: none"> ▪ Grass area ▪ Landscaping ▪ Paved trail ▪ Playground ▪ 2 benches 		

<ul style="list-style-type: none"> ▪ 1 picnic table ▪ Picnic shelter ▪ 0.5 basketball court 	
23 South Rainier Vista	1.03
This pocket park is located off 185th Place SE adjacent to Rainier Vista Open Space.	
<ul style="list-style-type: none"> ▪ Grass play areas ▪ Paved path ▪ 2 benches ▪ 2 picnic tables ▪ Playground ▪ 0.5 court basketball 	
24 Stonefield Pocket Park	0.13
This pocket park is located at the corner of SE 260th Street and 166th Place SE.	
<ul style="list-style-type: none"> ▪ 2 benches ▪ Playground ▪ Picnic table 	
25 Tamarack HOA	0.58
This pocket park is located at 160th Avenue SE under BPA powerlines.	
<ul style="list-style-type: none"> ▪ Landscaped area ▪ Paved path and walkway ▪ 5 picnic tables ▪ Picnic shelter ▪ 0.5 court basketball 	
26 The Reserve HOA	9.43
This neighborhood park is located between SE 258th and 260th Streets containing a wetland pond with the western portion under BPA powerlines.	
<ul style="list-style-type: none"> ▪ Pond fountain aeration ▪ Grassy areas ▪ Landscaping ▪ Paved perimeter trail ▪ 5 picnic tables ▪ Playground ▪ 0.5 court basketball 	
27 Timberlane Estates Common Areas	3.43
This neighborhood park is located adjacent to Cedar Valley	

Elementary School between Timberlane Way SE and 194th Avenue SE.	
<ul style="list-style-type: none"> ▪ Woodlands ▪ 3 picnic tables ▪ Playground and equipment ▪ Basketball court ▪ 3 lane outdoor swimming pool ▪ Jacuzzi ▪ Shelter ▪ HOA clubhouse 	
28 Timberland Estates HOA	1.86
This pocket park is located at the north end of 196th Avenue SE.	
<ul style="list-style-type: none"> ▪ 0.5 court basketball ▪ Paved path ▪ 2 picnic tables 	
29 Wingfield HOA	2.16
This pocket park is located north of SE 261st Street adjacent to Wingfield Open Space.	
<ul style="list-style-type: none"> ▪ Grassy play areas ▪ Paved path ▪ 2 benches ▪ 2 picnic tables ▪ Playground ▪ Basketball court 	
30 Winterwood Estates HOA	40.28
This neighborhood park is located at SE 279th Place and 183rd Place SE surrounding a water feature.	
<ul style="list-style-type: none"> ▪ Large wetland pond with sandy beach ▪ Paved and lighted perimeter trail ▪ 2 pond overlooks and 3 bridges over creeks ▪ Grassy play area ▪ 2 benches ▪ 4 picnic tables ▪ Picnic shelter ▪ Playground ▪ Basketball court with 2 pickleball overlays ▪ Curbside parking 	
31 Wood Creek Neighborhood Park	1.04
This pocket park is located at the corner off 178th Place SE.	

<ul style="list-style-type: none"> Grass play area Paved trail 4 benches 2 picnic tables Playground 0.5 court basketball 	
32 Wood Crest HOA	0.13
This pocket park is located at the corner of SE 260th Street and 166th Place SE.	
<ul style="list-style-type: none"> Playground 2 benches 1 picnic table 	
Total acres	77.10
HOA trails	Miles
1 Abbotsford HOA	0.27
<ul style="list-style-type: none"> Paved trail 	
2 Pioneer Ridge (High Point) HOA	0.20
<ul style="list-style-type: none"> Paved trail 	
3 Tamarack HOA	0.18
<ul style="list-style-type: none"> Paved path and walkway 	
4 The Reserve HOA	0.65
<ul style="list-style-type: none"> Paved perimeter trail 	
5 Winterwood Estates HOA	0.58
<ul style="list-style-type: none"> Paved and lighted perimeter trail 	
6 Wood Crest HOA	0.22
<ul style="list-style-type: none"> Paved path 	
Total miles	2.10
HOA Open spaces	Acres
1 Cedar Creek Neighborhood Connector	0.02
This greenspace is located along 204th Avenue SE between SE 262nd and 264th Avenue Streets.	
<ul style="list-style-type: none"> Landscaped streetscape 	
2 Cedar Creek Park HOA Open Space	2.72
These greenspaces are located off 201st Place SE and 203rd Avenue SE.	
<ul style="list-style-type: none"> Woodlands on corner with SE 262nd Street 	

<ul style="list-style-type: none"> Woodlands around south end of 201st Place SE storm retention Woodlands along 203rd Avenue SE 	
3 Channing Park HOA Connector	0.05
This greenspace is located at 261st Place and 261st Court SE.	
<ul style="list-style-type: none"> Wooded corridor 	
4 Cornerstone HOA Connector	0.08
This greenspace is located along SE 272nd Street/SR-516.	
<ul style="list-style-type: none"> Landscaped streetscape 	
5 Crofton Hills Greenspace	0.90
This greenspace is located along 160th Avenue SE	
<ul style="list-style-type: none"> Landscaped 	
6 Emerald Downs Greenspace	3.24
This greenspace is located between 170th Place and 171st Avenue SE	
<ul style="list-style-type: none"> Woodlands 	
7 Foxwood Greenspace	0.79
This greenspace is located off 175th Way SE.	
<ul style="list-style-type: none"> Wooded area 	
8 Glenwood HOA Connector H78	0.07
This greenspace is located along SE 264th Street.	
<ul style="list-style-type: none"> Landscaped streetscape 	
9 Maple Hills HOA Common Areas	6.08
These greenspaces are located off SE 259th Street, 204th Avenue SE, 207th Avenue SE, and throughout Maple Hills HOA.	
<ul style="list-style-type: none"> Woodland corridors 	
10 Mountain Meadows Connector	0.25
This greenspace is located at SE 252nd Place.	
<ul style="list-style-type: none"> Streetscape landscaping 	
11 Pearl Jones HOA Connector	0.23
This greenspace is located off 178th Place SE.	
<ul style="list-style-type: none"> Paved trail connections through Wood Creek HOA Park west to SE 258th Place SE and north and south to residential development 	
12 Pioneer Ridge Greenspace BPA Trail	2.00
This pocket park is located from 267th Place SE north to 264th Place SE under BPA powerlines.	
<ul style="list-style-type: none"> Grass area Paved trail 	

13	Rainier Vista HOA Open Space	0.23
This greenspace is located along the west edge of Rainier Vista Open Space.		
<ul style="list-style-type: none"> ▪ Paved trail from the southwest end to the northwest end of the open space 		
14	Stonefield Greenspace	2.23
This greenspace is located between 167th and 168th Place SE.		
<ul style="list-style-type: none"> ▪ Woodlands ▪ Trail between North Wingfield Open Space and Kentwood High School 		
15	Suncrest Park Greenspace	3.56
This greenspace is located along SE 267th Street.		
<ul style="list-style-type: none"> ▪ Woodlands ▪ Access trail ▪ Informal BMX trails between SE 267th Street and SR-18 		
16	Tamarack HOA Connector	0.25
This greenspace is located at 161st and 164th Avenue SE.		
<ul style="list-style-type: none"> ▪ Wooded ▪ Gravel trail 		
17	Tamarack Ridge Greenspace	0.13
This greenspace is located at SE 249th and 250th Place.		
<ul style="list-style-type: none"> ▪ Landscaped ▪ Paved trail ▪ 1 picnic table 		
18	Timber Heights Open Space	0.69
This greenspace is located across SE 266th Street.		
<ul style="list-style-type: none"> ▪ Woodlands corridor 		
19	Timberlane Green Spaces	45.50
This greenspace is located off Timberlane Way SE and 194th Avenue SE surrounding and within the Timberlane HOA development.		
<ul style="list-style-type: none"> ▪ Extensive woodland areas incorporated throughout the development 		
20	Timberlane Greenspace	5.22
This greenspace is located at along the east boundary of Jenkins Creek Park on the west edge of Timberlane HOA development.		
<ul style="list-style-type: none"> ▪ Extensive woodland areas incorporated into the development 		
21	Wingfield HOA Connector	0.08
This greenspace is located at the end of SE 263rd Street.		
<ul style="list-style-type: none"> ▪ Grass area 		

<ul style="list-style-type: none"> ▪ Trail connection across North Wingfield Open Space to Kentwood High School 		
22	Winterwood Estates HOA Open Space	3.51
This greenspace is located across SE 266th Street past storm retention pond.		
<ul style="list-style-type: none"> ▪ Woodland corridor 		
Total acres		77.83

Private facilities

Private Parks and Facilities		Acres
1	Camp McCullough	37.86
This 6,864 square foot camp facility is owned by First Presbyterian Church located at 208th Avenue SE on Pipe Lake available for conference and retreat bookings.		
<ul style="list-style-type: none"> ▪ Heavily wooded site ▪ Grass play area ▪ Lakefront shoreline with viewpoints, ▪ Handcarry boat launch ▪ Swimming dock and floating platform ▪ Camp lodge ▪ Cabin sleeping facilities 		
2	Institute for Community	1.40
This 2,260 square foot nonprofit organization is located at 177th Avenue SE provides classes and programs with schools and community organizations for ages 14-24 from a headquarters at Jack O'Dell Education Center in Kent.		
<ul style="list-style-type: none"> ▪ Class and meeting room facility 		
3	Planet Fitness	3.67
This 16,190 square foot private membership facility is located at 16913 SE 270th Place in downtown Covington.		
<ul style="list-style-type: none"> ▪ Aerobics training equipment ▪ Fitness classes ▪ Hydromassage, tanning, massage chairs ▪ Concession stand 		
4	Real Life Church	7.68
This parks improvement is located at 180th Avenue SE next to the church facility.		
<ul style="list-style-type: none"> ▪ Grassy play area 		

▪ 4 picnic tables	
▪ Picnic shelter	
▪ 1 grass 250-foot baseball field with fence and bleachers	
▪ 1 grass 250-foot softball field with fence, bleachers, and truncated center field	
▪ Circular maze gathering area	
5 Spencer's Meadow	46.59
This extensive open space is located under PSE powerlines north and west of SE 244th Place.	
▪ Grasslands with wetland	
Total acres	97.20

Inventory implications

- **Covington, Kent, King County, Kent and Tahoma School Districts, Homeowner Associations (HOA), and other public and private agencies have amassed an impressive amount of acreage** - that includes every conceivable kind of parkland within or directly adjacent to Covington city limits including nature conservancy's, wildlife corridors and habitats, trail systems, athletic sites, and indoor facilities.
- **Almost every kind of park, recreation, and open space activity** - is presently provided by these public and private agencies combined within or directly adjacent to Covington city limits including picnicking, hiking and multipurpose trails, youth and adult recreational courts and fields, indoor swimming pool, community centers, and meeting rooms.
- **A significant portion of the inventory are regional facilities** - that are used by populations who reside inside and outside of Covington even though the maintenance and operation of these sites has and is being financed by local agencies.
- **However, not all of these facilities are available for public use or jointly scheduled** - between the cities, county, school districts with city, school, and league requirements. An inter-local agreement needs to be resolved between all parties to make effective use of the joint inventory under an equitable allocation with all potential users. The agreement could possibly share use, operation, maintenance, and development funds.

Appendix C: Opportunities

A valuable park, recreation, and open space system includes lands that may not be suitable for built uses and developed recreational facilities. These sites can typically provide unique preserves, habitats, cultural, and historical associations.

A strategic approach may also include lands that are owned for other purposes, but that under some conditions may be used for park, recreation, and open space activities. Federal, state, county, utility, school, land trusts, private homeowner associations, and private commercial operators, for example, own or control a variety of strategically important sites with many kinds of physical and socially valuable parks, recreation, and open space characteristics.

The following inventory defines other possible public and privately owned properties that could provide park, recreation, and open space opportunities.

Environmental resources

In 1990, the Washington State legislature adopted the Growth Management Act (GMA - Chapter 36.70A of the Revised Code of Washington (RCW)). The GMA defined critical environmental areas and resource lands to be lands or soils with characteristics that are not suitable for urban development, and in some instances, to any alteration without potential risk to the environment, ecology, public safety, or other issues.

GMA, and subsequent minimum guidelines published by the Washington State Department of Community, Trade, & Economic Development (WACTED), defined critical areas to include:

- Wetlands,
- Critical recharge zones for aquifers used for potable water,
- Fish and wildlife habitat conservation areas,
- Frequently flooded areas, and
- Geologically hazardous areas.

In addition, GMA/WACTED guidelines identified resource lands that were to be provided special consideration including productive and/or unique:

- Agricultural lands,
- Forests, and
- Mineral lands.

Critical area ordinances

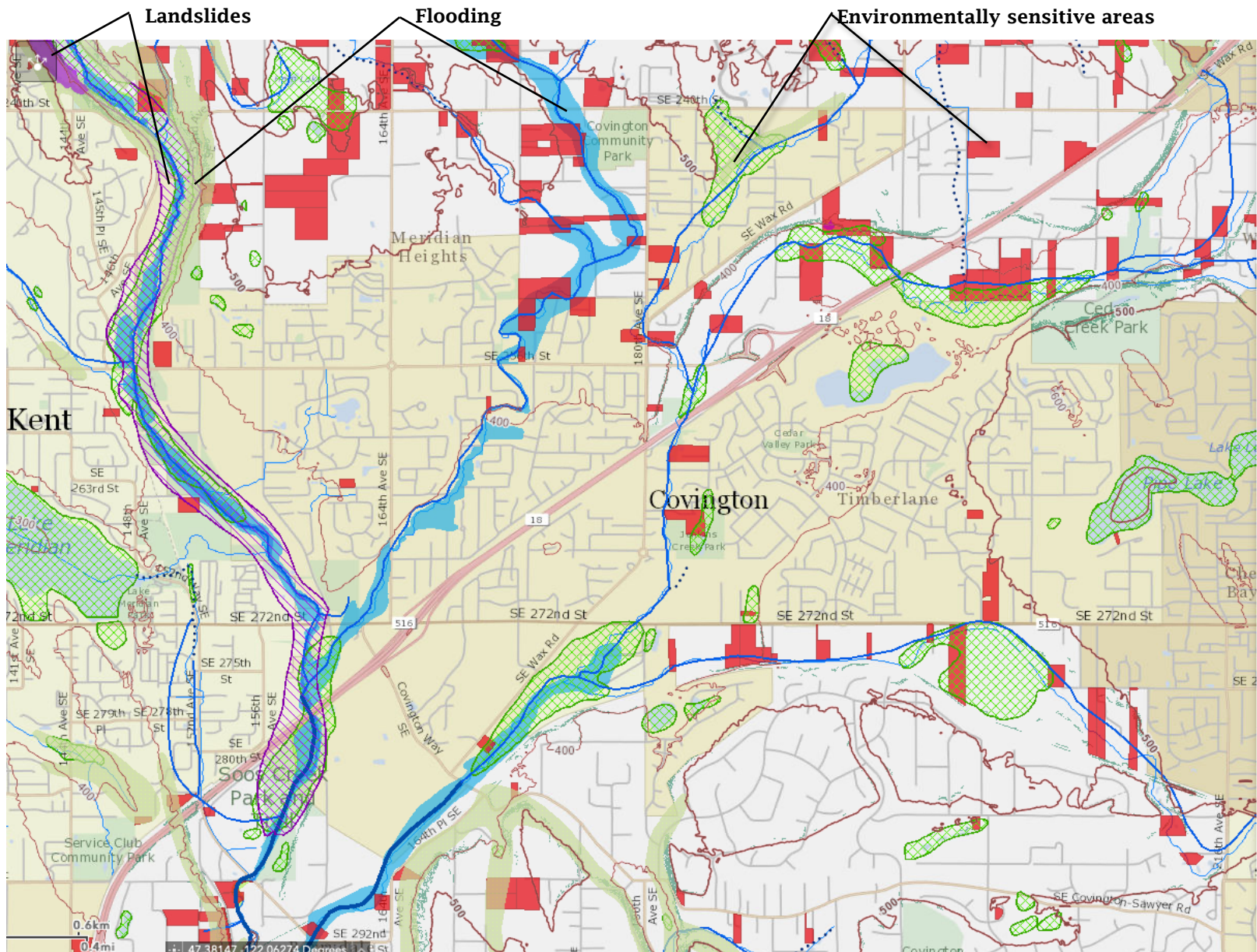
GMA required local jurisdictions that were affected by rapid population growth (including Covington) to identify and adopt regulations to protect such areas. In accordance with the act's requirements, King County and subsequently the Covington Community Development Department completed comprehensive inventories and analyses of critical areas in Covington's urban growth area.

Subsequent city critical area ordinances and comprehensive plans define and locate lands and soils that are subject to the environmental hazards. Implementing critical area and zoning ordinances further define the land use and design or development performance standards that are appropriate to each type of risk condition thereby protecting sensitive environments. Generally, environmental protection measures conserve sensitive environmental areas in conditions that are appropriate to the land or soil's character.

For example, the protecting measures retain, enhance, and sometimes expand wetland functions and flood plains. Likewise, environmental protection measures conserve steep slopes in a wooded natural state, particularly slopes with hazardous seismic combinations of erodible soil, underlying bedrock, and subsurface drainage features.

Open space potentials

Environmentally sensitive lands or critical areas are not capable or suitable of being developed for urban and even some rural uses. These properties remain in private ownership, however, even



Covington Critical Areas
King County GIS Center

though the critical environmental features are appropriately conserved.

Most of these sites are privately owned - usually as productive properties providing buffer, aesthetic, passive, or other benefits to the developed parcels. Private property owners may develop the suitable lands that adjoin sensitive environmental features for urban or other intensive land uses. Therefore, although these privately owned properties conserve permanent natural areas as open space features, the lands are frequently not accessible for public use.

Critical areas constitute private but significant open spaces, wildlife habitats, conservation preserves, and scenic overlooks. These lands can enhance and should be incorporated as integral, but passive components of the land use pattern and public park system as greenways, greenbelts, and urban separators.

Under some conditions, these private sites may be accessed with trails, exhibits, picnic facilities, and other suitable and more active park pursuits where the use benefits the property owner and/or where public access agreements can be negotiated.

Other public facilities

Various public agencies own a number of facilities in the city. These facilities may be available for public use if a park and recreation activity does not interfere with the agency’s primary use of the facility.

		Existing meeting facilities
Covington		1,400
1	City Hall	800
	▪ Multipurpose meeting room	
2	Covington Public Library	600
	▪ Community meeting room	
Total existing meeting facility square footage		1,400

Other public/nonprofit facilities

Various public/nonprofit agencies own a considerable number of facilities in the city.

Nonprofit		Acres
1	Camp McCullough	37.86
This 6,864 square foot camp facility is owned by First Presbyterian Church located at 208th Avenue SE on Pipe Lake available for conference and retreat bookings.		
	▪ Heavily wooded site	
	▪ Grass play area	
	▪ Lakefront shoreline with viewpoints	
	▪ Handcarry boat launch	
	▪ Swimming dock and floating platform	
	▪ Camp lodge	
	▪ Cabin sleeping facilities	
2	Institute for Community	1.40
This 2,260 square foot nonprofit organization is located at 177th Avenue SE provides classes and programs with schools and community organizations for ages 14-24 from a headquarters at Jack O’Dell Education Center in Kent.		
	▪ Class and meeting room facility	
Total existing acreage		39.26

Private facilities

Various private entities own a considerable number of facilities in the city. Some of these facilities are available for public use for a membership, use fee, or special arrangement. **All of these facilities should be identified in the event they should cease operations and/or become available on the market for possible public or joint venture use.**

Private		Acres
1	Planet Fitness	3.67
This 16,190 square foot private membership facility is located at 16913 SE 270th Place in downtown Covington.		
	▪ Aerobics training equipment	

	<ul style="list-style-type: none"> ▪ Fitness classes ▪ Hydromassage, tanning, massage chairs ▪ Concession stand 	
2	Real Life Church	7.68
	This parks improvement is located at 180th Avenue SE next to the church facility	
	<ul style="list-style-type: none"> ▪ Grassy play area ▪ 4 picnic tables ▪ Picnic shelter ▪ 1 grass 250-foot baseball field with fence and bleachers ▪ 1 grass 250-foot softball field with fence, bleachers, and truncated center field ▪ Circular maze gathering area 	
3	Spencer's Meadow	46.59
	This extensive open space is located under PSE powerlines north and west of SE 244th Place.	
	<ul style="list-style-type: none"> ▪ Grasslands with wetland 	
	Total acres	57.94

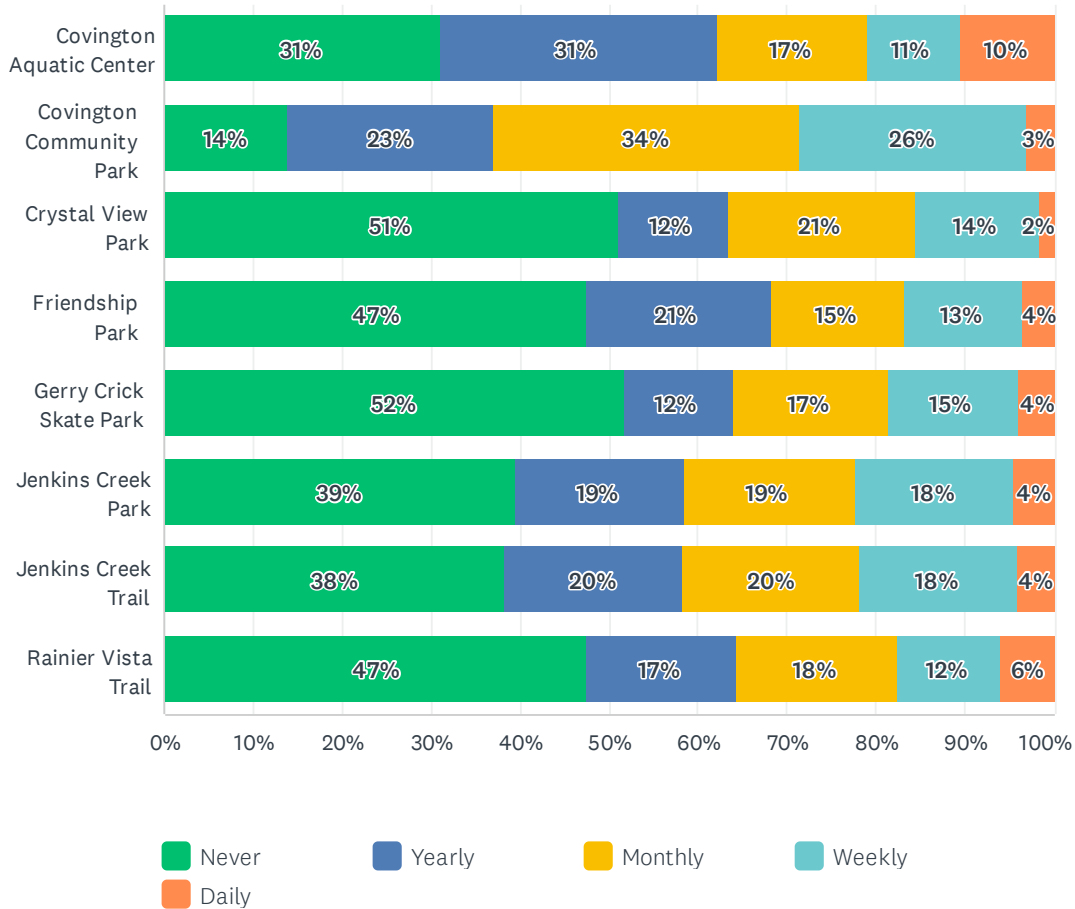
acquisition strategies may use traditional purchase options as well as cost effective alternative.

Conclusions

- **Strategically important sites** - are owned or controlled by nonprofit and private facility operators with most kinds of physical and socially valuable parks, recreational, and open space characteristics.
- **A valuable park, recreation, and open space 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 and recreation experience.
- **A quality park and recreation 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 parks, recreation, and open space

Q1 How often do you utilize the following developed Covington parks shown in the preceding graphic?

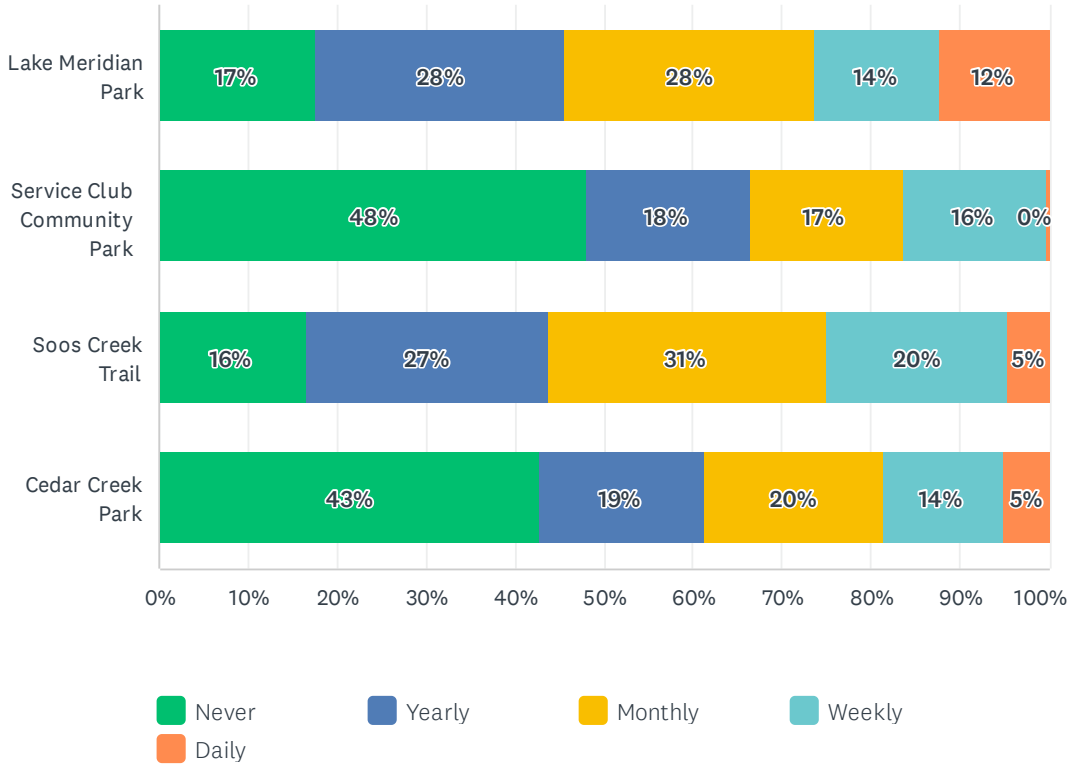
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	NEVER	YEARLY	MONTHLY	WEEKLY	DAILY	TOTAL	WEIGHTED AVERAGE
Covington Aquatic Center	31% 132	31% 132	17% 72	11% 45	10% 44	425	2.38
Covington Community Park	14% 59	23% 98	34% 145	26% 108	3% 13	423	2.81
Crystal View Park	51% 214	12% 52	21% 88	14% 58	2% 7	419	2.03
Friendship Park	47% 199	21% 88	15% 63	13% 55	4% 15	420	2.05
Gerry Crick Skate Park	52% 217	12% 51	17% 73	15% 62	4% 16	419	2.07
Jenkins Creek Park	39% 167	19% 80	19% 82	18% 75	4% 19	423	2.29
Jenkins Creek Trail	38% 162	20% 85	20% 84	18% 76	4% 17	424	2.29
Rainier Vista Trail	47% 198	17% 71	18% 75	12% 48	6% 25	417	2.12

Q2 How often do you utilize the following Kent and King County parks shown in the preceding graphic?

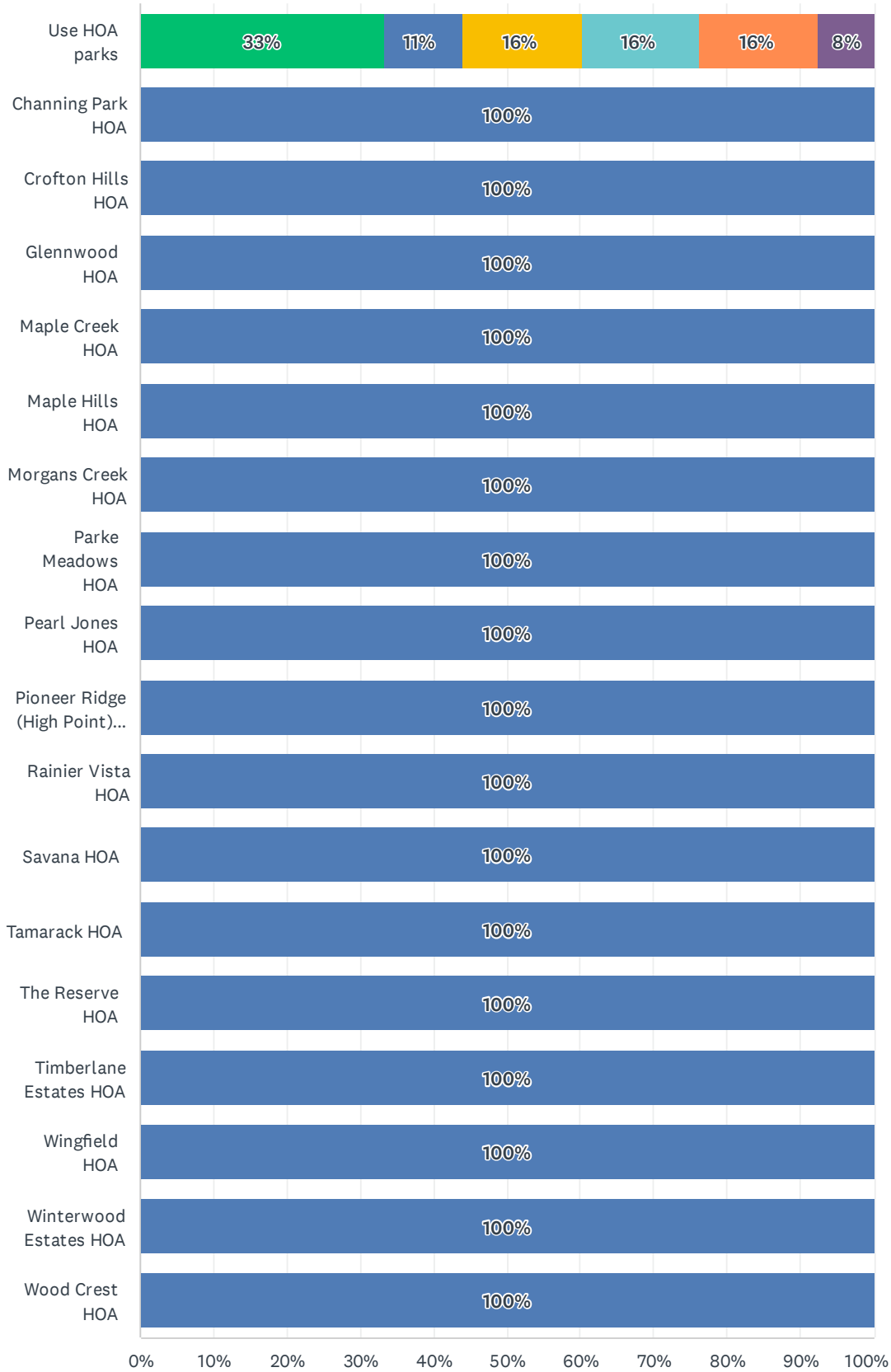
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	NEVER	YEARLY	MONTHLY	WEEKLY	DAILY	TOTAL	WEIGHTED AVERAGE
Lake Meridian Park	17% 74	28% 119	28% 118	14% 60	12% 52	423	2.76
Service Club Community Park	48% 200	18% 77	17% 72	16% 67	0% 1	417	2.02
Soos Creek Trail	16% 70	27% 116	31% 133	20% 86	5% 20	425	2.69
Cedar Creek Park	43% 179	19% 78	20% 84	14% 57	5% 21	419	2.20

Q3 Only residents of Homeowner Associations (HOA) can use private HOA parks. If you are a HOA resident, how often do you utilize private HOA parks shown in the preceding graphic?

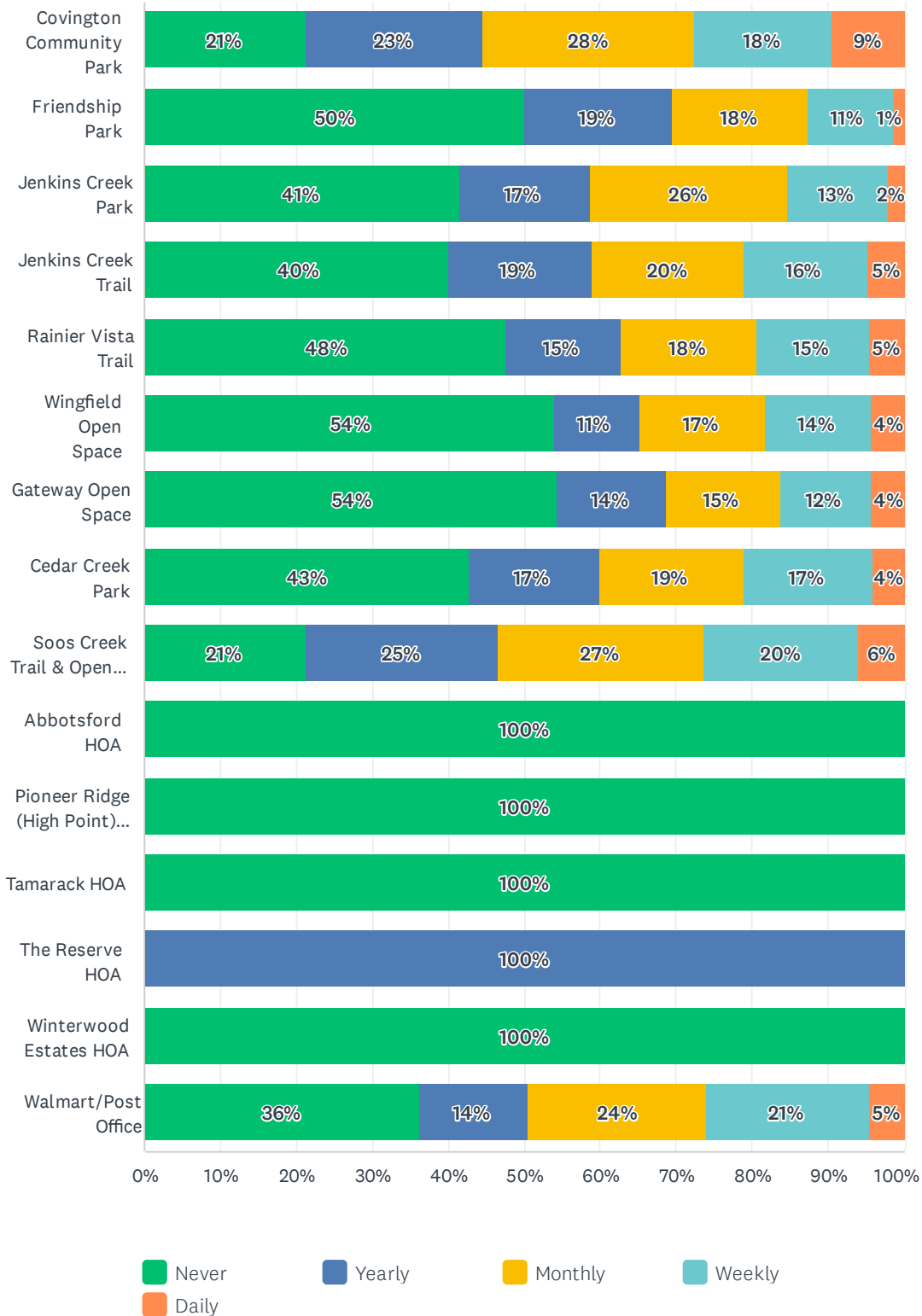
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	NOT HOA RESIDENT	NEVER	YEARLY	MONTHLY	WEEKLY	DAILY	TOTAL	WEIGHTED AVERAGE
Use HOA parks	33% 138	11% 44	16% 67	16% 66	16% 67	8% 31	413	1.93
Channing Park HOA	0% 0	100% 1	0% 0	0% 0	0% 0	0% 0	1	1.00
Crofton Hills HOA	0% 0	100% 1	0% 0	0% 0	0% 0	0% 0	1	1.00
Glennwood HOA	0% 0	100% 1	0% 0	0% 0	0% 0	0% 0	1	1.00
Maple Creek HOA	0% 0	100% 1	0% 0	0% 0	0% 0	0% 0	1	1.00
Maple Hills HOA	0% 0	100% 1	0% 0	0% 0	0% 0	0% 0	1	1.00
Morgans Creek HOA	0% 0	100% 1	0% 0	0% 0	0% 0	0% 0	1	1.00
Parke Meadows HOA	0% 0	100% 1	0% 0	0% 0	0% 0	0% 0	1	1.00
Pearl Jones HOA	0% 0	100% 1	0% 0	0% 0	0% 0	0% 0	1	1.00
Pioneer Ridge (High Point) HOA	0% 0	100% 1	0% 0	0% 0	0% 0	0% 0	1	1.00
Rainier Vista HOA	0% 0	100% 1	0% 0	0% 0	0% 0	0% 0	1	1.00
Savana HOA	0% 0	100% 1	0% 0	0% 0	0% 0	0% 0	1	1.00
Tamarack HOA	0% 0	100% 1	0% 0	0% 0	0% 0	0% 0	1	1.00
The Reserve HOA	0% 0	100% 1	0% 0	0% 0	0% 0	0% 0	1	1.00
Timberlane Estates HOA	0% 0	100% 1	0% 0	0% 0	0% 0	0% 0	1	1.00
Wingfield HOA	0% 0	100% 1	0% 0	0% 0	0% 0	0% 0	1	1.00
Winterwood Estates HOA	0% 0	100% 1	0% 0	0% 0	0% 0	0% 0	1	1.00
Wood Crest HOA	0% 0	100% 1	0% 0	0% 0	0% 0	0% 0	1	1.00

Q4 How often do you utilize the following trails in Covington shown in the preceding graphic?

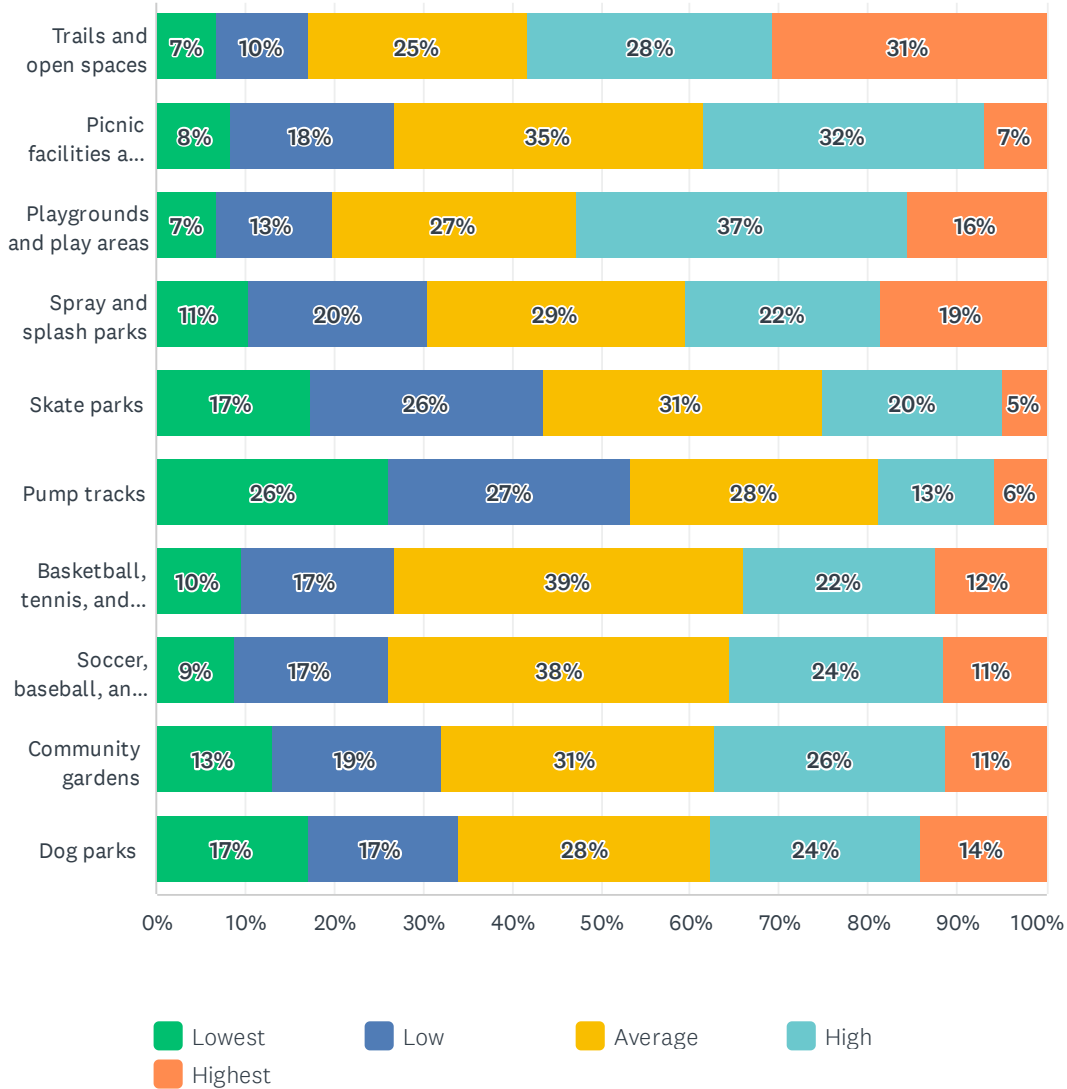
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	NEVER	YEARLY	MONTHLY	WEEKLY	DAILY	TOTAL	WEIGHTED AVERAGE
Covington Community Park	21% 91	23% 99	28% 118	18% 78	9% 40	426	2.71
Friendship Park	50% 210	19% 81	18% 75	11% 48	1% 5	419	1.94
Jenkins Creek Park	41% 175	17% 73	26% 109	13% 56	2% 9	422	2.17
Jenkins Creek Trail	40% 170	19% 80	20% 85	16% 69	5% 20	424	2.27
Rainier Vista Trail	48% 200	15% 64	18% 74	15% 63	5% 19	420	2.14
Wingfield Open Space	54% 226	11% 47	17% 69	14% 58	4% 18	418	2.03
Gateway Open Space	54% 226	14% 60	15% 63	12% 49	4% 18	416	1.97
Cedar Creek Park	43% 180	17% 72	19% 80	17% 72	4% 17	421	2.23
Soos Creek Trail & Open Space	21% 91	25% 108	27% 115	20% 87	6% 25	426	2.64
Abbotsford HOA	100% 1	0% 0	0% 0	0% 0	0% 0	1	1.00
Pioneer Ridge (High Point) HOA	100% 1	0% 0	0% 0	0% 0	0% 0	1	1.00
Tamarack HOA	100% 1	0% 0	0% 0	0% 0	0% 0	1	1.00
The Reserve HOA	0% 0	100% 1	0% 0	0% 0	0% 0	1	2.00
Winterwood Estates HOA	100% 1	0% 0	0% 0	0% 0	0% 0	1	1.00
Walmart/Post Office	36% 152	14% 61	24% 99	21% 90	5% 19	421	2.44

Q5 What priority would you give to having the following types of outdoor facilities increased or added in Covington?

Answered: 426 Skipped: 5



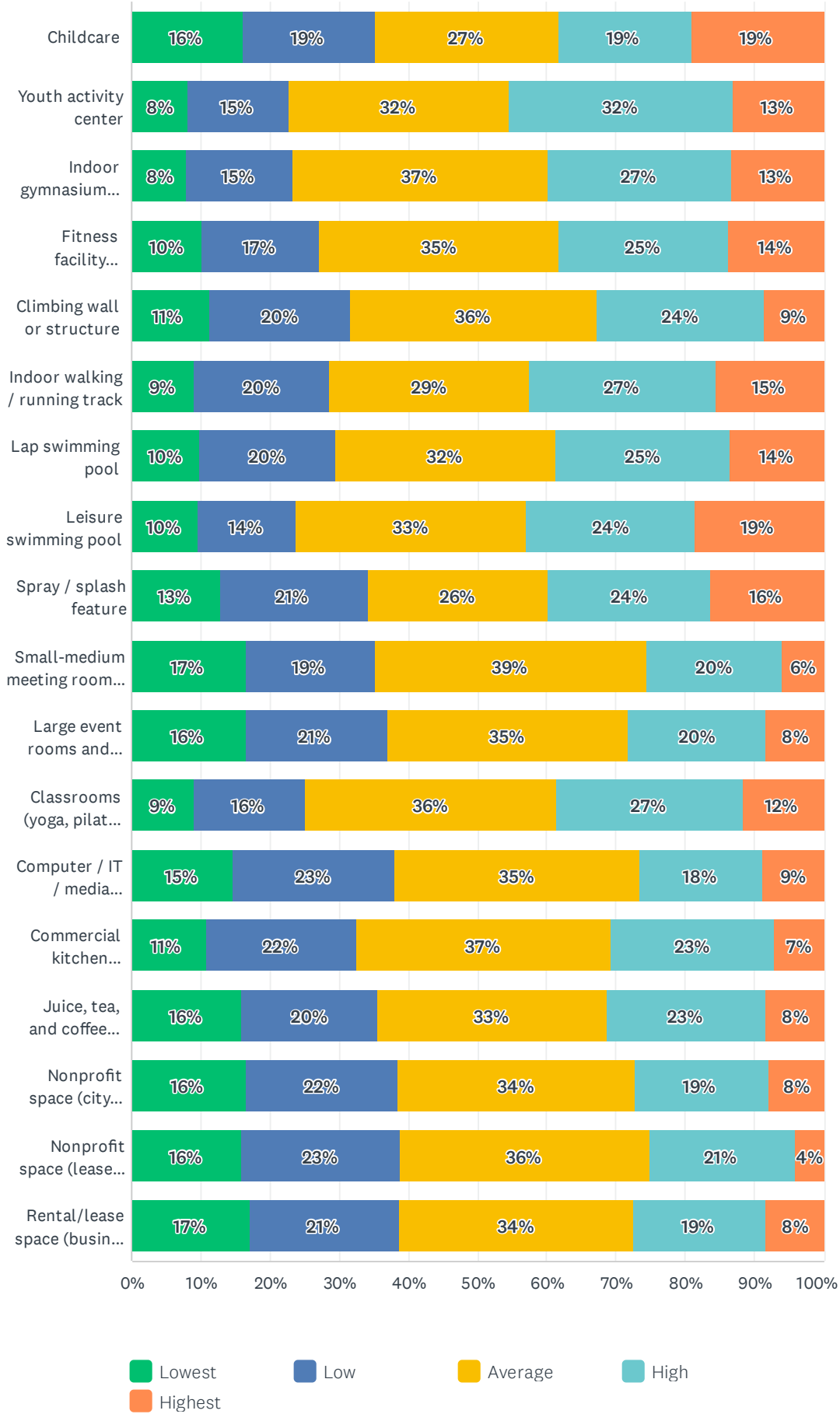
	LOWEST	LOW	AVERAGE	HIGH	HIGHEST	TOTAL	WEIGHTED AVERAGE
Trails and open spaces	7% 28	10% 44	25% 104	28% 116	31% 129	421	3.65
Picnic facilities and shelters	8% 35	18% 77	35% 145	32% 132	7% 29	418	3.10
Playgrounds and play areas	7% 28	13% 55	27% 114	37% 155	16% 65	417	3.42
Spray and splash parks	11% 44	20% 83	29% 122	22% 91	19% 78	418	3.18
Skate parks	17% 72	26% 109	31% 130	20% 85	5% 20	416	2.69
Pump tracks	26% 106	27% 111	28% 113	13% 53	6% 23	406	2.45
Basketball, tennis, and volleyball courts	10% 40	17% 72	39% 164	22% 90	12% 52	418	3.10
Soccer, baseball, and softball fields	9% 37	17% 72	38% 160	24% 101	11% 48	418	3.12
Community gardens	13% 55	19% 80	31% 129	26% 109	11% 47	420	3.03
Dog parks	17% 72	17% 70	28% 119	24% 99	14% 59	419	3.01

#	OTHER, PLEASE SPECIFY	DATE
1	I have a dog and the closest off-leash park is 40 minutes away	10/13/2021 2:49 AM
2	Covered park!	10/12/2021 7:43 PM
3	Outdoor pool	10/12/2021 10:04 AM
4	Outdoor performing arts area with stage and coverage	10/11/2021 4:22 PM
5	Need a trail / open space connection between Covington Park, Lake Youngs Trail, and the Soos Creek Trail. (NOT along the roadways.)	10/7/2021 1:33 PM
6	community get togethers	10/6/2021 10:29 AM
7	Evening Star gazing events away from excessive lights	10/2/2021 10:04 AM
8	Aquatic	10/1/2021 8:51 PM
9	What is a "pump track"?	9/30/2021 8:27 PM
10	Garden co-ops	9/30/2021 11:29 AM
11	Pickleball	9/29/2021 12:15 PM
12	PICKLEBALL!! The fastest growing sport. We utilize 8 courts 4 times per week in auburn abs they are always full. 60+ people want to play outdoors at dedicated pickleball courts!	9/28/2021 7:52 AM
13	Pickleball	9/26/2021 9:30 PM
14	Fix traffic, congestion	9/25/2021 9:20 PM
15	Parks around water is what I like to visit the most.	9/25/2021 9:12 PM
16	Safety has become a concern	9/23/2021 2:51 AM
17	I dont know what a pump track is.	9/22/2021 12:28 PM
18	Outdoor swimming pools	9/21/2021 12:44 PM

19	Youth and public fishing access	9/21/2021 10:46 AM
20	Trails with fitness stations.	9/19/2021 6:57 AM
21	Public running track, new aquatic center	9/18/2021 9:35 PM
22	Dedicated or fully protected bike lanes along secondary arterial streets with waypoint destination signage markers. Most of Covington's commercial district is in a flat basin, perfect for 2-4 mile bike trips for eating, entertainment, errands or recreation	9/17/2021 8:16 AM
23	restrooms (where they don't already exist)	9/16/2021 7:17 AM
24	any park with a lake that the children can swim in is my preferred option.	9/15/2021 9:32 PM
25	Pickleball is big these days	9/15/2021 4:51 PM
26	Have school playgrounds open to be used by tax paying citizens. Some new schools are locked.	9/15/2021 9:42 AM
27	A pumptrack would be AMAZING! The city of Kent seems to care less about this need and ask by it's citizens	9/15/2021 8:12 AM
28	theatre in the park with stage and movie night in the summer.	9/14/2021 7:44 PM
29	Outdoor climbing structure	9/14/2021 9:41 AM
30	Community shopping/restaurant space with no cars	9/13/2021 9:45 PM
31	Climbing wall for teens	9/13/2021 7:39 PM
32	Outdoor Racquetball, only 4 in Washington (chehalis, Spokane, Kent West Fenwick, Northgate). Add a unique feature where people will travel to visit.	9/2/2021 2:20 PM

Q6 What priority would you give to have the following types of public indoor facilities increased or added in Covington?

Answered: 427 Skipped: 4



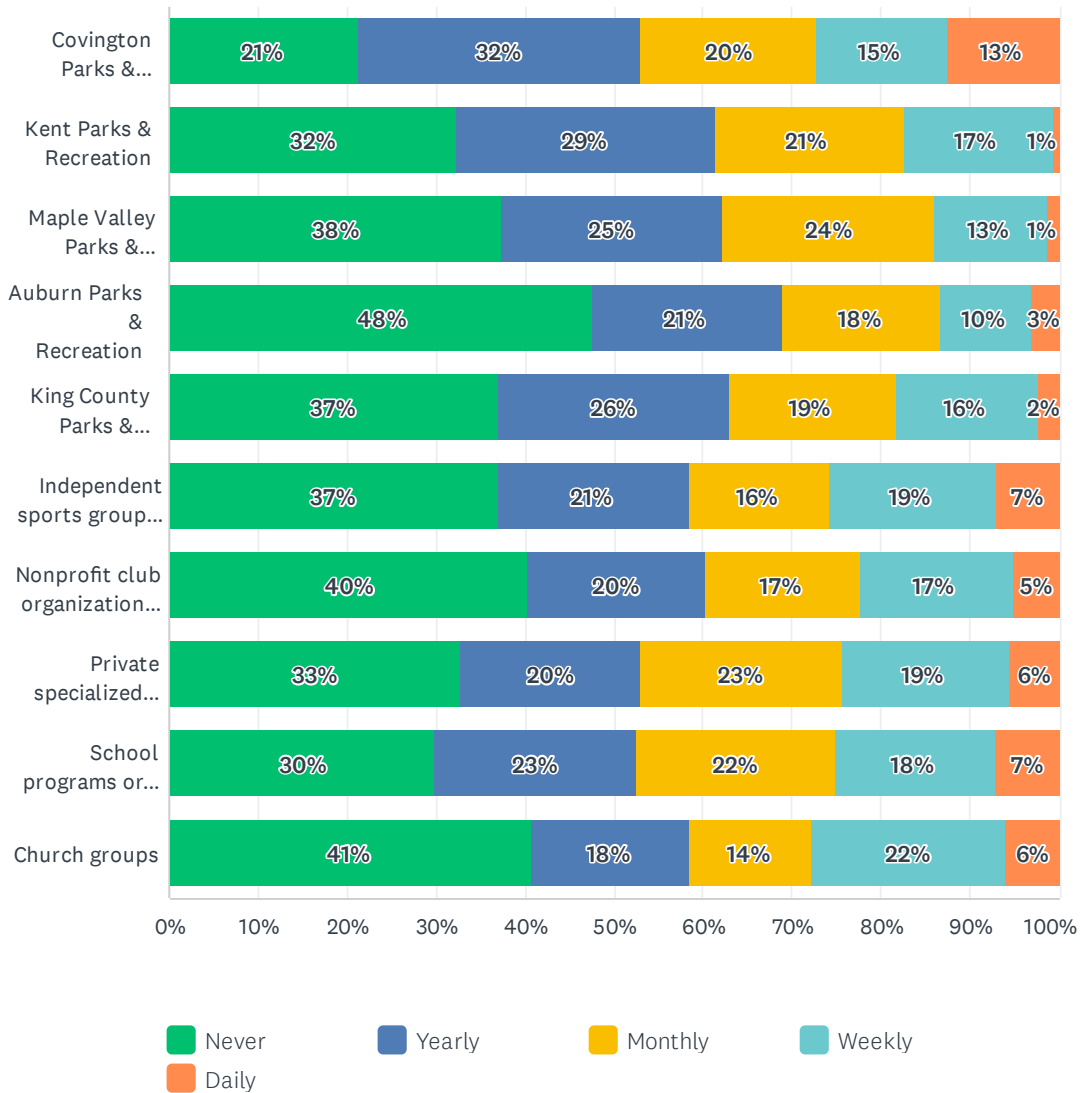
	LOWEST	LOW	AVERAGE	HIGH	HIGHEST	TOTAL	WEIGHTED AVERAGE
Childcare	16% 68	19% 80	27% 112	19% 81	19% 80	421	3.06
Youth activity center	8% 34	15% 61	32% 133	32% 135	13% 55	418	3.28
Indoor gymnasium (basketball, volleyball, etc.)	8% 34	15% 64	37% 156	27% 112	13% 56	422	3.22
Fitness facility (weights, aerobic, other)	10% 43	17% 71	35% 145	25% 103	14% 57	419	3.14
Climbing wall or structure	11% 47	20% 85	36% 148	24% 100	9% 36	416	2.98
Indoor walking / running track	9% 38	20% 82	29% 121	27% 114	15% 65	420	3.20
Lap swimming pool	10% 41	20% 83	32% 135	25% 106	14% 57	422	3.13
Leisure swimming pool	10% 40	14% 59	33% 140	24% 102	19% 78	419	3.28
Spray / splash feature	13% 54	21% 88	26% 109	24% 98	16% 68	417	3.09
Small-medium meeting rooms and rental space	17% 70	19% 78	39% 165	20% 82	6% 25	420	2.80
Large event rooms and rental space	16% 69	21% 86	35% 146	20% 83	8% 35	419	2.83
Classrooms (yoga, pilates, tai chi, exercise, karate, other)	9% 38	16% 67	36% 152	27% 113	12% 49	419	3.16
Computer / IT / media classroom	15% 61	23% 97	35% 147	18% 74	9% 37	416	2.83
Commercial kitchen (cooking classes and event rental)	11% 45	22% 90	37% 153	23% 97	7% 30	415	2.94
Juice, tea, and coffee latte bar	16% 67	20% 82	33% 138	23% 96	8% 35	418	2.88
Nonprofit space (city sponsored option)	16% 68	22% 91	34% 142	19% 79	8% 33	413	2.80
Nonprofit space (leased option)	16% 66	23% 95	36% 150	21% 87	4% 17	415	2.74
Rental/lease space (business revenue generating)	17% 71	21% 89	34% 141	19% 79	8% 35	415	2.80

#	OTHER, PLEASE SPECIFY	DATE
1	Food Bank and Soup Kitchen	10/7/2021 1:33 PM
2	Art and Performing Art spaces are needed, maybe as flexible community meeting/assembly space	10/5/2021 10:22 AM
3	Craft Bazaars and Farmer's Markets	9/30/2021 11:29 AM
4	A lap swimming pool without chlorine.	9/27/2021 12:18 PM
5	Fix traffic, congestion	9/25/2021 9:20 PM
6	Covered bus stops	9/23/2021 2:51 AM

7	Rooms with pianos for piano recitals!	9/21/2021 4:37 PM
8	Indoor tennis courts	9/21/2021 9:15 AM
9	New aquatic center	9/18/2021 9:35 PM
10	A seasonal coffee stand and/or food stand at CCP would do exceptionally well	9/18/2021 10:29 AM
11	We have so many schools with gyms/rooms to use, do we need to build these?	9/17/2021 7:54 PM
12	Almost all of these items would duplicate and or compete with already existing private business. If they aren't self supporting it certainly would not be a prudent use of funding.	9/17/2021 8:16 AM
13	Food trucks.	9/15/2021 7:27 AM
14	Senior center.	9/13/2021 9:00 PM

Q7 Whose recreational groups or programs have you participated in?

Answered: 426 Skipped: 5

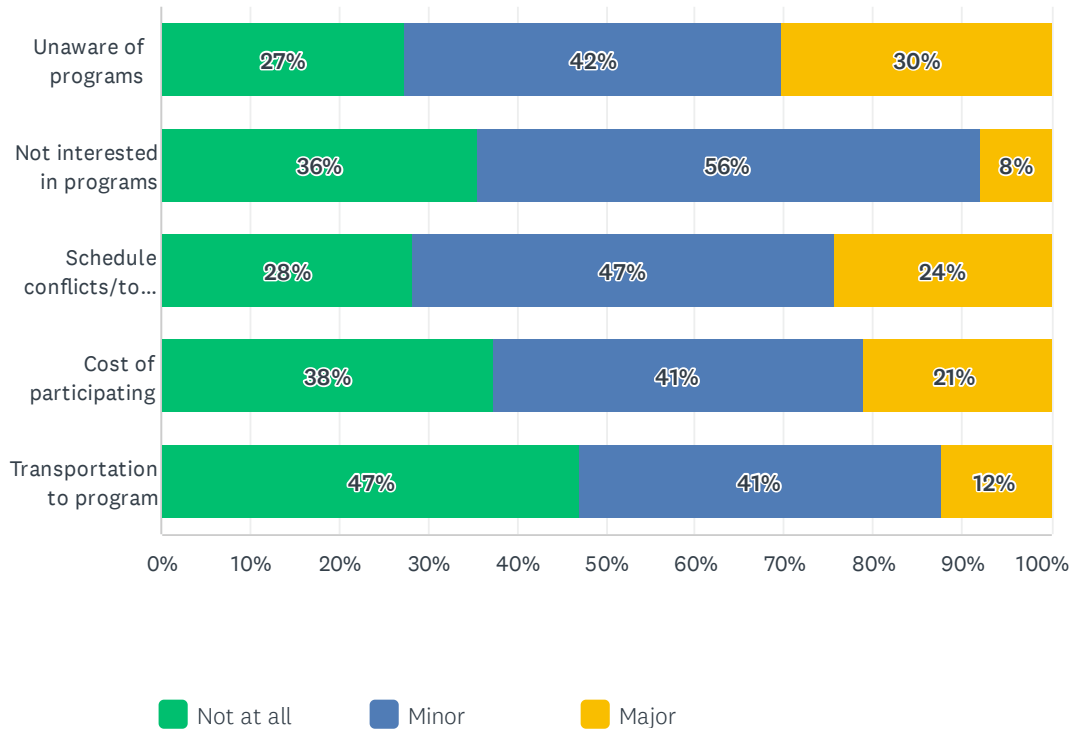


	NEVER	YEARLY	MONTHLY	WEEKLY	DAILY	TOTAL	WEIGHTED AVERAGE
Covington Parks & Recreation	21% 90	32% 134	20% 84	15% 62	13% 53	423	2.65
Kent Parks & Recreation	32% 136	29% 123	21% 90	17% 70	1% 3	422	2.24
Maple Valley Parks & Recreation	38% 156	25% 103	24% 99	13% 53	1% 5	416	2.15
Auburn Parks & Recreation	48% 197	21% 88	18% 74	10% 42	3% 13	414	2.00
King County Parks & Recreation	37% 155	26% 109	19% 79	16% 67	2% 9	419	2.20
Independent sports group or league not affiliated with a city	37% 153	21% 89	16% 65	19% 78	7% 29	414	2.37
Nonprofit club organization (YMCA, Boys & Girls, Scouts, other)	40% 167	20% 83	17% 72	17% 71	5% 21	414	2.27
Private specialized centers (aquatic, fitness, other)	33% 137	20% 84	23% 95	19% 79	6% 23	418	2.44
School programs or sports	30% 125	23% 95	22% 94	18% 75	7% 30	419	2.50
Church groups	41% 169	18% 74	14% 57	22% 90	6% 25	415	2.34

#	OTHER (PLEASE SPECIFY)	DATE
1	Kent School District	10/7/2021 1:33 PM
2	i go to a cooking class outside of school	10/6/2021 10:29 AM
3	Adult sports/hobby clubs, including Master's Swimming and Triathlon training ("Raise the Bar")	10/5/2021 10:22 AM
4	Fix traffic congestion	9/25/2021 9:20 PM
5	I don't have any kids in this school district	9/23/2021 2:51 AM
6	Gymnastics - Auburn	9/18/2021 9:35 PM
7	Former Covington Parks and Rec Commission member.	9/17/2021 8:16 AM
8	i just moved into Covington a few months ago (April 21)	9/15/2021 9:32 PM

Q8 If you have not participated in a Covington Parks & Recreation program, what are the reasons?

Answered: 363 Skipped: 68



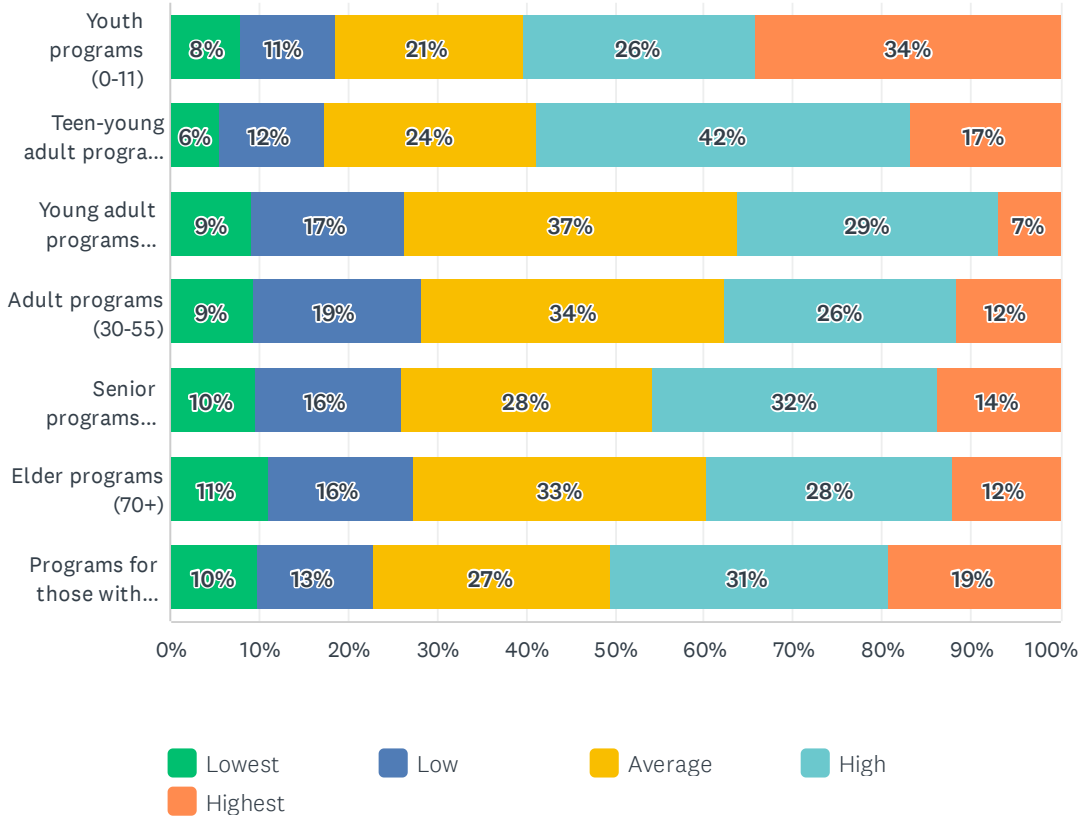
	NOT AT ALL	MINOR	MAJOR	TOTAL	WEIGHTED AVERAGE
Unaware of programs	27% 98	42% 151	30% 108	357	1.03
Not interested in programs	36% 125	56% 198	8% 28	351	0.72
Schedule conflicts/too busy	28% 100	47% 168	24% 86	354	0.96
Cost of participating	38% 132	41% 146	21% 74	352	0.84
Transportation to program	47% 162	41% 141	12% 42	345	0.65

#	OTHER (PLEASE SPECIFY)	DATE
1	N/A	10/15/2021 3:33 PM
2	not sure if my family is ok with it	10/6/2021 10:29 AM
3	I participate in Covington P&R programs	10/5/2021 12:05 PM
4	Very little very for older age children or for adults	10/5/2021 10:22 AM
5	Sometimes take part in	9/27/2021 7:15 PM
6	Fix traffic congestion	9/25/2021 9:20 PM
7	Covid cancelled most programs	9/23/2021 2:51 AM

8	Not related to adult interests	9/22/2021 3:14 PM
9	Sign-up for sports is many more than before the sports begin. Then, the fields are inferior to Maple Valley.	9/18/2021 9:35 PM
10	We no longer receive Covington P&R flyer in the mail so we have missed registration deadlines.	9/18/2021 9:30 PM
11	Most of the focus is on facilities that mostly serve families with children. I'm an empty nester and mostly just interested in bike lanes and park development; not the pool or rec programs as such.	9/17/2021 8:16 AM
12	Covid	9/16/2021 7:31 PM
13	Cannot answer this section as the answer options do not fit the question format. What does Minor and Major mean?	9/16/2021 6:50 PM
14	Lack of accessibility or sidewalks to walk to parks	9/16/2021 6:49 PM
15	Lack of programs I'm interested in.	9/15/2021 4:51 PM
16	Covid, but plan to as soon as Covid is under control.	9/15/2021 10:00 AM
17	Haven't had a big need yet to use programs. Just now using our first with Youth Soccer	9/15/2021 8:12 AM
18	Adult activities would be nice... Not Senior aged activities but things geared towards the 35 - 65 yr old age range	9/15/2021 7:49 AM
19	none of the programs match my interests	9/14/2021 10:37 AM
20	I like the programs being offered	9/14/2021 9:41 AM
21	Poor coaching my son was bullied without coach help he has special needs	9/14/2021 2:58 AM
22	Adult programs happen in the evening and I need to be to bed by 9pm so it just doesn't work out.	9/13/2021 5:16 PM
23	odd question! The answers don't line up with the question	9/13/2021 5:03 PM
24	timing of many programs seems suited to homeschool children	9/13/2021 1:54 PM
25	No rec center like Kent, Renton and Maple Valley	9/7/2021 8:51 PM
26	Not enough offered so I use other cities	9/2/2021 1:36 PM
27	N/a	8/30/2021 3:55 PM

Q9 What priority would you give to have the following recreation programs provided in Covington by age group?

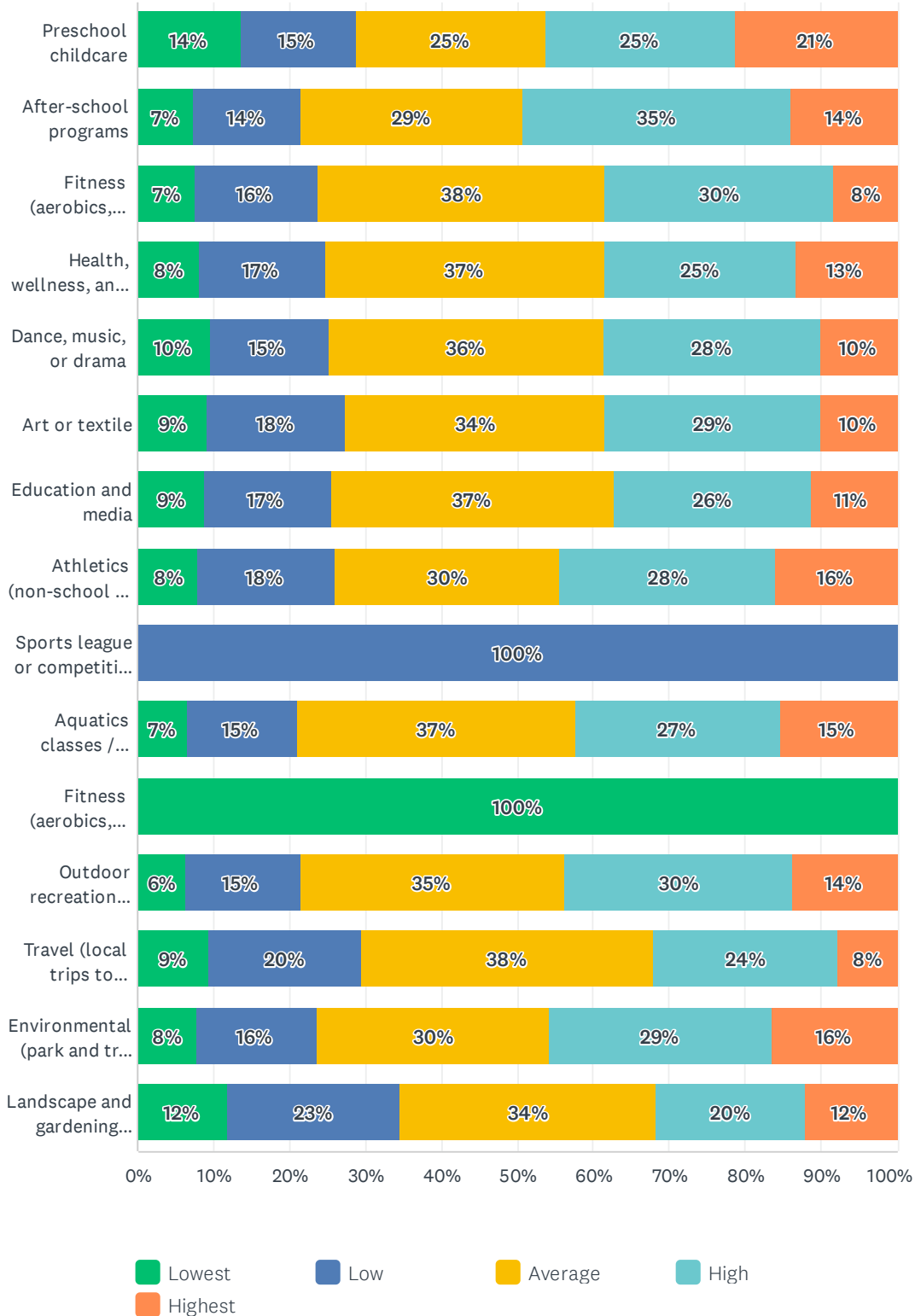
Answered: 426 Skipped: 5



	LOWEST	LOW	AVERAGE	HIGH	HIGHEST	TOTAL	WEIGHTED AVERAGE
Youth programs (0-11)	8% 33	11% 44	21% 88	26% 108	34% 142	415	3.68
Teen-young adult programs (11-21)	6% 23	12% 49	24% 99	42% 174	17% 70	415	3.53
Young adult programs (21-30)	9% 38	17% 71	37% 155	29% 121	7% 29	414	3.08
Adult programs (30-55)	9% 39	19% 79	34% 143	26% 109	12% 49	419	3.12
Senior programs (55-70)	10% 40	16% 68	28% 118	32% 134	14% 57	417	3.24
Elder programs (70+)	11% 45	16% 67	33% 135	28% 113	12% 49	409	3.13
Programs for those with disabilities	10% 40	13% 53	27% 108	31% 127	19% 78	406	3.37

Q10 What priority would you give to provide the following types of recreation programs in Covington?

Answered: 427 Skipped: 4

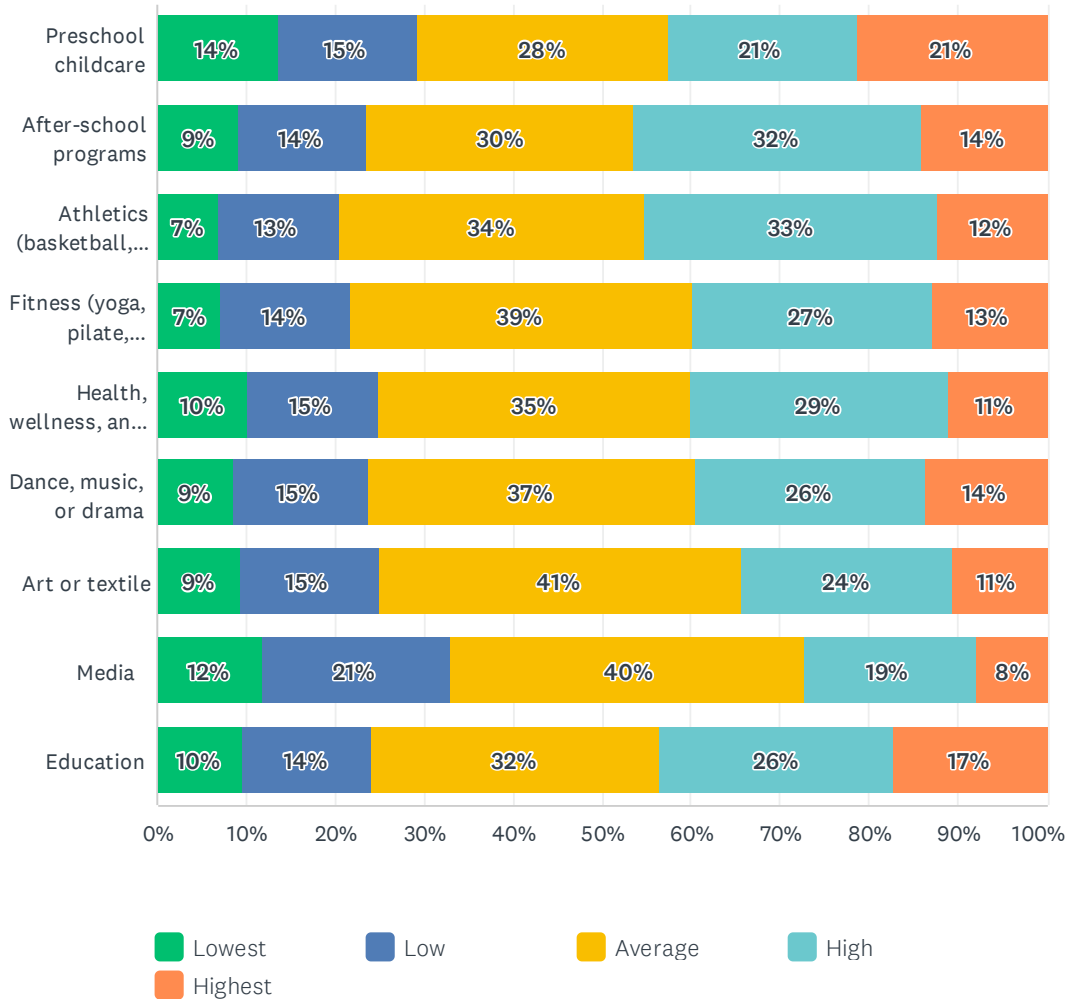


	LOWEST	LOW	AVERAGE	HIGH	HIGHEST	TOTAL	WEIGHTED AVERAGE
Preschool childcare	14% 57	15% 62	25% 104	25% 103	21% 88	414	3.25
After-school programs	7% 31	14% 59	29% 122	35% 148	14% 58	418	3.34
Fitness (aerobics, pilate, etc.)	7% 31	16% 67	38% 157	30% 124	8% 35	414	3.16
Health, wellness, and nutrition	8% 34	17% 69	37% 153	25% 105	13% 55	416	3.19
Dance, music, or drama	10% 40	15% 64	36% 151	28% 118	10% 42	415	3.14
Art or textile	9% 38	18% 75	34% 141	29% 118	10% 41	413	3.12
Education and media	9% 36	17% 69	37% 153	26% 107	11% 46	411	3.14
Athletics (non-school and sports leagues)	8% 33	18% 74	30% 123	28% 117	16% 66	413	3.26
Sports league or competition play	0% 0	100% 1	0% 0	0% 0	0% 0	1	2.00
Aquatics classes / programs	7% 27	15% 60	37% 151	27% 112	15% 63	413	3.30
Fitness (aerobics, cross-fit, weight lifting, personal training, etc.)	100% 1	0% 0	0% 0	0% 0	0% 0	1	1.00
Outdoor recreation (skiing, hiking, camping, rafting, golf, etc.)	6% 26	15% 63	35% 145	30% 125	14% 57	416	3.30
Travel (local trips to museums, exhibitions, parks, etc.)	9% 39	20% 83	38% 159	24% 101	8% 32	414	3.01
Environmental (park and trail maintenance, habitat restoration, etc.)	8% 32	16% 66	30% 126	29% 122	16% 68	414	3.31
Landscape and gardening classes or botanical arrangement	12% 49	23% 94	34% 139	20% 81	12% 50	413	2.97

#	OTHER (PLEASE SPECIFY)	DATE
1	Civic participation, volunteering and stewardship opportunity	10/5/2021 10:22 AM
2	Astronomy, astro-imaging, star gazing, star lore	10/2/2021 10:04 AM
3	Fix traffic congestion	9/25/2021 9:20 PM
4	More family activities like owl walk, boat rental on lakes	9/23/2021 2:51 AM
5	Dog obedience and continued training affordable to all available after work.	9/22/2021 3:14 PM
6	For the childcare, after school, I feel quite strongly that we should not try to compete with existing private services particularly if it is not self supporting.	9/17/2021 8:16 AM

Q11 What priority would you give to provide the following types of indoor programs in Covington?

Answered: 425 Skipped: 6

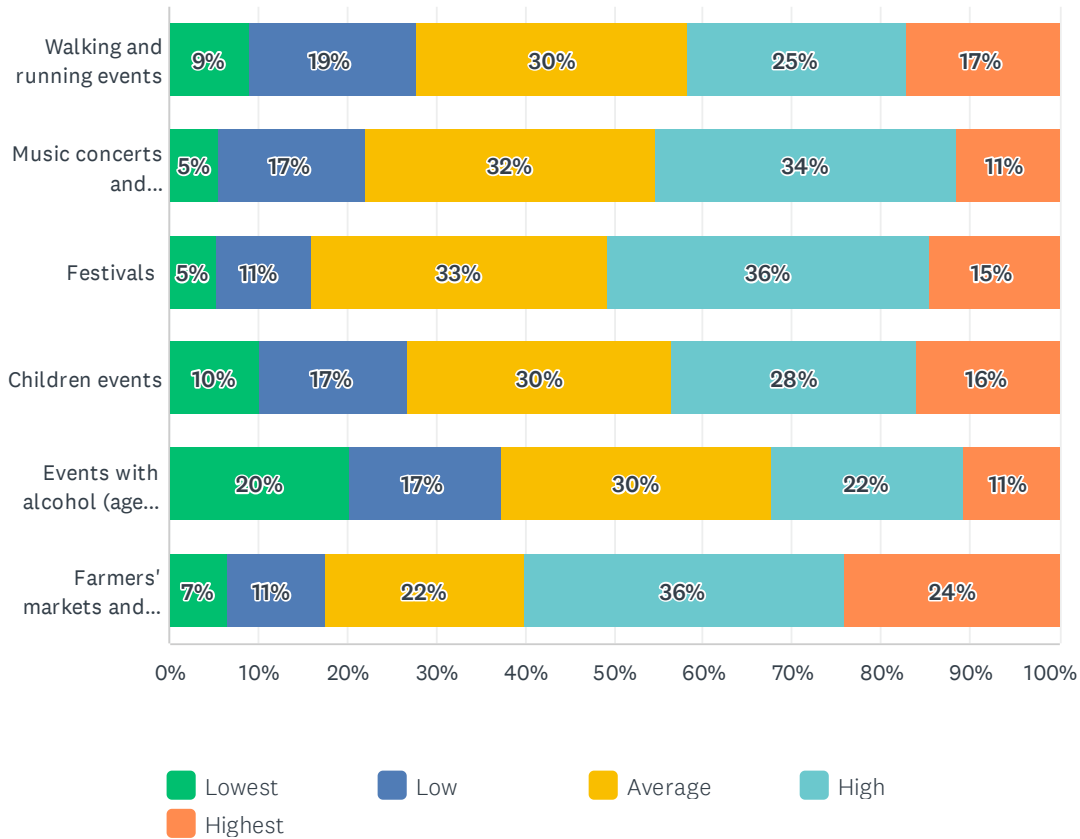


	LOWEST	LOW	AVERAGE	HIGH	HIGHEST	TOTAL	WEIGHTED AVERAGE
Preschool childcare	14% 57	15% 64	28% 117	21% 88	21% 88	414	3.21
After-school programs	9% 38	14% 60	30% 125	32% 135	14% 59	417	3.28
Athletics (basketball, handball, volleyball, etc.)	7% 29	13% 56	34% 143	33% 137	12% 51	416	3.30
Fitness (yoga, pilate, aerobics, etc.)	7% 30	14% 60	39% 161	27% 112	13% 54	417	3.24
Health, wellness, and nutrition	10% 43	15% 61	35% 146	29% 121	11% 46	417	3.16
Dance, music, or drama	9% 36	15% 63	37% 154	26% 108	14% 57	418	3.21
Art or textile	9% 39	15% 64	41% 168	24% 98	11% 44	413	3.11
Media	12% 49	21% 86	40% 164	19% 79	8% 33	411	2.91
Education	10% 40	14% 60	32% 134	26% 109	17% 71	414	3.27

#	OTHER (PLEASE SPECIFY)	DATE
1	Not sure what is meant by "education" -- last option. Aren't all of the above considered "education"?	9/30/2021 8:27 PM
2	Landscape and gardening classes and botanical arrangements	9/30/2021 11:29 AM
3	Fix traffic congestion	9/25/2021 9:20 PM
4	Activities to do with my kids	9/23/2021 2:51 AM
5	Cooking, adult date nights	9/22/2021 3:14 PM
6	I would love to see more special needs programs	9/14/2021 2:58 AM

Q12 What priority would you give to attend the following types of events in Covington?

Answered: 427 Skipped: 4



	LOWEST	LOW	AVERAGE	HIGH	HIGHEST	TOTAL	WEIGHTED AVERAGE
Walking and running events	9% 38	19% 79	30% 128	25% 104	17% 72	421	3.22
Music concerts and performances	5% 23	17% 70	32% 137	34% 144	11% 48	422	3.29
Festivals	5% 22	11% 45	33% 140	36% 152	15% 61	420	3.44
Children events	10% 42	17% 69	30% 123	28% 114	16% 66	414	3.22
Events with alcohol (age 21+)	20% 84	17% 71	30% 126	22% 90	11% 44	415	2.85
Farmers' markets and craft bazars	7% 28	11% 46	22% 94	36% 152	24% 102	422	3.60

#	OTHER (PLEASE SPECIFY)	DATE
1	Safe hang out space for all ages, adaptable to population interests	10/5/2021 10:22 AM
2	Fix traffic congestion	9/25/2021 9:20 PM
3	Events for families	9/23/2021 2:51 AM

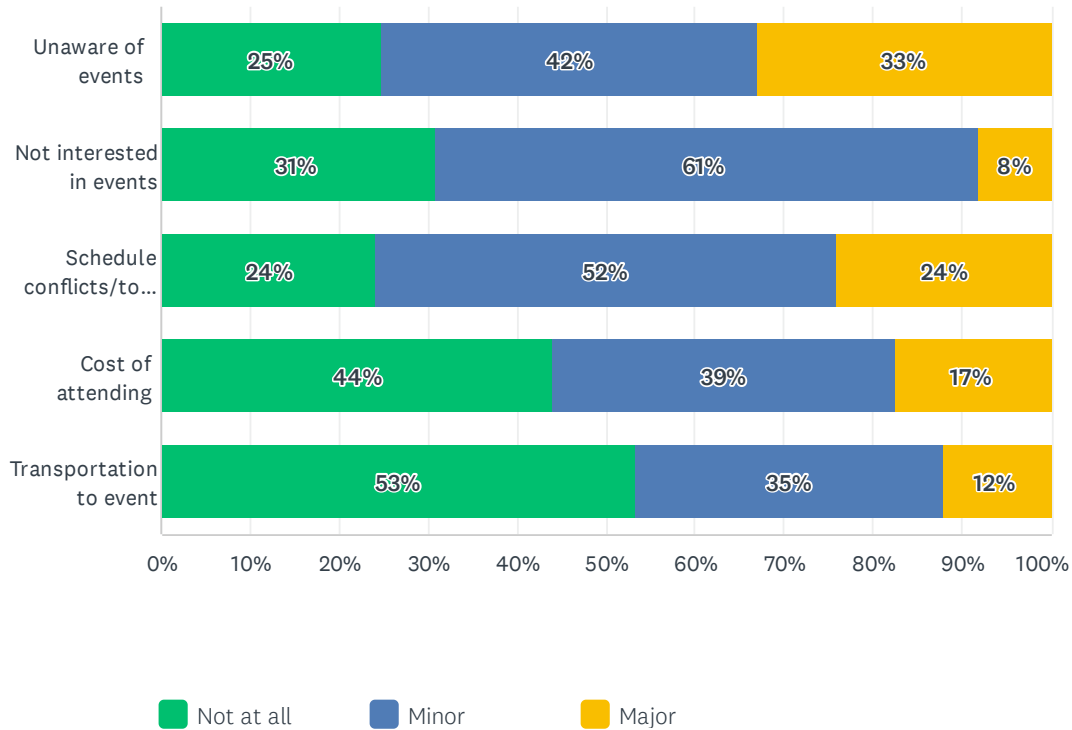
4

We loved (and have missed) your sausage and cider fest!

9/17/2021 7:54 PM

Q13 If you have not attended any special events in Covington, what are the reasons?

Answered: 381 Skipped: 50



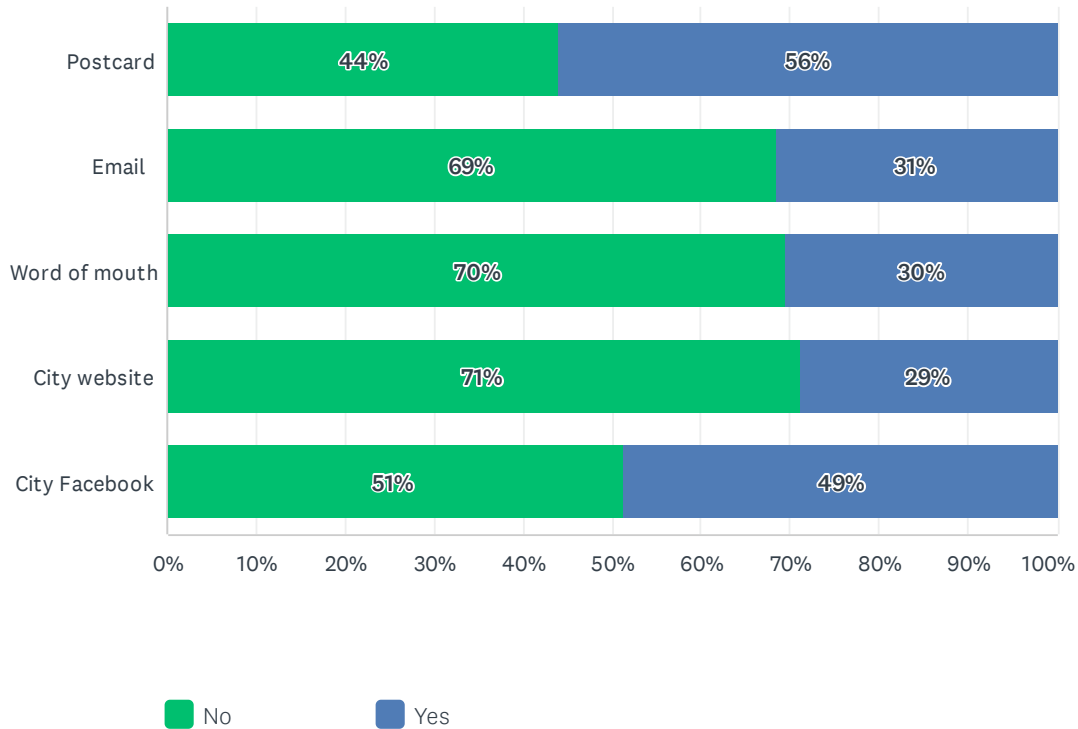
	NOT AT ALL	MINOR	MAJOR	TOTAL	WEIGHTED AVERAGE
Unaware of events	25% 92	42% 157	33% 122	371	1.08
Not interested in events	31% 113	61% 222	8% 30	365	0.77
Schedule conflicts/too busy	24% 89	52% 190	24% 89	368	1.00
Cost of attending	44% 160	39% 141	17% 63	364	0.73
Transportation to event	53% 193	35% 125	12% 44	362	0.59

#	OTHER (PLEASE SPECIFY)	DATE
1	N/A	10/15/2021 3:33 PM
2	The hours can be odd, and compete with other needs. Maybe not always a Friday night...or Sat am.	10/5/2021 10:22 AM
3	We attend the Purple lights walk although my physical condition has not permitted me to do so the last couple of years.	9/27/2021 12:18 PM
4	Fix traffic congestion	9/25/2021 9:20 PM
5	I missed events I would've have gone to because I was unaware. I also skipped the sausage event because of cost, too high	9/23/2021 2:51 AM

6	Just moved to Covington	9/19/2021 11:03 AM
7	Covid	9/16/2021 7:31 PM
8	Again, the answer format isn't clear.	9/16/2021 6:50 PM
9	Due to COVID	9/13/2021 7:39 PM

Q14 How did you find out about this survey?

Answered: 425 Skipped: 6



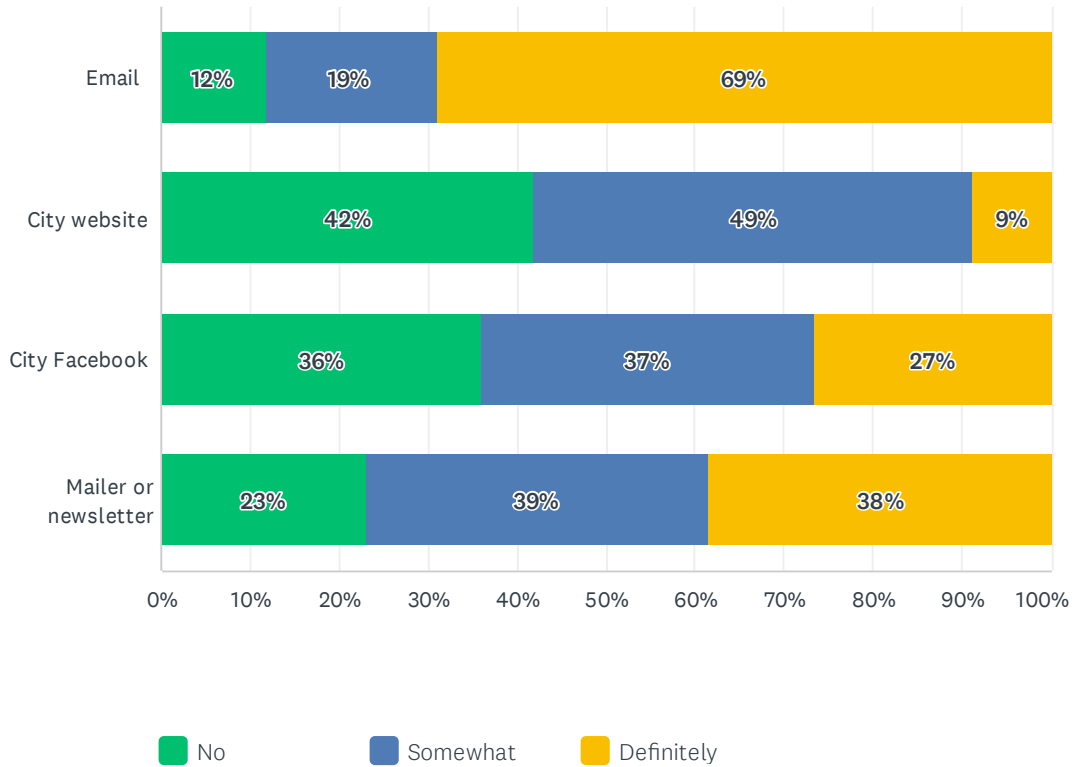
	NO	YES	TOTAL	WEIGHTED AVERAGE
Postcard	44% 172	56% 220	392	0.00
Email	69% 261	31% 120	381	0.00
Word of mouth	70% 253	30% 111	364	0.00
City website	71% 262	29% 106	368	0.00
City Facebook	51% 190	49% 180	370	0.00

#	OTHER (PLEASE SPECIFY)	DATE
1	Rec Guide	10/13/2021 3:02 PM
2	school	10/6/2021 10:21 AM
3	ad on NextDoor	9/27/2021 10:57 AM
4	City Twitter account	9/26/2021 3:41 PM
5	Fix traffic congestion	9/25/2021 9:20 PM
6	Covington Chamber	9/25/2021 7:33 AM
7	Chamber of Commerce	9/21/2021 7:45 PM
8	I ended up on the website when I saw the #shoptheCov ad on Facebook	9/15/2021 7:49 AM

9	Twitter	9/13/2021 12:52 PM
10	Twitter	9/5/2021 4:13 PM
11	Newsletter	9/2/2021 1:36 PM

Q15 Which of the following methods is the best way to communicate with you?

Answered: 425 Skipped: 6

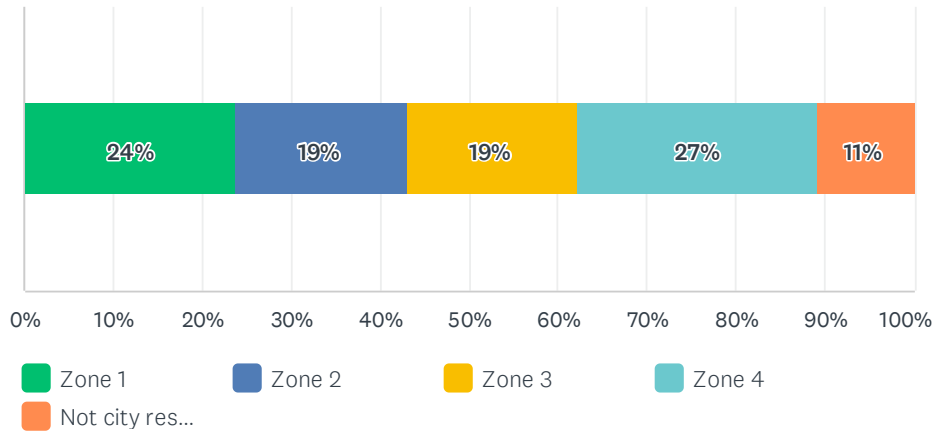


	NO	SOMEWHAT	DEFINITELY	TOTAL	WEIGHTED AVERAGE
Email	12% 49	19% 79	69% 283	411	1.57
City website	42% 159	49% 187	9% 33	379	0.67
City Facebook	36% 140	37% 146	27% 104	390	0.91
Mailer or newsletter	23% 90	39% 151	38% 150	391	1.15

#	OTHER (PLEASE SPECIFY)	DATE
1	Postings	10/1/2021 9:39 AM
2	Telegram App (www.telegram.org)	9/27/2021 10:57 AM
3	Fix traffic congestion	9/25/2021 9:20 PM
4	Posters in stores and libraries, banners	9/23/2021 2:51 AM

Q16 Where do you live in Covington (see above map)?

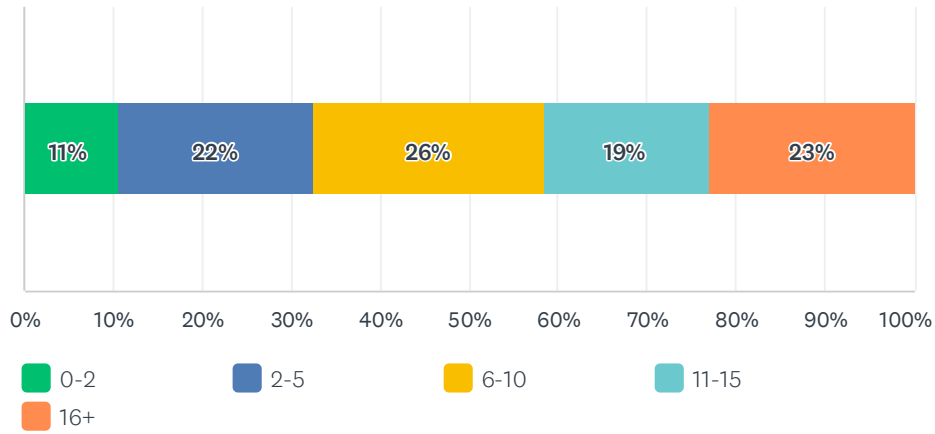
Answered: 422 Skipped: 9



ANSWER CHOICES	RESPONSES	
Zone 1	24%	100
Zone 2	19%	82
Zone 3	19%	80
Zone 4	27%	114
Not city resident	11%	46
TOTAL		422

Q17 How many years have you lived in the Covington area?

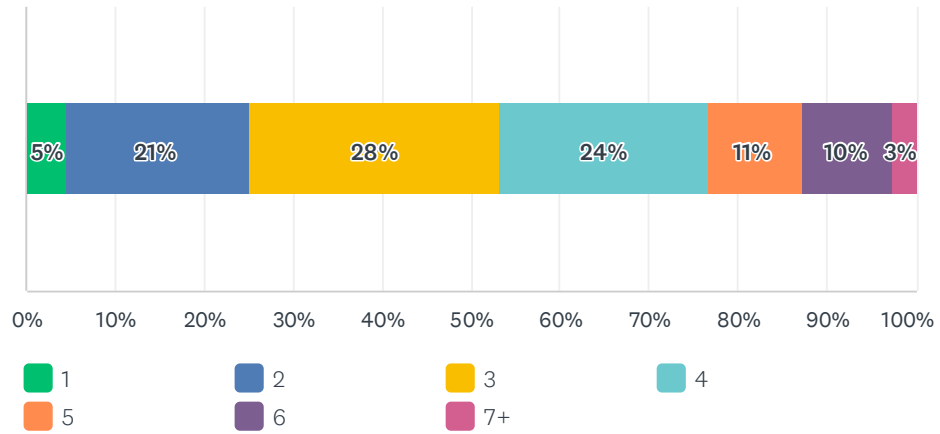
Answered: 425 Skipped: 6



ANSWER CHOICES	RESPONSES
0-2	11% 45
2-5	22% 93
6-10	26% 111
11-15	19% 79
16+	23% 97
TOTAL	425

Q18 How many people are in your household?

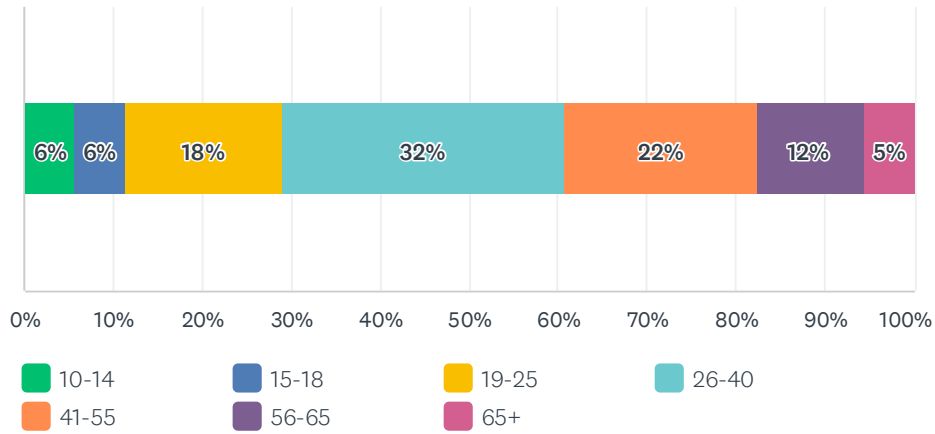
Answered: 420 Skipped: 11



ANSWER CHOICES	RESPONSES
1	5% 19
2	21% 87
3	28% 117
4	24% 99
5	11% 45
6	10% 42
7+	3% 11
TOTAL	420

Q19 What age group are you in?

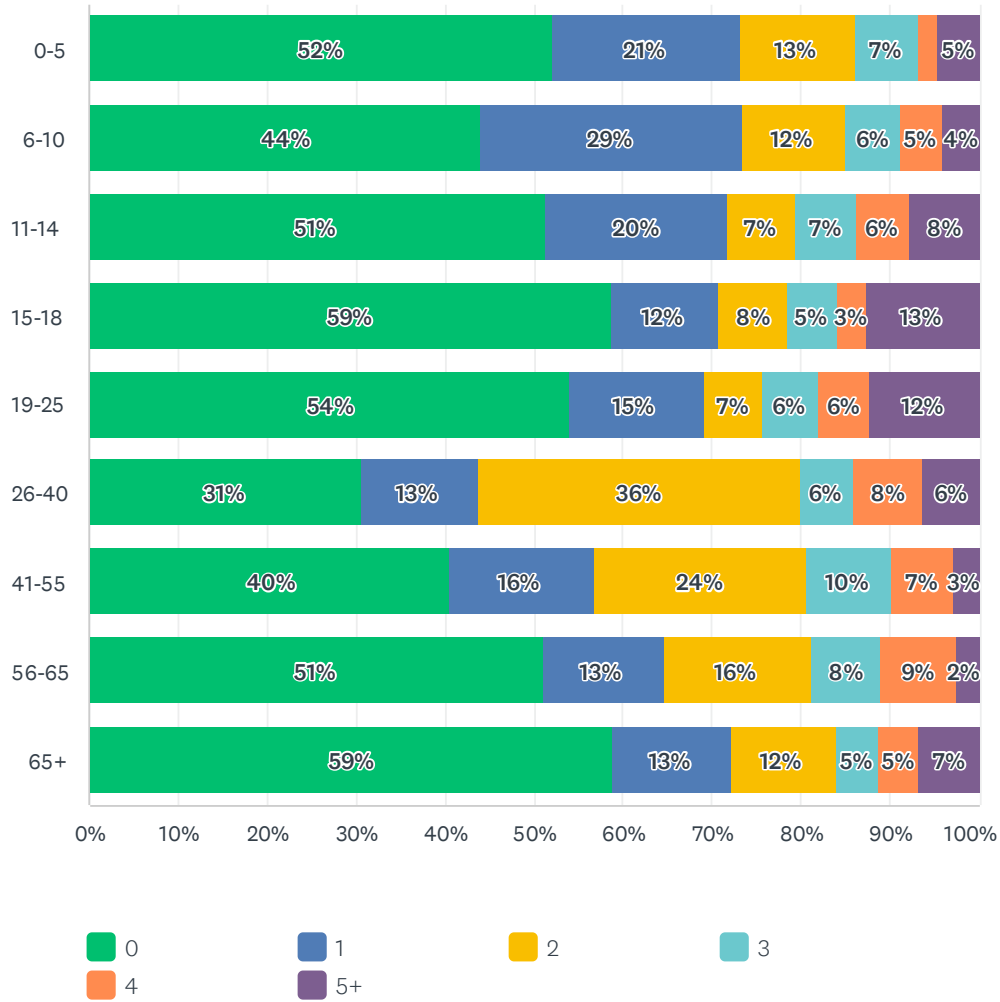
Answered: 421 Skipped: 10



ANSWER CHOICES	RESPONSES
10-14	6% 24
15-18	6% 24
19-25	18% 74
26-40	32% 134
41-55	22% 91
56-65	12% 51
65+	5% 23
TOTAL	421

Q20 How many members in your household are in the following age groups?

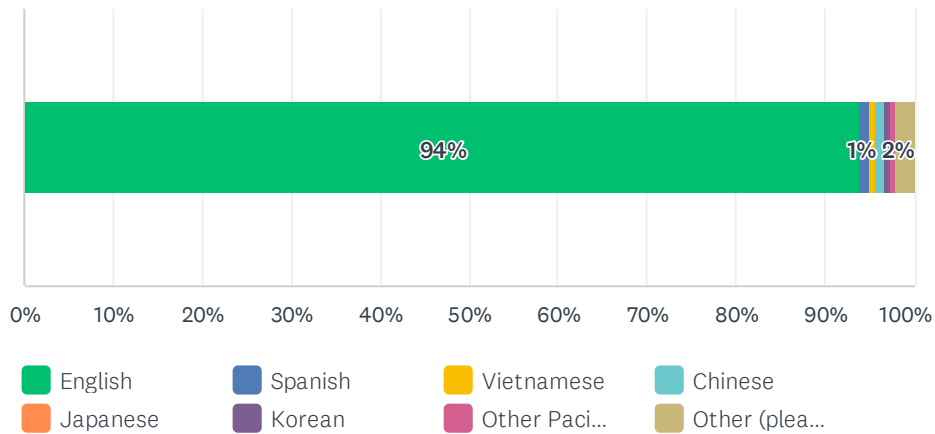
Answered: 426 Skipped: 5



	0	1	2	3	4	5+	TOTAL	WEIGHTED AVERAGE
0-5	52% 188	21% 76	13% 47	7% 26	2% 7	5% 17	361	1.00
6-10	44% 159	29% 106	12% 42	6% 22	5% 17	4% 15	361	1.11
11-14	51% 181	20% 72	7% 26	7% 25	6% 21	8% 27	352	1.19
15-18	59% 195	12% 40	8% 26	5% 18	3% 11	13% 42	332	1.20
19-25	54% 180	15% 51	7% 22	6% 21	6% 19	12% 41	334	1.31
26-40	31% 113	13% 48	36% 133	6% 22	8% 29	6% 23	368	1.66
41-55	40% 143	16% 58	24% 84	10% 34	7% 25	3% 10	354	1.35
56-65	51% 171	13% 45	16% 55	8% 26	9% 29	2% 8	334	1.16
65+	59% 195	13% 44	12% 39	5% 16	5% 15	7% 22	331	1.03

Q21 What language do the members of your household speak at home?

Answered: 426 Skipped: 5

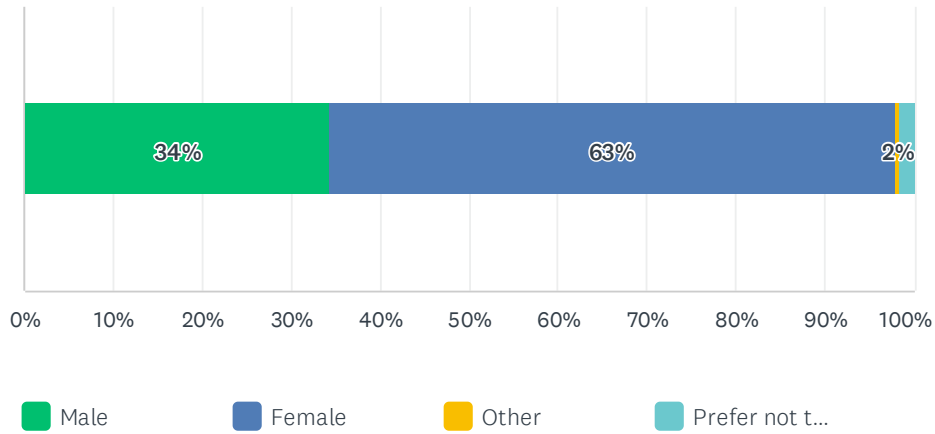


ANSWER CHOICES	RESPONSES
English	94% 400
Spanish	1% 5
Vietnamese	1% 3
Chinese	1% 4
Japanese	0% 0
Korean	1% 3
Other Pacific Island	0% 2
Other (please specify)	2% 9
TOTAL	426

#	OTHER (PLEASE SPECIFY)	DATE
1	Ukrainian	10/9/2021 7:50 AM
2	arabic	10/6/2021 10:28 AM
3	Filipino	9/25/2021 9:20 PM
4	Hindi	9/17/2021 9:52 PM
5	English and Spanish	9/16/2021 10:05 PM
6	Arabic	9/16/2021 2:59 PM
7	English, Tagalog and Visayan	9/14/2021 3:51 PM
8	Spanish and English	9/14/2021 8:59 AM
9	Bosnian	9/3/2021 6:27 AM

Q22 What is your gender?

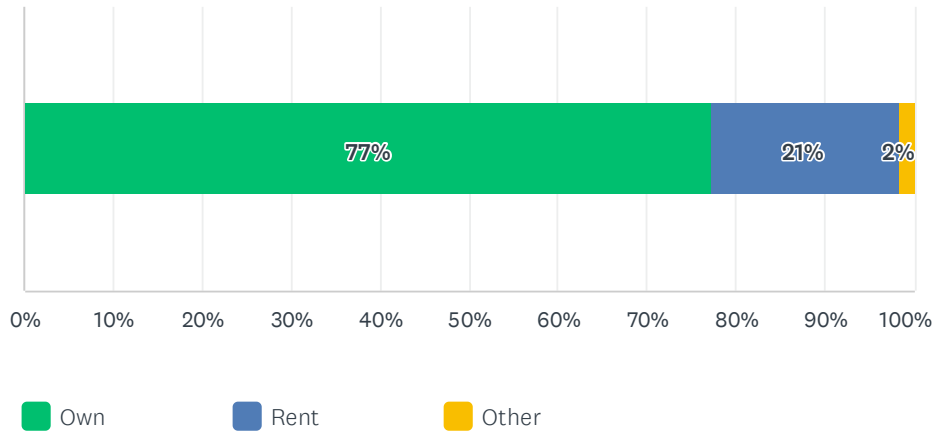
Answered: 427 Skipped: 4



ANSWER CHOICES	RESPONSES	
Male	34%	147
Female	63%	271
Other	0%	2
Prefer not to answer	2%	7
TOTAL		427

Q23 What is your current housing situation?

Answered: 417 Skipped: 14



ANSWER CHOICES	RESPONSES	
Own	77%	322
Rent	21%	88
Other	2%	7
TOTAL		417

Q24 Do you have any suggestions or recommendations concerning the development of parks, recreation, and open space in Covington?

Answered: 169 Skipped: 262

#	RESPONSES	DATE
1	Please add more swim classes with childcare option. As a mom with two kids, I can't get take one to swim classes without childcare for the other.	11/2/2021 9:04 PM
2	Its very concerning that you go to all this survey trouble to find out about adding and building more useless stuff BUT can't keep up what is already here now maintained! Covington has gone down hill SO much! It's embarrassing. I took a walk the other day and had to walk around garbage, used syringes, broken glass, grocery carts, cracked up streets with pot holes, and overgrown shrubs!!! You also need to crack down on the drugs coming up here from Kent! Everyone knows Kent is a shit hole and Covington is blending right in!	10/28/2021 11:48 PM
3	Volunteer opportunities for local parks. I would love to be a regular volunteer for Jenkins Creek Park and do invasive plant removal and maintenance but find it very difficult to figure out how to do so. More volunteer opportunities and ease of access to them. Also native plant restoration. Jenkins Creek Park is such a beautiful and natural space full of native plants and I would love more spaces to be maintained in that way. I would definitely be involved in any Covington project for invasive removal and native planting and would love to be contacted about these opportunities. I can volunteer regularly.	10/26/2021 8:04 AM
4	I would love to have more walking trails and sidewalks. So far Covington is a car-based city even though it is compact enough to be a walking friendly city	10/18/2021 12:52 PM
5	The focus should be on outdoor activities that also promote walk-ability/bike-ability for those who are able. This would also help with traffic. Ensure elements of accessibility in most parks (keeping in mind the deterioration impact of paving/asphalting- it needs to be site specific to balance needs). Natural spaces are key to health and should be the focus for the city. Schools should offer a bulk of team sports accessibility. Financial sustainability should be a priority across the board.	10/17/2021 11:54 AM
6	Bike park	10/12/2021 9:27 AM
7	Covington Community Park has been an amazing addition to our area. It's been one of our favorite parts of living in Covington. Would love to see more recreational areas like this.	10/9/2021 7:50 AM
8	off leash dog park	10/7/2021 10:10 PM
9	Create a Soos Creek Trailhead Park at the corner of 156th Ave SE and Kent-Kangley Road	10/7/2021 1:33 PM
10	Nothing at this time!	10/6/2021 10:33 AM
11	I have no suggestions or recommendations.	10/6/2021 10:33 AM
12	No	10/6/2021 10:31 AM
13	Nope	10/6/2021 10:29 AM
14	litter and the lake sanitations	10/6/2021 10:29 AM
15	No, not really. Maybe more public events?	10/6/2021 10:29 AM
16	no	10/6/2021 10:28 AM
17	No	10/6/2021 10:26 AM
18	Put more parks in neighborhoods, HOA spend more money in other places besides the "nice" neighborhoods	10/6/2021 10:25 AM
19	No.	10/6/2021 10:22 AM
20	no	10/6/2021 10:21 AM

21	Connect them both physically and thematically. Let us understand the system and what it offers and why. Tell the story of Covington and help us be Covington by participating at the park, not just visiting to play ball.	10/5/2021 10:22 AM
22	Let's get the new rec center built!!!	10/4/2021 3:38 PM
23	Crime is rampant at many trail parking lots. I would implement safety measures (e.g., signs, cameras) to help reduce it.	10/2/2021 4:46 PM
24	We definitely need a dog park! :-). They are one of the most heavily used and most appreciated parts of a park ... go to Marymoor on any day of the week, no matter what the time or weather, and you will see people and their pups gratefully making use of their destination dog park. Would be lovely to have a dog park closer to home!	9/30/2021 8:27 PM
25	The two things that Covington is missing is a splash park for young kids, and a young kid friendly pool. (Covington aquatic center it's not younger kid friendly while learning to swim) those are the two things we drive elsewhere for.	9/30/2021 5:16 PM
26	At the Covington Community Park we have enjoyed seeing Eagles soaring overhead and even nest building, Red Tailed Hawks, Crows strutting about, Canadian Geese sharing the soccer field with players, Mallard Ducks and Buffleheads in the pond, Woolly Bear Caterpillars as well as an assortment of others caterpillars including grass green ones and dragonflies, honeybees, butterflies and ants as well as native wildflowers and bushes. We've also met dog walkers and even seen a few cat walkers, families walking, bicycling or skating the paths and trails or enjoying the exercise machines, the soccer field, the playground, celebrating birthdays in the picnic areas and far off players using the tennis court. The benches are comfortable and in the covered area by the picnic tables we've seen classes and single adults practicing some sort of marital art. There's always something to see and enjoy and the walks away from traffic noise are relaxing. Sometimes you see a painted rock left to delight passers by and sometimes you meet a park friend to sit on a bench with for a short chat. Security cameras should be considered because both the lower and upper parking lots have had cars broken into. Sometimes the blackberries get too rambunctious and cross into the paths but other park goers enjoying picking their berries. Dog walkers use the grassy spaces to throw balls to their dogs and the dogs walking the paths with their humans enjoy sniffing the grassy verges along the way. Most dog walkers use the plastic bags and bins thoughtfully provided for their pets. The Covington Community Park is enjoyed by a wide range of people, pets, and wild creatures. Thank you for the paths and woody trails that provide so much pleasure.	9/30/2021 4:14 PM
27	Yes continue to send surveys out so that the residents can voice exactly what they want and don't want in their community.	9/30/2021 11:29 AM
28	Find a way to keep the bathrooms open without them being vandalized. Eliminate the use of marijuana at public parks.	9/29/2021 8:10 PM
29	If you add sports fields, turf is more usable in all seasons than grass that gets torn up in the rain.	9/29/2021 12:15 PM
30	Jenkins creek park is in need of some TLC. Pruning and new trees around the pond that like water. Also behind the school or north side there is a trail, it would be nice if it was paved from the park boundry to the the side walk behind the school.	9/28/2021 5:46 PM
31	Please add pickleball courts. They will be full.	9/28/2021 7:52 AM
32	Hope it will happen soon.	9/28/2021 1:27 AM
33	More playgrounds for children	9/27/2021 11:50 PM
34	More shelters for park rentals, basketball courts! Parks, trails, Neighborhood Program to help with communicating and engaging with the community. My HOA park was not listed in this survey.	9/27/2021 10:43 PM
35	no	9/27/2021 7:52 PM
36	The children's playground needs more projects	9/27/2021 7:15 PM
37	The implementation of as soon as possible	9/27/2021 6:57 PM
38	I hope the environment is getting better	9/27/2021 6:26 PM

39	Need more bike trails or longer trails	9/27/2021 5:20 PM
40	Safety first, green environment better point, sports equipment more	9/27/2021 1:57 PM
41	I am specifically concerned with the property recently purchased adjacent to our property. It is the last wetland/open space north of 272nd off 204th. I recommend that it remain wetlands to provide for the local wildlife and run off of Pipe Lake. I am also not willing to give up my land for access to this space. Enough development.	9/27/2021 12:18 PM
42	Please do it in a way that doesn't raise our already high property taxes even higher. We would love to remain the city that has the lowest sales tax in King County.	9/27/2021 10:57 AM
43	more communication of the activities and how people can get involved. I didn't know about most of the Covington parks that were available until this survey	9/27/2021 8:17 AM
44	Water parks and good food	9/27/2021 1:44 AM
45	Water parks and good food	9/27/2021 1:42 AM
46	Water parks and good food	9/27/2021 1:39 AM
47	Water parks and good food	9/27/2021 1:37 AM
48	Water parks and good food	9/27/2021 1:33 AM
49	Pirate ships and water parks	9/27/2021 1:22 AM
50	Pirate ships and water parks	9/27/2021 1:18 AM
51	Pirate ships and water parks	9/27/2021 1:16 AM
52	Pirate ships and water parks	9/27/2021 1:12 AM
53	Pirate ships and water parks	9/27/2021 1:08 AM
54	Pirate ships and water parks	9/27/2021 12:53 AM
55	Pirate ships and water parks	9/27/2021 12:50 AM
56	Pirate ships and water parks	9/27/2021 12:47 AM
57	Pirate ships and water parks	9/27/2021 12:45 AM
58	Pirate ships and water parks	9/27/2021 12:42 AM
59	Pirate ships and water parks	9/27/2021 12:23 AM
60	Pirate ships and water parks	9/27/2021 12:20 AM
61	Pirate ships and water parks	9/27/2021 12:18 AM
62	Pirate ships and water parks	9/27/2021 12:15 AM
63	Pirate ships and water parks	9/27/2021 12:12 AM
64	Roller coasters and children's parks	9/27/2021 12:01 AM
65	Roller coasters and children's parks	9/26/2021 11:59 PM
66	Roller coasters and children's parks	9/26/2021 11:56 PM
67	Roller coasters and children's parks	9/26/2021 11:53 PM
68	Roller coasters and children's parks	9/26/2021 11:50 PM
69	Roller coasters and children's parks	9/26/2021 11:30 PM
70	Roller coasters and children's parks	9/26/2021 11:27 PM
71	Roller coasters and children's parks	9/26/2021 11:25 PM
72	Roller coasters and children's parks	9/26/2021 11:23 PM
73	Roller coasters and children's parks	9/26/2021 11:20 PM

74	N/A	9/26/2021 8:46 PM
75	Fountains and fish ponds	9/26/2021 8:42 PM
76	Fountains and fish ponds	9/26/2021 8:39 PM
77	Fountains and fish ponds	9/26/2021 8:37 PM
78	Food court and fountain	9/26/2021 8:34 PM
79	Food court and fountain	9/26/2021 8:32 PM
80	Food court and fountain	9/26/2021 8:25 PM
81	Food court and fountain	9/26/2021 8:23 PM
82	Food court and fountain	9/26/2021 8:20 PM
83	Game city and food city	9/26/2021 8:18 PM
84	Game city and food city	9/26/2021 8:15 PM
85	A food court	9/26/2021 7:53 PM
86	A food court	9/26/2021 7:48 PM
87	A food court	9/26/2021 7:42 PM
88	A food court	9/26/2021 7:40 PM
89	A food court	9/26/2021 7:37 PM
90	Excited to see how the covington community park develops. I am within walking distance and I try and go often. It is one of the reasons I don't want to move	9/26/2021 7:30 PM
91	I hope there are more entertainment facilities and a food court	9/26/2021 7:15 PM
92	I hope there are more entertainment facilities and a food court	9/26/2021 7:13 PM
93	I hope there are more entertainment facilities and a food court	9/26/2021 7:10 PM
94	I hope there are more entertainment facilities and a food court	9/26/2021 7:08 PM
95	Hope more entertainment facilities, preferably a game city	9/26/2021 7:05 PM
96	More space to walk & hike. Thank you for asking for our input & for this great proactive survey. Much appreciated. :)	9/26/2021 5:26 PM
97	I'm not overly aware of all the options in Covington. This survey is motivating me to find out what we have around here.	9/26/2021 3:41 PM
98	Security cameras for park/trail parking lots.	9/26/2021 3:36 PM
99	Family oriented. More playgrounds, after school activities/care, splash pad, water slides, pool, nature parks with trails, picnic shelters, outdoor/indoor recreation for kids and adults	9/26/2021 2:43 PM
100	There is a lot of concern being expressed on social media about cars being vandalized at the Soos Creek Park trailheads. Addressing this situation in a city communication might help alleviate some concerns. Otherwise, I think the city council and mayor are doing a good job developing our Covington parks system - thank you!	9/26/2021 12:28 PM
101	Fix traffic congestion	9/25/2021 9:20 PM
102	Parks and recreational spaces are only as good if visitors feel safe at them. I don't feel safe (homeless and crime situation is out of control) utilizing many of the trails with my young family or leaving my car parked (many known break ins) at trailheads.	9/25/2021 9:07 PM
103	I would LOVE new parks, trails, and programs in Covington but I also want the city to maintain well the facilities they do have.	9/25/2021 7:43 PM
104	Just to leave more trees and greenery - be aware of the consequences to our environment with all the new housing you have permitted. The animals and trees are no longer. The car traffic will increase which will pollute our air with exhaust toxins.	9/25/2021 9:51 AM

105	Put up lights at CCP for night events/sports	9/23/2021 3:57 PM
106	A dog park in the Covington Park in the grassy area would be amazing!	9/23/2021 3:17 PM
107	When developing open spaces / recreation spaces, look at connecting the open spaces using non-motorized transportation (ie walking paths, bike paths/lanes, etc)	9/23/2021 4:40 AM
108	My teenagers use to go to Jenkins creek a lot until they were robbed and threatened there. Police walk throughs. Non motorized boat rental at lakes	9/23/2021 2:51 AM
109	I would like to have a dog park	9/22/2021 11:04 PM
110	I would spend more active time in Covington if it was easy to access a walking trail with my dog or bike trail. I usually go to the Kent YMCA dog park, Marymoor Park or ride on the Cedar River Trail for these weekly activities.	9/22/2021 3:14 PM
111	on the hoa park question, the tall timbers neighborhood park was not included. i would like to see our neighborhood park included in this park map.	9/22/2021 12:28 PM
112	More free swim times that aren't at nap times and bedtime for young kids.	9/21/2021 3:35 PM
113	Would love to have a nice large open dog park, think some of the undeveloped areas at the covington community park would do nicely!	9/21/2021 2:28 PM
114	Providing opportunities for kids to learn to fish and go fishing promotes environmental education and stewardship, form friendships and self-reliance. It is also a lower budget activity that allows kids to disengage from an increasingly hectic and competitive environment.	9/21/2021 10:46 AM
115	NO Fitness There are already Too many gyms in the area and they pay tax dollars which we need and we cant afford fo rthem to close!!!	9/21/2021 7:37 AM
116	More playgrounds for toddler aged children (1-3)	9/20/2021 1:56 PM
117	More playgrounds for toddler aged children (1-3)	9/20/2021 1:56 PM
118	Please take note that MANY of the choices listed on your survey are already available in some capacity through churches, schools and many fitness centers/gyms. Just the radius of Covington to Maple Valley to Kent 132nd street (where another LA Fitness will open soon) have plenty of fitness centers. There are already an abundance of outdoor parks and trails. WE NEED TO CHANGE THE FOCUS TO WHAT WE DON'T HAVE. The youths have nothing here to do. They really need a skatepark and youth activity center. How about indoor mini-golf? Let's finally get a dog park. Sooo many dog owners live out here. Always have to drive to other cities. Would love to see an indoor walking track. There are many young families with strollers and many seniors. We don't get the exercise that we would like to because of the rain, darkness and our safety. Thank you!	9/19/2021 1:37 PM
119	I'd much rather have more parks and recreation vs more Apts and houses. Creating more family oriented places, parks, learning classes and activity centers, would be an amazing addition to our growing city. Craft bizarres, festivals and farmers markets and food trucks, bring the community together. We love the annual tree lighting event. A Christmas caroling event would be fun.	9/19/2021 11:36 AM
120	Covington & MV desperately need an updated aquatic center and indoor recreation center for both youth and adult programs. An outdoor splash pad would be amazing too! Thank you!	9/18/2021 9:30 PM
121	Pedestrian and bike accessibility across major city areas. Connectivity to retail center, schools, and parks.	9/18/2021 8:20 PM
122	Vending services or perhaps a profit sharing approach to bring in vendors could do quite well during outdoor sessions. With multiple games on the weekends spaced hour by an hour or more it would be great to be able to walk over, get a sandwich or coffee have a little picnic and then attend the next game.	9/18/2021 10:29 AM
123	Parks are great but cleanliness and associated maintenance can have improvements. Very often we see pet poops, weeds, bugs in parks that can turn down the visitors excitement to visit the parks.	9/17/2021 10:30 PM
124	Yes! Please fix the pedestrian/sidewalk all over the city. City needs to have more sidewalk maintenance and cleaning. Lots of vegetation all over the sidewalk extending till roads. Please look into it.	9/17/2021 9:52 PM

125	Keep your focus family oriented. Covington is wonderful because it appeals to all ages. Make your facilities family focused, and everyone will attend.	9/17/2021 7:54 PM
126	Our current pool has some serious issues, especially with the heating elements in the showers. We would be regularly attending, but have had to go to other cities because of scalding/freezing water randomly while trying to shower my children.	9/17/2021 2:58 PM
127	Please do something to Evergreen Park. Something natural, clean up and add sitting areas.	9/17/2021 9:55 AM
128	There is a cycling boom taking off due largely to COVID and awareness of renewable energy/human powered transport. I appreciate the city including bike lanes in the street improvements. However, for older parts of the system, I have noticed that the bike icons have not been painted/refreshed at the same frequency as the white lines; as a result they've faded. Most of the commercial district is a flat basin, perfect for short bike trips to eat, run errands or light recreation to/from parks or regional trails. With high density residential increasing and traffic congestion on the rise, human powered transport could become a preferable alternative if the infrastructure covered the main destinations. Also, long range, please have staff research the latest recommended best practices for bike lane layout which places both bike lanes on one side of the road separated from traffic by a thin planter/hardscape curb and are distinctive through intersections. Same amount of space allocation (~6' for bikes) Seattle is just now getting on board with this (7th and 9th) between downtown and SLU & East Greelake Dr N. NYC has been installing these types of lanes for over five years now. If you build it, the bikes will come! Hopefully we'll see dedicated/protected bike lanes from the central commercial district to Lakepoint. Parking will be a premium at Lakepoint for sure so bikes might be a better to go to/from Lakepoint.	9/17/2021 8:16 AM
129	More cover area for the playgrounds it helps not heat the playgrounds during summer and keeps you dry during winter.	9/16/2021 10:05 PM
130	Get a splash pad.	9/16/2021 8:54 PM
131	We do not use any of the local parks in Kent (especially Lake Meridian) because we no longer feel safe there. Nothing is done to curb the crime, homelessness, drug use etc. The only parks that still feel safe are the Covington Park and Lake Wilderness (on most days, but it has been changing as well).	9/16/2021 7:31 PM
132	Given the times today, I'd suggest online events (like performances) or educational events for people to participate in safely for now. Thank you for all you do already. We moved here last December and have not been out to any local parks except Lake Meridian (is that in Kent?) and a couple in Maple Valley.	9/16/2021 6:50 PM
133	Covington/Kent has been a great place to raise our children and grandchildren. We need to make sure our younger generations have good activities and good places to be at all times. Team sports are a must and all families should be able to afford registering their kids!	9/16/2021 3:58 PM
134	I belief parks and recreation are above average. But the traffic capacity is horrible!	9/16/2021 3:31 PM
135	No	9/16/2021 2:59 PM
136	Everything is great Thank you	9/16/2021 11:15 AM
137	Cleanliness is paramount. If it is not kept clean, then I quickly won't be interested in it. This survey was toooooo long.	9/15/2021 9:32 PM
138	If you sign up for something, like Gymnastics, and the class is already in progress you should prorated the price.	9/15/2021 10:53 AM
139	Open space and appropriate facilities for all user groups. A bike pump track would be a great place to start! Interconnecting trails throughout the city for ease of use to bike, run, etc.	9/15/2021 8:12 AM
140	Make more places that are Dog friendly! With 2 dogs in our house we love places where we can take the dogs that have activities for them to play in (things that offer: obstacle & agility courses, a dog pool, covered/ sheltered areas for their human family to stay comfortable, etc)	9/15/2021 7:49 AM
141	We need an off leash dog park.	9/15/2021 7:27 AM
142	It would be really great to have festivals, craft fairs, farmers markets, etc in Covington.	9/14/2021 8:45 PM
143	It would be nice to have a stage for shows, theatre in the park and watching movies in the summer.	9/14/2021 7:44 PM

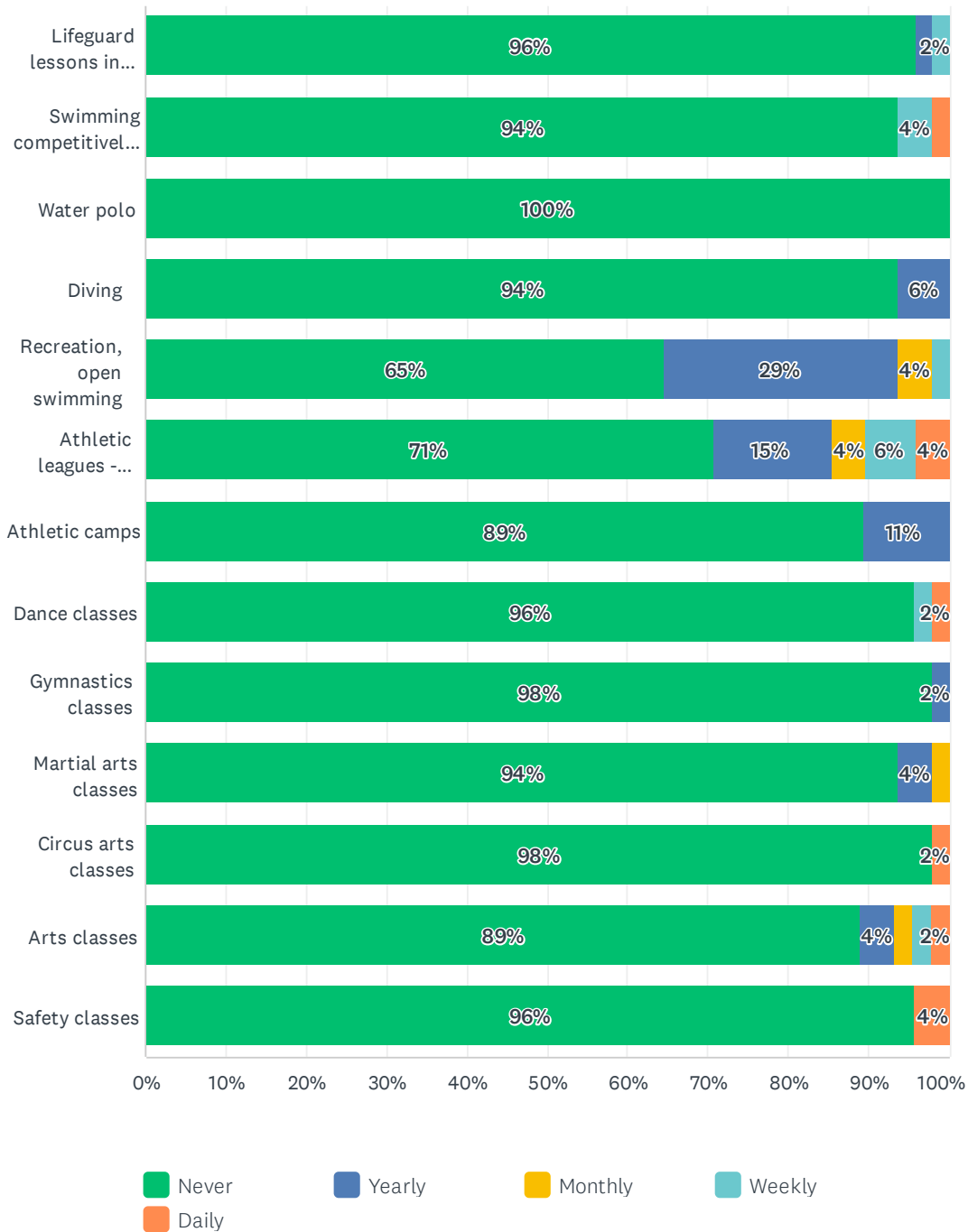
144	I love the trails and parks	9/14/2021 4:42 PM
145	Adding cool playground to Jenkins Creek to encourage families to visit. Families do not tend to visit this beautiful park due to people visiting that may be on drugs and it can tend to feel unsafe since it is secluded with potentially sketchy people hanging about. Holding events here to encourage appropriate usage. As an example, Kubota Gardens is secluded in an area known for being rough, but in this urban oasis, many people visit to enjoy the gardens and it feels safe to walk the grounds.	9/14/2021 3:51 PM
146	Excited for the new rec center!	9/14/2021 9:41 AM
147	King County should install security cameras at trailheads. There have been a lot of smashed windows and thefts at Soos Creek trailheads.	9/14/2021 8:32 AM
148	I would love to see more trails throughout the city and more open spaces. A dog park would be GREAT!!!	9/14/2021 8:22 AM
149	We need more special need sports and social programs for youth and teens and better training for teenage coaches should these kids participate in sports programs	9/14/2021 2:58 AM
150	I think a community shopping/restaurant area with indoor and outdoor seating and fireplaces would be fabulous. Ethic food choices and the ability to walk, shop, and eat without traffic interference.	9/13/2021 9:45 PM
151	Remember who's money it is you're spending. We don't need Cadillacs, we need function.	9/13/2021 9:00 PM
152	Please plant more trees. We also need protection from damages to parks and surrounding areas.	9/13/2021 7:39 PM
153	Not really i just want more baseball fields.	9/13/2021 7:26 PM
154	Please protect what few natural spaces we have left.	9/13/2021 7:01 PM
155	Since I don't generally use them I don't have any suggestions but my children grew up here and I know that parks and open areas are very important to children so I support them.	9/13/2021 5:16 PM
156	Keep it equitable for all	9/13/2021 5:03 PM
157	Better maintenance and law enforcement for Jenkins Creek Park. There is a lot of illicit drug use in Jenkins Creek Park, especially at the eastern main entrance and in the upper loop.	9/13/2021 2:05 PM
158	You have lots of animal lovers. Use them, and offer them space. Thank you!	9/13/2021 1:06 PM
159	In different historical periods, specific places and activities in urban parks have carried different subjects' unique feelings and memories of their times. After time's precipitation, these feelings and memories bring unique spiritual experience and a strong sense of belonging to stimulate their desire for park cultural inheritance.	9/13/2021 12:41 PM
160	I went to a few of the music events at the park this year. I would like to see more events like these. I would also like to see a lot more options for Seniors.	9/13/2021 12:23 PM
161	Please put in a community garden in the space near jenkins creek park trails and multicare (land for sale sign). A farmers market would also be wonderful! On another note, covington could be a little more pedestrian friendly as my family walks and bikes often and have (on several occasions) been very nearly hit by cars not paying attention. --Including twice in a crosswalk with a baby stroller!!	9/13/2021 12:20 PM
162	No suggestion, but I love the public art!	9/10/2021 11:23 PM
163	Finish Covington Community Park unused space put in a basketball court or baseball field and build a Community center	9/7/2021 8:51 PM
164	More turf fields and turf baseball fields	9/4/2021 10:00 AM
165	Love it, open space adds a dimension that makes a small town feel more like a city. With growing population going outer ends of the county, what your seeing is people living in Covington (suburbs) but not having recreation in Covington.	9/2/2021 2:20 PM
166	More natural the better. The city is quickly losing all of its green space and it is sad.	9/2/2021 1:36 PM
167	Please ensure there is enough parking for events and locations, that the streets can handle the	9/2/2021 1:16 PM

added traffic, and that you retain as much natural greenery as possible.

168	Not a Covington resident, but I work in Covington and utilize parks and rec programs/facilities.	9/2/2021 12:29 PM
169	Thanks that is gerat.	8/21/2021 12:02 PM

Q1 What Covington Parks & Recreation Department programs have you participated in over the past year?

Answered: 48 Skipped: 1

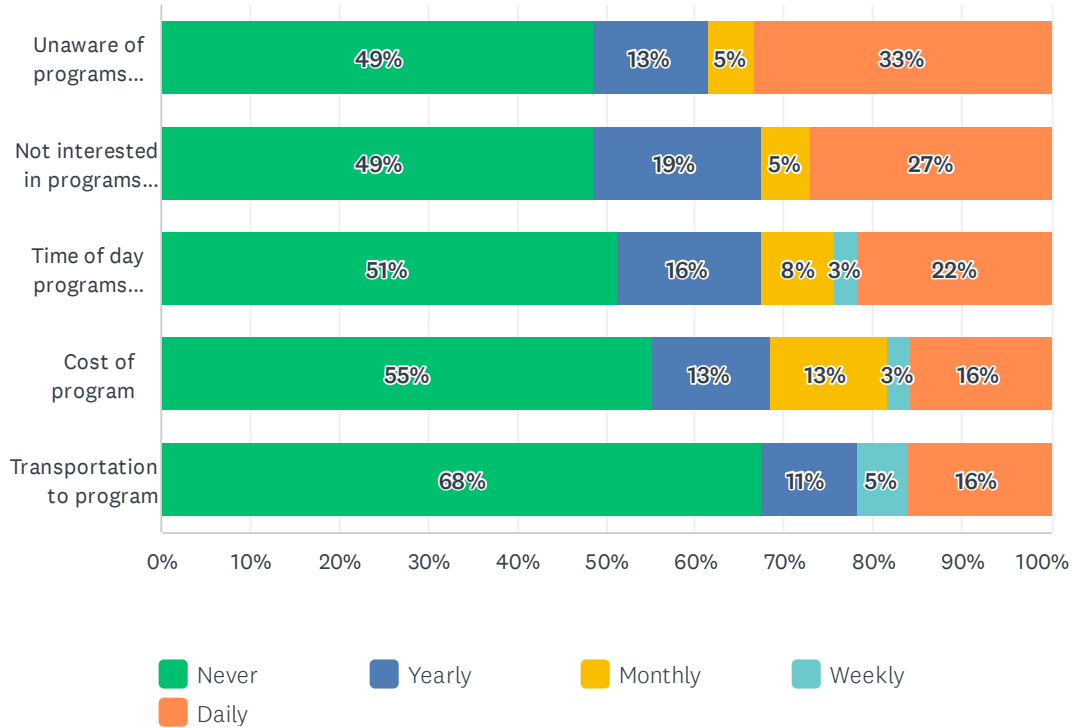


	NEVER	YEARLY	MONTHLY	WEEKLY	DAILY	TOTAL	WEIGHTED AVERAGE
Lifeguard lessons in CPR/Red Cross/ Water Safety/Scout Merit badges	96% 46	2% 1	0% 0	2% 1	0% 0	48	0.08
Swimming competitively, for physical training, or club practices	94% 45	0% 0	0% 0	4% 2	2% 1	48	0.21
Water polo	100% 47	0% 0	0% 0	0% 0	0% 0	47	0.00
Diving	94% 44	6% 3	0% 0	0% 0	0% 0	47	0.06
Recreation, open swimming	65% 31	29% 14	4% 2	2% 1	0% 0	48	0.44
Athletic leagues - basketball, soccer, golf, baseball, football, volleyball	71% 34	15% 7	4% 2	6% 3	4% 2	48	0.58
Athletic camps	89% 42	11% 5	0% 0	0% 0	0% 0	47	0.11
Dance classes	96% 45	0% 0	0% 0	2% 1	2% 1	47	0.15
Gymnastics classes	98% 47	2% 1	0% 0	0% 0	0% 0	48	0.02
Martial arts classes	94% 45	4% 2	2% 1	0% 0	0% 0	48	0.08
Circus arts classes	98% 46	0% 0	0% 0	0% 0	2% 1	47	0.09
Arts classes	89% 40	4% 2	2% 1	2% 1	2% 1	45	0.24
Safety classes	96% 45	0% 0	0% 0	0% 0	4% 2	47	0.17

#	OTHER (PLEASE SPECIFY)	DATE
1	girl scouts	10/13/2021 12:26 PM
2	none	10/12/2021 1:50 PM
3	Gaming	10/12/2021 10:25 AM
4	Didn't participate because of covid	10/12/2021 9:57 AM
5	I am taking a coding class?	10/12/2021 9:10 AM
6	none	10/11/2021 3:36 PM

Q2 If you did not participate in any Covington Parks & Recreation programs over the past year, what were the reasons?

Answered: 42 Skipped: 7

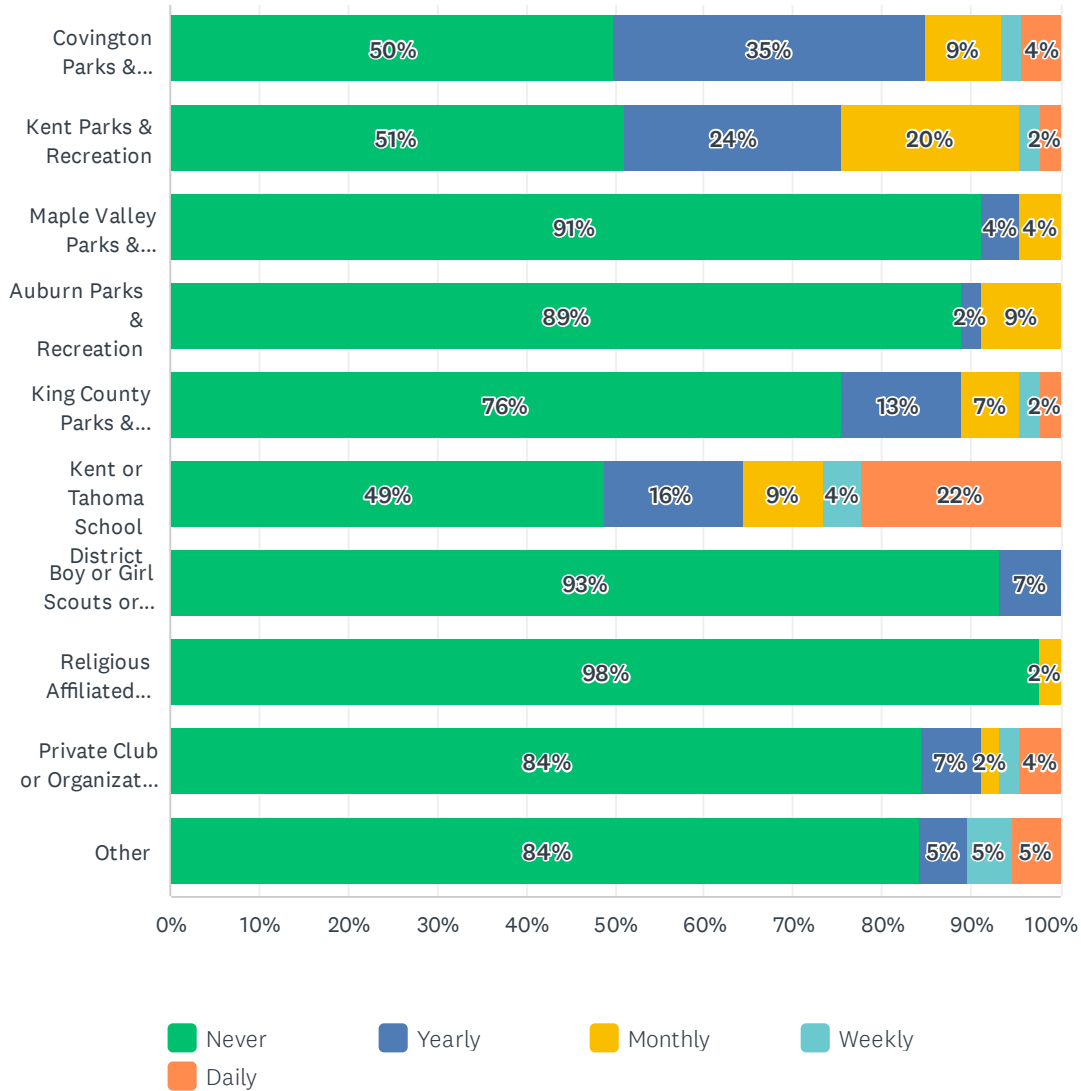


	NEVER	YEARLY	MONTHLY	WEEKLY	DAILY	TOTAL	WEIGHTED AVERAGE
Unaware of programs offered	49% 19	13% 5	5% 2	0% 0	33% 13	39	1.56
Not interested in programs offered	49% 18	19% 7	5% 2	0% 0	27% 10	37	1.38
Time of day programs scheduled	51% 19	16% 6	8% 3	3% 1	22% 8	37	1.27
Cost of program	55% 21	13% 5	13% 5	3% 1	16% 6	38	1.11
Transportation to program	68% 25	11% 4	0% 0	5% 2	16% 6	37	0.92

#	OTHER (PLEASE SPECIFY)	DATE
1	Covid	10/20/2021 7:07 PM
2	I was not interested in the programs	10/12/2021 8:11 PM
3	none	10/12/2021 1:50 PM
4	Coronavirus	10/12/2021 10:25 AM
5	Covid	10/12/2021 9:57 AM
6	Just moved to Covington	10/11/2021 6:47 PM
7	ii did not live in covington this past year.	10/11/2021 3:36 PM

Q3 How often do you use recreation programs provided by the following organizations?

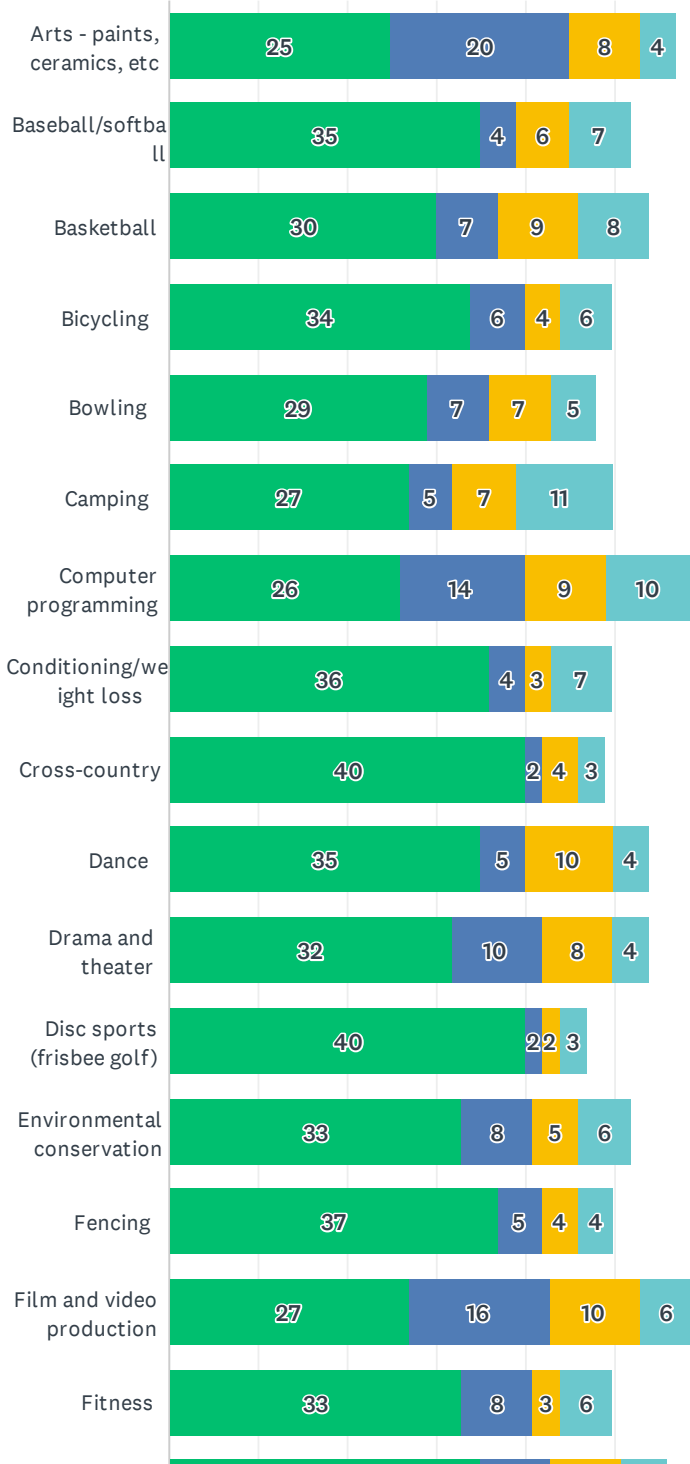
Answered: 47 Skipped: 2

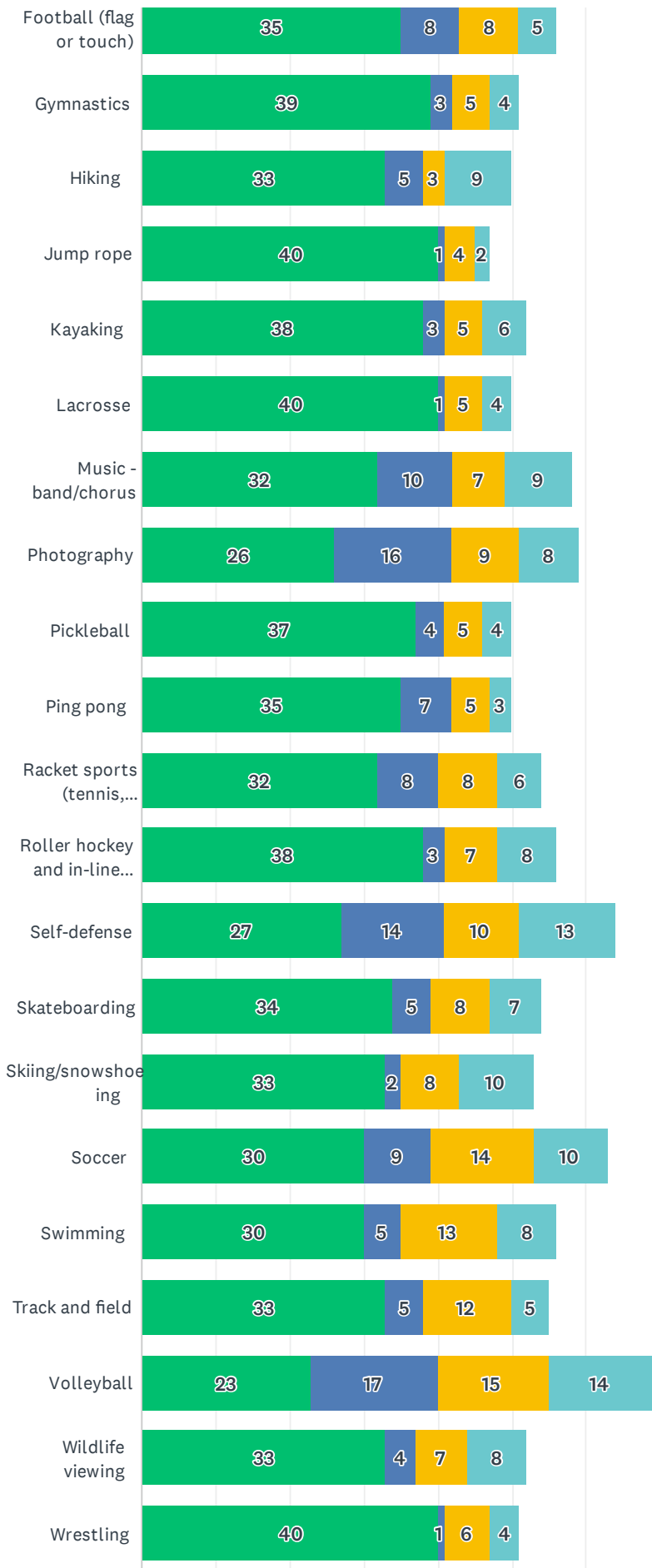


	NEVER	YEARLY	MONTHLY	WEEKLY	DAILY	TOTAL	WEIGHTED AVERAGE
Covington Parks & Recreation	50% 23	35% 16	9% 4	2% 1	4% 2	46	0.76
Kent Parks & Recreation	51% 23	24% 11	20% 9	2% 1	2% 1	45	0.80
Maple Valley Parks & Recreation	91% 41	4% 2	4% 2	0% 0	0% 0	45	0.13
Auburn Parks & Recreation	89% 40	2% 1	9% 4	0% 0	0% 0	45	0.20
King County Parks & Recreation	76% 34	13% 6	7% 3	2% 1	2% 1	45	0.42
Kent or Tahoma School District	49% 22	16% 7	9% 4	4% 2	22% 10	45	1.36
Boy or Girl Scouts or Campfire Boys & Girls	93% 42	7% 3	0% 0	0% 0	0% 0	45	0.07
Religious Affiliated Recreation Program	98% 44	0% 0	2% 1	0% 0	0% 0	45	0.04
Private Club or Organization Recreation Program	84% 38	7% 3	2% 1	2% 1	4% 2	45	0.36
Other	84% 32	5% 2	0% 0	5% 2	5% 2	38	0.42

Q4 Which recreation programs would you like to participate in - during the school day, on interscholastic teams that require practice and play at other schools after school hours and on the weekends, and/or in Covington Parks & Recreation programs after school and during the summer? Check all that you would like to do.

Answered: 48 Skipped: 1





0 10 20 30 40 50 60 70 80 90 100

■ Not interes... ■ During sch... ■ School club ... ■ Covington ...

	NOT INTERESTED	DURING SCHOOL	SCHOOL CLUB AND/OR TEAMS	COVINGTON PARKS & RECREATION	TOTAL RESPONDENTS
Arts - paints, ceramics, etc	54% 25	43% 20	17% 8	9% 4	46
Baseball/softball	76% 35	9% 4	13% 6	15% 7	46
Basketball	65% 30	15% 7	20% 9	17% 8	46
Bicycling	74% 34	13% 6	9% 4	13% 6	46
Bowling	63% 29	15% 7	15% 7	11% 5	46
Camping	60% 27	11% 5	16% 7	24% 11	45
Computer programming	57% 26	30% 14	20% 9	22% 10	46
Conditioning/weight loss	78% 36	9% 4	7% 3	15% 7	46
Cross-country	87% 40	4% 2	9% 4	7% 3	46
Dance	74% 35	11% 5	21% 10	9% 4	47
Drama and theater	70% 32	22% 10	17% 8	9% 4	46
Disc sports (frisbee golf)	87% 40	4% 2	4% 2	7% 3	46
Environmental conservation	72% 33	17% 8	11% 5	13% 6	46
Fencing	80% 37	11% 5	9% 4	9% 4	46
Film and video production	57% 27	34% 16	21% 10	13% 6	47
Fitness	73% 33	18% 8	7% 3	13% 6	45
Football (flag or touch)	74% 35	17% 8	17% 8	11% 5	47
Gymnastics	85% 39	7% 3	11% 5	9% 4	46
Hiking	72% 33	11% 5	7% 3	20% 9	46
Jump rope	87% 40	2% 1	9% 4	4% 2	46
Kayaking	83% 38	7% 3	11% 5	13% 6	46
Lacrosse	87% 40	2% 1	11% 5	9% 4	46
Music - band/chorus	70% 32	22% 10	15% 7	20% 9	46

Covington School Student Survey

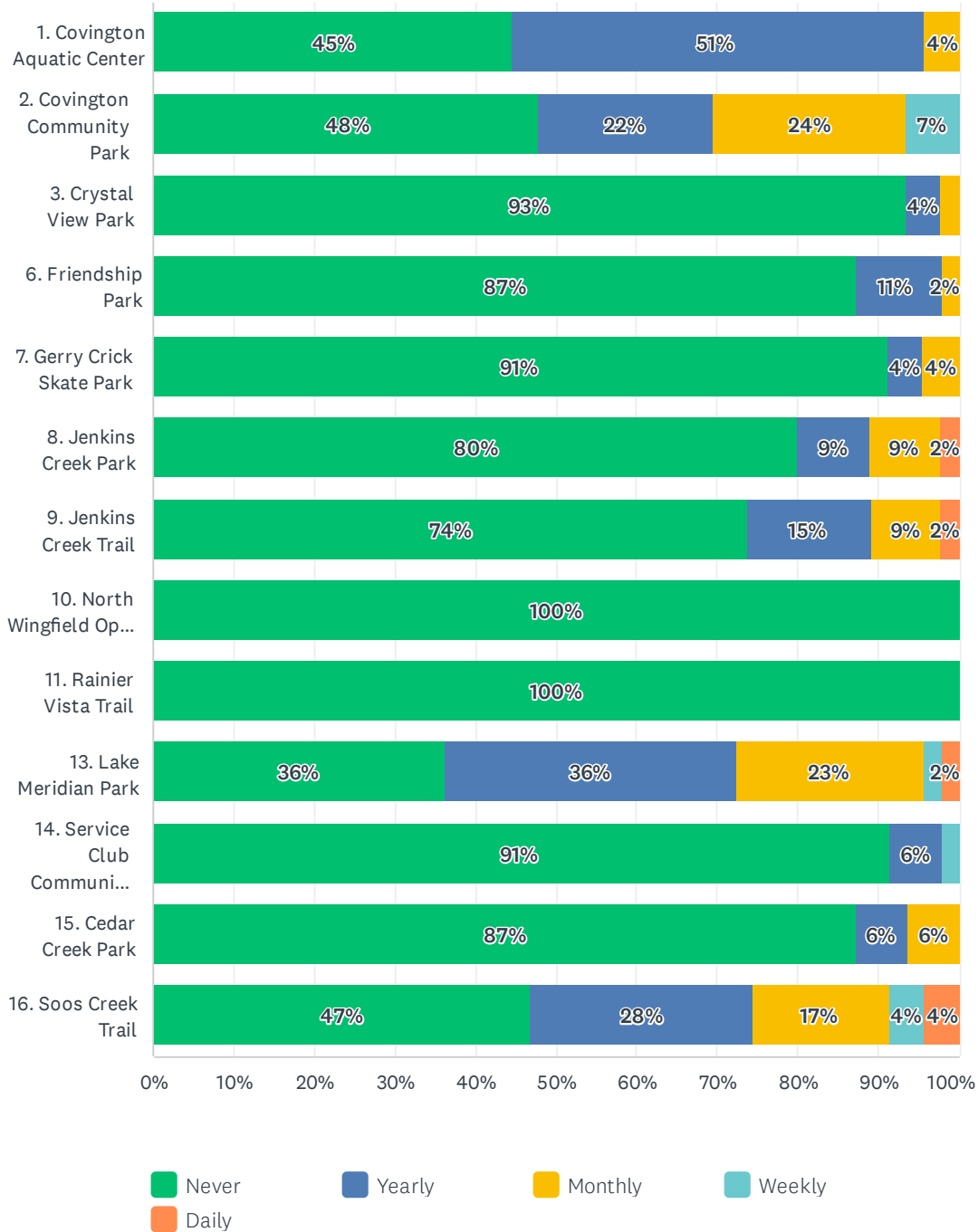
SurveyMonkey

Photography	55% 26	34% 16	19% 9	17% 8	47
Pickleball	80% 37	9% 4	11% 5	9% 4	46
Ping pong	76% 35	15% 7	11% 5	7% 3	46
Racket sports (tennis, badminton)	70% 32	17% 8	17% 8	13% 6	46
Roller hockey and in-line skating	79% 38	6% 3	15% 7	17% 8	48
Self-defense	57% 27	30% 14	21% 10	28% 13	47
Skateboarding	74% 34	11% 5	17% 8	15% 7	46
Skiing/snowshoeing	73% 33	4% 2	18% 8	22% 10	45
Soccer	65% 30	20% 9	30% 14	22% 10	46
Swimming	64% 30	11% 5	28% 13	17% 8	47
Track and field	70% 33	11% 5	26% 12	11% 5	47
Volleyball	50% 23	37% 17	33% 15	30% 14	46
Wildlife viewing	72% 33	9% 4	15% 7	17% 8	46
Wrestling	87% 40	2% 1	13% 6	9% 4	46

#	OTHER (PLEASE SPECIFY)	DATE
1	Snowboarding	10/20/2021 7:07 PM
2	none	10/12/2021 1:50 PM

Q5 How often do you use the Covington, Kent, and King County developed parks shown on the preceding map?

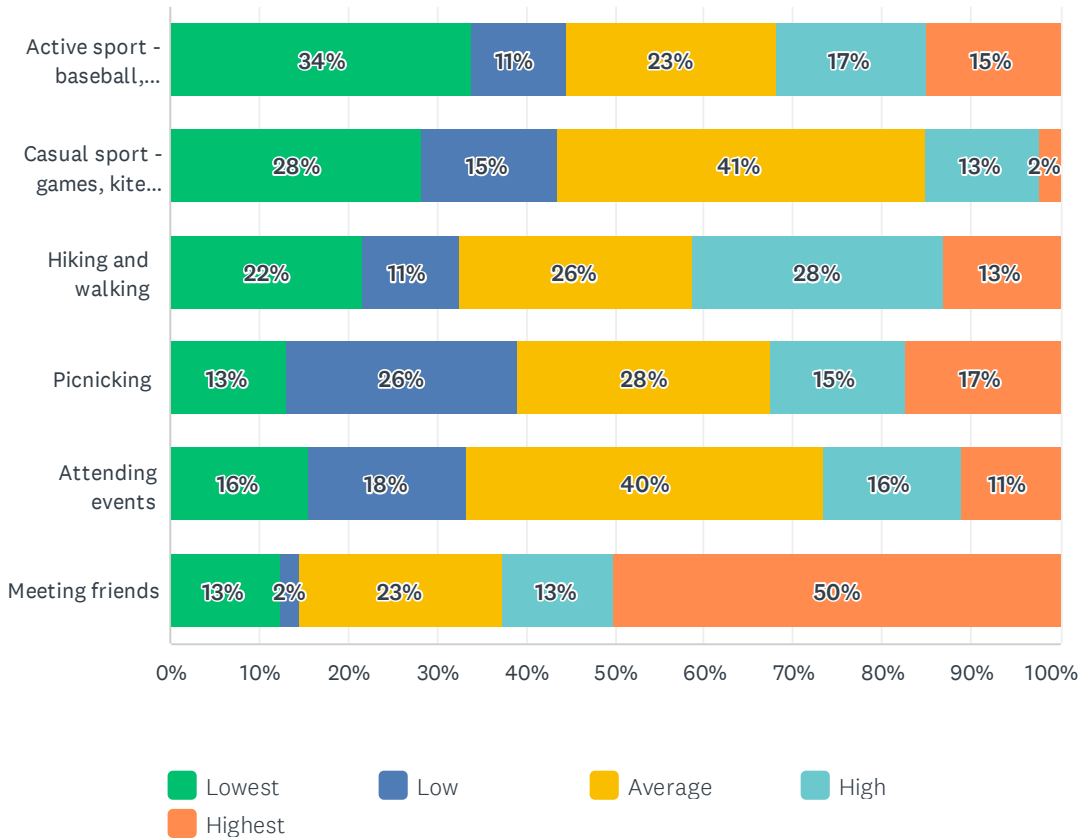
Answered: 47 Skipped: 2



	NEVER	YEARLY	MONTHLY	WEEKLY	DAILY	TOTAL	WEIGHTED AVERAGE
1. Covington Aquatic Center	45% 21	51% 24	4% 2	0% 0	0% 0	47	0.60
2. Covington Community Park	48% 22	22% 10	24% 11	7% 3	0% 0	46	0.89
3. Crystal View Park	93% 43	4% 2	2% 1	0% 0	0% 0	46	0.09
6. Friendship Park	87% 41	11% 5	2% 1	0% 0	0% 0	47	0.15
7. Gerry Crick Skate Park	91% 41	4% 2	4% 2	0% 0	0% 0	45	0.13
8. Jenkins Creek Park	80% 36	9% 4	9% 4	0% 0	2% 1	45	0.36
9. Jenkins Creek Trail	74% 34	15% 7	9% 4	0% 0	2% 1	46	0.41
10. North Wingfield Open Space Trail	100% 47	0% 0	0% 0	0% 0	0% 0	47	0.00
11. Rainier Vista Trail	100% 47	0% 0	0% 0	0% 0	0% 0	47	0.00
13. Lake Meridian Park	36% 17	36% 17	23% 11	2% 1	2% 1	47	0.98
14. Service Club Community Park	91% 43	6% 3	0% 0	2% 1	0% 0	47	0.13
15. Cedar Creek Park	87% 41	6% 3	6% 3	0% 0	0% 0	47	0.19
16. Soos Creek Trail	47% 22	28% 13	17% 8	4% 2	4% 2	47	0.91

Q6 What is your favorite activity when visiting a park?

Answered: 48 Skipped: 1

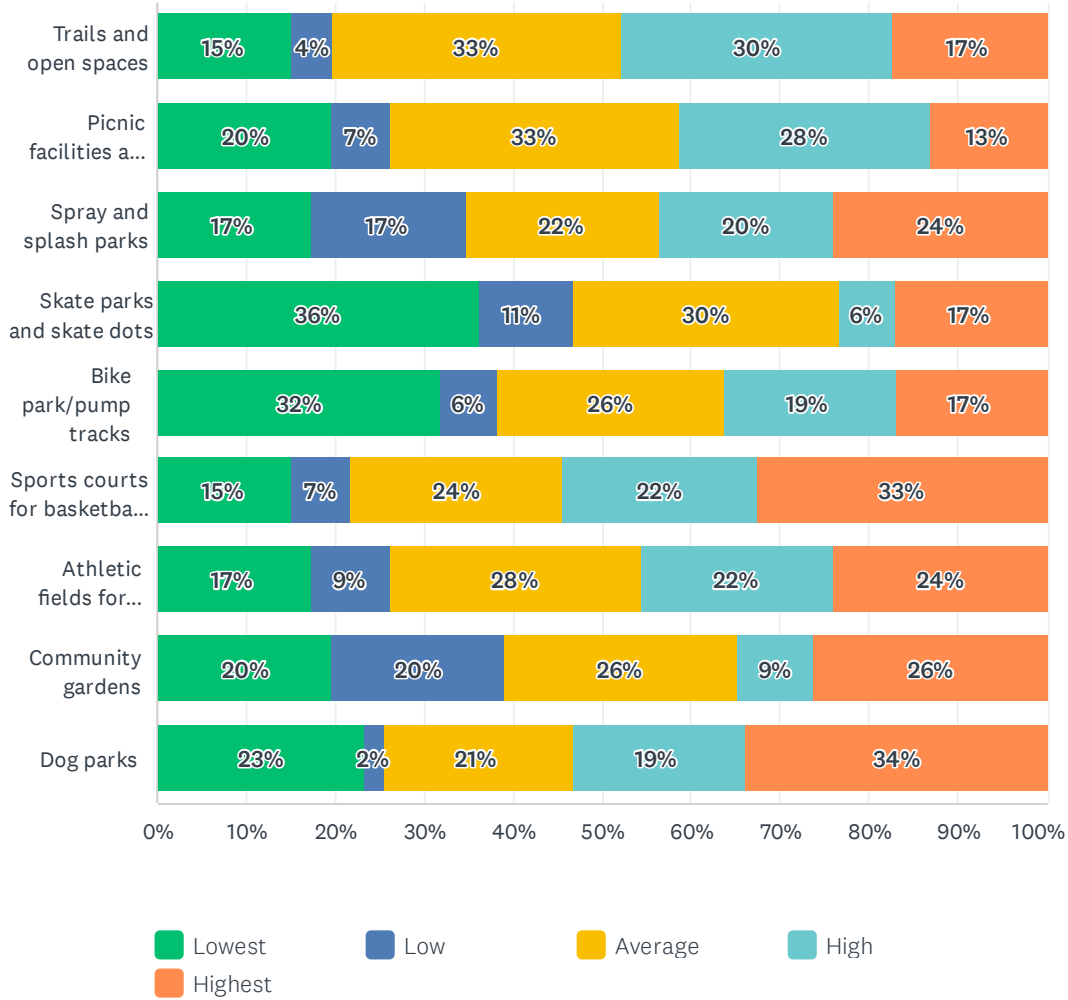


	LOWEST	LOW	AVERAGE	HIGH	HIGHEST	TOTAL	WEIGHTED AVERAGE
Active sport - baseball, soccer, other	34% 16	11% 5	23% 11	17% 8	15% 7	47	2.68
Casual sport - games, kite flying, other	28% 13	15% 7	41% 19	13% 6	2% 1	46	2.46
Hiking and walking	22% 10	11% 5	26% 12	28% 13	13% 6	46	3.00
Picnicking	13% 6	26% 12	28% 13	15% 7	17% 8	46	2.98
Attending events	16% 7	18% 8	40% 18	16% 7	11% 5	45	2.89
Meeting friends	13% 6	2% 1	23% 11	13% 6	50% 24	48	3.85

#	OTHER (PLEASE SPECIFY)	DATE
1	none	10/12/2021 1:50 PM
2	playing on the playground?	10/12/2021 10:25 AM
3	Biking	10/12/2021 9:57 AM

Q7 If it were possible, what type of outdoor recreation amenities or programs would you like to see added to facilities in Covington?

Answered: 48 Skipped: 1

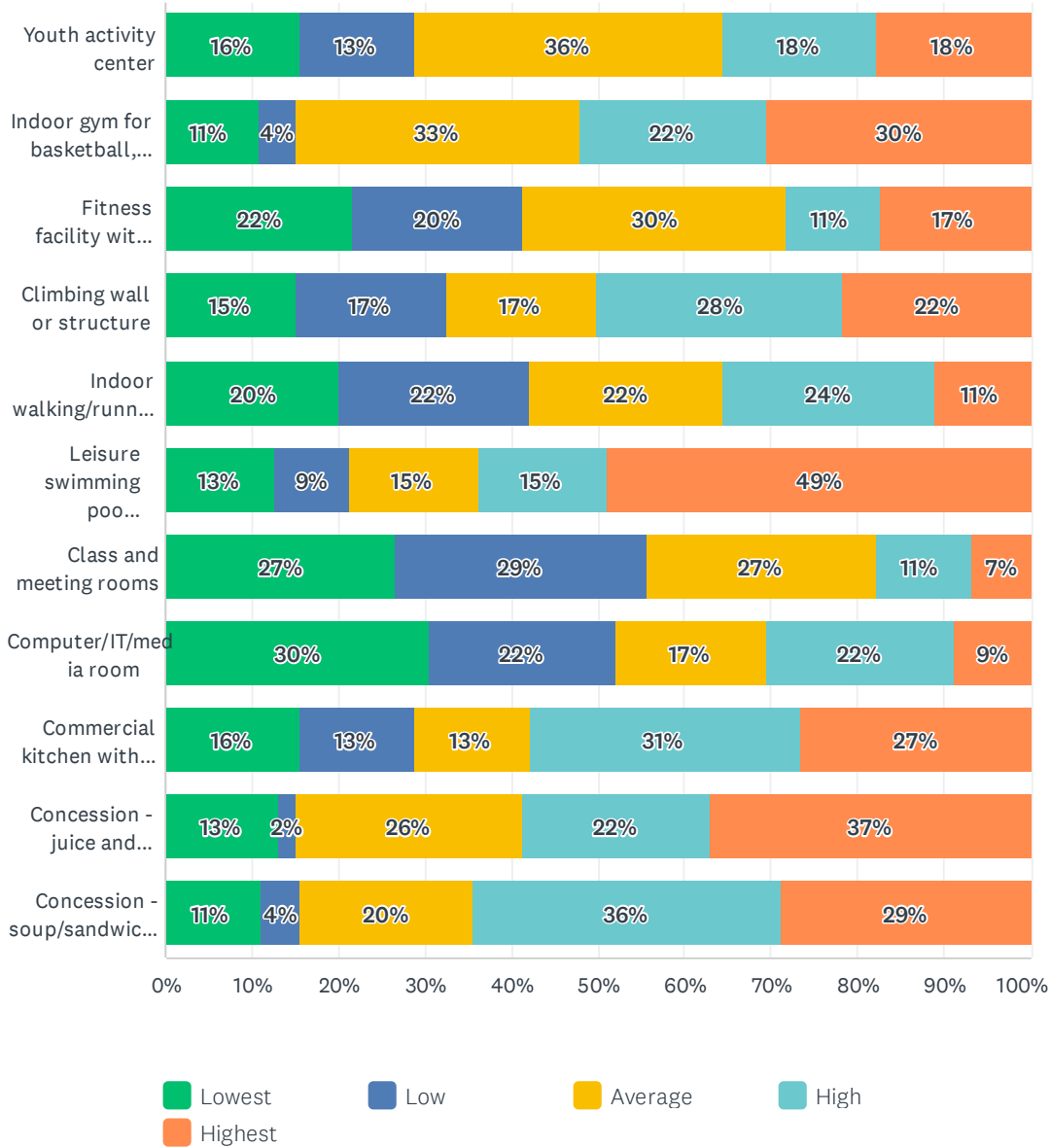


	LOWEST	LOW	AVERAGE	HIGH	HIGHEST	TOTAL	WEIGHTED AVERAGE
Trails and open spaces	15% 7	4% 2	33% 15	30% 14	17% 8	46	2.30
Picnic facilities and shelters	20% 9	7% 3	33% 15	28% 13	13% 6	46	2.09
Spray and splash parks	17% 8	17% 8	22% 10	20% 9	24% 11	46	2.15
Skate parks and skate dots	36% 17	11% 5	30% 14	6% 3	17% 8	47	1.57
Bike park/pump tracks	32% 15	6% 3	26% 12	19% 9	17% 8	47	1.83
Sports courts for basketball, pickle ball, volleyball	15% 7	7% 3	24% 11	22% 10	33% 15	46	2.50
Athletic fields for soccer, baseball	17% 8	9% 4	28% 13	22% 10	24% 11	46	2.26
Community gardens	20% 9	20% 9	26% 12	9% 4	26% 12	46	2.02
Dog parks	23% 11	2% 1	21% 10	19% 9	34% 16	47	2.38

#	OTHER (PLEASE SPECIFY)	DATE
1	Tennis	10/20/2021 7:07 PM
2	basketball courts	10/12/2021 1:50 PM
3	Mtn bike jump park and trails	10/12/2021 9:57 AM

Q8 What type of indoor recreation programs would you like to see added to facilities in Covington?

Answered: 47 Skipped: 2

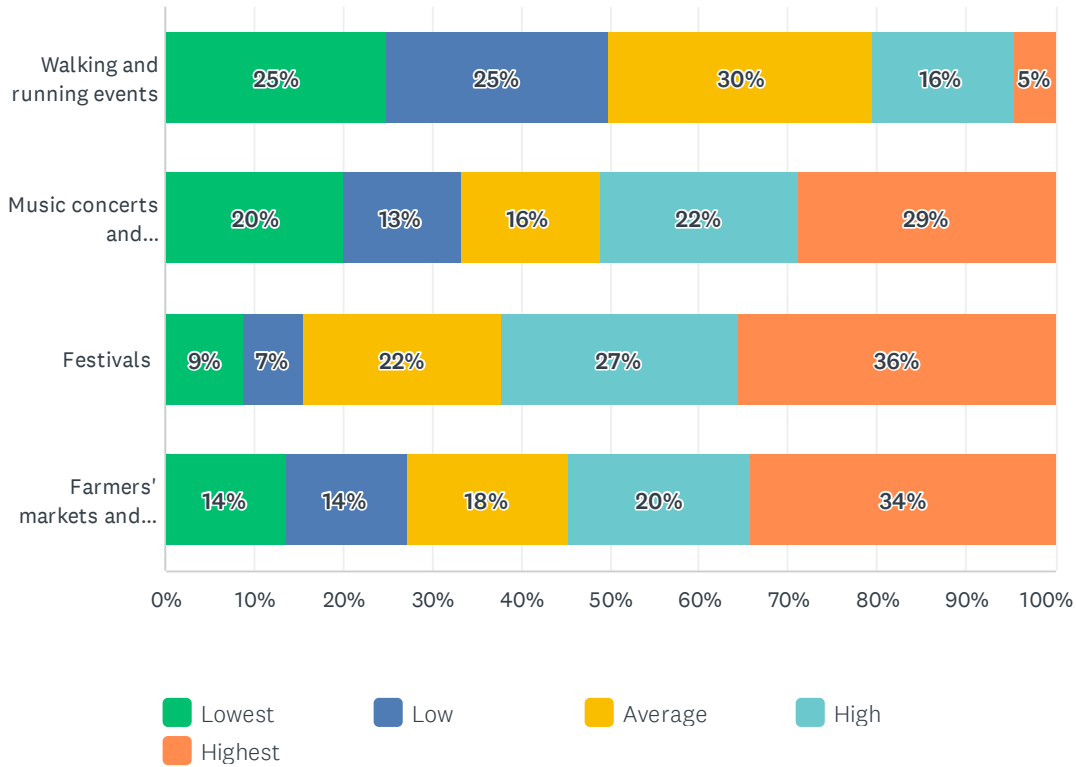


	LOWEST	LOW	AVERAGE	HIGH	HIGHEST	TOTAL	WEIGHTED AVERAGE
Youth activity center	16% 7	13% 6	36% 16	18% 8	18% 8	45	2.09
Indoor gym for basketball, volleyball, badminton	11% 5	4% 2	33% 15	22% 10	30% 14	46	2.57
Fitness facility with weights, aerobics	22% 10	20% 9	30% 14	11% 5	17% 8	46	1.83
Climbing wall or structure	15% 7	17% 8	17% 8	28% 13	22% 10	46	2.24
Indoor walking/running track	20% 9	22% 10	22% 10	24% 11	11% 5	45	1.84
Leisure swimming pool with lazy river	13% 6	9% 4	15% 7	15% 7	49% 23	47	2.79
Class and meeting rooms	27% 12	29% 13	27% 12	11% 5	7% 3	45	1.42
Computer/IT/media room	30% 14	22% 10	17% 8	22% 10	9% 4	46	1.57
Commercial kitchen with cooking classes	16% 7	13% 6	13% 6	31% 14	27% 12	45	2.40
Concession - juice and coffee bar	13% 6	2% 1	26% 12	22% 10	37% 17	46	2.67
Concession - soup/sandwich cafe	11% 5	4% 2	20% 9	36% 16	29% 13	45	2.67

#	OTHER (PLEASE SPECIFY)	DATE
1	pizza	10/19/2021 11:11 PM
2	windows on school buildings please.	10/12/2021 1:50 PM
3	Gaming center	10/12/2021 10:25 AM
4	Indoor bike park	10/12/2021 9:57 AM

Q9 What type of events have and would you like to attend in Covington parks?

Answered: 46 Skipped: 3

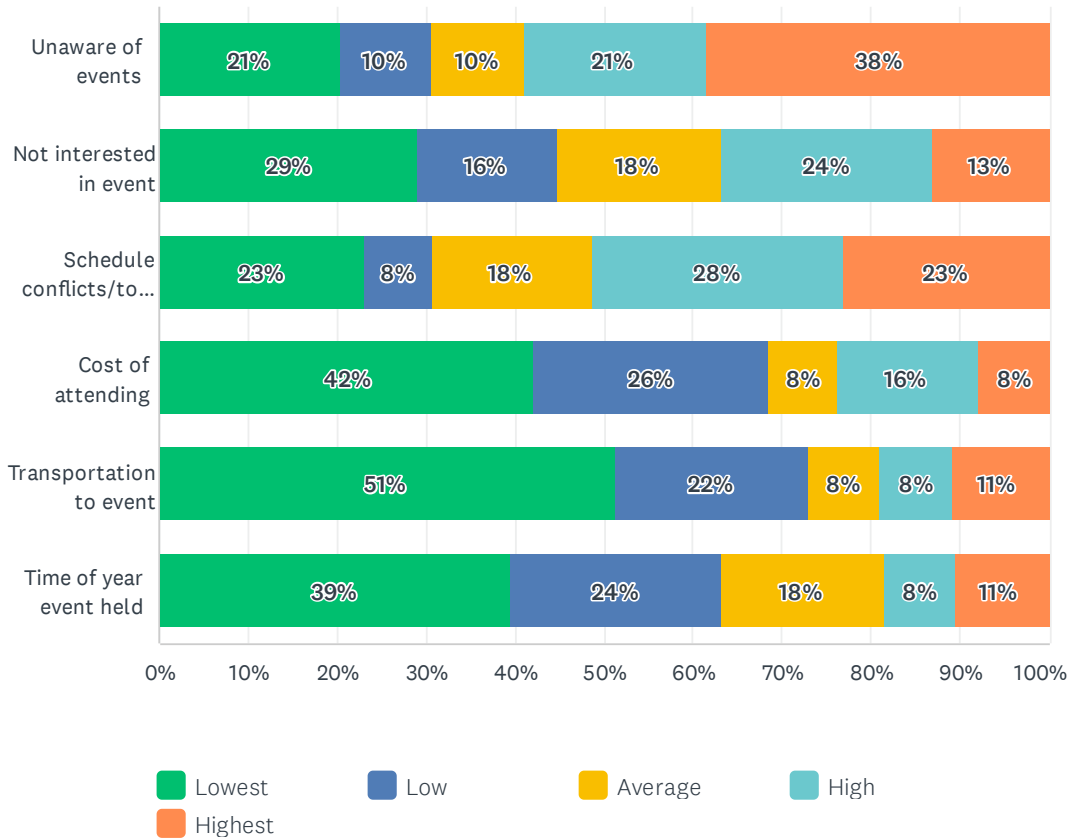


	LOWEST	LOW	AVERAGE	HIGH	HIGHEST	TOTAL	WEIGHTED AVERAGE
Walking and running events	25% 11	25% 11	30% 13	16% 7	5% 2	44	2.50
Music concerts and performances	20% 9	13% 6	16% 7	22% 10	29% 13	45	3.27
Festivals	9% 4	7% 3	22% 10	27% 12	36% 16	45	3.73
Farmers' markets and craft bazaars	14% 6	14% 6	18% 8	20% 9	34% 15	44	3.48

#	OTHER (PLEASE SPECIFY)	DATE
1	none	10/12/2021 1:50 PM
2	Community bike rides	10/12/2021 9:57 AM

Q10 If you have not attended a Covington Parks & Recreation event, what were the reasons?

Answered: 40 Skipped: 9



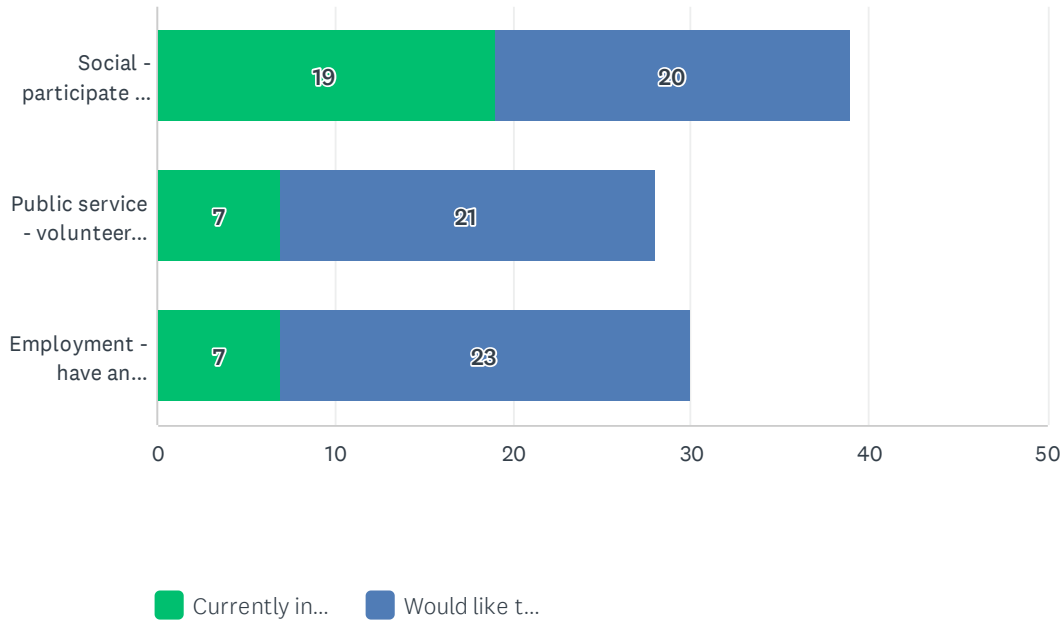
	LOWEST	LOW	AVERAGE	HIGH	HIGHEST	TOTAL	WEIGHTED AVERAGE
Unaware of events	21% 8	10% 4	10% 4	21% 8	38% 15	39	3.46
Not interested in event	29% 11	16% 6	18% 7	24% 9	13% 5	38	2.76
Schedule conflicts/too busy	23% 9	8% 3	18% 7	28% 11	23% 9	39	3.21
Cost of attending	42% 16	26% 10	8% 3	16% 6	8% 3	38	2.21
Transportation to event	51% 19	22% 8	8% 3	8% 3	11% 4	37	2.05
Time of year event held	39% 15	24% 9	18% 7	8% 3	11% 4	38	2.26

#	OTHER (PLEASE SPECIFY)	DATE
1	I just moved here so this is all new to me	10/15/2021 10:07 PM
2	I would but my family doesn't feel comfortable during covid.	10/12/2021 1:50 PM
3	nobody will take me	10/12/2021 10:25 AM

4	Covid	10/12/2021 9:57 AM
5	N/A	10/11/2021 3:33 PM

Q11 In addition to recreation, what other kind of activities would you like to participate in?

Answered: 39 Skipped: 10

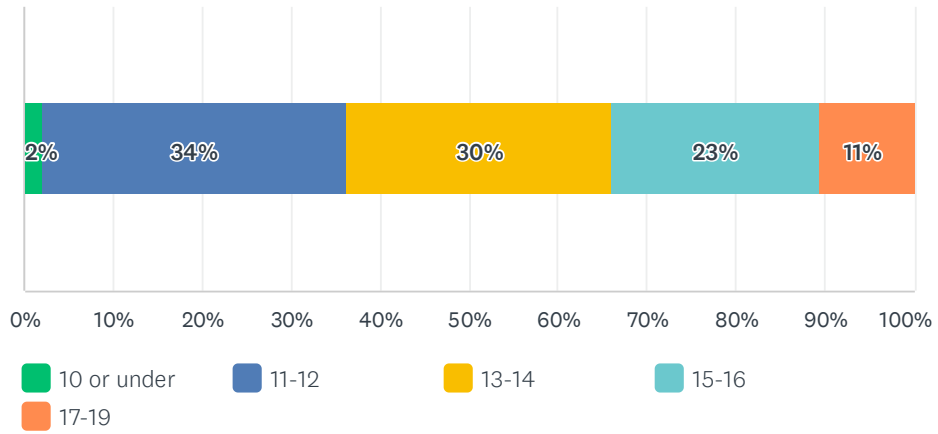


	CURRENTLY INVOLVED IN	WOULD LIKE TO BE INVOLVED IN	TOTAL RESPONDENTS
Social - participate in a school or community club or organization in special events and activities?	50% 19	53% 20	38
Public service - volunteer with a community organization and network with community leaders?	26% 7	78% 21	27
Employment - have an internship or job?	24% 7	79% 23	29

#	OTHER (PLEASE SPECIFY)	DATE
1	I would not like any, although I could do Public service	10/11/2021 6:05 PM

Q12 What age group are you in?

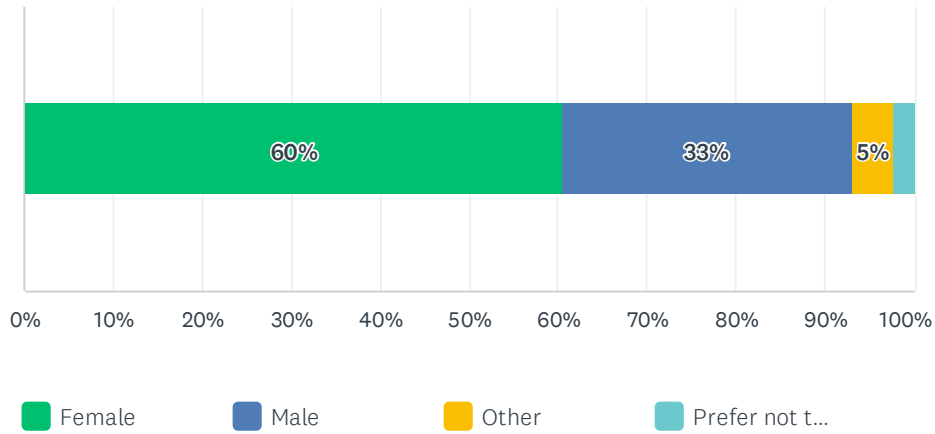
Answered: 47 Skipped: 2



ANSWER CHOICES	RESPONSES
10 or under	2% 1
11-12	34% 16
13-14	30% 14
15-16	23% 11
17-19	11% 5
TOTAL	47

Q13 What is your gender?

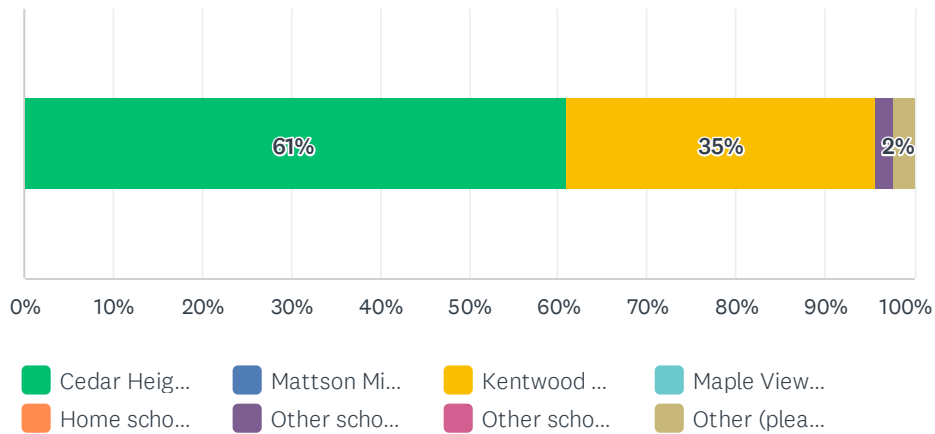
Answered: 43 Skipped: 6



ANSWER CHOICES	RESPONSES	
Female	60%	26
Male	33%	14
Other	5%	2
Prefer not to answer	2%	1
TOTAL		43

Q14 Which school do you attend?

Answered: 46 Skipped: 3

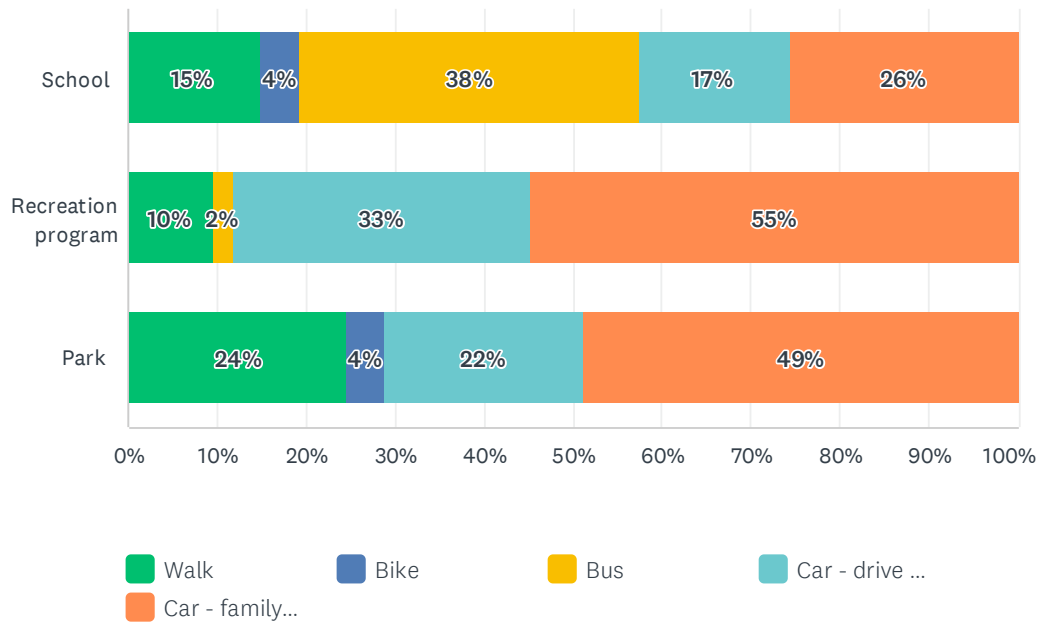


ANSWER CHOICES	RESPONSES	
Cedar Heights Middle School	61%	28
Mattson Middle School	0%	0
Kentwood High School	35%	16
Maple View Middle School	0%	0
Home schooled	0%	0
Other school in Kent School District	2%	1
Other school in Tahoma School District	0%	0
Other (please specify)	2%	1
TOTAL		46

#	OTHER (PLEASE SPECIFY)	DATE
1	Covington Elementary	10/5/2021 12:20 PM

Q15 How do you get to school, a recreation program, or park?

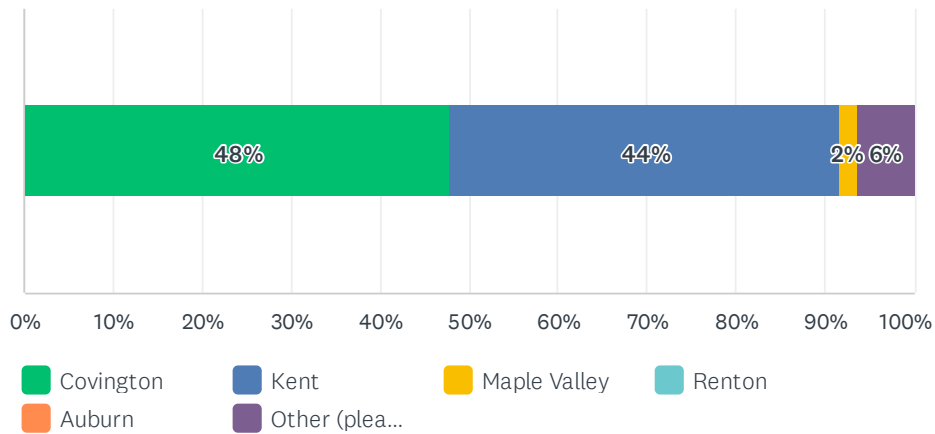
Answered: 47 Skipped: 2



	WALK	BIKE	BUS	CAR - DRIVE SELF	CAR - FAMILY MEMBER, FRIENDS DRIVE OR CAR POOL	TOTAL	WEIGHTED AVERAGE
School	15% 7	4% 2	38% 18	17% 8	26% 12	47	3.34
Recreation program	10% 4	0% 0	2% 1	33% 14	55% 23	42	4.24
Park	24% 11	4% 2	0% 0	22% 10	49% 22	45	3.67

Q16 What community do you live in?

Answered: 48 Skipped: 1

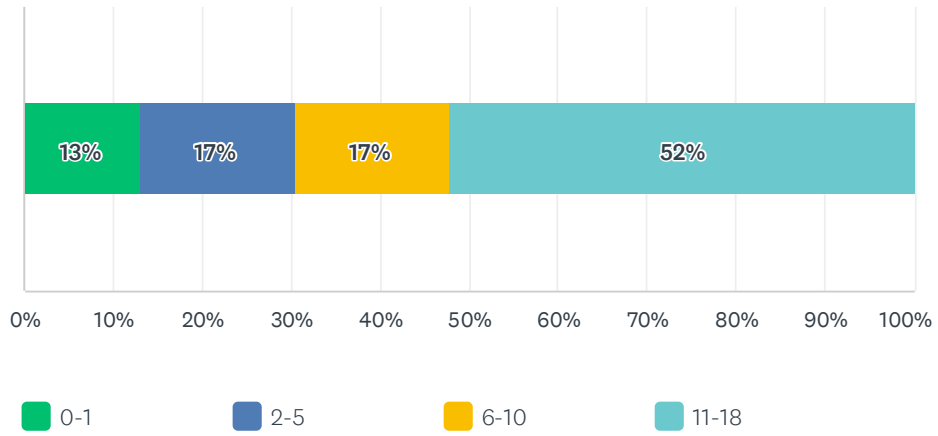


ANSWER CHOICES	RESPONSES	
Covington	48%	23
Kent	44%	21
Maple Valley	2%	1
Renton	0%	0
Auburn	0%	0
Other (please specify)	6%	3
TOTAL		48

#	OTHER (PLEASE SPECIFY)	DATE
1	China	10/19/2021 10:42 PM
2	Black Diamond	10/11/2021 6:48 PM
3	Black Diamond	10/11/2021 6:37 PM

Q17 How many years have you lived in the Covington area?

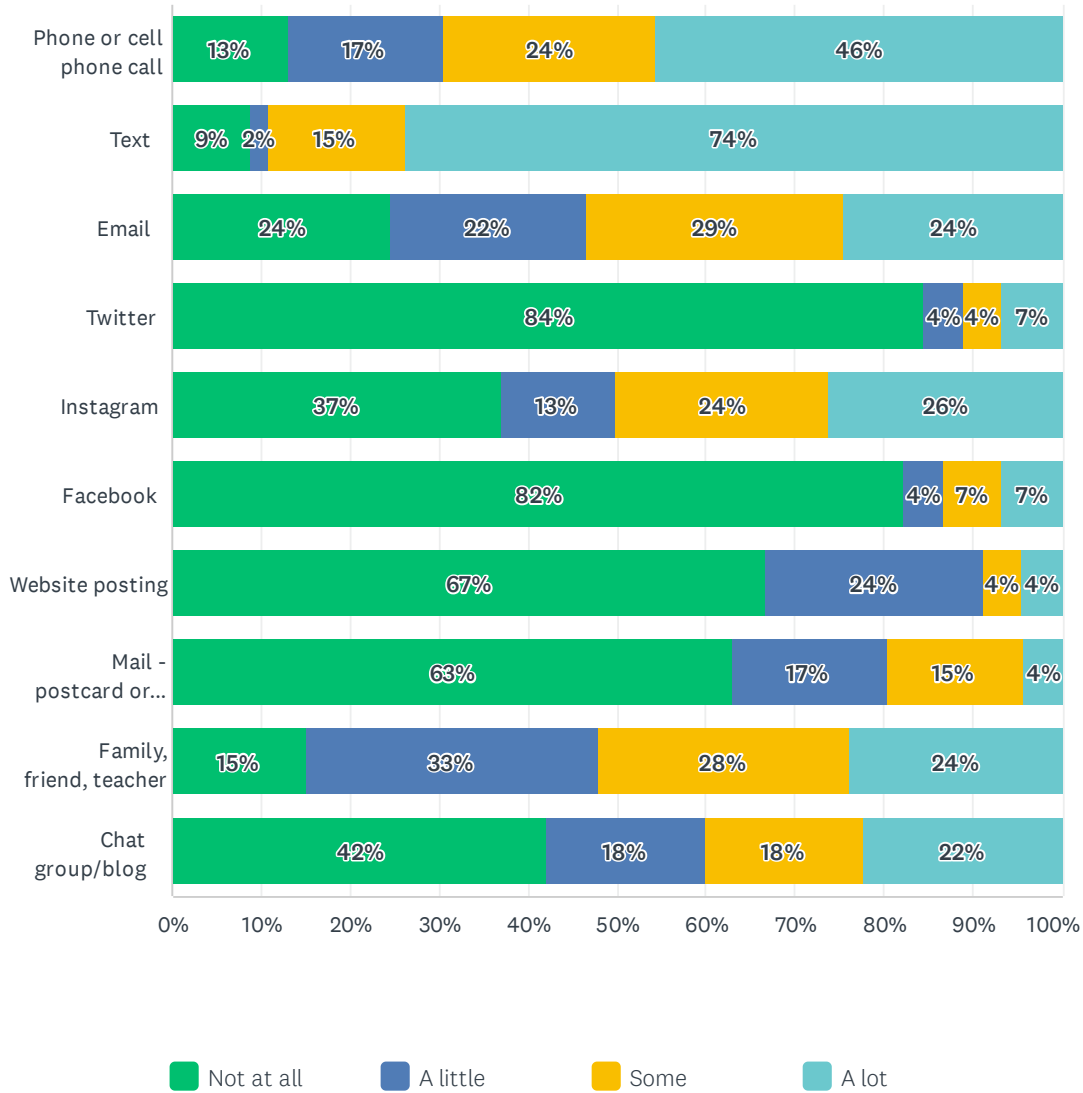
Answered: 46 Skipped: 3



ANSWER CHOICES	RESPONSES
0-1	13% 6
2-5	17% 8
6-10	17% 8
11-18	52% 24
TOTAL	46

Q18 What is the best way of communicating with you and your peers?

Answered: 46 Skipped: 3



	NOT AT ALL	A LITTLE	SOME	A LOT	TOTAL	WEIGHTED AVERAGE
Phone or cell phone call	13% 6	17% 8	24% 11	46% 21	46	3.02
Text	9% 4	2% 1	15% 7	74% 34	46	3.54
Email	24% 11	22% 10	29% 13	24% 11	45	2.53
Twitter	84% 38	4% 2	4% 2	7% 3	45	1.33
Instagram	37% 17	13% 6	24% 11	26% 12	46	2.39
Facebook	82% 37	4% 2	7% 3	7% 3	45	1.38
Website posting	67% 30	24% 11	4% 2	4% 2	45	1.47
Mail - postcard or newsletters	63% 29	17% 8	15% 7	4% 2	46	1.61
Family, friend, teacher	15% 7	33% 15	28% 13	24% 11	46	2.61
Chat group/blog	42% 19	18% 8	18% 8	22% 10	45	2.20

#	OTHER (PLEASE SPECIFY)	DATE
1	I dont really go on my phone so actual talking	10/15/2021 10:07 PM
2	Snapchat	10/12/2021 10:25 AM
3	I, am not allowed to use social media, although my peers are, so most likely the ones I marked off for my peers.	10/11/2021 6:05 PM

Q19 Do you have any specific comments to make that the prior questions do not address?

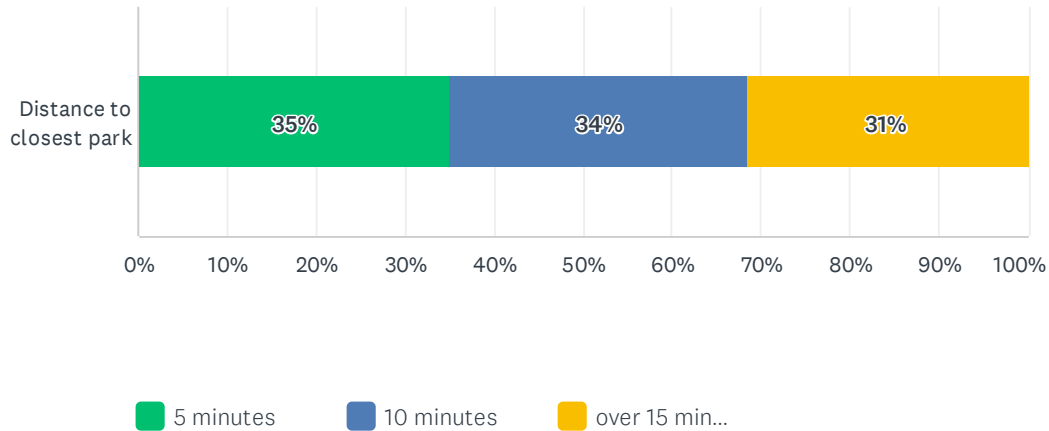
Answered: 16 Skipped: 33

#	RESPONSES	DATE
1	No.	10/20/2021 9:01 PM
2	N/A	10/20/2021 7:44 AM
3	no	10/19/2021 11:02 PM
4	no, i'm all good.	10/19/2021 10:52 PM
5	No.	10/12/2021 9:24 PM
6	more windows please at the school and more eco design.	10/12/2021 1:50 PM
7	none	10/12/2021 12:19 PM
8	No	10/12/2021 10:25 AM
9	no	10/12/2021 10:25 AM
10	We need a bike park!!!	10/12/2021 9:57 AM
11	no sir	10/12/2021 9:10 AM
12	no.	10/12/2021 8:34 AM
13	Nope.	10/11/2021 8:08 PM
14	none.	10/11/2021 6:58 PM
15	none	10/11/2021 3:36 PM
16	N/A	10/11/2021 3:33 PM

Appendix D.3: Voter priorities survey

Q1 Using the map above, what is the estimated walking time to and name of the park closest to your residence?

Answered: 229 Skipped: 5



	5 MINUTES	10 MINUTES	OVER 15 MINUTES	TOTAL	WEIGHTED AVERAGE
Distance to closest park	35% 80	34% 77	31% 72	229	1.97

#	WHAT IS THE NAME OF THE PARK?	DATE
1	Rainier Vista Trail	1/22/2022 2:44 PM
2	Rainer vista trail	1/21/2022 2:38 PM
3	Lake Meridian Park	1/21/2022 2:02 PM
4	Don't know name of it.	1/21/2022 1:57 PM
5	Jenkins creek trail (9)	1/21/2022 12:43 PM
6	Jenkins creek park	1/21/2022 12:38 PM
7	Covington community park	1/21/2022 8:31 AM
8	2 Covington community park	1/21/2022 6:07 AM
9	Cedar creek park	1/21/2022 5:13 AM
10	Soos creek trail	1/20/2022 6:56 PM
11	Soos Creek Trail	1/20/2022 6:17 PM
12	Take a Break	1/20/2022 5:24 PM
13	Covington park	1/20/2022 4:52 PM
14	#12 SOCO?	1/20/2022 3:42 PM
15	Covington community park	1/20/2022 3:08 PM
16	Covington Community Park	1/20/2022 2:43 PM
17	lake meridian park	1/20/2022 12:54 PM
18	ECo Park	1/20/2022 10:48 AM
19	Friendship Park	1/20/2022 8:33 AM

Covington PROS Plan Priorities Survey

SurveyMonkey

20	Gerry Crick skate park	1/20/2022 7:39 AM
21	Crystal View Park	1/20/2022 5:26 AM
22	Service Park Community Park	1/20/2022 12:33 AM
23	Rainier Vista Trail	1/19/2022 8:57 PM
24	12 Soco park undeveloped	1/19/2022 8:16 PM
25	Crystal view park	1/19/2022 8:06 PM
26	Covington community park	1/19/2022 7:57 PM
27	North wingfield open space	1/19/2022 6:41 PM
28	Soos Creek Trail & Open Space	1/19/2022 3:40 PM
29	Covington Community Park	1/19/2022 11:32 AM
30	Friendship park	1/19/2022 11:02 AM
31	Friendship Park	1/19/2022 9:17 AM
32	Cedar creek park	1/19/2022 7:46 AM
33	North Wingfield	1/19/2022 7:40 AM
34	Friendship Park	1/19/2022 7:27 AM
35	Cedar creek park	1/18/2022 11:05 PM
36	Covington Community Park	1/18/2022 8:57 PM
37	Soos creek trail	1/18/2022 8:40 PM
38	Jenkins creek park	1/18/2022 7:49 PM
39	North Wingfield open space	1/18/2022 5:39 PM
40	Covington community park	1/18/2022 4:37 PM
41	Friendship park	1/18/2022 4:24 PM
42	Service club community park	1/18/2022 3:54 PM
43	Evergreen Park- undeveloped	1/13/2022 8:45 AM
44	Jenkins Creek park	1/13/2022 8:12 AM
45	Gerry crick skate park	1/13/2022 5:44 AM
46	Crystal View Park	1/13/2022 4:48 AM
47	Crystal View Park	1/13/2022 3:17 AM
48	Ccp	1/13/2022 1:23 AM
49	Soos Creek Trail Park	1/12/2022 11:01 PM
50	Evergreen park	1/12/2022 10:11 PM
51	Cedar Creek park	1/12/2022 9:43 PM
52	Cedar Creek Park	1/12/2022 9:32 PM
53	Evergreen park	1/12/2022 9:09 PM
54	Cedar Creek Park	1/12/2022 9:00 PM
55	Friendship	1/12/2022 8:56 PM
56	Jenkins Creek Park	1/12/2022 5:24 PM
57	Evergreen	1/12/2022 5:06 PM

Covington PROS Plan Priorities Survey

SurveyMonkey

58	Jenkins Creek Park	1/12/2022 4:25 PM
59	Crystal view park	1/12/2022 4:11 PM
60	Jenkins Creek Park	1/12/2022 2:12 PM
61	15	1/12/2022 1:28 PM
62	#4 and #5 both of which are noted as undeveloped	1/11/2022 11:26 PM
63	Cedar Creek Park	1/11/2022 9:49 PM
64	Covington	1/11/2022 6:01 PM
65	Evergreen	1/11/2022 3:08 PM
66	Jenkins creek park	1/11/2022 12:59 PM
67	Covington Community Park	1/11/2022 12:31 PM
68	Crystal view	1/11/2022 9:30 AM
69	Cov com park	1/11/2022 1:19 AM
70	Covington Community Park	1/10/2022 5:37 PM
71	Covington community park	1/10/2022 7:25 AM
72	jenkins creek park	1/9/2022 9:49 AM
73	Jenkins creek trail	1/9/2022 6:09 AM
74	Friendship Park	1/8/2022 11:56 PM
75	Jenkins creek park	1/8/2022 8:17 PM
76	Covington Community Park	1/8/2022 3:38 PM
77	Covington Community Park	1/8/2022 2:45 PM
78	SoCo Park	1/8/2022 11:03 AM
79	Covington Community Park	1/7/2022 7:11 AM
80	Lake Meridian	1/6/2022 11:01 PM
81	Soos creek trail	1/6/2022 10:13 PM
82	Jenkins Creek Park	1/6/2022 9:44 PM
83	Evergreen Park	1/6/2022 8:49 PM
84	covington community park	1/6/2022 4:37 PM
85	Cedar Creek Park	1/6/2022 3:19 PM
86	Comuty park of Covington	1/6/2022 12:25 PM
87	Soos creek trail. #16	1/6/2022 11:58 AM
88	Evergreen park	1/6/2022 11:48 AM
89	covington community park	1/2/2022 3:20 PM
90	Either Lake Meridian or Friendship Park. But our road is very busy w no lights or sidewalks-we would not walk to either safely	12/30/2021 1:05 PM
91	Lake Meridian	12/27/2021 9:22 AM
92	Eco park	12/22/2021 1:19 AM
93	North Wingfield Open Space	12/21/2021 3:37 PM
94	Soos Creek Trail & Open Space	12/20/2021 1:28 PM
95	SoCo Park	12/20/2021 10:02 AM

96	Jenkins Creek Park	12/18/2021 4:28 PM
97	Gerry Crick Skate Park	12/17/2021 10:37 PM
98	Jenkins creek trail	12/17/2021 7:00 PM
99	Jenkins Creek Park	12/17/2021 5:43 PM
100	Jenkins Creek Park	12/17/2021 9:51 AM
101	Jenkins creek trail	12/16/2021 5:59 AM
102	Friendship Park	12/15/2021 8:29 PM
103	Covington Community Park	12/15/2021 3:05 PM
104	Jenkins Creek Trail	12/15/2021 2:47 PM
105	Soos creek	12/14/2021 8:52 PM
106	SoCo Park Undeveloped	12/14/2021 6:00 PM
107	cedar creek	12/14/2021 3:13 PM
108	Covington Community Park	12/13/2021 7:37 PM
109	Jenkins creek park	12/13/2021 12:32 PM
110	Crystal View Park	12/12/2021 8:18 PM
111	Jenkins Creek Park	12/12/2021 11:14 AM
112	Covington Community Park	12/12/2021 10:55 AM
113	Service Club	12/12/2021 8:08 AM
114	Covington Park.	12/11/2021 6:22 PM
115	#6	12/11/2021 5:59 PM
116	Covington Aquadic Center	12/11/2021 4:53 PM
117	SoCo Park	12/11/2021 2:59 PM
118	Jenkins creek trail or Jenkins creek park	12/11/2021 1:32 PM
119	Meridian	12/11/2021 1:10 PM
120	Cedar Creek Park	12/11/2021 12:52 PM
121	Skate park	12/11/2021 12:49 PM
122	Jenkins Creek Park	12/11/2021 12:43 PM
123	Jenkins Creek Park	12/11/2021 12:28 PM
124	Jenkins Creek Park	12/11/2021 12:15 PM
125	Friendship Park	12/11/2021 11:36 AM
126	soos creek trail	12/10/2021 8:16 PM
127	Jenkins creek park	12/10/2021 6:22 PM
128	Lake Meridian	12/10/2021 10:02 AM
129	lake meridian park	12/10/2021 8:20 AM
130	Covington Community Park	12/9/2021 9:46 PM
131	none I drive to several Auburn parks	12/9/2021 9:37 PM
132	Soos Creek Trail	12/9/2021 8:29 PM
133	Service club ball fields	12/9/2021 7:15 PM

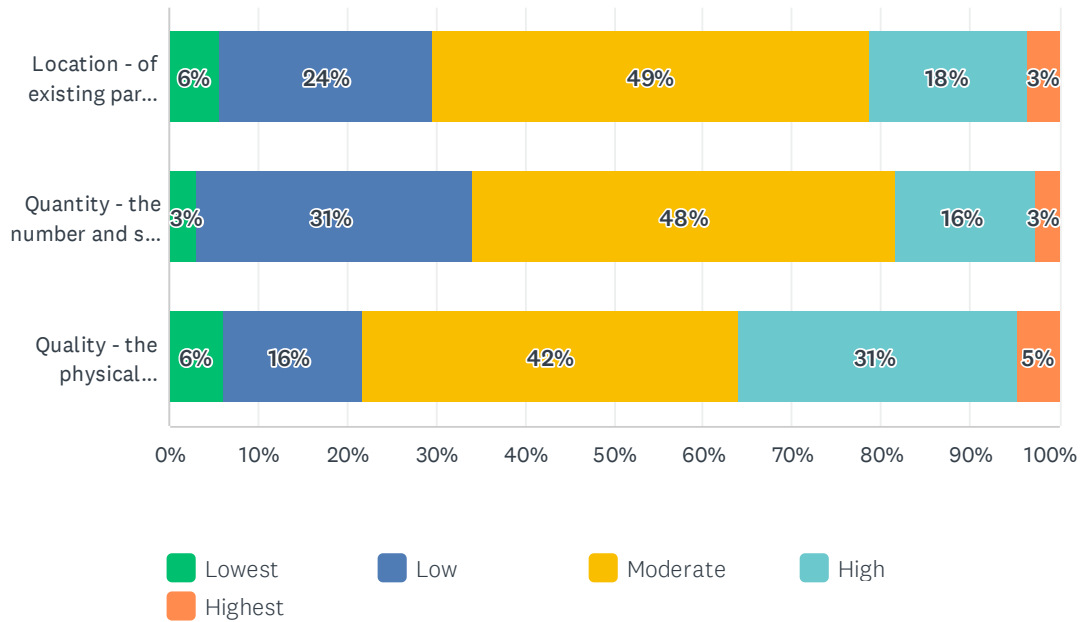
134	None I live in Graham . When I go to the vet Cemetery, we stop by and walk or sit and talk. We used the park after a funeral durning COVID .	12/9/2021 6:10 PM
135	Friendship Park	12/9/2021 5:22 PM
136	Crystal View Park	12/9/2021 4:51 PM
137	ECo Park -undeveloped	12/9/2021 3:45 PM
138	Angle Lake	12/9/2021 3:14 PM
139	Covington Community park	12/9/2021 2:47 PM
140	Lake meridian	12/9/2021 2:26 PM
141	Soos Creek	12/9/2021 2:09 PM
142	Covington Community Park	12/9/2021 2:02 PM
143	service park community park	12/9/2021 1:29 PM
144	Jenkins creek trail	12/9/2021 1:16 PM
145	Jenkins creek walking trail	12/9/2021 1:06 PM
146	Covington Comunity Park	12/9/2021 12:45 PM
147	Soos Creek Trail	12/9/2021 12:25 PM
148	Jenkins Creek Park	12/9/2021 11:49 AM
149	Jenken's Creek Park	12/9/2021 11:47 AM
150	14 and 13 on map	12/9/2021 11:30 AM
151	Lake meridian	12/9/2021 11:18 AM
152	Friendship Park	12/9/2021 11:17 AM
153	North Wingfield Open Space	12/9/2021 11:14 AM
154	EcoPark	12/9/2021 10:55 AM
155	Cedar Greek Park	12/9/2021 10:45 AM
156	Jenkins Creek Park	12/8/2021 1:53 PM
157	Cedar Creek Park	12/7/2021 3:32 PM
158	North Wingfield Open Space	12/7/2021 7:00 AM
159	Soos creek	12/6/2021 9:30 PM
160	Jenkins creek trail	12/4/2021 7:46 PM
161	Jenkins Creek Park	12/4/2021 2:33 PM
162	Friendship Park	12/4/2021 10:22 AM
163	North Wingfield Open Space	12/3/2021 12:32 PM
164	Crystal view	12/2/2021 11:21 AM
165	Cedar creek	12/1/2021 5:26 PM
166	Covington Community Park	12/1/2021 12:39 PM
167	Jenkins creek park	11/30/2021 10:03 PM
168	Soos creek Trail	11/30/2021 8:09 PM
169	Evergreen Park	11/30/2021 2:33 PM
170	Jenkins Creek Park	11/30/2021 12:11 PM
171	lake meridian park	11/29/2021 11:18 PM

172	Jenkins Creek Trail	11/29/2021 6:52 PM
173	Soos Creek Park	11/29/2021 10:58 AM
174	Covington Community Park	11/29/2021 10:08 AM
175	Jenkins Creek Park	11/29/2021 8:55 AM
176	North Wingfield Open Space	11/28/2021 9:20 PM
177	North Wingfield Open Space	11/28/2021 6:09 PM
178	Jenkins Creek Park	11/28/2021 5:16 PM
179	Soos Creek Trail & Open Space	11/28/2021 3:55 PM
180	Jenkins Creek Park	11/28/2021 2:32 PM
181	Lake Meridian	11/28/2021 1:59 PM
182	Jenkins Creek Park	11/28/2021 1:56 PM
183	Jenkins Creek Park	11/28/2021 11:08 AM
184	North Wingfield Open Space	11/28/2021 7:54 AM
185	Jenkins Creek Park	11/27/2021 8:00 PM
186	Crystal View Park	11/26/2021 3:23 PM
187	Jenkins Creek Park	11/26/2021 11:35 AM
188	Friendship	11/26/2021 8:38 AM
189	SoCo	11/25/2021 2:35 PM
190	Jenkins Creek	11/24/2021 9:34 PM
191	North Wingfield Open Space	11/24/2021 5:28 PM
192	Evergreen Park	11/24/2021 5:04 PM
193	Crystal View Park	11/24/2021 4:29 PM
194	North Wingfield open space	11/24/2021 12:41 PM
195	Covington community	11/24/2021 12:24 PM
196	Jenkins Creek Park	11/24/2021 12:01 PM
197	Soos creek trailhead	11/24/2021 8:58 AM
198	North Wingfield Open Space	11/24/2021 7:04 AM
199	Cedar Creek Park	11/24/2021 6:45 AM
200	Jenkins Creek Park	11/23/2021 11:52 PM
201	Covington community park	11/23/2021 10:15 PM
202	Cedar creek park	11/23/2021 9:37 PM
203	Ceder Creek park	11/23/2021 8:58 PM
204	10	11/23/2021 8:05 PM
205	Covington Park	11/23/2021 7:58 PM
206	Jenkins Creek Park	11/23/2021 5:40 PM
207	Crystal View Park	11/23/2021 5:18 PM
208	Crystal View Park	11/23/2021 4:32 PM
209	Jenkins Creek Trail	11/23/2021 3:10 PM

210	Covington Comm. Park	11/23/2021 3:03 PM
211	Jenkins Creek Park	11/23/2021 2:32 PM
212	Covington Community Park	11/23/2021 11:41 AM
213	Jenkins Creek Park	11/23/2021 11:12 AM
214	Cedar Creek Park	11/23/2021 10:32 AM
215	Jenkins Creek	11/23/2021 10:26 AM
216	Jenkins Creek	11/23/2021 9:25 AM
217	Jenkins Creek Park	11/23/2021 8:00 AM
218	Evergreen	11/23/2021 7:39 AM
219	Evergreen Park	11/22/2021 11:38 PM
220	Soos creek trail	11/22/2021 9:58 PM
221	Creek Park Park	11/22/2021 8:41 PM
222	Evergreen Park	11/22/2021 8:15 PM
223	Evergreen park	11/22/2021 7:02 PM
224	Lake Meridian Park	11/22/2021 6:15 PM
225	Jenkins Creek park	11/22/2021 6:11 PM
226	ECo Park	11/22/2021 5:36 PM
227	Crystal View Park	11/22/2021 5:03 PM

Q2 In general, how would you rate the location, quantity, and quality of the existing inventory of parks, recreation, open spaces, and trails provided in Covington by the city, neighboring cities, county, and school districts?

Answered: 231 Skipped: 3



	LOWEST	LOW	MODERATE	HIGH	HIGHEST	TOTAL	WEIGHTED AVERAGE
Location - of existing parks and trails in relation to your neighborhood	6% 13	24% 55	49% 113	18% 41	3% 8	230	2.90
Quantity - the number and size of existing parks and trails provided in the city	3% 7	31% 71	48% 109	16% 36	3% 6	229	2.84
Quality - the physical condition of park furnishings including parking, restrooms, trails, courts, fields, and picnic shelters	6% 14	16% 36	42% 97	31% 72	5% 11	230	3.13

#	COMMENTS?	DATE
1	Parks are run down. We are seniors so we don't go out like we used to. More lighting would be nice. We walk in Timberland but sidewalks are so bad.	1/21/2022 1:57 PM
2	We love covington community park!	1/21/2022 12:43 PM
3	General landscape maintenance suffers at times	1/21/2022 8:31 AM
4	Covington community park needs yard/weed maintenance. Partner with a garden club?	1/21/2022 6:07 AM
5	Love love love the walkability and design of Covington park! Need dog parks away from Covington park to avoid over use	1/20/2022 4:52 PM
6	Keeping it clean and well maintained is highest. Value goes down when parks aren't cared for	1/20/2022 2:43 PM
7	We moved from Issaquah where there were parks everywhere and not just a crummy slide in a field, but actual, fun, interesting parks that my kids LOVED.	1/20/2022 8:33 AM
8	The "parks" near us are not friendly for seniors. The parks are focused on playgrounds/ skate park but not trails or other activities available.	1/20/2022 7:39 AM

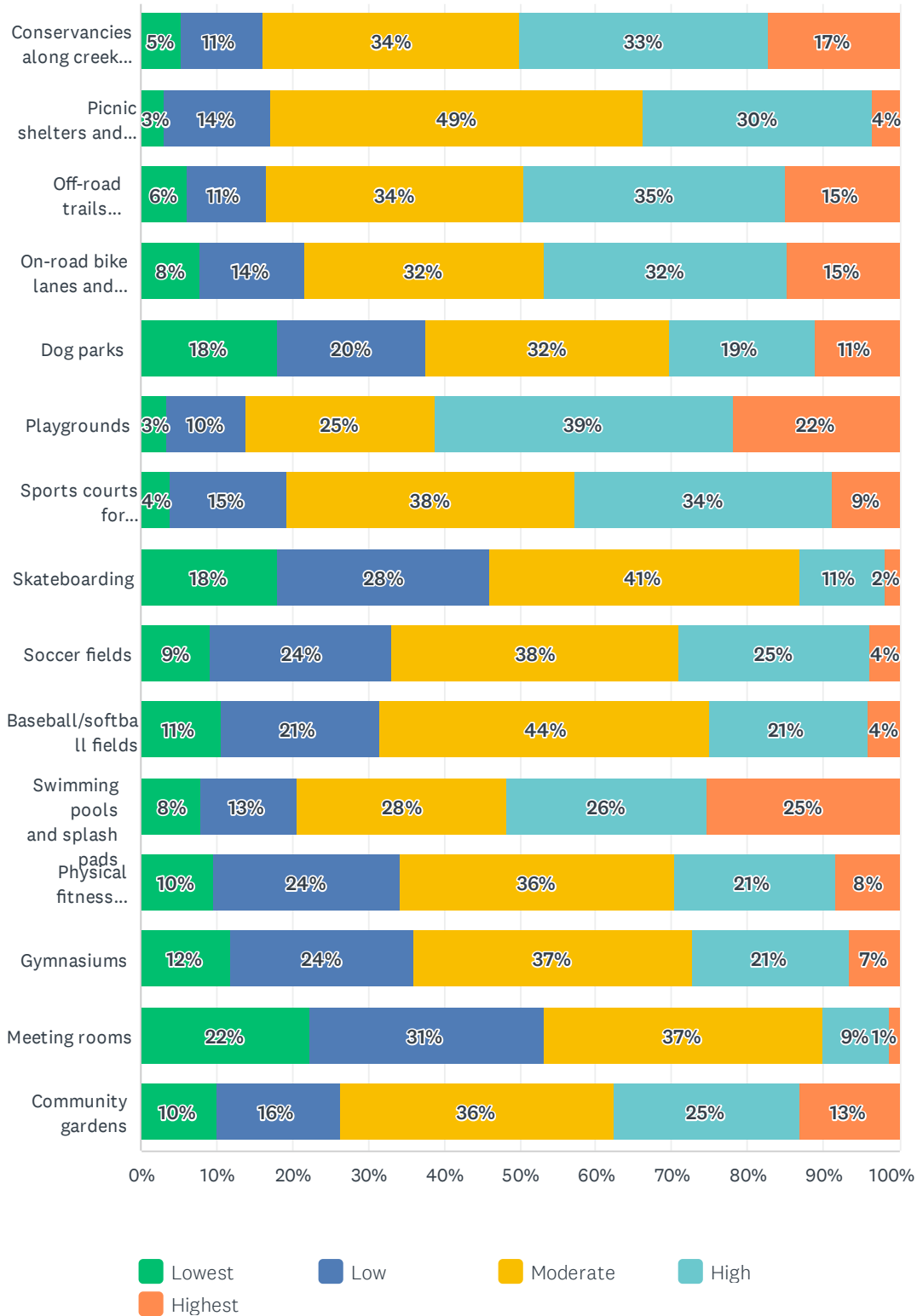
9	There are too few parks	1/20/2022 5:26 AM
10	Love how clean the parks are kept, thank you!	1/19/2022 8:16 PM
11	Parks all over region are in poor condition with growing use as homeless shelters and substance abuse sites. We generally avoid the parks.	1/19/2022 6:41 PM
12	Would love to see a park with covered basketball courts	1/19/2022 9:17 AM
13	Outside ccp the parks are pretty rough	1/18/2022 11:05 PM
14	The park is always jam packed in the summer and we need more picnic areas	1/18/2022 4:37 PM
15	Crystal View Park is in terrible condition. The play structure is set in a concrete pool that gets flooded all the time. The park has no swims, no sandbox, and the tiny play structure is dated. There are no restrooms, and not a single grill.	1/13/2022 4:48 AM
16	A proper park like Lake Meridian Park, with picnic shelter, playground, bathroom, and plenty of grassy areas.	1/13/2022 3:17 AM
17	In the few actual parks that have facilities, they are in good shape	1/12/2022 11:01 PM
18	Use Coulon beach park as an example of how a park should look	1/12/2022 9:00 PM
19	The Cov Community Park is amazing, we love it there! But the one closest to us, Jenkins Creek has homeless and people partying there because it's so secluded. We love that park a lot too but it's pretty sketchy.	1/12/2022 5:24 PM
20	The Covington Community park is amazing! Just a bit far from us since we live in Lake Winterwood. Would be nice to have the Jenkins Creek Park redone and walkable.	1/12/2022 2:12 PM
21	This is only referring to Covington community	1/12/2022 1:28 PM
22	Soos creek parking area has a lot of break ins. Access to crystal view has no sidewalks from 256th or the neighborhood.	1/11/2022 9:30 AM
23	there are all kinds of little parks and 1 large park. We have so much open space that could be used as a very large walking, hicking, bike trail for families. It would also be nice to have a little water cooling splash park.	1/9/2022 9:49 AM
24	We need a safe off leash dog park for big and small dogs	1/8/2022 8:17 PM
25	Only Covington Park has great amenities.	1/6/2022 9:44 PM
26	Covington community park is great except for the restrooms that never opened. Otherwise we have a lack of family play spaces. The two other parks in town with playgrounds look like they belong to the development, have no real parking, and mediocre play space. Jenkins creek trail is okay but not worth revisiting and also has no parking. Both Kent parks listed have parking, bathrooms, playset, and wander/run space.	1/6/2022 8:49 PM
27	Please maintain existing parks excellently instead of making new parks	1/2/2022 3:20 PM
28	More parks are needed in the Covington and greater area overall. Especially with the anticipated growth coming. Preserve the space now while available.	12/20/2021 1:28 PM
29	CCP is a wonderful park but all of the others are lacking amenities, especially bathrooms and playgrounds.	12/18/2021 4:28 PM
30	The downtown parks are not developed---or safe---at this point; we must drive to CCP for picnic spaces, walking trails, playgrounds and other recreational activities recreation	12/17/2021 9:51 AM
31	I wouldn't walk through Jenkins Creek Park alone during the day	12/13/2021 12:32 PM
32	Would be great to have sidewalks approaching the parks from all directions, not just adjacent to the parks.	12/12/2021 10:55 AM
33	Please have new developments include open space and park for the community of the development to avoid burder to nearby parks.	12/11/2021 5:59 PM
34	They are not maintained by paid city staff. They are unsafe and a haven for drug users	12/11/2021 1:32 PM
35	I do not feel safe in Jenkins Park. I use to walk the dogs there but homeless there now.	12/11/2021 12:43 PM

36	Trash and graffiti at Jenkins Creek	12/11/2021 12:28 PM
37	Jenkins Creek is HEAVILY targeted by tagging and vandalism, as well as drug use on a daily basis.	12/11/2021 12:15 PM
38	The Covington Community Park is a nice addition. The bathrooms need to remain open. We live near Lake Meridian and Soos Creek. My family will not go to these locations due to the drug use, crime and homeless population. We drive to Lake Wilderness because it's much safer.	12/10/2021 10:02 AM
39	none are within walking distance	12/10/2021 8:20 AM
40	I live in Auburn School District	12/9/2021 9:37 PM
41	Some parks are very nice and others are not. Two extremes	12/9/2021 7:15 PM
42	There are zero bathrooms at Friendship Park, the grounds are mowed, however the equipment hasn't been updated in years. The weather has taken a toll.	12/9/2021 11:17 AM
43	Love the park system. Please continue and improve. We consistently use the new community park, the skate park, the Soos Creek trail and Lake Meridian, just name a couple	12/9/2021 11:14 AM
44	Love the natural green spaces	12/9/2021 10:55 AM
45	Covington needs more trails	12/8/2021 1:53 PM
46	Cedar Creek park is the only park accessible to me on foot. Everything else requires driving. This park does not have furniture, and is also lacking trash bins at trail ends.	12/7/2021 3:32 PM
47	We need a dog park	12/6/2021 9:30 PM
48	Covington community park is very nice but no other parks are close or convenient.	12/4/2021 7:46 PM
49	The Park and Aquatic center are well run and well maintained	12/4/2021 10:22 AM
50	Most parks are close proximity however traffic is so crazy we choose not to walk anywhere.	12/2/2021 11:21 AM
51	Jenkins creek park entrance off of 264th is sketchy	11/30/2021 10:03 PM
52	Outside of CCP is there anything that isn't just open space.	11/30/2021 2:33 PM
53	Parks are in good condition. Open spaces can be in slight disrepair	11/29/2021 6:52 PM
54	Even though the park is located fairly close to my home, walking to the park is unsafe due to traffic and inadequate walking space along the road, specifically SE 240th St.	11/29/2021 10:08 AM
55	Covington Community park's playground and hiking trail is very nice.	11/28/2021 6:09 PM
56	I love Covington Community Park but feel like Jenkins Creek is not well maintained, the pond is gross and often there are people smoking in the park.	11/28/2021 5:16 PM
57	I wish there were better trails and more parks within walking distance, but several of the newer parks (like the Covington Community Park) that are a short drive away are beautiful.	11/28/2021 2:32 PM
58	Have not had too much of a chance to visit the parks given their proximity to my residence	11/28/2021 11:08 AM
59	We are new to Covington and are still exploring the area. The parks we have seen are cool so far.	11/25/2021 2:35 PM
60	More small parks (given the lack of available space) with benches would be a breathing space. The new Covington Community Park is excellent.	11/24/2021 5:28 PM
61	Crystal View Park needs a new basketball net (there isn't one right now) and repainted basketball court lines. The parks near me (Crystal View and the skate park don't provide a lot of room for quietly enjoying the nature). I would like to have more walking paths and trails near me	11/24/2021 4:29 PM
62	I had no idea the North Wingfield Open Space was considered a Covington Park. I thought it was a green space that belonged to one of the developments. We do walk our dogs there.	11/24/2021 12:41 PM
63	Covington Community Park is a great model of a park. Highest quality.	11/24/2021 12:01 PM
64	Lake Meridian has several issues, and I report them, but no one replies to me. For example, I	11/23/2021 5:18 PM

	found a dead rat, and the ladder in the lake is broken.	
65	I do most of my walking at Lake Wilderness Park	11/23/2021 4:32 PM
66	Use Covington Community Park a lot - is a great place since it was renovated in last few years.	11/23/2021 3:10 PM
67	In general there is too much emphasis on development both commercial and residential, that doesn't preserve any of the existing forests. I love Cedar Creek Park but it mostly belongs to Maple Valley and there should be more of this type of natural park in my opinion	11/23/2021 10:32 AM
68	Bench needs replacing in Soos creek trail. It's rotted.	11/22/2021 9:58 PM
69	Covington has only 1 park with facilities, most others are just wild areas, little to no parking. The local HOA's provide our communities parks. This makes residents invest and be responsible for their respective park facilities.	11/22/2021 8:41 PM

Q3 In general, what priority would you give to the acquisition and development of the following park facilities to meet projected population growth requirements and needs?

Answered: 232 Skipped: 2



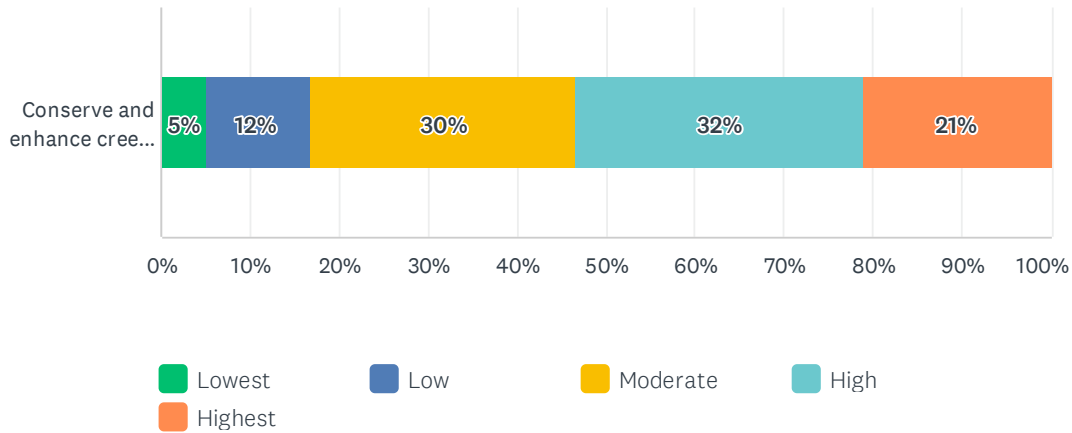
	LOWEST	LOW	MODERATE	HIGH	HIGHEST	TOTAL	WEIGHTED AVERAGE
Conservancies along creek corridors	5% 12	11% 25	34% 77	33% 75	17% 39	228	3.46
Picnic shelters and tables	3% 7	14% 32	49% 112	30% 69	4% 8	228	3.17
Off-road trails throughout the city	6% 14	11% 24	34% 77	35% 79	15% 34	228	3.42
On-road bike lanes and sidewalks throughout the city	8% 18	14% 32	32% 73	32% 74	15% 34	231	3.32
Dog parks	18% 41	20% 45	32% 73	19% 44	11% 25	228	2.86
Playgrounds	3% 8	10% 24	25% 57	39% 90	22% 50	229	3.66
Sports courts for basketball/pickleball/volleyball	4% 9	15% 35	38% 87	34% 78	9% 20	229	3.28
Skateboarding	18% 41	28% 64	41% 93	11% 26	2% 4	228	2.51
Soccer fields	9% 21	24% 54	38% 86	25% 57	4% 9	227	2.91
Baseball/softball fields	11% 24	21% 47	44% 98	21% 47	4% 9	225	2.87
Swimming pools and splash pads	8% 18	13% 29	28% 63	26% 60	25% 58	228	3.49
Physical fitness facilities	10% 22	24% 56	36% 83	21% 49	8% 19	229	2.94
Gymnasiums	12% 27	24% 55	37% 84	21% 47	7% 15	228	2.86
Meeting rooms	22% 51	31% 70	37% 84	9% 20	1% 3	228	2.36
Community gardens	10% 23	16% 38	36% 83	25% 57	13% 30	231	3.14

#	OTHER?	DATE
1	Make the city more pedestrian friendly in general. More open and natural spaces	1/21/2022 12:43 PM
2	Disable accessible parks w paved paths. Bike paths too	1/20/2022 4:52 PM
3	As mentioned above, covered basketball courts is the key in our area	1/19/2022 9:17 AM
4	Bike Parks/pump track is a top priority	1/18/2022 11:05 PM
5	We need a spray park, desperately	1/18/2022 4:37 PM
6	Pickleball!!!	1/18/2022 3:54 PM
7	You should have added "safety: to this list because having safety officers walk around would be amazing but not cheap. People would be ok with funding going to "park patrol"	1/12/2022 5:24 PM
8	Trails	1/11/2022 1:19 AM
9	There is never enough indoor court space for programs (basketball, volleyball, etc.)	12/20/2021 1:28 PM
10	Comment: Sidewalks over bike lanes, please...same for swimming pools (aquatic center?) first, please!	12/17/2021 9:51 AM

11	My choices are based on my participation and knowledge of parks	12/11/2021 6:22 PM
12	Taking care of the current packs and making them safe would be a good atart	12/11/2021 1:32 PM
13	Honestly, I appreciate the effort with parks, but with the expected population growth, fixing and expanding infrastructure should be a much greater priority. Traffic is already a nightmare here.	12/11/2021 12:49 PM
14	Need pickleball courts.	12/11/2021 12:43 PM
15	Additional tennis & pickle ball cour(s)t to be consider to be add to Covington Parks in different location	12/11/2021 11:36 AM
16	Areas for our teens to gather are very much needed in our community.	12/10/2021 10:02 AM
17	just a safe place to walk and park my car	12/9/2021 9:37 PM
18	Tennis court	12/7/2021 3:32 PM
19	A community center like Federal Way has would be a dream. The center should be owned by the City. I've had bad experiences with the YMCA with lack of swimming time for High Schools swim teams.They don't have their residence interests in mind like cities do.	12/4/2021 10:22 AM
20	Unfortunately as a senior citizen I don't feel very safe at parks and especially not at off road trails.	12/3/2021 12:32 PM
21	A bike park/ pump track/ some kind of activities for kids who aren't focused on maintream sports. A huge portion of kids go unserved by this community.	11/30/2021 2:33 PM
22	Community theatre of some kind indoor/outdoor.	11/25/2021 2:35 PM
23	The tennis court is popular, it would be nice to have another	11/23/2021 10:15 PM
24	The Kent YMCA is close enough for my gym and swimming pool needs.	11/23/2021 4:32 PM
25	Clean Restrooms with flush toiltets	11/23/2021 3:10 PM
26	Senior center needed!	11/23/2021 2:32 PM
27	Upkeep and security are a major component to any of the above. The local community has issues with destructive irresponsible youth. Don't want my taxes going for public spaces when all new built housing communities are required to provide parks.	11/22/2021 8:41 PM

Q4 CONSERVE AND ENHANCE CREEK CORRIDORS - under the proposed plan, the city could conserve and enhance corridors along Soos, Little Soos, Jenkins, and Cranmar Creeks including some that are and will remain privately owned. The objective would be to remove invasive species, replant native vegetation, and install interpretive signage and exhibits. Rate this proposal below.

Answered: 232 Skipped: 2



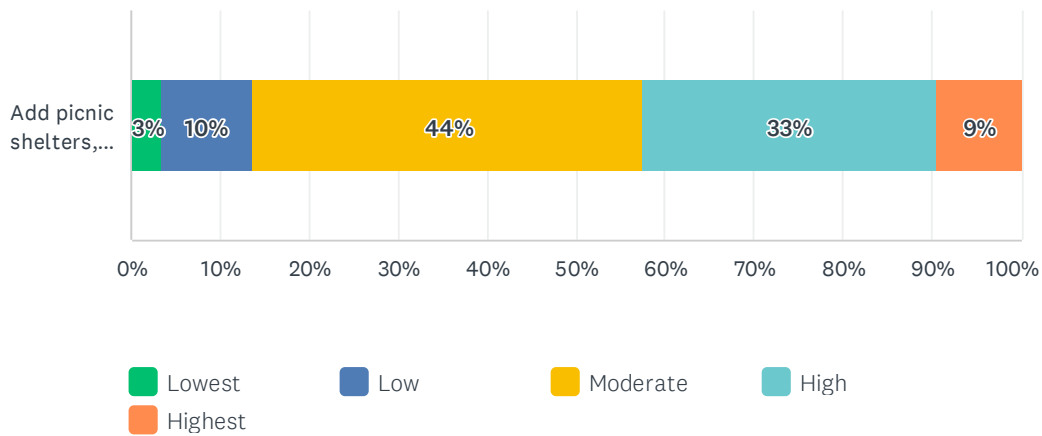
	LOWEST	LOW	MODERATE	HIGH	HIGHEST	TOTAL	WEIGHTED AVERAGE
Conserve and enhance creek corridors	5% 12	12% 27	30% 69	32% 75	21% 49	232	3.53

#	COMMENTS?	DATE
1	If this is implemented, this should be done wisely so as not to waste any budgetary resources or misuse resources of any kind	1/21/2022 2:02 PM
2	Bike trails pavef	1/20/2022 4:52 PM
3	The concern here is property owners don't want to see people walking around near their homes or behind their homes along Jenkins Creek what is being done about the Vizza Bility like fencing for privacy	1/20/2022 11:25 AM
4	Get rid of those blackberry bushes!	1/19/2022 9:17 AM
5	These would be good community service projects.	1/6/2022 8:49 PM
6	While maintaining our habitat and waterways is important, I feel there has become an imbalance in the focus on those functions over amenities that more directly benefit the larger population. Focus on the "greater impact for more people" projects.	12/20/2021 1:28 PM
7	I believe there is value in conserving creek corridors but I would prefer limited city funds be spent on something more directly accessible to families, like playgrounds.	12/18/2021 4:28 PM
8	I think this a great move for keeping our area a place of ecological care.	12/12/2021 11:14 AM
9	Would volunteer to help. Love to hike. Non-asphalt trails, native plants. Forget signs - high maintenance.	12/9/2021 8:29 PM
10	Land that is privately owned can be argued to fall into the responsibility of the owner and not the city as its residents can't benefit from the investment.	12/7/2021 3:32 PM

11	Yes	12/6/2021 9:30 PM
12	There is a path along Little Soos Creek in the Coho Creek development, but it is unusable when it rains a lot. The creek floods. It would be better for the environment to take that path out.	12/3/2021 12:32 PM
13	Limit funds spent on private land, unless owner of private land shares cost.	11/29/2021 6:52 PM
14	I am for doing everything that we can do to conserve, preserve, and enhance the corridors, including removing invasive plant species. Interpretive signs and exhibits in my opinion are not needed and produce an unnecessary cost.,	11/29/2021 10:58 AM
15	Private property must be respected.	11/28/2021 6:09 PM
16	Having nature trails nearby would be wonderful and likely health benefits to all. Not sure about interpretive signs; maybe QR codes.	11/24/2021 5:28 PM
17	I love to see the riparian areas flourishing! Great habitat for critters	11/24/2021 8:58 AM
18	Hope the corridors include trails accessible for walking, bikes	11/24/2021 6:45 AM
19	Nice, but limited value to public activities	11/23/2021 10:15 PM
20	Good idea to keep the streams functioning for native fish and animal species.	11/22/2021 8:41 PM
21	This would really help the native environment and surrounding species! Really like this idea.	11/22/2021 6:15 PM

Q5 PARK PICNIC SHELTERS, TABLES, AND TRAILS - under the proposed plan, the city could install picnic facilities and park trails to provide public access to passive park features including woodlands, wetlands, and wildlife habitat. The proposal would provide picnic facilities within a 5-minute walk of most residential areas including group picnic shelters in locations suitable for public gatherings. Rate this proposal below.

Answered: 233 Skipped: 1



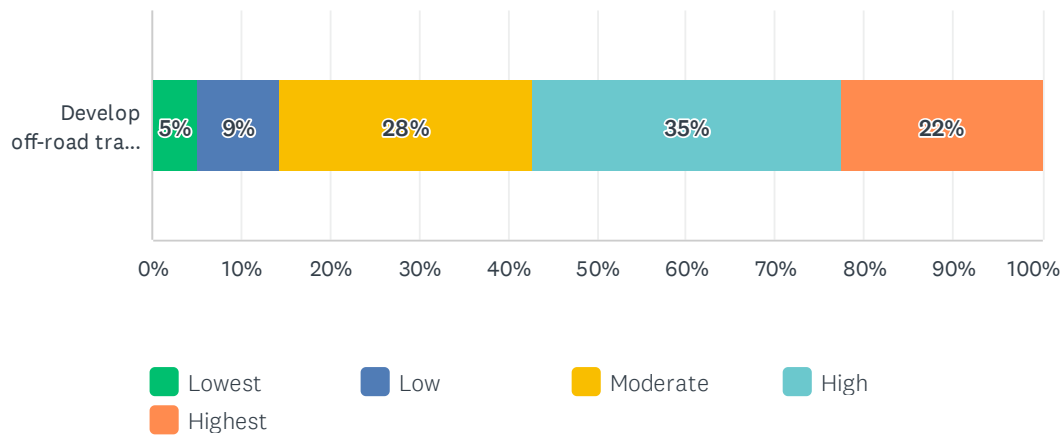
	LOWEST	LOW	MODERATE	HIGH	HIGHEST	TOTAL	WEIGHTED AVERAGE
Add picnic shelters, tables, park trails	3%	10%	44%	33%	9%	233	3.35
	8	24	102	77	22		

#	COMMENTS?	DATE
1	Paved bike trails	1/20/2022 4:52 PM
2	Bugs are very active along water features such as creeks. No one wants to picnic near a hotbed of mosquitoes	1/18/2022 4:24 PM
3	trails for sure! Picnic, not really. Only because that takes of way from the natural area when you add so much concrete pads and awnings	1/12/2022 5:24 PM
4	Conceptually this is great but how do you have a small gathering of there is no parking?	1/6/2022 8:49 PM
5	Be cognizant of where you are providing shelter so it does not lead to challenges maintaining them in a manner that the general public feels safe using them, and so they do not attract unsolicited activities (vandalism, overnight activities, sheltering, etc.).	12/20/2021 1:28 PM
6	Again, I see the value and I think that would be great as a secondary priority but it's not my first choice for the city to spend money on.	12/18/2021 4:28 PM
7	I don't think all parks need to have tables or shelters. Some of the nice things about the smaller parks is that they are wide areas of grass and trails.	12/12/2021 11:14 AM
8	The parks that are secluded and no parking are a safety issue.	12/11/2021 12:43 PM
9	I would rate this higher if Durkan was not such a magnet for the drug trade. She has affected our entire region. We will have thousands of homeless in our community using parks so what is the point? These parks will not be for the residents.	12/7/2021 7:00 AM

10	Dog parks	12/6/2021 9:30 PM
11	Bike trails we have lots of places to walk. Nowhere to ride	11/30/2021 2:33 PM
12	excellent idea.	11/29/2021 10:58 AM
13	To put picnic facilities within a five minute walk would be too expensive.	11/28/2021 6:09 PM
14	Love it!	11/24/2021 5:28 PM
15	Picnic tables and shelters wont get used unless there are play facilities or something for kids. Trails aren't going to cut it.	11/23/2021 10:15 PM
16	We are in dire need of more tables, especially at Meridian park.	11/23/2021 5:18 PM
17	there's nothing within five minutes of my location	11/23/2021 10:32 AM
18	Public is too destructive and can't seem to pick up after themselves.	11/22/2021 8:41 PM

Q6 OFF-ROAD TRAILS - under the proposed plan, the city could develop an off-road hike and bike trail network to provide connections to parks, schools, and other community destinations that access all residential areas. The trail segments would be designed for hike, bike, and dog use depending on environmental constraints and neighborhood property impacts. The proposal would install wayfinding signage and directories along the trail corridors. Rate this proposal.

Answered: 232 Skipped: 2



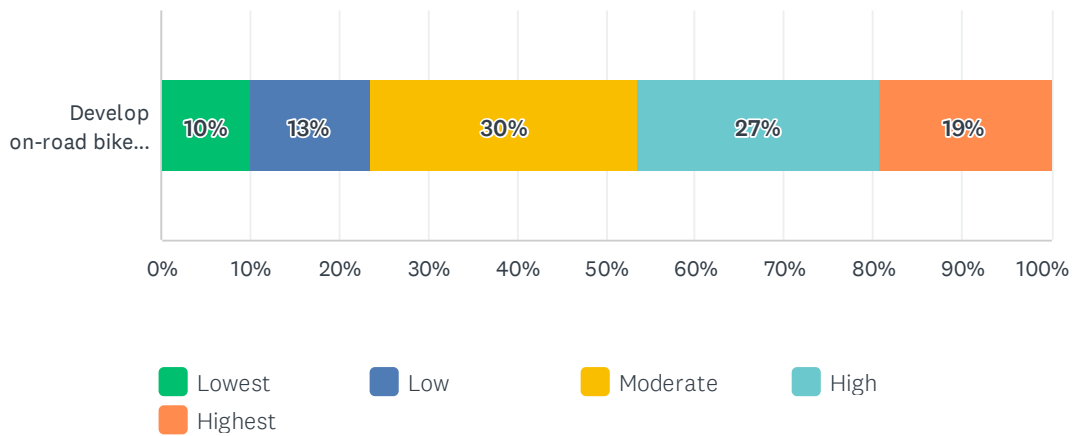
	LOWEST	LOW	MODERATE	HIGH	HIGHEST	TOTAL	WEIGHTED AVERAGE
Develop off-road trail network	5%	9%	28%	35%	22%	232	3.60
	12	21	66	81	52		

#	COMMENTS?	DATE
1	Not until public safety is improved. Crime in Covington and along other trails too high.	1/19/2022 6:41 PM
2	These are very much needed and would be a game-changer	1/19/2022 9:17 AM
3	I like the idea of walking trails through the city but am concerned that the proposed trails seem to cut right through neighborhoods.	1/12/2022 8:56 PM
4	not without some sort of safety policing the area, that would be super dangers at night	1/12/2022 5:24 PM
5	This is VITAL! I cannot rate this high enough! It is sooooo important to provide this kind of connectivity for communities that is off the roads. This has so many benefits (personal health, community connectedness, economic stimulus, the list goes on). It is also the venue to provide opportunity for people to "get outside and enjoy nature" while keeping funds more focused on direct benefit to people rather than environment. And as people begin using these spaces they can begin developing a sense of ownership/stewardship that can be leveraged to help maintain these properties. Please prioritize this, people may not even know the true benefit of these trails until they have the opportunity to start using them. So please let that carry weight as you rank these priorities.	12/20/2021 1:28 PM
6	This! I love this! I would absolutely love to be able to walk, bike, or run out my front door and get anywhere I want in the city via a trail (preferably) or sidewalk (secondarily).	12/18/2021 4:28 PM
7	I love the idea of additional trails. I would make sure that they're well lit to reduce crimes against solo trail-goers. I'm particularly excited if there are safer routes for our walking scholars to take to school.	12/12/2021 11:14 AM

8	Trail heads need better security. Why build more if people can't use the ones we have because of vandalism to your vehicle.	12/11/2021 12:43 PM
9	The term "off-road" may mislead people into thinking you are proposing motorized vehicles. I would hope that you do not allow ANY motorized vehicles including electric bikes.	12/9/2021 8:29 PM
10	Off road trails would be great however they are prone to ambush of citizens by criminals. If Seattle could act responsibly I would rate this higher but there are no signs of that happening.	12/7/2021 7:00 AM
11	It is silly to put trails along the creeks that flood. It would be better to let the creeks be natural.	12/3/2021 12:32 PM
12	very desirable	12/1/2021 5:26 PM
13	Bike trails we have lots of places to walk. Nowhere to ride	11/30/2021 2:33 PM
14	excellent idea	11/29/2021 10:58 AM
15	More trails the better. As long as non-motorized only.	11/24/2021 5:28 PM
16	No ideahow you'd pull it off but it sounds great!	11/24/2021 8:58 AM
17	This would be great, but sounds expensive.	11/23/2021 10:15 PM
18	We should be working in conjunction with King County to make trail connections and develop new trails	11/23/2021 8:05 PM
19	contributes to erosion	11/23/2021 5:40 PM
20	Need to be cognizant of possibility of homeless camps and drug use on these trails - need plan to keep them safe	11/23/2021 11:41 AM
21	No dogs; owners don't pick up after them. Security issues for walkers, hikers, bikers.	11/22/2021 8:41 PM
22	I'm alarmed at this. The Little Soos Creek Trail would literally go through my back yard. I don't want strangers walking in my back yard.	11/22/2021 5:03 PM

Q7 ON-ROAD BIKE LANES AND SIDEWALKS - under the proposed plan, the city could develop an on-road bike lane and sidewalk network to provide connections to off-road trails as well as parks, schools, and other community destinations. The on-road trails would be designed to serve recreational users with family-oriented safety measures and multiuse standards. The proposal would install wayfinding signage and directories along the on-road trail network. Rate this proposal.

Answered: 230 Skipped: 4



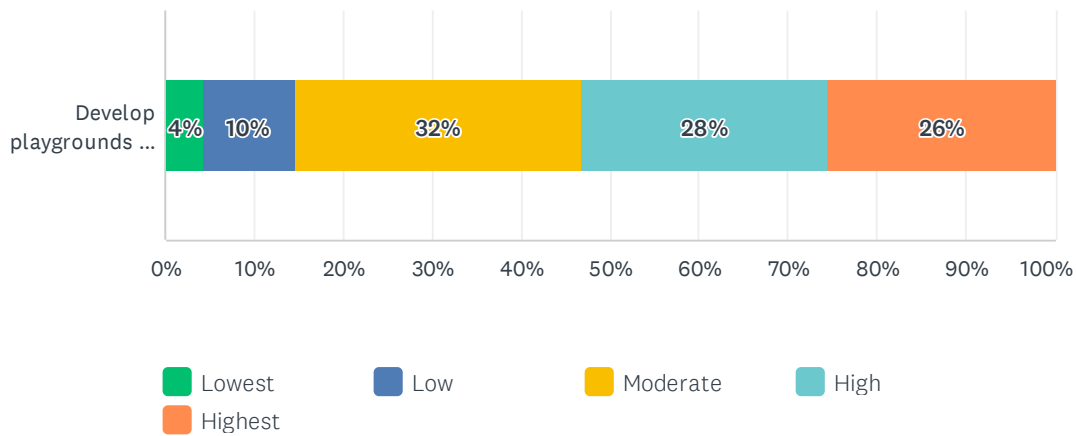
	LOWEST	LOW	MODERATE	HIGH	HIGHEST	TOTAL	WEIGHTED AVERAGE
Develop on-road bike lanes and sidewalks	10% 23	13% 31	30% 69	27% 63	19% 44	230	3.32

#	COMMENTS?	DATE
1	Bike riders do as they wish. They seem to ride on the white line next to traffic. Sidewalks would be a nice fixture in the parks	1/21/2022 1:57 PM
2	Paved bike trails. On road too dangerous	1/20/2022 4:52 PM
3	Awesome proposal-- make Covington a safe place to ride	1/19/2022 9:17 AM
4	Getting a sidewalk/bike lane down the hill on 256th toward Soos Creek should be a high priority since it is a frequented road.	1/12/2022 8:56 PM
5	we for sure need side walks! TimberLane is such a rotten place to go for a walk as some streets have sidewalks and others don't.	1/12/2022 5:24 PM
6	The stretch of 272nd that goes over Jenkins Creek(right by multi are) is dangerous	1/11/2022 3:08 PM
7	I would love to see sidewalk's to Crestwood Elementary schools. The students have to walk along a very busy wax road!	1/11/2022 12:31 PM
8	There is very little biking in Covington. This is not a serious need.	1/8/2022 11:56 PM
9	Do not further narrow road w/ bike lanes.	1/6/2022 11:01 PM
10	Being able to safely bike into town from Timber Hills would be a great summer activity	1/6/2022 8:49 PM
11	This caters to only a few individuals. NOT the highest priority by any means. Off-road trails are much safer, more highly used, and serve more people overall. Focus efforts there rather than	12/20/2021 1:28 PM

	on-road.	
12	Please build a sidewalk wherever you can build a sidewalk! It's treacherous walking along the side of the road and a lack of sidewalks really limits my children's mobility and exercise, as it's not safe (in my opinion) for kids to walk or ride bikes along anything but neighborhood roads (and even that is sketchy--people speed through the neighborhoods).	12/18/2021 4:28 PM
13	SIDEWALKS 1ST! Not everybody uses a bike, but sidewalks are needed for everyone from babies in strollers to elders and others in scooters and wheelchairs--make 'em wide enough to pass "oncoming traffic."	12/17/2021 9:51 AM
14	I prefer "natural" trails, not bike lands and sidewalks.	12/11/2021 6:22 PM
15	I would be for this as long as it doesn't impact traffic in a negative way or be in lieu of adding additional driving lanes. Adding lanes for vehicles to help mitigate traffic should be of the highest importance. Or, better yet, stop allowing multi housing units to be built here. This small city cannot handle the explosive business and residential growth.	12/11/2021 12:49 PM
16	a side walk system for 156th Street south bound & north bound	12/11/2021 11:36 AM
17	Good idea.	12/9/2021 8:29 PM
18	YES! We need more safe walking areas in the community the sidewalk put on 164th has been awesome!	12/9/2021 11:14 AM
19	We have a 15 year old girl running people over in her car for fun. I refuse to use the bike lane with my back to traffic, it's a death wish.	12/7/2021 7:00 AM
20	SE 261st has become a thoroughfare, and it would help a lot to have sidewalks. Cars speed all the time and there are kids and seniors living here (between 180th and 172nd), walking is dangerous.	12/3/2021 12:32 PM
21	Bike lanes create a false sense of security for riders and don't account for all the distracted drivers. I believe this is NOT a good use of \$\$\$. As much as I'd like to ride on the roads I stick to the trails.	12/2/2021 11:21 AM
22	Would improve access for bikers.	12/1/2021 5:26 PM
23	love it!	11/29/2021 10:58 AM
24	Good for safety	11/24/2021 5:28 PM
25	I rate this mostly for sidewalks. We have some terrible roadways for walk for kids from school and even adults. However, the off-road lanes may alleviate some of the need to follow roads with little shoulder.	11/23/2021 10:15 PM
26	This should be a priority for our Public Works Department. Bike lanes are very important but should be paid for with street funds.	11/23/2021 8:05 PM
27	Sidewalk and bike lane on 180th Ave SE (#6) should replace plan to widen street to 3 lanes in master plan	11/23/2021 11:41 AM
28	More sidewalks!!!	11/22/2021 6:15 PM

Q8 PLAYGROUNDS AND PLAY AREAS - under the proposed plan, the city could develop playgrounds and play areas to provide access within a 5-minute walking distance of most residential areas in the city. The proposal would design age-appropriate features for young and older age children. The proposal would upgrade some existing playground equipment to meet ADA requirements, safety concerns, and new activity interests.
Rate this proposal.

Answered: 231 Skipped: 3



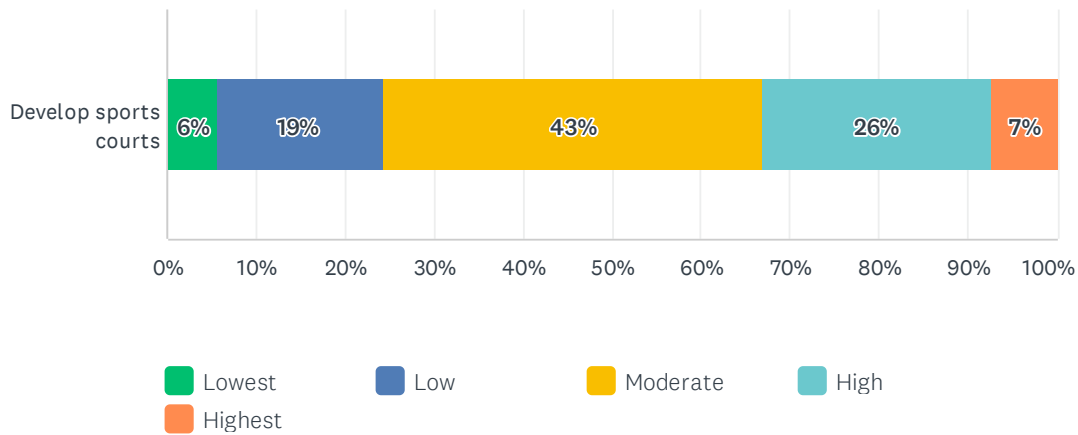
	LOWEST	LOW	MODERATE	HIGH	HIGHEST	TOTAL	WEIGHTED AVERAGE
Develop playgrounds and play areas	4%	10%	32%	28%	26%	231	3.60
	10	24	74	64	59		

#	COMMENTS?	DATE
1	What are plans to keep these areas high school free of kids?	1/21/2022 1:57 PM
2	Awesome!	1/12/2022 2:12 PM
3	We strongly feel the lack of playgrounds that are fun and engaging to the kids. They don't really want to go play on their school playground.	1/6/2022 8:49 PM
4	Playground are essential for young kids. SWINGS, SWINGS, SWINGS! And consider playgrounds that cover the full age range 2-12yrs. Natural play amenities, not primary colored plastics.	12/20/2021 1:28 PM
5	This gets my full support as long as the playgrounds are GOOD playgrounds, like what is currently at CCP. I am not interested in the little toddler playgrounds that HOAs build--those are worthless.	12/18/2021 4:28 PM
6	Please keep in mind that our adolescents need "play" areas, too...	12/17/2021 9:51 AM
7	Specifically for Jenkins Creek Park. I hope the upper section would remain grass area and any playground is in the lower section of the park. It's hard to find a good mix of grass play area that is both shaded and sunny.	12/12/2021 11:14 AM
8	Kids who would partake of the proposed plan are in school most of the day and have 3 or more hours of homework. The only time they would partake of playgrounds/play areas are on the weekends.	12/11/2021 6:22 PM
9	Most neighborhoods and complexes as well as surrounding schools already have playgrounds.	12/11/2021 12:49 PM

10	Need to have optimum mix of natural areas versus play areas.	12/9/2021 8:29 PM
11	This change would provide safety and area for kids to play	12/9/2021 1:16 PM
12	Eco Park should stay natural. The elk love it there and there is a ton of wildlife that would be displaced.	12/9/2021 10:55 AM
13	At least in my community we have at least 3 different playgrounds within 5 minute walking distance, so for me, this priority is low.	12/7/2021 3:32 PM
14	Safety is a concern, also keeping structures and equipment safe from vandalism.	12/3/2021 12:32 PM
15	My answer reflects the fact my children are all grown.	12/2/2021 11:21 AM
16	Cedar Valley Elementary needs it!	11/28/2021 2:32 PM
17	I love the seafaring theme at Lake Meridian. It shows some thought went into the design, not just equipment dumped on the grass.	11/25/2021 2:35 PM
18	These would get used.	11/23/2021 10:15 PM
19	We need better and more play areas for children. I have an 11-year old special needs kid and there is not much that works for him at this time. Meridian lake is awesome for him!	11/23/2021 5:18 PM
20	Some of these are outside the city boundaries.	11/22/2021 8:41 PM

Q9 SPORT COURTS - under the proposed plan, the city could develop sport courts to provide multiuse basketball, pickleball, volleyball, and other activities within a 5-minute walking distance of most residential areas of the city. The proposal would upgrade some existing basketball courts to increase surface and equipment durability, meet safety concerns, and accommodate new activity interests. Rate this proposal.

Answered: 230 Skipped: 4



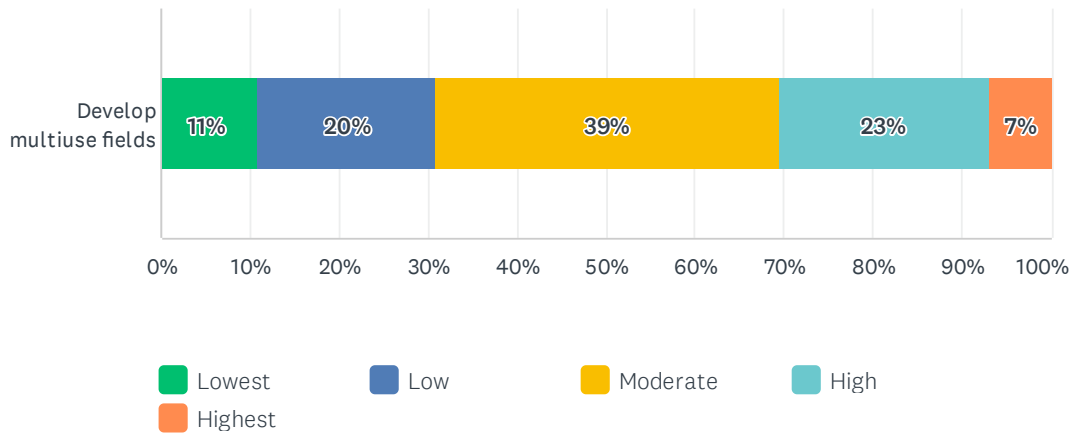
	LOWEST	LOW	MODERATE	HIGH	HIGHEST	TOTAL	WEIGHTED AVERAGE
Develop sports courts	6%	19%	43%	26%	7%	230	3.10
	13	43	98	59	17		

#	COMMENTS?	DATE
1	Covered courts!	1/19/2022 9:17 AM
2	Multi-use sport courts are essential, there are not enough quality safe outdoor courts. Consider lighting to increase usable time. Line for multiple sports (basketball, pickleball, volleyball, etc.). Give consideration to each application whether it should be a half-court, full-court, or back to back half-courts, etc. Different courts will attract different users.	12/20/2021 1:28 PM
3	I agree that the city needs more sport courts, desperately. I do think it's a little strange, though, that school facility are counted as city facilities under this plan. The school owns all their own facilities and doesn't really like to share them. Even when the city has a partnership with the school district, like using Kent SD gymnasiums for sports practices, the school keeps kicking the city out. My son just played on a Covington rec volleyball team and his team only got half their practices because the school kept kicking Covington out in favor of school activities. So I wouldn't plan on being able to use school facilities.	12/18/2021 4:28 PM
4	I would partake of pickleball courts.	12/11/2021 6:22 PM
5	Please keep the skate park!!! It's been a great community offering and has a small footprint.	12/9/2021 11:14 AM
6	Having a well-lit, open to the public tennis court would be wonderful.	12/7/2021 3:32 PM
7	It would be nice to have a golf net and putting green.	12/7/2021 7:00 AM
8	This would be nice if people were encouraged to use these facilities instead of playing in the streets.	12/3/2021 12:32 PM
9	facilities that take up a large amount of space and only accommodate usage by a few people at a time aren't the best use of \$\$\$s. I'd rather see the space used in a way multiple families	12/2/2021 11:21 AM

	can enjoy at the same time.	
10	Anything to get people moving	11/24/2021 5:28 PM
11	I like the idea of sports courts, but the particular one mentioned, I'm not sure how much they would get used. The tennis court at the community park gets used well, but not sure about the other types.	11/23/2021 10:15 PM
12	Consider courts that serve multiple uses not just a single use.	11/23/2021 8:05 PM
13	Keep them in the school areas	11/22/2021 8:41 PM

Q10 SOCCER (MULTIUSE) FIELDS - under the proposed plan, the city could develop multiuse soccer/baseball fields at Covington Community Park and possibly improve other existing fields for multiuse to serve all age groups with practice and competition game opportunities. Rate this proposal.

Answered: 230 Skipped: 4



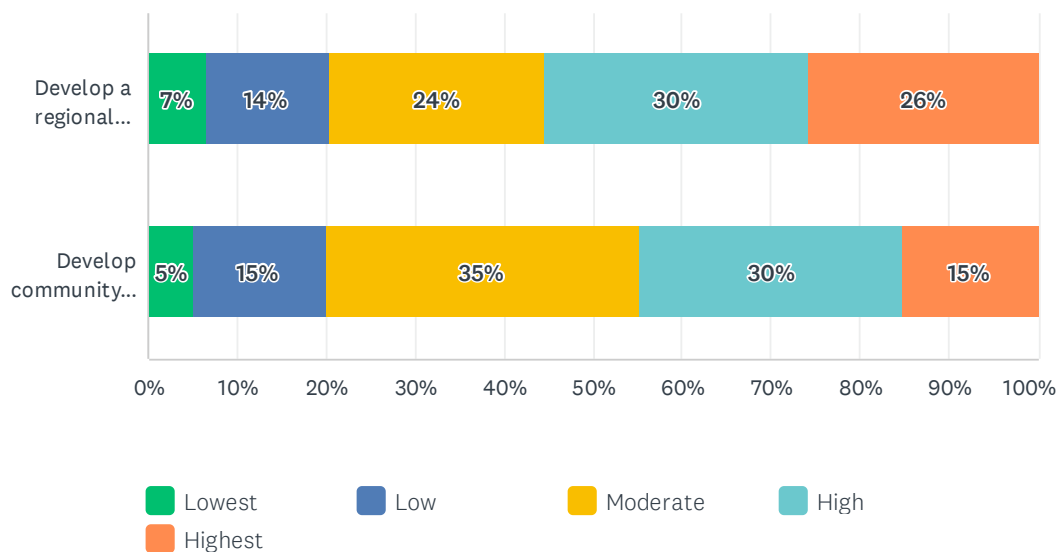
	LOWEST	LOW	MODERATE	HIGH	HIGHEST	TOTAL	WEIGHTED AVERAGE
Develop multiuse fields	11%	20%	39%	23%	7%	230	2.96
	25	46	89	54	16		

#	COMMENTS?	DATE
1	Soccer is such a large sporting event in our area. Need them for the kids	1/21/2022 1:57 PM
2	Feels like we already have great soccer fields!	1/18/2022 3:54 PM
3	Never enough space for these sports/activities for kids.	12/20/2021 1:28 PM
4	My comments on Question #9 also apply here.	12/18/2021 4:28 PM
5	soccer, baseball and softball fields are high on my list!	12/17/2021 9:51 AM
6	Please consider adding lights for evening usage.	12/12/2021 11:14 AM
7	The open space should remain open space. The noise from the field already in place is loud, reduced the open space for native animals and forced deer, racoons, etc into the neighboring properties. ABSOLUTELY NO LIGHTS SHOULD BE ADDED.	12/12/2021 10:55 AM
8	Club soccer is an economic driver and the City should make investments in soccer fields and market it for club soccer and tournaments. This will pay itself and will attract out of town guest who will spend money in the city for food and restaurants.	12/11/2021 5:59 PM
9	Seems like good use of land - maximizing # of participants.	12/9/2021 8:29 PM
10	I'm not sure this is the best use of open space, would the city charge for use?	12/3/2021 12:32 PM
11	facilities that take up a large amount of space and only accommodate usage by a few people at a time aren't the best use of \$\$\$s. I'd rather see the space used in a way multiple families can enjoy at the same time.	12/2/2021 11:21 AM
12	The last thing we need is more space dedicatwd to soccer and traditional sports.	11/30/2021 2:33 PM
13	always need more soccer/baseball fields	11/29/2021 10:58 AM

14	We love sports!	11/24/2021 8:58 AM
15	The soccer field at the Covington community park is well used. I believe baseball would be close.	11/23/2021 10:15 PM
16	Soccer is growing while baseball/softball participation is on the decline. While Covington does need more fields in general, careful consideration should be given to sports that have higher participation numbers. Consider fields that accommodate multiple sports on one feild.	11/23/2021 8:05 PM
17	Keep them near or in the school areas.	11/22/2021 8:41 PM

Q11 INDOOR FACILITIES - under the proposed plan, the city could develop indoor facilities able to serve multiple generations (children, teens, adults, older adults) with indoor spaces for programs, gatherings, and rentals. There are two types of indoor facilities for consideration: 1) Under a recently completed feasibility study, a regional aquatic/recreation center would serve the greater community of Covington and Maple Valley with potential sites located in both Covington and Maple Valley. 2) Another option would be for relatively smaller community center facility(ies) with less amenities that would focus on serving City of Covington residents (not regional). Rate these options.

Answered: 231 Skipped: 3



	LOWEST	LOW	MODERATE	HIGH	HIGHEST	TOTAL	WEIGHTED AVERAGE
Develop a regional aquatic/recreation center	7% 15	14% 32	24% 55	30% 68	26% 59	229	3.54
Develop community center facility(ies)	5% 11	15% 33	35% 77	30% 65	15% 33	219	3.35

#	COMMENTS?	DATE
1	A place for seniors to gather other then MV would be nice	1/21/2022 1:57 PM
2	Covington Aquatic center is in desperate need of renovations. Staff are super friendly and great, but the building, quantity of classes, and availability of classes just sucks	1/20/2022 8:33 AM
3	A true community center would really make the city a better place, especially with indoor recreation options in our climate	1/19/2022 9:17 AM
4	Can't Covington and Maple Valley work together for a multipurpose community center??	1/18/2022 4:24 PM
5	Seems like we could invest more in our aquatic center	1/18/2022 3:54 PM

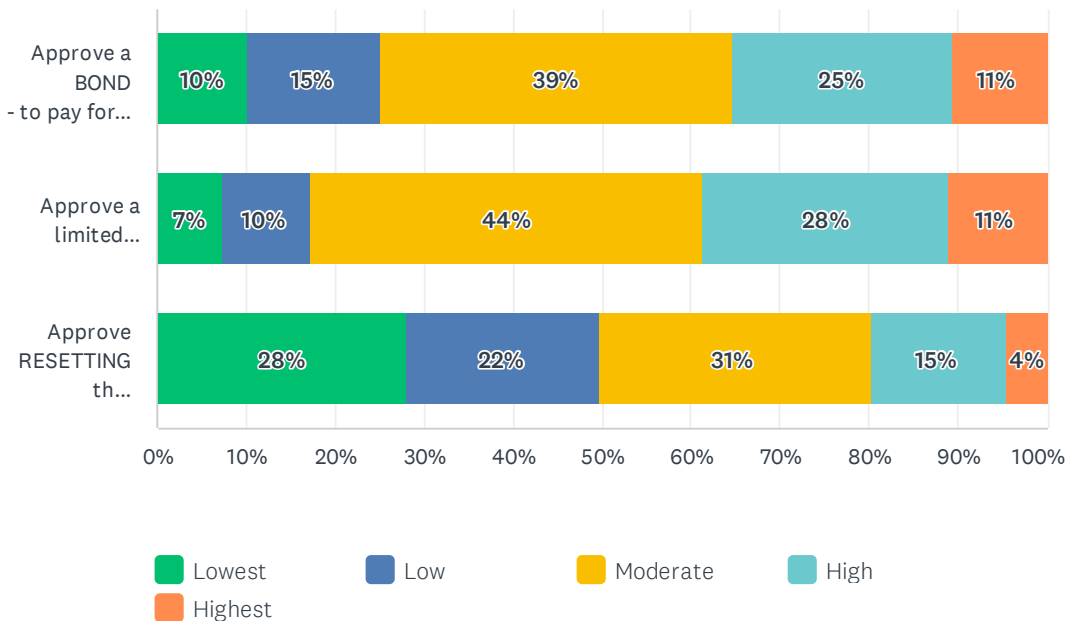
6	we have enough gyms in our area for everyone. Instead of building and maintaining NEW facilities and staffing them; just work with local gyms to give residents a big discount. Residents need to prove residency annually. Easy peasy and cheaper than reinventing the wheel.	1/12/2022 5:24 PM
7	This really depends on the details including what we get, when we get, and how it will be scheduled to build community	1/6/2022 8:49 PM
8	While a large regional aquatic/recreation center would be nice, it may be not be cost-efficient. It would be better to focus on providing more space for indoor court sports, serving a larger recreation base than aquatics. There is never enough gym space for the demand!!! More courts means more opportunities for kids to be active all year round. There is a large gap in the recreation industry, you either play rec sports for one short season, or you pay a fortune in time and money to play clubs (and a few kids play at school) but overall, the majority of kids do not have the opportunity to play more than just one season each year because nothing else is offered, typically due to lack of available gym space!	12/20/2021 1:28 PM
9	Something--build something! The pool keeps closing for emergency repairs, so it's obviously dying. I would love the big, regional recreation center with all the "stuff," but if the choice is between a small pool or nothing, I will take the small pool.	12/18/2021 4:28 PM
10	I think both proposals are great but I like the idea of a partnership of community with the neighboring city.	12/12/2021 11:14 AM
11	City should not invest in swimming pool unless it has return on investment and it should be in the City. Current location is ideal.	12/11/2021 5:59 PM
12	Indoor pickleball courts would be awesome.	12/11/2021 12:43 PM
13	Less traffic with less facilities but more money access for the large facility	12/11/2021 12:28 PM
14	Our teens need stuff to do! We have a huge population of 20 year olds walking around Covington addicted to drugs committing crimes to support their drug habits. Let's not lose another generation to drugs. Not everyone wants to do church activities. We need a community center, we need a meeting area for teens. Once our youth hit 13, there is so little for them to do in this area.	12/10/2021 10:02 AM
15	Don't know why you can't have both	12/9/2021 8:29 PM
16	Yes, a full community center like Federal Ways would be awesome!	12/9/2021 11:14 AM
17	In current times, investing into indoor facilities need more convincing for me.	12/7/2021 3:32 PM
18	The aquatic center is well run and is one of the busiest I've seen but it needs replacing because of its age.	12/4/2021 10:22 AM
19	It is unlikely I would ever use either, but I know people who like to swim. It's too expensive for me.	12/3/2021 12:32 PM
20	Stop throwing money at that delapidated pile of cinder blocks that TSD suckered you into buying. Its already ridiculously expensive to use and offers poor options for use. Its a waste of money.	11/30/2021 2:33 PM
21	I don't think another facility is needed, upgrade current one.	11/29/2021 10:58 AM
22	I am totally opposed to a new aquatic center.	11/28/2021 6:09 PM
23	People need a place to play and connect. Once the Covid restrictions fade we need community places to commune!	11/25/2021 2:35 PM
24	Not something I would use but likely good idea	11/24/2021 5:28 PM
25	dont raise taxes	11/24/2021 5:04 PM
26	The current Covington aquatic center is a great asset to the community. Expanding the access would be worthwhile.	11/23/2021 10:15 PM
27	Replacement of the Covington pool should continue to be top priority. A regional solution is best so as not to Saddle any one city with the responsibility for it.	11/23/2021 8:05 PM
28	I think the Kent YMCA already is a regional aquatic /recreation center so we don't need a new	11/23/2021 4:32 PM

expensive one.

29	there's already a covington aquatic center isn't there?	11/23/2021 10:32 AM
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Q12 Additional funds will ultimately be necessary to meet Covington's projected park and recreation development, maintenance, and operating requirements. Given this fact, rate the following possible methods for financing some of Covington's park and recreation facility acquisition, development, maintenance, and operational needs - all of which require voter approval.

Answered: 229 Skipped: 5



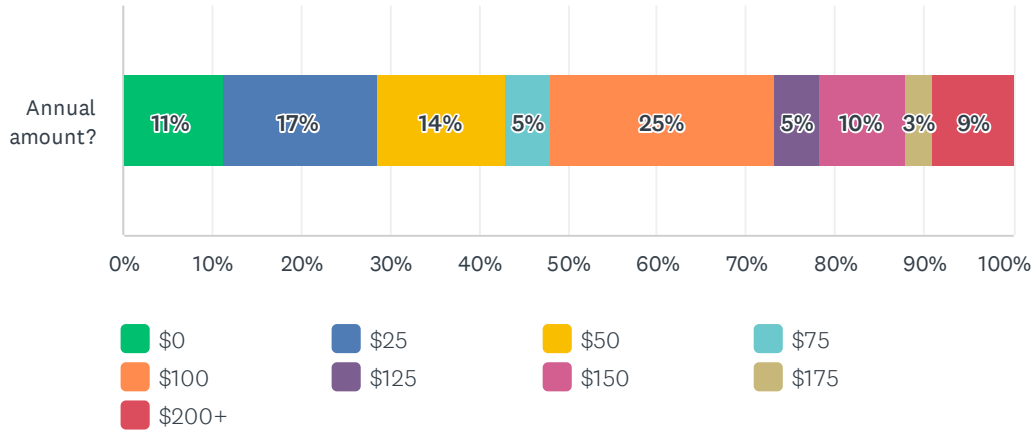
	LOWEST	LOW	MODERATE	HIGH	HIGHEST	TOTAL	WEIGHTED AVERAGE
Approve a BOND - to pay for acquisition and development of existing or additional park facilities (note - bonds cannot pay for maintenance and operations).	10% 23	15% 34	39% 89	25% 56	11% 24	226	3.11
Approve a limited duration LEVY (typically 7 years) - to acquire, develop, maintain, and operate existing and future park facilities.	7% 17	10% 22	44% 101	28% 63	11% 25	228	3.25
Approve RESETTING the property tax RATE - with the increase dedicated exclusively to acquire, develop, maintain, and operate existing and future park facilities until the needed amount has been raised after which the property tax rate reverts back.	28% 63	22% 49	31% 69	15% 34	4% 10	225	2.46

#	COMMENTS?	DATE
1	It has to come from somewhere but look at income before tax the household	1/21/2022 1:57 PM
2	no one will vote yes to more property tax rates, you will kill your plan if you put this in there. Your best bet is with a Levy.	1/12/2022 5:24 PM
3	DO NOT RAISE PROPERTY TAXES!	1/2/2022 3:20 PM

4	Consider using Real Estate Excise Tax second quarter percent (REET 2), Park Impact Fees, and grants.	12/20/2021 1:28 PM
5	option #3 doesn't make a lot of sense...since when does the cost of maintenance and operation actually cost less in future years???	12/17/2021 9:51 AM
6	City should look for grants opportunities instead of taxing residents.	12/11/2021 5:59 PM
7	I would only vote for spending more if you actually took care of Jenkins creek park. As a woman I do not feel safe there	12/11/2021 1:32 PM
8	This is incredibly frustrating. The cost of living here is already sky high, and our property taxes are through the roof. And yet, you are proposing an explosion in population growth that is not sustainable with our infrastructure. I do not want my tax dollars going towards parks and recreation that aren't necessary. This city already has enough of that. We need to stop the population expansion and fix the infrastructure. That should be the priority. I should have a say in where my tax dollars go, and this isn't it.	12/11/2021 12:49 PM
9	Not willing to pay higher property taxes.	12/10/2021 10:02 AM
10	This is much too technical for me to answer. This seems like a stupid question is that any answer you get should not be relied on! Put your best single proposal on the ballot and go for it!	12/9/2021 8:29 PM
11	It's really hard for me to trust government. We voted for the elementary school and the board used the money for a practice field at Kentwood. My vote and opinion is worthless.	12/7/2021 7:00 AM
12	I can't keep up with inflation, much less pay taxes for facilities I would be unlikely to ever use. If it raises my property value, it also raises my taxes, and the only way I can afford to live is to sell and live on the streets.	12/3/2021 12:32 PM
13	Given the economy and the already outrageous taxes in WA we should not raise them more. If we don't have the \$\$ then we shouldn't be spending them. Something needs to be cut.	12/2/2021 11:21 AM
14	we dont need anymore taxes. this isnt worth the added burden on tax payers.	11/30/2021 10:03 PM
15	With the rate property taxes have increased over the past 6 years (20%) and the additional number of houses generating a tax windfall for the city, the city should be looking to use the windfall, paid by the residents, to fund a portion of park projects	11/29/2021 6:52 PM
16	Any tax increase will never be reduced.	11/28/2021 6:09 PM
17	Depends on what projects will be funded	11/28/2021 1:56 PM
18	Please do not raise taxes	11/26/2021 3:23 PM
19	The word "taxes" bring up resistance. Perhaps annual park passes and fees for those who would use the facilities might help.	11/25/2021 2:35 PM
20	Depends on the amount	11/24/2021 5:28 PM
21	dont raise taxes	11/24/2021 5:04 PM
22	I don't know how to rate these. I would, but most WA citizens do not want to pay more taxes for anything. I dont know the difference between these options.	11/24/2021 12:41 PM
23	All these plans and not yet budgeted? You should lead with the financials	11/24/2021 8:58 AM
24	I would rather have the amenities be paid for.	11/23/2021 10:15 PM
25	Covington has taken on road construction through bonding, park capital projects can be funded this way also.	11/23/2021 8:05 PM
26	NO NEW TAXES	11/23/2021 5:40 PM
27	Good time to take advantage of low interest rates with a bond	11/23/2021 11:41 AM
28	tax the DEVELOPERS not just the residents. massive residential development going on all around me yet they don't fund infrastructure fairly	11/23/2021 10:32 AM
29	If you make them part of the schools, we already pay high school taxes, maintenance etc could be included in those funds.	11/22/2021 8:41 PM

Q13 If City Council were to place a bond or a limited duration 7-year levy or a property tax rate reset on the ballot to finance park and recreation acquisition, development, maintenance, and operations how much would your household be willing to PAY PER YEAR?

Answered: 231 Skipped: 3



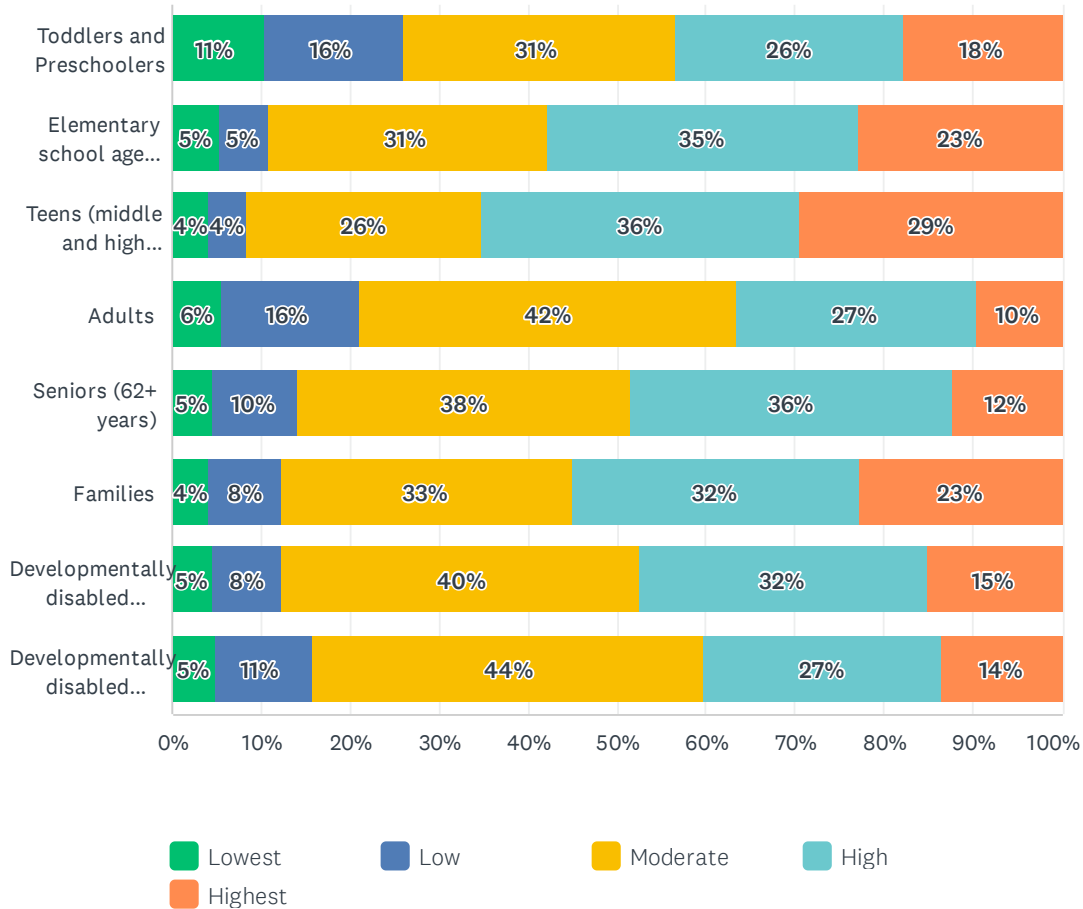
	\$0	\$25	\$50	\$75	\$100	\$125	\$150	\$175	\$200+	TOTAL	WEIGHTED AVERAGE
Annual amount?	11%	17%	14%	5%	25%	5%	10%	3%	9%	231	4.51
	26	40	33	12	58	12	22	7	21		

#	COMMENTS?	DATE
1	Property taxes are to high for fixed income owners now. You are forcing older folks out of their homes of 40 years	1/20/2022 3:08 PM
2	We're over-taxed already!	1/19/2022 11:32 AM
3	This is difficult, because we support improvement to our local community. But we moved out here 20+ years ago because it was family friendly and affordable. But property taxes are so high anymore that it's causing us to question if we can even afford to live here as the one income family we've always been.	1/13/2022 3:17 AM
4	That really depends on your plans and how transparent you are about them	1/12/2022 5:24 PM
5	Would love to see numbers associated with projected estimates	1/11/2022 9:49 PM
6	An important part of this is what we get and when	1/6/2022 8:49 PM
7	\$10 - \$20 per month	12/20/2021 1:28 PM
8	My landlord adds a \$7 monthly charge on my apartment rent for fire protection services from Puget Sound Fire. I would vote to pay for a parks levy	12/17/2021 9:51 AM
9	I'm willing to pay for families to have excellent recreational facilities.	12/12/2021 11:14 AM
10	Fix the other problems first and stop raising our taxes! Property owners are carrying an unfair, unequal burden of taxes right now. Inflation is growing by the highest in 40 years, and we are still dealing with a pandemic. This is not the time to be discussing saddling property owners with even more financial burden. Honestly, shame on the city for this.	12/11/2021 12:49 PM
11	\$200	12/9/2021 7:15 PM
12	property tax is increasing every year, adding more taxes is more burden to residents. However, I understand these plans need money to be completed. Thus, \$25 is reasonable	12/9/2021 1:16 PM

13	If I'm presented with a transparent, well thought out plan of the development of said parks and facilities we can be convinced to put more money on the table per year.	12/7/2021 3:32 PM
14	Doubtful the money would be spent wisely. The sidewalk from Kentwood to the Library was well over a million dollars.	12/7/2021 7:00 AM
15	There are enough fees and taxes. No more please.	12/2/2021 11:21 AM
16	again, no more taxes	11/30/2021 10:03 PM
17	Depends on what projects will be funded	11/28/2021 1:56 PM
18	no new taxes!!	11/26/2021 3:23 PM
19	We're retired and on a fixed income but could afford this (maybe more). The days of "free" public places is disappearing (insert sad face).	11/25/2021 2:35 PM
20	Hard to say, depends on the value provided.	11/24/2021 5:28 PM
21	dont raise taxes	11/24/2021 5:04 PM
22	Not sure	11/24/2021 8:58 AM
23	I'd support higher dollar amounts if the city could produce a well vetted plan that lays out the projects to be built.	11/23/2021 8:05 PM
24	NO NEW TAXES	11/23/2021 5:40 PM
25	I am a renter so its NA	11/23/2021 10:32 AM
26	Senior citizen should pay less due to Ltd income	11/22/2021 9:58 PM
27	Anything for mi city I love	11/22/2021 7:02 PM

Q14 What recreational programs do you think should be offered in Covington for the following age groups?

Answered: 225 Skipped: 9



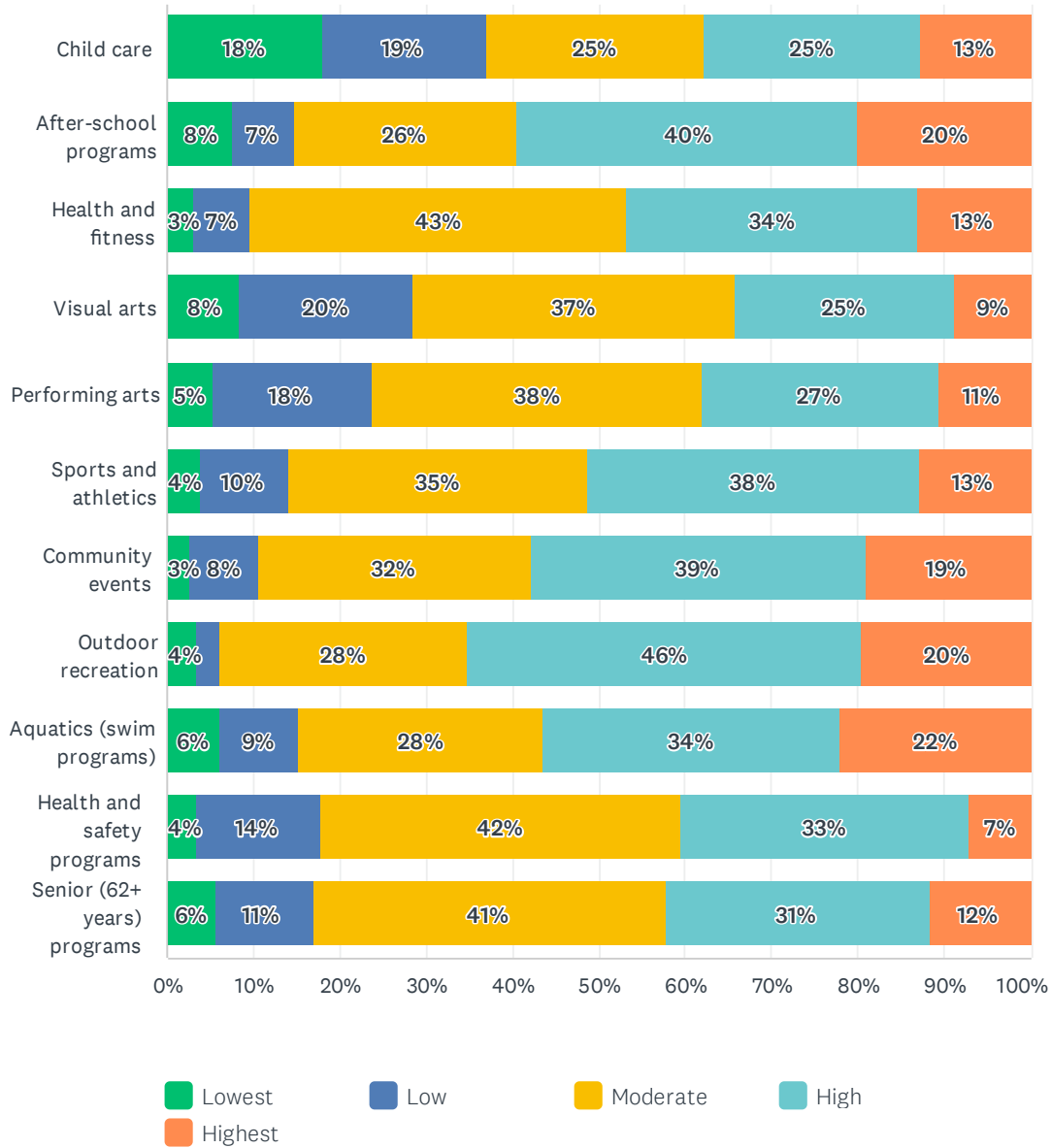
	LOWEST	LOW	MODERATE	HIGH	HIGHEST	TOTAL	WEIGHTED AVERAGE
Toddlers and Preschoolers	11% 23	16% 34	31% 67	26% 56	18% 39	219	3.25
Elementary school age youth	5% 12	5% 12	31% 70	35% 78	23% 51	223	3.65
Teens (middle and high school)	4% 9	4% 10	26% 59	36% 80	29% 66	224	3.82
Adults	6% 12	16% 34	42% 92	27% 59	10% 21	218	3.20
Seniors (62+ years)	5% 10	10% 21	38% 83	36% 80	12% 27	221	3.42
Families	4% 9	8% 18	33% 72	32% 71	23% 50	220	3.61
Developmentally disabled (school age)	5% 10	8% 17	40% 88	32% 71	15% 33	219	3.46
Developmentally disabled (adult)	5% 11	11% 24	44% 97	27% 59	14% 30	221	3.33

#	COMMENTS?	DATE
1	I worked at MVFB & Emergency Services for 12 years. We had special needed adults and high school kids. We need to ensure these people are taken care of when planning in our area	1/21/2022 1:57 PM
2	The toddler program in maple valley and at les gove has demonstrated a significant demand. In addition, it seems that senior programs have proven popularity.	1/18/2022 3:54 PM
3	Inclusive programs are ideal.	1/13/2022 3:17 AM
4	Covington does not have a lot of kids. Most people here are empty nesters or young adults still living at home or retirees. People with young kids live in Maple Valley. Teens should be a high priority since their suicide rate is so high due to isolation impacting their development. You can always partner with all the churches here and their youth groups to make a plan. Programs for adults with special needs would be great seeing as Maple Valley used to have this and since covid, have not made this a priority. The closest special olympics group is Enumclaw or Auburn. Cov not having this is a disservice to families with member with special needs.	1/12/2022 5:24 PM
5	What programs are out there for toddlers or non school age children? It would be great to see something!	1/11/2022 12:31 PM
6	There are all kinds of activities for toddlers. The junior high and high school through adult is very limited.	1/9/2022 9:49 AM
7	I resting know the population and current available resources/activities for anything but adults and elementary age families	1/6/2022 8:49 PM
8	Covington is an area with many families, so programs for kids are absolutely necessary. There's not a lot for adults to do here, so some adult programs (especially sports) would be nice.	12/18/2021 4:28 PM
9	this question doesn't make sense. You ask WHAT programs should be offered and the choice is age group based.	12/12/2021 10:55 AM
10	Please provide our teens activities!	12/10/2021 10:02 AM
11	I think it is a matter of ranking. All are important, but assuming limited funds, my choices reflect where I would like percent of budget to go.	12/9/2021 8:29 PM
12	Prefer not to discriminate against any group.	12/7/2021 7:00 AM
13	Programs should be offered for all members of our city	12/4/2021 10:22 AM

14	I think all of these would be nice, but honestly, I can't afford it.	12/3/2021 12:32 PM
15	In my opinion, toddlers do not need organized city funded activities. Nor do most seniors. (I am a senior.)	11/29/2021 10:58 AM
16	Sports and athletics	11/28/2021 6:09 PM
17	What programs?	11/28/2021 1:56 PM
18	This question doesn't make sense. Are you meaning should recreational programs be offered in Covington for the following age groups?	11/26/2021 11:35 AM
19	Never used anything like above so I don't have an opinion. Keeping older kids busy is a good idea.	11/24/2021 5:28 PM
20	I think offering activities for teens would be the hardest, but also the most important to help keep them out of trouble. However, it would be the most difficult to get participation. The other groups would likely get more overall use.	11/23/2021 10:15 PM
21	Already pay county taxes and HOA fees to cover local parks. Not interested in paying for even more. Keep the streams clear and natural but not for people use.	11/22/2021 8:41 PM

Q15 What recreational programs do you think should be offered in Covington (by the city or any other groups) for the following interest areas?

Answered: 230 Skipped: 4

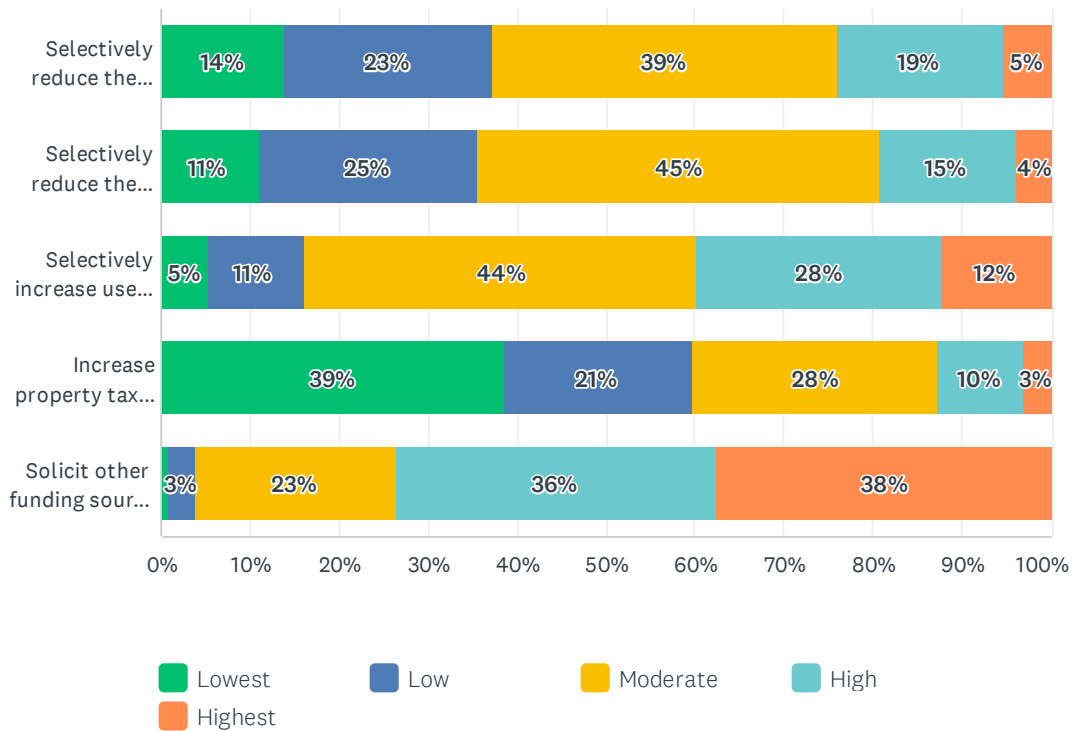


	LOWEST	LOW	MODERATE	HIGH	HIGHEST	TOTAL	WEIGHTED AVERAGE
Child care	18% 40	19% 42	25% 56	25% 56	13% 28	222	2.95
After-school programs	8% 17	7% 16	26% 58	40% 89	20% 45	225	3.57
Health and fitness	3% 7	7% 15	43% 99	34% 77	13% 30	228	3.47
Visual arts	8% 19	20% 45	37% 84	25% 57	9% 20	225	3.06
Performing arts	5% 12	18% 41	38% 86	27% 61	11% 24	224	3.20
Sports and athletics	4% 9	10% 23	35% 78	38% 87	13% 29	226	3.46
Community events	3% 6	8% 18	32% 71	39% 87	19% 43	225	3.64
Outdoor recreation	4% 8	3% 6	28% 64	46% 103	20% 44	225	3.75
Aquatics (swim programs)	6% 14	9% 21	28% 65	34% 79	22% 51	230	3.57
Health and safety programs	4% 8	14% 32	42% 94	33% 75	7% 16	225	3.26
Senior (62+ years) programs	6% 13	11% 25	41% 92	31% 69	12% 26	225	3.31

#	COMMENTS?	DATE
1	We need senior programs and disability programd	1/20/2022 4:52 PM
2	Seems like there are already a lot of great after school programs available in covington	1/18/2022 3:54 PM
3	What about misting stations on trail areas. or some kind of splash ponds. something when its real hot out.	1/9/2022 9:49 AM
4difficult to answer because of the options within program areas, as well as the definition of "recreation."	12/17/2021 9:51 AM
5	It is not the tax payers responsibility to pay for child care. This is insane. I was a single mom and paid for all of my bills on my own. Stop expecting home owners to foot the bill for everyone. We are struggling too.	12/11/2021 12:49 PM
6	Child care should not be city managed. Health and fitness should not either. We have lots of gyms to go to.	11/29/2021 10:58 AM
7	My picture of recreational programs by a city are more focused on physical activities to get people out and moving. The others listed are important too but seem to be a option for private enterprises to support. Like a Tesla Theater, or Petite Academy location for low income families, etc. Bring in the money makers to help make these programs happen because it's the right way to treat customers overall...be there to give back to the community.	11/25/2021 2:35 PM
8	Again, I've never used anything like the above, so don't have an informed opinion,	11/24/2021 5:28 PM
9	Any can be offered in Covington but as private pay, not paid for by the City.	11/22/2021 8:41 PM

Q16 Covington currently recovers most but not all costs for providing recreation programs depending on the type of program and user. However, if the programs you selected require more money than can be currently budgeted from city funds to provide, how would you rate the following methods of paying for the additional costs?

Answered: 232 Skipped: 2



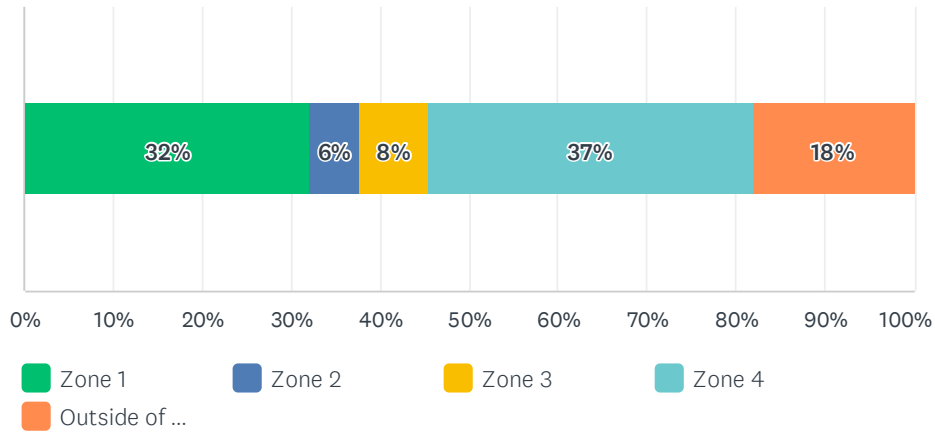
	LOWEST	LOW	MODERATE	HIGH	HIGHEST	TOTAL	WEIGHTED AVERAGE
Selectively reduce the number of programs to control overall costs	14% 32	23% 53	39% 89	19% 43	5% 12	229	2.78
Selectively reduce the content, variety, and duration of some programs to control overall costs	11% 25	25% 56	45% 103	15% 35	4% 9	228	2.77
Selectively increase user fees to finance some program services	5% 12	11% 25	44% 100	28% 63	12% 28	228	3.31
Increase property taxes to finance program cost shortfalls	39% 88	21% 48	28% 63	10% 22	3% 7	228	2.18
Solicit other funding sources including donations and sponsorships	1% 2	3% 7	23% 52	36% 83	38% 87	231	4.06

#	COMMENTS?	DATE
1	If these fees need to go up, a survey/ suggestion to raise monies or this program may go away. Maybe a survey listing programs in jeopardy and have people rate 1-10 on importance of program	1/21/2022 1:57 PM

2	PLEASE DO NOT RAISE MY TAXES AGAIN!	1/21/2022 8:31 AM
3	A fundraising event might not be a bad idea	1/18/2022 3:54 PM
4	people would pay for a program as long as the cost is low and again, you are transparent. So if you figure a program costs say, \$15 per person and Cov can only afford to pay \$10 of the \$15. As us to pay the \$5. We totally will as long as you communicate the why.	1/12/2022 5:24 PM
5	It makes sense to let the people participating in a program/sport to carry that more so than just increasing taxes for the general public (toll bridge concept, users pay more than non-users). Reach out to local businesses that want to sponsor local youth sports.	12/20/2021 1:28 PM
6	Do not tax property owners rather multi-family (apartment) companies that house large concentration of people and maybe except from taxes.	12/11/2021 5:59 PM
7	Again, this is not the tax payers responsibility. What is happening to this city?	12/11/2021 12:49 PM
8	We are already hurting from inflation created by feckless leadership, it means we are all paying more.	12/7/2021 7:00 AM
9	I recommend a bond that focuses on how the improvements will positively impact people of all ages in our community	12/4/2021 10:22 AM
10	User fees already prevent me from using the pool. That is the only thing I would ever likely use.	12/3/2021 12:32 PM
11	There's nothing wrong with charging a fee for certain programs, with a scholarship program for families that cannot afford it. We do this with competitive sports all of the time.	11/29/2021 10:58 AM
12	Money changes things and turns people away. The only reason to reduce a program is lack of use. But to charge a nominal fee might work. Making people who do not use the services (taxes) seems unfair.	11/25/2021 2:35 PM
13	NO NEW TAXES	11/23/2021 5:40 PM

Q17 Where do you live based on the map above?

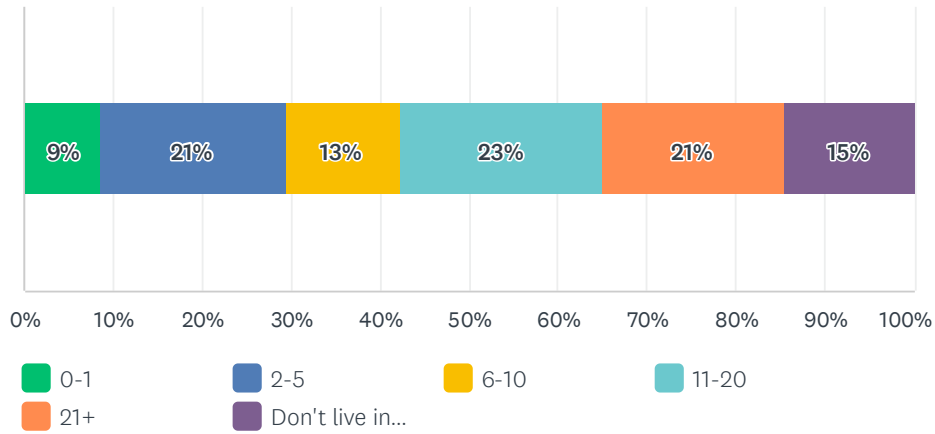
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ANSWER CHOICES	RESPONSES	
Zone 1	32%	75
Zone 2	6%	13
Zone 3	8%	18
Zone 4	37%	86
Outside of city	18%	42
TOTAL		234

Q18 How many years have you lived in Covington?

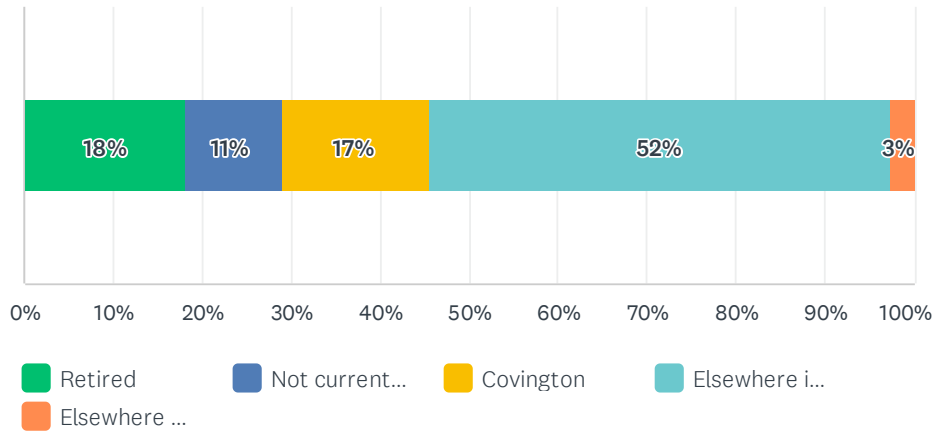
Answered: 234 Skipped: 0



ANSWER CHOICES	RESPONSES	
0-1	9%	20
2-5	21%	49
6-10	13%	30
11-20	23%	53
21+	21%	48
Don't live in Covington	15%	34
TOTAL		234

Q19 Where do you work?

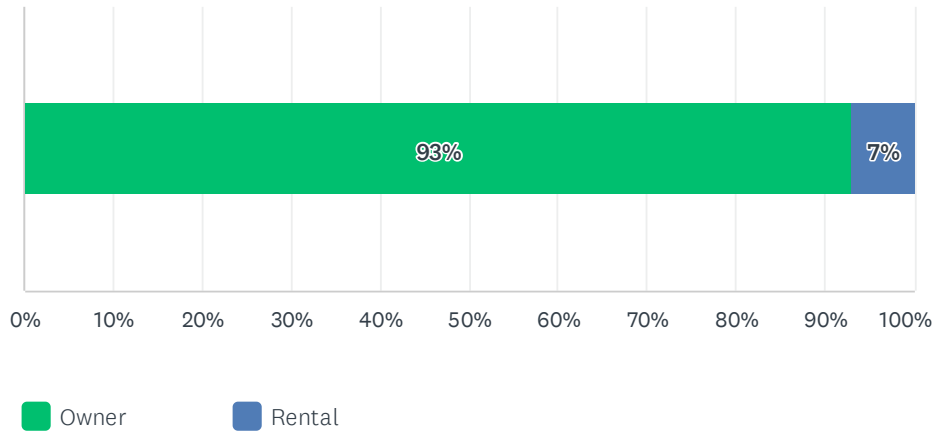
Answered: 230 Skipped: 4



ANSWER CHOICES	RESPONSES	
Retired	18%	42
Not currently working	11%	25
Covington	17%	38
Elsewhere in King County	52%	119
Elsewhere outside of King County	3%	6
TOTAL		230

Q20 What type of housing do you live in?

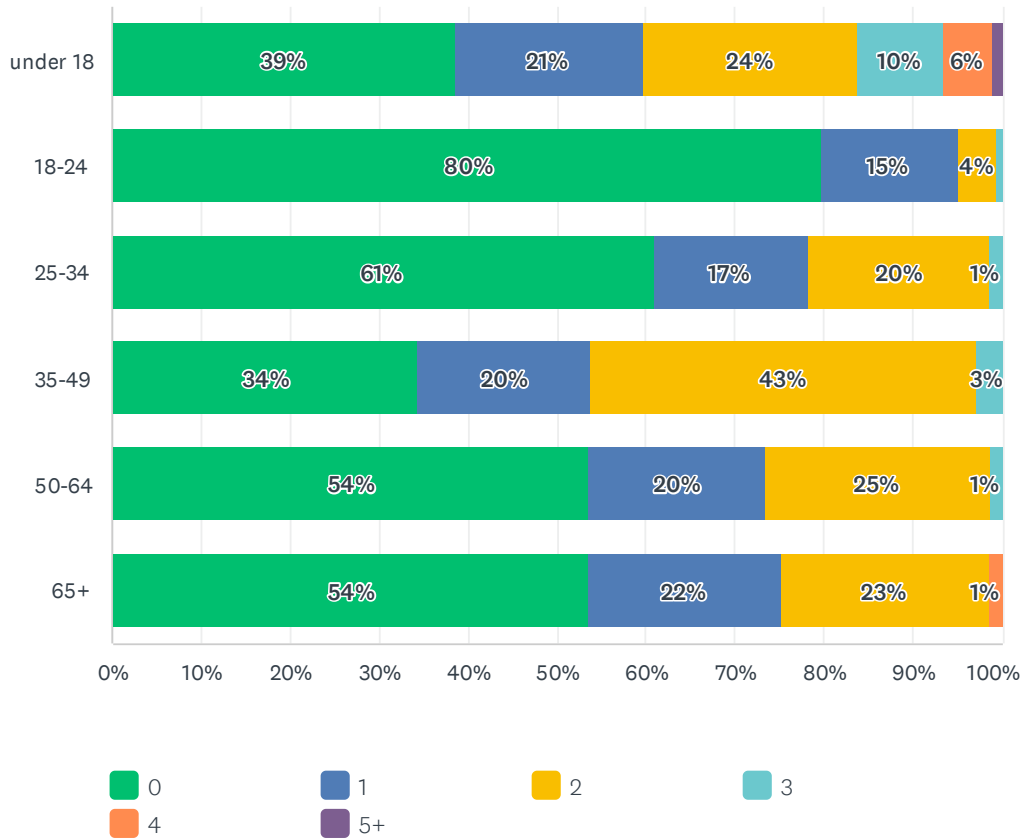
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ANSWER CHOICES	RESPONSES	
Owner	93%	216
Rental	7%	16
TOTAL		232

Q21 How many people in your household are in the following age groups?

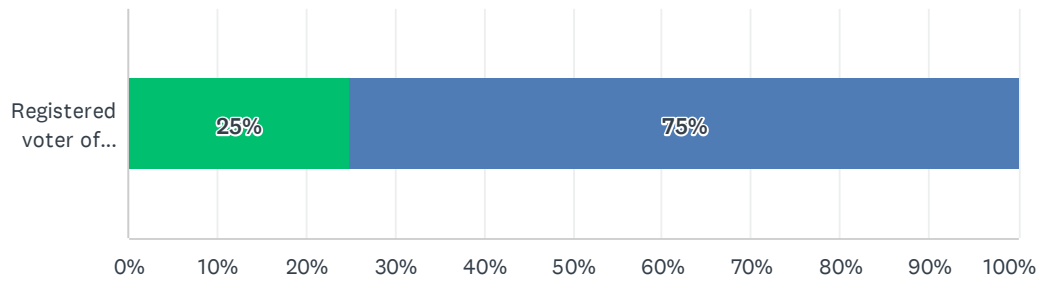
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	0	1	2	3	4	5+	TOTAL
under 18	39% 77	21% 42	24% 48	10% 19	6% 11	1% 2	199
18-24	80% 114	15% 22	4% 6	1% 1	0% 0	0% 0	143
25-34	61% 87	17% 25	20% 29	1% 2	0% 0	0% 0	143
35-49	34% 58	20% 33	43% 73	3% 5	0% 0	0% 0	169
50-64	54% 81	20% 30	25% 38	1% 2	0% 0	0% 0	151
65+	54% 76	22% 31	23% 33	0% 0	1% 2	0% 0	142

Q22 Are you a registered voter of the City of Covington?

Answered: 232 Skipped: 2



■ No ■ Yes

	NO	YES	TOTAL	WEIGHTED AVERAGE
Registered voter of Covington?	25% 58	75% 174	232	1.75

Q23 Do you have any specific comments to make that the proposals described in this survey do not address?

Answered: 56 Skipped: 178

#	RESPONSES	DATE
1	I think we need to have Covington Days of clean up the Parks. Covington Days celebrating needs to go back to more family focus. So many outside vendors selling bunt stickers, sunglasses, hats things you can buy anywhere. We lived in MV sense 1990. MV Days we're so much fun but then Covington and Maple Valley lost there hometown feeling.	1/21/2022 1:57 PM
2	We live in maple valley but I work in Covington. We love the Covington community park and aquatic center and would love to see more areas like this in our area. A community center that offer sports and arts for our kids to be involved in would be a great addition to this area.	1/21/2022 5:13 AM
3	None	1/20/2022 5:24 PM
4	Parks, fields, pools are all great, but they need to be maintained so they do not become an eyesore or a place for people to camp out or to party. The park by 180th and 240th is great for the people living in the area. We enjoy it. No more property tax increases.	1/20/2022 3:08 PM
5	People do not understand who live in the city of Covington how you could be spending so much money even though it comes from grants and other funding for new parks and development when the city is littered with garbage and law-enforcement is so low that crime continues to happen and not getting better which results in you guys having a harder time getting votes for approval until what you have currently gets figured out and people start doing their job to make it better for people to want to continue living here	1/20/2022 11:25 AM
6	I'm very very concerned about how the city of Covington looks at the present time with the vegetation overgrowth the garbage laying around on the streets the potholes that have been out there for weeks and months and the lack of law-enforcement presence within the city I will take a walk and find syringes on the ground bushes I have to walk around into the road to get around in the garbage how are we supposed to have all of these parks being developed when we can't take care of what we have currently there is a total lack of caring Ness that shows throughout the city of Covington which reflects on the property owners that there is no care and providing a better looking and ran community based on the way it looks right now which ultimately gives the impression of people currently in charge don't know how to do their job or just plainly don't care!	1/20/2022 11:17 AM
7	There are too few parks	1/20/2022 5:26 AM
8	No	1/19/2022 11:02 AM
9	The park within five minutes of our house on the map includes an area owned by an HOA and is not accessible by citizens that do not live in that community. Also, can the topic of developing a park in the Suncrest community be considered? There is potential space under the power lines along SE 267th St that is currently used as a spot for trash to be left, graffiti and trails people use to ride ATV's/bikes. It could be turned into a nice little park.	1/19/2022 7:40 AM
10	Bike Park!!!!!!!!!!!!!! Look at Waypoint park in Nellingham for an example. It is outstanding	1/18/2022 11:05 PM
11	Dog park!!!	1/18/2022 8:57 PM
12	Install several dog parks	1/18/2022 5:45 PM
13	Our household is in full support of creating areas, programs, spaces, and accessibility for all tax paying residents. But as a community, we believe there has to be a better way to fund this, that doesn't cause our taxes to go up even more. Many Covington residents (especially those of us who've been here for two decades plus) moved here because it was family friendly and affordable. We were able to be one income families. Where having a parent at home helping raise our families and supporting the local community was possible. But taxes alone are creating a tremendous divide. Please do not out price existing homeowners from a community	1/13/2022 3:17 AM

	they've loved and supported through the years. Do not drive us out after we helped build you up, Covington.	
14	We walk Soos Creek Trail several times a week. We don't have sidewalks to walk on Se 256 to get to it or to walk east to get to the schools. We would love to access more trails off 256 toward Covington Elementary and Kentwood	1/12/2022 11:01 PM
15	We would love to see a larger scale off-leash dog park within city limits.	1/12/2022 4:25 PM
16	Maybe we should think about impacting the many businesses operating in Covington. I know times are hard but they are hard for homeowners as well.	1/11/2022 3:08 PM
17	I would love to see more community events to bring our community together.	1/11/2022 12:31 PM
18	Not happy about growth in rhe area, impacting traffic, shopping, schools	1/11/2022 1:19 AM
19	With the growing influx of people in the area and the increased development of multi dwelling rental properties it is important to me that a community garden is started. The closest community garden is in Kent and plots book up months to more than a year in advance. This could be a low maintenance, low cost opportunity for citizens to get involved with gardening and also a source of funding for other city parks and activities.	1/10/2022 7:25 AM
20	No	1/6/2022 8:49 PM
21	enable Spanish-language surveys for Latino residents	1/6/2022 12:25 PM
22	Provide some form of security on high use parks to stop the proliferation of car break ins	1/6/2022 11:58 AM
23	Some of the things you are proposing are nice but keeping taxes low should be a priority. We need value for our tax dollars. Can you combine with state or local money to get the maximum bang for our buck?	1/2/2022 3:20 PM
24	I do not live within the Covington city limits but Covington is the closest city to where I live in unincorporated King County and we frequent Covington business (and activities) multiple times a week. There are lots of neighbors around me in this same situation (and that is why I push for users to pay the fees rather than just taxing Covington residents). Secondly, I'd just like to reiterate what I mentioned earlier about the gap in opportunities for youth who want to do more than the typical seasonal rec sports, but for various reasons cannot participate in club sports either (and school teams are only for a small handful of kids... who usually play club anyway). There simply are no year-round opportunities for Rec and/or semi-competitive level indoor court sports for kids (basketball, volleyball, etc.).	12/20/2021 1:28 PM
25	We need sidewalks and street lights throughout the city.	12/17/2021 7:00 PM
26	Please invest in grant writers and sponsors that can invest in the programs.	12/11/2021 5:59 PM
27	City needs to stop collecting a fee on all utilities because we have MANY big box stores. Property taxes are high and this tax was established because the city needed revenue. Parks & recreation are necessary but we need to money to live also.	12/11/2021 4:53 PM
28	In previous brochures, I noticed that many of the children's program occurred during what should be school hours - meaning they would most benefit homeschooled children. Seems like an unfair practice to me.	12/11/2021 2:59 PM
29	Why is there no parking to access Jenkins creek park. It might get more use discouraging the drug users from being there	12/11/2021 1:32 PM
30	I just want to take another moment to express my deep concern with discussing raising taxes right now. Especially property owners who already foot the bill for most things. I am not trying to be harsh, but I am tired of increasing costs and taxes and a lack of good money management by our government. This is unreasonable.	12/11/2021 12:49 PM
31	No	12/11/2021 12:43 PM
32	Transportation access too and from events and things would nice as it would make parking access easier.	12/11/2021 12:28 PM
33	a side walk system for 156th Street (south bound & north bound)	12/11/2021 11:36 AM
34	I moved to Covington in the mid 80's. Was a tiny little town and it has grown so much. The last 15 years my family has lived by Lake Meridian. We do all our shopping and business in	12/10/2021 10:02 AM

	Covington and Maple Valley. We technically live in Kent but do little to no business in Kent due to crime and safety concerns. Covington is starting to look a lot like Kent and it saddens me. I know we can do better. We need activities for our teens, I would like to have my teens be able to walk Soos Creek trail without telling them to look out for the people that smash windows of cars in the parking lots and live in the woods. We also need more support for the addicts that walk the Fred Meyer parking lot. This is a multilayer problem but we have to start somewhere.	
35	I paid a deposit to hold the shelter after a funeral. When we got there people were using it because our name had not been posted as reserving it . We had to ask people to move and show them emails I had. Something I shouldn't have had to do especially right after an funeral.	12/9/2021 6:10 PM
36	Traffic. We have several homes/neighborhoods being built with no road improvements prior. What used to take 5 mins, takes 20 minutes.	12/9/2021 11:17 AM
37	Please keep expanding, improving the Covington Park System. My family and I love it and rely on it.	12/9/2021 11:14 AM
38	We moved to this area for the green space. Please preserve that. Nature is just as much fun if not more for kids than a jungle gym.	12/9/2021 10:55 AM
39	Traffic is already brutal in Covington and it will get much worse. There needs to be a Covington bypass to Kent. I thought 256th was supposed to be a 5 lane road years ago. That is where the money should go. I think a lot of people would volunteer their labor to build parks in our community, we are already taxed in excess. The council made a huge mistake with the storage units across from the library. The right lane turn from 164th to 516 could have been extended easily and that would have greatly improved traffic. It seems the council doesn't care about gridlock anymore.	12/7/2021 7:00 AM
40	More dog parks	12/6/2021 9:30 PM
41	Raise property taxes to help pay for these amazing potential amenities.	12/4/2021 7:46 PM
42	Thank you for taking the time to solicit feedback. Recreation/parks are great however it seems like there are much more pressing items we should be spending \$\$'s on. 1) Homeless, there are motorhomes/homeless folks in numerous locations across Covington 2) Crime, 1 in 4 times you go in a local store you witness shoplifting and stores are helpless to stop it 3) City business, it took me a year + to get a permit for a very simple addition. It cost so much to get through the permit process I had to put the addition on hold as I no longer had enough funds to complete it. These are true quality of life issues that, I believe, trump enhancing parks and recreation.	12/2/2021 11:21 AM
43	Nothing	11/30/2021 8:09 PM
44	It would have been better if I were able to zoom in on the maps. They are hard to read.	11/30/2021 12:11 PM
45	The overall proposals are great! This time of management is needed for the city. I totally support the idea with the modifications that I mentioned-thanks for the survey!	11/29/2021 10:58 AM
46	Technically we live outside Covington, but our property line is on the Covington border for Zone 2 behind the community park.	11/29/2021 10:08 AM
47	I live literally on the border between Covington and Kent. I identify with Covington.	11/28/2021 1:59 PM
48	I appreciate having a voice here. As a newbie to Covington, I want to support my new "home" town. Please keep up the good work and communicating with the folks!! Thank you!	11/25/2021 2:35 PM
49	dont raise taxes, Im on a limited retirement income. I walk for exercise, its free.	11/24/2021 5:04 PM
50	You're trying to do a lot with these proposals, maybe narrow the scope to make sure you can successfully carry some objectives out.	11/24/2021 8:58 AM
51	I appreciate asking. I'm more likely to want to pay taxes to pay for parks and rec services when I feel like the city is listening and doing the right thing with the money.	11/23/2021 10:15 PM
52	No	11/23/2021 7:58 PM
53	The city should provide a means where people can donate money to help fund these items. I looked for that means this past year to but was unable to get any feedback, suggestions, or direction on how to proceed.	11/23/2021 3:03 PM
54	We need a Senior center...Kent and Maple Valley Centers are too far for some seniors to drive	11/23/2021 2:32 PM

	safely.	
55	Organized sport fields for any age are great but costs should be covered by those using the facilities. And/Or, schools should offer sports fields and activities as part of curriculum.	11/22/2021 8:41 PM
56	I'd definitely want to see more detailed maps and be prepared for my family and my neighbors to be at city council meetings to oppose the Little Soos Creek trail	11/22/2021 5:03 PM

Appendix E: Land and facility demand

Park, recreation, and open space land and facility demands can be estimated using population ratios, participation models, level-of-service (LOS) measurements, and/or questionnaire survey methodologies.

Ratios

The demand for park, recreation, and open space land can be estimated using a ratio of a required facility to a standard unit of population, such as 3.1 acres of athletic fields and playgrounds per 1,000 residents. The ratio method is relatively simple to compute and can be compared with national or local park, recreation, and open space measurements.

However, the method cannot account for unique age, social or interest characteristics that may affect the park, recreation, and open space activity patterns within a specific community. Nor can the method compensate for unique climatic or environmental features that may cause seasonal or geographical variations in park, recreation, and open space use patterns.

The ratio method is frequently used to estimate land requirements. However, a number of factors may significantly influence the amount of land a community may wish to set-aside for park, recreation, and open space purposes. Such factors may include the presence of sensitive environments, scenic viewpoints, historical or cultural assets, trailheads, and other features that may increase land set-asides along a non-motorized transportation or trail corridor.

The National Recreation & Park Association (NRPA) compiles data on the amount of land and facilities that have developed over time by major parks, recreation, and open space departments across the country. Depending on the agency arrangements within the participating cities, the ratios may or may not include the lands and facilities that are provided by all public sponsors including city, school, county, state, federal agencies, and private operators within each measuring jurisdiction.

Note - the NRPA began publishing a comprehensive list of ratios in 1985 that have subsequently been updated and qualified to account for local methodologies in the years since. NRPA's most recent data has been published in the 2019 NRPA Agency Performance Review.

The 2019 NRPA Agency Performance Review was collected from 1,075 unique park and recreation agencies across the US based on reports between 2016 and 2018 and is published with medians along with data responses at the lower-quartile (lowest 25%) and upper-quartile (highest 25%). The NRPA Park Metrics (formerly PRORAGIS) report compiles the survey data for type, size, geography, and other agency characteristics.

The benchmarks used here are based on the NRPA Park Metrics results for agencies serving populations of 15,000-25,000 and the median responses to the 2019 NRPA Agency Performance Review when Park Metrics data is not available.

Note - the ratios are based on parks properties and facilities owned by cities and not on a composite ratio that may include other public, nonprofit, and private or school district facilities available for public use.

Participation models

Park, recreation, and open space facility requirements can also be determined using variations of participation models - refined, statistical variations of a questionnaire or survey method of determining recreational behavior.

Participation models are usually compiled using activity diaries, where a person or household records their participation in specific recreational activities over a measurable period. The diary results are compiled to create a statistical profile that can be used to project the park, recreation, and open space behavior of comparable persons, households, or populations.

Participation models are most accurate when the participation measurements are determined for a population and area that is local and similar enough to the population that is to be projected by the model. The most accurate participation models are usually controlled for climatic region and age, and periodically updated to measure changes in recreational behavior in activities or areas over time.

Properly done, participation models can be very accurate predictors of an area's facility requirements in terms that are specific and measurable. However, though accurate, participation models can be somewhat abstract, and if not combined with other methods of gathering public opinion, can fail to determine qualitative issues of an area's demands in addition to a facility's quantitative requirements.

For example, an area might provide the exact facility quantities that are required to meet the resident population's park, recreation, and open space demands, such as a mile of walking trail. However, the facility might not be provided with the proper destination, in a quality or safe corridor, or other important, but less measurable aspect that makes the facility quantity effective and the activity a pleasurable experience. The walking trail, for example, might be located in an area of uninteresting scenery and/or in an inaccessible location.

This planning effort utilizes the results of the Washington State Recreation & Conservation Office (RCO) surveys for 6 age groups (male and female) for the northeast region of the state (east of the Cascade Mountains) that were accomplished in 2001, 2006, and 2012.

The estimates were developed for each activity demand for the peak season periods that would most impact facility capacities and thereby the level of service to residents. The estimated demands were converted into facility units based on assumed high capacity and turnover rates common to most urban areas of the state. The projected facility unit requirements were then converted into a simple facility unit per 1,000 resident's ratio to allow comparison

with similar ratios developed by the NRPA and found to be the existing facility level-of-service (ELOS) for each activity.

Note - participation models can account for facility capacity ratios that may be expressed through management policies or local population preferences concerning volume of use or the degree of crowding that is satisfactory. However, the model cannot account for all Proposed variations in crowding or volume of use that may vary over the length of a trail, season, or by a different user population at the same time. Nor can the model account for communities that may be impacted by tourist or regional users from outside the modeling area.

Existing and Proposed level-of-service (ELOS/PLOS)

Facility requirements may also be determined by expressing the supply of existing park, recreation, and open space land and facilities as a ratio to the resident existing population (as a unit ratio per 1,000 persons).

The existing level-of-service (ELOS) condition or ratio can define an existing standard for each type of park, recreation, and open space provided within the existing inventory. ELOS ratios can be calculated for specialized types of activities for which there are no comparable national or state definitions.

Ultimately, department staff with public assistance through telephone or mailed or internet questionnaires can develop Proposed level-of-service (PLOS) ratios for a specific type of facility by determining the quantity that is surplus or deficient in quantity or condition within the existing inventory.

For example, the existing supply of beach trails in a jurisdiction of 10,000 persons may be 20 miles, or an existing level-of-service (ELOS) standard of 2.00 miles per 1,000 persons or population. The public may determine, however, that under present conditions the existing trails are overcrowded and located in areas that are of little interest for beach walking purposes.

Ideally, the public would like to add 10 more miles to the existing inventory to reduce crowding and provide access to more

interesting sites. The proposal would increase the overall supply to 30 miles and the Proposed level-of-service (PLOS) standard to 3.00 miles per 1,000 persons.

Note - this plan compares all 3 methodologies. However, the plan considers the ELOS/PLOS comparison approach to be the most accurate method of resolving final level-of-service requirements since it can account for impacts of:

- Out-of-area tourist and regional users,
- Combined public and private facility inventories,
- Unique environmental or market area dynamics, and
- Other variables not proposed to quantify in a participation model or ratio.

Land requirements

Total parks lands

The RCO does not have a benchmark for park, recreation, and open space land. According to National Recreation & Park Association (NRPA) 2019 NRPA Agency Performance Review agencies serving populations of 15,000-25,000 provided a median of 12.6 acres per 1,000 persons in the population that gradually declined as the population increased up to 250,000.

	NRPA	RCO	Cov existing	All total	All proposed
Acres			142.0	1,117.6	1,237.7
/1,000	12.6	Na	6.66	52.38	35.23

* Proposed identifies 2050 requirements including additional land or facilities that are recommended to be added and the level-of-service per 1,000 persons that will result from the addition and the projected population increase over the next 28-year planning period. The level-of-service ratio will decline due to additional population increase (13,792 persons in the city by 2050) if no additional land or facilities are recommended.

** Ratio is expressed per 1,000 residents within Covington (year 2020 city population of 21,337) under Covington and for all public and private facilities under "All total" and "Recommended additional" standard.

By comparison, Covington owns 142.0 acres of parkland or a ratio of 6.66 city park acres per every 1,000 residents and the city,

county, school districts, and HOAs own 1,117.6 acres or 52.38 acres per 1,000 city residents. However, even though significant, the present allocation is not equally distributed among residential neighborhoods with the UGA.

Select acquisitions of additional parkland to be described in following pages, may provide another 120.1 city park acres equal to a ratio of 35.23 of all park acres per 1,000 city residents by 2050.

While land ratios will decline as a result of increasing population, the resulting standard should be sufficient to provide equal park distribution for local needs and to conserve important regional attributes in the city for the reasons listed in the following descriptions considering the amount of land provided in or near the city by other public agencies.

Resource conservancies

Open space preservation or resource conservancies are designed to protect and manage a natural and/or cultural feature, environment, or facility - such as a wetland or unique habitat, a natural landmark or a unique cultural setting. By definition, resource conservancies are defined by areas of natural quality for nature-oriented outdoor recreation, such as viewing and studying nature, wildlife habitat, and conservation.

Open space preservations or resource conservancies should be located to encompass diverse or unique natural resources, such as lakes, streams, marshes, flora, fauna, and topography. Recreational use may be a secondary, non-intrusive part of the property - such as an interpretative trail, viewpoint, exhibit signage, picnic area or other feature.

In practice, there aren't minimum or maximum benchmarks concerning conservancies - a site should provide whatever is necessary to protect the resource.

	NRPA	RCO	Cov existing	All total	All proposed
Acres			104.1	319.2	331.7
/1,000	Na	Na	4.88	14.96	9.44

Covington presently provides 104.1 acres of open space and resource conservancies or a ratio of 4.88 acres per 1,000 residents and the city, county, and HOAs provide 319.2 acres or a ratio of 14.96 acres per 1,000 city residents. Covington’s resource lands include portions of Covington Community Park, Crystal View Park, ECo Park, Evergreen Park, Jenkins Creek Park, Jenkins Creek Trail, Wingfield Open Space, Rainier Vista Trail, and SoCo Park as well as King County’s Cedar Creek Park and Soos Creek Trail & Open Space.

While the present supply (existing level-of-service (ELOS) standard) does not need to be increased through purchase, the city’s critical areas ordinance should continue to protect these important resource conservancies and if necessary, acquire development rights if portions of these private landholdings are in jeopardy of development or to provide public access for Proposed wildlife habitat and trail corridors.

Sites that merit consideration for acquisition if necessary to conserve riparian habitat, wetlands, ponds, streams, and wooded hillsides include 12.5 acres along Little Soos, Jenkins, North Stem Jenkins, and Cranmar Creeks will increase the conservancy lands to 331.7 acres of all agencies or a ratio 9.44 acres per 1,000 city residents by 2050.

Resource activities

Resource activities are defined by areas of natural or ornamental quality for outdoor recreation such as picnicking, boating, fishing, swimming, camping, and local parks trail uses. The site may also include play areas, such as playgrounds and open grassy play fields as long as these areas support the primary outdoor recreational features. The site should be contiguous to or encompassing natural resources including resource conservancies.

In practice, there aren’t minimum or maximum benchmarks concerning conservancies - a site should provide whatever is necessary to protect the resource.

	NRPA	RCO	Cov existing	All total	All proposed
Acres			26.0	41.9	41.9

/1,000	Na	Na	1.22	1.97	1.19
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Covington presently provides 26.0 acres of resource active parks or a ratio of 1.22 parks per 1,000 residents and the county, and HOAs provide 41.9 acres or 1.97 acres per 1,000 city residents. Covington’s resource parks include portions of Covington Community and Jenkins Creek Parks.

The current inventory should be sufficient to meet resource activity needs of city residents by 2050.

Linear trails

Linear trails are built or natural corridors, such as abandoned or surplus railroad lines, undeveloped road-rights-of-way, and active utility rights-of-way or natural areas defined by drainage features, topographical changes, wooded areas, or vegetation patterns that can link schools, libraries, or commercial areas with parks.

Generally, linear trails may be developed for multiple modes of recreational travel such as hiking, biking or horseback riding. The trail system may parallel established vehicular or other transportation systems, but apart from and usually within a separate right-of-way. Linear trail corridors may also include active play areas or trailhead development located in other types of parkland.

Trail systems should be anchored by public facilities, like a school or park that may serve as a destination or trailhead and extend into the surrounding residential areas using natural features or established roads, sidewalks, or other safe travel corridors.

Ideally, a minimum trail system should be at least 3-5 miles long and provide the ability to loop back to the point of origin. The trail should be sufficiently wide enough to provide for the type of trail user(s) that it is accommodating, preserve the features through which the trail is traveling, and buffer adjacent land use activities.

In practice, there aren’t benchmarks concerning linear trails. An agency should provide as many miles as Proposed considering the trail opportunities a city’s geography provides.

	NRPA	RCO	Cov existing	All total	All proposed
Acres			0.0	638.5	730.1
/1,000	Na	Na	0.00	29.92	20.8

Covington does not presently provide dedicated acres of linear trail corridor or a ratio of 0.00 acres per 1,000 city residents. King County provides 638.5 acres or a ratio of 29.92 acres per 1,000 city residents by the Big Soos Creek Trail and Open Space.

Nonetheless, the city should acquire 91.63 acres to continue to expand and connect the linear trail systems with all remaining parks and schools within the city to achieve a city trail ratio of 20.8 acres per 1,000 city residents by 2050.

Playgrounds and athletic fields

Athletic fields and playgrounds are designed for intense recreational activities like field and court games, playground apparatus areas, picnicking, wading pools, and the like. A suitable athletic field and playground site should be capable of sustaining intense recreational development. The site should be easily accessible to the using population and ideally should be linked to the surrounding area by walking and biking trails and paths. Typically, athletic fields and playgrounds may be included within or jointly developed in association with an elementary, middle, or high school facility.

The desired service area for an athletic field or playground complex depends on the competitive quality to which the facility is developed and the resident using population that the site is intended to serve. Regionally oriented athletic sites may include 4 or more competitive, high-quality soccer, baseball or softball fields serving organized leagues drawn from surrounding communities or areas - which may include the approximate service area for a high school.

Local (community or neighborhood) oriented athletic fields and playgrounds may consist primarily of a playground and a grassy play area, possibly including 1 or more practice or non-regulation athletic fields. Local athletic fields and playgrounds serve residents

of an immediately surrounding residential area from a quarter to half-mile radius - the service area for an elementary school.

In practice, there aren't minimum or maximum benchmarks concerning athletic fields and playgrounds. An agency should provide sufficient playgrounds within a 0.5-mile walking distance of most residents and athletic fields to accommodate most league activities of local, younger age residents.

	NRPA	RCO	Cov existing	All total	All proposed
Acres			10.2	187.8	188.8
/1,000	Na	Na	0.48	8.80	5.37

Covington presently provides 10.2 acres or a ratio of 0.48 acres per 1,000 residents of playgrounds and athletic fields. All agencies combined including the city, county, school district, and HOAs provide 187.8 acres or 8.80 acres per 1,000 city residents.

Covington's athletic parks include portions of Covington Community Park, Crystal View Park, Friendship Park, Gerry Crick Skate Park, and Jenkins Creek Park while Kent's athletic parks include portions of Lake Meridian and Service Club Community Parks.

Athletic fields are generally distributed and available within the city, Kent, and Kent and Tahoma School District elementary, middle, and high schools when scheduled with the school districts.

However, the existing picnic, playground, sports court, and field sites are not evenly distributed within a 5 or 10-minute walk of all residential neighborhoods. Consequently, 1.0 acre equal to an additional south end neighborhood park should be acquired and developed to improve the availability and capacity of neighborhood parks or a ratio of 5.37 acres per 1,000 city residents by 2050.

Recreation centers/pools

Recreation centers and pools are indoor and outdoor facilities providing swimming pools, physical conditioning, gymnasiums, arts and crafts, classrooms, meeting rooms, kitchen facilities, and other spaces to support public recreation programs for school-age

children (but not students), teens, senior, and other resident populations on a full-time basis. For the purposes of this PROS Plan, recreation centers and pools are defined to include all city, county, school-owned, non-profit, and private facilities that are available for public use.

The desired service area for a recreation center/pool depends on the extent of the recreational program services to be offered in the facility and the building's potential size and site relationships. Community oriented recreation centers may include a variety of competitive swimming pools, gymnasiums, or courts along with/or in place of a series of public classroom and meeting facilities, a teen and/or senior center and/or a daycare facility providing indoor building space.

And/or a community-oriented recreation center may be jointly sited with an athletic park or playground, or in association with a library, civic center, or other public meeting facility. Community oriented recreation centers may be jointly shared with school districts or a part of other city or county building complexes that serve a city or larger surrounding community area.

Local recreation centers may consist primarily of a single facility use - like a classroom or gymnasium complex and/or that may be sited as a lone building oriented to a single user group - like a teen or senior center. Local recreation centers serve residents of an immediately surrounding residential area from a quarter to half-mile radius - which is the approximate service area for an elementary school.

In practice, there aren't minimum or maximum benchmarks concerning recreation and community center acreages. An agency should provide sufficient land considering the availability of other public, nonprofit, and private facilities within the local area.

	NRPA	RCO	Cov existing	All total	All proposed
Acres			0.0	0	12.5
/1,000	Na	Na	0.00	0.00	0.36

Covington does not presently provide any indoor recreation

facilities nor do any other public agency for a ratio of 0.00 acres per 1,000 city residents.

The existing level-of-service would likely exceed recreation center objectives were the inventory to include indoor space provided by South Kitsap School District and some nonprofit and private facilities. However, school facilities are not available for use during school hours to meet the needs of seniors, parents, or pre-school children and the private clubs do not provide facilities for low-income participants.

The city proposes to jointly develop with Maple Valley 10.0 acres for a Regional Aquatic/Recreation Center and Covington proposes to possibly develop 2.5 acres for a local community center in the city that will include meeting and classroom facilities, commercial kitchen, great hall gathering area, and administrative space that will provide a ratio of 0.36 acres by 2050.

Special use facilities

Special use facilities are single-purpose recreational activities like arboreta, display gardens, nature centers, swimming pool, golf courses, marinas, zoos, conservatories, arenas, outdoor theaters, and gun and archery ranges. Special use facilities may include areas that preserve, maintain, and interpret buildings, sites, and other objects of historical or cultural significance, like museums, historical landmarks, and structures. Special use areas may also include public plazas or squares or commons in or near commercial centers or public buildings.

There aren't benchmarks concerning the development of special use facilities - demand being defined by opportunity more than a ratio. Nor are there minimum or maximum facility or site sizes - size being a function of the facility rather than a separately established design standard.

	NRPA	RCO	Cov existing	All total	All proposed
Acres			1.8	1.8	1.8
/1,000	Na	Na	0.08	0.08	0.05

Covington provides 1.8 acres or a ratio of 0.08 acres per 1,000 city residents from the Covington Aquatic Center. No other public agency provides any special use facilities in or near the city.

Other than the proposed Regional Aquatic/Recreation Center, Covington does not plan on providing any special use facilities.

Support facilities

Support facilities include administrative office space, indoor meeting rooms, shop and equipment maintenance yards, plant nurseries, and other buildings and sites necessary to service the park system that are located outside of park properties.

There aren't benchmarks concerning the development of support use facilities - demand being defined by functional operating requirements more than a ratio. Nor are there minimum or maximum facility or site sizes - size being a function of the type of facility space required and whether the facility space is shared with other jurisdiction support functions rather than a separately established design standard.

	NRPA	RCO	Cov existing	All total	All proposed
Acres			0	0	0
/1,000	Na	Na	0.00	0.00	0.00

Covington does not provide a separate Parks Maintenance Yard but rather shares space in the city's Public Works Yard facility or a ratio of 0.00 acres per 1,000 residents of supporting facilities. The current support facility arrangement is sufficient to meet current and projected needs.

Facility requirements

Number of parks

The RCO does not have a benchmark for the number of parks that should be provided per 1,000 residents. According to National Recreation & Park Association (NRPA) 2020 NRPA Agency Performance Review agencies serving populations under 20,000

provided a 1 park per 1,300 residents or 0.77 parks per 1,000 persons.

	NRPA	RCO	Cov existing	All total	All proposed
Parks			12	34	34
/1,000	0.77	Na	0.56	1.59	0.97

Covington currently provides 16 parks including resource conservation sites, resource, linear trails, athletic fields and playgrounds, and special uses, or a ratio of 0.56 parks per 1,000 city residents. The city, Kent, King County, and HOAs provide a total of 34 parks or 1.59 parks per 1,000 city residents

The plan will not add more park sites or a ratio of 0.97 parks per 1,000 city residents by 2050 that is above NRPA standards and reflects the existing adequate park collection and distribution throughout the city.

Waterfront access

There is no behavioral data with which the participation model can project waterfront access requirements - meaning shoreline access for fishing and swimming purposes. The NRPA does not have a benchmark for waterfront access.

	NRPA	RCO	Cov existing	All total	All proposed
Sites			1	3	3
/1,000	Na	Na	0.05	0.14	0.09

Covington provides waterfront access 1 site or a ratio of 0.05 sites per 1,000 city residents including to a large pond in Jensen Creek Park. Kent and HOA provide 2 sites on Lake Meridian and Pipe Lake or combined with Covington provide 0.14 sites per 1,000 city residents.

The city does not have access to any additional water bodies that would increase the ratio above 0.09 waterfront access sites per 1,000 city residents in 2050.

Kayaking, canoeing, and sailing

There are no participation model standards for kayak or canoe hand-carry launch sites or facilities. The NRPA does not have a benchmark for kayaking or hand-carry craft launching facilities.

	NRPA	RCO	Cov existing	All total	All proposed
Sites			0	2	2
/1,000	Na	Na	0.00	0.09	0.06

Covington does not have access to a water body that would support kayaking, canoeing, or sailing. Kent and HOA provide non-motorized or hand-carry craft (kayak, canoe, or sailboat) access sites at Lake Meridian and Pipe Lake or 0.06 sites per 1,000 city residents.

Boating

There are no participation model standards for boat launch ramps, floating platforms or docks, and boat moorage slips. The NRPA does not have a benchmark for boating facilities.

	NRPA	RCO	Cov existing	All total	All proposed
Sites			0	1	1
/1,000	Na	Na	0.00	0.05	0.03

Covington does not have access to a water body that would support motorized boating. Kent has access to Lake Meridan with a boat launch site for a total of 1 site or 0.03 sites per 1,000 city residents by 2050.

Picnic tables and shelters

Participation model projections indicate public agencies should be providing a ratio of 1.77 picnic tables and benches of all types (open and under shelters) per every 1,000 residents then gradually decline to 1.67 as the population ages. The NRPA does not have a benchmark for picnic facilities.

	NRPA	RCO	Cov existing	All total	All proposed
Tables			11	55	73
/1,000	Na	1.77	0.52	1.57	2.08
Shelter			4	11	14
/1,000	Na	Na	0.19	0.52	0.40

Covington presently provides 11 picnic tables and 4 picnic shelters or a ratio of 0.52 picnic tables and 0.19 picnic shelters per 1,000 city residents. Covington, Kent, and HOAs provide 55 picnic tables and 11 picnic shelters or a ratio of 1.57 tables and 0.52 shelters per 1,000 city residents.

In general, Covington parks do not provide enough tables and shelters within a 5 to 10-minute walking distance to meet the requirements for residents in a distributed pattern across the city.

Consequently, another 18 picnic tables and 3 picnic shelters will be provided at Jenkins Creek, ECo, and SoCo Parks to meet future population growth, distribute facilities across the city, meet group facility user needs, and resident interests.

Park trails

There are no participation standards for park or day hiking trails. The participation model projections indicate public agencies should be providing a ratio of 0.15 miles of park walking or day-hiking trails per every 1,000 residents declining to 0.14 miles as the population ages. The NRPA does not have a benchmark for park trails per 1,000 residents.

	NRPA	RCO	Cov existing	All total	All proposed
Miles			5.24	11.3	11.7
/1,000	Na	0.14	0.25	0.53	0.33

Covington presently provides 5.24 miles or a ratio of 0.25 miles of park trails per 1,000 residents in Covington Community Park, Evergreen Park, Friendship Park, Jenkins Creek Park, and Little Soos Creek. All agencies combined provide 11.3 miles of park trails or a ratio of 0.53 miles per 1,000 residents in Cedar Creek Park,

Abbotsford HOA, Pioneer Ridge (High Point) HOA, Tamarack HOA, The Reserve HOA, Winterwood Estates HOA, and Wood Crest HOA.

An additional 0.4 miles or a ratio of 0.33 miles of park trails per 1,000 residents by 2050 will be added at ECo and SoCo Parks.

Multipurpose bike and hike trails

Participation model projections indicate public agencies should be providing a ratio of 0.15 miles of walking or hiking trails and 0.30 miles of bicycling trails within a separated multipurpose trail corridor per every 1,000 city residents. The ratio will decline to 0.14 walking and 0.29 biking trails per 1,000 residents as the population ages. The NRPA does not have a benchmark for trails per 1,000 residents.

	NRPA	RCO	Cov existing	All total	All proposed
Off			0.00	5.90	24.8
/1,000	Na	0.29	0.00	0.28	0.71
On			4.83	4.83	20.7
/1,000	Na	0.29	0.23	0.23	0.59

Covington presently does not provide off-road multipurpose trails. King County provides 5.90 miles of multipurpose off-road trails from Soos Creek Trail & Open Space or a ratio of 0.28 miles per 1,000 residents.

An additional 18.90 miles of off-road trail or a ratio of 0.71 miles per 1,000 residents by 2050 will be added with trails along Little Soos, Jenkins, North Stem Jenkins, Cranmar Creeks, and other gas, pipeline, and open space corridors.

Covington presently provides 4.83 miles of on-road trails of bikeways or a ratio of 0.23 miles per city residents. No other agencies provide on-road bikeways within the city.

An additional 15.87 miles or a ratio of 0.59 miles per 1,000 residents by 2050 will be added with on-road bikeway constructions on most city arterial and collector roads.

Playgrounds

The participation model projections indicate public agencies should be providing a ratio of 0.60 playgrounds and tot lots of all types per every 1,000 residents then gradually decline to 0.53 playgrounds as the population ages.

According to National Recreation & Park Association (NRPA) 2019 NRPA Agency Performance Review agencies serving populations of 20,000-49,999 provided 0.56 playgrounds and tot lots per 1,000 persons.

	NRPA	RCO	Cov existing	All total	All proposed
Miles			4	40	43
/1,000	0.56	0.53	0.19	1.87	1.22

Covington presently provides 4 playgrounds or a ratio of 0.19 playgrounds per 1,000 residents at Covington Community, Crystal View, Friendship, and Jenkins Creek Parks. All public and private agencies combined including elementary schools, provide 40 covered and uncovered playgrounds or a ratio of 1.87 playgrounds per 1,000 residents.

All public and private agency facilities combined provide a significant inventory to provide for playground activities assuming the school facilities are available for public use and located in safe and secure areas for after school activities.

However, the present supply is not evenly distributed throughout the city or UGA to provide equal access to all city neighborhood areas particularly within southwest and southeast Covington.

Additional playgrounds and play areas should be provided in 3 parks including Jenkins Creek, ECo, and SoCo Parks or a ratio of 1.22 playgrounds per 1,000 city residents or 2050.

Skateboard courts and pump tracks

There are no RCO participation model standards for skateboard courts or skate dots or climbing walls - or similar rollerblade or in-line skating activities. According to National Recreation & Park

Association (NRPA) 2019 NRPA Agency Performance Review all agencies provided 0.02 skateparks per 1,000 persons.

	NRPA	RCO	Cov existing	All total	All proposed
Skate			1	1	7
/1,000	0.02	Na	0.05	0.05	0.20

Covington currently provides a skateboard park or a ratio of 0.05 skate parks per 1,000 city residents at Gerry Creek Skate Park. No other agencies within the city provide skateboard facilities.

The demand for these facilities will increase to meet the needs of younger age residents for beginner, experienced, and some competitive or advanced activities at locations distributed across the city and adjacent to developed areas where skateboarders are now using unauthorized public and private properties for this activity.

At least 6 skateboard fixtures or ramps or “skate dots” should be installed across the city in Covington Community, Crystal View, Friendship, Jenkins Creek, ECo, and SoCo Parks or a ratio of 0.20 skateboard options per 1,000 city residents by 2050.

In addition, a “Pump Track” or a circuit of rollers, banked turns, and features designed to be ridden completely by riders “pumping”—generating momentum by up and down body movements, instead of pedaling or pushing should be considered to meet the growing interests of this emerging youth activity.

Outdoor basketball/sports courts

Participation model projections indicate public agencies should be providing a ratio of 0.10 basketball/sports courts of all types per every 1,000 residents and then gradually decline to a ratio of 0.09 as the population ages.

According to National Recreation & Park Association (NRPA) 2019 NRPA Agency Performance Review agencies serving populations of 20,000-49,999 provided 0.10 basketball and 0.04 multiuse or sports courts per 1,000 persons.

	NRPA	RCO	Cov existing	All total	All proposed
Courts			2.0	32.5	36.5
/1,000	0.14	0.09	0.09	1.52	1.04

Covington presently provides a total of 2 outdoor uncovered courts or a ratio of 0.09 courts per 1,000 city residents in Covington Community, Crystal View, and Friendship Parks. All public and private agencies combined provide 32.5 uncovered courts or a ratio of 1.52 courts per 1,000 residents in HOAs and Kent and Tahoma School District schools assuming the school facilities are available for public use and located in safe and secure areas for after school activities.

However, these facilities are not evenly distributed across the city and currently improved only for basketball. Consequently, the existing courts should be reconfigured into sports courts to accommodate basketball, pickleball, and volleyball and 4 more sports courts should be added at Covington Community, Eco, and Crystal View Parks for a ratio of 1.04 courts per 1,000 city residents by 2050.

Tennis/pickleball courts - in/outdoor

Participation model projections indicate public agencies should be providing a ratio of 0.24 tennis/pickleball courts per every 1,000 residents then gradually decline to 0.22 as the population ages.

According to National Recreation & Park Association (NRPA) 2019 NRPA Agency Performance Review agencies serving populations of 20,000-49,999 provided 0.23 outdoor tennis courts per 1,000 persons. However, neither standard effectively accounts for the growing use and popularity of pickleball, particularly for older age groups.

	NRPA	RCO	Cov existing	All total	All proposed
Courts			1	11	11
/1,000	0.23	0.22	0.05	0.52	0.31

Covington presently provides 1 lighted outdoor tennis court or a ratio of 0.05 outdoor tennis courts per 1,000 residents at Covington

Community Park. All public and private agencies combined provide 11 courts or a ratio of 0.52 outdoor tennis courts per 1,000 residents including HOAs and Kent and Tahoma School Districts.

Pickleball court overlays will be added to all existing tennis courts, particularly at city parks, to reflect the growing interest in this activity.

Soccer/lacrosse fields

Participation model projections indicate public agencies should be providing a ratio of 0.32 competition or regulation soccer/lacrosse fields per every 1,000 residents then gradually decline to 0.29 as the population ages. The projections do not estimate youth or practice field requirements.

According to National Recreation & Park Association (NRPA) 2019 NRPA Agency Performance Review all agencies provided 0.39 rectangular competition fields for soccer and lacrosse and 0.08 multipurpose synthetic and overlay fields per 1,000 persons or 0.47 fields in total. NRPA standards do not estimate youth or practice field requirements.

	NRPA	RCO	Cov existing	All total	All proposed
Fields			1	15	17
/1,000	Na	Na	0.05	0.70	0.48

Covington presently provides 1 field or a ratio of 0.05 fields per 1,000 residents at Covington Community Park. All agencies combined provide 15 fields or a ratio of 0.70 fields per 1,000 residents at Kent and Tahoma School District facilities.

A number of the existing school fields should be improved with drainage, irrigation, and possibly lighting on some fields to provide adequate and safe practice and competition events.

An additional 2 fields will be added at Covington Community Park for a ratio of 0.48 fields per 1,000 city residents by 2050.

Baseball/softball fields

Participation model projections indicate public agencies should be providing a ratio of 0.53 regulation (250+ feet) baseball and softball fields of all per every 1,000 residents then gradually decline to 0.49 as the population ages. Participation models do not estimate T-Ball or youth field requirements.

According to National Recreation & Park Association (NRPA) 2019 NRPA Agency Performance Review agencies serving populations of 20,000-49,999 provided 0.30 regulation baseball/softball youth and 0.08 adult fields per 1,000 persons.

	NRPA	RCO	Cov existing	All total	All proposed
Fields			0	21	21
/1,000	0.30	Na	0.00	0.98	0.60

Covington does not presently provide baseball or softball fields. All agencies combined provide 21 fields or a ratio of 0.98 fields per 1,000 city residents at Kent’s Service Club Community Park and Kent and Tahoma School District facilities.

The supply includes many un-improved park and school fields that can provide safe or functional practice use. These fields should be improved with drainage, irrigation, grass, or turf surfaces, and possibly lighting on some fields to provide adequate and safe practice and competition events.

Swimming pool

Participation model projections indicate public agencies should be providing a ratio of 541 square feet of swimming pool area or 0.04 of 13,454 square feet of an Olympic sized swimming pool per every 1,000 residents declining to 503 square feet as the population ages.

According to National Recreation & Park Association (NRPA) 2019 NRPA Agency Performance Review all agencies provided 0.03 outdoor swimming pools per 1,000 persons.

	NRPA	RCO	Cov existing	All total	All proposed
Pools			1	1	1
/1,000	0.03	0.04	0.05	0.05	0.03

Covington presently provides an indoor Olympic sized 50-meter pool at or a ratio of 0.05 pools per 1,000 residents at the Covington Aquatics Center.

Covington and Maple Valley are considering replacing this facility with a Regional Aquatic/Recreation Center or a ratio of 0.03 pools per 1,000 city residents by 2050.

Recreation centers

There are no comparable participation model data with which to project demand for indoor recreation center facilities.

According to National Recreation & Park Association (NRPA) 2019 NRPA Agency Performance Review all agencies provided 0.03 recreation centers per 1,000 persons.

	NRPA	RCO	Cov existing	All total	All proposed
Gyms			0	58,000	70,000
/1,000	0.03	Na	0	2,718	1,993

Covington does not currently provide gymnasium facilities though Kent and Tahoma School District provide 58,000 square feet or a ratio of 2,718 square feet per 1,000 city residents.

Most of the gymnasium inventory is in public schools that are not available for use by the public during daytime and some evening hours. Existing facilities may not be sufficient to provide public access to recreational facilities by retired persons, at-home mothers, or workers during school hours.

Covington and Maple Valley will provide 12,000 square feet of additional gymnasium facilities or a ratio of 1,993 square feet per 1,000 residents by 2050 if the Regional Aquatic/Recreation Center facility is developed to meet this daytime need.

Community centers

There is no comparable RCO participation model data with which to project demand for public indoor community center facilities. According to National Recreation & Park Association (NRPA) 2019 NRPA Agency Performance Review all agencies provided 0.03 community centers per 1,000 persons or 1,612 square feet where an average community center is 53,725 square feet.

	NRPA	RCO	Cov existing	All total	All proposed
Center			1,400	2,200	22,200
/1,000	1,612	Na	66	103	632

Covington provides 1,400 square feet or 66 square feet of meeting room facilities per 1,000 residents at City Hall and Library. All public and private agencies combined provide 2,200 square feet or 103 square feet per 1,000 residents including at the Institute for Community.

The inventory does not include Kent and Tahoma School District facilities that are unavailable during daytime hours. Some of the meeting room inventory is in a private facility that may not be available for public use without a membership or rental fee and may not be available for public use during normal day or evening hours.

The inventory also does not include the proposed Covington and Maple Valley proposed Regional Aquatic/Recreation Center since it does not include multipurpose community center spaces such as meeting rooms, classrooms, art workshops, kitchen and great halls, childcare, youth or teen spaces, and senior citizen activities.

An additional 20,000 square feet of facilities including a large meeting room, medium sized meeting room, conference room, kitchen space, art workshops, teen, and senior activities will be provided in a local community center in the city for a ratio of 632 square feet per 1,000 residents by 2050.

Support facilities

There are no RCO participation model standards with which to project supporting administrative office, equipment and shop

maintenance yards, and plant nursery requirements. The NRPA does not have a benchmark for park supporting facilities.

	NRPA	RCO	Cov existing	All total	All proposed
Acres			0	0	2.45
/1,000	Na	Na	0	0.00	0.07
Sq ft			0	0	6,000
/1,000	Na	Na	0	0	171

Covington Parks currently shares site and facilities with the Public Works Department’s yard. The facilities are not sufficient to meet present or future needs so the city will be leasing 2.45 acres and building 6,000 square feet of shop facilities on Kent School District property north of the Gerry Creek Skate Park for a ratio of 0.07 acres and 171 square feet of support facilities per 1,000 city residents by 2050.

Future growth implications

The Washington State Office of Financial Management (OFM) and the Covington Community Development Department expect the population of the city will increase from 21,337 persons in 2022 to an estimated 35,129 persons by the year 2050 - or by 13,792 or 65% more persons.

This forecasted population increase will create significant requirements for all types of parks, recreation, and open space lands and facilities in the city especially within the downtown area scheduled for higher density development.

The population forecasts do not include expected increases in regional tourists and users who also frequent city parks, recreational facilities, trails, and open spaces.

Covington/Covington ELOS value 2022

	Supply	Value
Land acres	142.0	\$ 30,085,500
Facility units	15,349	\$ 43,063,536
Total		\$ 73,149,036

Value/capita	\$	3,428
Value/household*	\$	9,805

* Household of 2.86 persons per unit

Covington/Covington ELOS (existing level-of-service) requirement 2022-2050

	2022 Supply	2050 Deficit	2050 Cost
Land acres	142.0	91.8	\$ 19,446,933
Facility units	15,349	9,922	\$ 27,835,792
Total cost			\$ 47,282,725

Under the existing level-of-service (ELOS) for Covington owned park land and facilities in the city, the forecasted population increase will create a city-wide need for an additional 91.8 acres of land and 9,922 facility units (square feet, courts, fields, etc.) by the year 2050.

The continuation of the city's existing level-of-service (ELOS) could require an expenditure of \$47,282,725 by the year 2050 simply to remain current with present standards - not accounting for any maintenance, operation or repair costs.

The approximate cost of sustaining the city's existing level-of-service (ELOS) standard would be equal to about \$3,428 per every new person added to the city's population or about \$9,805 for every new housing unit. **This assumes Covington would continue to maintain the same ratio of parklands and facilities for the future population that the city has in the past.**

Composite PLOS (Proposed level-of-service) requirement 2020-2050

	2022 Supply	2050 Addns	2050 Cost
Land acres	142.0	120.1	\$ 25,922,955
Facility units	15,349	114,949	\$ 219,435,931
Total PLOS cost			\$ 245,358,886
Covington PROS cost			\$ 92,792,602
Covington PROS %			38%

Under the composite agencies Proposed level-of-service (PLOS) for all public land and facilities in the city, the forecasted population increase will create a city-wide proposal for an additional 120.1 acres of land and 114,949 facility units (square feet, courts, fields, etc.) by the year 2050. **This assumes Covington would supplement the existing inventory as described within this chapter rather than simply extending the same ratios into the future.**

The realization of the composite Proposed level-of-service (PLOS) would require a total of \$245,358,886 by the year 2050 - not accounting for any maintenance, operation, or repair costs. **Based on the project proposals described in the plan chapters, Covington's PROS share of the cost would be \$92,792,602 or 38%** - assuming on-road bikeways would be separately funded from Public Works Transportation Improvement Program (TIP) and upgrades to Kent and Tahoma School District fields would be shared with Covington PROS funds providing 25% of the cost for joint use agreements.

Built encroachments

However, if these proposals are not realized soon the present trend of increasing developments may:

- **Encroach upon** - or preclude the preservation and public accessibility of the more sensitive and appealing environmental sites, particularly those proposed for cross city trail corridors and additional sensitive land preservations along riparian corridors and shorelines, and
- **Develop** - or otherwise preclude the purchase and development of suitable lands for playgrounds, picnic shelters, waterfront access, and other neighborhood facilities.

Forcing city residents to:

- **Use crowded** - picnic areas, playgrounds, community centers, and hike and bike on crowded trails,
- **Commute to play** - at overcrowded existing facilities in the city and/or organized recreational programs may have to be reduced, and

- **Commute to use** - available facilities in other areas of the city, particularly out of Covington and/or to other jurisdictions parks and/or programs may have to be curtailed to prevent severe overcrowding conditions in the facilities that do provide such services.

Such actions would be to the detriment of city residents who have paid the costs of developing and operating these facilities.

Financial implications

These levels of facility investment may not be solely financed with the resources available to Covington if the city pursues an independent delivery approach or uses traditional methods of funding. Covington will not be financially able to develop, manage, and maintain a comprehensive, independent park, recreation, and open space system using only traditional financing methods considering the needs projected.

These needs require a citywide financing approach by Covington and where appropriate in partnership with Maple Valley, Kent and Tahoma School Districts, as well as nonprofit or for-profit partners.

A citywide approach may use a combination of shared user fees, real estate excise taxes (REET), joint grant applications, impact fees, and voter approved property tax levies to maintain and improve facilities in the face of continued city population increases.

Existing level-of-service (ELOS) requirements for Covington facilities

			2022 ELOS		Year 2050		Facility	Project/	Year 2050	
			fcilty	standard	facility	deficit	cost	per capita	funding	
			total	/1000	rqmnt		/unit	fee	deficit	
Population in development			1							
Population in city 2022			21,337							
Population in city 2050			35,129							
	land	resource conservancy	acres	104.1	4.88	171.4	67.3	\$150,000	\$731.76	\$10,092,393
		resource activities	acres	26.0	1.22	42.8	16.8	\$350,000	\$426.65	\$5,884,401
		linear trails	acres		0.00	0.0	0.0	\$150,000	\$0.00	\$0
		athletic fields/playground	acres	10.2	0.48	16.8	6.6	\$450,000	\$214.70	\$2,961,108
		recreation centers/pools	acres		0.00	0.0	0.0	\$700,000	\$0.00	\$0
		special use facilities	acres	1.8	0.08	2.9	1.1	\$450,000	\$36.91	\$509,031
		support facilities/yards/b	acres		0.00	0.0	0.0	\$350,000	\$0.00	\$0
Subtotal for land impact				142.0	6.66	233.8	91.8		\$1,410.02	\$19,446,933
Facilities										
	picnic	benches	bench	10	0.47	16	6	\$15,000	\$7.03	\$96,958
		tables w/o shelter	table	15	0.70	25	10	\$40,863	\$28.73	\$396,201
		shelters-group use	shelter	4	0.19	7	3	\$141,958	\$26.61	\$367,040
	park trail	concrete/asphalt trail - 6'	mile	2.51	0.12	4.1	1.6	\$835,814	\$98.32	\$1,356,055
		gravel/dirt trail - 6'	mile	0.72	0.03	1.2	0.5	\$409,975	\$13.83	\$190,802
		boardwalk	sq ft	320	15.00	526.8	206.8	\$500	\$7.50	\$103,422
	bike off-road	BMX course/pump track	each	1.0	0.05	1.6	0.6	\$500,000	\$23.43	\$323,194
	playground	uncovered	each	3	0.14	5	2	\$513,319	\$72.17	\$995,411
	play area	improved	each	1.0	0.05	1.6	0.6	\$1,041,898	\$48.83	\$673,471
	paracourse	stations	each	1.0	0.05	1.6	0.6	\$21,528	\$1.01	\$13,915
	skateboard	skateboard court - concre	court	1	0.05	2	1	\$750,000	\$35.15	\$484,792
	basketball/sp	outdoor uncovered	court	1.0	0.05	1.6	0.6	\$284,720	\$13.34	\$184,040
	tennis	outdoor unlighted	court	1	0.05	2	1	\$304,578	\$14.27	\$196,876
	soccer	grass unlighted	field	1	0.05	2	1	\$2,323,311	\$108.89	\$1,501,762
	swim pool	indoor	sq ft	13,448	630.27	22,141	8,693	\$2,279	\$1,436.38	\$19,810,522
	comty cntr	meeting facilities	sq ft	1,000	46.87	1,646	646	\$884	\$41.43	\$571,408
	operations	maintenance fclties	sq ft	80	3.75	132	52	\$400	\$1.50	\$20,684
	restrooms	concessions building	sq ft	450	21.09	741	291	\$442	\$9.32	\$128,567
		permanent	fixture	8	0.37	13	5	\$81,100	\$30.41	\$419,377
		temporary/sanican	each	1	0.05	2	1	\$2,000	\$0.09	\$1,293
Subtotal for facility impact				15,349	719.37	25,271	9,922		\$2,018.26	\$27,835,792
Total impact for land and facilities - per capita								\$3,428.27	\$47,282,725	
Total impact for land and facilities - persons/household of						2.86		\$9,804.86		
Total value of existing park lands									\$30,085,500	
Total value of existing park facilities									\$43,063,536	
Total value of existing park lands and facilities									\$73,149,036	

Note - facility costs include site preparation, utilities, parking, amenities, and other improvements pro rated.

Proposed composite level-of-service (PLOS) additions - Covington 2022-2042

		units	PLOS facility addtn	Facility cost /unit	PLOS funding required	PROS fundin share	PROS funding required	Comments	
land	resource conservancies	acres	2.5	\$150,000	\$375,000	100%	\$375,000	Little Soos Creek Corridor	
		acres	2.0	\$150,000	\$300,000	100%	\$300,000	Jenkins Creek Corridor	
			acres	3.0	\$150,000	\$450,000	100%	\$450,000	North Stem Jenkins Creek Corridor
			acres	5.0	\$150,000	\$750,000	100%	\$750,000	Cranmar Creek Corridor
	linear trails - 40 ft wide		acres	12.56	\$150,000	\$1,883,636	25%	\$470,909	Jenkins Creek Trail
			acres	10.18	\$150,000	\$1,527,273	25%	\$381,818	Cranmar/Cedar Creek Trail
			acres	4.07	\$150,000	\$610,909	25%	\$152,727	Little Soos Creek Trail
			acres	5.43	\$150,000	\$814,545	25%	\$203,636	North Stem Jenkins Crk Trail
			acres	7.81	\$150,000	\$1,170,909	25%	\$292,727	East Stem Jenkins Crk Trail
			acres	8.48	\$150,000	\$1,272,727	25%	\$318,182	247th Street Trail
			acres	6.11	\$150,000	\$916,364	25%	\$229,091	Pioneer Ridge Trail
			acres	5.09	\$150,000	\$763,636	25%	\$190,909	Powerline Trail
			acres	5.09	\$150,000	\$763,636	25%	\$190,909	Frontage Road Trail
			acres	5.43	\$150,000	\$814,545	25%	\$203,636	Lakepointe Trail
			acres	5.77	\$150,000	\$865,455	25%	\$216,364	Gas Pipeline Trail
			acres	4.75	\$150,000	\$712,727	25%	\$178,182	Cedar Valley ES Trail
		acres	5.77	\$150,000	\$865,455	25%	\$216,364	165th Place/275th Street Trail	
		acres	5.09	\$150,000	\$763,636	25%	\$190,909	Pipe Lake Trail	
	athletic flds/plygrnds rctn centers/pools		acres	1.0	\$450,000	\$450,000	100%	\$450,000	Neighborhood Park South
			acres	10.0	\$700,000	\$7,000,000	0%	\$0	Regional Aquatic/Rctn Center
support		acres	2.5	\$700,000	\$1,750,000	100%	\$1,750,000	Local Community Center	
		acres	2.45	\$450,000	\$1,102,500	0%	\$0	Public/Parks Yard - KSD lease	
Subtotal for land impact			120.1		\$25,922,955		\$7,511,364		
Facilities									
picnic	tables w/o shelter	table	6	\$40,863	\$245,178	100%	\$245,178	Jenkins Creek Park	
		table	6	\$40,863	\$245,178	100%	\$245,178	ECo Park	
		table	6	\$40,863	\$245,178	100%	\$245,178	SoCo Park	
picnic	shelters-group use	shelter	1	\$141,958	\$141,958	100%	\$141,958	Jenkins Creek Park	
		shelter	1	\$141,958	\$141,958	100%	\$141,958	Friendship Park Upgrade	
		shelter	1	\$141,958	\$141,958	100%	\$141,958	ECo Park	
multipurpose off-	asphalt 10-foot	shelter	1	\$141,958	\$141,958	100%	\$141,958	SoCo Park	
		mile	2.59	\$1,313,777	\$3,402,682	100%	\$3,402,682	Jenkins Creek Trail	
		mile	2.10	\$1,313,777	\$2,758,932	100%	\$2,758,932	Cranmar/Cedar Creek Trail	
		mile	0.84	\$1,313,777	\$1,103,573	100%	\$1,103,573	Little Soos Creek Trail	
		mile	1.12	\$1,313,777	\$1,471,430	100%	\$1,471,430	North Stem Jenkins Crk Trail	
		mile	1.61	\$1,313,777	\$2,115,181	100%	\$2,115,181	East Stem Jenkins Crk Trail	
		mile	1.75	\$1,313,777	\$2,299,110	100%	\$2,299,110	247th Street Trail	
		mile	1.26	\$1,313,777	\$1,655,359	100%	\$1,655,359	Pioneer Ridge Trail	
		mile	1.05	\$1,313,777	\$1,379,466	100%	\$1,379,466	Powerline Trail	
		mile	1.05	\$1,313,777	\$1,379,466	100%	\$1,379,466	Frontage Road Trail	
		mile	1.12	\$1,313,777	\$1,471,430	100%	\$1,471,430	Lakepointe Trail	
		mile	1.19	\$1,313,777	\$1,563,395	100%	\$1,563,395	Gas Pipeline Trail	
		mile	0.98	\$1,313,777	\$1,287,501	100%	\$1,287,501	Cedar Valley ES Trail	
		mile	1.19	\$1,313,777	\$1,563,395	100%	\$1,563,395	165th Place/275th Street Trail	
		mile	1.05	\$1,313,777	\$1,379,466	100%	\$1,379,466	Pipe Lake Trail	
park trail	boardwalk asphalt 8-foot gravel or crushed rock 8-foot	sq ft	350	\$500	\$175,000	100%	\$175,000	Jenkins Creek Park	
		mile	0.74	\$702,739	\$516,806	100%	\$516,806	Jenkins Creek Park	
		mile	0.67	\$347,874	\$232,707	100%	\$232,707	Jenkins Creek Park	
		mile	0.20	\$347,874	\$69,575	100%	\$69,575	Eco Park	
		mile	0.20	\$347,874	\$69,575	100%	\$69,575	SoCo Park	
on-road bikeways	shoulder 4-foot	mile	1.33	\$1,085,638	\$1,443,899	0%	\$0	SE 256th Street Extension	
		mile	0.21	\$1,085,638	\$227,984	0%	\$0	164th Avenue SE Extension	
		mile	1.47	\$1,085,638	\$1,595,888	0%	\$0	SE Wax Road Extension	
		mile	4.20	\$1,085,638	\$4,559,680	0%	\$0	SE 240th Street	
		mile	0.84	\$1,085,638	\$911,936	0%	\$0	180th Avenue SE	
		mile	0.63	\$1,085,638	\$683,952	0%	\$0	156th Avenue SE	
		mile	0.63	\$1,085,638	\$683,952	0%	\$0	SE 260th St/159th Place SE	
		mile	0.56	\$1,085,638	\$607,957	0%	\$0	172nd Ave SE/175th Way	
		mile	0.32	\$1,085,638	\$347,404	0%	\$0	SE 267th Street	
		mile	0.49	\$1,085,638	\$531,963	0%	\$0	169th Place SE	
		mile	0.25	\$1,085,638	\$271,410	0%	\$0	168th Place SE	
		mile	0.32	\$1,085,638	\$347,404	0%	\$0	SE 276th Street	
		mile	0.70	\$1,085,638	\$759,947	0%	\$0	Timberlane Boulevard	
		mile	1.89	\$1,085,638	\$2,051,856	0%	\$0	Lakepointe/204th Avenue	
		mile	2.03	\$1,085,638	\$2,203,845	0%	\$0	SE 272nd Street/SR-516	

playground-cover	uncovered - existing park	play area	1	\$1,037,582	\$1,037,582	100%	\$1,037,582	Jenkins Creek Park
		plygrnd	1	\$256,660	\$256,660	100%	\$256,660	Crystal View Park Upgrade
	uncovered - new park	plygrnd	1	\$513,319	\$513,319	100%	\$513,319	Neighborhood Park South TBD
		plygrnd	1	\$513,319	\$513,319	100%	\$513,319	Eco Park
skateboard	skate dot	dots	1	\$25,000	\$25,000	100%	\$25,000	Covington Community Park
		dots	1	\$25,000	\$25,000	100%	\$25,000	Crystal View Park
		dots	1	\$25,000	\$25,000	100%	\$25,000	Friendship Park
		dots	1	\$25,000	\$25,000	100%	\$25,000	Jenkins Creek Park
		dots	1	\$25,000	\$25,000	100%	\$25,000	ECo Park
		dots	1	\$25,000	\$25,000	100%	\$25,000	SoCo Park
sport court	uncovered not lighted	court	1	\$284,720	\$284,720	100%	\$284,720	Neighborhood Park South TBD
		court	1	\$284,720	\$284,720	100%	\$284,720	Covington Community Park
		court	1	\$284,720	\$284,720	100%	\$284,720	Eco Park
		court	1	\$284,720	\$284,720	100%	\$284,720	Crystal View Park Upgrade
		court	1	\$284,720	\$284,720	100%	\$284,720	Friendship Park Upgrade
soccer	330x390 turf lighted concession	field	1	\$7,575,916	\$7,575,916	100%	\$7,575,916	Covington Community Park
	240x330 grass unlighted - upgrade	field	1	\$2,323,311	\$2,323,311	25%	\$580,828	Cedar Valley ES Upgrade
	240x330 grass unlighted - upgrade	field	1	\$2,323,311	\$2,323,311	25%	\$580,828	Covington ES Upgrade
	240x330 grass unlighted - upgrade	field	2	\$2,323,311	\$4,646,622	25%	\$1,161,656	Crestwood ES Upgrade
	240x330 grass unlighted - upgrade	field	1	\$2,323,311	\$2,323,311	25%	\$580,828	Grass Lake ES Upgrade
	240x330 grass unlighted - upgrade	field	3	\$2,323,311	\$6,969,933	25%	\$1,742,483	Jenkins Creek ES Upgrade
baseball-infill	250+ grass unlighted - insert	field		\$1,518,097	\$0	100%	\$0	Covington Community Park
	250+ grass unlighted	field	1	\$1,514,334	\$1,514,334	25%	\$378,584	Cedar Valley ES Upgrade
	250+ grass unlighted	field	1	\$1,514,334	\$1,514,334	25%	\$378,584	Covington ES Upgrade
	250+ grass unlighted	field	2	\$1,514,334	\$3,028,668	25%	\$757,167	Crestwood ES Upgrade
	250+ grass unlighted	field	1	\$1,514,334	\$1,514,334	25%	\$378,584	Grass Lake ES Upgrade
	250+ grass unlighted	field	3	\$1,514,334	\$4,543,002	25%	\$1,135,751	Jenkins Creek ES Upgrade
rctn cntr	aquatic/rctn center	sq ft	88,504	\$1,061	\$93,899,748	0%	\$0	Regional Aquatic/Rctn Center
cmtly cntr	class/meeting rooms	sq ft	20,000	\$884	\$17,680,000	100%	\$17,680,000	Local Community Center
support	shop facilities	sq ft	6,000	\$400	\$2,400,000	100%	\$2,400,000	Public/Parks Yard
support	other site improvements	lump su:	1	\$6,683,592	\$6,683,592	100%	\$6,683,592	Jenkins Creek Park
support	other site improvements	lump su:	1	\$5,026,737	\$5,026,737	100%	\$5,026,737	SoCo Park
support	other site improvements	lump su:	1	\$6,793,310	\$6,793,310	100%	\$6,793,310	Covington Aquatic Center
support	other site improvements	lump su:	1	\$354,500	\$354,500	100%	\$354,500	Welcome Park
Subtotal for facility impact			114,949		\$219,435,931		\$85,281,238	
Total impact for land and facilities					\$245,358,886		\$92,792,602	

Covington 2022-2042 PROS Plan CFP

Cv = Conservation	Priority	Funding source	2022	2023	2024	2025	2026	2027	2028-2042	Total
Cv1 Cranmar Creek Corridor	low	TBD							\$750,000	\$750,000
Cv2 Jenkins Creek Corridor	High	TBD				\$300,000				\$300,000
Cv3 Little Soos Creek Corridor	Medium	TBD							\$375,000	\$375,000
Cv4 North Stem Jenkins Creek Corridor	High	TBD						\$450,000		\$450,000
Subtotal										\$1,875,000
Tr = Trails										
Tr1 165th Place/275th Street Trail	Medium	TBD							\$1,779,758	\$1,779,758
Tr2 247th Street Trail	Medium	TBD							\$2,617,292	\$2,617,292
Tr3 Cedar Valley ES Trail	Medium	TBD							\$1,465,683	\$1,465,683
Tr4 Cranmar/Cedar Creek Trail	Medium	TBD							\$3,140,750	\$3,140,750
Tr5 East Stem Jenkins Creek Trail	High	TBD				\$2,407,908				\$2,407,908
Tr6 Frontage Road Trail	High	TBD						\$1,570,375		\$1,570,375
Tr7 Gas Pipeline Trail	High	TBD					\$1,779,758			\$1,779,758
Tr8 Jenkins Creek Trail	High	TBD				\$1,936,796		\$1,936,796		\$3,873,592
Tr9 Lakepointe Trail	High	Dev. Agreement				\$1,675,067				\$1,675,067
Tr10 Little Soos Creek Trail	Medium	TBD							\$1,256,300	\$1,256,300
Tr11 North Stem Jenkins Creek Trail	High	TBD						\$1,675,067		\$1,675,067
Tr12 Pioneer Ridge Trail	Medium	TBD							\$1,884,450	\$1,884,450
Tr13 Pipe Lake Trail	Medium	TBD							\$1,570,375	\$1,570,375
Tr14 Powerline Trail	Medium	TBD							\$1,570,375	\$1,570,375
Subtotal										\$28,266,750
Pk = Parks new										
Pk1 Regional Aquatic/Rctn Center	High	Grant	\$340,000	\$340,000						\$680,000
Pk2 Local Community Center	High	TBD			\$1,000,000	\$250,000	\$8,750,000	\$8,750,000		\$18,750,000
Pk3 Neighborhood Park South TBD	High	TBD	\$1,248,039							\$1,248,039
Pk4 Welcome Park	Medium	City/Parks CIP	\$354,500							\$354,500
Subtotal										\$21,032,539
Pk = Parks infill										
Pk5 Covington Community Park	High	TBD				\$2,000,000	\$6,339,473	\$6,339,473		\$14,678,946
Pk6 Crystal View Park Upgrade	Medium	TBD							\$566,380	\$566,380
Pk7 Eco Park	High	TBD				\$1,279,750				\$1,279,750
Pk8 Friendship Park Upgrade	Medium	TBD							\$451,678	\$451,678
Pk9 Jenkins Creek Park	High	Grants, City/Parks CIP, TBD	\$500,000	\$2,000,000	\$1,000,000	\$2,778,912	\$2,778,912			\$9,057,823
Pk10 SoCo Park	High	Grant, TBD	\$1,500,000	\$1,000,000	\$700,000	\$1,154,224	\$1,154,224			\$5,508,448
Subtotal										\$31,543,025
Sd = School improvements										
Sd1 Cedar Valley ES Fields Upgrade	Medium	TBD							\$959,411	\$959,411
Sd2 Covington ES Fields Upgrade	Medium	TBD							\$959,411	\$959,411
Sd3 Crestwood ES Fields Upgrade	Medium	TBD							\$1,918,823	\$1,918,823
Sd4 Grass Lake ES Fields Upgrade	Medium	TBD							\$959,411	\$959,411
Sd5 Jenkins Creek ES Fields Upgrade	Medium	TBD							\$2,878,234	\$2,878,234
Subtotal										\$7,675,290
Sp1 Public/Parks Yard	High	TBD	\$1,200,000	\$1,200,000						\$2,400,000
Subtotal										\$2,400,000
All total										\$92,792,604

Appendix F: Finances

An analysis was accomplished of recent financial trends in Covington and the impact federal and state program mandates, revenue sharing, and the city's urbanization have on the discretionary monies available for park, recreation, and open space.

The analysis also reviewed trends in Covington revenues and the affect alternative revenue sources may have on financial prospects.

Revenue and expenditure trends - general fund

Covington's annual general governmental expenditures are derived from the combination of general, special revenue, debt service, and enterprise funds.

General fund

The General Fund is derived from property and sales taxes, licenses and permits, intergovernmental revenues including state and federal grants, service charges and fees, fines and forfeitures, and other miscellaneous revenues. General funds are used to finance most government operations including staff, equipment, capital facility, and other requirements.

- **Property tax** - under Washington State's constitution cities may levy a property tax rate not to exceed \$3.60 per \$1000 of the assessed value of all taxable property within incorporation limits.

The total of all property taxes for all taxing authorities, however, cannot exceed 1.0% of assessed valuation, or \$10.00 per \$1,000 of value. If the taxes of all districts exceed the 1.0% or \$10.00 amount, each is proportionately reduced until the total is at or below the 1.0% limit.

In 2001, Washington State law was amended by Proposition 747, a statutory provision limiting the growth of regular property taxes to 1.0% per year, after adjustments for new construction. Any proposed increases over this amount are subject to a referendum vote.

The statute was intended to control local governmental spending by controlling the annual rate of growth of property taxes. In practice, however, the statute can reduce the effective property tax yield to an annual level far below a city's levy authorization, particularly when property values are increasing rapidly.

Property tax rates

Year	Assessed value	Levy rate	Levied property taxes
2022	\$ 3,652,139,317	\$ 0.84860	\$ 3,099,214

Source: 2022 Budget Workbook

In 2022, for example, Covington's effective regular property tax rate was \$0.84860 per \$1,000 of assessed value because of the 1% lid limit on annual revenue or about 54% of what the city is authorized to assess. Total assessed value, however, increased 18.6% from 2021 to 2022.

- **Sales tax** - is the city's largest single revenue source and may be used for any legitimate city purpose. However, the city has no direct control over the taxing policy of this source of revenue. The sales tax is collected and distributed by the state and may fluctuate with general economic and local business conditions. Sales tax revenues declined by 4.4% from 2021 to 2022 likely due to the impacts of Covid on sales.

Sales tax collection

Year	Regular rate	Estimated
2022	0.425%	\$5,400,000

Source: 2022 Budget Workbook

- **Utility and other taxes** - are collected from the charges assessed on all city utilities including electric, telephone, garbage, TC cable, natural gas, gambling, vehicle fees, admissions, leasehold excise, and other taxes. The utility taxes are collected by the city and may fluctuate depending on what infrastructure upgrades each utility is paying to update utility systems and operations. In 2016, the city increased the rate for solid waste, cable, and storm

drainage to 8% while electricity, natural gas, telephones, and cellular phones remain at 6%.

Utility and other tax collection

Year	Regular rate	Estimated
2022	6-8%	\$2,210,000

Source: 2022 Budget Workbook

- **Licenses and permits** - includes revenues generated from business and occupational licenses and taxes, operating expenses, and building permits. Generally, these fees are used to pay for the inspections, processing, and other charges necessary to perform supporting services.
- **Intergovernmental revenue** - includes state and federal grants or pass-through revenues, usually earmarked for specific programs, as well as funds from Covington to finance improvements the city wishes to accomplish.

Intergovernmental revenue can be significant, depending on the program, Covington competitiveness, and the extent to which the program is adequately funded at the state and federal levels.

Given present economic conditions, Covington should not depend on grants as a viable or major source of financing for facility acquisition and development over the short term.

- **Charges for services** - includes revenue generated to pay for garbage, landfill, utility, and other operating services provided by the city or a city concession or licensee including the following recreation and swimming pool programs.
- **Fines and forfeits** - include monies generated from business fines, code violations, traffic fines, property forfeitures, and other penalties.

General Fund revenue sources 2022

Source	2022	Percent
Sales tax	\$ 5,400,000	37.3%
Property tax	3,031,570	21.0%

Other taxes	3,501,440	24.2%
Subtotal tax revenue	\$ 11,933,010	82.5%
Licenses and permits	168,500	1.2%
Intergovernmental revenue	649,535	4.5%
Charges for services	1,477,363	10.2%
Fines and forfeits	88,700	0.6%
Miscellaneous revenues	151,883	1.0%
Subtotal other revenue	\$ 2,535,981	17.5%
Total revenue	\$ 14,468,991	100.0%

Source: 2022 Budget Workbook

Special revenues

Special revenues are derived from state and local option taxes dedicated to specific expenditure purposes, such as the motor vehicle tax, motor excise tax, real estate excise tax, motel and hotel tax, public art, criminal justice, paths and trails, convention center, and the like.

Some special revenues may be used to finance limited capital facilities, such as roads or parks, where the local option allows - such as the local real estate excise tax (REET) and/or under special circumstances Motel/Hotel or Tourism Taxes or Stormwater Utility Taxes where a project or program can be expensed as a direct extension or beneficiary of these accounts.

Debt service funds

Debt service funds are derived from a dedicated portion of the property tax or general fund proceeds to repay the sale of general obligation (voted) and Councilmanic (non-voted) bonds. Both types of bonds may be used to finance park facility improvements - but not maintenance or operational costs.

- **Councilmanic (limited or non-voted) bonds** - may be issued without voter approval by the Council for any facility development purpose. The total amount of all outstanding non-voted general obligation debt may not exceed 1.5% of the assessed valuation of all city property.

Limited general obligation bonds must be paid from general governmental revenues. Therefore, debt service on these bonds may reduce the amount of revenue available for current operating expenditures and the financial flexibility the Council may need to fund annual budget priorities. For this reason, Councilmanic bonds are usually only used for the most pressing capital improvement issues.

Covington debt capacity

2022 assessed valuation = \$3,652,139,317

Debt type	Limit*	Amount
Councilmanic bond	1.5%	\$ 54,782,089
GO bond	2.5%	91,303,483
Utility bond	2.5%	91,303,483
PROS bond	2.5%	91,303,483
Total allowable	8.5%	\$ 310,431,842
GO bond debt		

Total available

* Percent of the total estimated assessed valuation.

- **Unlimited general obligation (GO) bonds** - must be approved by at least 60% of resident voters during an election that has a turnout of at least 40% of those who voted in the last state general election. The bond may be repaid from a special levy, which is not governed by the 1.0% statutory limitation on the property tax growth rate. Total indebtedness as a percent of the assessed valuation that may be incurred by limited and unlimited general obligation bonds together, however, may not exceed:

- 2.5% - provided indebtedness of 1.5% is for general purposes,
- 5.0% - provided indebtedness of 2.5% is for utilities, and
- 7.5% - provided indebtedness of 5.0% is for parks and open space development.

Monies authorized by limited and unlimited types of bonds must be spent within 3 years of authorization to avoid arbitrage requirements unless invested at less than bond yield. In addition, bonds may be used to construct but not maintain or operate facilities. Facility maintenance and operation costs must be paid

from general governmental revenue or by voter authorization of special annual or biannual operating levies or by user fees.

Enterprise funds

Enterprise funds are derived from the user fees and charges levied for utility operations including water and sewer, storm drainage, regional water, solid waste, and cemetery. The enterprise revenues are used to pay operating costs, retire capital facility debt, and plan future replacement and expansion projects. Enterprise funds may be created for a park or recreation activity that has a revenue source sufficient to finance all costs.

Capital improvements funding implications

The city has building and infrastructure construction requirements but given the declining buying power of annual city budgets, had limited capital resources available to initiate major construction projects from the general funds or non-dedicated funds accounts.

The 1% statutory limit on local property tax yields combined with the sporadic and undependable nature of federal and state grants and revenue sharing prevents or discourages the city from making long-term capital investments in infrastructure necessary to support the city's development.

The 1% statutory limit on the general fund levy severely curtails the city's ability to operate and maintain park, recreation, and open space facilities and services even if the city only utilized unlimited general obligation bonds as a means of providing capital financing.

Revenue prospects - general government

Covington could use the following options to deal with future capital needs:

User fees and charges

Covington may elect to use an increasing array of special user fees, charges, and special assessments to pay facility operating and maintenance capital requirements. The user fee approach may be difficult to impose on facilities that don't have readily identifiable or chargeable users - like some passive park or trail systems. The

approach may be very responsive, however, for facilities and services that have an identifiable user group receiving a direct proportional benefit for the charge - like aquatic facilities.

Special legislation

Local government representatives can seek state enabling legislation authorizing new or special revenue sources. Senate Bill 5972 (RCW 82.46) is an example of one possible legislative solution. The 1982 bill gave city governments the option of adding an additional 0.0025% increment to the real estate excise tax (REET) for the sole purpose of financing local capital improvement projects including parks, utilities, and other infrastructure except governmental buildings.

Like bonds, Senate Bill 5972 funds may not be used to finance operation and maintenance requirements.

Unlimited general obligation bonds

Covington may come to depend on voter referendums as a means of financing a larger portion of the capital improvement program, since unlimited obligation bonds are not paid from the property tax subject to the 1.0% limitation.

Voter approved capital improvements may be more representative of actual resident priorities than some other methods of validating capital expenditures, and will at the least, ensure referendum submittals provide widespread benefits. However, bond revenue cannot be spent for maintenance and operational issues - and bond referendums must be approved by a margin over 60% of the registered voters who participated in the last election.

General levy rate referendums

Proposition 747, the statutory provision limiting the growth of regular property taxes to 1.0% per year, can be waived by referendum approval of a simple (50%) majority of Covington’s registered voters. Voters can be asked to approve a resetting of the property tax levy rate that would adjust the amount of revenue the city can generate.

The new total revenue that can be generated by a resetting of the rate would be subject to the same 1.0% limitation, however, and the total amount of revenue and the resulting property tax rate would start to decline again in accordance with the Proposition.

However, the adjusted rate and revenue could finance specific capital improvement projects - or programs that involve construction, maintenance, and operations aspects that a majority of voters are willing to pay for under the adjusted rate.

The resetting of the rate can be permanent, subject to the provisions of Proposition 747. Or temporary, where the rate is adjusted until a specific amount of revenue has been generated to finance a project or program - whereupon the rate reverts to the original or a specified amount defined in the referendum.

Expenditures - PROS functions

Parks maintenance, aquatics, recreation and cultural arts, and parks services are provided by the Parks & Recreation Department.

Combined 2022 PROS expenditures	Amount	Percent
Parks maintenance	\$ 792,805	21.6%
Aquatics	1,556,804	42.4%
Recreation and cultural arts	901,093	24.5%
Parks administration	419,931	11.4%
Total	\$ 3,670,633	100.0%

Source: 2022 Budget Workbook

The amounts budgeted for the Parks & Recreation Department increased from \$3,448,022 in 2021 to \$3,670,633 in the 2022 budget or by 6.5%.

PROS allocations

The percent PROS represented of all combined city expenditures gradually increased from 16.3% in 2021 to 25.4% in the 2022 Budget.

Budget	Total expenditures	PROS	Percent
2020	\$ 15,264,296	\$ 2,307,554	15.1%
2021	14,337,846	3,195,136	22.3%
2022	15,213,262	3,611,083	23.7%

Source: 2022 Budget Workbook

Ideally, Covington should recover as much of its PROS planning and operational costs as possible to avoid using General Fund property taxes or other city discretionary monies or Covington will not have sufficient funds left with which to fund critical annual and cyclical maintenance, repair, and replacement of existing facilities, and acquisition and development of new parks lands and facilities required to offset population growth and raise level of service standards.

Revenues – PROS functions

Parks, recreation, and open space revenues may be provided by a combination of allocations from the General Fund and well as special revenue sources including Real Estate Excise Tax (REET), GMA mitigations, park impact fees, rental revenues, program registration fees, the 2019 6-year parks expansion levy, and grants.

Possible 2022 PROS revenue sources

	Amount	Percent
Real Estate Excise Tax (REET) 1	\$ 450,000	14.9%
Real Estate Excise Tax (REET) 2	450,000	14.9%
Parks impact fee	681,510	22.6%
Rental fees	92,783	3.1%
Parks user fees	712,921	23.6%
2019 6-year parks expansion levy	141,125	4.7%
Commerce Aquatics Grant	492,000	16.3%
King County Conservation Futures	*	
RCO Grants	*	
Total	\$ 3,020,339	100.0%

Source: 2022 Budget Workbook

Note: REET 1 may be used for PROS but is primarily defined to support roads and other infrastructure, while REET 2 is defined to be primarily PROS functions

- \$795,000 King County Conservation Grant and \$500,000 RCO Grant in 2021 for Jenkins Creek Park

Depending on capital project specifics and cash flows, the city may not expense all potential funds available from possible dedicated fund accounts. The city may also generate grants not included in dedicated funding on a year to year and project specific basis.

Funding implications

Covington has acquired a quality park, recreation, and open space inventory using land donations, grants, project development mitigation, impact fees, and a healthy allocation of property and sales tax derived general funds.

However, these sources will not continue to yield enough money with which to initiate major facility development and/or with which to accomplish major cyclical maintenance requirements.

In addition, considering the 1.0% statutory limit on local property tax yield's effect on discretionary funding in general, the city can no longer depend entirely on traditional revenue sources as a means of funding capital improvement projects.

Covington must devise new financial strategies for the development and maintenance of facilities if it is to meet the park, recreation, and open space interests of city residents.

Revenue prospects – PROS public sources

The following options could be used to deal with future Covington PROS capital needs:

Washington State grants

Washington State, through the Resource Conservation Office (RCO - formerly the Interagency for Outdoor Recreation (IAC)) funds and administers several programs for parks and recreation, and non-motorized transportation and trails purposes using special state revenue programs.

- **Endangered Species Act (ESA)** - a Department of Ecology administered water quality program provides grants for up to 75% of the cost of water quality/fish enhancement studies. Referendum 39 monies can be applied to park and open space developments that propose to restore, construct, or otherwise enhance fish producing streams, ponds or other water bodies.
- **Washington Wildlife Recreation Program (WWRP)** - provides funds for the acquisition and development of conservation and recreation lands. The Habitat Conservation Account of the WWRP program provides funds to acquire critical habitat, natural areas, and urban wildlife categories. The Outdoor Recreation Account of the WWRP program provides funds for local parks, state parks, trails, and water access categories.
- **Capital Projects Fund for Washington Heritage** - initiated on a trial basis in 1999, and since renewed, provides funds for the restoration and renovation projects for historical sites and buildings by local governments and nonprofit agencies. The Heritage Resource Center (HRC) administers the program.
- **Boating Facilities Program** - approved in 1964 under the state Marine Recreation Land Act, the program earmarks motor vehicle fuel taxes paid by watercraft for boating-related lands and facilities. Program funds may be used for fresh or saltwater launch ramps, transient moorage, and upland support facilities.
- **Aquatic Lands Enhancement Act (ALEA)** - initiated on a trial basis in 1985, and since renewed and expanded, uses revenues obtained by the Washington Department of Natural Resources from the lease of state-owned tidal lands. The ALEA program is administered by the RCO for the development of shoreline related trail improvements and may be applied for up to 50% of the proposal.
- **Washington State Public Works Commission** - initiated a program that may be used for watercraft sanitary pump-out facilities.

- **Youth Athletic Facilities (YAF)** - provides grants to cities, counties, and qualified nonprofit organizations for the improvement and maintenance of existing, and the development of new athletic facilities. The Community Outdoor Athletic Fields Advisory Council (COAFAC) of the RCO administers the program.
- **Non-Highway & Off-Road Vehicle Activities Program (NOVA)** - provides funding to develop and manage recreation opportunities for users of off-road vehicles and non-highway roads. An allocation (1%) from the state Motor Vehicle Fuel Tax (MVFT) and off-road vehicle (ORV) permit fees fund the program. NOVA funds may be used for the planning, acquisition, development, maintenance, and operation of off-road vehicle and non-highway road recreation opportunities.
- **Firearms and Archery Range Recreation Program (FARR)** - provides funds to acquire, develop, and renovate public and private nonprofit firearm and archery training, practice, and recreation facilities. The program is funded from a portion of the fees charged for concealed weapons permits.

Federal grants

Federal monies are available for the construction of outdoor park facilities from the National Park Service (NPS) Land and Water Conservation Fund (LWCF). The Washington State Resource Conservation Office (RCO) administers the grants.

- **NPS (National Park Service) grants** - usually do not exceed \$150,000 per project and must be matched on an equal basis by the local jurisdiction. The RCO assigns each project application a priority on a competitive statewide basis according to each jurisdiction's need, population benefit, natural resource enhancements and several other factors.

In the past few years, project awards have been extremely competitive as the federal government significantly reduced the amounts of federal monies available the NPS program. The state increased contributions to the program over the last few years using a variety of special funds, but the overall program could be severely affected by pending federal deficit cutting legislation.

Applicants must submit a detailed comprehensive park, recreation, and open space plan to be eligible for NPS funding. The jurisdiction's plan must demonstrate facility need and prove that the jurisdiction's project proposal will adequately satisfy local parks, recreation, and open space needs and interests.

Due to diminished funding, however, RCO grants have not been a significant source of project monies for city or other local jurisdictions in recent years.

- **TEA21 (Transportation Equity Act for the 21st Century)** - can be used to finance on and off-road non-motorized trail enhancements along major and minor arterial collector roads or sometimes, within separate trail corridors. The program was adopted in 1993 and is administered by the Regional Transportation Organization on behalf of the US Department of Transportation.

Applicants must demonstrate the proposed trail improvements will increase access to non-motorized recreational and commuter transportation alternatives.

- **National Recreational Trails Program (NRTP)** - is the successor to the National Recreational Trails Act (NRFTA). Funds may be used to rehabilitate and maintain recreational trails that provide a backcountry experience. In some cases, the funds may be used to create new "linking" trails, trail relocations, and educational programs.

- **Boating Infrastructure Grant Program (BIG)** - supports development and renovation of areas for non-trailer-able recreational boats over 26 feet, and related support elements on US navigable waters. Funds may be used to produce and distribute information and educational materials. The federal program compliments the state-funded Boating Facilities Program (BFP) administered for smaller vessels.

Environmental impact mitigation - subdivision regulations

Covington subdivision policies can require developers of subdivisions on the city to provide suitably designed and located open spaces, woodland preserves, trail systems, tot lots, playgrounds, and other park or recreational facilities. Such facilities may include major components of the park or recreational system that may be affected by the project's location or development.

Covington may also consider requiring developers provide acceptable long-term methods of managing and financing maintenance requirements. Attractive management systems could include:

- **Ownership by a private organization** - like a tennis, swimming or golf club, who assumes responsibility for all maintenance responsibilities and costs,
- **Ownership by a homeowners or common property owners association** - who may contract maintenance responsibilities and assess property owner's annual costs, or
- **Dedication of property** - to Covington or the Kent School District who assumes maintenance responsibilities using local city or school funds.

Covington should not accept title and maintenance responsibility unless the land or facility will be a legitimate park or recreation or open space element that may be supported using public financing. Covington may be contracted by any of the other agencies to provide or oversee a maintenance contract on the owner's behalf provided all Covington costs are reimbursed by an approved method of local financing.

GMA fees - park impact fees

Park Impact Fees are imposed on new development to meet the increased demand for parks resulting from new growth. Park impact fees can only be used for park property acquisition and projects that increase the capacity of the parks system. Park impact fees cannot be used for the operations and maintenance of parks and facilities. Covington currently assesses park impact fees for residential developments (single-family and multifamily). The

policy framework in Title 19 CMC aligns with RCW 82.02. which defines a city's ability to collect impact fees.

Covington should pursue updating the methodology and rate structure, as appropriate, to be best positioned to obtain future acquisition and development financing from the planned growth of the community. This action will be identified in a future city's work plan as an implementation action resulting from adopting the updated Parks Pros Plan. In addition, the adoption of an updated Capital Improvement Program and 20-Year Capital Facilities Program through the 2024 Comprehensive Plan periodic update (GMA requirement) will further inform an update to the park's impact fee.

Facility user fees and charges

Covington could charge an array of special user fees, charges, and special assessments to pay facility operating and maintenance capital requirements. Proposals to recover recreation program costs could be augmented with additional or higher user fees on picnic shelters, athletic courts and fields, meeting rooms, and other facilities.

Covington could also increase the number of activities subject to user fees and charges and use the proceeds to purchase land, develop, operate, and maintain facilities where all costs are reimbursed by the revenue obtained. Essentially, Covington would become a facility developer/operator providing whatever facilities or services the market will support from user revenue.

User fees have and could be used to provide facilities for park and recreation activities whose profit margins are too low to sustain commercial operations or whose benefiting user group may extend beyond city boundaries. Possible user fee financed facilities could continue to include recreational vehicle parks and tent campgrounds, and any other facility where demand is sizable enough to warrant a user fee financing approach.

In essence, the market determines which facility's revenues equal costs, and thereby, which programs Covington would provide on a direct costs/benefit basis. While important, this source of finance

will likely never pay full costs for all programs, or any operation, maintenance, or development costs.

Some programs designed for youth and family activities, may never generate fees large enough to finance full costs and will require Covington to determine to what extent the public benefits merit the subsidized fee revenues.

The user fee approach may also be difficult to impose on facilities that don't have readily identifiable or chargeable users - like some passive park or trail systems. The approach may be very responsive, however, for facilities and services that have an identifiable user group receiving a direct proportional benefit for the charge.

Special legislation - Real Estate Excise Tax (REET)

Local government representatives can seek state enabling legislation authorizing new or special revenue sources. Senate Bill 5972 (RCW 82.46) is an example of one possible legislative solution.

RCW 82.46 authorizes local governments to enact up to 0.25% of the annual sales for real estate for capital facilities. The Growth Management Act authorizes another or 2nd 0.25% for capital facilities. Revenues must be used solely for financing new capital facilities, or maintenance and operations at existing facilities, as specified in the capital facilities plan.

An additional option 3rd REET is available under RCW 82.46.070 for the acquisition and maintenance of conservation areas if approved by a majority of voters.

The first and second REET may be used for the following capital facilities:

- The planning, acquisition, construction, reconstruction, repair, replacement, rehabilitation, or improvement of streets, roads, highways, sidewalks, street and road lighting systems, traffic signals, bridges, domestic water systems, and storm and sanitary sewer systems, or
- The planning, construction, repair, rehabilitation, or improvement of parks and recreational facilities.

In addition, the second REET may be used for the following:

- The acquisition of parks and recreational facilities, or
- The planning, acquisition, construction, repair, replacement, rehabilitation, or improvement of law enforcement facilities, and the protection of facilities, trails, libraries, administrative and judicial facilities, and river and/or floodway/flood control projects and housing projects subject to certain limitations.

Like bonds, REET funds may not be used to finance operation and maintenance requirements.

Unlimited general obligation (GO) bonds

Covington may use voter referendums as a means of financing a larger portion of the capital improvement program, since unlimited obligation bonds are not paid from the property tax subject to the 1.0% limitation.

Voter approved capital improvements may be more representative of actual resident priorities than some other methods of validating capital expenditures, and will at the least, ensure referendum submittals provide widespread benefits.

However, bond revenue cannot be spent for maintenance and operational issues - and bond referendums must be approved by a margin over 60% of at least a turnout of 40% of the registered voters who participated in the last election.

General levy lid lift referendums

Proposition 747, the statutory provision limiting the growth of regular property taxes to 1.0% per year, can be waived by referendum approval of a simple (50%) majority of Covington's registered voters. Voters can be asked to approve a resetting of the property tax levy rate or of approving a special purpose limited duration (typically 6-9 years) dedicated property tax levy that would adjust the amount of revenue Covington can generate.

The new total revenue that can be generated by a resetting of the rate or of approving a special dedicated and limited duration levy would be subject to the same 1.0% limitation, however, and the total

amount of revenue and the resulting property tax rate would start to decline again in accordance with the Proposition.

However, the adjusted rate and revenue could finance specific capital improvement projects - or programs that involve construction, maintenance, and operations aspects that a majority of voters are willing to pay for under the adjusted rate or a specially approved levy.

The resetting of the rate can be permanent, subject to the provisions of Proposition 747, or temporary, where the rate is adjusted until a specific amount of revenue has been generated to finance a project or program - whereupon the rate reverts to the original or a specified amount defined in the referendum.

Metropolitan Park District (MPD) (SB 2557)

In 2002, the state legislature authorized the establishment of metropolitan park districts (MPD) as special units of government that may be wholly independent of any involvement with a city, county, or any other local public agency or jurisdiction.

Metropolitan Park Districts may provide recreational facilities that are specific to the district's boundaries in return for the district residents' agreement to pay the special development, operation, and maintenance costs utilizing special financing devices.

Metropolitan Park Districts must be initiated by local government resolution or citizen petition following hearings on feasibility and costs studies of the proposed district's facility development or operation costs.

The proposal must ultimately be submitted for voter approval (50%) including all provisions relating to any special financing agreements. The voters must initially approve the formation of the district, and may designate existing elected officials, or a body appointed by existing elected officials or elect district commissioners or officers solely responsible for park and recreation policy.

Voters must also approve the establishment of **a continuous levy**

as a junior taxing district – compared with 3-year levies under a recreation service district to provide maintenance, repair, operating costs, and facility acquisition and development projects. Metropolitan Park Districts can be flexible and used to provide local or citywide recreational facilities in the same variety of custom service choices with the exception that the financing levy may be as a junior taxing district with a continuous levy.

The Tacoma Metropolitan Park District was established in 1909 and is the largest and oldest recreation park district in the State of Washington. Seattle was the most recent and authorized the City Council to perform as the Metropolitan Park District Commissioners.

Revenue prospects – PROS private

Special use agreements

Special property agreements can often be used instead of property purchases to secure public use rights for land or property at no cost or a nominal fee, particularly where the possible public use is of benefit to the private landowner. Some forms of special use agreements can provide favorable tax benefits if the use agreement can be shown to have an assigned value.

Covington could expand the use agreement concept to include complete development, operation, or maintenance responsibilities. Package lease agreements will usually provide more effectively maintained facilities than possible where Covington must staff specialized, small work crews.

Sometimes package lease agreements covering use and maintenance aspects may be the only way of resolving an equitable agreement with the private ownership. This may include trails on utility corridors where the ownership may prefer to control development and maintenance activities, and Covington may prefer to avoid any implied responsibility or liability for the utility worthiness that Covington's maintenance of a trail system could imply.

Public/private service contracts

Private market skills and capital may be employed in a variety of ways including the use of public/private services contracts where a private party can be contracted to operate and maintain a facility for a fixed fee cost. Service contracts can be very efficient where the activities are small, scattered in location, seasonal, expert or experimental. Service contracts are also relatively easy to initiate or terminate if area demand fails to provide sufficient use or revenue to justify continued operation.

Service contracts may be very flexible and can include agreements with the county, school district or local user groups who can or would be interested in sustaining the activity on a subsidized or sweat-equity basis in exchange for the facility.

Public/private concessions

Covington could lease a portion of a site or facility to a private party in exchange for a fixed fee or a percentage of gross receipts. The private operator assumes operation and maintenance responsibilities and costs in exchange for a profit. For certain types of facilities, such as enterprise fund account facilities like a golf course, campground, marina, indoor tennis courts, or community center Covington's portion of the profits may be used to pay facility development and/or operation and maintenance costs at the same or for similar facility developments.

Covington may save considerable monies on concessions where the activities are specialized, seasonal, experimental, or unproven. Concessions can be easily initiated, provide direct user benefit/cost reimbursements, and relieve Covington of a capital risk should market or user interest fail to materialize to least break-even levels.

Concessionaires could operate a wide variety of park and recreational facilities including boating and bicycle rentals, special group and recreational vehicle campgrounds, athletic field and court facilities, and swimming pools and beaches, among others.

Public/private joint development ventures

Covington can enter into an agreement with a private or public developer to jointly own or lease land for an extended period of

time. The purpose of the venture would be to allow the development, operation, and maintenance of a major recreational facility or activity in exchange for a fixed lease cost or a percentage of gross receipts.

The developer assumes development, operation, and maintenance responsibilities, costs, and all market risks in exchange for a market opportunity providing a profitable return not otherwise available. Covington realizes the development of a facility not realized otherwise in exchange for a low minimum capital return and no or very little capital risk.

Joint development agreements represent an ultimate benefit/cost resolution that may also provide public revenue that Covington could use for other development opportunities. Examples include the possible joint development on Covington lands of recreational vehicle campgrounds, seminar retreats, special resorts, swimming pools and water parks, golf courses, and gun and archery ranges, among others.

Self-help land leases

There are instances where an activity is so specialized in appeal or of a service area so broad in scope that it cannot be equitably financed using General Funds. Specialized user groups should be provided options for developing or maintaining facilities in ways that account for equitable public cost reimbursements.

Examples include the use of land leases where Covington may lease land at low or no cost where a user group or club assumes responsibility for the development, operation, and maintenance of the facility. The club could provide volunteer help or use club finances to develop, operate and maintain the facility as a means of meeting user benefit/cost objectives.

Land lease agreements could accommodate organized athletics like soccer, baseball, football, softball and rugby, or very specialized facilities like shooting ranges, archery fields, OHV trails, and ultra-light aircraft parks, among others.

Self-help contract agreements

Covington can purchase land, develop, operate, and maintain a specialized facility under a negotiated contract agreement where a special interest group agrees to defray all costs in addition to or in lieu of a user fee as a means of meeting user benefit/cost objectives. The agreements can be quite flexible and could contract the city, school district, the user group, another public agency or a private operator to be developer/operator.

Contract agreements could accommodate a range of more expensive special purpose facility developments including high quality athletic competition facilities for league organizations; and specialized facility developments like shooting ranges and OHV trail systems, or historical or children's museums, or railroad train excursions when and where the user organization can provide financial commitments.

PROS funding strategies

Using the strategies described above, PROS funding sources should generally be matched to specific needs to avoid duplication and take advantage of each fund's specific possibilities. For example:

Program services

Fees and charges should be used to finance program services to the maximum extent possible and practical to provide cost/benefit equities and efficiencies. Property tax levy funds should be used to cover shortages where fees cannot be readily collected, as in most special events, or where fees may not be easily raised to cover all operating costs for programs Covington deems to have special social benefits to the public.

Facility operation, maintenance, and minor construction

Property tax levy funds should be used to pay operation and maintenance costs for facilities and activities that cannot be financed with fees and charges or financed with other funding methods. Property tax levy funds are flexible and can be adjusted to meet annual programming variations or priorities.

Where appropriate, maintenance and operation funds for facilities that are impacted by urban growth should be reimbursed or provided by Covington and the Kent School District subject to the pending resolution of an inter-local agreement on planning and services.

The funds collected from the excise tax on real estate sales (REET) should be used to finance minor construction improvements to existing properties. The money should also be used to help purchase sites when opportunities arise that cannot await other, less flexible funding methods. Like property tax levy funds, the monies collected from REET are flexible and can be adjusted to meet annual programming needs or sudden changes in priorities or opportunities.

Recreational facility development

Recreational facilities, athletic fields, are important to Covington's programs but satisfy relatively small proportions of the population compared with parks and trails.

Bonds, levies, and other fixed forms of financing should be used to pay for the development of parks, trails, and other facilities that residents assign high priorities. Recreational facilities with low to moderate priorities should be financed with property tax levy funds, REET, and other more flexible sources of financing.

Covington should investigate the possibility of implementing a wide range of joint recreational facility developments with the Kent School District. Such ventures could finance acquisition and development costs using open space and school facility development bonds, or conservation futures and REET - and Covington could finance operating and maintenance using service charges and property tax levy funds.

Joint venture agreements could better match costs/benefits with users, avoid duplication, save cost, increase service, and allow each agency to make the best use of funds.

Parks, natural areas and trail development

Parks and trails benefit the largest percentage of the population and will probably be easier to obtain voted bond or property tax levy issues for than other more specialized uses. General obligation bond or special property tax levy packages could finance the high priority conservancies and trail acquisition and development proposals contained within the development plan chapter of this document.

When necessary and appropriate, Councilmanic bonds could be used to purchase sites when opportunities require fast action, or to match possible Washington State RCO state or federal grants for park and trail developments.

Special developments

Some proposed projects represent unique facilities that may not be easily financed with conventional funding methods. Covington should explore the opportunities that may be available for the development and funding of joint public/private facilities with private property owners or developers.

Joint ventures could save costs, reduce program requirements and provide city residents services and facilities not available otherwise.

Growth impact fee mitigation

Continued residential developments within Covington's service area will severely stress existing Covington facilities and services. Consequently, Covington should institute growth impact fee mitigation measures in accordance with the Washington Growth Management Act to preserve unique sites and require land developers to help finance facility developments offsetting project impacts.

Financial strategies 2022-2028

A Covington financial strategy for the next 6-year period (2022-2028) must generate sufficient revenue to provide recreational program services, maintain and renovate facilities, and implement priority projects chosen from the 20-year (CFP) capital facility program.

Three alternative financial strategies illustrate the choices available Covington under an integrated funding strategy. The strategies combine possible scenarios concerning general funds from property taxes, recreation program cost recovery, parks growth impact fees, REET, and approval of a bond or property tax levy lid lift.

The forecasts are conservative, based on the average trends indicated in capital facility program fund expenditures by Covington during the 2022 budgeted year but are adjusted to account for expected inflationary increases in the tax and revenue base valuations over the 6-year period.

All alternatives would finance \$59,346,953 in combined park administration, recreation programs, maintenance, deferred repairs and replacements, and proposed level-of-service (PLOS) facility improvements over the 6-year period with:

Proposed 6-yr expenditures

Parks maintenance	\$	5,392,590
Aquatics		10,589,245
Recreation and cultural arts		6,129,156
Parks administration		2,856,334
Repair & Replacement		2,821,268
PLOS land and facility additions		31,558,359
Total	\$	59,346,953

Alternative 1 proposed 6-year revenues

General Fund allocation (8%)	\$	5,797,228
Expansion levy		633,547
Grants		1,700,478
Recreation cost recovery - user fees (50%)		8,359,201
Park impact fee (60%)		9,455,795
REET 1&2 (50%)		3,060,861
Property tax levy		30,339,843
Total	\$	59,346,953
Annual cost for tax levy		
Per median \$357,300 house value	\$	70.92

Alternative 1 would generate revenues as follows:

- **General Funds property tax** - assumes the annual revenue per year because of proposition 747 or the 1% tax limitation would remain relatively constant,
- **Recreation program cost recovery** - would recover an average 50% over all program costs,
- **Park impact fee** - would capture 60% of \$3,428 cost per person of maintaining Covington’s existing level-of-service (ELOS) standards through additional population increases,
- **Real Estate Excise Tax (REET)** - which captures REET 1 and 2 of \$0.0050 per \$1.00 of sales value for each REET would be utilized 50% for park and recreation purposes,
- **Supplemental special purpose (limited duration) or property tax levy lid lift** - would be sought to finance remaining costs necessary to realize combined administration, recreation programs, swimming pool operations, park maintenance, deferred repair and replacement costs, and new land acquisitions and facility developments necessary to realize Covington’s portion of the combined proposed level-of-service (PLOS) standard equal **to an annual property tax levy assessment of \$70.92 per year for 6 years** for a median house value of \$357,300.

Alternative 2 proposed 6-year revenues

General Fund allocation (8%)	\$	5,797,228
Expansion levy		633,547
Grants		1,700,478
Recreation cost recovery user fees (55%)		9,195,121
Park impact fee (70%)		11,031,761
REET 1&2 (55%)		3,366,947
Property tax levy		27,621,871
Total	\$	59,346,953
Annual cost for tax levy		
Per median \$357,300 house value	\$	64.57

Alternative 2 would increase recreation cost recovery to 55%, increase the growth impact fee to 70%, allocate 55% of REET 1&2 over the 6-year period to reduce the balance remaining to \$27,621,871 requiring an annual levy of \$64.57 per median house value of \$357,300.

Alternative 3 proposed 6-year revenues

General Fund allocation (8%)	\$	5,797,228
Expansion levy		633,547
Grants		1,700,478
Recreation cost recovery user fees (60%)		10,031,041
Park impact fee (80%)		12,607,727
REET 1&2 (60%)		3,673,033
Property tax levy		24,903,899
Total	\$	59,346,953
Annual cost for tax levy		
Per median \$357,300 value	\$	58.22

Alternative 3 would increase recreation cost recovery to 60%, increase the growth impact fee to 80%, allocate 60% of REET 1&2 over the 6-year period to reduce the balance remaining to \$24,903,899 requiring an annual levy of \$58.22 per median house value of \$357,300.

Financial strategies 2022-2042

A Covington financial strategy for the next 20-year period (2022-2042) must generate sufficient revenue to provide administration, recreation programs, park maintenance, renovate facilities, and implement priority projects chosen from the 20-year (CFP) capital facility program.

The same 3 alternative financial strategies defined under the 6-year, or 2022-2028 strategy illustrate the choices available Covington under an integrated funding strategy. The 20-year strategies combine the same possible scenarios concerning recreation program cost recovery, growth impact fees, REET, and approval of a property tax levy lid lift.

Total expenditures for the 20-year or 2022-2042 time periods would be \$278,901,264 of the proposed level-of-service (PLOS). Revenue totals under the 3 alternatives would also be \$278,901,264 assuming:

All alternatives would finance \$278,901,264 in combined park maintenance, aquatics, recreation, cultural arts, parks administration, repairs and replacements, and Covington’s share of proposed composite level-of-service (PLOS) facility improvements over the 20-year period with:

Proposed 20-yr expenditures

Parks maintenance	\$	26,214,854
Aquatics		51,477,210
Recreation and cultural arts		29,795,500
Parks administration		13,885,419
Repair & Replacement		4,114,486
PLOS land and facility additions		153,413,796
Total	\$	278,901,264

Alternative 1 proposed 20-year revenues

General Fund allocation (8%)	\$	20,749,168
Expansion levy		0
Grants		8,266,489
Recreation cost recovery user fees (50%)		40,636,355
Park impact fee (60%)		28,367,386
REET 1&2 (50%)		14,879,679
Property tax levy		166,002,188
Total	\$	278,901,264
Annual cost for tax levy		
Per median \$357,300 value	\$	24.82

Alternative 1 would generate revenues as follows:

- **General Funds property tax** - assumes the annual revenue per year because of proposition 747 or the 1% tax limitation would remain relatively constant,
- **Recreation program cost recovery** - would recover an average 50% over program costs,
- **Park impact fee** - would capture 60% of \$3,428 cost per person of maintaining Covington’s existing level-of-service (ELOS) standards through additional population increases,
- **Real Estate Excise Tax (REET)** - which captures REET 1 and 2 of \$0.0050 per \$1.00 of sales value for each REET would be utilized 50% for park and recreation purposes,

- **Supplemental special purpose (limited duration) or property tax levy lid lift** - would be sought to finance remaining 166,002,188 costs necessary to realize combined administration, recreation programs, swimming pool operations, park maintenance, deferred repair and replacement costs, and new land acquisitions and facility developments necessary to realize Covington’s portion of the combined proposed level-of-service (PLOS) standard equal **to an annual property tax levy assessment of \$24.82 per year for 6 years** for a median house value of \$357,300.

Alternative 2 proposed 20-year revenues

General Fund allocation (8%)	\$	20,749,168
Expansion levy		0
Grants		8,266,489
Recreation cost recovery user fees (55%)		44,699,990
Park impact fee (70%)		33,095,283
REET 1&2 (55%)		16,367,647
Property tax levy		155,722,687
Total	\$	278,901,264
Annual cost for tax levy		
Per median \$357,300 value	\$	23.28

Alternative 2 would increase recreation cost recovery to 55%, increase the growth impact fee to 70%, allocate 55% of REET 1&2 over the 20-year period to reduce the balance remaining to \$155,722,687 requiring an annual levy of \$23.28 per median house value of \$357,300.

Alternative 3 proposed 20-year revenues

General Fund allocation (8%)	\$	20,749,168
Expansion levy		0
Grants		8,266,489
Recreation cost recovery user fees (60%)		48,763,626
Park impact fee (80%)		37,823,181
REET 1&2 (60%)		17,855,615
Property tax levy		145,443,186
Total	\$	278,901,264
Annual cost for tax levy		
Per median \$357,300 value	\$	21.75

Alternative 3 would increase recreation cost recovery to 60%, increase the growth impact fee to 80%, allocate 60% of REET 1&2 over the 20-year period to reduce the balance remaining to \$145,443,186 requiring an annual levy of \$21.75 per median house value of \$357,300.

Implications

Alternatives 1-3 are all feasible for a 6 and 20-year Covington financial strategy to realize the combined maintenance, aquatics, recreation, cultural arts, park administration, repair and replacement (R&R), and proposed level of service (PLOS) projects outlined in this plan.

A choice between the alternatives depends on how City Council would prefer to balance allocations between the General Fund, recreation cost recovery, park impact fees, REET 1&2, and a property tax levy lid lift or levy.

Covington financial strategies 2022-2028 **6**

Proposed expenditures - 2022 Budget

				Alternative 1	Alternative 2	Alternative 3
Parks maintenance	(\$792,805) /year	5.0%		(\$5,392,590)	(\$5,392,590)	(\$5,392,590)
Aquatics	(\$1,556,804) /year	5.0%		(\$10,589,245)	(\$10,589,245)	(\$10,589,245)
Recreation, cultural arts	(\$901,093) /year	5.0%		(\$6,129,156)	(\$6,129,156)	(\$6,129,156)
Parks administration	(\$419,931) /year	5.0%		(\$2,856,334)	(\$2,856,334)	(\$2,856,334)
Repair & Replacement (15% facilities/	(\$414,776) /year	5.0%		(\$2,821,268)	(\$2,821,268)	(\$2,821,268)
PLOS land and facility additions	(\$27,837,781) value	5.0%		(\$31,558,359)	(\$31,558,359)	(\$31,558,359)
TOTAL EXPENDITURES	(\$31,923,189)			(\$59,346,953)	(\$59,346,953)	(\$59,346,953)

Proposed revenues - 2022 Budget

Capital facility prog	Total	PROS Plan	%	Inflate			
General Fund	\$11,933,010	\$942,330	8%	1.0%	\$5,797,228	\$5,797,228	\$5,797,228
REET 1&2	\$900,000	\$790,414	0%	5.0%	\$0	\$0	\$0
Park Impact Fees	\$681,510	\$681,510	0%	5.0%	\$0	\$0	\$0
Program user fees	\$712,921	\$712,921	0%	5.0%	\$0	\$0	\$0
Rentals	\$92,783	\$92,783	0%	5.0%	\$0	\$0	\$0
Expansion levy	\$141,125	\$141,125	66%	5.0%	\$633,547	\$633,547	\$633,547
Grants	\$250,000	\$250,000	100%	5.0%	\$1,700,478	\$1,700,478	\$1,700,478
CFP totals	\$14,711,349	\$3,611,083			\$8,131,254	\$8,131,254	\$8,131,254
DIFFERENCE BETWEEN EXPENDITURES AND REVENUES					(\$51,215,699)	(\$51,215,699)	(\$51,215,699)

6-year strategy options - combine annual revenues

Option 1 - Rctn cost recovery	Expenditures	Rate	Revenue			
Recreation cost/operations	\$2,457,897	33%	\$805,704			
Deficit	\$1,652,193	67%				
Recreation program/opns cost recovery rate				50%	55%	60%
Additional amount recovered first annual				\$1,228,949	\$1,351,843	\$1,474,738
Recreation program/opns cost recovered		5.0%		\$8,359,201	\$9,195,121	\$10,031,041

Option 2 - Growth impact fee (1)	2022	2042	2028	2028	2028
Population in city limits	21,337	35,129	4,597	4,597	4,597
ELOS local/regional value/person	\$3,428		\$3,428	\$3,428	\$3,428
Percent of value assessed for fee			60%	70%	80%
Fee assessed per additional person			\$2,057	\$2,400	\$2,742
Growth Impact fee revenue			\$9,455,795	\$11,031,761	\$12,607,727

Option 3 - Real Estate Excise Tax (REET) 1&2						
Annual average real estate sales year 2022	5.0%	\$180,000,000	\$1,224,344,306	\$1,224,344,306	\$1,224,344,306	\$1,224,344,306
Assessed rate per \$1.00 sales		\$0.0050	\$0.0050	\$0.0050	\$0.0050	\$0.0050
Annual allocation for PRO Plan projects			50%	55%	60%	
Annual REET allocation for PRO Plan projects			\$3,060,861	\$3,366,947	\$3,673,033	

Option 4 - Property Tax Levy (PTLevy) (2)							
Assessed valuation 2022	\$3,667,590,868	5.0%	\$3,850,970,411	\$4,245,694,879	\$4,245,694,879	\$4,245,694,879	
PTLevy requirement				\$30,339,843	\$27,621,871	\$24,903,899	
Assessed average annual rate per \$1.00 (3)				\$0.00119	\$0.00108	\$0.00098	
TOTAL CFP+Rctn+GIF+REET+PTLevy				\$59,346,953	\$59,346,953	\$59,346,953	
DIFFERENCE BETWEEN EXPENDITURES AND REVENUES					\$0	\$0	\$0

Annual payment					
Per assessed value	\$100,000		\$19.85	\$18.07	\$16.29
Per median house value ACS 2019	\$357,300		\$70.92	\$64.57	\$58.22

Note:

- (1) GMA does not allow growth requirements to be financed 100% with growth impact fees.
- (2) Property tax levy proceeds accumulated over 6 year period with no interest.
- * General Fund amount shown includes all sources of funds from General Fund in addition to property and sales taxes.

Covington financial strategies 2022-2042 **20**

Proposed expenditures - 2022 Budget				Alternative 1	Alternative 2	Alternative 3
Parks maintenance	(\$792,805) /year		5.0%	(\$26,214,854)	(\$26,214,854)	(\$26,214,854)
Aquatics	(\$1,556,804) /year		5.0%	(\$51,477,210)	(\$51,477,210)	(\$51,477,210)
Recreation, cultural arts	(\$901,093) /year		5.0%	(\$29,795,500)	(\$29,795,500)	(\$29,795,500)
Parks administration	(\$419,931) /year		5.0%	(\$13,885,419)	(\$13,885,419)	(\$13,885,419)
Repair & Replacement (15% facilities/	(\$124,433) /year		5.0%	(\$4,114,486)	(\$4,114,486)	(\$4,114,486)
PLOS land and facility additions	(\$92,792,602) value		5.0%	(\$153,413,796)	(\$153,413,796)	(\$153,413,796)
TOTAL EXPENDITURES	(\$96,587,668)			(\$278,901,264)	(\$278,901,264)	(\$278,901,264)

Proposed revenues - 2022 Budget				5.0%			
Capital facility prog	Total	PROS Plan	%	Inflate			
General Fund	\$11,933,010	\$942,330	8%	1.0%	\$20,749,168	\$20,749,168	\$20,749,168
REET 1&2	\$900,000	\$790,414	0%	5.0%	\$0	\$0	\$0
Park Impact Fees	\$681,510	\$681,510	0%	5.0%	\$0	\$0	\$0
Program user fees	\$712,921	\$712,921	0%	5.0%	\$0	\$0	\$0
Rentals	\$92,783	\$92,783	0%	5.0%	\$0	\$0	\$0
Expansion levy	\$0	\$0	0%	5.0%	\$0	\$0	\$0
Grants	\$250,000	\$250,000	100%	5.0%	\$8,266,489	\$8,266,489	\$8,266,489
CFP totals	\$14,570,224	\$3,611,083			\$29,015,657	\$29,015,657	\$29,015,657
DIFFERENCE BETWEEN EXPENDITURES AND REVENUES					(\$249,885,608)	(\$249,885,608)	(\$249,885,608)

20-year strategy options - combine annual revenues

Option 1 - Rctn cost recovery	Expenditures	Rate	Revenue			
Recreation cost/operations	\$2,457,897	33%	\$805,704			
Deficit	\$1,652,193	67%				
Recreation program/opns cost recovery rate				50%	55%	60%
Additional amount recovered first annual				\$1,228,949	\$1,351,843	\$1,474,738
Recreation program/opns cost recovered		5.0%		\$40,636,355	\$44,699,990	\$48,763,626

Option 2 - Growth impact fee (1)	2022	2042	2028	2028	2028
Population in city limits	21,337	35,129	13,792	13,792	13,792
ELoS local/regional value/person	\$3,428		\$3,428	\$3,428	\$3,428
Percent of value assessed for fee			60%	70%	80%
Fee assessed per additional person			\$2,057	\$2,400	\$2,742
Growth Impact fee revenue			\$28,367,386	\$33,095,283	\$37,823,181

Option 3 - Real Estate Excise Tax (REET) 1&2						
Annual average real estate sales year 2020	5.0%	\$180,000,000	\$5,951,871,739	\$5,951,871,739	\$5,951,871,739	\$5,951,871,739
Assessed rate per \$1.00 sales		\$0.0050	\$0.0050	\$0.0050	\$0.0050	\$0.0050
Annual allocation for PRO Plan projects			50%	55%	60%	
Annual REET allocation for PRO Plan projects			\$14,879,679	\$16,367,647	\$17,855,615	

Option 4 - Property Tax Levy (PTLevy)(2)							
Assessed valuation 2022	\$3,667,590,868	5.0%	\$3,850,970,411	\$5,974,119,058	\$5,974,119,058	\$5,974,119,058	
PTLevy requirement				\$166,002,188	\$155,722,687	\$145,443,186	
Assessed average annual rate per \$1.00 (3)				\$0.00139	\$0.00130	\$0.00122	
TOTAL CFP+Rctn+GIF+REET+PTLevy				\$278,901,264	\$278,901,264	\$278,901,264	
DIFFERENCE BETWEEN EXPENDITURES AND REVENUES					\$0	\$0	\$0

Annual payment				
Per assessed value	\$100,000	\$6.95	\$6.52	\$6.09
Per median house value ACS 2019	\$357,300	\$24.82	\$23.28	\$21.75

Note:

- (1) GMA does not allow growth requirements to be financed 100% with growth impact fees.
- (2) Property tax levy proceeds accumulated over 6 year period with no interest.
- * General Fund amount shown includes all sources of funds from General Fund in addition to property and sales taxes.

Appendix G.1: Prototype facility development costs

Playground - 10 child capacity

	unit	unit cost	qty	qty cost	
a	clear playground, parking, access road	acre	\$4,000.00	0.5	\$2,000
b	earthwork for playground, parking, access	cu yd	\$15.00	746	\$11,190
c	site preparation, 12" depth Fibar@100'di	sq ft	\$10.00	15,700	\$157,000
d	medium play structure	each	\$75,000.00	1	\$75,000
e	parent bench, w/conc support	each	\$2,400.00	3	\$7,200
f	trash receptacle w/concrete support	each	\$2,400.00	2	\$4,800
g	drinking fountain, precast concrete	each	\$6,000.00	1	\$6,000
h	bike rack, prefab galvanized pipe	each	\$2,400.00	1	\$2,400
i	parking, 2"asphalt concrete/4"crushed ro	sq ft	\$9.00	3,000	\$27,000
j	wheel stops, 10"x6"x8'precast concrete	each	\$225.00	10	\$2,250
k	access road, 2"asphalt concrete/4"crushe	sq ft	\$8.00	1,200	\$9,600
l	water service, 8"service line	lr ft	\$90.00	100	\$9,000
m	water meter, 2"size	each	\$12,000.00	1	\$12,000
Subtotal construction cost per playground				\$325,440	
Estimate contingency 10%				10%	\$32,544
Total construction cost per playground				\$357,984	
a	construction sales tax (const)	8.7%		\$31,145	
b	design/engineering fees (const)	12.0%		\$42,958	
c	financing costs (const, tax, design)	8.0%		\$34,567	
d	contingency (const, tax, design, financin	10.0%		\$46,665	
Total development cost per playground				\$513,319	

Spray park - 10 child capacity

	unit	unit cost	qty	qty cost	
a	clear site, parking, access road	acre	\$4,000.00	0.5	\$2,000
b	earthwork for spray park, parking, access	cu yd	\$15.00	746	\$11,190
c	site preparation, concrete platform	sq ft	\$12.00	15,700	\$188,400
d	spray fixtures	each	\$10,000.00	8	\$80,000
e	timing control mechanisms	each	\$14,000.00	1	\$14,000
f	parent bench, w/conc support	each	\$2,400.00	3	\$7,200
g	trash receptacle w/concrete support	each	\$2,400.00	2	\$4,800
h	drinking fountain, precast concrete	each	\$6,000.00	1	\$6,000
i	bike rack, prefab galvanized pipe	each	\$2,400.00	1	\$2,400
j	parking, 2"asphalt concrete/4"crushed ro	sq ft	\$9.00	3,000	\$27,000
k	wheel stops, 10"x6"x8'precast concrete	each	\$225.00	10	\$2,250
l	access road, 2"asphalt concrete/4"crushe	sq ft	\$8.00	1,200	\$9,600
m	water service, 8"service line	lr ft	\$90.00	250	\$22,500
n	water meter, 2"size	each	\$12,000.00	1	\$12,000
o	drainage, 8" lline	each	\$60.00	250	\$15,000
Subtotal construction cost per playground				\$404,340	
Estimate contingency 10%				10%	\$40,434
Total construction cost per playground				\$444,774	
a	construction sales tax (const)	8.7%		\$38,695	
b	design/engineering fees (const)	12.0%		\$53,373	
c	financing costs (const, tax, design)	8.0%		\$42,947	
d	contingency (const, tax, design, financin	10.0%		\$57,979	
Total development cost per playground				\$637,769	

Grassy playfield - 1 acre

	unit	unit cost	qnty	qnty cost	
a	clear field, structures, parking, access ro	acre	\$4,000.00	1	\$4,000
b	earthwork for field, structures, parking, 1	cu yd	\$15.00	1,613	\$24,200
c	restroom facility, sani-can w/concrete pl	each	\$2,250.00	2	\$4,500
d	trash receptacles w/concrete support	each	\$2,400.00	2	\$4,800
e	playfield, grass seed w/subdrain	sq ft	\$8.50	43,560	\$370,260
f	irrigation system-quick coupler	sq ft	\$2.00	43,560	\$87,120
g	drinking fountain	each	\$6,000.00	1	\$6,000
h	bike rack, prefab galvanized pipe	each	\$2,400.00	1	\$2,400
i	parking, 2"asphalt concrete/4"crushed ro	sq ft	\$9.00	6,000	\$54,000
j	wheel stops, 10"x6"x8'precast concrete	each	\$225.00	35	\$7,875
k	access road, 2"asphalt concrete/4"crushe	sq ft	\$8.00	4,800	\$38,400
l	water service, 8"service line	lr ft	\$90.00	500	\$45,000
m	water meter, 2"size	each	\$12,000.00	1	\$12,000
Subtotal construction cost per field				\$660,555	
Estimating contingency 10%		10%		\$66,056	
Total construction cost per field				\$726,611	
a	construction sales tax (const)	8.7%		\$63,215	
b	design/engineering fees (const)	12.0%		\$87,193	
c	financing costs (const, tax, design)	8.0%		\$70,162	
d	contingency (const, tax, design, financin	10.0%		\$94,718	
Total development cost per field				\$1,041,898	

Outdoor handball courts - 3 wall 20'x40'

	unit	unit cost	qnty	qnty cost	
a	earthwork for court and support are.	cu yd	\$15.00	50	\$750
b	3"asphalt/4"aggreg/6"gravel	sq ft	\$12.00	1,000	\$12,000
c	concrete side walls	lr ft	\$400.00	80	\$32,000
d	trash receptacles w/conc support	each	\$2,400.00	1	\$2,400
e	drinking fountain	each	\$6,000.00	1	\$6,000
f	bike rack, prefab galvanized pipe	each	\$2,400.00	1	\$2,400
g	parking, 2"asphalt concrete/4"crushed ro	sq ft	\$9.00	600	\$5,400
h	wheel stops, 10"x6"x8'precast concrete	each	\$225.00	2	\$450
i	access road, 2"asphalt concrete/4"crushe	sq ft	\$8.00	600	\$4,800
j	water service, 8"service line	lr ft	\$90.00	100	\$9,000
k	water meter, 2"size	each	\$12,000.00	1	\$12,000
Subtotal construction cost per court				\$87,200	
Estimating contingency 10%		10%		\$8,720	
Total construction cost per field				\$95,920	
a	construction sales tax (const)	8.7%		\$8,345	
b	design/engineering fees (const)	12.0%		\$11,510	
c	financing costs (const, tax, design)	8.0%		\$9,262	
d	contingency (const, tax, design, financin	10.0%		\$12,504	
Total development cost per court				\$137,541	

Outdoor basketball - 70'x114'

	unit	unit cost	qty	qty cost	
a	earthwork for court, parking, access road	cu yd	\$15.00	460	\$6,900
b	3"asphalt/4"aggreg/6"gravel	sq ft	\$12.00	7,980	\$95,760
c	standards w/hoop and net, 6"steel poles	each	\$3,600.00	2	\$7,200
d	trash receptacles w/conc support	each	\$2,400.00	1	\$2,400
e	drinking fountain	each	\$6,000.00	1	\$6,000
f	bike rack, prefab galvanized pipe	each	\$2,400.00	1	\$2,400
g	parking, 2"asphalt concrete/4"crushed rock	sq ft	\$9.00	3,000	\$27,000
h	wheel stops, 10"x6"x8'precast concrete	each	\$225.00	10	\$2,250
i	access road, 2"asphalt concrete/4"crushed rock	sq ft	\$8.00	1,200	\$9,600
j	water service, 8"service line	lr ft	\$90.00	100	\$9,000
k	water meter, 2"size	each	\$12,000.00	1	\$12,000
Subtotal construction cost per court				\$180,510	
Estimating contingency 10%		10%		\$18,051	
Total construction cost per field				\$198,561	
a	construction sales tax (const)	8.7%		\$17,275	
b	design/engineering fees (const)	12.0%		\$23,827	
c	financing costs (const, tax, design)	8.0%		\$19,173	
d	contingency (const, tax, design, financing)	10.0%		\$25,884	
Total development cost per court				\$284,720	

Outdoor volleyball - 42'x72'

	unit	unit cost	qty	qty cost	
a	earthwork for court, parking, access road	cu yd	\$15.00	276	\$4,140
b	playing surface, 6"sand/compacted subgrade	cu yd	\$60.00	56	\$3,360
c	boundary lines, imbedded 4"x4"cedar	lr ft	\$10.00	180	\$1,800
d	net and anchors, 6"x6" treated wood posts	each	\$1,600.00	1	\$1,600
e	line judges stand, galvanized pipe w/2"x4"bracing	each	\$1,800.00	2	\$3,600
f	players bench, w/conc support	each	\$1,800.00	2	\$3,600
g	trash receptacles w/concrete support	each	\$2,400.00	1	\$2,400
g	drinking fountain	each	\$6,000.00	1	\$6,000
i	bike rack, prefab galvanized pipe	each	\$2,400.00	1	\$2,400
j	parking, 2"asphalt concrete/4"crushed rock	sq ft	\$9.00	3,000	\$27,000
k	wheel stops, 10"x6"x8'precast concrete	each	\$225.00	10	\$2,250
l	access road, 2"asphalt concrete/4"crushed rock	sq ft	\$8.00	1,200	\$9,600
m	water service, 8"service line	lr ft	\$90.00	100	\$9,000
n	water meter, 2"size	each	\$12,000.00	1	\$12,000
Subtotal construction cost per court				\$88,750	
Estimating contingency 10%		10%		\$8,875	
Total construction cost per field				\$97,625	
a	construction sales tax (const)	8.7%		\$8,493	
b	design/engineering fees (const)	12.0%		\$11,715	
c	financing costs (const, tax, design)	8.0%		\$9,427	
d	contingency (const, tax, design, financing)	10.0%		\$12,726	
Total development cost per court				\$139,986	

Outdoor tennis - 60'x120' with lights

	unit	unit cost	qty	qty cost	
a	earthwork for court, parking, access road	cu yd	\$15.00	320	\$4,800
b	colorcoat/1"asphalt/2"asphalt/4"crushed	sq ft	\$16.00	7,200	\$115,200
c	perimeter fencing, 12'galvanized w/1.75'	lr ft	\$50.00	360	\$18,000
d	lighting system, 4 poles w/2 km project	system	\$350,000.00	1	\$350,000
e	net and anchors, 3.5"galvanized pipe pos	each	\$2,000.00	1	\$2,000
f	trash receptacles w/conc support	each	\$2,400.00	1	\$2,400
g	drinking fountain	each	\$6,000.00	1	\$6,000
h	bike rack, prefab galvanized pipe	each	\$2,400.00	1	\$2,400
i	parking, 2"asphalt concrete/4"crushed ro	sq ft	\$9.00	1,200	\$10,800
j	wheel stops, 10"x6"x8'precast concrete	each	\$225.00	4	\$900
k	access road, 2"asphalt concrete/4"crushe	sq ft	\$8.00	1,200	\$9,600
l	water service, 8"service line	lr ft	\$90.00	100	\$9,000
m	water meter, 2"size	each	\$12,000.00	1	\$12,000
Subtotal construction cost per court				\$543,100	
Estimating contingency 10%		10%		\$54,310	
Total construction cost per field				\$597,410	
a	construction sales tax (const)	8.7%		\$51,975	
b	design/engineering fees (const)	12.0%		\$71,689	
c	financing costs (const, tax, design)	8.0%		\$57,686	
d	contingency (const, tax, design, financin	10.0%		\$77,876	
Total development cost per court				\$856,636	

Outdoor tennis - 60'x120' without lights

	unit	unit cost	qty	qty cost	
a	earthwork for court, parking, access road	cu yd	\$15.00	320	\$4,800
b	colorcoat/1"asphalt/2"asphalt/4"crushed	sq ft	\$16.00	7,200	\$115,200
c	perimeter fencing, 12'galvanized w/1.75'	lr ft	\$50.00	360	\$18,000
d	net and anchors, 3.5"galvanized pipe pos	each	\$2,000.00	1	\$2,000
e	trash receptacles w/conc support	each	\$2,400.00	1	\$2,400
f	drinking fountain	each	\$6,000.00	1	\$6,000
g	bike rack, prefab galvanized pipe	each	\$2,400.00	1	\$2,400
h	parking, 2"asphalt concrete/4"crushed ro	sq ft	\$9.00	1,200	\$10,800
i	wheel stops, 10"x6"x8'precast concrete	each	\$225.00	4	\$900
j	access road, 2"asphalt concrete/4"crushe	sq ft	\$8.00	1,200	\$9,600
k	water service, 8"service line	lr ft	\$90.00	100	\$9,000
l	water meter, 2"size	each	\$12,000.00	1	\$12,000
Subtotal construction cost per court				\$193,100	
Estimating contingency 10%		10%		\$19,310	
Total construction cost per field				\$212,410	
a	construction sales tax (const)	8.7%		\$18,480	
b	design/engineering fees (const)	12.0%		\$25,489	
c	financing costs (const, tax, design)	8.0%		\$20,510	
d	contingency (const, tax, design, financin	10.0%		\$27,689	
Total development cost per court				\$304,578	

Football field - 150'x300'

	unit	unit cost	qty	qty cost	
a	clear field, structures, parking, access ro	acre	\$4,000.00	2	\$8,000
b	earthwork, 1'depth	cu yd	\$15.00	1,667	\$25,000
c	playing surface, grass turf/12" sand w/su	sq ft	\$12.00	45,000	\$540,000
d	irrigation system-quick coupler	sq ft	\$2.00	45,000	\$90,000
e	spectator stands, movable metal (40 sea	each	\$10,000.00	4	\$40,000
f	restroom facility, sani-can on concrete p	each	\$2,250.00	2	\$4,500
g	trash receptacles w/conc support	each	\$2,400.00	2	\$4,800
h	drinking fountain	each	\$6,000.00	1	\$6,000
i	bike rack, prefab galvanized pipe	each	\$2,400.00	1	\$2,400
j	parking, 2"asphalt concrete/4"crushed ro	sq ft	\$9.00	15,000	\$135,000
k	wheel stops, 10"x6"x8'precast concrete	each	\$225.00	50	\$11,250
l	access road, 2"asphalt concrete/4"crushe	sq ft	\$8.00	4,800	\$38,400
m	water service, 8"service line	lr ft	\$90.00	500	\$45,000
n	water meter, 2"size	each	\$12,000.00	1	\$12,000
Subtotal construction cost per field					\$962,350
Estimating contingency 10%		10%			\$96,235
Total construction cost per field					\$1,058,585
a	construction sales tax (const)	8.7%			\$92,097
b	design/engineering fees (const)	12.0%			\$127,030
c	financing costs (const, tax, design)	8.0%			\$102,217
d	contingency (const, tax, design, financin	10.0%			\$137,993
Total development cost per field					\$1,517,922

Soccer field - 240'x330' with grass turf

	unit	unit cost	qty	qty cost	
a	clear field, structures, parking, access ro	acre	\$4,000.00	2.1	\$8,400
b	earthwork for field, structures, parking, 1	cu yd	\$15.00	5,094	\$76,410
c	playing surface, grass turf/12"sand w/su	sq ft	\$12.00	79,200	\$950,400
d	irrigation system-quick coupler	sq ft	\$2.00	79,200	\$158,400
e	spectator stands, movable metal (50 sea	each	\$10,000.00	2	\$20,000
f	trash receptacles w/conc support	each	\$2,400.00	2	\$4,800
g	drinking fountain	each	\$6,000.00	1	\$6,000
h	restroom facility, sani-can w/conc platfo	each	\$2,250.00	2	\$4,500
i	bike rack, prefab galvanized pipe	each	\$2,400.00	1	\$2,400
j	parking, 2"asphalt concrete/4"crushed ro	sq ft	\$9.00	15,000	\$135,000
k	wheel stops, 10"x6"x8'precast concrete	each	\$225.00	50	\$11,250
l	access road, 2"asphalt concrete/4"crushe	sq ft	\$8.00	4,800	\$38,400
m	water service, 8"service line	lr ft	\$90.00	500	\$45,000
n	water meter, 2"size	each	\$12,000.00	1	\$12,000
Subtotal construction cost per field					\$1,472,960
Estimating contingency 10%		10%			\$147,296
Total construction cost per field					\$1,620,256
a	construction sales tax (const)	8.7%			\$140,962
b	design/engineering fees (const)	12.0%			\$194,431
c	financing costs (const, tax, design)	8.0%			\$156,452
d	contingency (const, tax, design, financin	10.0%			\$211,210
Total development cost per field					\$2,323,311

Soccer field - 240'x330' with dirt surface

	unit	unit cost	qty	qty cost	
a	clear field, structures, parking, access ro	acre	\$4,000.00	2.1	\$8,400
b	earthwork for field, structures, parking, 1	cu yd	\$15.00	5,094	\$76,410
c	playing surface, cinder w/subdrain	sq ft	\$1.50	79,200	\$118,800
d	spectator stands, movable metal (50 sea	each	\$10,000.00	2	\$20,000
e	trash receptacles w/conc support	each	\$2,400.00	2	\$4,800
f	drinking fountain	each	\$6,000.00	1	\$6,000
g	restroom facility, sani-can w/conc platfo	each	\$2,250.00	2	\$4,500
h	bike rack, prefab galvanized pipe	each	\$2,400.00	1	\$2,400
i	parking, 2"asphalt concrete/4"crushed ro	sq ft	\$9.00	15,000	\$135,000
j	wheel stops, 10"x6"x8'precast concrete	each	\$225.00	50	\$11,250
k	access road, 2"asphalt concrete/4"crushe	sq ft	\$8.00	4,800	\$38,400
l	water service, 8"service line	lr ft	\$90.00	500	\$45,000
m	water meter, 2"size	each	\$12,000.00	1	\$12,000
Subtotal construction cost per field				\$482,960	
Estimating contingency 10%		10%		\$48,296	
Total construction cost per field				\$531,256	
a	construction sales tax (const)	8.7%		\$46,219	
b	design/engineering fees (const)	12.0%		\$63,751	
c	financing costs (const, tax, design)	8.0%		\$51,298	
d	contingency (const, tax, design, financin	10.0%		\$69,252	
Total development cost per field				\$761,776	

Soccer field - regulation 300'x390' with turf lights

	unit	unit cost	qty	qty cost	
a	clear field, structures, parking, access ro	acre	\$4,000.00	3.1	\$12,400
b	earthwork for field, structures, parking, 1	cu yd	\$15.00	5,094	\$76,410
c	playing surface, synethetic turf/12"sand	sq ft	\$30.00	117,000	\$3,510,000
d	irrigation system-quick coupler	sq ft	\$2.00	117,000	\$234,000
e	lighting system, 8 poles w/luminaires	system	\$650,000.00	1	\$650,000
f	goal posts, galvanized pipe	each	\$4,500.00	2	\$9,000
g	spectator stands, movable metal (50 sea	each	\$10,000.00	4	\$40,000
h	trash receptacles w/conc support	each	\$2,400.00	2	\$4,800
i	drinking fountain	each	\$6,000.00	1	\$6,000
j	restroom facility, sani-can w/conc platfo	each	\$2,250.00	2	\$4,500
k	bike rack, prefab galvanized pipe	each	\$2,400.00	1	\$2,400
l	parking, 2"asphalt concrete/4"crushed ro	sq ft	\$9.00	15,000	\$135,000
m	wheel stops, 10"x6"x8'precast concrete	each	\$225.00	50	\$11,250
n	access road, 2"asphalt concrete/4"crushe	sq ft	\$8.00	4,800	\$38,400
o	water service, 8"service line	lr ft	\$90.00	500	\$45,000
p	water meter, 2"size	each	\$12,000.00	1	\$12,000
Subtotal construction cost per field				\$4,791,160	
Estimating contingency 10%		10%		\$479,116	
Total construction cost per field				\$5,270,276	
a	construction sales tax (const)	8.7%		\$458,514	
b	design/engineering fees (const)	12.0%		\$632,433	
c	financing costs (const, tax, design)	8.0%		\$508,898	
d	contingency (const, tax, design, financin	10.0%		\$687,012	
Total development cost per field				\$7,557,133	

Soccer field - regulation 300'x390' with grass lights

	unit	unit cost	qty	qty cost	
a	clear field, structures, parking, access ro	acre	\$4,000.00	3.1	\$12,400
b	earthwork for field, structures, parking, 1	cu yd	\$15.00	5,094	\$76,410
c	playing surface, grass turf/12"sand w/su	sq ft	\$12.00	117,000	\$1,404,000
d	irrigation system-quick coupler	sq ft	\$2.00	117,000	\$234,000
e	lighting system, 8 poles w/luminaires	system	\$650,000.00	1	\$650,000
f	goal posts, galvanized pipe	each	\$4,500.00	2	\$9,000
g	spectator stands, movable metal (50 sea	each	\$10,000.00	4	\$40,000
h	trash receptacles w/conc support	each	\$2,400.00	2	\$4,800
i	drinking fountain	each	\$6,000.00	1	\$6,000
j	restroom facility, sani-can w/conc platfo	each	\$2,250.00	2	\$4,500
k	bike rack, prefab galvanized pipe	each	\$2,400.00	1	\$2,400
l	parking, 2"asphalt concrete/4"crushed ro	sq ft	\$9.00	15,000	\$135,000
m	wheel stops, 10"x6"x8'precast concrete	each	\$225.00	50	\$11,250
n	access road, 2"asphalt concrete/4"crushe	sq ft	\$8.00	4,800	\$38,400
o	water service, 8"service line	lr ft	\$90.00	500	\$45,000
p	water meter, 2"size	each	\$12,000.00	1	\$12,000
Subtotal construction cost per field				\$2,685,160	
Estimating contingency 10%		10%		\$268,516	
Total construction cost per field				\$2,953,676	
a	construction sales tax (const)	8.7%		\$256,970	
b	design/engineering fees (const)	12.0%		\$354,441	
c	financing costs (const, tax, design)	8.0%		\$285,207	
d	contingency (const, tax, design, financin	10.0%		\$385,029	
Total development cost per field				\$4,235,323	

Soccer field - regulation 300'x390' with dirt surface

	unit	unit cost	qty	qty cost	
a	clear field, structures, parking, access ro	acre	\$4,000.00	3.1	\$12,400
b	earthwork for field, structures, parking, 1	cu yd	\$15.00	5,094	\$76,410
c	playing surface, cinder w/subdrain	sq ft	\$1.50	117,000	\$175,500
d	goal posts, galvanized pipe	each	\$4,500.00	2	\$9,000
e	spectator stands, movable metal (50 sea	each	\$10,000.00	4	\$40,000
f	trash receptacles w/conc support	each	\$2,400.00	2	\$4,800
g	drinking fountain	each	\$6,000.00	1	\$6,000
h	restroom facility, sani-can w/conc platfo	each	\$2,250.00	2	\$4,500
i	bike rack, prefab galvanized pipe	each	\$2,400.00	1	\$2,400
j	parking, 2"asphalt concrete/4"crushed ro	sq ft	\$9.00	15,000	\$135,000
k	wheel stops, 10"x6"x8'precast concrete	each	\$225.00	50	\$11,250
l	access road, 2"asphalt concrete/4"crushe	sq ft	\$8.00	4,800	\$38,400
m	water service, 8"service line	lr ft	\$90.00	500	\$45,000
n	water meter, 2"size	each	\$12,000.00	1	\$12,000
Total construction cost per field				\$572,660	
Estimating contingency 10%		10%		\$57,266	
Total construction cost per field				\$629,926	
a	construction sales tax (const)	8.7%		\$54,804	
b	design/engineering fees (const)	12.0%		\$75,591	
c	financing costs (const, tax, design)	8.0%		\$60,826	
d	contingency (const, tax, design, financin	10.0%		\$82,115	
Total development cost per field				\$903,261	

Baseball field - 200' with grass turf

	unit	unit cost	qnty	qnty cost	
a	clear field, structures, parking, access ro	acre	\$4,000.00	1.2	\$4,800
b	earthwork for field, structures, parking, 1	cu yd	\$15.00	2,586	\$38,790
c	infield mix w/subdrain	cu yd	\$55.00	133	\$7,333
d	outfield, grass turf/12" sand w/subdrain	sq ft	\$12.00	36,400	\$436,800
e	irrigation system-quick coupler	sq ft	\$2.00	36,400	\$72,800
f	backstop, 3"pipe posts w/supports, 2"ch	each	\$12,500.00	1	\$12,500
g	players bench, w/conc support	each	\$1,600.00	4	\$6,400
h	spectator stands, movable metal (50 sea	each	\$10,000.00	2	\$20,000
i	trash receptacles w/conc support	each	\$2,400.00	2	\$4,800
j	drinking fountain	each	\$6,000.00	1	\$6,000
k	restroom facility, sani-can w/conc platfo	sq ft	\$2,250.00	2	\$4,500
l	bike rack, prefab galvanized pipe	each	\$2,400.00	1	\$2,400
m	parking, 2"asphalt concrete/4"crushed ro	sq ft	\$9.00	10,500	\$94,500
n	wheel stops, 10"x6"x8'precast concrete	each	\$225.00	35	\$7,875
o	access road, 2"asphalt concrete/4"crushe	sq ft	\$8.00	4,800	\$38,400
p	water service, 8"service line	lr ft	\$90.00	500	\$45,000
q	water meter, 2"size	each	\$12,000.00	1	\$12,000
Subtotal construction cost per field				\$814,898	
Estimating contingency 10%		10%		\$81,490	
Total construction cost per field				\$896,388	
a	construction sales tax (const)	8.7%		\$77,986	
b	design/engineering fees (const)	12.0%		\$107,567	
c	financing costs (const, tax, design)	8.0%		\$86,555	
d	contingency (const, tax, design, financin	10.0%		\$116,850	
Total development cost per field				\$1,285,345	

Baseball field - 200' with dirt surface

	unit	unit cost	qnty	qnty cost	
a	clear field, structures, parking, access ro	acre	\$4,000.00	1.2	\$4,800
b	earthwork for field, structures, parking, 1	cu yd	\$15.00	2,586	\$38,790
c	infield mix w/subdrain	cu yd	\$55.00	133	\$7,333
d	backstop, 3"pipe posts w/supports, 2"ch	each	\$12,500.00	1	\$12,500
e	players bench, w/conc support	each	\$1,600.00	4	\$6,400
f	spectator stands, movable metal (50 sea	each	\$10,000.00	2	\$20,000
g	trash receptacles w/conc support	each	\$2,400.00	2	\$4,800
h	drinking fountain	each	\$6,000.00	1	\$6,000
i	restroom facility, sani-can w/conc platfo	sq ft	\$2,250.00	2	\$4,500
j	bike rack, prefab galvanized pipe	each	\$2,400.00	1	\$2,400
k	parking, 2"asphalt concrete/4"crushed ro	sq ft	\$9.00	10,500	\$94,500
l	wheel stops, 10"x6"x8'precast concrete	each	\$225.00	35	\$7,875
m	access road, 2"asphalt concrete/4"crushe	sq ft	\$8.00	4,800	\$38,400
n	water service, 8"service line	lr ft	\$90.00	500	\$45,000
o	water meter, 2"size	each	\$12,000.00	1	\$12,000
Subtotal construction cost per field				\$305,298	
Estimating contingency 10%		10%		\$30,530	
Total construction cost per field				\$335,828	
a	construction sales tax (const)	8.7%		\$29,217	
b	design/engineering fees (const)	12.0%		\$40,299	
c	financing costs (const, tax, design)	8.0%		\$32,428	
d	contingency (const, tax, design, financin	10.0%		\$43,777	
Total development cost per field				\$481,549	

Baseball field - 250' with grass/lights/concession

	unit	unit cost	qty	qty cost	
a	clear field, structures, parking, access ro	acre	\$4,000.00	3.1	\$12,400
b	earthwork for field, structures, parking, 1	cu yd	\$15.00	3,700	\$55,500
c	infield mix w/subdrain	cu yd	\$55.00	300	\$16,500
d	outfield, grass turf/12" sand w/subdrain	sq ft	\$12.00	44,700	\$536,400
e	irrigation system-quick coupler	sq ft	\$2.00	44,700	\$89,400
f	lighting system, 8 poles w/luminaires	system	\$650,000.00	1	\$650,000
g	backstop, 3"pipe posts w/supports, 2"ch	each	\$12,500.00	1	\$12,500
h	players bench, w/conc support	each	\$1,600.00	4	\$6,400
i	spectator stands, movable metal (50 sea	each	\$10,000.00	2	\$20,000
j	trash receptacles w/conc support	each	\$2,400.00	2	\$4,800
k	drinking fountain	each	\$6,000.00	1	\$6,000
l	concession facility, warming and refriger	sq ft	\$442.00	250	\$110,500
m	bike rack, prefab galvanized pipe	each	\$2,400.00	1	\$2,400
n	parking, 2"asphalt concrete/4"crushed ro	sq ft	\$9.00	10,500	\$94,500
o	wheel stops, 10"x6"x8'precast concrete	each	\$225.00	35	\$7,875
p	access road, 2"asphalt concrete/4"crushe	sq ft	\$8.00	4,800	\$38,400
q	water service, 8"service line	lr ft	\$90.00	500	\$45,000
r	water meter, 2"size	each	\$12,000.00	1	\$12,000
Subtotal construction cost per field					\$1,720,575
Estimating contingency 10%		10%			\$172,058
Total construction cost per field					\$1,892,633
a	construction sales tax (const)	8.7%			\$164,659
b	design/engineering fees (const)	12.0%			\$227,116
c	financing costs (const, tax, design)	8.0%			\$182,753
d	contingency (const, tax, design, financin	10.0%			\$246,716
Total development cost per field					\$2,713,876

Baseball field - 250' w/o lights or concession

	unit	unit cost	qty	qty cost	
a	clear field, structures, parking, access ro	acre	\$4,000.00	3.1	\$12,400
b	earthwork for field, structures, parking, 1	cu yd	\$15.00	3,700	\$55,500
c	infield mix w/subdrain	cu yd	\$55.00	300	\$16,500
d	outfield, grass turf/12" sand w/subdrain	sq ft	\$12.00	44,700	\$536,400
e	irrigation system-quick coupler	sq ft	\$2.00	44,700	\$89,400
f	backstop, 3"pipe posts w/supports, 2"ch	each	\$12,500.00	1	\$12,500
g	players bench, w/conc support	each	\$1,600.00	4	\$6,400
h	spectator stands, movable metal (50 sea	each	\$10,000.00	2	\$20,000
i	trash receptacles w/conc support	each	\$2,400.00	2	\$4,800
j	drinking fountain	each	\$6,000.00	1	\$6,000
k	bike rack, prefab galvanized pipe	each	\$2,400.00	1	\$2,400
l	parking, 2"asphalt concrete/4"crushed ro	sq ft	\$9.00	10,500	\$94,500
m	wheel stops, 10"x6"x8'precast concrete	each	\$225.00	35	\$7,875
n	access road, 2"asphalt concrete/4"crushe	sq ft	\$8.00	4,800	\$38,400
o	water service, 8"service line	lr ft	\$90.00	500	\$45,000
p	water meter, 2"size	each	\$12,000.00	1	\$12,000
Subtotal construction cost per field					\$960,075
Estimating contingency 10%		10%			\$96,008
Total construction cost per field					\$1,056,083
a	construction sales tax (const)	8.7%			\$91,879
b	design/engineering fees (const)	12.0%			\$126,730

c	financing costs (const, tax, design)	8.0%			\$101,975
d	contingency (const, tax, design, financin	10.0%			\$137,667
Total development cost per field					\$1,514,334

Baseball field - 300' w/turf/lights/concession

	unit	unit cost	qty	qty cost	
a	clear field, structures, parking, access ro	acre	\$4,000.00	3.5	\$14,000
b	earthwork for field, structures, parking, 1	cu yd	\$15.00	4,000	\$60,000
c	infield mix w/subdrain	cu yd	\$55.00	296	\$16,296
d	outfield, synthetic turf/12" sand w/sub	sq ft	\$30.00	38,000	\$1,140,000
e	irrigation system-quick coupler	sq ft	\$2.00	45,000	\$90,000
f	lighting system, 8 poles w/luminaires	system	\$650,000.00	1	\$650,000
g	backstop, 3"pipe posts w/supports, 2"ch	each	\$12,500.00	1	\$12,500
h	players bench, w/conc support	each	\$1,600.00	4	\$6,400
i	spectator stands, movable metal (50 sea	each	\$10,000.00	2	\$20,000
j	trash receptacles w/conc support	each	\$2,400.00	2	\$4,800
k	drinking fountain	each	\$6,000.00	1	\$6,000
l	concession facility, warming and refriger	sq ft	\$442.00	250	\$110,500
m	bike rack, prefab galvanized pipe	each	\$2,400.00	1	\$2,400
n	parking, 2"asphalt concrete/4"crushed ro	sq ft	\$9.00	15,000	\$135,000
o	wheel stops, 10"x6"x8'precast concrete	each	\$225.00	35	\$7,875
p	access road, 2"asphalt concrete/4"crushe	sq ft	\$8.00	4,800	\$38,400
q	water service, 8"service line	lr ft	\$90.00	500	\$45,000
r	water meter, 2"size	each	\$12,000.00	1	\$12,000

Subtotal construction cost per field **\$2,371,171**

Estimating contingency 10% 10% \$237,117

Total construction cost per field **\$2,608,288**

a	construction sales tax (const)	8.7%			\$226,921
b	design/engineering fees (const)	12.0%			\$312,995
c	financing costs (const, tax, design)	8.0%			\$251,856
d	contingency (const, tax, design, financin	10.0%			\$340,006
Total development cost per field					\$3,740,067

Baseball field - 300' w/grass/lights/concession

	unit	unit cost	qty	qty cost	
a	clear field, structures, parking, access ro	acre	\$4,000.00	3.5	\$14,000
b	earthwork for field, structures, parking, 1	cu yd	\$15.00	4,000	\$60,000
c	infield mix w/subdrain	cu yd	\$55.00	296	\$16,296
d	outfield, grass turf/12" sand w/subdrain	sq ft	\$8.00	38,000	\$304,000
e	irrigation system-quick coupler	sq ft	\$2.00	45,000	\$90,000
f	lighting system, 8 poles w/luminaires	system	\$650,000.00	1	\$650,000
g	backstop, 3"pipe posts w/supports, 2"ch	each	\$12,500.00	1	\$12,500
h	players bench, w/conc support	each	\$1,600.00	4	\$6,400
i	spectator stands, movable metal (50 sea	each	\$10,000.00	2	\$20,000
j	trash receptacles w/conc support	each	\$2,400.00	2	\$4,800
k	drinking fountain	each	\$6,000.00	1	\$6,000
l	concession facility, warming and refriger	sq ft	\$442.00	250	\$110,500
m	bike rack, prefab galvanized pipe	each	\$2,400.00	1	\$2,400
n	parking, 2"asphalt concrete/4"crushed ro	sq ft	\$9.00	15,000	\$135,000
o	wheel stops, 10"x6"x8'precast concrete	each	\$225.00	35	\$7,875
p	access road, 2"asphalt concrete/4"crushe	sq ft	\$8.00	4,800	\$38,400
q	water service, 8"service line	lr ft	\$90.00	500	\$45,000
r	water meter, 2"size	each	\$12,000.00	1	\$12,000

Subtotal construction cost per field				\$1,535,171
Estimating contingency 10%	10%			\$153,517
Total construction cost per field				\$1,688,688
a construction sales tax (const)	8.7%			\$146,916
b design/engineering fees (const)	12.0%			\$202,643
c financing costs (const, tax, design)	8.0%			\$163,060
d contingency (const, tax, design, financin	10.0%			\$220,131
Total development cost per field				\$2,421,437

Baseball field - 300' w/dirt w/o lights/concession

	unit	unit cost	qty	qty cost
a clear field, structures, parking, access ro	acre	\$4,000.00	3.5	\$14,000
b earthwork for field, structures, parking, 1	cu yd	\$15.00	4,000	\$60,000
c infield mix w/subdrain	cu yd	\$55.00	296	\$16,296
d backstop, 3"pipe posts w/supports, 2"ch	each	\$12,500.00	1	\$12,500
e players bench, w/conc support	each	\$1,600.00	4	\$6,400
f spectator stands, movable metal (50 sea	each	\$10,000.00	2	\$20,000
g trash receptacles w/conc support	each	\$2,400.00	2	\$4,800
h drinking fountain	each	\$6,000.00	1	\$6,000
i bike rack, prefab galvanized pipe	each	\$2,400.00	1	\$2,400
j parking, 2"asphalt concrete/4"crushed ro	sq ft	\$9.00	15,000	\$135,000
k wheel stops, 10"x6"x8'precast concrete	each	\$225.00	35	\$7,875
l access road, 2"asphalt concrete/4"crushe	sq ft	\$8.00	4,800	\$38,400
m water service, 8"service line	lr ft	\$90.00	500	\$45,000
n water meter, 2"size	each	\$12,000.00	1	\$12,000
Subtotal construction cost per field				\$380,671
Estimating contingency 10%	10%			\$38,067
Total construction cost per field				\$418,738
a construction sales tax (const)	8.7%			\$36,430
b design/engineering fees (const)	12.0%			\$50,249
c financing costs (const, tax, design)	8.0%			\$40,433
d contingency (const, tax, design, financin	10.0%			\$54,585
Total development cost per field				\$600,436

Softball field - 200-300' w/grass/lights/concession

	unit	unit cost	qty	qty cost
a clear field, structures, parking, access ro	acre	\$4,000.00	0.8	\$3,200
b earthwork for field, structures, parking, 1	cu yd	\$15.00	1,335	\$20,025
c infield mix w/subdrain	cu yd	\$55.00	150	\$8,250
d outfield, grass turf/12" sand w/subdrain	sq ft	\$8.00	15,950	\$127,600
e irrigation system-quick coupler	sq ft	\$2.00	15,950	\$31,900
f lighting system, 5 poles w/luminaires	system	\$350,000.00	1	\$350,000
g backstop, 3"pipe posts w/supports, 2"ch	each	\$12,500.00	1	\$12,500
h players bench, w/conc support	each	\$1,600.00	4	\$6,400
i spectator stands, movable metal (50 sea	each	\$10,000.00	2	\$20,000
j trash receptacles w/conc support	each	\$2,400.00	2	\$4,800
k drinking fountain	each	\$6,000.00	1	\$6,000
l concession facility, warming and refriger	sq ft	\$442.00	250	\$110,500
m bike rack, prefab galvanized pipe	each	\$2,400.00	1	\$2,400
n parking, 2"asphalt concrete/4"crushed ro	sq ft	\$9.00	10,500	\$94,500
o wheel stops, 10"x6"x8'precast concrete	each	\$225.00	35	\$7,875
p access road, 2"asphalt concrete/4"crushe	sq ft	\$8.00	4,800	\$38,400
q water service, 8"service line	lr ft	\$90.00	500	\$45,000

r	water meter, 2"size	each	\$12,000.00	1	\$12,000
Subtotal construction cost per field					\$901,350
	Estimating contingency 10%	10%			\$90,135
Total construction cost per field					\$991,485
a	construction sales tax (const)	8.7%			\$86,259
b	design/engineering fees (const)	12.0%			\$118,978
c	financing costs (const, tax, design)	8.0%			\$95,738
d	contingency (const, tax, design, financin	10.0%			\$129,246
Total development cost per field					\$1,421,706

Softball field - 200-300' w/dirt w/o lights/concession

		unit	unit cost	qty	qty cost
a	clear field, structures, parking, access ro	acre	\$4,000.00	0.8	\$3,200
b	earthwork for field, structures, parking, 1	cu yd	\$15.00	1,335	\$20,025
c	infield mix w/subdrain	cu yd	\$55.00	150	\$8,250
d	backstop, 3"pipe posts w/supports, 2"ch	each	\$12,500.00	1	\$12,500
e	players bench, w/conc support	each	\$1,600.00	4	\$6,400
f	spectator stands, movable metal (50 sea	each	\$10,000.00	2	\$20,000
g	trash receptacles w/conc support	each	\$2,400.00	2	\$4,800
h	drinking fountain	each	\$6,000.00	1	\$6,000
i	bike rack, prefab galvanized pipe	each	\$2,400.00	1	\$2,400
j	parking, 2"asphalt concrete/4"crushed ro	sq ft	\$9.00	10,500	\$94,500
k	wheel stops, 10"x6"x8'precast concrete	each	\$225.00	35	\$7,875
l	access road, 2"asphalt concrete/4"crushe	sq ft	\$8.00	4,800	\$38,400
m	water service, 8"service line	lr ft	\$90.00	500	\$45,000
n	water meter, 2"size	each	\$12,000.00	1	\$12,000
Subtotal construction cost per field					\$281,350
	Estimating contingency 10%	10%			\$28,135
Total construction cost per field					\$309,485
a	construction sales tax (const)	8.7%			\$26,925
b	design/engineering fees (const)	12.0%			\$37,138
c	financing costs (const, tax, design)	8.0%			\$29,884
d	contingency (const, tax, design, financin	10.0%			\$40,343
Total development cost per field					\$443,775

Parcourse/ fitness facility - 5 stations/0.25 mile

		unit	unit cost	qty	qty cost
a	clear/earthwork parcourse corridor	sq ft	\$1.75	8,070	\$14,123
b	crushed rock, 6"depth, 4'wide, 3/8" minu	sq ft	\$4.00	5,380	\$21,520
c	station equipment and sign	each	\$4,600.00	5	\$23,000
d	bench, 8"x8"x10'wood beams w/conc sup	each	\$2,400.00	2	\$4,800
e	trash receptacles w/concrete support	each	\$2,400.00	2	\$4,800
Subtotal construction cost per facility					\$68,243
	Estimating contingency 10%	10%			\$6,824
Total construction cost per facility					\$75,067
a	construction sales tax (const)	8.7%			\$6,531
b	design/engineering fees (const)	12.0%			\$9,008
c	financing costs (const, tax, design)	8.0%			\$7,248
d	contingency (const, tax, design, financin	10.0%			\$9,785
Total development cost per facility (5 stations)					\$107,639

Jogging track - 0.25 mile w/starting spur

	unit	unit cost	qty	qty cost	
a	clear track, parking, access road	acre	\$4,000.00	0.9	\$3,600
b	earthwork for track, parking, access road	cu yd	\$15.00	1,532	\$22,980
c	12'track, 1"rubber/4"cinder/4"crushed ro	sq ft	\$6.50	18,464	\$120,017
d	bench, w/conc support	each	\$2,400.00	2	\$4,800
e	trash receptacles	each	\$2,400.00	2	\$4,800
f	drinking fountain, precast concrete	each	\$6,000.00	1	\$6,000
g	bike rack, prefab galvanized pipe	each	\$2,400.00	1	\$2,400
h	parking, 2"asphalt/4"crushed rock, 10 sp	sq ft	\$9.00	3,000	\$27,000
i	wheel stops, 10"x6"x8'precast concrete	each	\$225.00	10	\$2,250
j	access road, 2"asphalt/4"crushed rock, 2	sq ft	\$8.00	1,200	\$9,600
k	water service, 8"service line	lr ft	\$90.00	100	\$9,000
l	water meter, 2"size	each	\$12,000.00	1	\$12,000
Subtotal construction cost per track					\$224,447
Estimating contingency 10%		10%			\$22,445
Total construction cost per track					\$246,892
a	construction sales tax (const)	8.7%			\$21,480
b	design/engineering fees (const)	12.0%			\$29,627
c	financing costs (const, tax, design)	8.0%			\$23,840
d	contingency (const, tax, design, financin	10.0%			\$32,184
Total development cost per track					\$354,022

Picnic site - 25 table capacity w/o shelter

	unit	unit cost	qty	qty cost	
a	clear picnic sites, parking, access road	acre	\$4,000.00	2.3	\$9,200
b	earthwork for sites, parking, access road	cu yd	\$15.00	3,748	\$56,220
c	picnic tables w/conc support	each	\$3,200.00	25	\$80,000
d	barbecue stand, metal with iron grill	each	\$1,400.00	12	\$16,800
e	group barbecue iron grill	each	\$2,200.00	2	\$4,400
f	trash receptacle, coated metal	each	\$2,400.00	12	\$28,800
g	drinking fountain	each	\$6,000.00	2	\$12,000
h	parking, 2"asphalt concrete/4" crushed r	sq ft	\$9.00	15,000	\$135,000
i	wheel stops, 10"x6"x8'precast concrete	each	\$225.00	50	\$11,250
j	access road, 2"asphalt concrete/4"crushe	sq ft	\$8.00	24,000	\$192,000
k	water service, 8"service line	lr ft	\$90.00	1,000	\$90,000
l	water meter, 2"size	each	\$12,000.00	1	\$12,000
Subtotal construction cost for 25 tables					\$647,670
Estimating contingency 10%		10%			\$64,767
Total construction cost for 25 tables					\$712,437
a	construction sales tax (const)	8.7%			\$61,982
b	design/engineering fees (const)	12.0%			\$85,492
c	financing costs (const, tax, design)	8.0%			\$68,793
d	contingency (const, tax, design, financin	10.0%			\$92,870
Total development cost for 25 tables					\$1,021,575
Prorated per table					\$40,863

Picnic site - shelter

	unit	unit cost	qnty	qnty cost
a picnic shelter	sq ft	\$150.00	600	\$90,000
Subtotal construction cost for 1 shelter				\$90,000
Estimating contingency 10%	10%			\$9,000
Total construction cost for 25 tables				\$99,000
b construction sales tax (const)	8.7%			\$8,613
c design/engineering fees (const)	12.0%			\$11,880
d financing costs (const, tax, design)	8.0%			\$9,559
e contingency (const, tax, design, financin	10.0%			\$12,905
Total development cost for 1 shelter				\$141,958

Swimming beach - 100 swimmer capacity

	unit	unit cost	qnty	qnty cost
a clear site for improvements	acre	\$4,000.00	0.3	\$1,200
b earthwork for site improvements	cu yd	\$15.00	511	\$7,665
c beach sand, 12"depth of area 200'x50'	cu yd	\$38.00	400	\$15,200
d safety markers, pilings w/nylon ropes an	each	\$1,600.00	4	\$6,400
e diving/swimming platform, 2"x6"wood ov	sq ft	\$80.00	80	\$6,400
f lifeguard stand	each	\$3,000.00	1	\$3,000
g exterior shower facilities	each	\$6,500.00	1	\$6,500
h drinking fountain	each	\$6,000.00	1	\$6,000
i restroom/changing facility, 6 stalls w/4 :	sq ft	\$450.00	600	\$270,000
j parking, 2"asphalt concrete/4"crushed r	sq ft	\$9.00	12,000	\$108,000
k wheel stops, 10"x6"x8'precast concrete	each	\$225.00	30	\$6,750
l access road, 2"asphalt concrete/4"crushe	sq ft	\$8.00	4,800	\$38,400
m water service, 8"service line	lr ft	\$90.00	400	\$36,000
n sewer line, 8"service line	lr ft	\$48.00	400	\$19,200
o fire hydrants	each	\$6,500.00	1	\$6,500
p water meter, 2" size	each	\$12,000.00	1	\$12,000
q trash receptacles	each	\$2,400.00	4	\$9,600
Subtotal construction cost per site				\$558,815
Estimating contingency 10%	10%			\$55,882
Total construction cost per site				\$614,697
a construction sales tax (const)	8.7%			\$53,479
b design/engineering fees (const)	12.0%			\$73,764
c financing costs (const, tax, design)	8.0%			\$59,355
d contingency (const, tax, design, financin	10.0%			\$80,129
Total development cost per site				\$881,423
Prorated per parking space (2.5 swimmers/car=40 spaces)				\$22,036

Fishing from a bank or dock - 25 car capacity

	unit	unit cost	qnty	qnty cost
a clear site improvements	acre	\$4,000.00	0.3	\$1,000
b earthwork for site improvements	cu yd	\$15.00	550	\$8,250
c pier supported dock, 12'x100'	sq ft	\$120.00	1,200	\$144,000
d fishing platform, 12'x20'	sq ft	\$90.00	240	\$21,600
e parking, 2"asphalt concrete/4"crushed ro	sq ft	\$9.00	7,500	\$67,500
f wheel stops, 10"x6"x8'precast concrete	each	\$225.00	25	\$5,625
g access road, 2"asphalt concrete/4"crushe	sq ft	\$9.00	4,800	\$43,200
h picnic tables, w/concrete platform	each	\$3,200.00	8	\$25,600
i restroom facility, sanican w/concrete pla	each	\$2,250.00	2	\$4,500

j	trash receptacles w/concrete support	each	\$2,400.00	2	\$4,800
Subtotal construction cost per site					\$326,075
	Estimating contingency 10%	10%			\$32,608
Total construction cost per site					\$358,683
a	construction sales tax (const)	8.7%			\$31,205
b	design/engineering fees (const)	12.0%			\$43,042
c	financing costs (const, tax, design)	8.0%			\$34,634
d	contingency (const, tax, design, financin	10.0%			\$46,756
Total development cost per facility					\$514,321
Prorated per parking space					\$20,573

Boat launch - 25 boat capacity

		unit	unit cost	qty	qty cost
a	clear site improvements	acre	\$4,000.00	0.4	\$1,400
b	earthwork for site improvements	cu yd	\$15.00	2,400	\$36,000
c	boat access ramp, precast concrete ramp	each	\$36,000.00	1	\$36,000
d	mooring platform,	sq ft	\$90.00	400	\$36,000
e	bank stablization/landscape plantings	each	\$18,000.00	1	\$18,000
f	marker buoys and signage	each	\$600.00	4	\$2,400
g	car/trailer parking, 2"asphalt concrete/4'	sq ft	\$9.00	12,500	\$112,500
h	wheel stops, 10"x6"x8'precast concrete	each	\$225.00	25	\$5,625
i	access road, 2"asphalt concrete/4"crushe	sq ft	\$8.00	4,800	\$38,400
j	trash receptacles	each	\$2,400.00	2	\$4,800
Subtotal construction cost per site					\$291,125
	Estimating contingency 10%	10%			\$29,113
Total construction cost per site					\$320,238
a	construction sales tax (const)	8.7%			\$27,861
b	design/engineering fees (const)	12.0%			\$38,429
c	financing costs (const, tax, design)	8.0%			\$30,922
d	contingency (const, tax, design, financin	10.0%			\$41,745
Total development cost per ramp					\$459,194
Prorated per boat trailer parking stall					\$18,368

Handboat launch - 10 car capacity

		unit	unit cost	qty	qty cost
a	clear site improvements	acre	\$4,000.00	0.3	\$1,000
b	earthwork for site improvements/launch	cu yd	\$15.00	2,400	\$36,000
c	concrete launching ramp	each	\$36,000.00	1	\$36,000
d	launching platform 10'x20'	sq ft	\$90.00	200	\$18,000
e	landscape/bank stabilization plantings	each	\$18,000.00	1	\$18,000
f	parking, 2"asphalt concrete/4"crushed ro	sq ft	\$9.00	3,000	\$27,000
g	wheel stops, 10"x6"x8'precast concrete	each	\$225.00	10	\$2,250
h	access road, 2"asphalt concrete/4"crushe	sq ft	\$8.00	2,400	\$19,200
i	restroom facility, sanican w/concrete pla	each	\$2,250.00	2	\$4,500
j	trash receptacles w/concrete support	each	\$2,400.00	2	\$4,800
Subtotal construction cost per site					\$166,750
	Estimating contingency 10%	10%			\$16,675
Total construction cost per site					\$183,425
a	construction sales tax (const)	8.7%			\$15,958
b	design/engineering fees (const)	12.0%			\$22,011
c	financing costs (const, tax, design)	8.0%			\$17,712
d	contingency (const, tax, design, financin	10.0%			\$23,911
Total development cost per facility					\$263,016

Prorated per parking space **\$26,302**

Tent camping - 25 campsites capacity

	unit	unit cost	qty	qty cost	
a	clear camping area, parking, access road	acre	\$4,000.00	5.6	\$22,400
b	earthwork in camping area, parking, access road	cu yd	\$15.00	9,157	\$137,355
c	campsite parking, 2"asphalt concrete/4"crushed rock	sq ft	\$9.00	20,000	\$180,000
d	picnic tables w/conc support	each	\$3,200.00	25	\$80,000
e	metal fire ring with iron grill	each	\$800.00	25	\$20,000
f	camp shelter cedar pole w/shake roof	sq ft	\$60.00	150	\$9,000
g	trash receptacle	each	\$2,400.00	25	\$60,000
h	restroom/showering facility, 6 stalls/4 sinks	sq ft	\$450.00	850	\$382,500
i	camp directory signs	each	\$600.00	20	\$12,000
j	access road, 6"crushed rock, 24'x5,380'	sq ft	\$6.50	129,120	\$839,280
k	water service, 8"service line	lr ft	\$90.00	5,380	\$484,200
l	sewage disposal, campground septic tank and drainfield	each	\$50,000.00	1	\$50,000
m	fire hydrant	each	\$6,500.00	1	\$6,500
n	water meter, 2"size	each	\$12,000.00	1	\$12,000
Subtotal construction cost for 25 campsites				\$2,295,235	
Estimating contingency 10%				10%	\$229,524
Total construction cost per site				\$2,524,759	
a	construction sales tax (const)	8.7%		\$219,654	
b	design/engineering fees (const)	12.0%		\$302,971	
c	financing costs (const, tax, design)	8.0%		\$243,791	
d	contingency (const, tax, design, financing)	10.0%		\$329,117	
Total development cost for 25 campsites				\$3,620,292	
Prorated per campsite				\$144,812	

Group daycamping facility - 100 person capacity

	unit	unit cost	qty	qty cost	
a	clear camping site, parking, access road	acre	\$4,000.00	3.1	\$12,400
b	earthwork for sites, parking, access road	cu yd	\$15.00	5,134	\$77,010
c	group campfire/amphitheater, stage/bench	each	\$70,000.00	1	\$70,000
d	camp directory signs, 4"x4"cedar pole frame	each	\$800.00	20	\$16,000
e	group cooking, 4'x12'	each	\$4,500.00	2	\$9,000
f	eating shelter (30'x30'), cedar pole w/shake roof	sq ft	\$150.00	900	\$135,000
g	picnic tables w/conc support	each	\$3,200.00	25	\$80,000
h	trash bin, metal dumpster w/wood fence	each	\$4,000.00	3	\$12,000
i	restroom facility, 6 stalls w/4 sinks	sq ft	\$450.00	600	\$270,000
j	drinking fountain	each	\$6,000.00	1	\$6,000
k	parking, 2"asphalt concrete/4"crushed rock	sq ft	\$9.00	15,000	\$135,000
l	wheel stops, 10"x6"x8'precast concrete	each	\$225.00	50	\$11,250
m	access road, 2"asphalt concrete/4"crushed rock	sq ft	\$8.00	24,000	\$192,000
n	water service, 8"service line	lr ft	\$90.00	1,000	\$90,000
o	sewage disposal, septic tank w/drainfield system	system	\$50,000.00	1	\$50,000
p	fire hydrant	each	\$6,500.00	1	\$6,500
q	water meter, 2"size	each	\$12,000.00	1	\$12,000
Subtotal construction cost per group camp				\$1,184,160	
Estimating contingency 10%				10%	\$118,416
Total construction cost per group camp				\$1,302,576	
a	construction sales tax (const)	8.7%		\$113,324	
b	design/engineering fees (const)	12.0%		\$156,309	
c	financing costs (const, tax, design)	8.0%		\$125,777	

d contingency (const, tax, design, financin	10.0%			\$169,799
Total development cost per group camp				\$1,867,785
Prorated per person				\$18,678

Recreational vehicle camping - 25 campsite capacity

	unit	unit cost	qty	qty cost
a clear campsite, parking, access road	acre	\$4,000.00	10.1	\$40,400
b earthwork for campsite, parking, access	cu yd	\$15.00	16,460	\$246,900
c campsite parking, 2"asphalt concrete/4"cr	sq ft	\$9.00	30,000	\$270,000
d picnic tables w/conc support	each	\$3,200.00	25	\$80,000
e metal fire ring with iron grill	each	\$800.00	25	\$20,000
f drinking fountain	each	\$6,000.00	1	\$6,000
g trash receptacle	each	\$2,400.00	25	\$60,000
h sanitary dump facility, 2 stalls	each	\$50,000.00	1	\$50,000
i camp directory signs, 4"x4"cedar pole fra	each	\$800.00	20	\$16,000
j access road, 2"asphalt concrete/4"crushe	sq ft	\$8.00	193,680	\$1,549,440
k water service, 3"service line	lr ft	\$42.00	8,070	\$338,940
l water meter, 2"size	each	\$12,000.00	1	\$12,000

Subtotal construction cost for 25 campsites **\$2,689,680**

Estimating contingency 10% 10% \$268,968

Total construction cost per group camp **\$2,958,648**

a construction sales tax (const)	8.7%			\$257,402
b design/engineering fees (const)	12.0%			\$355,038
c financing costs (const, tax, design)	8.0%			\$285,687
d contingency (const, tax, design, financin	10.0%			\$385,678

Total development cost for 25 campsites **\$4,242,453**

Prorated per campsite **\$169,698**

Outdoor swim pool - 75'x42'=3,150 sf/294 person capacity

	unit	unit cost	qty	qty cost
a clear pool area, deck, parking, access roa	acre	\$4,000.00	1.1	\$4,400
b earthwork, 1'depth except pool @5'depth	cu yd	\$15.00	2,370	\$35,550
c diving area, 1 meter board	sq ft	\$450.00	628	\$282,600
capacity = 3 in pool + 9 in line/board/10'radius = 12 divers/board				
d swimming area, 50'x42' less diving area r	sq ft	\$450.00	1,472	\$662,400
capacity = 27 sq ft/swimmer with 75% of swimmers in pool = 54 in pool + 18 on deck = 72 swimmers				
e nonswimming area, 25'x42'	sq ft	\$250.00	1,050	\$262,500
c diving area, 1 meter board	sq ft	\$450.00	628	\$282,600
capacity = 3 in pool + 9 in line/board/10'radius =				
f pool deck, 10'on sides, 20'on ends, tile/c	sq ft	\$8.00	1,590	\$12,720
g lifeguard stand, galvanized pipe w/2"x4"f	each	\$3,000.00	2	\$6,000
h drinking fountain	each	\$6,000.00	1	\$6,000
i locker/shower facility, 20 showers w/50	sq ft	\$450.00	1,000	\$450,000
j restroom facility, 10 stalls w/6 sinks	sq ft	\$450.00	1,000	\$450,000
k concession facility, grill and refrigeratio	sq ft	\$442.00	250	\$110,500
l bike rack, prefab galvanized pipe	each	\$2,400.00	3	\$7,200
m parking, 2"asphalt concrete/4"crushed ro	sq ft	\$9.00	38,400	\$345,600
2.5 swimmers/car = 118 cars + 10 employees = 1				
n wheel stops, 10"x6"x8'precast concrete	each	\$225.00	128	\$28,800
o access road, 2"asphalt concrete/4"crushe	sq ft	\$8.00	6,000	\$48,000
p water service, 8"service line	lr ft	\$90.00	400	\$36,000

q	sewer service, 8"side sewer	lr ft	\$48.00	400	\$19,200
r	fire hydrant	each	\$6,500.00	1	\$6,500
s	water meter, 8"size	each	\$25,000.00	1	\$25,000
t	chainlink perimeter fence, 6'	lr ft	\$38.00	317	\$12,046
u	seed grass over 4"topsoil	sq ft	\$2.50	1,564	\$3,910
Subtotal construction cost for 294 swimmers					\$3,097,526
Estimating contingency 10%					10%
					\$309,753
Total construction cost per group camp					\$3,407,279
a	construction sales tax (const)	8.7%			\$296,433
b	design/engineering fees (const)	12.0%			\$408,873
c	financing costs (const, tax, design)	8.0%			\$329,007
d	contingency (const, tax, design, financin	10.0%			\$444,159
Total development cost for 294 swimmers/3,150 sq ft pool					\$4,885,751
Prorated per square foot of total pool					\$1,551

Indoor swim pool - 75'x42'=3,150 sf/294 person capacity

		unit	unit cost	qnty	qnty cost
a	clear pool area, deck, parking, access roa	acre	\$4,000.00	1.1	\$4,400
b	earthwork, 1'depth except pool @5'depth	cu yd	\$15.00	2,370	\$35,550
c	diving area, 1 meter board	sq ft	\$662.00	628	\$415,736
capacity = 3 in pool + 9 in line/board/10'radius = 12 divers/board					
d	swimming area, 50'x42' less diving area r	sq ft	\$662.00	1,472	\$974,464
capacity = 27 sq ft/swimmer with 75% of swimmers in pool = 54 in pool + 18 on deck = 72 swimmers					
e	nonswimming area, 25'x42'	sq ft	\$350.00	1,050	\$367,500
capacity = 10 sq ft/person with 50% in pool = 105 in pool + 105 on land = 210 persons					
f	pool deck, 10'on sides, 20'on ends, tile/c	sq ft	\$8.00	1,590	\$12,720
g	enclosed structure for pools et.al.	sq ft	\$250.00	4,740	\$1,185,000
h	lifeguard stand	each	\$3,000.00	2	\$6,000
i	drinking fountain	each	\$6,000.00	1	\$6,000
j	locker/shower facility, 20 showers w/50	sq ft	\$450.00	1,000	\$450,000
k	restroom facility, 10 stalls w/6 sinks	sq ft	\$450.00	1,000	\$450,000
l	concession facility, grill and refrigeration	sq ft	\$450.00	250	\$112,500
m	bike rack, prefab galvanized pipe	each	\$2,400.00	3	\$7,200
n	parking, 2"asphalt concrete/4"crushed ro	sq ft	\$9.00	38,400	\$345,600
2.5 swimmers/car = 118 cars + 10 employees = 1					
o	wheel stops, 10"x6"x8'precast concrete	each	\$225.00	128	\$28,800
p	access road, 2"asphalt concrete/4"crushe	sq ft	\$8.00	6,000	\$48,000
q	water service, 8"service line	lr ft	\$90.00	400	\$36,000
r	sewer service, 8"side sewer	lr ft	\$48.00	400	\$19,200
s	fire hydrant	each	\$6,500.00	1	\$6,500
t	water meter, 8"size	each	\$25,000.00	1	\$25,000
u	chainlink perimeter fence, 6'	lr ft	\$38.00	317	\$12,046
v	seed grass over 4"topsoil	sq ft	\$2.50	1,564	\$3,910
Subtotal construction cost for 294 swimmers					\$4,552,126
Estimating contingency 10%					10%
					\$455,213
Total construction cost for 294 swimmers					\$5,007,339
a	construction sales tax (const)	8.7%			\$435,638
b	design/engineering fees (const)	12.0%			\$600,881
c	financing costs (const, tax, design)	8.0%			\$483,509
d	contingency (const, tax, design, financin	10.0%			\$652,737

Total development cost for 294 swimmers/3,150 sq ft pool)	\$7,180,103
Prorated per square foot of total pool	\$2,279

Community center - 250 person capacity

	unit	unit cost	qty	qty cost
a clear building site, parking, access road	acre	\$4,000.00	3	\$12,000
b earthwork for structure, parking, access	cu yd	\$15.00	1,613	\$24,200
c gymnasium, 2 full basketball courts	sq ft	\$552.00	11,280	\$6,226,560
d racquetball courts	sq ft	\$552.00	3,680	\$2,031,360
e kitchen facility	sq ft	\$450.00	360	\$162,000
f game/classroom	sq ft	\$475.00	960	\$456,000
g exercise/aerobics room, 50 persons	sq ft	\$552.00	5,000	\$2,760,000
h physical conditioning/hydro/wellness fa	sq ft	\$552.00	2,745	\$1,515,240
i office and reception area	sq ft	\$400.00	1,000	\$400,000
j multipurpose, restroom, locker room, sh	sq ft	\$442.00	3,400	\$1,502,800
k bike rack	each	\$2,400.00	1	\$2,400
l parking, 2"asphalt concrete/4"crushed ro	sq ft	\$9.00	52,500	\$472,500
m wheel stops, 10"x6"x8'precast concrete	each	\$225.00	75	\$16,875
n access road, 2"asphalt concrete/4"crushe	sq ft	\$8.00	6,000	\$48,000
o water service, 8"service line	lr ft	\$90.00	400	\$36,000
p sewage disposal, 8"service line	lr ft	\$48.00	400	\$19,200
q fire hydrant	each	\$6,500.00	1	\$6,500
r water meter, 8"size	each	\$25,000.00	1	\$25,000
s parking lot lighting, 10 poles	system	\$220,000.00	1	\$220,000
t art sculpture	each	\$8,000.00	1	\$8,000

Subtotal construction cost for 294 swimmers **\$15,944,635**

Estimating contingency 10% 10% **\$1,594,464**

Total construction cost per center **\$17,539,099**

a construction sales tax (const)	8.7%			\$1,525,902
b design/engineering fees (const)	12.0%			\$2,104,692
c financing costs (const, tax, design)	8.0%			\$1,693,575
d contingency (const, tax, design, financin	10.0%			\$2,286,327

Total development cost per center **\$25,149,594**

Prorated per square foot **\$884.77**

Restroom/support facilities

	unit	unit cost	qty	qty cost
a restroom facility, 4 stalls w/2 sinks	sq ft	\$442.00	500	\$221,000
b sewer service, 8"side sewer	lr ft	\$48.00	500	\$24,000
c water service, 8"service line	lr ft	\$90.00	500	\$45,000
d fire hydrant	each	\$6,500.00	1	\$6,500
e water meter, 2"size	each	\$12,000.00	1	\$12,000

Subtotal construction cost for 294 swimmers **\$308,500**

Estimating contingency 10% 10% **\$30,850**

Total construction cost per facility/6 fixtures **\$339,350**

a construction sales tax (const)	8.7%			\$29,523
b design/engineering fees (const)	12.0%			\$40,722
c financing costs (const, tax, design)	8.0%			\$32,768
d contingency (const, tax, design, financin	10.0%			\$44,236

Total development cost per 4 stall facility **\$486,599**

Prorated cost per fixture **\$81,100**

Source: the Beckwith Consulting Group, JKLA Landscape Architects, ARC Architects March 2022

Appendix G.2: Prototype trail development costs

Multipurpose trail - 8 foot crushed rock (5 miles w/svs)

	unit	unit cost	qty	qty cost	
a	clear/grade/earthwork along trail corrido	sq ft	\$1.50	322,800	\$484,200
b	crushed rock, rolled to 4", 3/8" minus - 8	sq ft	\$3.00	215,200	\$645,600
c	trail directory, 4"x4"cedar pole framed	each	\$1,200.00	20	\$24,000
d	trail bench, w/conc support	each	\$2,400.00	5	\$12,000
e	trash receptacles w/concrete support	each	\$2,400.00	10	\$24,000
f	restroom facilities, sanican w/concrete p	each	\$2,250.00	2	\$4,500
g	parking, 2" asphalt concrete/4"crushed r	sq ft	\$9.00	9,000	\$81,000
h	wheel stops, 10"x6"x8'precast concrete	each	\$225.00	30	\$6,750
i	access road, 2"asphalt concrete/4"crushe	sq ft	\$8.00	4,800	\$38,400
Subtotal construction cost				\$1,320,450	
Estimate contingency 10%				10%	\$132,045
Total construction cost per 5 miles				\$1,452,495	
j	construction sales tax (const)	8.7%			\$126,367
k	design/engineering fees (const)	12.0%			\$174,299
l	financing costs (const,tax, design)	8.0%			\$140,253
m	contingency (const, tax, design, financin	15.0%			\$284,012
Total development cost per 5 miles				\$2,177,427	
Prorated per mile				\$435,485	

Multipurpose trail - 8 foot asphalt (5 miles w/svs)

	unit	unit cost	qty	qty cost	
a	clear/grade/earthwork along trail corrido	sq ft	\$1.50	322,800	\$484,200
b	2"asphalt over 4"crushed rock - 8' wide	sq ft	\$12.00	215,200	\$2,582,400
c	trail directory, 4"x4"cedar pole framed	each	\$1,200.00	20	\$24,000
d	trail bench, w/conc support	each	\$2,400.00	5	\$12,000
e	trash receptacles w/concrete support	each	\$2,400.00	10	\$24,000
f	restroom facilities, sanican w/concrete p	each	\$2,250.00	2	\$4,500
g	parking, 2" asphalt concrete/4"crushed r	sq ft	\$9.00	9,000	\$81,000
h	wheel stops, 10"x6"x8'precast concrete	each	\$225.00	30	\$6,750
i	access road, 2"asphalt concrete/4"crushe	sq ft	\$8.00	4,800	\$38,400
Subtotal construction cost				\$3,257,250	
Estimate contingency 10%				10%	\$325,725
Total construction cost per 5 miles				\$3,582,975	
j	construction sales tax (const)	8.7%			\$311,719
k	design/engineering fees (const)	12.0%			\$429,957
l	financing costs (const,tax, design)	8.0%			\$345,972
m	contingency (const, tax, design, financin	15.0%			\$700,593
Total development cost per 5 miles				\$5,371,216	
Prorated per mile				\$1,074,243	

Multipurpose trail - 10 foot crushed rock (5 miles w/svs)

	unit	unit cost	qty	qty cost	
a	clear/grade/earthwork along trail corrido	sq ft	\$1.50	376,600	\$564,900
b	crushed rock, rolled to 4", 3/8" minus - 1	sq ft	\$3.00	269,000	\$807,000
c	trail directory sign	each	\$1,200.00	20	\$24,000
d	trail bench, w/conc support	each	\$2,400.00	5	\$12,000
e	trash receptacles w/concrete support	each	\$2,400.00	10	\$24,000
f	restroom facilities, sanican w/concrete p	each	\$2,250.00	2	\$4,500
g	parking, 2" asphalt concrete/4"crushed r	sq ft	\$9.00	9,000	\$81,000

h	wheel stops, 10"x6"x8'precast concrete	each	\$225.00	30	\$6,750
i	access road, 2"asphalt concrete/4"crushed rock	sq ft	\$8.00	4,800	\$38,400
Subtotal construction cost					\$1,562,550
Estimate contingency 10%					10%
Total construction cost per 5 miles					\$1,718,805
j	construction sales tax (const)	8.7%			\$149,536
k	design/engineering fees (const)	12.0%			\$206,257
l	financing costs (const,tax, design)	8.0%			\$165,968
m	contingency (const, tax, design, financing)	15.0%			\$336,085
Total development cost per 5 miles					\$2,576,650
Prorated per mile					\$515,330

Multipurpose trail - 10 foot asphalt (5 miles w/svs)

		unit	unit cost	qnty	qnty cost
a	clear/grade/earthwork along trail corridor	sq ft	\$1.50	376,600	\$564,900
b	2"asphalt over 4"crushed rock - 10' wide	sq ft	\$12.00	269,000	\$3,228,000
c	trail directory, 4"x4"cedar pole framed	each	\$1,200.00	20	\$24,000
d	trail bench, w/conc support	each	\$2,400.00	5	\$12,000
e	trash receptacles w/concrete support	each	\$2,400.00	10	\$24,000
f	restroom facilities, sanican w/concrete p	each	\$2,250.00	2	\$4,500
g	parking, 2" asphalt concrete/4"crushed rock	sq ft	\$9.00	9,000	\$81,000
h	wheel stops, 10"x6"x8'precast concrete	each	\$225.00	30	\$6,750
i	access road, 2"asphalt concrete/4"crushed rock	sq ft	\$8.00	4,800	\$38,400
Subtotal construction cost					\$3,983,550
Estimate contingency 10%					10%
Total construction cost per 5 miles					\$4,381,905
j	construction sales tax (const)	8.7%			\$381,226
k	design/engineering fees (const)	12.0%			\$525,829
l	financing costs (const,tax, design)	8.0%			\$423,117
m	contingency (const, tax, design, financing)	15.0%			\$856,811
Total development cost per 5 miles					\$6,568,887
Prorated per mile					\$1,313,777

Park walk trail class 1 - crushed rock (1 mile w/o svcs)

		unit	unit cost	qnty	qnty cost
a	clear/grade/earthwork trail corridor - 10'	sq ft	\$1.50	53,800	\$80,700
b	crushed rock, 6"depth, 3/8" minus - 6' wide	sq ft	\$4.00	32,280	\$129,120
c	interpretative signs	each	\$2,000.00	5	\$10,000
d	trail bench, w/conc support	each	\$2,400.00	10	\$24,000
e	trash receptacles w/concrete support	each	\$2,400.00	2	\$4,800
Subtotal construction cost					\$248,620
Estimate contingency 10%					10%
Total construction cost per mile					\$273,482
f	construction sales tax (const)	8.7%			\$23,793
g	design/engineering fees (const)	12.0%			\$32,818
h	financing costs (const,tax, design)	8.0%			\$26,407
i	contingency (const, tax, design, financing)	15.0%			\$53,475
Total development cost per mile					\$409,975

Park walk trail class 1 - asphalt (1 mile w/o svcs)

		unit	unit cost	qnty	qnty cost
a	clear/grade/earthwork trail corridor	sq ft	\$1.50	53,800	\$80,700
b	2"asphalt over 4"crushed rock - 6' wide	sq ft	\$12.00	32,280	\$387,360

c	interpretative signs, 4"x4"cedar framed	each	\$2,000.00	5	\$10,000
d	trail bench, w/conc support	each	\$2,400.00	10	\$24,000
e	trash receptacles w/concrete support	each	\$2,400.00	2	\$4,800
Subtotal construction cost					\$506,860
Estimate contingency 10%					10%
Total construction cost per mile					\$557,546
f	construction sales tax (const)	8.7%			\$48,507
g	design/engineering fees (const)	12.0%			\$66,906
h	financing costs (const,tax, design)	8.0%			\$53,837
i	contingency (const, tax, design, financin	15.0%			\$109,019
Total development cost per mile					\$835,814

Park walk trail class 2 - crushed rock (1 mile w/o svcs)

		unit	unit cost	qnty	qnty cost
a	clear/grade/earthwork trail corridor - 8' v	sq ft	\$1.50	43,040	\$64,560
b	crushed rock, 6"depth, 3/8" minus - 5' wi	sq ft	\$4.00	26,900	\$107,600
c	interpretative signs, 4"x4"cedar framed	each	\$2,000.00	5	\$10,000
d	trail bench, w/conc support	each	\$2,400.00	10	\$24,000
e	trash receptacles w/concrete support	each	\$2,400.00	2	\$4,800
Subtotal construction cost					\$210,960
Estimate contingency 10%					10%
Total construction cost per mile					\$232,056
f	construction sales tax (const)	8.7%			\$20,189
g	design/engineering fees (const)	12.0%			\$27,847
h	financing costs (const,tax, design)	8.0%			\$22,407
i	contingency (const, tax, design, financin	15.0%			\$45,375
Total development cost per mile					\$347,874

Park walk trail class 2 - asphalt (1 mile w/o svcs)

		unit	unit cost	qnty	qnty cost
a	clear/grade/earthwork trail corridor - 8' v	sq ft	\$1.50	43,040	\$64,560
b	2"asphalt over 4"crushed rock - 5' wide	sq ft	\$12.00	26,900	\$322,800
c	interpretative signs, 4"x4"cedar framed	each	\$2,000.00	5	\$10,000
d	trail bench, w/conc support	each	\$2,400.00	10	\$24,000
e	trash receptacles w/concrete support	each	\$2,400.00	2	\$4,800
Subtotal construction cost					\$426,160
Estimate contingency 10%					10%
Total construction cost per mile					\$468,776
f	construction sales tax (const)	8.7%			\$40,784
g	design/engineering fees (const)	12.0%			\$56,253
h	financing costs (const,tax, design)	8.0%			\$45,265
i	contingency (const, tax, design, financin	15.0%			\$91,662
Total development cost per mile					\$702,739

Day hike trail class 3 - crushed rock (5 miles w/svcs)

		unit	unit cost	qnty	qnty cost
a	clear/grade/earthwork along trail corrido	sq ft	\$1.50	161,400	\$242,100
b	crushed rock, rolled to 4", 3/8" minus - 4	sq ft	\$3.00	107,600	\$322,800
c	trail directory, 4"x4"cedar pole framed	each	\$1,200.00	20	\$24,000
d	trail bench, w/conc support	each	\$2,400.00	5	\$12,000
e	trash receptacles w/concrete support	each	\$2,400.00	10	\$24,000
f	restroom facilities, sanican w/concrete p	each	\$2,250.00	2	\$4,500
g	parking, 2" asphalt concrete/4"crushed r	sq ft	\$9.00	9,000	\$81,000

h	wheel stops, 10"x6"x8'precast concrete	each	\$225.00	30	\$6,750
i	access road, 2"asphalt concrete/4"crushed	sq ft	\$8.00	4,800	\$38,400
Subtotal construction cost					\$755,550
	Estimate contingency 10%	10%			\$75,555
Total construction cost per 5 miles					\$831,105
j	construction sales tax (const)	8.7%			\$72,306
k	design/engineering fees (const)	12.0%			\$99,733
l	financing costs (const,tax, design)	8.0%			\$80,251
m	contingency (const, tax, design, financin	15.0%			\$162,509
Total development cost per 5 miles					\$1,245,905
Prorated per mile					\$249,181

Day hike trail class 3 - asphalt (5 miles w/svs)

	unit	unit cost	qnty	qnty cost	
a	clear/grade/earthwork along trail corrido	acre	\$1.50	161,400	\$242,100
b	2" asphalt over 4" crushed rock - 4' wide	sq ft	\$12.00	107,600	\$1,291,200
c	trail directory, 4"x4"cedar pole framed	each	\$1,200.00	20	\$24,000
d	trail bench, w/conc support	each	\$2,400.00	5	\$12,000
e	trash receptacles w/concrete support	each	\$2,400.00	10	\$24,000
f	restroom facilities, sanican w/concrete p	each	\$2,250.00	2	\$4,500
g	parking, 2" asphalt concrete/4"crushed r	sq ft	\$9.00	9,000	\$81,000
h	wheel stops, 10"x6"x8'precast concrete	each	\$225.00	30	\$6,750
i	access road, 2"asphalt concrete/4"crushe	sq ft	\$8.00	4,800	\$38,400
Subtotal construction cost				\$1,723,950	
Estimate contingency 10%				10%	\$172,395
Total construction cost per 5 miles				\$1,896,345	
j	construction sales tax (const)	8.7%			\$164,982
k	design/engineering fees (const)	12.0%			\$227,561
l	financing costs (const,tax, design)	8.0%			\$183,111
m	contingency (const, tax, design, financin	15.0%			\$370,800
Total development cost per 5 miles				\$2,842,799	
Prorated per mile				\$568,560	

Day hike trail class 4 - crushed rock (5 miles w/svs)

	unit	unit cost	qnty	qnty cost	
a	clear/grade/earthwork along trail corrido	sq ft	\$1.50	134,500	\$201,750
b	crushed rock, rolled to 4", 3/8" minus - 3	sq ft	\$3.00	80,700	\$242,100
c	trail directory, 4"x4"cedar pole framed	each	\$1,200.00	20	\$24,000
d	trail bench, w/conc support	each	\$2,400.00	5	\$12,000
e	trash receptacles w/concrete support	each	\$2,400.00	10	\$24,000
f	restroom facilities, sanican w/concrete p	each	\$2,250.00	2	\$4,500
g	parking, 2" asphalt concrete/4"crushed r	sq ft	\$9.00	9,000	\$81,000
h	wheel stops, 10"x6"x8'precast concrete	each	\$225.00	30	\$6,750
i	access road, 2"asphalt concrete/4"crushe	sq ft	\$8.00	4,800	\$38,400
Subtotal construction cost				\$634,500	
Estimate contingency 10%				10%	\$63,450
Total construction cost per 5 miles				\$697,950	
j	construction sales tax (const)	8.7%			\$60,722
k	design/engineering fees (const)	12.0%			\$83,754
l	financing costs (const,tax, design)	8.0%			\$67,394
m	contingency (const, tax, design, financin	15.0%			\$136,473
Total development cost per 5 miles				\$1,046,293	
Prorated per mile				\$209,259	

Day hike trail class 5 - compacted dirt (10 miles w/svs)

	unit	unit cost	qnty	qnty cost	
a	clear/grade/earthwork along trail corrido	sq ft	\$1.50	215,200	\$322,800
b	finish grade compacted dirt trail - 2' wide	sq ft	\$0.75	107,600	\$80,700
c	trail directory, 4"x4"cedar pole framed	each	\$1,200.00	40	\$48,000
d	trail bench, w/conc support	each	\$2,400.00	10	\$24,000
e	trash receptacles w/concrete support	each	\$2,400.00	20	\$48,000
f	restroom facilities, sanican w/concrete p	each	\$2,250.00	4	\$9,000
g	parking, 2" asphalt concrete/4"crushed r	sq ft	\$9.00	9,000	\$81,000
h	wheel stops, 10"x6"x8'precast concrete	each	\$225.00	30	\$6,750

i	access road, 2"asphalt concrete/4"crushed rock	sq ft	\$8.00	4,800	\$38,400	
Subtotal construction cost					\$658,650	
Estimate contingency 10%					10%	\$65,865
Total construction cost per 10 miles					\$724,515	
j	construction sales tax (const)	8.7%			\$63,033	
k	design/engineering fees (const)	12.0%			\$86,942	
l	financing costs (const,tax, design)	8.0%			\$69,959	
m	contingency (const, tax, design, financin	15.0%			\$141,667	
Total development cost per 10 miles					\$1,086,116	
Prorated per mile					\$108,612	

Shoreline hike trail - access only (5 miles w/svs)

		unit	unit cost	qnty	qnty cost	
a	clear/grade/earthwork for site improvem	sq ft	\$1.50	10,890	\$16,335	
b	landscape/bank stabilization plantings a	sq ft	\$10.00	2,723	\$27,225	
c	picnic tables w/conc support	each	\$3,200.00	3	\$9,600	
d	metal fire ring with iron grill	each	\$800.00	3	\$2,400	
e	trail shelter (10'x6'), cedar pole w/shake	sq ft	\$150.00	60	\$9,000	
f	trail directory signs, 4"x4"cedar pole fran	each	\$1,200.00	10	\$12,000	
g	parking, 2"asphalt concrete/4"crushed ro	sq ft	\$9.00	3,000	\$27,000	
h	wheel stops, 10"x6"x8'precast concrete	each	\$225.00	10	\$2,250	
i	access road, 2"asphalt concrete/4"crushe	sq ft	\$8.00	2,400	\$19,200	
j	restroom facility, sanican w/concrete pla	each	\$2,250.00	2	\$4,500	
k	trash receptacles w/concrete support	each	\$2,400.00	2	\$4,800	
Subtotal construction cost					\$134,310	
Estimate contingency 10%					10%	\$13,431
Total construction cost per 5 miles					\$147,741	
l	construction sales tax (const)	8.7%			\$12,853	
m	design/engineering fees (const)	12.0%			\$17,729	
n	financing costs (const,tax, design)	8.0%			\$14,266	
o	contingency (const, tax, design, financin	15.0%			\$28,888	
Total development cost per 5 miles					\$221,478	
Prorated per mile/access site					\$44,296	

Off-road mtn bike trail class 1 - dirt (10 miles w/svs)

		unit	unit cost	qnty	qnty cost	
a	clear/grade/earthwork along trail corrido	sq ft	\$1.50	322,800	\$484,200	
b	finish grade bike trail - 2' wide	sq ft	\$0.75	107,600	\$80,700	
c	trail directory, 4"x4"cedar pole framed	each	\$1,200.00	10	\$12,000	
d	trail bench, w/conc support	each	\$2,400.00	10	\$24,000	
e	bike rack, prefab galvanized pipe	each	\$2,400.00	1	\$2,400	
f	trash receptacles w/concrete support	each	\$2,400.00	5	\$12,000	
g	restroom facilities, sani-can w/concrete	each	\$2,250.00	2	\$4,500	
h	parking, 2"asphalt concrete/4"crushed ro	sq ft	\$9.00	6,000	\$54,000	
i	wheel stops, 10"x6"x8'precast concrete	each	\$225.00	20	\$4,500	
j	access road, 2"asphalt concrete/4"crushe	sq ft	\$8.00	4,800	\$38,400	
Subtotal construction cost					\$716,700	
Estimate contingency 10%					10%	\$71,670
Total construction cost per 10 miles					\$788,370	
k	construction sales tax (const)	8.7%			\$68,588	
l	design/engineering fees (const)	12.0%			\$94,604	
m	financing costs (const,tax, design)	8.0%			\$76,125	
n	contingency (const, tax, design, financin	15.0%			\$154,153	

Total development cost per 10 miles	\$1,181,841
Prorated per mile	\$118,184

Off-road mtn bike trail class 2 - dirt (20 miles w/svs)

	unit	unit cost	qnty	qnty cost	
a	clear/grade/earthwork along trail corrido	sq ft	\$1.50	538,000	\$807,000
b	finish grade bike trail - 1.5' wide	sq ft	\$0.75	161,400	\$121,050
c	trail directory, 4"x4"cedar pole framed	each	\$1,200.00	20	\$24,000
d	trail bench, w/conc support	each	\$2,400.00	15	\$36,000
e	bike rack, prefab galvanized pipe	each	\$2,400.00	2	\$4,800
f	trash receptacles w/concrete support	each	\$2,400.00	10	\$24,000
g	restroom facilities, sani-can w/concrete	each	\$2,250.00	2	\$4,500
h	parking, 2"asphalt concrete/4"crushed ro	sq ft	\$9.00	6,000	\$54,000
i	wheel stops, 10"x6"x8'precast concrete	each	\$225.00	20	\$4,500
j	access road, 2"asphalt concrete/4"crushe	sq ft	\$8.00	4,800	\$38,400
Subtotal construction cost				\$1,118,250	
Estimate contingency 10%				10%	\$111,825
Total construction cost per 20 miles				\$1,230,075	
k	construction sales tax (const)	8.7%			\$107,017
l	design/engineering fees (const)	12.0%			\$147,609
m	financing costs (const,tax, design)	8.0%			\$118,776
n	contingency (const, tax, design, financin	15.0%			\$240,521
Total development cost per 20 miles				\$1,843,998	
Prorated per mile				\$92,200	

Off-road mtn bike trail class 3 - dirt (25 miles w/svs)

	unit	unit cost	qnty	qnty cost	
a	clear/grade/earthwork along trail corrido	sq ft	\$1.50	538,000	\$807,000
b	finish grade bike trail - 1' wide	sq ft	\$0.75	134,500	\$100,875
c	trail directory, 4"x4"cedar pole framed	each	\$1,200.00	25	\$30,000
d	trail bench, w/conc support	each	\$2,400.00	20	\$48,000
e	bike rack, prefab galvanized pipe	each	\$2,400.00	3	\$7,200
f	trash receptacles w/concrete support	each	\$2,400.00	15	\$36,000
g	restroom facilities, sani-can w/concrete	each	\$2,250.00	2	\$4,500
h	parking, 2"asphalt concrete/4"crushed ro	sq ft	\$9.00	6,000	\$54,000
i	wheel stops, 10"x6"x8'precast concrete	each	\$225.00	20	\$4,500
j	access road, 2"asphalt concrete/4"crushe	sq ft	\$8.00	4,800	\$38,400
Subtotal construction cost				\$1,130,475	
Estimate contingency 10%				10%	\$113,048
Total construction cost per 25 miles				\$1,243,523	
k	construction sales tax (const)	8.7%			\$108,186
l	design/engineering fees (const)	12.0%			\$149,223
m	financing costs (const,tax, design)	8.0%			\$120,075
n	contingency (const, tax, design, financin	15.0%			\$243,151
Total development cost per 25 miles				\$1,864,157	
Prorated per mile				\$74,566	

Off-road bike trail AASHTO 1 - crushed rock (5 miles w/svs)

	unit	unit cost	qnty	qnty cost	
a	clear/grade/earthwork along trail corrido	sq ft	\$1.50	376,600	\$564,900
b	crushed rock, rolled to 4", 3/8" minus - 1	sq ft	\$3.00	269,000	\$807,000
c	trail directory, 4"x4"cedar pole framed	each	\$1,200.00	20	\$24,000
d	trail bench, w/conc support	each	\$2,400.00	10	\$24,000
e	bike rack, prefab galvanized pipe	each	\$2,400.00	1	\$2,400
f	trash receptacles w/concrete support	each	\$2,400.00	10	\$24,000

g	restroom facilities, sani-can w/concrete	each	\$2,250.00	2	\$4,500
h	parking, 2"asphalt concrete/4"crushed ro	sq ft	\$9.00	9,000	\$81,000
i	wheel stops, 10"x6"x8'precast concrete	each	\$225.00	30	\$6,750
j	access road, 2"asphalt concrete/4"crushe	sq ft	\$8.00	4,800	\$38,400
Subtotal construction cost					\$1,576,950
Estimate contingency 10%					10%
					\$157,695
Total construction cost per 5 miles					\$1,734,645
k	construction sales tax (const)	8.7%			\$150,914
l	design/engineering fees (const)	12.0%			\$208,157
m	financing costs (const,tax, design)	8.0%			\$167,497
n	contingency (const, tax, design, financin	15.0%			\$339,182
Total development cost per 5 miles					\$2,600,396
Prorated per mile					\$520,079

Off-road bike trail AASHTO 1- asphalt (5 miles w/svs)

		unit	unit cost	qnty	qnty cost
a	clear/grade/earthwork along trail corrido	sq ft	\$1.50	376,600	\$564,900
b	class 2 asphalt 4"crushed rock - 10'wide	sq ft	\$12.00	269,000	\$3,228,000
c	trail directory, 4"x4"cedar pole framed	each	\$1,200.00	20	\$24,000
d	trail bench, w/conc support	each	\$2,400.00	10	\$24,000
e	bike rack, prefab galvanized pipe	each	\$2,400.00	1	\$2,400
f	trash receptacles w/concrete support	each	\$2,400.00	10	\$24,000
g	restroom facilities, sani-can w/concrete	each	\$2,250.00	2	\$4,500
h	parking, 2"asphalt concrete/4"crushed ro	sq ft	\$9.00	9,000	\$81,000
i	wheel stops, 10"x6"x8'precast concrete	each	\$225.00	30	\$6,750
j	access road, 2"asphalt concrete/4"crushe	sq ft	\$8.00	4,800	\$38,400
Subtotal construction cost					\$3,997,950
Estimate contingency 10%					10%
					\$399,795
Total construction cost per 5 miles					\$4,397,745
k	construction sales tax (const)	8.7%			\$382,604
l	design/engineering fees (const)	12.0%			\$527,729
m	financing costs (const,tax, design)	8.0%			\$424,646
n	contingency (const, tax, design, financin	15.0%			\$859,909
Total development cost per 5 miles					\$6,592,633
Prorated per mile					\$1,318,527

On-road bike tour AASHTO 2 - 2 lanes (10 miles w/o sv)

		unit	unit cost	qnty	qnty cost
a	clear/grade/earthwork along road should	sq ft	\$1.50	860,800	\$1,291,200
b	asphalt, 2"class 1/4"crushed rock - 6' wic	sq ft	\$12.00	645,600	\$7,747,200
c	pavement markings, paint stripes and sy	lr ft	\$4.00	107,600	\$430,400
d	route directory, steel post w/reflective s	each	\$250.00	80	\$20,000
Subtotal construction cost					\$9,488,800
Estimate contingency 10%					10%
					\$948,880
Total construction cost per 10 miles					\$10,437,680
e	construction sales tax (const)	8.7%			\$908,078
f	design/engineering fees (const)	12.0%			\$1,252,522
g	financing costs (const,tax, design)	8.0%			\$1,007,862
h	contingency (const, tax, design, financin	15.0%			\$2,040,921
Total development cost per 10 miles					\$15,647,063
Prorated per mile					\$1,564,706

On-road bike tour AASHTO 3 - 2 shlders (10 miles w/o svcs)

	unit	unit cost	qnty	qnty cost	
a	clear/grade/earthwork along road should	sq ft	\$1.50	645,600	\$968,400
b	asphalt, 2" class 1/4" crushed rock - 4' wide	sq ft	\$12.00	430,400	\$5,164,800
c	pavement markings, paint stripes and symbols	lr ft	\$4.00	107,600	\$430,400
d	route directory, steel post w/reflective sheet	each	\$250.00	80	\$20,000
Subtotal construction cost				\$6,583,600	
Estimate contingency 10%				10%	\$658,360
Total construction cost per 10 miles				\$7,241,960	
e	construction sales tax (const)	8.7%			\$630,051
f	design/engineering fees (const)	12.0%			\$869,035
g	financing costs (const, tax, design)	8.0%			\$699,284
h	contingency (const, tax, design, financing)	15.0%			\$1,416,049
Total development cost per 10 miles				\$10,856,379	
Prorated per mile				\$1,085,638	

On-road bike tour AASHTO 4 - in lane (10 miles w/o svcs)

	unit	unit cost	qnty	qnty cost	
a	pavement markings, paint symbols and colors	lr ft	\$4.00	107,600	\$430,400
b	route directory, steel post w/reflective sheet	each	\$250.00	80	\$20,000
Subtotal construction cost				\$450,400	
Estimate contingency 10%				10%	\$45,040
Total construction cost per 10 miles				\$495,440	
c	construction sales tax (const)	8.7%			\$43,103
d	design/engineering fees (const)	12.0%			\$59,453
e	financing costs (const, tax, design)	8.0%			\$47,840
f	contingency (const, tax, design, financing)	15.0%			\$96,875
Total development cost per 10 miles				\$742,711	
Prorated per mile				\$74,271	

On-road bike tour - backcountry (10 miles w/o svcs)

	unit	unit cost	qnty	qnty cost	
a	route directory, steel post w/reflective sheet	each	\$250.00	80	\$20,000
Subtotal construction cost				\$20,000	
Estimate contingency 10%				10%	\$2,000
Total construction cost per 10 miles				\$22,000	
b	construction sales tax (const)	8.7%			\$1,914
c	design/engineering fees (const)	12.0%			\$2,640
d	financing costs (const, tax, design)	8.0%			\$2,124
e	contingency (const, tax, design, financing)	15.0%			\$4,302
Total development cost per 10 miles				\$32,980	
Prorated per mile				\$3,298	

Horse trail - seperate trail (5 miles w/svs)

	unit	unit cost	qnty	qnty cost	
a	clear/grade/earthwork along trail corrido	sq ft	\$1.50	32,280	\$48,420
b	finish grade horse trail, compacted - 2' w	sq ft	\$0.75	10,760	\$8,070
c	trail directory, 4"x4"cedar pole framed	each	\$1,200.00	20	\$24,000
d	hitching posts, galvanized pipe w/cedar	each	\$1,000.00	10	\$10,000
e	trash receptacles w/concrete support	each	\$2,400.00	4	\$9,600
f	restroom facilities, sanican w/concrete p	each	\$2,250.00	2	\$4,500
g	trailer parking, 2"asphalt concrete/4"crus	sq ft	\$9.00	10,000	\$90,000
h	wheel stops, 10"x6"x8'precast concrete	each	\$225.00	20	\$4,500
i	access road, 2"asphalt concrete/4"crushe	sq ft	\$8.00	4,800	\$38,400
Subtotal construction cost				\$237,490	
Estimate contingency 10%				10%	\$23,749
Total construction cost per 5 miles				\$261,239	
j	construction sales tax (const)	8.7%			\$22,728
k	design/engineering fees (const)	12.0%			\$31,349
l	financing costs (const,tax, design)	8.0%			\$25,225
m	contingency (const, tax, design, financin	15.0%			\$51,081
Total development cost per 5 miles				\$391,622	
Prorated per mile				\$78,324	

Water trailhead - launch and campsite (5 miles w/svs)

	unit	unit cost	qnty	qnty cost	
a	clear/grade/earthwork for site improvem	sq ft	\$1.50	10,890	\$16,335
b	landscape/bank stabilization plantings a	sq ft	\$10.00	2,723	\$27,225
c	picnic tables w/conc support	each	\$3,200.00	3	\$9,600
d	metal fire ring with iron grill	each	\$800.00	2	\$1,600
e	camp shelter cedar pole w/shake roof	sq ft	\$150.00	60	\$9,000
f	camp directory signs, 4"x4"cedar pole fra	each	\$1,200.00	10	\$12,000
g	restroom facility, sanican w/concrete pla	each	\$2,250.00	2	\$4,500
h	trash receptacles w/concrete support	each	\$2,400.00	2	\$4,800
i	parking, 2"asphalt concrete/4"crushed ro	sq ft	\$9.00	3,000	\$27,000
j	wheel stops, 10"x6"x8'precast concrete	each	\$225.00	10	\$2,250
k	access road, 2"asphalt concrete/4"crushe	sq ft	\$8.00	2,400	\$19,200
Subtotal construction cost				\$133,510	
Estimate contingency 10%				10%	\$13,351
Total construction cost per 5 miles				\$146,861	
l	construction sales tax (const)	8.7%			\$12,777
m	design/engineering fees (const)	12.0%			\$17,623
n	financing costs (const,tax, design)	8.0%			\$14,181
o	contingency (const, tax, design, financin	15.0%			\$28,716
Total development cost per 5 miles				\$220,158	
Prorated per mile/access site				\$44,032	

Trailhead - w/sanican svcs

	unit	unit cost	qnty	qnty cost	
a	clear/grade/earthwork for site improvem	sq ft	\$1.50	10,890	\$16,335
b	landscape/bank stabilization plantings a	sq ft	\$10.00	2,723	\$27,225
c	trail directory, 4"x4"cedar pole framed	each	\$1,200.00	2	\$2,400
d	trail bench, w/conc support	each	\$2,400.00	3	\$7,200
e	bike rack, prefab galvanized pipe	each	\$2,400.00	1	\$2,400
f	trash receptacles w/concrete support	each	\$2,400.00	2	\$4,800

g	restroom facilities, sani-can w/concrete	each	\$2,250.00	2	\$4,500
h	parking, 2"asphalt concrete/4"crushed ro	sq ft	\$9.00	9,000	\$81,000
i	wheel stops, 10"x6"x8'precast concrete	each	\$225.00	30	\$6,750
j	access road, 2"asphalt concrete/4"crushe	sq ft	\$8.00	4,800	\$38,400
Subtotal construction cost					\$191,010
	Estimate contingency 10%	10%			\$19,101
Total construction cost per site					\$210,111
k	construction sales tax (const)	8.7%			\$18,280
l	design/engineering fees (const)	12.0%			\$25,213
m	financing costs (const,tax, design)	8.0%			\$20,288
n	contingency (const, tax, design, financin	15.0%			\$41,084
Total development cost per site					\$314,976

Trailhead - w/permanent restroom facilities

		unit	unit cost	qnty	qnty cost
a	clear/grade/earthwork for site improvem	sq ft	\$1.50	10,890	\$16,335
b	landscape/bank stabilization plantings a	sq ft	\$10.00	2,723	\$27,225
c	trail directory, 4"x4"cedar pole framed	each	\$1,200.00	2	\$2,400
d	trail bench, w/conc support	each	\$2,400.00	3	\$7,200
e	bike rack, prefab galvanized pipe	each	\$2,400.00	1	\$2,400
f	trash receptacles w/concrete support	each	\$2,400.00	2	\$4,800
g	restroom facility, 4 stalls w/2 sinks	sq ft	\$442.00	500	\$221,000
h	sewer service, 8" side sewer	lr ft	\$48.00	500	\$24,000
i	water service, 8" service line	lr ft	\$90.00	500	\$45,000
j	fire hydrant	each	\$6,500.00	1	\$6,500
k	water meter, 2" size	each	\$12,000.00	1	\$12,000
l	parking, 2"asphalt concrete/4"crushed ro	sq ft	\$9.00	9,000	\$81,000
m	wheel stops, 10"x6"x8'precast concrete	each	\$225.00	30	\$6,750
n	access road, 2"asphalt concrete/4"crushe	sq ft	\$8.00	4,800	\$38,400
Subtotal construction cost					\$495,010
	Estimate contingency 10%	10%			\$49,501
Total construction cost per site					\$544,511
o	construction sales tax (const)	8.7%			\$47,372
p	design/engineering fees (const)	12.0%			\$65,341
q	financing costs (const,tax, design)	8.0%			\$52,578
r	contingency (const, tax, design, financin	15.0%			\$106,470
Total development cost per site					\$816,273

Source: Beckwith Consulting Group & JKLA Landscape Architects March 2022

Appendix H: Park impact fee schedule

In 2017 the Covington City Council adopted Ordinance 10-2017 authorizing the city to collect Park Impact Fees. Following is the fee schedule based on a 50% assessment of Existing Level of Service (ELOS) value.

Housing product	ELOS/ person	Persons/ unit	Percent charged	Impact fee/ unit
Single-family	\$3,428	2.84	50%	\$4,868
Duplex	\$3,428	2.05	50%	\$3,514
Tri and Quadplex	\$3,428	2.01	50%	\$3,445
Multiplex - 5 or more units	\$3,428	2.00	50%	\$3,428
Manufactured homes	\$3,428	2.37	50%	\$4,062

Sources:

ELOS Value - Covington Park, Recreation, & Open Space (PROS) Plan, 31 March 2022

Persons/type housing unit - OFM 2021

Appendix I.

Self-Certification Form

Self Certification Form

Fill out the information on the first three lines. On the fourth line indicate if you are seeking eligibility for recreation grants, conservation grants, or both recreation and conservation grants.

Initial each plan element that will be provided to RCO with this form. In the right column, enter information that will enable RCO staff to quickly locate each item initialed.

Certify the accuracy of the information on the form by completing the signature line and submit all material to RCO according to the submission requirements for final plans.

Planning Eligibility Self-Certification Form

Use this form to certify that the need for any grant projects have been developed through an appropriate planning process. Provide the completed form with the subject plans and adoption documentation to RCO via e-mail or other means of electronic access (i.e. Web link, Box.com, etc.).

Organization Name:

Contact Name:

Adoption Date of Submitted Documents:

Seeking Eligibility for: Recreation Grants Conservation Grants Both

Initial Each to Certify Completion	Plan Element Certification	Document and Page Number Location of Information
	<p>1. Goals, objectives: The attached plan supports our project with broad statements of intent (goals) <i>and</i> measures that describe when these intents will be attained (objectives). Goals may include a higher level of service.</p>	
	<p>2. Inventory: The plan includes a description of the service area's facilities, lands, programs, and their condition. <i>(This may be done in a quantitative format or in a qualitative/narrative format.)</i></p>	
	<p>3. Public involvement: The planning process gave the public ample opportunity to be involved in plan development and adoption.</p>	
	<p>4a. Demand and need analysis: In the plans:</p> <ul style="list-style-type: none"> • An analysis defines priorities, as appropriate, for acquisition, development, preservation, enhancement, management, etc., and explains why these actions are needed. • The process used in developing the analysis assessed community desires for parks, recreation, open space, and/or habitat, as appropriate, in a manner appropriate for the service area (personal observation, informal talks, formal survey(s), workshops, etc.). 	
	<p>4b. Level of Service assessment (optional): An assessment of the criterion appropriate to your community. Possibly establish a higher level of service as a plan goal (above).</p>	
	<p>5. Capital Improvement Program: The plan includes a capital improvement/facility program that lists land acquisition, development, and renovation projects by year of anticipated implementation; include funding source. The program includes any capital project submitted to the Recreation and Conservation Funding Board for funding.</p>	
	<p>6. Adoption: The plan and process has received formal governing body approval (<i>that is, city/county department head, district ranger, regional manager/supervisor, etc., as appropriate</i>). Attach signed resolution, letter, or other adoption instrument.</p>	

Certification Signature

I certify that this information is true and complete to the best of my knowledge.

Print/Type Name: _____

Signature (Hand Written or Digital):  _____

Title: _____

Date: _____

RESOLUTION NO. 2022-09

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
COVINGTON, WASHINGTON, ADOPTING THE 2022-2042
PARKS, RECREATION, AND OPEN SPACE PLAN.**

WHEREAS, the Covington Parks and Recreation Department, together with consultants, has conducted an in-depth study and review of the City of Covington’s (the “City”) programs, policies, and planning for parks, recreation, and open space; and

WHEREAS, since 2021, the Parks and Recreation Department has engaged the Covington community through meaningful public outreach, including stakeholder interviews, two public surveys, one student survey, one open house, six meetings with the Covington Parks and Recreation Commission, and three meetings with the Covington City Council; and

WHEREAS, on the basis of the above outreach and further study and review, and in collaboration with consultants, the Parks and Recreation Department has completed the city’s 2022-2042 Parks, Recreation, and Open Space Plan (“PROS Plan”); and

WHEREAS, the PROS Plan provides a vision for the city’s parks and recreation system and provides important information about the programs and parks the community needs and uses, guides the allocation of time and funding toward the most important priorities, and addresses goals, objectives, and other management considerations for the provision of high-quality recreation opportunities to benefit residents and visitors to Covington; and

WHEREAS, the PROS Plan is consistent with the 2015-2035 Covington Comprehensive Plan Parks, Recreation, and Open Space Element adopted January 12, 2016; and

WHEREAS, the 2015-2035 Covington Comprehensive Plan Parks, Recreation, and Open Space Element will be amended during the annual Growth Management Act annual comprehensive plan amendment process by 2024; and

WHEREAS, the PROS Plan has been considered by the city council in open public meeting; and

WHEREAS, a SEPA Determination of Non-Significance was issued on March 2, 2022, for the adoption of the PROS Plan;

NOW THEREFORE, the City Council of the City of Covington, King County, Washington, resolves as follows:

Section 1. PROS Plan Adopted. The document entitled “2022-2042 Parks, Recreation, and Open Space Plan” dated May 2022, as prepared by the Covington Parks and Recreation Department, and as recommended by the same and the Covington Parks and Recreation Commission, is hereby adopted.

Section 2. Severability. If any section, paragraph, sentence, clause, or phrase of this resolution, or its application to any person or situation, be declared unconstitutional or otherwise invalid for any reason, or should any portion of this ordinance be pre-empted by state or federal law or regulation, such decision or preemption shall not affect the validity of the remaining portions of this resolution or its application to other persons or situation. The City Council of the City of Covington hereby declares that it would have adopted this resolution and each section, subsection, sentence, clauses, phrase, or portion thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, phrases, or portions be declared invalid or unconstitutional.

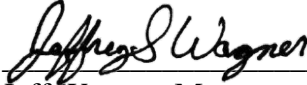
Section 3. Corrections. Upon the approval of the city attorney, the city clerk and the codifiers of this resolution are authorized to make any necessary corrections to this resolution including, but not limited to, the correction of scrivener's/clerical errors, references, resolution numbering, section/subsection numbers, and any reference thereto.

Section 4. Ratification. Any act consistent with the authority and prior to the effective date of this resolution is hereby ratified and affirmed.

Section 5. Effective Date. This resolution shall be effective immediately upon passage by the City Council of the City of Covington.

Passed by the City Council of the City of Covington this 10th day of May 2022.

Signed in authentication of its passage this 10th day of May, 2022.



Jeff Wagner, Mayor

AUTHENTICATED:



Krista Bates, City Clerk

APPROVED AS TO FORM:

/s/ Mark Orthmann, as authorized by email on May 10, 2022
Mark Orthmann, City Attorney