



Site Plan Review Committee
COMMUNITY DEVELOPMENT DEPT.
360-330-7662

Emil Pierson, CD Director
epierson@cityofcentralia.com

Hillary Hoke, Asst. Director
hhoke@cityofcentralia.com

Mike Watilo, Building Official
mwatilo@cityofcentralia.com

PUBLIC WORKS DEPARTMENT
360-330-7512

Kim Ashmore, PW Director
kashmore@cityofcentralia.com

Andy Oien, Asst. Director
aoien@cityofcentralia.com

City Engineering
Patty Page, City Engineer
ppage@cityofcentralia.com

Waste Water Department
Holly Fuller, Wastewater Operations Mgr.
hfuller@cityofcentralia.com

Dee Russell, Pretreatment
drussell@cityofcentralia.com

Water Department
Chris Stone, Water Operations Manager
cstone@cityofcentralia.com

City Light
ML Norton, CCL General Manager
mlnorton@cityofcentralia.com

Dave Hayes, Electrical Engineering
dhayes@cityofcentralia.com

Administration
Kerissa Saucedo, Office Coordinator
ksauceda@cityofcentralia.com

RIVERSIDE FIRE AUTHORITY
360-330-9854

Kevin Anderson, Asst. Chief/Fire Marshal
kanderson@riversidefire.net

LEGAL DEPARTMENT
360-330-7675

City Attorney
Kyle Manley
kmanley@cityofcentralia.com

SITE PLAN REVIEW COMMITTEE

Meeting Agenda

Monday, April 8, 2024

Join Zoom meeting:

<https://us02web.zoom.us/j/85356833930?pwd=aFJUanFIRXFwWWM1d0xCQnBqQmxodz09>

Meeting ID: 853 5683 3930

Passcode: 770823

Join by mobile: #1-253-215-8782

Applicants should be at the meeting and prepared to discuss their development.
The public is invited to participate in all Site Plan Review meetings.

9:00 AM STAFF REVIEW TIME
1. Weekly Permit List

10:00 AM – Pre-Application Conference

Project Name: Centralia Christian School Classrooms
Applicant/Owner: Brad Clark
Property Address: 1315 S Tower Avenue
Contact Phone: 360-880-4737
Email: brad.ccsboard@gmail.com
Zone: R:8, Medium Density Residential
Comp. Plan: MDR, Medium Density Residential
Parcel Information: 003682-047-054, 5.35 AC
Request: Install two modular classrooms.

10:30 AM – Pre-Application Conference

Project Name: Food Mart Fuel & Espresso
Applicant/Owner: Brad Kaul, Kaul Design Architects
Property Address: 102 Harrison Avenue
Contact Phone: 206-200-0015
Email: bradkaul@kauldesignarchitects.com
Zone: C-1, General Commercial District
Comp. Plan: GC, Commercial General District
Parcel Information: 003670-004-000, 0.57 AC
Request: Add fuel island and espresso stand to existing convenience store.



SITE PLAN REVIEW COMMITTEE

Meeting Agenda – Page 2

Monday, April 8, 2024

11:00 AM – Site Plan Review

Project Name: 2024 Parks Plan Update

Applicant/Owner: Amy Buckler, Deputy City Manager/Parks Director
Property Address: Centralia City Limits and Urban Growth Area
Contact Phone: 360-330-7674
Email: abuckler@cityofcentralia.com
Zone: OSPF, Open Space Public Facilities District
Comp. Plan: POS, Parks and Open Space
Parcel Information: N/A
Request: Review the 2024 update to the City of Centralia Parks Plan.



03/21/2024 - 04/04/2024

Permit #	Permit Date	Building /Land Use	Permit Type	CONSTRUCTION SITE ADDRESS	Description of work being done under this permit	Applicant Name
20240215	4/4/2024	Building Permit	Accessory Building	1422 Windsor Avenue	Carport	Carlos Elrich
20240214	4/3/2024	Building Permit	Demolition	2808 Russell Road	Remove interior doors, cabinets, and flooring	Wilfredo Henriquez
20240213	4/2/2024	Building Permit	Single Family - Remodel	1217 H Street	Adding bath and closet	MDK Construction
20240212	4/2/2024	Building Permit	Demolition	1217 H Street	Remove 170 sq ft wood deck	MDK Construction
20240211	4/2/2024	Building Permit	Deck	621 Nick Rd. #17	build deck	Raymond Sherman
20240210	4/2/2024	Building Permit	Reroof	1208 S Yew Street	Re roof	Cheyenne Murphy
20240209	4/2/2024	Building Permit	Solar Panels	1612 Maple Valley Drive	Installation of 12 Roof Mounted Solar Panels	Rosie Rumsey
20240208	4/1/2024	Building Permit	Mechanical	718 S Gold Street	gas furnace	Chehalis Sheet Metal
20240207	4/1/2024	Building Permit	Reroof	1002 S Gold St	Torch Repair	Ken Slater
20240205	3/28/2024	Land Use Application	Boundary Line Adjustment	1602 Oxford Avenue	Boundary Line Adjustment	MDK Construction
20240204	3/28/2024	Building Permit	Change of Occupancy Inspection	1523 Lum Road	Convert existing manufactured home to D.O.C. Transitional Housing	Dale Luger
20240203	3/28/2024	Building Permit	Mechanical	803 W Reynolds Avenue	Install heat pump and furnace	Will Brumfield
20240202	3/27/2024	Building Permit	Single Family - Remodel	124 Saley Lane	Remove attic access ladder and replace with permanent staircase/stairwell	Steve Percy

20240201	3/27/2024	Building Permit	Commercial - New Build	1527 Grand Ave Centralia, WA 98531	New Office Building	NORTHSIDE METAL CARPORTS, LLC. (Carlos & Israel Alvarez, Efrain Angeles)
20240200	3/27/2024	Building Permit	Commercial - Remodel	405 N Tower Avenue	Replacing demolished plaster for 5/8th firecode sheetrock - south walls of kitchen, ceiling of kitchen, upper wall of kitchen	Samuel Cots
20240199	3/25/2024	Building Permit	Mechanical	921 G St #1 Centralia WA 98531	Installing 48K 4 zone BTU ductless heat pump, 18K fan coil in living room, 6K fan coil in bedroom 1, 6K fan coil in bedroom 2, 6K fan coil in bedroom 3.	Sarita David
20240198	3/25/2024	Building Permit	Mechanical	202 N Washington Ave	Trane heat pump and gas furnace	Chehalis Sheet Metal
20240197	3/24/2024	Building Permit	Accessory Dwelling Unit	1217 Ward Street	See attached documents	Seth Monge
20240196	3/22/2024	Building Permit	Reroof	401 N Buckner Street	Reroof	Steve Erickson
20240195	3/22/2024	Building Permit	Commercial - Addition	212 E Locust St	This application for the installation of a hydrogen mobile fuel dispensing station	Lewis County Transit
20240194	3/22/2024	Land Use Application	Amendment	City of Centralia and the Centralia UGA	Draft proposal for the citing and operation of Temporary Emergency Housing Facilities	Emil Pierson, CD Director
20240193	3/22/2024	Building Permit	Foundation Only	407 E Locust Street	Replace old pier blocks with new bracketed and adjustable ones	Mark Japhet

20240192	3/22/2024	Building Permit	Mechanical	921 G St	Installing 48K 5 BTU Ductless Heat Pump, 9K fan coil in living room, 6 K fan coil in bedroom 1, 6K fan coil in bedroom 2, 12K fan coil in living room and 12K fan coil in dinning room	Sarita David
20240191	3/21/2024	Building Permit	Mechanical	902 Alder St	Install new ductless heat pump	Tyler Bodtke
20240190	3/21/2024	Building Permit	Mechanical	610 E Summa Street	New heat pump, furnace, and ductwork	Guillermo Puente
20240189	3/21/2024	Building Permit	Deck	1913 Honeysuckle Lane	8'x8' attached front deck to replace existing 10'x12' deck	Barbara Tippiery
20240188	3/21/2024	Building Permit	Commercial - Remodel	103 & 105 N Tower Ave	CHANGE OF USE FROM "M" TO "B" Constructing 2 new exam rooms, office, lab room and med room in existing suite.	Josh Cole

20240187	3/21/2024	Building Permit	Single Family - Remodel	702 SCOTT DR.	PARTITION (E) DINING ROOM TO CREATE BEDROOM D. REMODEL BEDROOM C AND ITS CLOSET TO CREATE (2) BEDROOMS. REMODEL BATHROOM A & B AS PER PLANS. REMODEL MASTER BEDROOM TO CREATE BEDROOM E, OFFICE AND STORAGE. CONSTRUCT CONCRETE RAMP. RAMP IS LESS THAN 30" ABOVE GROUND.. REMODEL SF IS 340SF. INSTALL 2 BATHROOMS	GEORGE NGANGA
20240186	3/21/2024	Building Permit	Plumbing	1026 J Street	Moving a hot water heater and demoing a wall in the garage	Harold Kaski

Total Records: 29

4/4/2024



SITE PLAN REVIEW COMMITTEE

Pre-Application Conference Request

MEETING DATE: Every Monday; excluding holidays and subject to number of submittals

TIME: 10:00 AM, each submittal will be given approximately 30 minutes.

LOCATION: Online via Zoom

Parcel Number(s): 003682047054

Site Address: 1315 S Tower Ave

Applicant/Agent: Centralia Christian School / Brad Clark

Phone and Email: 360 880 4737 brad.ccsboard@gmail.com
brad.clark.7@gmail.com

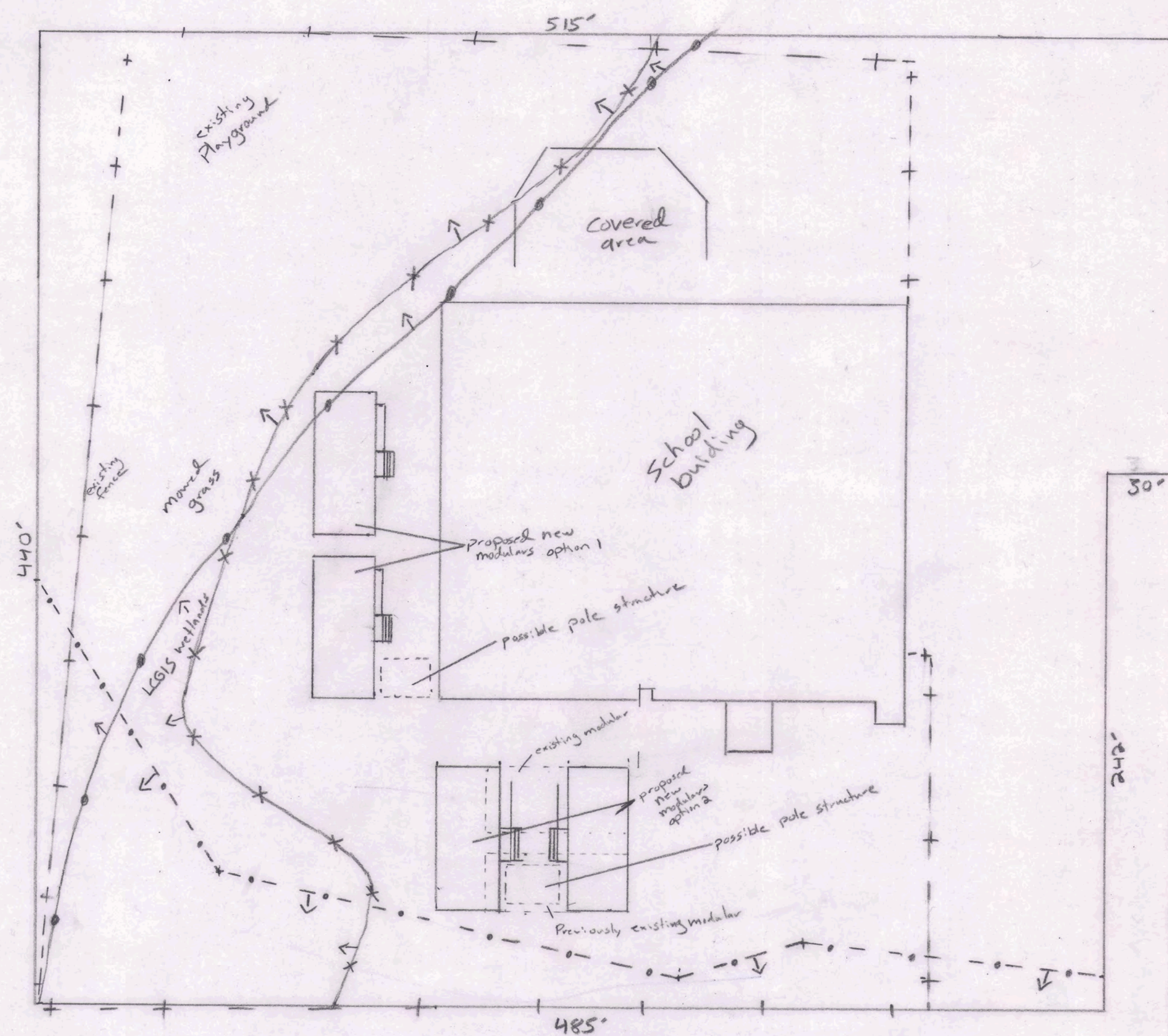
Description of Proposal (attach a separate sheet if needed): replace existing and recently removed mobile classrooms w/ new modular class rooms w/ bathrooms as shown on site plan option 1 or 2 also possible pole structure

Submittal Requirements:

- ☐ Conceptual site plan showing existing and proposed uses and structures.
- ☐ Details on anticipated utility needs (water meter size, sewer capacity, power loads, etc.)
- ☐ Details on anticipated traffic impacts (existing roads, vehicles trips per day, etc.)
no expected change
no expected change

The purpose of the pre-application conference is to acquaint the applicant with the review procedures and applicable Centralia Municipal code provisions. It is not a full comprehensive technical review. Comments from staff are not binding and are not to be construed as approvals, waivers, variances, etc.

Submittals must be complete and received no later than 3:00 PM on the Wednesday preceding the next meeting date in order to be added to the next meeting agenda. Submittals may be made via digital or paper copies. If you have studies and/or additional information that may aid in our review of the project, please include those with your submittal.



←34'→ ←34'→

S TOWER AVE

←30'→ ←30'→
E FLORAL ST

- LCGIS 2007 Flood completely covered
- x— LCGIS Fern Flood line 100yr
- x— LCGIS Wetlands boundary
- + — + existing fence
- - - - Northern Extent of closed Northern Landfill

1315 STOWER AVE		
SCALE: 1"=50'	APPROVED BY:	DRAWN BY:
DATE:		REVISED:
		DRAWING NUMBER:



SITE PLAN REVIEW COMMITTEE (SPRC) Pre-Application Conference Request

MEETING DATE: Every Monday (except holidays and subject to submittals)

TIME: Meetings begin at 10:00 am and are approximately 30 minutes long. All meetings are scheduled on a first-come basis.

MEETING LOCATION: Centralia Public Works Office (City Light), 1100 N. Tower, Centralia

Parcel Number(s): 003670004000

Site Address: 102 HARRISON AVE

Applicant/Agent: BRAD KAUL

Phone: 206 200 0015

Email: BRADKAUL@KAULDESIGNARCHITECTS.COM

Name/Type of Business (if applicable): CONVENIENCE STORE / FUEL ISLAND / ESPRESSO

Brief Description of Proposal (attach separate sheet if needed):

NEW FUEL ISLAND AND ESPRESSO HUT

- ☐ Description of Proposal (1 – digital or paper copy)
- ☒ Conceptual Site Plan showing existing and proposed uses/structures (1 – digital or paper copy)
- ☐ Supporting documents including studies (1 – digital or paper copy)

SUBMITTAL REQUIREMENTS:

Submittal items must be received no later than 3 PM on the Wednesday preceding the next meeting date, in order to be added on the following weeks' agenda.

The purpose of the pre-application conference is to acquaint the applicant with the review procedures and applicable Centralia Municipal Code provisions to the proposal. A minimum of one meeting is required for all project permit applications related to the same project action.

The SPRC Pre-Application Conference is available to applicants for projects requiring a land use review or if you have utility or other questions about a specific property. The meeting will include representatives from engineering, public works, water, waste-water, electric, stormwater, planning, and building.



Registration



Design Team

KDA
Design
BK
Drawn
BK
Client Project No.
KDA Project No.
GSMI-01

Owner

DASHMESH
PETROLEUM INC

Project

FOOD MART
FUEL + ESPRESSO
102 HARRISON AVE,
CENTRALIA, WA

Issue/Revision

No.	Date	Description
1	3-27-24	PRE-APPLICATION

Sheet Title

SITE PLAN

Print Date
3/27/2024

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ARCHITECTURE, PLLC

Sheet No.

A0.1



DRAFT Centralia's Park Plan

2024-2045

Parks, Recreation, Trails, and
Opens Space Plan

Adopted April XX, 2024



A VITAL MISSION

There are many paths to healthy leisure activity leading to personal enjoyment and satisfaction. The Centralia Parks and Recreation Department recognizes the need for a diversity of choices, offering an opportunity for creative, wholesome, and enjoyable leisure activities of benefit to the individual user, the family, and the community.

The Centralia Parks and Recreation Department engages in frequent and regular communication with citizens to ensure that programs, goals, and objectives are consistent with community needs and desires. As stewards of the community and environment, we recognize the need to preserve and enhance the resources we have today for future generations

– Centralia Parks and Recreation Department

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Implementation Strategies

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ACKNOWLEDGEMENTS

Centralia City Council

Kelly Smith Johnston, Mayor
Cameron McGee, Mayor Pro-Tem
Sarah Althausen
Chris Brewer
Adriana Garibay
Max Vogt
Mark Westley

Centralia Parks Advisory Board

Mark Dulin, Chair
Cary R. Erickson
Mary Dawn Kutzbein
Bill A. Luond
Lorna Shelton
Gracie Schofield, High School Rep.
Lauren Wasson, High School Rep.

City of Centralia Staff

Rob Hill, City Manager
Amy Buckler, Deputy City Manager
Emil Pierson, Com. Dev. Dir.
Dennis Bennett, Lead Park Technician

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EXECUTIVE SUMMARY

Centralia is blessed with a rich natural environment with two major rivers, many creeks, old-growth forests, rolling hills, and prairies that present a vast array of recreational opportunities for people of all ages and interests. The city itself has maintained its historic, small-town charm. Cautious planning keeps our environment healthy and can be a significant factor in keeping our economy strong. This Parks Plan will provide a basis for making wise choices about the parks system that could alter the character and quality of parks and other recreational facilities over the long term (20 years) timeframe. This Plan will do the following:

- Set goals and objectives;
- Inventory the parks and open spaces;
- Involve the general public;
- Provide a study that analyzed the supply, demand, and needs for public parks and recreation facilities;
- Provide a Level of Service assessment;
- Develop a Capital improvement program;
- Meet the Growth Management Act requirements (GMA);
- Be reviewed by the Washington State Recreation and Conservation Office (RCO) and Department of Commerce;
- Be reviewed by the Parks & Recreation Advisory Board and Planning Commission; and
- Be adopted by the Centralia City Council.

This Plan accounts for progress and community demand and complies with the State of Washington Recreation and Conservation Office (RCO) funding requirements, the Growth Management Act (GMA) guidelines, and state law. It provides a fresh, streamlined Parks Plan with updated goals and recommended priorities for the next 20+ years. Expectations for the park system remain high in the minds of residents. The “wish list” generated by local surveys and community meetings was long and worthy of attention. Among the highlights included:

1. Enhancing and expanding the playgrounds;
2. Implementation of the Hub City Greenways Vision (expanding the trail system);
3. Addressing ADA compliance;
4. Improving sports facilities (turfing ballfields); and
5. Improving maintenance and rehabilitation of existing parks.

The 2024 Plan is a roadmap for providing high-quality, community-driven parks, trails, open space, and recreation facilities in Centralia. It articulates the residents’ vision for parks and recreation, provides tangible support for policies in the City’s comprehensive plan, and sets reasonable priorities. It is also a repository of useful data that will serve as a valuable benchmark in all future planning efforts.

Nevertheless, the information contained herein is a snapshot in time. The health, vibrancy, and prosperity of Centralia’s parks, open space, and recreational opportunities will be measured over the long term, not just years or decades, but centuries.

PLANNING AREA & CONTEXT

1A. Introduction

The purpose of the City of Centralia's Parks Plan is to provide a basis for making choices that will ensure the character and quality of parks and other recreational facilities over the long term. The Plan studied and analyzed the supply, demand, and need for public and private park and recreation facilities.

The Plan has been updated several times over the decades and has successfully served as a basis and tool for managing the City's parks and recreational resources. As per the Washington Administrative Code 286-13-040 (2) park plans are required for participation in grant programs and will need to be updated every 6 years. Per RCW 36.70A.070 (8) a park and recreation element (plan) that implements, and is consistent with, the capital facilities plan element as it relates to park and recreation facilities is also required. This Park Plan is an element within the Comprehensive Plan and includes:

- Estimates of park and recreation demand for at least ten years;
- An evaluation of facilities and service needs; and
- An evaluation of intergovernmental coordination opportunities to provide regional approaches for meeting park and recreational demand.

This Parks Plan will be adopted and then be incorporated as the "Parks and Recreation Element" of the City's Comprehensive Plan to be adopted in 2025.

1B. Community Overview

Centralia is the largest city in Lewis County in Southwest Washington. Lewis County is the sixth-largest county in the state and is named after the US Army Captain whom President Jefferson commissioned to lead the Lewis & Clark expedition. Geographically it extends from the crest of the Cascades to within 35 miles of the Pacific Ocean, containing a total of 2,452 square miles. The city of Centralia contains a total of 7.8 square miles.

Centralia's location in the north-central section of the county provides easy access to a wide range of opportunities for outdoor recreation. From the mountainous region of the east to the rolling hills and valleys in the west, there are activities to engage residents and visitors of every age and interest. Among the most popular are hiking or walking, picnicking, camping, fishing, hunting, and wildlife observation.

Lewis County was once the largest county in the United States, encompassing all land west of the Cowlitz River, north of 54 degrees 40 minutes, and as far north as the tip of Alaska. The present-day boundaries were set in 1888.

Centralia's proximity to Interstate 5 and its location being equidistant from both Portland and Seattle and just 30 miles south of Olympia provides many opportunities for activities. Residents can take advantage of the civic and cultural opportunities of these larger metropolitan areas without sacrificing the small-town charm, excellent livability, and relatively low cost of living enjoyed in Centralia.

1C. Natural Features and Land Use

Lewis County is characterized by three distinct regions: rough mountainous terrain in the east, reaching elevations of 8,000 feet; the Cascade foothills sloping toward the west and merging into a high plain in the central region, and the outlying hills and mountains of the coastal range in the west.

Most of Lewis County's principal industrial, agricultural, and urban development has taken place in the central region along the I-5 corridor and mostly in the cities of Centralia and Chehalis.

Lewis County is drained by the Cowlitz, Skookumchuck, and Chehalis River systems. The Chehalis and its tributaries drain the northwestern portion of Lewis County, flowing through the central region into the Pacific Ocean at Grays Harbor. A principal tributary, the Skookumchuck River along with China, Coffee, and Salzer Creeks, drains the foothills surrounding Centralia.

There are a total of 216 lakes in Lewis County and most of these lakes are located in the Cascades and adjoining foothills within national forest lands and are available for fishing and other recreational uses.

Borst, Hayes, and Plummer lakes in the central region within the Centralia area are fed by the Skookumchuck River. However, their boundaries and drainage characteristics over time have been altered by flood control improvements, the construction of Interstate 5, and related urban developments.

A variety of anadromous fish including Coho, Chinook, and chum salmon, steelhead, and chad inhabit Lewis County's rivers, lakes, and streams. Rainbow, cutthroat, and brook trout are among the freshwater resident fish that are harvested extensively during the season. Hatchery-spawned trout are used regularly to restock these species in lakes and streams.

Primary tree species are Douglas fir, western hemlock, western red cedar, lodgepole pine, western white pine, Sitka spruce, grand fir, noble fir, and Alaska yellow cedar. Stands are smaller on the steeper and higher mountainous slopes but the stand is usually as dense as elsewhere in the region. Most of the marketable timber has been removed from lower-lying lands but virgin timber stands are still found in higher elevations.

The central region surrounding Centralia is an important habitat for pheasant, ruffed grouse, blue grouse, and band-tailed pigeons. The area's bogs, sloughs, and wetlands are vital nesting/resting places for geese, mallard ducks, green-winged teal, wood duck, and other migratory waterfowl.

Centralia Founded

As settlers moved into the area, Centralia became a halfway stopover point for stagecoaches operating between the Columbia River and Puget Sound. The city was founded by George Washington, the first free black man in the Washington Territory. He arrived from Missouri in 1851 with a friend, J.G. Cochran. Washington settled on the site of present-day Centralia, building a log cabin for an early dwelling.

For approximately 12 years, Washington and Cochran operated a ferry boat across the Chehalis River and an inn for travelers at the approximate site of the confluence of the Skookumchuck and Chehalis rivers. The inn was well known among early visitors to the region and today the site is known as Cochran's Landing.

The city was platted and called Centerville in 1875 by Washington to serve as a transportation center, taking advantage of its location on the major north-south shipping routes and the new Northern Pacific



George Washington, founder of Centralia, seen late in life resting on his porch steps with his dog.

Courtesy of the Lewis County

Railroad line. The names he gave to streets are still used today, although the city itself was renamed Centralia in 1883 to avoid confusion with the city of Centerville in Klickitat County.

Platting in the 1800s parceled all available land into lots and street right-of-ways but did not dedicate space for public parks and other uses. However, Washington and his wife Mary Jane Coonness in 1881 donated much of their property for schools and churches and were very generous with their holdings in developing the area.

George Washington Park, one of his earliest donations, now contains the Centralia Timberland Library. George Washington also gave land to their Baptist congregation for a church and cemetery and even pitched in to help build the church.

In another example of community giving, Allen Borst in 1923 presented to the city the blockhouse built on the original property of his father, Joseph Borst, to serve as a memorial to the early pioneers of the community. The blockhouse was one of two at Fort Henness located at Grand Mound. Borst moved it to his homestead to store food for his cattle. The family lived in the structure while their home was being constructed. It was moved to Riverside Park in 1915 and back to Fort Borst Park in 1922.



A Colorful Legacy

By 1920 Centralia was known as the “Hub City.” Its rail depot was the largest outside of Portland and hosted 44 passenger trains daily. Fourteen hotels dotted Tower Avenue. Five theaters, 24 taverns, and 12 downtown restaurants entertained and served residents, conventioners, and loggers on holiday. The demands of a flourishing economy forged Washington’s first community college, Centralia College, in 1924.

By the mid-century, the rise of the automobile reduced rail passenger flow substantially, and Interstate 5 siphoned the currents of people and commerce away from downtown Centralia. The history of the era has been preserved by those who live here. Many historic homes and buildings along with the well-known murals can be seen on a short walking tour of the area. A revitalized turn-of-the-century shopping district adds to the charm of downtown Centralia.

1D. Growth of Parks and Recreation

In 1881, the Centralia Parks and Recreation system was born when George Washington donated two acres in the heart of downtown Centralia to create the park that has his name (George Washington Park). Washington’s vision was for a green place where residents of the City could gather. Years later the Carnegie Library was constructed. Today Washington Park is still a gathering place where thousands of people gather throughout the year to enjoy the environment that was planned by George.



In 1921, the City started the purchase of Borst Park with an initial purchase of 20 acres of land from the Borst estate. The initial parcel extended south from Borst Avenue to the Chehalis River paralleling the present alignment of Interstate 5. Today the park is over 121 acres and is the backbone of Centralia's park and recreation system. If you combine it with the recently acquired property directly south of the Chehalis River it is over 183 acres.

Since 1881, the City has added many other parks and open space areas to the parks system including Pearl Street Memorial Plaza (old swimming pool) property in the 1930s, Washington Lawn Cemetery in 1937, Central Park in the 1970s, and Riverside Park in 1983. Since 1983, the City has continued to expand the parks system and now owns approximately 406 acres of parks/open space and has around 8.39 miles of trails.



Borst Park in 1949 (left) prior to the construction of I-5 and in 1961 (right) after I-5 and Borst Lake was constructed.

City's Parks and Recreation Budget and Staffing

According to the City's 2023/2024 Biennium Operating Budget of around \$147,446,261 million, approximately \$25 million is used for the General Fund. Out of the \$25 million General Fund budget around 10% or \$2.5 million is set aside for Parks and Recreation in the two-year budget cycle.

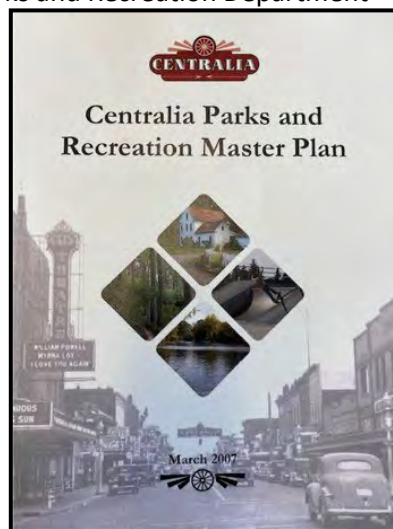
The City employs around 161 full-time staff of which 4.5 people are designated for Parks and Recreation. The Parks and Recreation division relies heavily on seasonal and part-time employees to "get the job done".

Past Parks Plans

Centralia's first park and recreation plan was developed in 1963 by Fritsch & Kozlovski of Lake Oswego, Oregon, and was summarily updated in 1982 and again in 1987 by Parks and Recreation Department staff. In 1991, the City hired Beckwith Consulting Group to write a Comprehensive Park and Recreation Plan and also the Borst Park Master Plan in 1992 to guide its future.

In 2007, the City hired Conservation Technix to completely rewrite the Parks, Recreation, and Open Space Plan, intending to provide an adequately planned basis for making choices that could dramatically alter the character and quality of parks and other recreational facilities over the long term. The Plan analyzed the supply, demand, and need for public and private parks and recreation facilities. The 2007 Plan served successfully for many years as a tool for managing the city's parks and recreational resources, even during times of serious financial pressure.

In 2014, to meet GMA guidelines and RCO grant requirements, the City updated and adopted a new Parks, Recreation, Trails, and Open Space Plan, updating the goals, policies, demographics, public process, and capital projects. This latest plan, adopted in 2024, refined the 2014 plan with updated objectives and capital projects.



Accomplishments of the 2014 Parks and Recreation Plan

The 2014 Plan provided the vision for major accomplishments, including:

- Upgrading the Borst Park Softball Complex Field 2;
- Paving a mile of the Borst Park trail;
- Installation of a new playground with a shelter covering it in Riverside Park (Rotary Club);
- Construction of the workout area along the Borst Park trail (by Wheeler Field);
- Design and construction of the Pearl Street Memorial Plaza, playground, and splash pad;
- Partnering with local scouts working towards their Eagle to build picnic tables, picnic shelters, disc golf course, and other park improvements;
- Improvements in fencing at the Borst Park Arboretum;
- Safety improvements at both Borst and Riverside parks by removing hazardous trees;
- Development of the pickleball courts and a hard-surfaced soccer field at Gold Street Courts;
- Installation of new seating at Wheeler Field;
- Construction of a new dog park under the Gold Street Overpass;
- Expansion of the Borst Park Holiday Lights; and
- The construction of the Borst Church replica in the Borst Park Homestead area.



Looking to the Future

The range of recreational opportunities in Centralia is rich and diverse. The City is adjacent to two major rivers (Chehalis and Skookumchuck) and accessible lakes to be enjoyed. Forests and open space areas are an essential part of our daily lives and they can frame our vision and inspire us. We need the healthful benefits that this bountiful natural environment provides: clean air and water, scenic beauty, recreation, and places to go for peace and relaxation. By taking inventory of our assets, and identifying the strategies to ensure an adequate supply of parks, open space, and other facilities to satisfy community needs, now and in the future, we can ensure parks and recreation will keep pace as Centralia and Lewis County continue to grow. The City needs to continue to capitalize on its central location between Portland and Seattle and continue to partner with agencies like the Lewis County Public Facilities District (LCPFD), and the Centralia School District (CSD) to design and construct facilities that can be utilized by our local and regional youth and as an added benefit bring thousands of people in the Pacific Northwest Region to Centralia to utilize the park facilities.

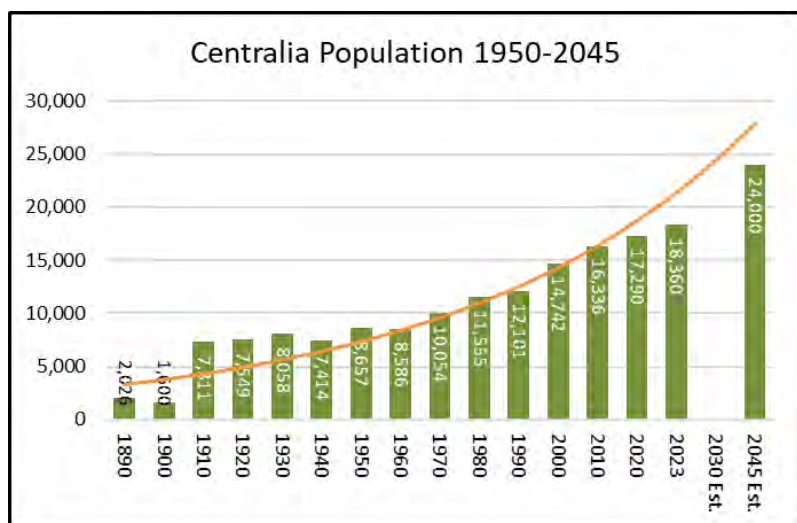
1E. Population and Demographics

Many population and demographic factors affect the demand for parks and recreation. As population demographics change, so do preferences regarding parks and recreation facilities. Key factors influencing participation and demand are described below.

Population

Lewis County is home to an estimated 84,075 residents, according to 2023 estimates by the State of Washington Office of Financial Management (OFM). Sixty (60) percent of the residents are in the unincorporated areas and forty (40) percent are in the incorporated.

According to the 2023 OFM estimates the city of Centralia is the county's largest population center with 18,400 residents or 22% of the population followed by Chehalis at 7,400 at 9%.

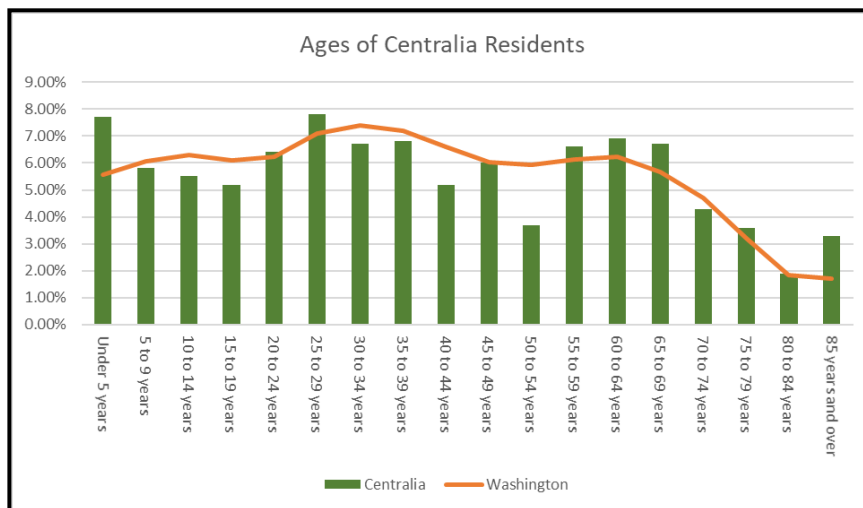


The population of Centralia continues to increase at a slow but constant rate. This may be due to a tendency for young adult households to remain in Lewis County in search of employment opportunities, and for middle-aged families to settle in Centralia, either working in the local economy or commuting to jobs in Olympia or the fringes of Puget Sound.

Age Groups

Centralia has a larger proportion of older adults and a smaller proportion of working-age adults than the statewide population. The adjacent table shows Centralia's population by age range. The age distribution in the City is similar to the State of Washington except we have a higher proportion of older adults. Centralia has 32% of its population over the age of 55 according to the 2020 ACS 5-year Estimates (Source: U.S. Census Bureau, 2020 American Community Survey 5-Year

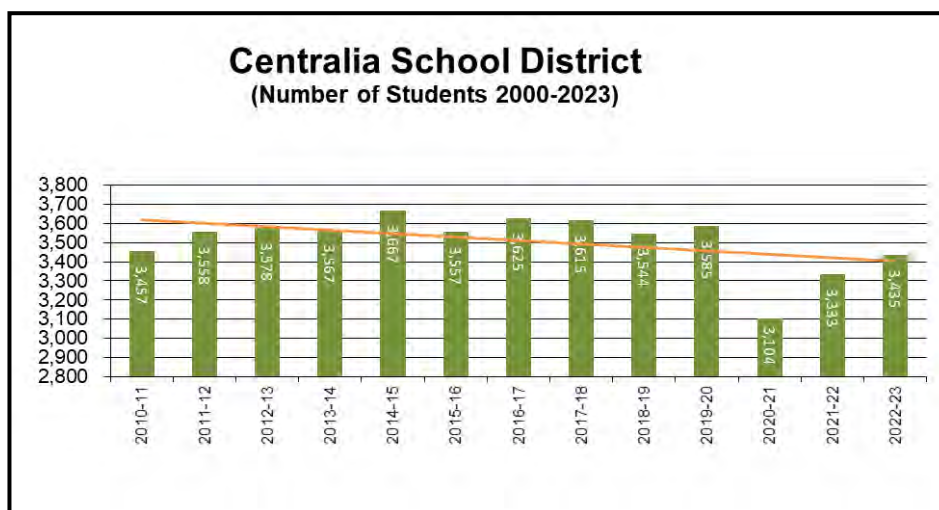
Estimates, <https://data.census.gov>).



Centralia School District

The number of Centralia School District students has seen a slight increase from its low of 3,104 students in 2020-21 to 3,435 in 2022-23. In the 2022-23 school year 15.2% of the student body were English Language Learners. There were

also 79.5% of the students considered Low-Income and 5.2 % were considered homeless (Source: Washington Office of Superintendent of Public Instruction, <https://washingtonstatereportcard.ospi.k12.wa.us/ReportCard/ViewSchoolOrDistrict/100040>).



Ethnic diversity

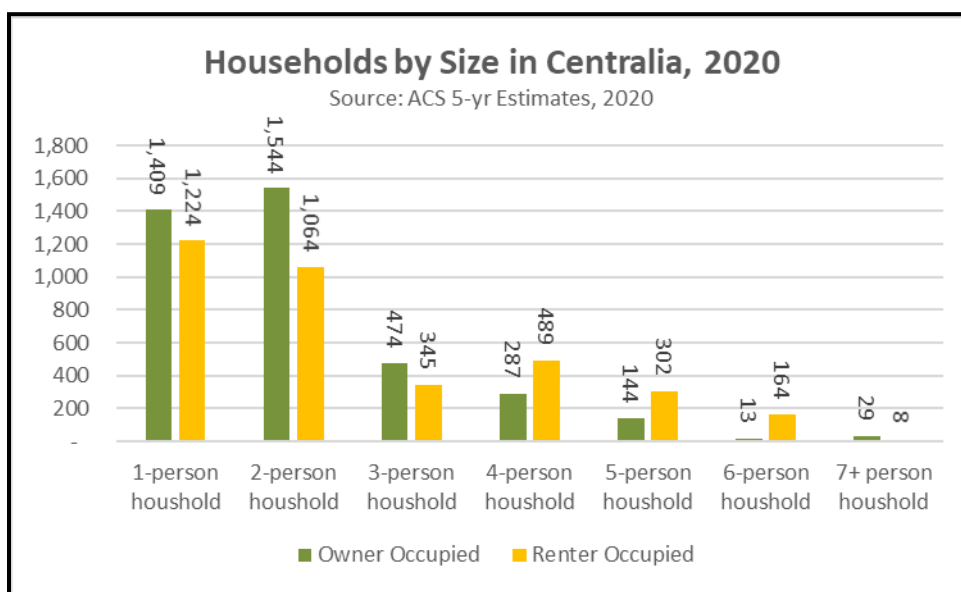
In 2020, most Centralia residents (78%) identify as White and non-Hispanic, while 17% identify as Hispanic or Latino of any race and 5% identify as non-Hispanic/Latino People of Color. Centralia's population has slightly higher rates of people who identify as Hispanic or Latino compared to the county: 17% in Centralia in 2020, compared to 9% in the rest of Lewis County (Sources: American Community Survey (ACS) 5-year DP05 5-year estimates, 2020; Centralia Housing Plan 2023 – BERK Consulting, 2022).

The population that identifies as Hispanic or Latino increased in Centralia from 13% of the overall population in 2010 to 17% in 2020. The non-Hispanic or Latino People of Color were 5% of the overall population in 2010 and remained at that percentage in 2020. Lewis County saw similarly subtle demographic shifts over this period, with 2% increases for both the Hispanic and non-Hispanic People of Color groups (Sources: American Community Survey (ACS) 5-year estimates, 2020; Centralia Housing Plan 2023 – BERK Consulting, 2022).

In 2020, an estimated 12% of the population speaks a language other than English, with Spanish spoken by 11% of the population. Many of these individuals also speak English, but about 5% of Centralia’s population reports speaking English less than “very well.” The Centralia School District reports 435 students, about 13% of the student population, as eligible for the school English Language Learner program during the 2021 school year (Source: Office Superintendent of Instruction, 2022 Washington State Report Card).

Household

According to the 2021 ACS 5-Year Estimates, there were 7,463 occupied housing units with 54.2% being owner-occupied units and 45.8% as renters. The average household size is 2.41, slightly lower than the assumed number of 2.5 persons per household set by the Washington State Office of Financial Management (OFM). The adjacent chart shows that most of Centralia’s population live in 1 or 2-person households. Households with over 4 people usually are renters compared to homeowners. Additional housing and household data can be found in the 2023 Centralia Housing Analysis and Assessment Plan (CHAAP).



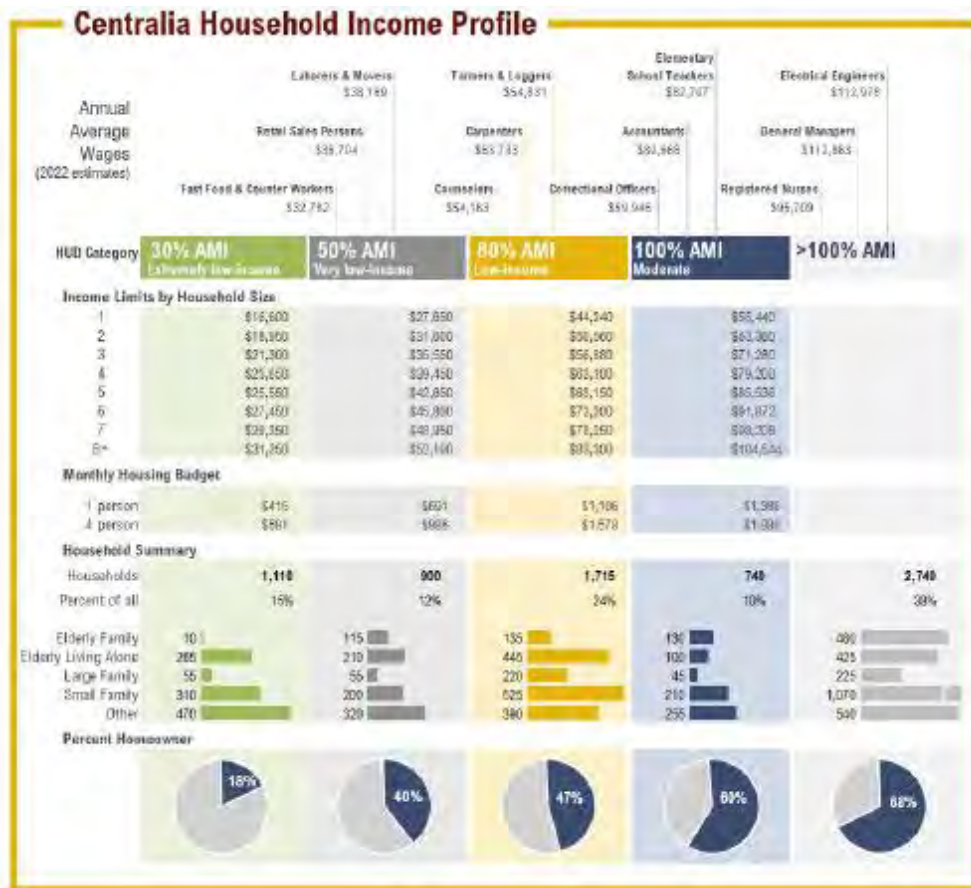
Income

The median family household income in 2010 was \$42,801. In 2019 it increased to \$42,449, but decreased in 2020 to \$40,625. By 2021 it increased to \$43,860. The per capita income in 2021 in Centralia was \$25,133 compared to \$19,156 in 2015 (Source: U.S. Census Bureau, 2011-2015 and 2017-2021 American Community Survey 5-Year Estimates).

In 2009, Centralia had 24.2% of its residents living below the poverty level. In 2020 that number decreased to 23.1%, and in 2021 it dropped to 22.1% (Source: U.S. Census Bureau, 2011-2015 and 2017-2021 American Community Survey 5-Year Estimates).

Even though the percentage of residents living below the poverty line has decreased there is still a very high number of students that qualify for free and reduced lunches as shown in the following table. In 2016, the percentage of

students that qualified in the Centralia School District was 79.10%. By 2023 the rate increased to 95.18%, considerably higher than the State of Washington which is 51.95%.



Sources: Centralia Housing Analysis and Assessment, 2023; U.S. Bureau of Labor Statistics Quarterly Census of Employment and Wages, 2021; HUD, 2022; BERK, 2022.

National School Lunch Program - Free and Reduced Enrollment in Centralia School District							
Centralia School	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23
Centralia High School	51.00%	52.0%	73.0%	72.9%	86.1%	86.20%	86.83%
Centralia Middle	68.30%	63.6%	91.3%	91.3%	96.9%	97.00%	98.55%
Edison Elementary	99.20%	99.1%	91.3%	91.2%	89.0%	88.90%	91.99%
Fords Prairie Elementary	94.70%	94.6%	96.3%	96.3%	98.9%	98.90%	100.00%
Futurus High School	96.10%	96.4%	100.0%	100.0%	100.0%	100.00%	100.00%
Jefferson Lincoln Elementary School	100%	100.0%	100.0%	100.0%	100.0%	100.00%	100.00%
Oakview Elementary	94.80%	94.8%	94.0%	94.1%	91.7%	91.50%	99.27%
Washington Elementary	95.50%	95.3%	94.8%	95.0%	100.0%	100.00%	100.00%
*Eligibility data is representative of students who have access to meals and schools that participate in USDA School Meal Programs.							
Source: Office of Superintendent of Public Instruction, https://www.k12.wa.us/policy-funding/child-nutrition/child-nutrition-program-reports							

VISION, GOALS & OBJECTIVES

2A. A Vision For Centralia Parks & Recreation

The city of Centralia has outlined a vision for its park and recreation services that include the following:

- Provide equal opportunities for all regardless of race, creed, social status, or economic opportunity;
- Offer and support facilities, programs, and special events to:
 - Stimulate good health and physical development,
 - Foster a sense of community and social connection, and
 - Deliver measurable economic benefits to the community
- Plan for the future to ensure adequate open space, historical elements, and recreational opportunities are provided for future generations;
- Provide a broad and varied program of cost-effective and ecologically sound leisure activities compatible with the needs, interests, and abilities of all residents;
- Encourage shared use of facilities and coordinate where possible with Centralia School District, Lewis County, the City of Chehalis, and others to encourage regional success;
- Encourage programs that will stimulate more intensive use of existing facilities; and
- Foster a well-trained workforce that communicates openly through teamwork and values quality, creativity, and risk-taking.



Borst Park area in 1990 compared to 2018

2B. Goals and Objectives

With the adoption of the Growth Management Act in 1990, the Washington State Legislature prescribed land use planning guidelines for selected cities and counties in the state, including Lewis County and the City of Centralia. The Legislature identified 13 planning goals to guide the development of comprehensive plans and development regulations (codified in Chapter 36.70A of the Revised Code of Washington). Three of these goals directly affect the development and implementation of this plan.

RCW 36.70A.020(9) covers parks, recreation, and open space:

“Encourage the retention of open space and development of recreational opportunities, conserve fish and wildlife habitat, increase access to natural resource lands and water, and develop parks.”

RCW 36.70A.020(10) covers the environment:

“Protect the environment and enhance the state’s high quality of life, including air and water quality, and the availability of water.”

RCW 36.70A.020(13) covers historic preservation:

“Identify and encourage the preservation of lands, sites, and structures, that have historical or archaeological significance.”

In the Washington State Department of Recreation and Conservation Office, the 2023 Recreation and Conservation Plan identified core values, statewide priorities, and goals. The Plan also developed an outdoor action compass that guides their investments in outdoor recreation and public lands conservation. The four core values include equity, resiliency, connection, and collaboration and they act as “touchpoints” for each of the four priorities. The four priorities are:

1. Provide meaningful access to outdoor recreation for all;
2. Protect natural and cultural resources while managing increasing demand;
3. Demonstrate the essential nature of parks, natural areas, and recreation infrastructure; and
4. Support healthy, adaptable, and connected communities.

This Plan is comprehensive and identifies the City’s goals and policies to guide the park facilities, outdoor recreation, and preservation of natural and open space areas. Developing these goals and policies the Council took into consideration all of the residents both current and future through numerous public meetings throughout the community.

Centralia Parks, Trails, Open Space & Recreation Goals

Goal P-1 Acquire, develop, and redevelop a high-quality, diversified system of parks, recreation facilities, and open spaces that is attractive, safe, functional, and available to all segments of the population.

Policy P-1.1 Provide a blend of passive and active parks and open spaces that fulfill the recreational needs of the city’s residents and meet the adopted park standards of service.

Policy P-1.2 Provide parklands throughout the city at an overall standard of 14.5 acres per 1,000 residents (strive for a preferred distribution of 8.5/1000 for Neighborhood/Community Parks; 6.0/1000 for Open Space/Natural Areas)

- Policy P-1.3 Acquire and develop parks to provide an equitable distribution of facilities to all city residents; plan for all residents to be within one-half mile from any park or open space.
- Policy P-1.4 Establish scenic routes and greenway corridors for walking and cycling.
- Policy P-1.5 Actively seek park and open space acquisition, development, and redevelopment through a variety of methods, including local financing, impact fees, dedicated taxes, private dedications, partnerships, and joint ventures.
- Policy P-1.6 Design and manage the park and recreational trails and facilities offering universal accessibility for residents of all physical capabilities, skill levels, age, income, and activity interests.
- Policy P-1.7 Cooperate with public and private agencies and with private landowners to set aside lands and resources within the urban growth areas, especially along the Skookumchuck and Chehalis rivers for the Hub City Greenway Vision.
- Policy P-1.8 Preserve and protect significant environmental features for park and open space use including unique wetlands, open spaces, woodlands, shorelines, and waterfronts which reflect Centralia's natural heritage.
- Policy P-1.9 Incorporate historical and cultural lands, artifacts, and facilities such as the Borst Homestead and the Burlington Northern Railroad depot into the park system to preserve these interests and provide a balanced social experience.
- Policy P-1.10 Provide public access to unique and/or important natural areas such as shorelines and forested areas (including acquisition) and integrate them into the park and open space systems.
- Policy P-1.11 Consider the development of a city-wide comprehensive tree plan to include tree selections and criteria, maintenance standards, and tree care policies.

Goal P-2: Develop a high-quality system of shared-use park trails and greenway corridors that access significant local landscapes, public facilities, and developed neighborhood and business districts.

- Policy P-2.1 Provide trails throughout the city at a standard of one-half mile per 1,000 residents.
- Policy P-2.2 Develop a comprehensive and interconnected system of trails.
- Policy P-2.3 Establish a multi-purpose community trail system that links Fort Borst Park and Rotary-Riverside Park which will provide a safer route to Centralia Middle School and pedestrians reducing interaction with the I-5/Harrison corridor.
- Policy P-2.4 Improve the trail systems in Borst and Rotary-Riverside Parks.
- Policy P-2.5 Maintain and improve the rustic trail system at Seminary Hill Natural Area.
- Policy P-2.6 Acquire and develop a regional trail along the Chehalis River from Fort Borst Park to the Discovery Trail at the WWTP on Goodrich Road.
- Policy P-2.7 Construct a bridge over the Chehalis or Skookumchuck rivers connecting Borst Park and the Mellen/Cooks Hill streets trail system.

- Policy P-2.8 Connect the Borst Park trail to the Cooks Hill/Mellen Street urban trail which connects with the Lewis County and Chehalis City trail systems.

Goal P-3 Provide adequate recreational opportunities for City residents.

- Policy P-3.1 Provide for a wide range of recreational experiences based on a system of water and shoreline areas, neighborhood parks and playfields, historic sites, nature areas, and open space plazas.
- Policy P-3.2 Support the development of athletic facilities that meet quality playing standards and requirements for all age groups and recreational interests, concentrating on field and court activities that provide for the largest number of participants. Develop, where appropriate, a select number of facilities that are oriented to the highest competitive playing standard for multi-agency use via cooperative and partnership arrangements.
- Policy P-3.3 Support the development and multiple uses of school, community, and recreational center that provide for specialized community activities and athletic uses on a year-round basis.
- Policy P-3.4 Offer programs at a range of costs (free, low-cost, full-cost recovery, etc.) and implement strategies to ensure program affordability, while meeting financial goals.
- Policy P-3.5 Evaluate opportunities to produce revenues in excess of expenditures in appropriate areas to help fund other programs.
- Policy P-3.6 Promote special events and recreational programming within parks to enhance community identity, community activity, and environmental education.

Goal P-4 Provide a park, recreation, and open space system that is efficient to administer and maintain.

- Policy P-4.1 Develop parks and recreational facilities only when adequate maintenance and operation funding is available to maximize maintenance efficiency, safety, and public enjoyment.
- Policy P-4.2 Prepare master plans for parks and facilities prior to development, major improvement, or renovation to promote cohesive, quality designs and ensure consistency with community needs.
- Policy P-4.3 Incorporate sustainable standards and best management practices into the planning and design of new parks and rehabilitation of existing facilities.
- Policy P-4.4 Cooperate with the Centralia School District, Lewis County, and the City of Chehalis to improve joint recreation facilities. Cooperate with other municipalities, state and federal agencies, school districts, nonprofit organizations, and the private sector in fulfilling the recreational and open space needs of the urban area.
- Policy P-4.5 In cooperation with other public and private agencies, preserve waterfront access for recreational activities including canoeing, kayaking, rafting, and powerboating, as appropriate, along the Chehalis and Skookumchuck rivers.

Policy P-4.6 Develop climate strategies as part of the Climate Resiliency Plan for city parks to help prepare for and adapt to extreme weather events that could affect the park system in the future.

DEFINITIONS & STANDARDS

There are six park and recreation and open space facilities types:

1. Neighborhood parks
2. Community parks
3. Natural areas and open space corridors
4. Trails
5. Special facilities
6. Centralia School District Facilities

For some park types, standards are provided, which were derived through evaluation of local needs and conditions, in combination with an analysis of comparable cities and national standards as identified in "Recreation, Park and Open Space Standards and Guidelines" (1983) by the National Recreation and Park Association (NRPA). For other park types, the need is based on the physical resource, rather than a population-driven standard.

3A. Neighborhood Parks

Neighborhood parks are generally no more than 10 acres in size, depending on a variety of factors including need, location, opportunity, and funding capacity. These parks are intended to serve residential areas within walking distance (1/3 to 1/2 mile radius) of the park site and should be geographically distributed throughout the community. Access is mostly pedestrian, and park sites should be located so that persons living within the service area will not have to cross a major arterial street to get to the site. Developed neighborhood parks typically include amenities such as pedestrian paths and trails, picnic tables, play equipment, playing fields, sports courts, landscaping, and small open gathering areas. In Centralia, neighborhood parks are much smaller but are usually connected to other open space areas like Brick Wagner Park and Plummer's Lake or Bridge Street and Hayes Lake, or are located in the downtown core like Central Park and the Veterans' Memorial Community Parks.

Neighborhood Parks	Acreage
Brick Wagner Park	0.28
Central Park	0.03
Gold Street Courts	0.69
Veterans' Memorial Community Park	0.91
Subtotal	1.91
Contributing: Logan Park (CSD)	1.91
TOTAL	3.82

3B. Community Parks

Community parks are generally 10 to 100 acres in size and are best defined by the array of recreational activities that a site provides. Community parks may include areas suited for intense recreational facilities, such as athletic complexes and large swimming pools - but above all the parks are intended to provide access to areas of diverse environmental quality for outdoor recreation, such as walking, viewing, sitting, and picnicking. These parks serve groups of neighborhoods within a three-mile radius of the park site. Access to community parks may be by car, bicycle, or on foot.

Community Parks	Acreage
Fort Borst Park	121.11
George Washington Park (Library)	2.00
Rotary-Riverside Park	14.05
TOTAL	137.16

The range of facilities provided will be greater than in neighborhood parks and will generally appeal to more diverse user groups. Developed community parks typically include amenities such as picnic shelters and tables, tennis courts, covered activity areas, soccer and baseball fields, bike and pedestrian trails, restrooms, landscaping, irrigation, and parking lots. Swimming pools and recreation centers may be located on these sites. These parks complement and expand on the services provided by school

grounds. In certain areas, community parks are located adjacent to schools or involve developing and upgrading the school site.

3C. Natural Areas & Open Space Corridors

Natural areas and open space corridors provide visual and psychological relief from man-made development within the urban area. Public access via trails and walkways to and within these areas is important to provide passive recreational opportunities, as appropriate with resource protection and environmental regulations. The selection of natural area sites is based on a variety of criteria, including linkage to or through other open spaces, and public facilities, relations to existing parks in the area, the need to preserve a site's natural features, and the size and quality of the open space. Natural areas may or may not be improved, but generally provide amenities for passive recreation, such as trails, benches, and environmental interpretive panels.

Open space corridors can include expansive greenway systems, which are resource-based open spaces. They are acquired with the intent of limited development – generally for trails and wildlife observation. Open space corridors are typically long, relatively narrow lands that follow roads, creeks, ridges, ravines, and other natural or transportation corridors. These corridors serve various functions, including the protection of environmentally sensitive areas and wildlife habitat, wildlife viewing, environmental education, and trails.

Natural Areas & Open Space	Acreage
Agnew Mill Pond	28.22
Borst Park South Annex	61.90
Bridge Street Properties	2.69
China Creek Flood Project	22.48
Ed S. Mayes Park	0.03
Gold Street Overpass + Dog Park	2.26
Grand Property	0.31
Plummer Lake (City)	14.0
Prairie Estates Development	2.20
Seminary Hill Natural Area	76.17
Seminary Hill Area	6.45
Sunrise Estates Open Space	24.0
Washington Street Park	0.06
Wilbur Parkins Park	6.13
Woodland Park	3.31
Subtotal	250.21
Contributing: Hayes Lake (WDFW) &	20.50
Plumber Lake Boat Launch (WDFW)	9.8
TOTAL	280.51

3D. Trails

Hiking, walking, and cycling trails are in strong demand by residents of Centralia. A trail may exist within a publicly acquired open space corridor or right-of-way or along railroad lines or utility corridors defined by drainage areas, topographical changes, wooded areas, or vegetation patterns that can link schools, libraries, or commercial areas with parks. The trail should be sufficiently wide enough to accommodate the intended type of trail user(s), preserve the features through which the trail is traveling, and buffer adjacent land use activities. The proposed trail standard is to provide one-half mile of trail per 1,000 residents.

Trails may be developed in conjunction with various recreational activities, such as jogging, nature study, and historic observation. They may be a separate facility, such as a fitness trail, or a connecting element of a larger facility, such as a greenway trail. Surfaces will vary with location and use. Provisions for parking, consistent signage, and interpretive markers may also be included in trail development.

Trails	Mileage
Borst Avenue Urban Trail	.98
Borst Park Trails	2.38
China Creek Trail	0.91
Discovery Trail	0.81
Riverside Park Trail	0.42
Seminary Hill Trail	2.89
TOTAL	8.39

3E. Special Facilities

Special-use facilities are single-purpose activities or facilities such as golf courses, conservatories, arboreta, display gardens, outdoor theaters, and gun 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, squares, or commons areas in or near commercial centers, public buildings, or other urban developed areas. There are no standards concerning the development of special use facilities - demand being defined by opportunity more than a ratio standard. Nor are there minimum or maximum facility or site sizes - size being a function of the facility rather than a separately established design standard.

Special Facilities	Acreage
Borst Park - Arboretum	
Borst Park - Fort (Blockhouse)	
Borst Park - Borst Home (museum)	
Borst Park - Carriage House	
Borst Park - Church Replica	
Borst Park - Gun Club	
Borst Park - One-room School	
Borst Park - Dog Park	
Gold Street Overpass - Dog Park	
Veterans' Memorial Community Park	
Splash Pad	
Sticklin Greenwood Cemetery*	12.88
Washington Lawn Cemetery	3.96
TOTAL	16.84
*This cemetery was abandoned and is maintained by the City of Centralia as per a contract with the State of WA.	

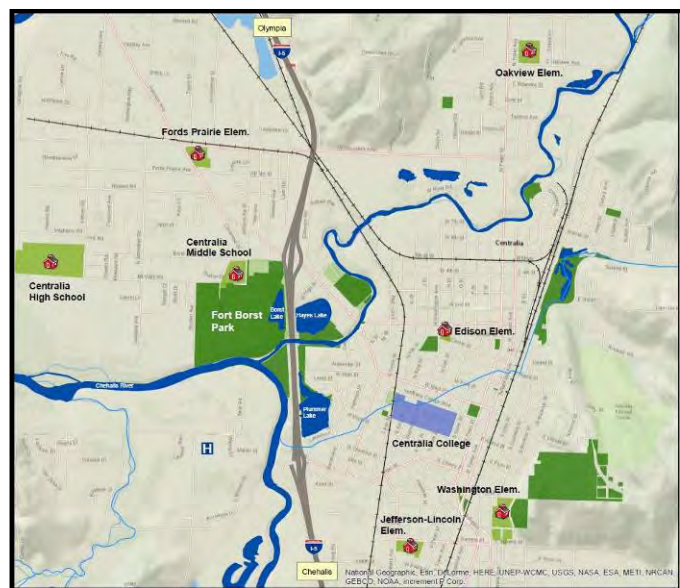
A few examples of special facilities within Centralia include the Borst Park Arboretum, Borst Park Fort (Blockhouse), the Borst Family Home (museum), Veterans' Memorial Community Park-Splash Pad, dog parks, and the cemeteries to name just a few.

3F. Centralia School District

The Centralia School District (CSD) grounds do not play a role in the City's overall park system but they are an important contributor that provides a place for individuals, families, and children a place to go play and exercise. The School District has outdoor athletic fields, playgrounds, and indoor sports facilities like basketball/volleyball courts. Schools contributing facilities include:

School District Properties	Acreage
Centralia High School	38.99
Centralia Middle School	8.64
Edison Elementary School	2.56
Fords Prairie Elementary School	6.83
Jefferson-Lincoln Elementary School	8.52
Oakview Elementary School	8.22
Quad Fields	16.72
Tiger Stadium	5.36
Washington Elementary School	15.42
Indoor Pool - Thorbeckes	1.11
Logan School/Park*	1.91
TOTAL	114.28
*The City maintains this CSD property as a park.	

- Centralia High School (1968 – major remodel in 2019/2020) - indoor basketball/volleyball courts, and other outdoor playing fields;
- Centralia School District Tiger Stadium – the stadium has seating for around 3,500 people. It has artificial surfacing for football, soccer, and track constructed in 2010/11;
- Centralia Middle School (1950) – indoor basketball/volleyball courts, outdoor basketball courts, and open grass fields;
- Centralia School District Quad Fields (2010/2011) – multi-purpose field



- south of the stadium, 6 tennis courts, 4 baseball and softball fields;
- Edison Elementary (1918) – playground, covered basketball court, and asphalt play areas
- Fords Prairie Elementary (constructed in 2019) - playgrounds, covered basketball court, open fields, indoor gym;
- Jefferson-Lincoln Elementary (constructed in 2019) – playgrounds, covered basketball court, open fields, indoor gym;
- Oakview Elementary (1930/1950/1986) – basketball courts, playgrounds, back-stop for baseball, covered courts, large open fields (soccer), and a small indoor gym; and
- Washington Elementary (1952/1986/2015) - playgrounds, covered basketball court, very large open fields, and small indoor gym.

School grounds (playgrounds) in the area are often closed to the general public when school is out and during the summer months but most of the playing fields are available to be utilized.

3G. Service Standards

The Plan identifies a combined standard of 14.5 acres per 1,000 population for neighborhood and community parks and natural areas. Within the combined acre standard, the preferred distribution is 8.5 acres for neighborhood and community parks and 6 acres for natural areas and open space corridors. To calculate the level of service for park and open space lands, special facilities are excluded from the inventory. While these facilities serve a significant and growing need, special facilities, such as a display garden, are by definition unique to the park inventory. The level of service standard for Centralia, in turn, focuses on those active and passive recreation sites without barriers to entry.

<i>Service Standards</i>				
	Combined: Parks & Open Space	Parks – Neighborhood & Community	Natural Areas & Open Space	Trails
Level of Service Standard	14.5/1,000	8.5 acres/1,000	6 acres/1,000	0.5 miles/1,000
Desired Distribution	½ mile radius of all residents	N/A	N/A	N/A

EXISTING INVENTORY

The City of Centralia benefits from a diverse array of natural resources and public parks and recreation facilities. In addition to the city sites, many local, state, and federal agencies are involved in providing park and recreational amenities for the community. Though many different providers are regionally present, this inventory focuses on sites and facilities located within the Centralia urban growth area. The City of Centralia governs a total of 438.33 acres of land for parks, natural open space areas, and special facilities like Washington Lawn and Greenwood cemeteries. The City outright owns 137 acres of designated parkland (neighborhood and community parks), 250 acres of city-owned natural areas, and 16 acres of cemeteries.

The Centralia School District also contributes recreational opportunities on its 117 acres at the high school, middle school, and elementary schools. The school district also owns and maintains the Quad ballfields, Tiger stadium, tennis courts, and Logan Park (which is maintained by the City), and they also own the indoor pool that is managed by Thorbeckes.

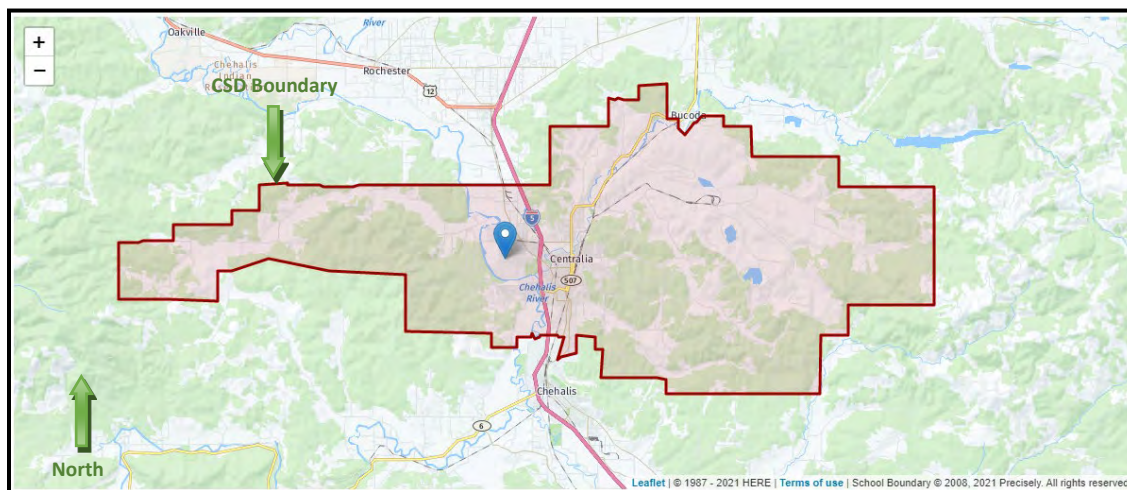
4A. Parks and Recreation Service Area

The Centralia Parks and Recreation Service Area can be categorized into three areas:

1. Primary Area: City of Centralia municipal boundary (7,360 households, 18,400 population[^]);
2. Secondary Area: City's adopted Urban Growth Area (22,400 population); and the
3. Tertiary Area: Centralia School District boundary (10,023 households, 25,021 population^{*})

([^]Washington State Office of Financial Management- 2023 Population Estimates; ^{*}Citation: U.S. Census Bureau (2021). American Community Survey 5-year estimates. Retrieved from Census Reporter Profile page for Centralia School District, WA <<http://censusreporter.org/profiles/97000US5301140-centralia-school-district-wa/>>).

The City of Centralia Parks and Recreation Department focuses on the Centralia School District boundary for the distribution of information on all the City's events and activities.



4B. Inventory Methodology

Inventory data was gathered from field assessments completed in 2023. Additional facility data and site narratives were extracted from past inventory efforts in 2014 and updated in 2023. The management

issues and recommendations are the results of site assessments, previous inventory efforts, the Parks and Recreation Advisory Board, the City Council, the general public, and city staff.

This chapter provides an inventory, site-specific information, and recommendations for public parks, open space/natural areas, and public facilities managed by the City of Centralia. Additional information on specific sites is summarized in Appendix B.

Since 2014, the City traded Cedar Street Park for the Gold Street Courts with Centralia College. The Gold Street Courts were former tennis courts owned by Centralia College. The hard surface park now has two pickleball courts and a mini-soccer field. In the future, the City is planning to improve a basketball court and add two more pickleball courts.

Between 2014-2023, the City added 136.6 acres of open space/natural areas. This addition includes 50 acres encompassing the Agnew Mill Ponds and China Creek Flood Project. This area includes native vegetation and a meandering China Creek that decreases water velocity and allows for additional water storage. The City has improved these areas with walking

City of Centralia Parks, Natural Areas, and Special Facilities Inventory		
Neighborhood Park Sites	Classification	Acreage
Brick Wagner Park (Acquired 1937,72,74)	Neighborhood	0.28
Central Park (Acquired in 1970)	Neighborhood	0.03
Gold Street Courts (Acquired in 2016)	Neighborhood	0.69
Veterans' Memorial Community Park (Acquired 1930s)	Neighborhood	0.91
Splash Pad (2016)	Special Facility	
Contributing: Logan Park (Owned: CSD)	Neighborhood	1.91
Total: Neighborhood Parks		3.82
Community Park Sites	Classification	Acreage
Fort Borst Park (1921-1972)	Community	121.11
Borst Park Fort (Blockhouse)	Special Facility	
Borst Home (Historic)	Special Facility	
Borst One-Room School (Replica)	Special Facility	
Borst Church (Replica)	Special Facility	
Borst Carriage Building	Special Facility	
Wheeler Field Stadium	Special Facility	
Little League Stadium	Special Facility	
Borst Park Dog Park	Special Facility	
George Washington Park (Donated 1881)	Community	2.0
Riverside (Rotary) Park (Donated 1983)	Community	14.05
Fuller's Skateboard Park at Riverside Park	Special Facility	
Total: Community Parks		137.16
Agnew Mill Pond (Donated/Acquired 2013/2014)	Natural Area/Open Space	28.22
Borst Park South Annex (Acquired 2022)	Natural Area/Open Space	61.9
Bridge Street Properties (Hayes Lake-Acquired 2001)	Natural Area/Open Space	2.69
China Creek Flood Project I (Acquired 2014)	Natural Area/Open Space	22.48
Ed S. Mayes Park (Acquired 1910)	Neighborhood	0.03
Gold Street Overpass Areas (Acquired 1968-1973)	Natural Area/Open Space	2.26
Gold Street Dog Park (2023)	Special Facility	
Grand Property (Acquired 2011)	Natural Area/Open Space	0.31
Plummer Lake (Acquired 1937,72,74)	Natural Area/Open Space	14.0
Prairie Estates Development (Donated: 2003)	Natural Area/Open Space	2.2
Seminary Hill Natural Area (1927-2019)	Natural Area/Open Space	76.17
Seminary Hill Area (Acquired 1927-2019)	Natural Area/Open Space	6.45
Sunrise Estates Open Space (Donated/Acquired 2023)	Natural Area/Open Space	24.0
Washington Street Park (Donated)	Neighborhood	0.06
Wilbur Parkins Park (1972-1990)	Natural Area/Open Space	6.13
Woodland Park (Acquired 2011)	Natural Area/Open Space	3.31
Contributing: Hayes Lake (Owned: WDFW)	Natural Area/Open Space	20.5
Contributing: Plummer Lake Boat Launch (Owned: WDFW)	Natural Area/Open Space	9.8
Total: Natural Area/Open Space		280.51
Total: Parks and Natural Area/Open Space		421.49
Special Facilities Sites	Classification	Acreage
Sticklin Greenwood Cemetery	Special Facility	12.88
Washington Lawn Cemetery (Purchased 1937)	Special Facility	3.96
Total: Special Facilities Sites		16.84
TOTAL: Parks, Natural Areas/Open Space, and Special Facilities		438.33


paths and for wildlife and waterfowl habitat. Other open space areas dealt with preserving sensitive floodplain areas named Borst Park South Annex (61.9 acres) and Sunrise Estates Open Space (24.0 acres) adding 85 acres.

The City is always looking for properties or projects that can preserve open space areas along existing waterways like China, Coffee, Scammon, or Salzer creeks or along the Chehalis or Skookumchuck rivers. The City's approach is to protect and enhance the floodplains while providing amenities like trail systems or open space.

4C. Park Inventory

The following inventory identifies management issues and recommendations for Centralia's parks, natural areas/open spaces, and special facilities. In addition to the recommendations listed the City will provide basic maintenance to ensure public access and safety. Each park needs to develop a maintenance and operation plan.

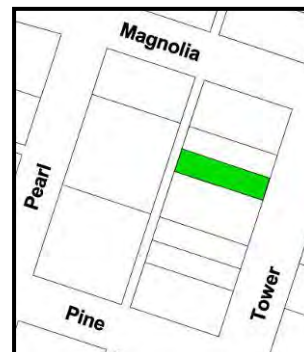
1. NEIGHBORHOOD PARKS

Brick Wagner Park		
Acreage	0.28	
Park Type	Neighborhood Park	
Location	317 Tilley Drive	
Description		
<p>This small waterfront park provides access to Plummer Lake at the end of Tilley Street. This park was a former gravel pit and was created in 1929 with the Tilley Street and Dobcaster Millrace right-of-way vacations and expanded and reconfigured in 1934 and 1974. This park is a popular water access site and affords interesting views of Plummer Lake. The site amenities are showing signs of age, and site access, fencing and lakeshore erosion are management issues. This parcel could also serve as a trailhead for future trail linkages through the Washington Department of Fish and Wildlife land holdings to access Plummer Lake shoreline and the Skookumchuck River.</p>		
Management Issues and Recommendations		
<ul style="list-style-type: none">• Provide basic maintenance to ensure public access and safety• Replace aged and worn site and park furnishings• Consider adding ADA-accessible fishing platforms or piers		
		
Amenities		
Fishing/water access		
Picnic tables		
Benches		
Natural areas		

Central Park		
Acreage	0.03	
Park Type	Neighborhood Park	
Location	215 N. Tower	

Description

This “pocket” park fronting Tower Avenue was acquired by Centralia in 1970. The dilapidated building located on this site was demolished and park improvements were funded through a Local Improvement District. This park links with a public parking lot behind the business district that provides a green haven from the hard surfaces of the downtown during the warm weather. The park is generally in good condition, appropriately furnished, and a popular attraction for shoppers and office workers. This site also serves as a staging area for special and community events. Amenities include benches and site furnishings.



Management Issues and Recommendations

- Provide basic maintenance to ensure public access and safety
- Continue with partnerships for the maintenance and operation of the pocket park
- Vegetation management for plant health and user safety

Gold Street Courts Park

Acreage	0.69
Park Type	Neighborhood Park
Location	270 S. Gold Street

Description

This hardscape park came to the City through a property exchange with Centralia College. The “park” was formerly four tennis courts. The property has created two pickleball courts adjacent to Gold Street with the opportunity to develop an additional two courts. The park also has a hard-surfaced soccer field on the east side. In the future, a basketball court will go between the pickleball courts and the soccer field. The park is generally in good condition but needs to be resurfaced.



Management Issues and Recommendations

- Provide basic maintenance to ensure public access and safety

- Replace surfacing where large cracks are exposed
- Complete planned improvements, including 2 additional pickleball courts and a basketball court
- Install new black vinyl-coated fencing
- Work with volunteers to install a handball court



Veterans' Memorial Community Park & Splash Pad

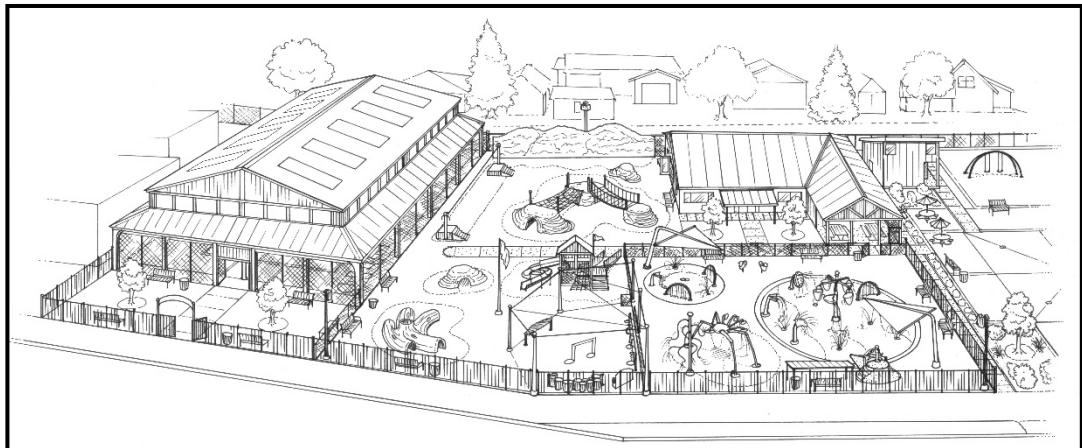
Acreage	0.91
Park Type	Neighborhood Park, Special Facility
Location	539 N. Pearl Street

Description

Veterans' Memorial Community Park fronts Pearl Street near downtown. The north side of the park has a small playground, splash pad, and restrooms that were constructed in 2017. The plaza and splash pad were built in memory of all of the men and women who served our country with honor in the armed forces. This park is also the site of a former outdoor pool and pool house. The pool house will be demolished and the south half of the park will be redeveloped to include an outdoor basketball court; and a modern active playground with equipment for all ages and abilities (e.g., large boulders, climbing ropes, kids' zip line, musical instruments, a variety of swings) including elements of STEAM (science, technology, environment/education/engineering, arts and math); and small community building that will be available to rent. The park will focus on ADA accessibility and include signage in Spanish and English.

Amenities

Splash pad	Restroom
Playground	Picnic tables
Site furnishings	





Management Issues and Recommendations

- Provide basic maintenance to ensure public access and safety
- Demolish the bathhouse and redevelop the southern half of the property to include: an active play STEAM park, a covered multi-sport court with lights for night play (e.g., basketball, pickle ball, badminton), and a small indoor meeting facility
- Incorporate the history of the outdoor pool and the community connections it fostered

Contributing Neighborhood Park: Logan Park – owned by Centralia School District

Acreage	1.91
Park Type	Neighborhood Park
Location	1411 Logan Street

Description

This small neighborhood park located in the Logan neighborhood is owned by the Centralia School District and cooperatively developed and leased to the city. This park provides a wide range of active park amenities and a small open play field.

Management Issues and Recommendations

- Work with the surrounding neighborhood to develop a vision for the park and to ensure public access and safety
- Connect the park to the Hub City Greenways Vision with an urban trail and a neighborhood hub at this location
- Provide basic maintenance to ensure public access and safety
- Work with the Centralia School District to incorporate the property into the City's inventory.
- Replace aged and worn site and park furnishings and playground to make ADA accessible
- Add street and park trees to increase tree canopy and provide summer shade
- Repair or restart the irrigation system if maintenance funding is available
- Install soccer field markers and goals
- Enhance park signage

Amenities

Picnic shelter Playground Site Furnishings Open play area	Tennis court Basketball court Picnic tables
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2. COMMUNITY PARKS

Fort Borst Park

Acreage	121.11
Park Type	Community Park
Location	500 Pioneer Way or 2020 Borst Avenue

Description

Fort Borst Park is the largest and most significant park facility in the city system. Because of its size, central location, varied natural features, and diverse recreational opportunities, Fort Borst Park attracts large numbers of local and regional users. This developed park is located at the confluence of the Chehalis and Skookumchuck rivers and is the home to the historic Borst homestead, schoolhouse, arboretum, and Fort Borst Blockhouse.

In addition to being an important historic site, Fort Borst Park has become an economic engine for the City and County. The City created a partnership with the Lewis County Public Facilities District, and Centralia School District to construct a sports complex, which includes the school district's adjacent fields and the PFD-owned Sports Hub. The complex means the city has 6 full-size baseball fields (one being a baseball stadium with lights and seating for 570), 2 Little League fields (1 lighted), 8 softball fields, 6 tennis courts, 3 full-size soccer fields, and a turf football/soccer/track stadium with seating for 3,500 people (lighted). Fort Borst Park also has soccer fields: 5 micro-size, 3 mod-size, and 4 full-size (one turf-at stadium).

The Quad fields, indoor pool, Tiger Stadium, and the tennis courts are located adjacent to Fort Borst Park and are owned by the Centralia School District.

Water access includes trails along the Chehalis and Skookumchuck rivers, Fort Borst Lake, and a concrete boat ramp along the Chehalis River. Fort Borst Park is very popular with large groups and includes picnics shelters and facility rentals.

In addition, Fort Borst Park is home to the city park maintenance staff and facilities. The park is a major recreational asset that establishes an important identity for Centralia.



Amenities

Paved parking	Baseball Stadium	Natural areas
Restrooms	Baseball fields	Primitive trails
Reservable kitchens	Softball fields	Playground
Picnic shelters	Soccer fields	Picnic tables
Concessions area	Interpretive/education	Benches
Boat launch facilities	Historic Fort	Rifle club
Fishing/water access	Historic Borst Home	Dog Park
1.8 miles of trails	One Room School Replica	Parks operations
Batting cages	Pioneer Church Replica	Little League fields

Management Issues and Recommendations

Fort Borst Park

- Ensure adequate, long-term maintenance and capital repair programs for facilities
- Renovate interiors of kitchens, restroom facilities, and parks maintenance building
- Add picnic shelters and meeting facilities
- Replace aged and worn site and park furnishings (focus on vandalism reduction – ex. thermoplastic coated)
- Repair the boat ramp at the south end of the park along the Chehalis River
- Add a new welcome sign and improve wayfinding signage at the end of Johnson Road
- Engage the Centralia Rifle Club in planning for a new location
- Develop long-term capital repair programs for facilities
- Construct restrooms at the south end of the park and by the Sports Complex

Trails

- Establish a trail from Borst Park to Bridge St. Park to Riverside Park (Hayes Lake Trail)
- Paved all of the trails making them more ADA accessible
- Add additional trails along the south loop road in the park to avoid conflicts with cars
- Add an accessible path down to Borst Lake and benches

Borst Lake

- Monitor water quality, invasive aquatic plant growth, and bank erosion
- Install a fountain in the lake to improve oxygen levels
- Fix the dam on the south end of the Lake

Sports Complex

- Install turf and new stadium lights for Wheeler Field and the softball complex
- Make repairs to Wheeler Stadium (e.g., replace worn wood and stadium seating, etc.)
- Increase the number of regional tournaments and other group events to maximize revenues
- Replace irrigation system for soccer fields and work with volunteers to improve field quality

Arboretum and Rhododendron Garden

- Work with volunteers to label the trees in the Arboretum and install a site map at the entrance
- Add irrigation to the Rhododendron garden

George Washington Park

Acreage	2.00
Park Type	Community Park
Location	110 S. Pearl Street

Description

This two-acre park was created by public designation during the original platting of the town in 1881 to serve as Centralia's principal park square. The property is bound on the north and south by Main and Locust Streets and on the west and east by Silver and Pearl Streets. The maturely landscaped grounds also feature Centralia's Carnegie Endowment Library and a large wood gazebo. The park is a popular site, particularly during special events such as Music in the Park, Veteran's Memorial Walk, and other ceremonies. Generally, the park is in good condition, appropriately furnished, and effectively used.



Management Issues and Recommendations

- Ensure that the park is adequately maintained to accommodate large public events
- Create and implement a tree planting plan to replace fallen trees
- Replace the landscaping around the library following the (Crime Prevention Through Environmental Design (CPTED) principles
- Replace park furniture and park lights



Amenities	
Paved paths	Benches
Historic Library	Memorials
Interpretive signage	Monuments
Seasonal celebrations	Gazebo
Music in the park	
Special Facilities	
Gazebo	
Timberland Regional Library	



Rotary Riverside Park

Acreage	14.05
Park Type	Community Park
Location	313 Lowe Street

Description

Riverside Rotary Park is a popular waterfront community park located along the banks of the Skookumchuck River between historic downtown and Interstate 5. Approximately 4.5 acres of this park site was originally owned and developed by the Centralia Rotary Club and later donated to Centralia in 1983. In 2015, a 44,000-square-foot skatepark was constructed and provides a wide range of active and passive recreational opportunities. The park is fully serviced with parking areas, picnic facilities, restrooms, shelters, a playground, sports fields, and paved and soft-surface walking paths. Rotary Riverside Park provides critical open space and water access to the general public.



Management Issues and Recommendations

- Replace the skate park features with more durable, less maintenance-intensive materials (steel, concrete) and consider adding additional above-ground skate features and a pump track.
- Enhance park entries, including the consideration of future land acquisitions near Harrison Avenue to increase visibility making it more ADA accessible
- Establish a trail from Borst Park to Bridge St. Park to Riverside Park (Hayes Lake Trail)
- Renovate restroom (interiors and exterior)
- Replace aged and worn park furnishings
- Remove aged exercise equipment along the trail
- Repair backstop fencing
- Install interpretive signs with history of park
- Refurbish ball field grass and add portable soccer goals
- Create and implement a tree replanting program
- Improve parking lots, horseshoe pits, sand volleyball court, and add basketball courts
- Improve the disc golf course (e.g., add concrete T-boxes, etc.)



Amenities		
Paved parking	Paved paths	Benches
Restrooms	Primitive trails	Skate/bike park
Reservable shelters	Playground	Baseball/softball
Group picnic areas	Picnic tables	Soccer/football field
Outdoor cooking	Natural areas	Open play field
Fishing/water access	Restrooms	
Special Facilities at Riverside Park		
Fuller's Skateboard Park		

3. NATURAL AREAS/OPEN SPACE

Agnew Mill Pond & China Creek	
Acreage	28.22 (Agnew) & 22.48 (China Creek)
Park Type	Natural Area/Open Space
Location	1001 N. Gold Street (approximately)

Description

These two natural areas are over 50 acres in size and are undeveloped. The two sites are connected by China Creek and include wetlands, ponds, mature riparian vegetation, and wooded areas. The Agnew property was a former mill site owned by the Agnew family. These sites have been recently improved for flood water



storage which included wetland and stream restoration. In the future, both locations could be used for educational opportunities especially the Agnew property which could be utilized as a natural learning area in conjunction with location schools and as a water retention site for China Creek.

Management Issues and Recommendations

- Plant additional trees and enhance the wetlands
- Improve and consider paving the trails around the site (Agnew)
- Install picnic tables in the future (Agnew)

Borst Park South Annex

Acreage	61.9
Park Type	Natural Area/Open Space
Location	507 Nick Road (approximately)

Description

This property was purchased with the Washington State Office of Chehalis Basin, Lewis County, and the City in 2022. The goal of the purchase of this property was to protect the floodplain from future development and improve the environment adjacent to the river. The property is currently leased to an adjacent property owner and is being used for agricultural uses. The property will also allow the City to connect the north and south sides of the river in the future.



Management Issues and Recommendations

- Plant additional trees and enhance the site

Bridge Street

Acreage	2.69
Park Type	Natural Area/Open Space
Location	123 W. Bridge Street

Description

This is an undeveloped 2.7-acre waterfront property providing water access to Hayes Lake and the Skookumchuck River. This centrally located site is strategically situated between Fort Borst Park and Rotary Riverside Park and may someday play an important role in trail development along the Skookumchuck River. Minor site improvements would enhance the public's ability to utilize this unique urban open space.



Management Issues and Recommendations

- Provide basic maintenance to ensure public access and safety
- Develop a site plan for the property showing a trailhead
- Plant trees with the vision of future park users in mind
- Develop a trail from Borst Park to Hayes Lake to Riverside Park
- Monitor water quality, invasive aquatic plant growth, and bank erosion associated with natural and manmade impacts at Hayes Lake
- Install picnic tables and other site furnishings



Ed S. Mayes Park

Acreage	.03
Park Type	Natural Area/Open Space
Location	1 st Street and Harrison

Description

A small parcel of land is located at the intersection of First Street and Harrison Avenue adjacent to the bridge over the Skookumchuck River. The parcel was purchased in 1910 and planted with rhododendrons to create a landscaped gateway.



Management Issues and Recommendations

- Provide basic landscaping maintenance

Gold Street Overpass

Acreage	1.23
Park Type	Natural Area/Open Space
Location	753 S. Tower/Gold Street (Approximately)

Description

This grassy area was established in 1968 and expanded in 1973 as a result of the Centralia/Chehalis thoroughfare projects, is located under and adjacent to the Gold Street and Kresky Avenue overpass structures over the railroad tracks at Northrup Street. The site consists of a public street right-of-way that has been landscaped on the west side of the tracks to provide a beautification and entry definition to the downtown from SR 507. The inclusion of adjacent undeveloped street right-of-ways on Hickory Street and Centralia Avenue may increase the recreation potential of this little-used facility. This area is under-utilized and could be considered expendable. In 2023, the city added a dog park to the underpass area adjacent to S. Gold Street.



Management Issues and Recommendations

- Provide basic maintenance to ensure public access and safety
- Consider surplus the three lots for potential development
- Add paved parking with an ADA stall and wheelchair pad inside the dog park

Grand Street Open Space

Acreage	0.31
Park Type	Natural Area/Open Space
Location	1220 Grand Avenue

Description

This property was purchased as part of a FEMA floodplain grant. The site is flat and is required to be maintained as open space in perpetuity. The property is under-utilized and due to its location is difficult to be utilized as a park. This is a property that could benefit from a partnership with the adjacent neighbors for maintenance.



Management Issues and Recommendations

- Provide basic maintenance to ensure public access and safety

Prairie Estates

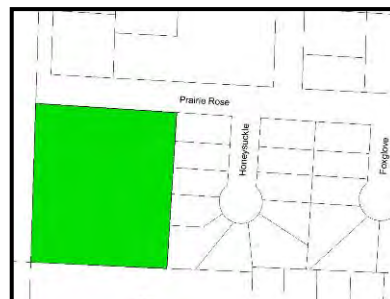
Acreage	2.20
Park Type	Natural Area/Open Space
Location	525 W. Prairie Rose Street

Description

This is a 2.2-acre undeveloped open space with wetlands adjacent to residential development.

Management Issues and Recommendations

- Provide basic maintenance to ensure public access and safety



Plummer Lake (City)

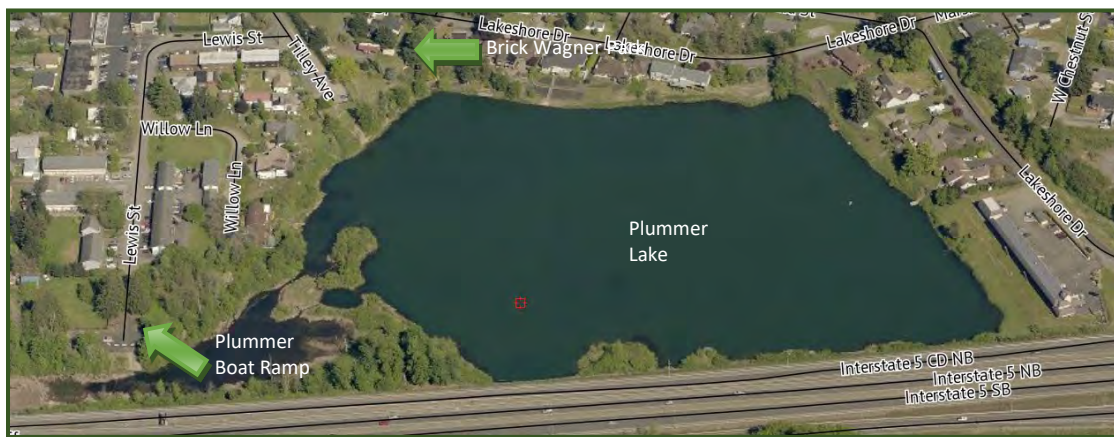
Acreage	14.00
Park Type	Natural Area/Open Space
Location	316 Tilley Drive (approximately)

Description

This property is owned by the City and is adjacent to the WDFW properties and the City's Brick Wagner Park. Most of the fourteen (14) acres are considered to be aquatic and part of the lake.

Management Issues and Recommendations

- Provide basic maintenance,
- Ensure public access to the water
- Monitor water quality and fish habitat
- Consider adding ADA-accessible fishing platforms or piers



Seminary Hill Natural Area

Acreage	76.17 + 6.45 (on eastside of Seminary Hill Road)
Park Type	Natural Area/Open Space
Location	902 E Locost Street

Description

This large urban natural area occupies hilltop property overlooking Centralia, the Chehalis and Skookumchuck River valleys, and the municipal water reservoirs on Seminary Hill Road. The original property holdings consisted of the reservoir lands. The open space area was enlarged in the 1980s with the assistance of the local conservation group Friends of Seminary Hill. A trailhead was later established at the end of Barner Drive, providing public access to the natural area's steep trails, woods, and vistas. The 2.25-mile path system is generally in good condition though some portions are subject to erosion. The development of adjacent private parcels and the presence of invasive non-native plants may impact the natural character of this site.



Many people do not realize that before a group of citizens sharing a love of Seminary Hill came together in the 1960s to save the property, it was nothing more than an unofficial dumping ground for used appliances, rotting sofas and even a beat-up truck! Today it is a special place where people come to hike, bird watch and enjoy the scenery.

Management Issues and Recommendations

- Provide basic maintenance to ensure public access and safety
- Continue to work with the Friends of Seminary Hill to plan and implement park improvements such as removing invasive species, enhancing trails, etc.
- Enhance park signage including adding wayfinding signage from downtown
- Manage and remove invasive plant species
- Enhance trails to reduce hillside erosion and increase user safety
- Consider future land acquisitions to maintain natural site qualities

Amenities

Gravel parking
Interpretive signage
Natural areas
Primitive paths
Picnic shelter
Picnic tables
Site furnishings

Sunrise Estates Open Space

Acreage	24.0
Park Type	Natural Area/Open Space
Location	West of the WDFW game farm and north of the Chehalis River

Description

This undeveloped open space property was donated to the City of Centralia in 2023 by the Sunrise Estates Landowners/HOA. This vacant, wooded property is in the floodway and is undevelopable other than for passive recreational use. The land serves as a vital link in the City's envisioned Hub City Greenways trail along the Chehalis River. The property is accessible through the WDFW game farm located to the northeast of the property.



Management Issues and Recommendations

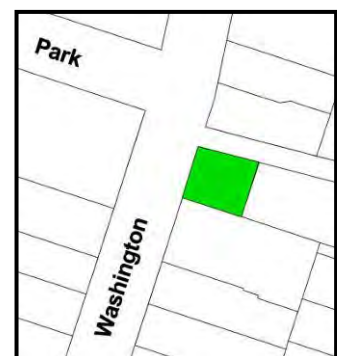
- Provide basic maintenance
- Develop a trail through this property from Borst Park to Galvin Road

Washington Street Park

Acreage	.06 (3,500 square feet)
Park Type	Natural Area/Open Space
Location	226 S. Washington (approximately)

Description

This is a small, 3,500 square-foot parcel located at the corner of Washington and Park Streets. The property is reputedly the site of the original dwelling built by George Washington, Centralia's founder. The original buildings and other historic items have long since been removed from the site. The site's adjacency to single-family homes gives it the appearance of being part of the front yard of a private residence. Other than sentimental value, this site lacks significant historic or recreational values. Centralia should consider long-term ownership issues associated with this unusual parcel and the possible disposal of this property.



Management Issues and Recommendations

- Provide basic maintenance to ensure public access and safety

Wilbur Parkins Park

Acreage	6.13
Park Type	Natural Area/Open Space
Location	300 Meridian Avenue at the Skookumchuck River (approximately)

Description

This waterfront park was originally established in 1972 by a land donation by Wilbur and May Parkins. Additional land was acquired in 1990 to expand park boundaries. This undeveloped 5-plus acre site is located along the banks of the Skookumchuck River at the end of Meridian Avenue. Informal rustic improvements over the years are the result of the site's popularity with the community. This site provides gravel beaches and water access to some of the more secluded stretches of the river.



Management Issues and Recommendations

- Provide basic maintenance to ensure public access and safety
- Consider linking the park to natural areas on the west bank of the river, utilizing abandoned railroad trestle abutments
- Improve parking areas and picnic facilities
- Add trailhead and trail markers
- Develop a launch area for small watercraft river access

Woodland Park

Acreage	3.31
Park Type	Natural Area/Open Space
Location	1220 Woodland

Description

This property was acquired through FEMA monies for the acquisition of properties that are frequently flooded. This property must stay as an open space and cannot be built upon. The city may consider using the Woodland property for flood storage or recreational activities like disc golf, soccer fields and a trail system.



Management Issues and Recommendations

- Provide basic maintenance to ensure public access and safety
- Develop a master plan for the property that includes the adjacent acreage owned by Public Works
- Work with volunteers to add a premiere disc golf course

Contributing: Hayes Lake – Owned by WDFW

Acreage	20.50
Park Type	Natural Area/Open Space
Location	End of W. Bridge Street

Description

This property is owned by the Washington Department of Fish and Wildlife. Most of the property is a lake and has considerable wetlands. It is adjacent to the City's Bridge Street properties.



Management Issues and Recommendations

- Provide basic maintenance with WDFW to ensure public access and safety
- Ensure public access to the water
- Protect water quality and fish habitat
- Consider adding a fountain to improve oxygen levels
- Construct a trail system from Borst Park under Interstate 5 through Hayes Lake to Riverside Park (Implementing the Hub City Greenway Vision)
- Explore City acquisition of property

Contributing: Plummer Lake – End of Lewis Street - Owned by WDFW

Acreage	9.80
Park Type	Natural Area/Open Space & Special Facility
Location	1520 Lewis Street (approximately)

Description

The Plummer Lake Boat Launch is situated on .4 acres of Washington State Department of Fish and Wildlife (WDFW) land located at the end of Lewis Street. This non-motorized boat launch facility was developed in 1995 with the cooperation of the Washington Department of Fish and Wildlife and state grant funds. This park includes a small parking area and restroom, and terrace access to the north end of Plummer Lake.



Management Issues and Recommendations

- Provide basic maintenance to ensure public access and safety
- Work with WDFW to repair the boat launch, remove the pit toilet
- Explore City acquisition of property

4. SPECIAL FACILITIES

Borst Park Fort	
Acreage	N/A
Park Type	Special Facility
Location	Borst Park

Description

The blockhouse was constructed in 1855-56 by the government at the junction of the Skookumchuck and Chehalis Rivers. The blockhouse was built by Captain Francis Goff, Commanding 26 Oregon recruits, with the help of local pioneers (Patterson Luark, James Lum, and Joseph Borst) in the spring of 1856. Logs were cut on the south side of the river, hauled to the stream by Borst with an ox team, floated across the river, and then peeled, scored, and hewed. The



fort's near-perfect dove-tail corners and close-fitting sides are a monument to pioneer axmen skills since nothing other than axes was available to shape the logs.

The blockhouse is traditionally styled. It has the upper portion projecting four to five feet over the lower portion, which was seven feet high and 24 feet square. Originally, the structure had no windows and one door. It featured 12 loopholes for shooting in the upper portion, eight in the lower, and several on the floor of the upper portion which overhung the lower. The loopholes were beveled on the inside to allow a marksman to swing his gun in nearly a 180-degree circuit, instead of being forced to shoot straight ahead. The upper portion had puncheon, or split log, flooring, while the lower portion used the earth as the floor.

Management Issues

- Work with (e.g., replace



and Recommendations

volunteers to repair the Blockhouse rotten logs, repair roof)

Borst Home, One-Room School, & Church Replica

Acreage	N/A
Park Type	Special Facility
Location	Borst Park

Description

In 1854 Joseph Borst married sixteen-year-old Mary Adeline Roundtree. Her family had come west from Illinois in 1852 to settle in Oregon County. Joseph and Mary started their life together in a small cabin on Joseph's farm. After the war, the Borsts returned to their land and moved into the blockhouse that had been built during the war.

Around 1860, Joseph Borst started construction on the house which took two years to construct. This is the Borst Home that still stands, over 150 years later. More than a century ago residents of the area took pride in the stately white mansion which stood on the banks of the Chehalis River near Centralia. It was said Ulysses S. Grant had once stopped to visit there. The great white house with green shutters and a balcony, built in the early 1860s, was the pioneer home of Joseph Borst. It was considered to be the finest house between Forts Steilacoom and Vancouver. In 1921 the City acquired the Borst Home for \$20,000 and later obtained the surrounding 101 acres surrounding the home – now Fort Borst Park.



Management Issues and Recommendations

- Maintain regular cleaning and restoration
- Maintain the roof shingles
- Replace or repair windows (cracked or broken)
- Improve exterior drainage around the home
- Improve security features



Sticklin Greenwood Cemetery

Acreage	12.88
Park Type	Special Facility
Location	1822 Van Wormer (approximately)

Description

Research indicates this cemetery originated in 1863. Pioneer L. J. Sticklin who moved to the area in 1890 was a Swedish cabinet maker who also made coffins. In 1918 the cemetery became Sticklin Greenwood Memorial Park where six generations of Sticklin descendants are buried. This cemetery is historic and is confirmed to be the final resting place of many who served in our armed forces and nearly every war. Those buried here include early settlers as well as veterans of the Civil War, Spanish American War, World War I, World War II, Korea, and Vietnam. The 2019 Washington State Legislature passed legislation that ultimately allowed this abandoned cemetery to be placed with the City of Centralia for care, maintenance, restoration protection, and historical preservation.



Management Issues and Recommendations

- Provide basic maintenance to ensure public access and safety
- Plan 2-3 annual work parties with community volunteers
- Explore funding opportunities for a dedicated cemetery worker
- Install white iron fencing across cemetery entrance and potentially along other property boundaries
- Pave additional roads
- Install new signage (tell of the historical significance, mark cemetery blocks, express rules)
- Improve tree maintenance and landscaping, including planting the driveway with ornamentals and grinding stumps

Washington Lawn Cemetery

Acreage	3.96
Park Type	Special Facility
Location	509 N. Washington (approximately)

Description

This historic cemetery is located within one of Centralia's celebrated downtown residential neighborhoods. Located between Washington and Ash Streets, this four-acre cemetery facility is fully developed and has been maintained by Centralia since 1937. The grounds are in poor condition and lack adequate irrigation, landscaping, fencing, frontage improvements, lighting, and other remedial improvements. Vandalism and settling have deteriorated the condition of some headstones. Many of

Centralia's earliest residents are buried here and recent volunteer efforts have helped document and digitally archive headstone information. Though few historically important personages or headstone improvements are present, this site has the potential to become a historic and visual asset for the city.



Management Issues and Recommendations

- Provide basic maintenance to ensure public access and safety
- Remove dead trees and shrubs

PUBLIC INVOLVEMENT

Since the first Centralia Parks Plan was developed in 1963 it has been updated six times. With each update, the City has conducted a variety of public outreach events to gather feedback and help prioritize park goals and actions. Since 1989, the City has also benefited from having a citizen advisory group, the Parks and Recreation Advisory Board, which meets monthly to bring forward issues of public interest and make recommendations to the City Council. Thus, this Parks Plan is a culmination of decades of public engagement involving potentially thousands of community members.

To produce the 2024-2045 Parks Plan Update, the City conducted the following public engagement activities:

Planning Commission Public Hearing

The Parks Plan is adopted as part of the City's 20-year Comprehensive Plan. Accordingly, the Planning Commission has the role of reviewing the proposed update, holding a public hearing, and making a recommendation to the City Council. The Commission will hold a workshop on the Plan on March 14th and then a public hearing on March 28, 2024. Any highlights?

Parks Board Review and Recommendation

The Parks and Recreation Advisory Board is tasked with recommending the final Parks Plan Update to the City Council. At their monthly meetings between September 2023 and February 2024, the Board held workshops reviewing and updating the Parks Plan vision, inventory, goals and policies, objectives, level of service standards, and capital facilities plan. They also guided the public involvement process, hosted a public open house in November 2023, and reviewed all of the public comments received before making their recommendation to the City Council. The Parks Board's changes are incorporated into this plan.

Public Open House

The Parks Board and staff hosted a public open house on November 13, 2023. Approximately 40 community members attended and had the opportunity to learn about and provide feedback on the proposed draft plan. The public talked to staff and Parks Board members filled out comment cards, added sticky notes to objective boards, and wrote in subsequent emails.

Here are some highlights:

- We need to better market what we have and use QR codes to share more info with the public
- We need to maintain what we have and develop and implement management plans for our existing parks
- Much support for expanding the trail system, including rails to trails and wayfinding signage
- The Hayes Lake trail from Borst Park to Riverside is a priority
- Support for upkeeping the historic Borst Home (including improving security features) and the volunteer programming
- The desire for more trees, shade, color, and natural areas throughout the city
- Lots of energy around reimagining Pearl Street Park

- When asked what elements people liked the most, the STEAM park and sports court received the most votes
- Support for partnerships to develop the park
- Support for a feature that remembers the outdoor pool and the community connections it fostered
- Contrasting views on whether a sports court belongs at Pearl St and/or Gold St Courts

Letters from Elementary School Students

The Parks Board wanted to hear from Centralia youth about their vision for the parks. In response, staff reached out to the principals of Centralia’s public elementary schools, asking for their help to invite elementary classroom teachers to have students write letters to the Parks Board. Students were asked to answer this question: “What kind of playgrounds or other fun stuff do you want to see in Centralia’s parks?” Two elementary classrooms (38 students) from Jefferson-Lincoln and Washington Elementary responded.

Here are some highlights from the students’ letters:

- By far the most desired playground features are a zipline (10 letters included this feature) and bouncing toys (9 letters included this feature)
- Several students also requested climbing and hanging toys and for there to be a variety of swings
- Also mentioned: Bees, food stands/vending machines, mazes and obstacle courses, older kids toys, underground rest area, waterslide, bike area, grills, sandbox, big slides, umbrella toy, see-saw, craft room, monkey bars, tree house

Listening Session for the Hispanic Community

On December 5, 2023, staff hosted a listening session (focus group) for members of the Hispanic community. The purpose was to provide a specific opportunity for Hispanic community members to share how they would like to see the Parks improved over the next 7 years. This was a small gathering of 5 individuals who met at Borst Park, Kitchen #2 for a discussion with questions prompted by a staff facilitator. Councilmember Garibay assisted with inviting participants.

Highlights from the discussion pertaining to parks include:

- Borst Park is very popular with the Hispanic community (as is Shafer Park in the County)
- Appreciate the affordable rental facilities – very popular (Kitchens, etc.)
- More basketball and other facilities for teens are a priority
- Need more playgrounds, things like climbing equipment and games
- Why are there no grills at the picnic areas?
- Would like to see more signage in Spanish in parks and playgrounds – this would help foster a sense of belonging
- A lot of support for the Trail Plan
- The indoor pool is too expensive

Listening Session for People with Disabilities

On December 7, 2023, staff hosted a listening session (focus group) for people with disabilities, their loved ones, and advocates. The purpose was to provide a specific opportunity for community members with disabilities to share how they would like to see the Parks improved over the next 7 years. This was a

small gathering of 7 individuals who met at Borst Park, Kitchen #2 for a discussion with questions prompted by a staff facilitator. Local non-profit Lewis County Accessible Recreation assisted with inviting participants.

Highlights from the discussion include:

- Borst Park is extremely popular with the accessible recreation group (ducks, trails, etc.)
- Need fenced and covered playgrounds - makes it easier because some kids are runners (experience with a child who has autism)
- Borst Park needs some upgrades to become more accessible
 - Lake – It is hard to get down to the lake on a walker, no place to sit and rest
 - Hard to get into kitchens and covered picnic areas due to high lips that trap wheelchairs, round door handles (hard to maneuver in a wheelchair), no nearby ADA parking, pea gravel, loop trail conflicts with cars
- What else can we do to be more accessible?
 - Widen trail at Borst so peds/bikes don't interfere with cars
 - Look at doors and smooth access to get up on shelters, into kitchens, etc.
 - Replace round handle doors with automatic pushbuttons
 - Add more disabled parking
 - Add ADA-accessible fishing features
 - Add more benches so can sit down and rest – sturdy metal benches (not wood) – see designs with bucket seating – some people can't put legs around the seats
 - Playground equipment
 - Install fences for kids who are runners
 - Don't have some toys off to the side, have inclusive play equipment throughout
 - Equipment for different ages
 - More variety of slides, swings
 - Sensory inviting items (good for Autistic kids)
 - Visual boards that use pictures to communicate
 - Spinning toys (good for autism)
- Add more shaded areas
- The splash pad is great but not friendly for electric wheelchairs

Hub City Greenways (Trails) Community Outreach

In September 2023 the City began engaging in extensive outreach to share the vision for Hub City Greenways – the culmination of over one year of planning by the City Council's Housing Committee. The vision includes two main elements to be implemented over several decades: neighborhood activity hubs (part of the Comprehensive Plan land use element) and trails (part of the Parks Plan and Transportation Plan.) The trails portion of the Hub City Greenways vision is included in this Parks Plan.

Outreach included radio spots, newspaper articles, presentations, and one-on-one meetings with local community groups and leaders.

Highlights from the conversations include:

- Broad support for expanding the trail system and the Hub City Greenways vision
- Priority to complete the trail from Borst Park to Bridge St to Riverside Park
- Concern about safety due to encampment activity along trails
- Desire for lighting and possibly police call boxes where it makes sense along trails

- Interest in completing an urban trail that connects Gold Street to Kresgy and trails in Chehalis
- Interest in completing a trail that connects Borst Park to Stan Headwall Park in Chehalis
- Interest in turning the decommissioned (Tacoma Rail) rail by Centralia College that is used for train storage into a trail
- Consider a trail connection between the Sports Hub and the outlet malls/hotels/downtown
- Interest in expanding trail vision in the Cooks Hill area – suggests talking to the Centralia College Foundation about the Robert O’Neill Natural Area
- Talk to Valley View Health Center about their future development on Cooks Hill Rd and how they might contribute to this vision
- The need for bathrooms may be an issue down the road for the trail system
- Needed for urban trail system: visual connection from Centralia College to Main Street and better lighting

Online Survey

Outreach for the plan update began in 2019 but was later paused due to the Covid-19 pandemic. Before the pause, the City conducted an online survey to gauge community member's priorities. Highlights from the survey include:

- Priority to upgrade the playgrounds at Borst and Riverside parks (completed) and the refurbishment of existing facilities before developing any new areas as formal parks.
- Remodeling the outdoor pool;
- Repairing or upgrading the skateboard park at Riverside Park;
- Developing a large splash pad;
- Repairing the Borst Park Fort;
- Paving additional trails in Borst Park; and
- Converting sports fields at Borst Park to artificial turf.

Additional information on public outreach and comments can be found in Appendix C.

NEEDS ASSESSMENT

6A. Assessment of Demand & Need

Establishing priorities for the acquisition, development, and maintenance of park and recreation facilities within Centralia culminates in the planning process. Capturing the hopes and desires of citizens – and finding the resources necessary to meet their expectations – may prove to be a challenging task. Through an analysis of community needs, a six-year capital facility plan is developed to identify and prioritize critical upgrades, improvements, and expansions that can best fulfill the community's needs.

Several methods are available for assessing the demand and need for facilities and services.

- **Definitional Standards** involve a description of the intended use, desired size, or location of the facility.
- **Numerical Standards** involve the numeric quantification of facilities based on community, industry, or professional judgments or computations.
- **Resource Identification** involves facility types that are defined by the existence and nature of the resource itself.
- **Public Input** is the expression of personal and community wants and desires.

The following assessment of demand and need is based on public input and an assessment of current and projected conditions relative to adopted levels of service (numerical standards.)

6B. Overall Parks System Population-Based Standard

Policy P1.2 establishes an overall park system population-based standard of 14.5 acres of parklands per 1,000 residents. Within this, we strive for the following preferred distribution:

- 8.5 acres of Neighborhood and Community Park per 1,000 residents; and
- 6 acres of Natural Areas and Open Space per 1,000 residents.

These benchmarks are to ensure Centralia has adequate natural and recreational lands to serve our population as it grows over time. Centralia's overall park system standard (14.5 acres/1,000 residents) is above the median for cities our size; the median is 13 acres per 1,000 residents according to a. (NPRA's report does not provide comparable city data broken down for neighborhood/community parks or open space.)

Fortunately, Centralia's park system is robust and easily accommodates our overall standard. As shown in Table 4, in 2023 the City has a surplus of 120 acres of park and open space and is projected to have a surplus of 39 acres by 2045 assuming no additions or loss of parklands. However, this surplus is attributable to a large inventory of open space and natural areas. When only considering the neighborhood/community parks standard of 8.5 acres per 1,000 residents of neighborhood and community parks we have a deficit of 17 acres in 2023 and 64 acres in 2045.

6C. Neighborhood and Community Parks

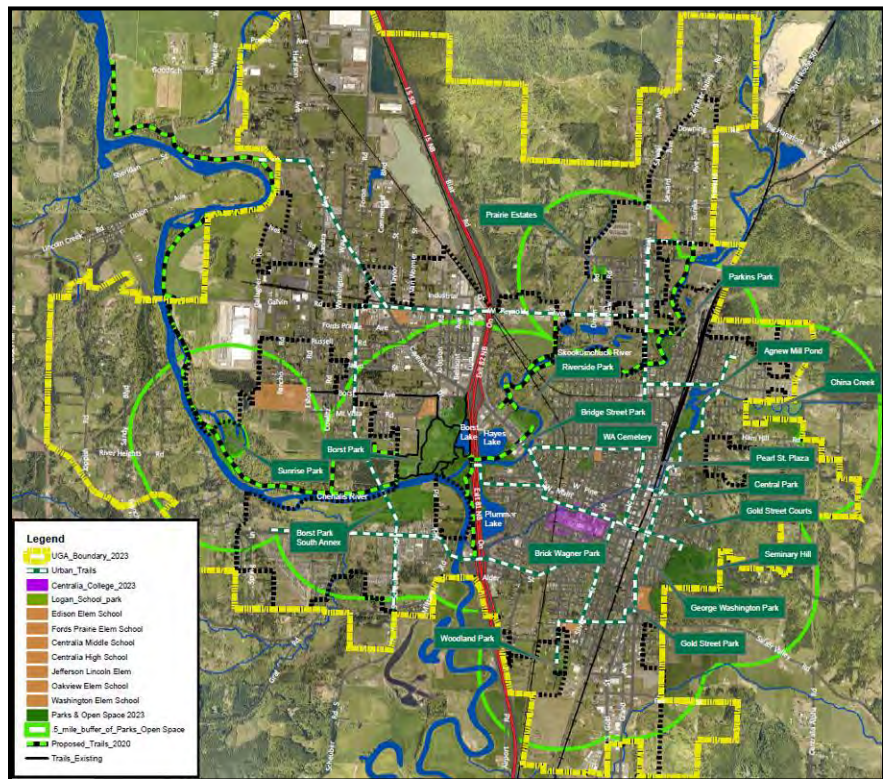
Neighborhood and Community Parks provide active and passive recreational opportunities and have been strongly supported by residents. The City of Centralia is fortunate to have two large community parks in its inventory (Fort Borst and Riverside) to support a range of sports activities and community gatherings. However, the number and size of neighborhood parks throughout the city and urban areas are limited, and the location of those facilities leaves several gaps in the park system where newer residential areas are underserved.

NA Table 1: Neighborhood & Community Parks: Acreage Assessment

	2006	2014	2023	2045 Est.
Population	15,400	16,600	18,400	24,000
Acreage*	213.9	213.9	139.07	139.07
Proposed Acreage Standard	8.5/1000	8.5/1000	8.5/1000	8.5/1000
Current Level of Service (LOS)	13.89/1000	12.89/1000	7.56/1000	5.79/1000
Net LOS to Standard	5.39/1000	4.39/1000	(0.94)/1,000	(2.71)/1000
Acreage Surplus/(Deficit)	+83 acres	+72.8 acres	(17.33) acres	(64.93) acres
* The decrease in the total # of acreage from 2014 to 2023 is due to the removal of count Centralia School District properties from the overall inventory.				

This plan continues to follow the standard of having 8.5 acres of neighborhood and community parks per 1,000 residents, which was first adopted in 2006. Table 1 identifies existing and projected acres of neighborhood and community parks compared to that standard. At present, the city doesn't own sufficient neighborhood and community parkland to meet the population-based demand, with a deficit of around 17 acres. As the city grows in population and if no additional lands are purchased or disposed of for this facility type, the city will have a larger deficit of close to 65 acres in 2045.

Additionally, in reviewing the distribution of existing neighborhood and community parks, gaps occur in the coverage and indicate that residents from numerous areas must travel more than one-half mile to a neighborhood park. Policy P1.3 establishes a standard for all residents to be within one-half mile of any park or open space. The adjacent map illustrates the application of the one-half-mile distribution standard on existing parks.



Once we overlay parks/open space and contributing properties like the school properties, a clear picture emerges of where the city should consider acquiring additional neighborhood or community parks to meet the future acreage demand. The City has done a commendable job in ensuring that park and open space areas are within a ½ mile of City residents. The area within the city limits that is lacking is in the north area of Waunch Prairie and the south towards the



Scammon Creek neighborhoods. If the Centralia Schools were included as contributing properties in the half-mile buffer additional areas are covered especially in the Fords Prairie and Waunch Prairie neighborhoods.

If we include Urban Growth Areas (UGA) that will one day be annexed into the City, additional areas need to be included:

1. Davis Hill and far north Waunch Prairie neighborhoods;
2. Ford Prairie neighborhood specifically the Foron Road and north Harrison;
3. Cooks Hill neighborhood specifically in the River Heights and Joppinish areas; and the
4. Scammon Creek neighborhood in the south area of the city.

6D. Natural Areas and Open Space Corridors

Natural areas and open space corridors include those unique resource lands such as forests, wetlands, hillsides, or riverbanks that provide a buffer from development, connectivity across the landscape, and passive outdoor

experiences. Seminary Hill is Centralia's largest individual natural area with the Agnew Pond/China Creek being the second. Several smaller, isolated open spaces are dotted across the city.

NA Table 2: Natural Areas & Open Space: Acreage Assessment

	2006	2014	2023	2045 Est.
Population	15,400	16,600	18,400	24,000
Acreage	82.3	152.69	250.21	250.21
Proposed Acreage Standard	6.0/1000	6.0/1000	6.0/1000	6.0/1000
Current Level of Service (LOS)	5.34/1000	9.20/1000	13.60/1000	10.43/1000
Net LOS to Standard	(.66)/1000	3.20/1000	7.60/1,000	4.43/1000
Acreage Surplus/(Deficit)	(10.1) acres	+53.09 acres	+139.78 acres	+ 106.18 acres

This plan continues to follow the standard of having 6 acres of Natural Areas and Open Space Corridors per 1,000 residents, which was first adopted in 2006. In reviewing the current inventory, an excess of 139 acres exists today, which will decrease to 106 acres by 2045 assuming no additional acquisitions or reductions and population projections don't increase above the projected 24,000.

6E. Trails

In the 2014 Parks Plans the City adopted a service standard of a one-half mile per 1,000 residents for trails throughout the community in response to consistently strong support since the 1991 Parks Plan.

As Table 3 illustrates, the city had a deficit of 5.6 miles of trails to the proposed standard in 2006. The number of trails increased in the City by 2.5 miles from 2006 to 2014 with the addition of trails in Borst Park and the

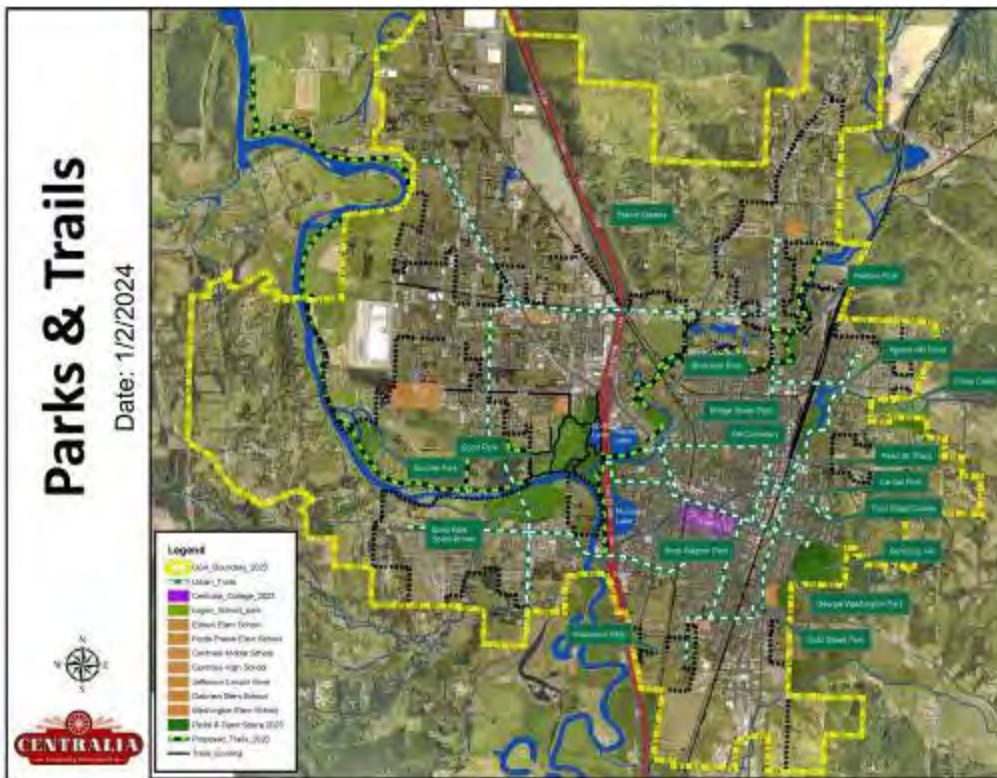
NA Table 3: Trails-Mileage Assessment

	2006	2014	2023	2045 Est.
Population	15,400	16,600	18,400	24,000
Current Miles in Trails	2.10	4.60	8.39	8.39
Proposed LOS Standard (miles)	.5/1000	.5/1000	.5/1000	.5/1000
Level of Service: Miles required	7.7 miles	8.3 miles	9.2 miles	12.0 miles
Percent to Standard	27%	55%	91%	70%
Mile Surplus/(Deficit)	(5.6) miles	(3.7) miles	(.91) miles	(3.61) miles

Discovery Trail. The city increased the number of trails from 2014 to 2023 by adding 3.8 miles of trails along Agnew Mill Ponds, Seminary Hill, and an urban trail on Borst Avenue. The need for an additional 3.6 miles of trails by 2045 will be required to meet the adopted level-of-service standards. This should be met with the major focus on the City's Hub City Greenways initiative, which plans for an additional 26.15 miles of urban and nature trails throughout the city.

[illegible][illegible]

- [illegible]



6F. Level of Service Summary

Table 4 summarizes the acreage demand through 2045 for the entire Centralia Park system. Projects listed on the accompanying capital facilities plan attempt to ameliorate some of the current and projected deficit.

Table 4: Surplus & (Deficit) Summary by Facility Type				
	2006	2014	2023	2045 Est.
Population	15,400	16,600	18,400	24,000
Neighborhood/Community Parks Acreage Surplus/(Deficit)	+83* acres	+72.8* acres	(17.33) acres	(64.93) acres
Neighborhood/Community Parks Acreage Surplus/(Deficit) includes Contributing Property (CSD Logan Park)			(15.42) acres	(63.02) acres
Natural Areas & Open Space Acreage Surplus/(Deficit)	(10.1) acres	+53.09 acres	+139.78 acres	+ 106.18 acres
Natural Areas & Open Space Acreage Surplus/(Deficit) includes Contributing Properties owned by WDFW (not including cemeteries)			+170.08 acres	+136.48 acres
Combined Parks & Open Spaces on all city properties at the rate of 14.5/1,000 (not including cemeteries)	+72.9* acres	+125.89*	+120.57 acres	+39.37 acres
Combined Parks & Open Space at the rate of 14.5/1,000 including cemeteries, and all Contributing Properties (CSD Logan Park, WDFW)			+171.53 acres	+90.33 acres
Trails: Mile Surplus/(Deficit)	(5.6) miles	(3.7) miles	(.91) miles	(3.61) miles
*Included Centralia School District properties in Neighborhood/Community parks in 2006 & 2014 but not in 2023 and 2045.				

6G. Recreation Programs

Before 2023, Centralia offered a range of recreation programs for its residents including league and pick-up sports, educational programs, and activities for children, teens, and adults. In 2023, due to budget constraints, the City stopped directly providing recreation programs but instead focused on providing facilities that can be used by other agencies for recreational opportunities. The City also continues to partner with other local agencies as a means to maximize participation and manage costs. One example is the indoor pool, which the City helps fund along with Thorebeckes and the Centralia School District. The City continues to partner with organizations like Centralia School District, Little League, Twin Cities Babe Ruth, American Legion, and Centralia Youth Soccer to provide recreational opportunities.

The City will continue to provide and maintain an array of facilities with affordable rental costs that serve a wide array of community activities and needs. Activities such as the coed softball league and Twin City slowpitch continue to utilize City facilities. In 2023, the City will partner with Skyhawks Academy to run a summer day camp in Borst and Riverside Parks; if this pilot is successful the program may be expanded in future years to serve additional families with a greater variety of recreation offerings during summer months. This plan retains vision and goals around the City of Centralia offering a slate of recreational programming when it once again has the resources to do so.

6H. Overall Future Need

The following points, which refer to findings from public engagement and analysis of conditions relative to adopted levels of service summarize the demand for park facilities and recreation programs:

- The development of additional trails is consistently a high priority for the community;
- Adding new Neighborhood/Community Parks is a priority if we are to keep up with the adopted level of service standards (this can be achieved through acquisition, shared use partnerships, and in some cases upgrading existing open space to park status);
- Upgrading and developing facilities so that they are accessible to people with disabilities is a vital need;
- Community members would like the City to focus on maintaining what we have. Maintenance of the existing parks ranked as the second-highest priority in the 2019 community survey and the sentiment was often repeated during the 2023 public process.
- Exploring options to expand staffing and budget for the Parks Department will be important to fully implement this plan.

It is worth noting that survey respondents in 2019 favored the upgrading of the playgrounds at Borst and Riverside parks (completed) and the refurbishment of existing facilities before developing any new areas as formal parks. This point becomes significant as periodic budgeting attempts to align with overall system demands. Other priorities identified through public engagement included:

- Reimagining Pearl Street Memorial Plaza
- Repairing or upgrading the skateboard park at Riverside Park;
- Offering a greater variety of all-ages playground equipment;
- Incorporating Spanish language signs into parks and playgrounds;
- Repairing the Borst Park Fort;
- Paving additional trails in Borst Park; and
- Converting sports fields at Borst Park to artificial turf.

TRAIL PLAN

7A: Current & Projected Demand

Trails are an important component of any parks and recreational plan. They are the physical manifestation of the “connectivity” envisioned for our parks and recreation facilities. Over the years and throughout the Centralia Parks, Recreation, and Open Space planning process, the interest, and demand for new and improved trail facilities has been very strong.

Trails rank as a consistent priority for Centralians. Based on online surveys conducted in 2014 and 2019 and subsequent public feedback in 2023, residents want to see additional trails constructed in the City. In the 2006 Plan, when residents were asked about facility preferences to fill their recreational needs, nearly two-thirds of respondents (61%) favored an extended trail system connecting creek systems with existing trails. This sentiment is corroborated in multiple rankings where the installation of trails and walking paths was identified as the highest priority. In 2019, 65% of community members responding to an online survey said expanding the trail system is a priority. Separately, survey responses indicate a high level of support for trails that follow river systems and natural areas, and connect to other existing facilities, as the following table illustrates.

Trail Facility Types	Importance	Response Average
Trails along rivers	87%	4.29
Trails connecting parks to other parks	78%	4.13
Trails in more forested more natural areas	74%	4.10
Trails connecting neighborhoods to workplaces, etc.	71%	3.97
Water trails for non-motorized boat use	61%	3.61
Trails for equestrian use	19%	2.65
Source: 2007 Centralia Parks Plan Survey		

extended trail system connecting creek systems with existing trails. This sentiment is corroborated in multiple rankings where the installation of trails and walking paths was identified as the highest priority. In 2019, 65% of community members responding to an online survey said expanding the trail system is a priority. Separately, survey

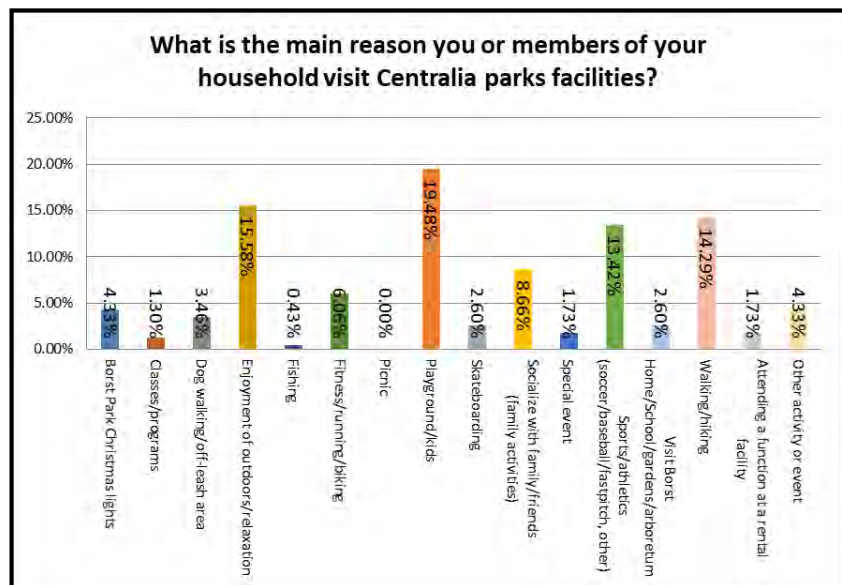
responses indicate a high level of support for trails that follow river systems and natural areas, and connect to other existing facilities, as the following table illustrates.

In the 2019 Centralia citizens survey, using the playground was the number one reason people utilized city parks followed by enjoyment of the outdoors, walking/hiking, and then sports activities in fourth.

According to the 2019 survey, 34% of the people who

responded used the trails at least 2 times a month, 16% used the trails at least weekly, and another 32% used the trails mainly in the summer months.

Twelve percent of the survey respondents also said that trails should be the most important priority and 52% said it was a top priority, but not the most important.





7B: Hub City Greenways

In 2023, following a year-long planning process, the City began community outreach around a Hub City Greenways vision. The vision involves two key elements 1) neighborhood activity hubs serving as places for people to connect and engage, and 2) a connected trail system that winds around the city to connect neighborhoods, natural areas, and destinations. The vision is a culmination of years of community support for trails so it is not surprising that it has been received favorably by the public.

Centralia residents love our small-town feel. Hub City Greenways is part of the City's overall vision to take advantage of growth to create positive change while retaining our small-town feel and the community connections so important to us. Other areas of the Comprehensive Plan will incorporate planning for the neighborhood activity hubs, while this Parks Plan expounds upon the trail portion of this vision.

As of 2023, the City has approximately 8 miles of trails, and these are popular attractions. Hub City Greenways envisions another 25 miles of trails in the city. These paths will connect neighborhoods to downtown and other mixed-use areas while providing alternatives to vehicle transportation.

Two generalized types of trails are envisioned:

1. Nature trails that weave along our waterways
2. Urban trails are essentially enhanced arterials and collector streets, with wide sidewalks, curbs, gutters, streetlights, and in some cases bicycle lanes.

A stylized map depicting locations for the envisioned trails is below.



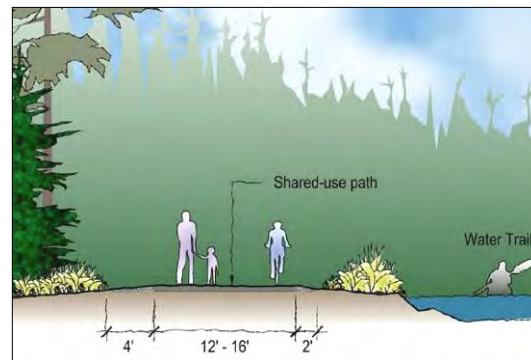
Nature Trails

These weave along our rivers and lakes, with significant stretches along the Chehalis and Skookumchuck rivers. A history of flooding in Centralia has caused some community members to think of waterways as our enemy. Historically, we've turned our backs to our waterways by piping them, facing buildings away from them, and letting them disrupt our lives. Waterways should be viewed as assets. With Hub City Greenways we plan to convert our waterways into multi-use recreational paths that will provide alternatives to vehicles and allow water to rise and fall without inflicting damage. The City is working with the Office of the Chehalis Basin (OCB) and others to obtain flood-prone lands for this purpose.

There are short and mid-term opportunities to obtain land and easements along the Chehalis River. This is because significant land area along the river is owned by government entities (WDFW and the Port of Centralia), entities that may be more amenable to developing trails for public enjoyment than private land owners. Working to obtain these rights is a priority within the 6-year capital facilities plan.

Obtaining land and easements to develop the Skookumchuck trail will take longer, due to the many small, private landowners involved. Obtaining these rights over the next 6 years will be opportunity-driven as the City and OCB work together to obtain land in the floodway.

Hayes Lake also has an envisioned trail that is a top priority for development within the 6-year capital facilities plan. At the time of drafting this plan, the City is in negotiations with the State to obtain property owned by WDFW (the lake and adjacent land). Within the 6-year planning horizon, further planning and design will be conducted and the trail is planned to be developed.



Trail Classification: Regional Trail

Urban Trails

Urban trails are essentially enhanced arterials and collector streets, with wide sidewalks, curbs, gutters, streetlights, and in some cases bicycle lanes. The vision is that these would be specially marked and provide safe options for people to get around the city without a car. These trails will be captured in the Transportation Master Plan.

Significant stretches of these trails are already identified in the City's Transportation Improvement Plan (TIP), with design and engineering already underway. This includes:

- The Harrison/Reynolds Project: will improve more than 3 miles of Harrison & Reynolds Avenues between Goodrich/Kuper Rd & and Pearl Street (SR 507).
- The Westside Connector: will create a complete street corridor along Scheuber Rd between State Route (SR) 6 & the Ives Road/Harrison Avenue intersection. This project will include a bridge with shared pedestrian and bicycle pathways across the Chehalis River, providing an excellent recreation opportunity in addition to a vitally improved connection to medical services.

Both projects are being done in partnership with Lewis County which will include improved streets, new sidewalks, and bike lanes, establishing pivotal connections for our growing community.



Trail features

The trail system is envisioned to include signage for promotional and neighborhood identity purposes. The public has also provided consistent feedback that safety features, such as lighting, will be important. While the City may choose not to add lighting to the nature paths due to wildlife impacts, it will be important to consider appropriate safety features.

Trail Maintenance

Maintenance of trails includes watching for and addressing hazards such as rotten or fallen trees and vegetation management. Keeping an eye on facilities, picking up debris, and ensuring pathways are clear for walkers will be an ongoing need. If garbage cans are provided at trailheads, regular garbage pick-up will be required. As the City adds more assets to its park system, it needs to consider adding additional staff. Current staffing levels are not adequate to maintain an extensive trail system.

7C: Trail Classification Guidelines

To provide an appealing, safe, accessible, economical, and diverse trail system, trail standards and classifications should be developed.

Regional Trail: Paved, shared-use, long-distance linear trail corridors for the exclusive use of pedestrians, bicycles, and other approved trail users. Regional trails are typically 12'-14' wide with a 2' wide gravel shoulder on both sides. An example of a regional trail would be proposed facilities along the Chehalis River.

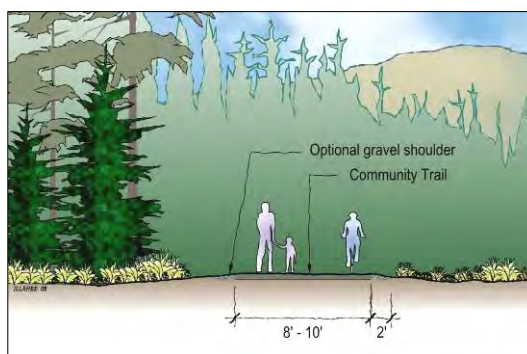
Community Trail: Paved, shared-use trails typically found within community parks or linking park facilities. Community trails are typically 8'-10' wide. The paths within Fort Borst and Rotary-Riverside parks are examples of community trails in Centralia.

Rustic Trail: Earthen or soft-surface trails with limited horizontal clearances and challenging grades and obstacles. Providing accessibility and regular facility maintenance are issues typical of this type of trail. Rustic trails vary in width and surfacing. The trails on the Seminary Hill Natural Area are considered rustic trails.

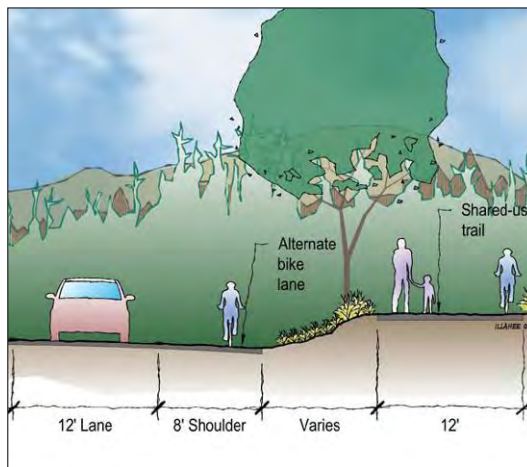
Water Trail: Navigable non-motorized and motorized waterways appropriate for canoe, kayak, and other boating. Providing launch facilities and non-motorized boat access points are important considerations in water trails.

Bike Routes and Sidewalks: Typically associated with the transportation system, these linear paths are heavily used within urban areas and should be included in trail planning efforts. Sidewalks are usually 5 feet wide but if constructed as a trail will be 8 to 10 feet in width. A good example of this is the new trail constructed on Borst Avenue going from the Centralia Middle School to the high school.

Rail-to-Trail: Rail-to-trail and rail-with-trail projects continue to gain momentum in communities throughout Washington. The old Tacoma Line Railroad should be studied to assess the feasibility of creating a partnership for the development of a rail-to-trail if the opportunity arises. The railroad cuts through the middle of the community and could connect Centralia and Chehalis in the future.



Trail Classification: Community Trail



Trail Classification: Bike Lane & Regional Trail

7D: Trail Support Facilities

Trailhead: Full-service facility that supports trail access and user comfort. Trailheads typically include paved parking areas, restroom facilities, drinking fountains, bike racks, benches, picnic tables, and wayfinding/interpretive signage.

Trail Access Point: Primitive trail facilities that provide access along a trail corridor. Typically located between trailhead facilities and may include limited parking, signage, and site furnishings such as benches and waste receptacles.

Parks: May provide access to a variety of trail types. Parks serve larger recreational needs but typically provide facilities that support trails and paths within a park or connect other nearby recreation facilities.

Trail Crossings: Crossings exist when trails intersect with roadways and other trail corridors. Trail crossings have the potential for a high level of conflict between motorists and trail users if not properly planned and designed.



7D: Funding

The Land and Water Conservation Fund (LWCF) is a federal government program administered through the Washington Recreation and Conservation Office that provides funding to assist in preserving, developing, and assuring accessibility to outdoor recreation resources including but not limited to parks, trails, wildlife lands and other lands and facilities desirable for individual active participation. The distribution of LWCF funds must be guided by a current state comprehensive outdoor recreation plan (SCORP). Washington's plan identifies three broad priority areas to be addressed by LWCF funds. The state's first priority area is focused on community-based trails, highlighting:

“Community-based trails serving multiple benefits including recreation, the encouragement of physical activity and transportation.”



The reasons, according to Washington State, for identifying trails as a top priority area include:

- High participation in walking, bicycling, and other trail-related activities;
- The Centers for Disease Control and the Washington State Department of Health physical activity data and subsequent findings concerning obesity and related health issues;
- Accompanying recommendations for providing community trails and paths as a cost-effective means of addressing these problems;
- Department of Transportation (WSDOT) efforts to provide a suite of options to address mobility; and the
- Need to maximize effectiveness in investments of state funds.

7F: Trail Cost Estimates

Trail construction costs can vary due to a variety of factors, including local conditions, trail type (use mode), and support services that will be included, as well as market factors impacting the cost of labor and goods. This cost analysis, therefore, is a general guideline for the preliminary estimation of trail costs. More detailed cost estimation should be performed at other points in the trail implementation process, particularly at the time of the funding application, during preliminary design, and before bidding for construction.

This estimate does not take into consideration land acquisition costs which can vary greatly depending on location, environmental constraints, and the property owner.

Table 7.3 Estimated Cost for Non-Motorized Multi-Use Trails in 2023*: Asphalt Surface, 10-foot Width					
Trail Element	Unit	Price per unit	Element width	Units per mile	Trail cost per mile
Clearing and Grubbing	Acre	\$3,060.00	14-feet	1.7	\$5,202.00
Grading	Mile	\$4,560.00		1	\$4,560.00
Granular sub base	Sq. Ft.	\$.60	12-feet	63,360	\$38,016.00
Asphalt	Sq. Ft.	\$1.56	10-feet	52,800	\$82,368.00
Seed/mulch	Acre	\$2,448	4-feet	.5	\$1,224.00
SUBTOTAL					131,370.00
Other costs	10% of the trail cost				\$13,137.00
Contingency	15% of the trail costs				\$19,705.50
Total Cost Per Mile					\$164,212.50
*Estimated Cost for Non-Motorized Multi-Use Trails for 2023 is based on the trail cost from 2019 with updated dollar amounts.					

7B: Trail System Goals

Local and statewide trends support the growing demand for trail facilities in the city of Centralia. This plan acknowledges that trails, both land and water, are an integral component of the recreation and open space system. In addition to local benefits, the trail system of Centralia may serve as a critical link to county lands and waterways and a future statewide system of trails traversing Washington.

Throughout the planning process in 2023, 2019, 2014, and also in 2007, the community expressed interest in developing a full range of trail types. Priority trail projects were typically associated with existing park facilities and stream and greenway corridors within the city limits. This was the impetus for Hub City Greenways.

Centralia Trail Highest Priorities:

- Establishing a trail between Fort Borst Park and Rotary-Riverside Park, including the construction of a bridge over the wetlands at Hayes Lake;
- Acquiring and developing a regional trail system along the Chehalis River that goes from Fort Borst Park to the Discovery Trail at the Wastewater Treatment Plant at Goodrich Road.
- Completing the Harrison/Reynolds and Westside Connector “urban trail” projects. As part of the Westside Connector project, it is a high priority to construct the bridge over the Skookumchuck River connecting Borst Park and Mellen Street trail systems.
- Addressing safety along trails



CAPITAL FACILITIES PLAN & IMPLEMENTATION MEASURES

Capital Projects: A 6-Year Outlook

The Capital Facilities Plan (CFP) lists all park and facility projects considered for the next 20 years (see Appendix A). Below is the list of Capital Facilities Projects for the next 6 years that are considered “high priority” and should be completed by 2030. The projects are listed on the following pages by name, type of improvement, funding source, and estimated cost. The CFP also lists the total amount of funding for each funding source by year.

Summary of Projects (2024-2030)

Projects	Estimated Cost
Various Facilities	\$ 144,000
Community Parks Projects	\$ 10,485,000
Neighborhood Parks Projects	\$ 3,010,000
Trails and Greenways	\$ 2,815,000
Natural Areas and Open Spaces	\$ 185,000
Special Facilities	\$ 4,029,000
Acquisitions	TBD
TOTAL ESTIMATE	\$20,668,000

Funding by Source (2024-2030)

Funding Source	Estimated Cost	Percentage
General Parks Operating Budget	\$ 225,000	1%
Special City Funds	\$ 3,710,000	18%
Secured Donations	\$ 324,000	2%
Secured Grants	\$ 339,000	2%
Unspecified Grants (50% project cost)	\$ 8,035,000	39%
Unspecified 50% Local Match for Grants	\$ 8,035,000	39%
TOTAL ESTIMATE	\$20,668,000	100%

General Parks Operating Budget comes from the General Fund and includes funding for small maintenance or improvement projects

Special City Funds include allocated American Recovery Plan Act (ARPA) allocated to Borst Sports Field turf and lights, Real Estate Excise Tax (REET) set aside for the ULC Gym/Clubhouse, and available Borst Construction and Park Improvement Funds. Reserves within the latter two funds respectively are approximately \$110,000 and \$67,000 in 2024.

Secured Donations include a donation from Helen Holloway for Greenwood Cemetery, Twin Cities Sports Commission for projects in the Borst Park sports complex, The Rotary Foundation for Riverside Park, and donated timber for the Blockhouse.

Secured Grants include a Recreation Conservation Office (RCO) Local Maintenance Grant for Borst Park and Department of Natural Resources Forestry Grants for Riverside and Bridge St Parks and Borst Park.

Parks 6-Year Capital Projects			Short = 2024-2026 Mid = 2027-2030 *Denotes project underway in 2024		Where planning & design are the first steps the construction costs may vary greatly. * Denotes secured grant funding	
#	Facility	Project Name	Priority	Timing	Estimated Cost	Funding Source
Various Facilities						
1	All parks	Replace worn park entrance signs	High	Short - Ongoing*	\$ 4,000	CSD Shop Project, Gen Parks Budget
2	All parks	Replace/repair aged and worn picnic tables, & benches. Add ADA furnishings.	High	Short - Ongoing*	\$ 20,000	Gen Parks Budget
3	Parks maintenance	Obtain a new bucket truck for the Parks Department	High	Short*	\$ 45,000	TBD (Undesignated Fund Balance?)
4	Borst and Riverside parks	Conduct an ADA assessment of Borst and Riverside Parks and follow up with needed ADA improvements	High	Short	\$ 5,000	Gen Parks Budget
Total Cost					\$74,000	
Community Park Facilities						
6	Borst Park	Hazard Tree Assessment, pruning and planting (Park and Arboretum)	High	Short*	\$ 60,000	DNR Grant*
7	Borst Park	Install Turf - Infields of Wheeler and Field 2	High	Short*	\$ 1,450,000	City ARPA Funds
8	Borst Park	Install quality semi-permanent fence for Fastpitch on Field 2	High	Short*	\$ 60,000	Donation from Twin Cities Sports Commission
9	Borst Park	Install new stadium lights - Wheeler	High	Short*	\$ 350,000	City ARPA Funds, Sports Commission, Gen Parks Budget
10	Borst Park	Wheeler Stadium Repairs (new stadium seating, replace rotten wood, upgrade restrooms)	High	Short*	\$ 80,000	RCO/LPM Grant*
11	Borst Park	Arboretum Improvements and public information (tree ID plaques, public signage)	Medium	Short*	\$ 40,000	DNR Grant*
12	Borst Park	Renovate Main Restroom Building (new fixtures, paint building)	Medium	Short*	\$ 14,000	RCO/LPM Grant*
13	Borst Park	Install new stadium lights - softball field	High	Short-Mid	\$ 1,500,000	Grants (Unspecified) with local match
14	Borst Park	Borst Lake Water Quality Improvements (install a fountain, raise water levels)	High	Short-Mid	\$ 50,000	Grants (Unspecified) with local match
15	Borst Park	Obtain a small utility vehicle and water tank to improve irrigation in the Arboretum and Rhododendron Garden	High	Short-Mid	\$ 10,000	Gen Parks Budget or Donation
21	George Washington	Repair/Replace park lights	High	Short	\$ 18,000	Gen Parks Budget
22	Riverside	Develop and implement a tree-planting plan	High	Short*	\$ 35,000	DNR Grant*
23	Riverside	Improve the disc golf course	Medium	Short*	\$ -	Donation
24	Riverside	Renovate Restroom	High	Short	\$ 60,000	Rotary/City

26	Gold Street Courts	Repair cracks in the court surface	High	Short-Mid	\$ 8,000	Gen Parks Budget or Grants (Unspecified)
Total Cost					\$ 3,735,000	
Neighborhood Park Facilities						
27	Gold Street Courts	Complete planned pickleball and basketball courts	High	Short-Mid	\$ 5,000	Gen Parks Budget or Grants (Unspecified)
28	Gold Street Courts	Install a handball court	High	Short-Mid	\$ 5,000	Gen Parks Budget or donation (Unspecified)
29	Veterans Memorial (Pearl St)	Develop and Implement master plan Planning & Design/ Construction	High	Short*	\$ 2,000,000	Grants with local match, Donations (Unspecified)
30	Logan Park	Park improvements Planning & Design/ Construction	High	Short-Mid	\$ 1,000,000	Grants and Donations (Unspecified)
Total Cost					\$ 3,010,000	
Natural Areas/Open Spaces						
31	Seminary Hill	Add ADA accessible parking stall	High	Short*	\$ 10,000	Park improvement fund
32	Seminary Hill	Invasive Ivy Removal	High	Short	\$ 20,000	DNR Grant (pending, for Friends of Seminary Hill)
33	Bridge St	Develop and implement a tree-planting plan	Medium	Short*	\$ 90,000	DNR Grant*
34	Hayes Lake	Add ADA-accessible fishing platforms or piers	Medium	Short	\$ -	See Hayes Lake Trail
Total Cost					\$120,000	
Special Facilities						
39	Borst Park	Upgrade security at Borst Home (new cameras, locks)	High	Short	\$ 2,000	Gen Parks Budget
40	Borst Park	Repair rotten timbers on Blockhouse	High	Short*	\$ 5,000	Donated timber and labor
43	Greenwood Cemetery	Continue restoration of vaults	High	Annually*	\$ 104,000	Legislative Appropriation Helen Holloway Donation*
44	Gold St Dog Park	Add ADA accessible parking stall	High	Short*	\$ 10,000	Park improvement fund
46	Greenwood	Replace landscape bushes along drive aisles	Medium	Short	\$ 5,000	Helen Holloway Donation*, Grants
Total Cost					\$ 126,000	
Trails and Greenways						
C	Hayes Lake Trail	Skookumchuck River; Hayes Lake; Borst Lake	High	Short		Grants; Local Funds; Currently trying to identify funds for planning and design. With that, we can more easily get funding for trail development project
D1	Skookumchuck River Trail: Roanoke Development)	Skookumchuck River	High	Short		A private developer will construct a section of the trail
G	Harrison/Reynolds; Urban Trail	Harrison Ave and Reynolds Ave (from Goodrich/Kuper Rd and Pearl St)	High	Short-Mid		TBD; grants, local funds
H	Westside Connector	S and N Schubert Rd (from SR6 to Ives Rd & Harrison Ave intersection)	High	Short-Mid		TBD; grants, local funds
H1	Westside Connector: Phase I	N Schubert (Galvin Rd to Mt. Vista)	High	Short Design=2024 Const=2025		TBD; grants, local funds
H2	Westside Connector: Phase II	Bridge crossing the Chehalis River between Cooks Hill Rd and Mt Vista Rd. Also includes connecting Schubert Rd to Reynolds Rd	High	Mid		TBD; grants, local funds
I	Oakview School Trail		High	Short-Mid		TBD; grants, local funds

I1	Oakview School Trail: Phase I	E Oakview Ave (from Pearl St to end of School)	High	Short Design & Eng = 2024; Construct: 2025; Completed 2026		TBD; grants, local funds
L2	N. Gold Street Trail: Phase II	N Gold St (6th to Maple)	High	Short		TBD; grants, local funds
N	Seminary Hill Access Trail	Seminary Hill Rd (Maple St. to Bryd St.)	High	Short		TBD; grants, local funds; mitigation fees
R	Washington School Trail		High	Short		Grant fund, local funds; Safe Walking Route to School (Washington) Grant funding awarded

The City's Capital Facilities Plan for all parks, recreation, trails, and other facilities that are planned from 2024-2045 can be found in Appendix A. It rates each project based on priority, timeline, estimated cost, and potential funding source.

Implementation Strategies

Several strategies exist to facilitate the continuation and expansion of service delivery for the Centralia Parks & Recreation Department. However, clear decisions must be made in an environment of competing interests and limited resources. Partnerships and the strong will of the community will bring many of the projects listed in this report to life. A brief synopsis of the past budget cycles will set the context for the discussion to follow.

Budget Appropriations: Historic

Historical data shows that the Parks and Recreation Department's operating budget was a significant component of the overall city's budget (16.3% in 1995 & 10.30% in 2020). The budget has been relatively static since that time frame and continues to be around 9-10% of the City's overall budget since 2000. Given that the operating budget for the department has been limited the Parks and Recreation Department does very limited large projects and looks for partnerships to complete large projects. For example, in 2009 the City joined with the Lewis County Public Facilities District and Centralia School District to construct the Quad and new tennis courts adjacent to Borst Park. In 2022, the City worked with the Centralia Rotary Club to construct a new playground at Riverside Park as well as other improvements.

	2007 Actual	2014 Actual	2021 Actual	2022 Actual	2023 Adopted	2024 Adopted
City General Fund Budget	\$10,807,940	\$9,393,992	\$12,227,047	\$11,723,749	\$12,647,975	\$12,723,770
Parks & Rec Budget	\$ 1,023,170	\$ 975,844	\$1,158,625	\$1,175,664	\$1,269,200	\$1,269,200
% of City Budget	9.47%	10.38%	9.48%	10.0%	10.0%	9.98%

Options for Accomplishing Land Acquisition & Enabling Site Development in the Future

- **Bonds:** Council-manic bonds may be sold by cities and counties without a public vote. The bonds--both principal and interest--are retired with payments from existing county or city revenue or new general tax revenue, such as additional sales tax or real estate excise tax.

- **Partnership Agreements:** Either through interagency or public-private agreements, the joint acquisition, use, and maintenance of property or facilities can further the mission of the department.
- **Business Sponsorships/Donations:** Business sponsorships for youth, teen, adult, and senior programs are available throughout the year. Sponsorships and donations range from \$5 to \$1,000. In-kind contributions are often received, including food, door prizes, and computer equipment.
- **Grants:** Several state and federal grant programs are available on a competitive basis, including WWRP, ALEA, and USDA. Pursuing grants is not a panacea for park system finance since grants are both competitive and often require a significant percentage of local funds to match the request to the granting agency, which depending on the grant program can be as much as 50% of the total project budget.
- **Impact Fees:** Impact fees are charges placed on new development as a condition of development approval to help pay for various public facilities the need for which is directly created by that new growth and development. In a nutshell, new growth pays for park system expansion, and impact fees can be segregated by “acquisition” and “development” to further specify use and manage political liabilities. While the imposition of impact fees may not be timely for Centralia, criteria can be developed to facilitate decision-making and dialogue between staff and the city council. Specifically, criteria could include thresholds for new development on a year-over-year or percentage change basis, the rate and time at which the existing parkland surplus turns negative relative to population – as impact fee legislation requires the local jurisdiction to separately finance any system deficits at the time of imposition, and changes to or imposition of fees by other jurisdictions in the region.
- **Conservation easements:** This type of easement protects the conservation values of the property while keeping the land in private ownership. The landowner still owns the property, but the use of the land is restricted. A Conservation Easement may provide tax benefits to the individual or the estate. Alternatively, a portion of the property can be donated outright possibly qualifying for a tax deduction, or sold outright possibly reducing general property or estate taxes. This method could be used to acquire trail corridor segments along the Chehalis and Skookumchuck rivers, and any donation of easement or property rights could be used as a local match on future grant applications.
- **Transfer of Development Rights:** The transfer of development rights (TDR) is an incentive-based planning tool that allows landowners to trade the right to develop a property to its fullest extent in one area for the right to develop beyond existing regulations in another area. This approach should be considered in those areas of rapid residential development within the city as a means to protect larger lot subdivisions while maintaining a reasonable valuation for the property owner. Coordination with the Community Development Department, the County Assessor’s Office, and the local realtors association could further facilitate the protection of lands through TDR.

APPENDIX A: CAPITAL FACILITIES PLAN

Parks 6-Year Capital Projects			Short = 2024-2026 Mid = 2027-2030 *Denotes project underway in 2024		Where planning & design are the first steps the construction costs may vary greatly. * Denotes secured grant funding	
#	Facility	Project Name	Priority	Timing	Estimated Cost	Funding Source
Various Facilities						
1	All parks	Replace worn park entrance signs	High	Short - Ongoing*	\$ 4,000	CSD Shop Project, Gen Parks Budget
2	All parks	Replace/repair aged and worn picnic tables, & benches. Add ADA furnishings.	High	Short - Ongoing*	\$ 20,000	Gen Parks Budget
3	Parks maintenance	Obtain a new bucket truck for the Parks Department	High	Short*	\$ 45,000	TBD (Undesignated Fund Balance?)
4	Borst and Riverside parks	Conduct an ADA assessment of Borst and Riverside Parks and follow up with needed ADA improvements	High	Short	\$ 5,000	Gen Parks Budget
5		Tree assessment, maintenance, and planting; Additional tree work listed by facility below	Medium	Mid	\$ 70,000	Gen Parks Budget
Community Park Facilities						
6	Borst Park	Hazard Tree Assessment, pruning and planting (Park and Arboretum)	High	Short*	\$ 60,000	DNR Grant*
7	Borst Park	Install Turf - Infields of Wheeler and Field 2	High	Short*	\$ 1,450,000	City ARPA Funds
8	Borst Park	Install quality semi-permanent fence for Fastpitch on Field 2	High	Short*	\$ 60,000	Donation from Twin Cities Sports Commission
9	Borst Park	Install new stadium lights - Wheeler	High	Short*	\$ 350,000	City ARPA Funds, Sports Commission, Gen Parks Budget
10	Borst Park	Wheeler Stadium Repairs (new stadium seating, replace rotten wood, upgrade restrooms)	High	Short*	\$ 80,000	RCO/LPM Grant*
11	Borst Park	Arboretum Improvements and public information (tree ID plaques, public signage)	Medium	Short*	\$ 40,000	DNR Grant*
12	Borst Park	Renovate Main Restroom Building (new fixtures, paint building)	Medium	Short*	\$ 14,000	RCO/LPM Grant*
13	Borst Park	Install new stadium lights - softball field	High	Short-Mid	\$ 1,500,000	Grants (Unspecified) with local match
14	Borst Park	Borst Lake Water Quality Improvements (install a fountain, raise water levels)	High	Short-Mid	\$ 50,000	Grants (Unspecified) with local match
15	Borst Park	Obtain a small utility vehicle and water tank to improve irrigation in the Arboretum and Rhododendron Garden	High	Short-Mid	\$ 10,000	Gen Parks Budget or Donation
16	Borst Park	Add ADA pedestrian trails along South Loop Rd	Medium	Mid	\$ 30,000	Park improvement fund
17	Borst Park	Repair Boat Ramp; Planning & Design/Construction	Medium	Mid	\$ 1,150,000	Grants (Unspecified) with local match
18	Borst Park	Turf Remaining Ballfields (Priority in order 5,3,4)	Medium	Mid	\$ 4,500,000	Grants or Legislative Appropriation (Unspecified)
19	Borst Park	Replace soccer field irrigation	Medium	Mid	\$ 60,000	Grants (Unspecified) with local match
20	Borst Park	Renovate Kitchen #2 Interior (new countertops and cupboards)	Medium	Mid	\$ 10,000	Gen Parks Budget
21	George Washington	Repair/Replace park lights	High	Short	\$ 18,000	Gen Parks Budget
22	Riverside	Develop and implement a tree-planting plan	High	Short*	\$ 35,000	DNR Grant*
23	Riverside	Improve the disc golf course	Medium	Short*	\$ -	Donation

24	Riverside	Renovate Restroom	High	Short	\$ 60,000	Rotary/City
25	Riverside	Renovate Skate Park Planning & Design/ Construction	High	Mid	\$ 1,000,000	Grants and Donations (Unspecified)
26	Gold Street Courts	Repair cracks in the court surface	High	Short-Mid	\$ 8,000	Gen Parks Budget or Grants (Unspecified)
Neighborhood Park Facilities						
27	Gold Street Courts	Complete planned pickleball and basketball courts	High	Short-Mid	\$ 5,000	Gen Parks Budget or Grants (Unspecified)
28	Gold Street Courts	Install a handball court	High	Short-Mid	\$ 5,000	Gen Parks Budget or donation (Unspecified)
29	Veterans Memorial (Pearl St)	Develop and Implement a master plan; planning & design & construction	High	Short*	\$ 2,000,000	Grants with local match, Donations (Unspecified)
30	Logan Park	Park improvements; planning & design & construction	High	Short-Mid	\$ 1,000,000	Grants and Donations (Unspecified)
Natural Areas/Open Spaces						
31	Seminary Hill	Add ADA accessible parking stall	High	Short*	\$ 10,000	Park improvement fund
32	Seminary Hill	Invasive Ivy Removal	High	Short	\$ 20,000	DNR Grant (pending, for Friends of Seminary Hill)
33	Bridge St	Develop and implement a tree-planting plan	Medium	Short*	\$ 90,000	DNR Grant*
34	Hayes Lake	Add ADA-accessible fishing platforms or piers	Medium	Short	\$ -	See Hayes Lake Trail
35	Woodland	Develop and implement a disc golf course	Medium	Mid	\$ -	Potential Donation from Hub City Disc Golf Club
36	Hayes Lake	Water Quality Improvements - Install Fountain	Medium	Mid	\$ 50,000	Grants with local match (Unspecified)
37	Plummer Lake	Remove pit toilet	Medium	Short-Mid	\$ 5,000	Gen Parks Budget
38	China Creek	Install 5/8 gravel on the trail around the site	Medium	Mid	\$ 10,000	Gen Parks Budget
Special Facilities						
39	Borst Park	Upgrade security at Borst Home (new cameras, locks)	High	Short	\$ 2,000	Gen Parks Budget
40	Borst Park	Repair rotten timbers on Blockhouse	High	Short*	\$ 5,000	Donated timber and labor
41	Borst Park	Repair Blockhouse roof, foundation, drainage	Medium	Mid		Grants with local match or Donations (Unspecified)
42	Borst Park	Repair cracked windows at Borst Home	Medium	Mid	\$ 3,000	Gen Parks Budget
43	Greenwood Cemetery	Continue restoration of vaults	High	Annually*	\$ 104,000	Legislative Appropriation Helen Holloway Donation*
44	Gold St Dog Park	Add ADA accessible parking stall	High	Short*	\$ 10,000	Park improvement fund
45	United Learning Center	Build an indoor recreation gym/clubhouse	Medium	Mid	\$ 3,800,000	City REET, Legislative Appropriate or Grant Funds (Unspecified)
46	Greenwood	Replace landscape bushes along drive aisles	Medium	Short	\$ 5,000	Helen Holloway Donation*, Grants
47	Greenwood	Install a wrought iron fence along the entrance of the cemetery	Medium	Mid	\$ 60,000	Grants with local match (Unspecified)
48	Greenwood	Install signage (history, rules, map)	Medium	Short-Mid	\$ 20,000	Helen Holloway Donation*, Grants
49	Greenwood	Pave more roads	Medium	Mid	\$ 20,000	Helen Holloway Donation*, Grants

Trails and Greenways Capital Facility Projects

"Urban trails" projects from the Hub City Greenways vision will be included in the Transportation Master Plan, Parks Plan, and the City's adopted Capital Facilities Plan. Additional (non-capital project) work to develop the trail system includes considering a dedicated funding source, obtaining land and easements along rivers, developing new trail standards, designing, and installing Hub City Greenway signage for existing trails, and further exploring rail-to-trail opportunities and installation of art on trails and trailheads.

Nature Trails

#	Trail Name	Street or Water Body	Priority High = 2024-2026 Medium = 2027-2030 Low = 2030-2045	Timing Short = 2024-2026 Mid = 2027-2030 Long = 2031-2045	Estimated Cost	Funding Source	Trail Design & Notes
A	Chehalis River Trail	Chehalis River - 30,026 ft	Low	Long		TBD; grants; local funds.	Unpaved pedestrian path
A1	Chehalis River Trail	Chehalis River	Med	Mid-Long		TBD; grants; local funds.	Unpaved pedestrian path
A2	Chehalis River Trail	Chehalis River	Med	Long		TBD; grants; local funds.	Unpaved pedestrian path
A3	Chehalis River Trail	Chehalis River	Med	Long		TBD; grants; local funds.	Unpaved pedestrian path
A4	Chehalis River Trail	Chehalis River	Med	Long		TBD; grants; local funds.	Unpaved pedestrian path
A5	Chehalis River Trail	Chehalis River	Med	Long		TBD; grants; local funds.	Unpaved pedestrian path
A6	Chehalis River Trail	Chehalis River	Med	Long		TBD; grants; local funds.	Unpaved pedestrian path
A7	Chehalis River Trail	Chehalis River	Med	Long		TBD; grants; local funds.	Unpaved pedestrian path
A8	Chehalis River Trail	Chehalis River	Med	Long		TBD; grants; local funds.	Unpaved pedestrian path
B	Old Sewer Treatment Trail	Chehalis River/Skookumchuck River – 4,243 ft	Low	Long		TBD; grants; local funds.	Unpaved pedestrian path
C	Hayes Lake Trail	Skookumchuck River; Hayes Lake; Borst Lake – 2,424 ft	High	Short		Grants; local funds; Currently trying to identify funds for planning and design. With that, we can more easily get funding for trail development project	Paved ADA- accessible trail. Shared use for pedestrians and bicycles. Route: From Riverside Park to Bridge St Park, around Hayes Lake, under the viaduct, and connecting to the Borst Lake Trail
D	Skookumchuck River Trail	Skookumchuck River – 12,682 ft	Low	Long		TBD; grants; local funds. Currently trying to identify funds for planning and design.	Currently undeveloped. Several small properties along the river. The first step is acquiring easements and property. High acquisition area for OCB. Also can make private developers dedicate it.
D1	Skookumchuck River Trail: Roanoke Dev.	Skookumchuck River	High	Short			A private developer will construct a section of the trail

E	China Creek Trail	China Creek – 6,484 ft	Low	Long		TBD; grants, local funds	Seek opportunities to daylight parts of China Creek; purchase properties
Urban Trails							
#	Trail Name	Street or Water Body	Priority High= 2024-2026 Medium= 2027-2030 Low= 2030-2045	Timing Short = 2024-2026 Mid = 2027-2030 Long = 2031-2045	Estimated Cost	Funding Source	Trail Design & Notes
F	Chehalis River Access Trail	Chehalis River, Wastewater access road (Harrison) 1,627	Med	Long		TBD; grants, local funds	30' ROW, already paved, people can walk and bike down this road
G	Harrison/Reynolds	Harrison Ave and Reynolds Ave (from Goodrich/Kuper Rd and Pearl St) 14,680 ft	High	Short-Mid		TBD; grants, local funds	5' sidewalks & bike lanes on both sides of the street; *Harrison/Reynolds Project delayed due to State pulling the funding
H	Westside Connector	S and N Schuber Rd (from SR6 to Ives Rd & Harrison Ave intersection) 11,973 ft	High	Short-Mid		TBD; grants, local funds	Sidewalk & Bike Lanes
H1	Westside Connector: Phase I	N Schuber (Galvin Rd to Mt. Vista)	High	Short Design=2024 Const=2025		TBD; grants, local funds	Sidewalk & Bike Lanes
H2	Westside Connector: Phase II	Bridge crossing the Chehalis River between Cooks Hill Rd and Mt Vista Rd. Also includes connecting Schuber Rd to Reynolds Rd	High	Mid		TBD; grants, local funds	Need \$70+ M for bridge; Ped/Bike shared use path
H3	Westside Connector: Phase III	N Schuber (from Galvin and Ives Rd/Harrison Ave) and S Schuber from SR6 and Cooks Hill Rd	Low	Long		TBD; grants, local funds	Ped/Bike shared use path
I	Oakview School Trail	1,547 ft	High	Short-Mid		Grants, local funds	
I1	Oakview School Trail: Phase I	E Oakview Ave (from Pearl St to end of School)	High	Short Design & Eng = 2024; Construct: 2025; Completed 2026		Grants, local funds	Safe Walking Route to School (Oakview) Grant funding awarded
I2	Oakview School Trail: Phase II	E Oakview Ave (from the end of School to Eureka Ave)	Med	Mid		TBD; grants, local funds	
J	Pearl Street Trail	13,567 ft	Med	Mid		TBD; grants, local funds	
J1	Pearl Street Trail: Phase I	N Pearl St (Oakview to 6th)	Med	Mid		WSDOT project; TBD; grants, local funds	Sidewalk on the West side of the road; Partial sidewalks end at Reynolds. State Hwy project - will be repaved in the next 10 years;

							asking WSDOT for a bike lane.
J2	Pearl Street Trail: Phase II	Pearl St (6th to Main)	Med	Mid		TBD; grants, local funds	Some existing sidewalks. Need to replace some sidewalks. The State Hwy project will be repaved in the next 10 years, asking WSDOT for a bike lane.
J3	Pearl Street Trail: Phase III	Pearl St (CC Blvd to Summa)	Med	Mid		TBD; grants, local funds	Existing wide sidewalks. Just needs ADA ramps (which will be done by the State).
K	Logan Trail	6th Street (Pearl St to Logan St, up to Rose St (Logan Elementary) 3,557 ft	Med	Long		TBD; grants, local funds	
L	N. Gold Street Trail	Marion to Wash. Elem. 9,184 ft	Med	Long		TBD; grants, local funds	8' wide shoulder for pedestrians and bicycles; may need additional crossings on Gold St.
L1	N. Gold Street Trail: Phase I	N Gold (Marion/6th about 300' south)	Low	Long		TBD; grants, local funds	A section at the north end needs improvements to tie road connections together.
L2	N. Gold Street Trail: Phase II	N Gold St (6th to Maple)	High	Short		TBD; grants, local funds	No sidewalks, but a wide shoulder. Can't formally sign it for bikes and peds because no separation and not 10', but we can do HCG route signage. Could add barriers between cars and bikes/peds, but makes street sweeping hard.
L3	N. Gold Street Trail: Phase III	S Gold/Field (Maple St to Spruce St)	Med	Long		TBD; grants, local funds	Sidewalks to Chestnut. TIP project ("Gold St Reconstruction" Summa to Main) will get new ADA ramps; repair bike lanes and repave
M	Maple Street Trail	Maple St (Pearl to Seminary Hill Road) 1,691 ft	Med	Long		TBD; grants, local funds	Existing sidewalks. Needs sidewalk repair and ADA ramps and pedestrian crossings at Pearl and Tower
M1	Maple Street Trail: Phase I	Pearl St to Railroad	Med	Long		TBD; grants, local funds	Existing sidewalks. Need crossing improvements on Pearl St and Tower Ave

M2	Maple Street Trail: Phase II	Railroad crossings	Med	Long		TBD; grants, local funds	Existing sidewalks. Need to make pedestrian and ADA safety improvements. + another crossing
M3	Maple Street Trail: Phase III	Railroad to Seminary Hill Rd	Med	Long		TBD; grants, local funds	Existing sidewalks. Need to install ADA ramps
N	Seminary Hill Access Trail	Seminary Hill Rd (Maple St. to Bryd St.) 1,278 ft	High	Short		TBD; grants, local funds; mitigation fees	1-5 years; Will be a joint-use trail separate from the roadway. The developer doing some curb, gutter, and sidewalk at northend, but the City is putting in the trail. Paying for it with mitigation fees.
O	Saxon Road Connection	Saxon Rd (Sem Hill Rd to Locust St) 1,515 ft	Low	Long		TBD; grants, local funds	
P	Locust/CCB Trail	Locust St/CCB (Pearl St to Seminary Hill Nature Area) 2,033 ft	Low	Long		TBD; grants, local funds	Existing sidewalks to Berry St. Berry St to the nature area need sidewalks and ADA ramps
Q	Summa Street Trail	Summa Street (Woodland to Diamond) 3,104 ft	Med	Mid		TBD; grants, local funds	All but one block has existing sidewalks. Need major improvements Summa from South Street to City property
R	Washington School Trail		High	Short		Grant fund, local funds	Safe Walking Route to School (Washington) Grant funding awarded
S	Mellon Street Trail	W Cherry/Alder & Mellon St (Pearl St to the River), cross River to Cooks Hill Rd 4,740 ft	Low	Long		TBD; grants, local funds	Needs ADA improvements. The State will repave. No bikes from Yew to Pearl because would have to remove parking. Won't be bike lanes on the bridge until replaced in 20+ years. Garbage sidewalks past the bridge
T	Cooks Hill Trail	Cooks Hill to W. Connector and west to bottom of Cooks Hill 7,7615 ft	Low	Long		TBD; grants, local funds	
T1	Cooks Hill Trail: Phase I	Cooks Hill Rd (River/Mellon to S Schuber)	Low	Long		TBD; grants, local funds	Existing curb, gutter, sidewalks. The State will repair and add bike lanes. Delayed due to State pulling the

							funding - We need to pin down what the bike route would be (see L)
T2	Cooks Hill Trail: Phase II	Cooks Hill Rd (S Schuber to City Limits/Stillwaters)	Low	Long		TBD; grants, local funds	No existing sidewalks, no room for bikes, and big ditches. TIP project (repair)
U	Yew Street Trail	Yew Street (Mellen to Main Street) 2,916 ft	Low	Long		TBD; grants, local funds	5' sidewalk with extra buffer and a bike lane. Just sign it once all the ADA ramps are there.
V	Main Street Trail	Pearl St. to I-5 5,172 ft	Low	Long		TBD; grants, local funds	
V1		Main St (Pearl to Yew)	Low	Long		TBD; grants, local funds	
V2		W Main (Yew to I5)	Low	Long		TBD; grants, local funds	Needs major improvements, narrow, gravel
W	Harrison Street Trail	Harrison (Yew to Bridge Street) 1,800 ft	Low	Long		TBD; grants, local funds	
X	First Street Trail	First St. (Pearl Street to Bridge St.) 3,923 ft	Low	Long		TBD; grants, local funds	Existing sidewalks and traffic calming. No bike lanes. The route just needs to be signed. Connection to the backbone (Hayes Lake and Pearl). Repave in the future.

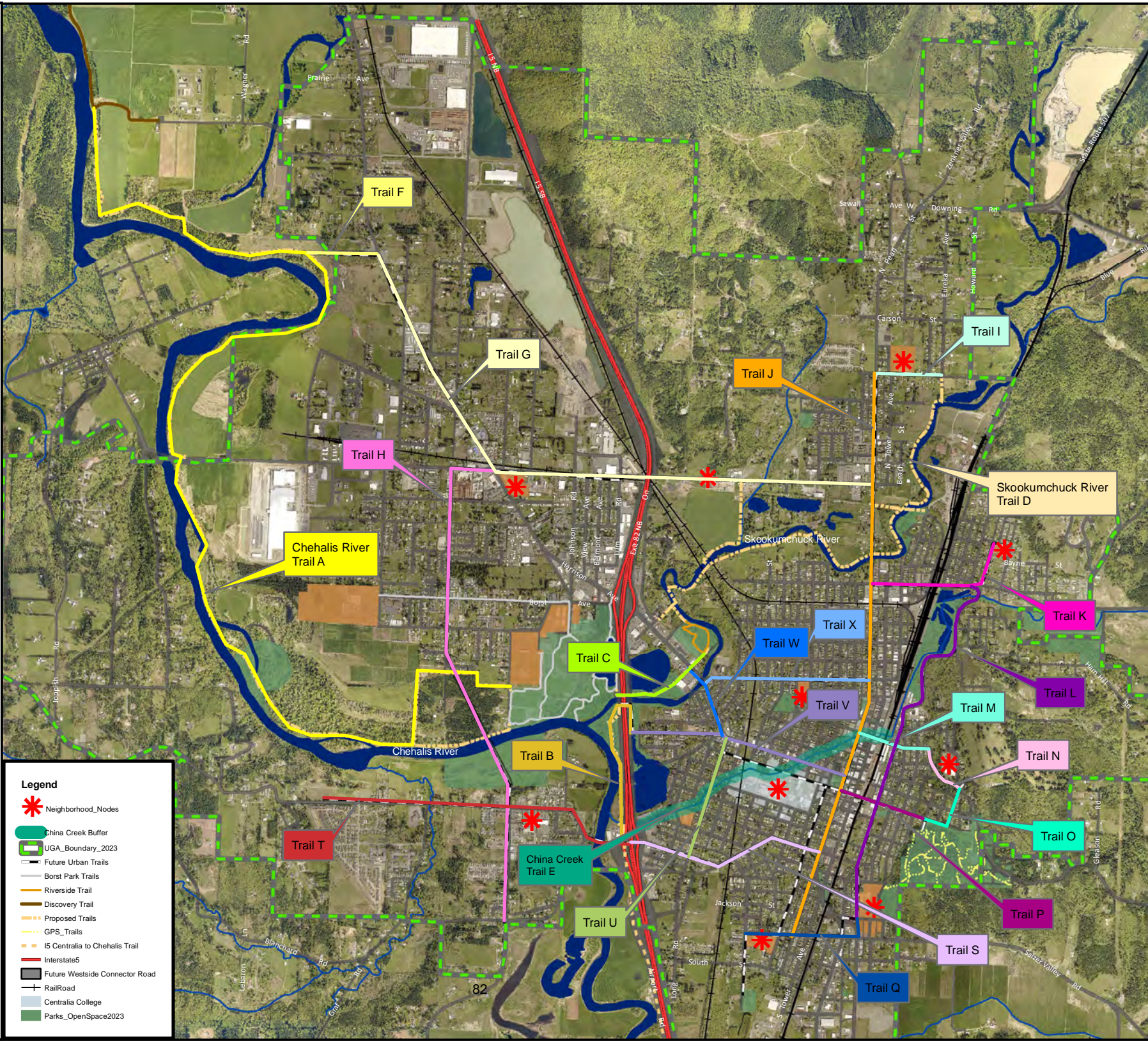
Trail Transportation Modes:

- **Unpaved multi-purpose trail:** Multi-purpose or shared-use trails are pathways that can accommodate bicyclists, pedestrians, and sometimes other potential users. Unpaved trails are paths that can be utilized in constrained or environmentally sensitive areas where shared-use trails may not be appropriate.
- **Paved multi-purpose trail:** An 8-foot width is the minimum allowed for a two-way shared-use trail and is only recommended for low-traffic situations. 10-foot is recommended in most situations while 12-foot' can be specified for heavy-use locations usually constructed of asphalt or concrete.
- **Urban Trail:** 8-10 feet urban trails are pathways that can accommodate bicyclists and pedestrians. Usually constructed of asphalt or concrete.
- **Sidewalk:** concrete usually 4-8 feet connects to neighborhoods, businesses, and trail systems. Accommodates pedestrians
- **Shared Roadways & Bike Boulevards:** Shared roadways are low-volume streets suitable for bicycle travel. Shared roadways are often marked with bike route signage and shared lane markings on the pavement. Bike boulevards are shared roadways with special enhancements, such as wayfinding or traffic calming that prioritize bicycle travel.
- **Bike Lanes:** A bike lane provides a striped and stenciled lane for one-way travel on a street or highway.
- **Buffered Bike Lanes:** Buffered bike lanes are similar to a bike lane but they provide additional width to 'buffer' the bike lane, on the side of the adjacent travel lane and/or parking lane.
- **Protected Bike Lanes:** Protected bike lanes operate similar to a traditional bike lane but they include physical protection for bicyclists in the form of parked cars, curbs, delineator posts, or medians. Protected bike lanes can be one- or two-way depending on the configuration and compatibility with the adjacent street.

Hub City Greenway Trails Map



Date: 2/27/2024



APPENDIX B: PARK INVENTORY DETAILS and MAPS

Site	Classification	Acreeage	Parcel	Parcel	Parcel	Parcel	Parcel	Parcel	Parcel
Fort Borst Park	Community	121.11	021154003000	003475009007					
George Washington Park-Library	Community	2.00	000874001001						
Rotary-Riverside Park	Community	14.05	003416035002	003416015001					
Community Park Total		137.16							
Brick Wagner Park	Neighborhood	0.28	000792002000						
Central Park	Neighborhood	0.03	000053000000						
Gold Street Courts	Neighborhood	0.69	003527000000						
Pearl Street Memorial Plaza	Neighborhood	0.91	003416004000						
City Owned Neighborhood Park Subtotal		1.91							
Contributing: Logan Park (CSD)	Neighborhood	1.91	002984001000						
Neighborhood Park Total		3.82							
Agnew Mill Ponds	Natural Area / Open Space	28.22	003449000000	00302001000	002784000000	002795001000	003433001000	002923005001	002921002000
Borst Park South Annex	Natural Area/ Open Space	61.90	003485001003						
Bridge Street Properties	Natural Area / Open Space	2.69	003416027001	003416026000	003416025001				
China Creek Flood Properties	Natural Area / Open Space	22.48	020962000000	020965002000	002780001008	002780001006			
Ed S. Mayes Park	Special Facility	0.03	NA- R.O.W.						
Gold Street Overpass Areas	Natural Area / Open Space	2.26	NA- R.O.W.						
Grand Property	Natural Area/Open Space	0.31	003417048303						
Plummer Lake (City)	Natural Area/Open Space	14.0	003488001000	003408005000					
Prairie Estate Development	Natural Area / Open Space	2.20	003682060037						
Seminary Hill Natural Area	Natural Area / Open Space	76.17	003631001001	001365012000	002842013002	008966000000	008968000000	008968001000	008969000000
Seminary Hill Continued	Natural Area / Open Space	6.45	008972002000	008973000000	021277005002	003682004000	008967000000	008972000000	
Sunrise Estates Natural Area	Natural Area/ Open Space	24.00	010907064001						
Washington Street Park	Natural Area / Open Space	0.06	000487001000						
Wilbur Parkins Park	Natural Area/Open Space	6.13	002833058009	003449001061	002833053000	002833062000			
Woodland	Natural Area/Open Space	3.31	009226003000	009226004000					
City Owned Open Space Subtotal		250.18							
Contributing: Hayes Lake (WDFW)	Natural Area/Open space	20.50	003475006001						
Plumber Lake Boat Launch (WDFW)	Natural Area / Open Space	9.8	003475029000						
Open Space Total		280.48							

Site	Classification	Acreage	Parcel	Parcel	Parcel	Parcel	Parcel	Parcel	Parcel
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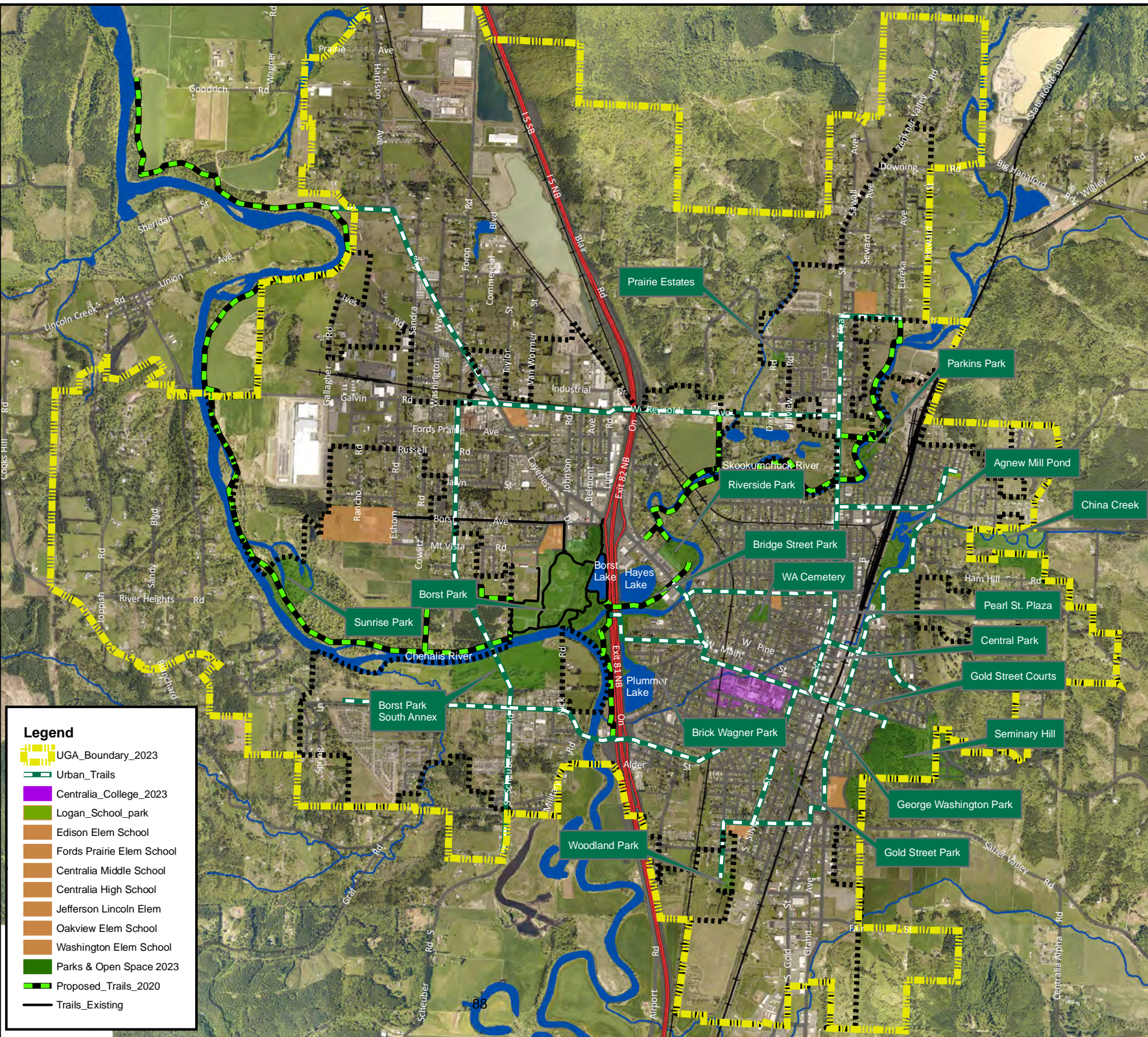
Sticklin Greenwood Cemetery	Special Facility	12.88	003682056035	002833062107	002833062100				
Washington Lawn Cemetery	Special Facility	3.96	001209000000						
Special Facility Total		16.84							
Grand Total Parks, Open Space, Special Facilities		438.30							

	Acreage	Undeveloped	Paved Parking Area	Primitive Parking Area	Restrooms (Flush)	Vault Toilet/Chemical Toilet	Reservable Picnic Shelters	Non-Reservable Shelters	Reservable Picnic Areas	BBQ/Cooking Facilities	Concessions Area	Boat Launch Facilities	Fishing/Transit Dock	Swimming Pool	Fishing Area/Water Access	Paved Trails	Primitive Trails	Playground	Picnic Tables	Benches	Amphitheater/Stage	Outdoor Tennis Courts	Basketball Court	Baseball/Softball	Outdoor Volleyball Courts	Football/Soccer Fields	Open Play Area	Natural Area/Wetlands	Wayfaring Signage	Historic Structures	
Centralia Parks & Recreation Facilities																															
Agnew Mill Pond	28.22	X		X																								X			
Borst Park	121.11		X	X	X		X	X	X	X	X	X	X		X	X	X	X	X	X	X			X	X	X	X	X	X	X	X
Borst Park South Annex	61.9	X																	X	X								X			
Brick Wagner Park	0.28												X		X				X	X								X			
Bridge Street Property	2.69	X											X															X			
Central Park	0.03																			X								X			
China Creek Flood Property	22.48	X																										X			
Ed S. Mayes Park	0.03																											X			
George Washington Park	2.0																			X	X								X	X	
Gold Street Courts	0.69																			X		X					X				
Gold Street Overpass + Dog Park	2.26	X																		X							X				
Grand Property	0.31	X																													
Pearl Street Memorial Plaza	0.91				X													X													
Plummer Lake (City)	14.00													X														X			
Prairie Estates	2.2	X																										X			
Rotary Riverside Park	14.05		X	X	X		X	X	X					X	X			X	X	X			X		X	X	X	X	X		
Seminary Hill Natural Area	82.62	X		X		X											X											X	X		
Sunrise Estates Natural Area	24.0	X																										X			
Washington Lawn Cemetery/Park	3.96	X																												X	
Washington Street Park	0.06	X																													
Wilbur Parkins Park	6.13	X		X										X			X		X	X							X	X			
Woodland	3.31	X																										X			
Contributing Properties: Washington Dept. of F & W																															
Hayes Lake	20.50	X													X														X		
Plummer Lake (Boat Ramp)	9.80		X			X						X			X					X									X		
Contributing Properties: Centralia School District																															
Centralia High School	38.99		X																					X		X	X				
Centralia Middle School	8.64		X																				X				X				
Community Indoor Pool	1.11		X		X								X																		
Edison Elementary School	2.56		X															X									X				
Fords Prairie Elementary School	6.83		X															X						X			X				
Jefferson Lincoln School	5.38		X															X									X				
Logan Community Park (CSD Owned)	1.10							X										X	X	X		X	X				X				
Oakview Elementary School	8.22		X															X						X			X				
Tiger Stadium, Quad, Tennis Courts	22.08		X		X	X				X												X	X	X		X	X				
Washington Elementary School	11.17		X										86					X						X			X				

Park	Parks Building/Structure	Year Constructed	Square feet	Notes
Fort Borst Park	Borst Park Fort (Blockhouse)	1855	1,305	
	Borst Home (Historic)	1860	2,229	
	Borst One-Room School (Replica)	1996	480	
	Borst Church (Replica)	2017	960	
	Borst Carriage Building	2011	800	
	MG/BH Restroom	2012	64	
	MG Picnic/storage Building	2012	216	
	Borst Arboretum Storage Building	2019	120	
	Wheeler Field Stadium	1950	3,467	
	Wheeler Batting Cage	2006	5,510	
	Little League: Dick Scott Field/Stand	1952		
	LL Clubhouse/Concession Stand	1952/1960	2,080	
	LL Batting Cage	1998	7,800	
	LL Field 2 Concession Stand	2000	364	
	BP Kitchen #1 + Apartment	1950	3,750	
	BP Kitchen #2	1950	3,750	
	BP Large Picnic Shelter	2016	1,225	
	BP Picnic Shelter #2	1940	480	
	BP Picnic Shelter #3	1940	480	
	BP Dog Park	2008		Not a structure
	BP Softball Complex Restroom/Concession Stand	1960	1,984	
	BP Playground			Playground area
	BP: Restroom	1965	1,728	
	BP Gun Club Building	1934	10,200	
	Parks: Main Maintenance Building	1934	20,800	
	Parks: South Storage Building	1934	6,000	
	Parks: Wheeler Storage Building	1998	4,200	
	Parks: Dirt Shed	1998	625	
Riverside Park	Restroom Building	1971	1,200	
	Rotary Club: playground cover	2023		
	Riverside Playground			Playground area
	Riverside Picnic Shelter #1	1983	480	
	Riverside Picnic Shelter #2	1960	728	
	Riverside Picnic Shelter #3	1960	728	
	Kraken Board Shop/Concession Stand			
Washington Park	Riverside Skateboard Park	2000	22,248	
Washington Park	Gazebo	1935	391	
Pearl Street Memorial Plaza	Splash Pad	2017	1,600	
	Splash Pad Equipment Building/Restroom	2017		
Gold Street Seminary Hill	Gold Street Dog Park	2023		Not a structure – 1.03 acres
	Picnic Shelter			

Parks & Trails

Date: 1/2/2024



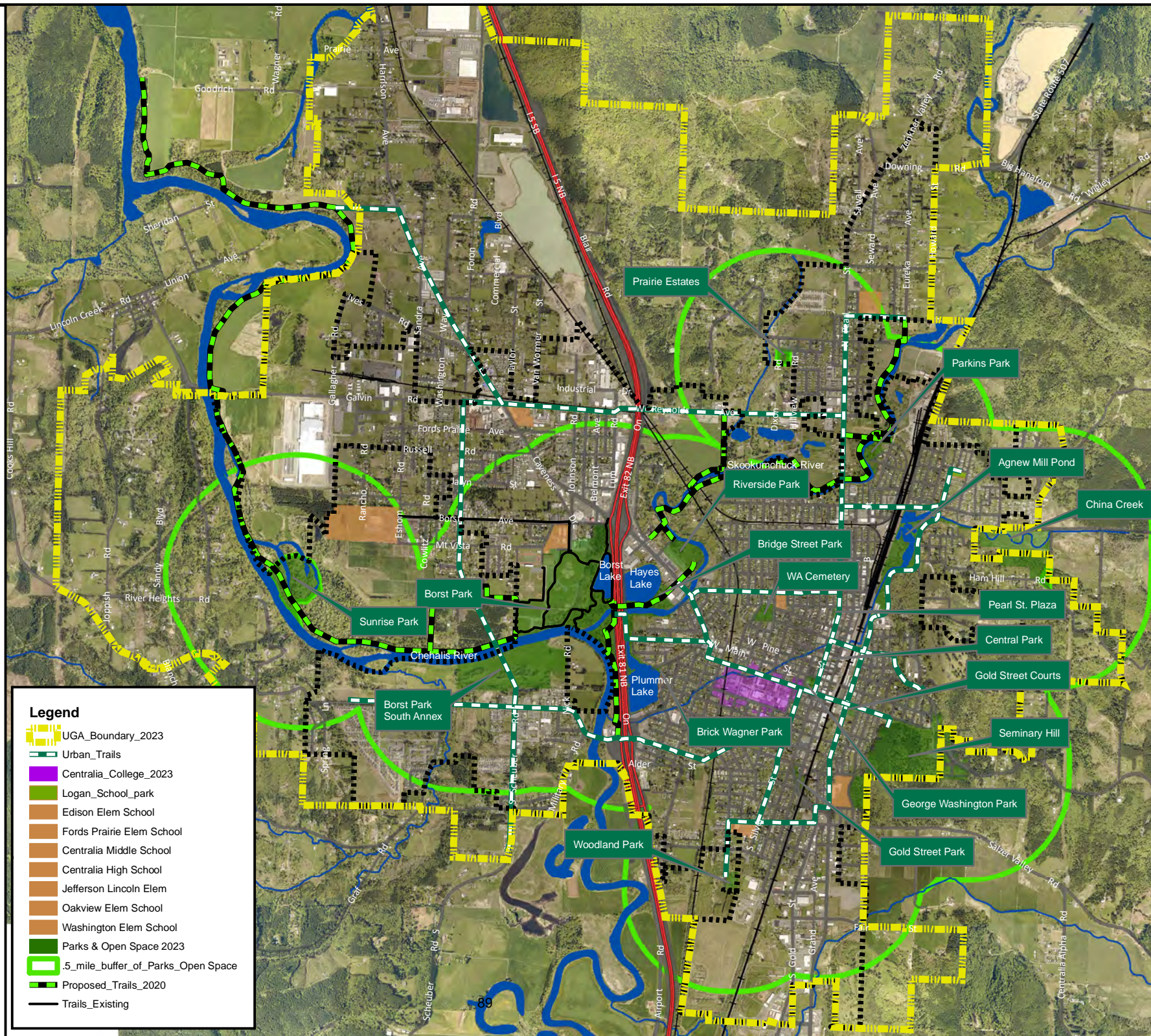
Centralia Parks/OS - .5 mile buffer

Date: 1/2/2024



Legend

- UGA_Boundary_2023
- Urban_Trails
- Centralia_College_2023
- Logan_School_park
- Edison Elem School
- Fords Prairie Elem School
- Centralia Middle School
- Centralia High School
- Jefferson Lincoln Elem
- Oakview Elem School
- Washington Elem School
- Parks & Open Space 2023
- .5_mile_buffer_of_Parks_Open Space
- Proposed_Trails_2020
- Trails_Existing



Centralia Schools - .5 mile buffer

Date: 1/2/2024



Legend

.5 Mile Buffer_of_CSD_Schools

UGA_Boundary_2023

Urban_Trails

Centralia_College_2023

Logan_School_park

Edison Elem School

Fords Prairie Elem School

Centralia Middle School

Centralia High School

Jefferson Lincoln Elem

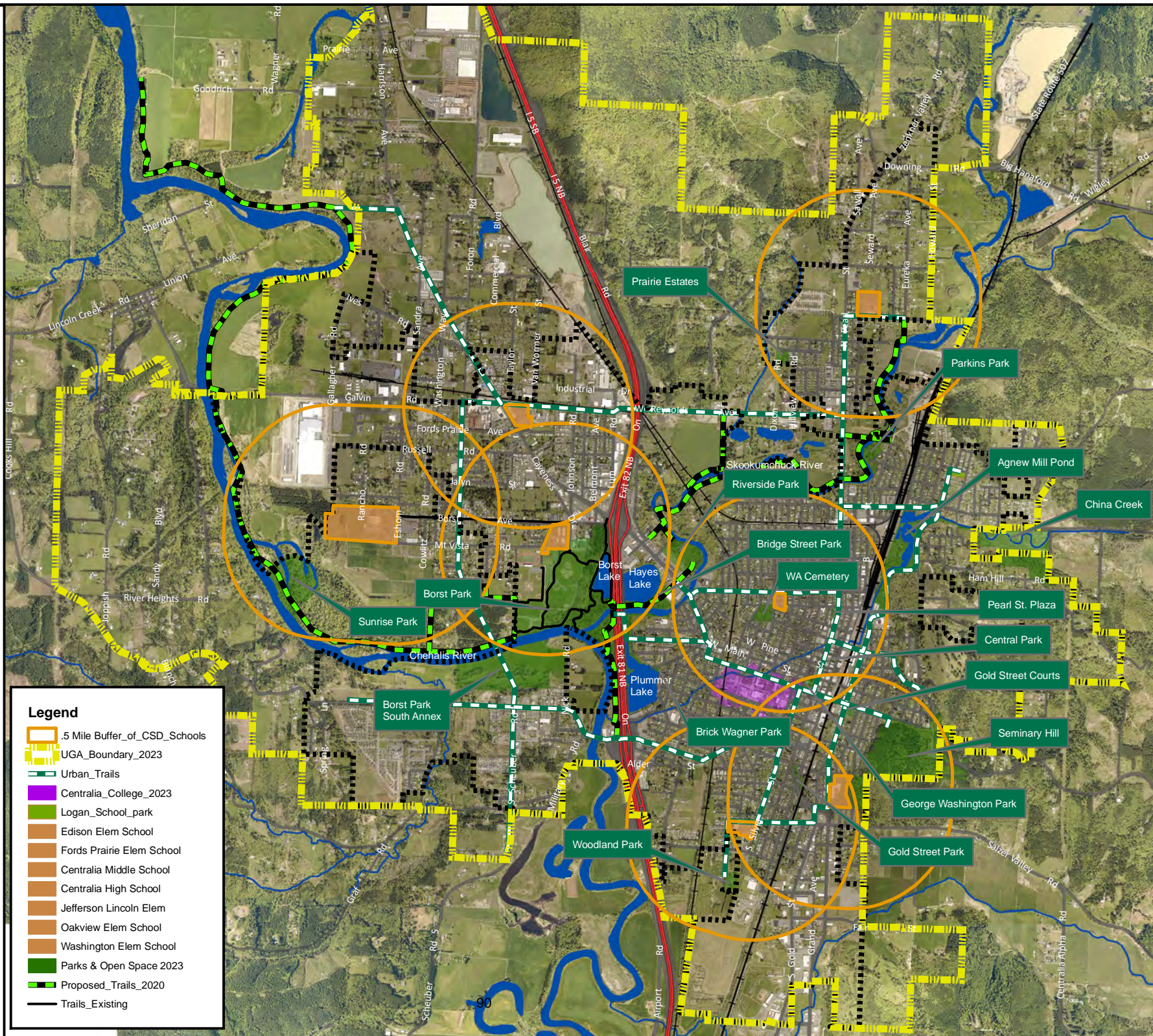
Oakview Elem School

Washington Elem School

Parks & Open Space 2023

Proposed_Trails_2020

Trails_Existing



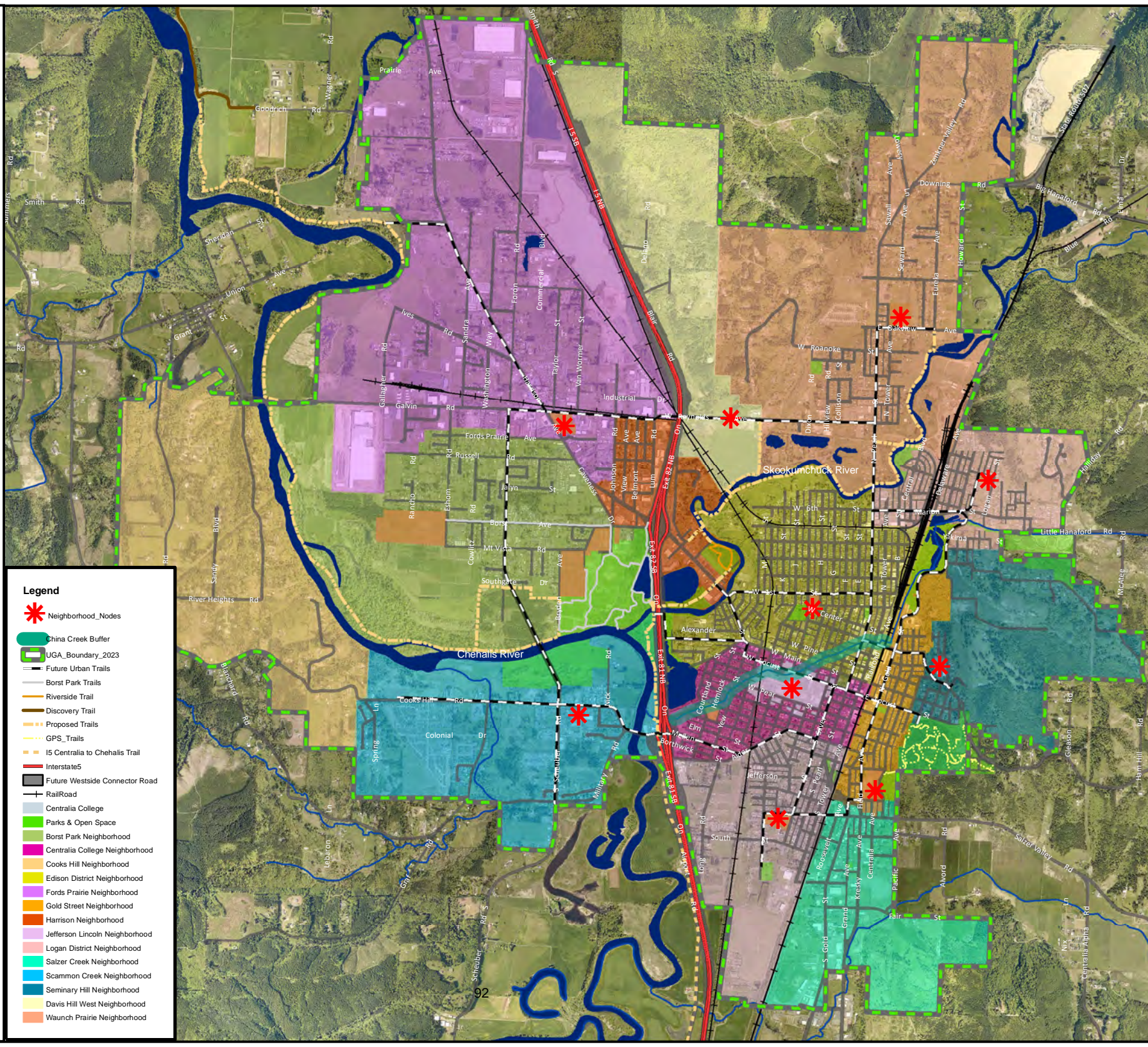
Date: 1/2/2024



Neighborhood & Trails Map



Date: 10/23/2023



Seminary Hill Trail Map

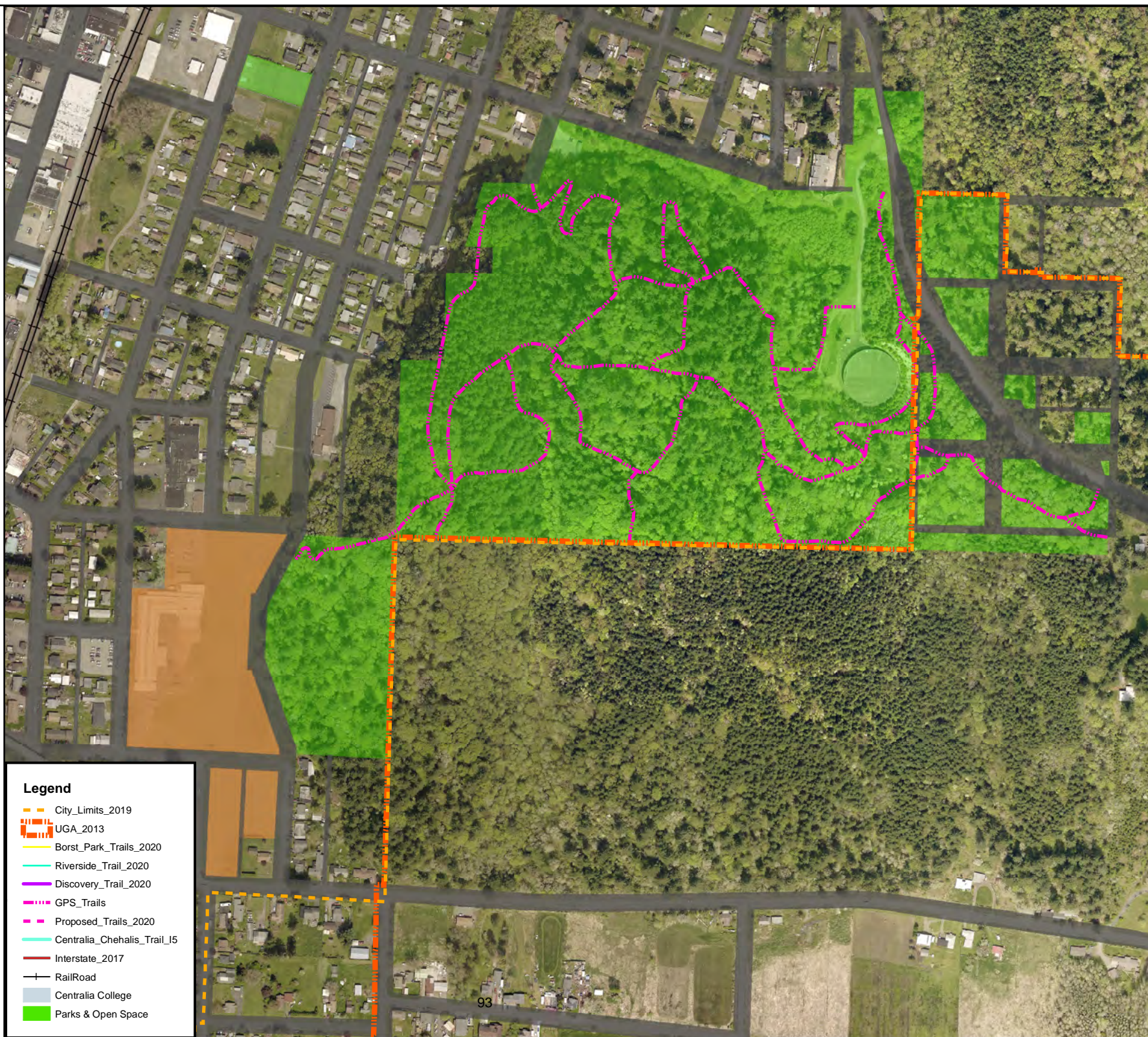


Date: 2/24/2020



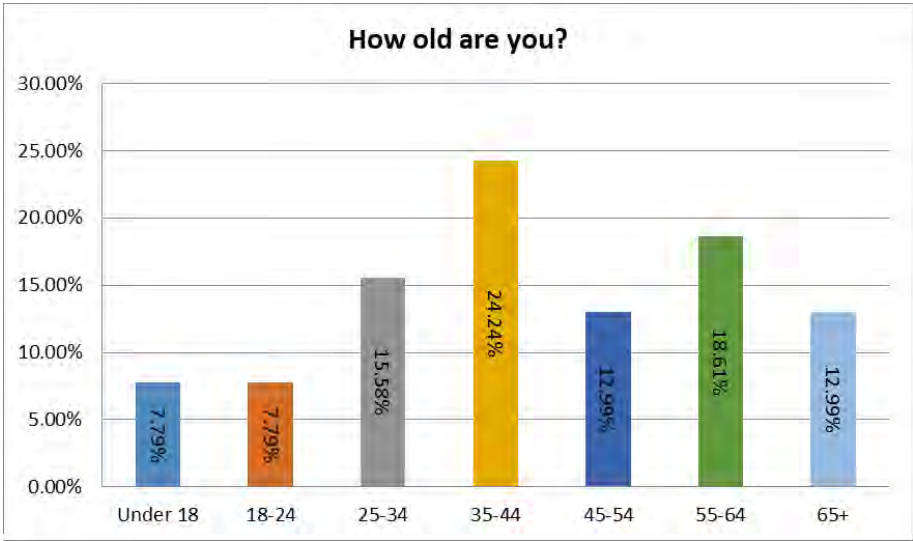
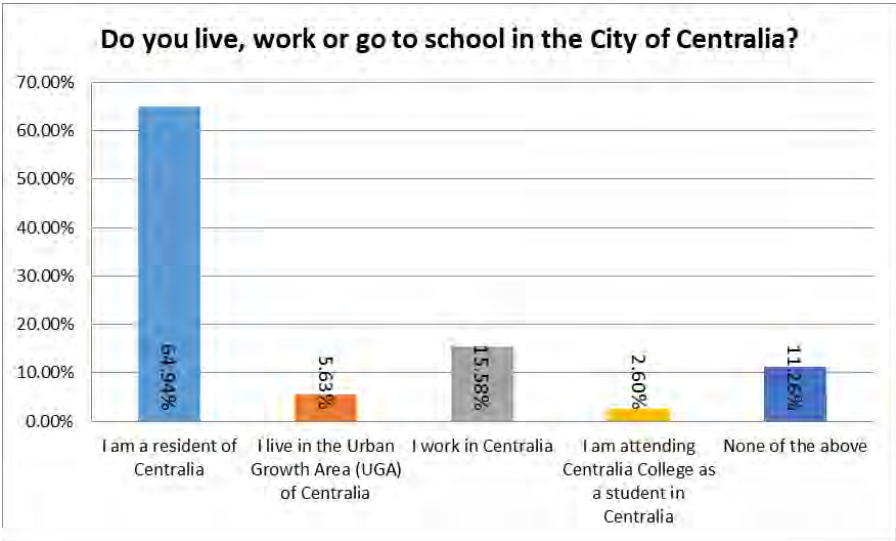
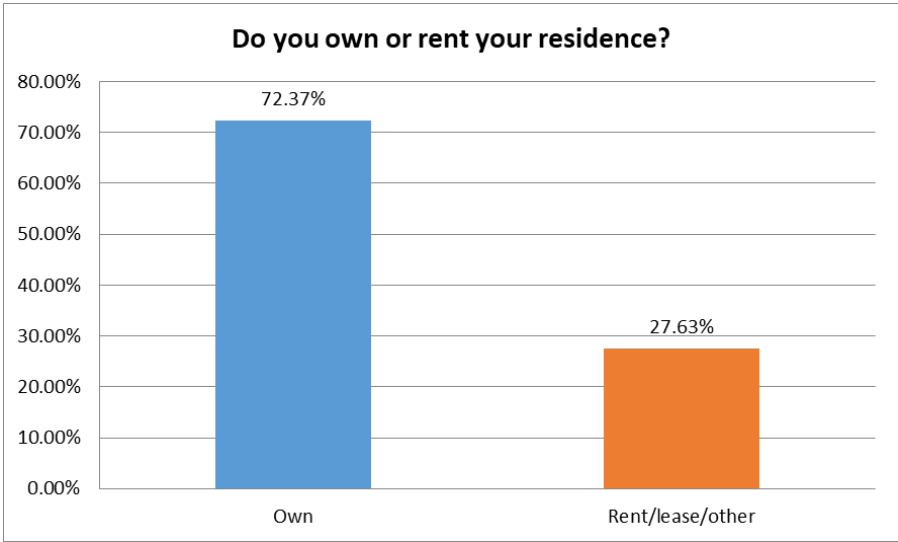
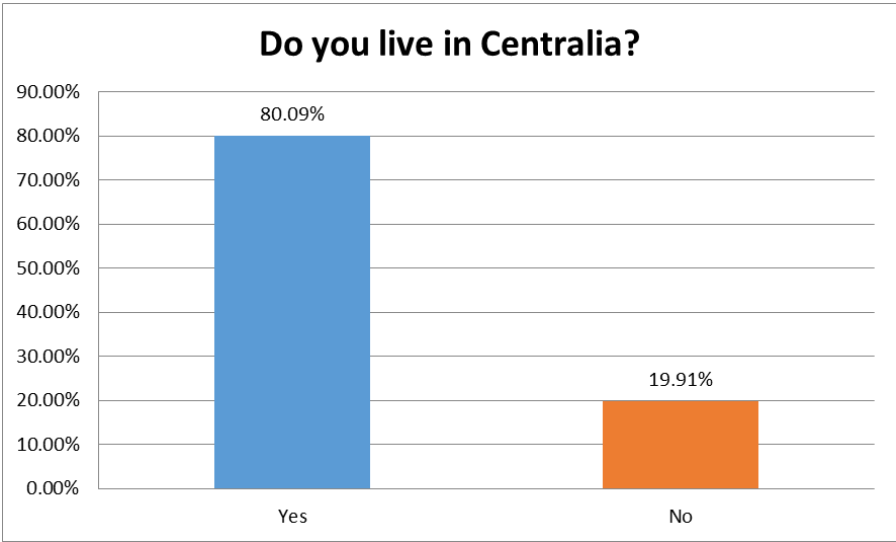
Legend

- City_Limits_2019
- UGA_2013
- Borst_Park_Trails_2020
- Riverside_Trail_2020
- Discovery_Trail_2020
- GPS_Trails
- Proposed_Trails_2020
- Centralia_Chehalis_Trail_I5
- Interstate_2017
- RailRoad
- Centralia College
- Parks & Open Space

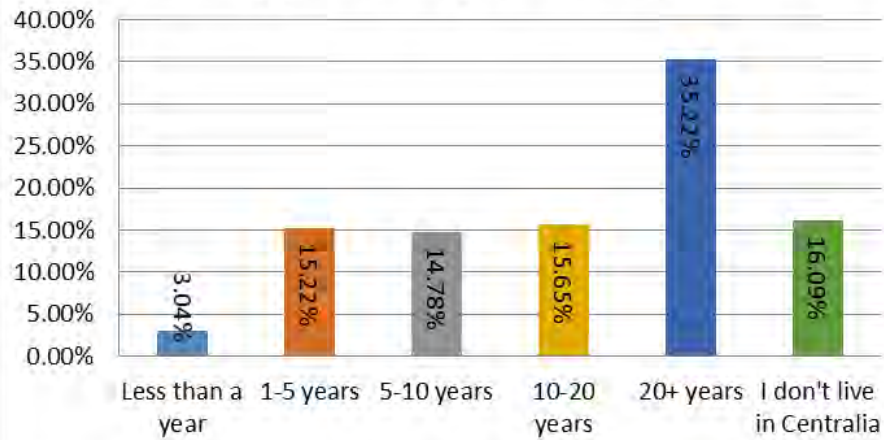


APPENDIX C: COMMUNITY FEEDBACK

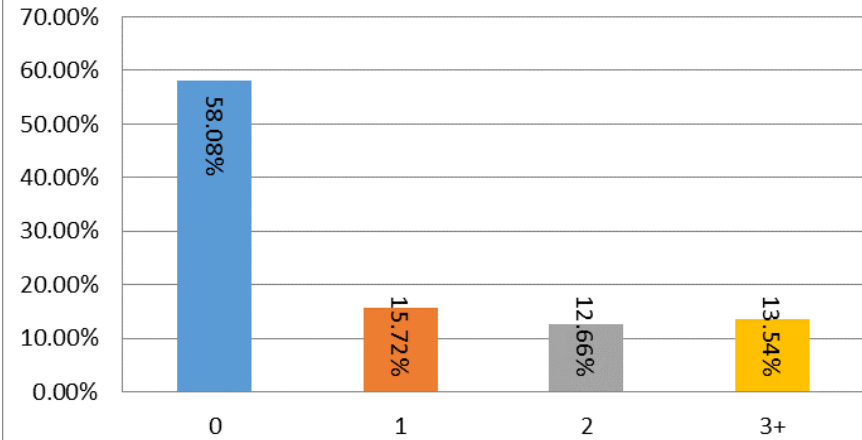
2019/2020 Centralia Parks Plan Survey Results – 231 people responded to the survey



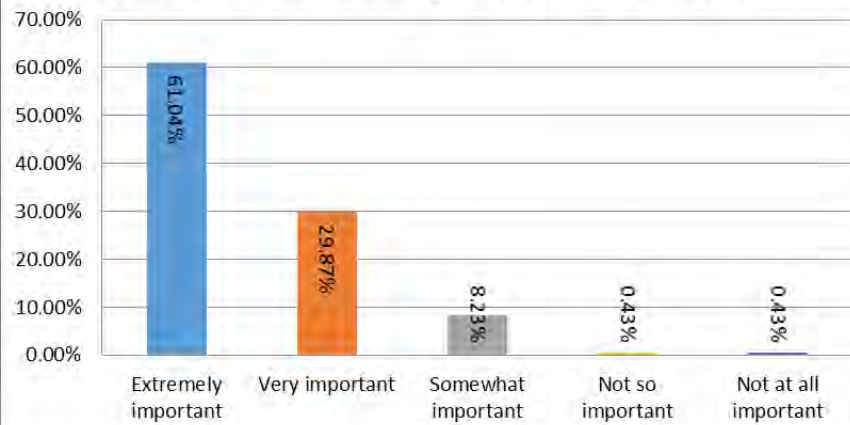
How many years have you lived in Centralia?



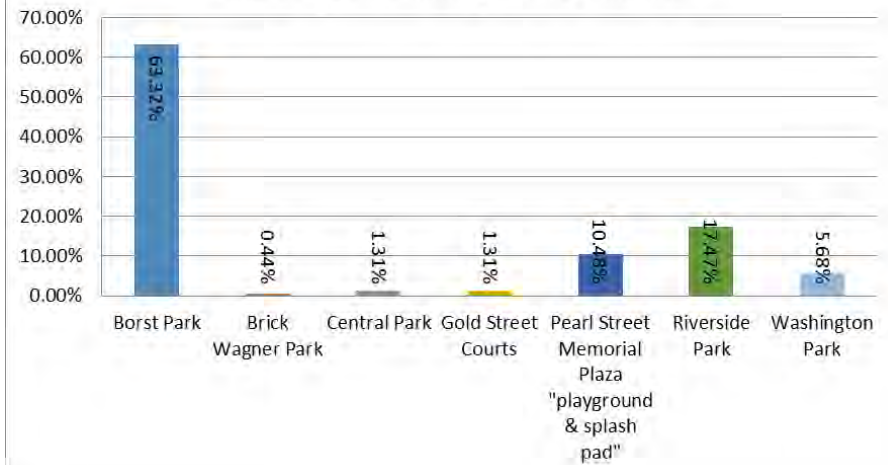
How many school-aged children do you have?



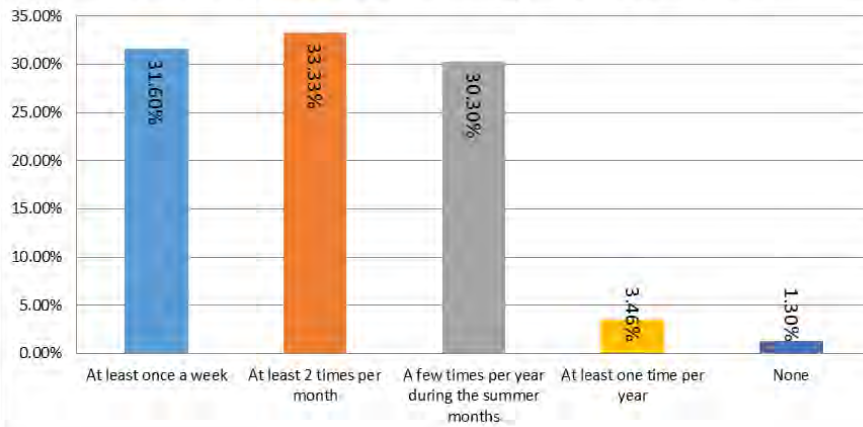
How important are parks and recreation facilities and programs to the overall quality of life in Centralia?



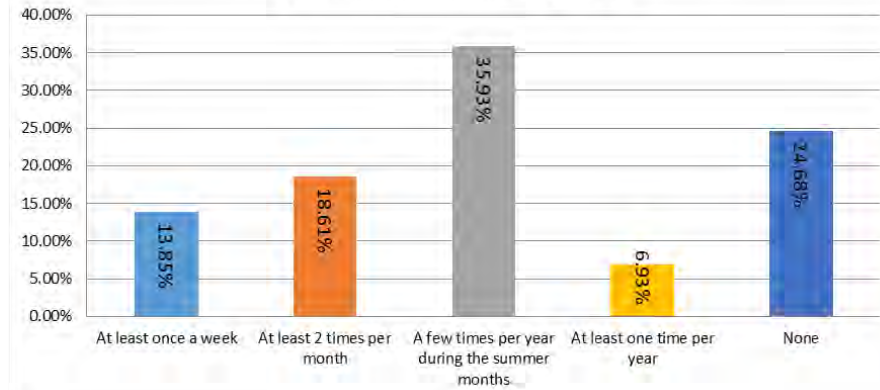
What is your favorite park in Centralia?



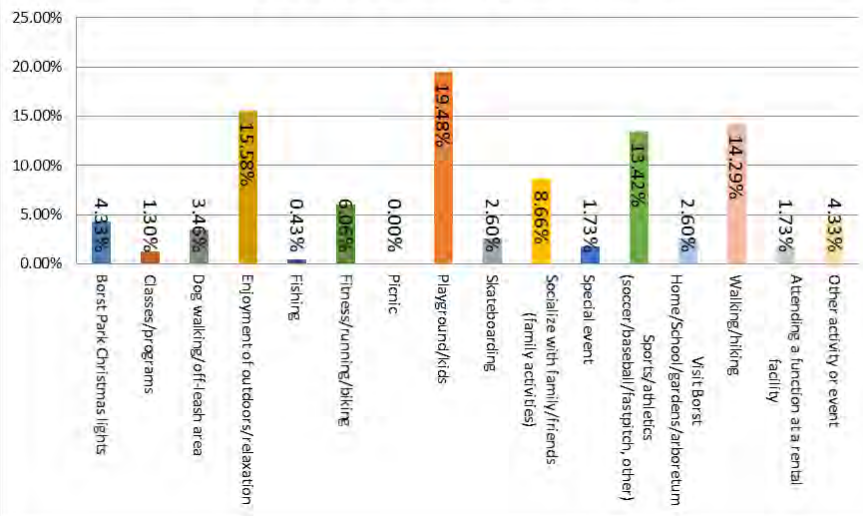
Approximately how often did you or members of your household visit a city park during the past 12 months?



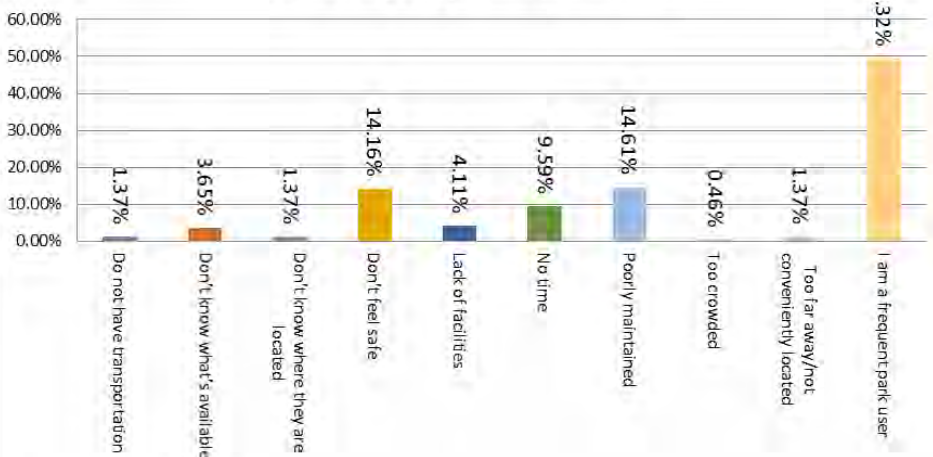
In 2019, how often did you or someone in your household use the playgrounds at Borst, Riverside, or Pearl Street Memorial parks?



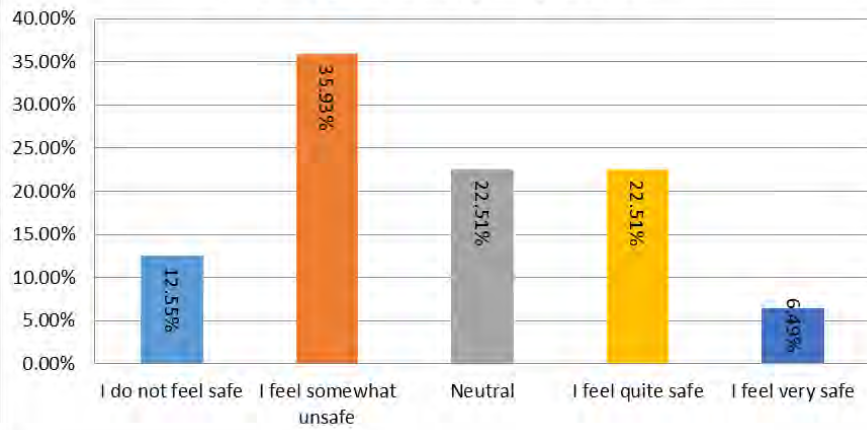
What is the main reason you or members of your household visit Centralia parks facilities?



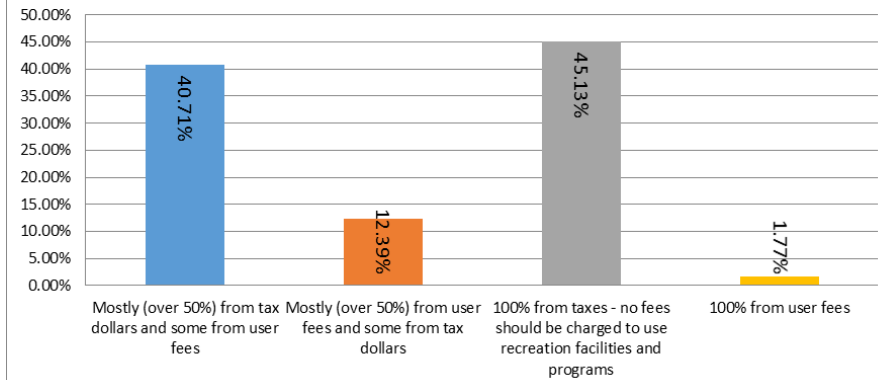
If you seldom use or do not use the parks in Centralia, what is your primary reason?



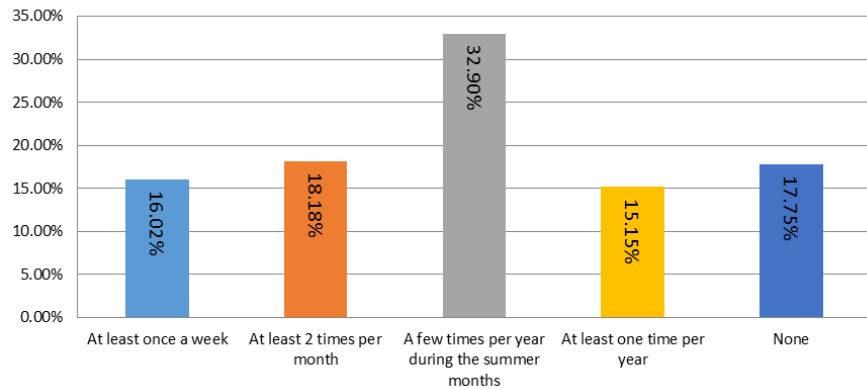
Do you or members of your household feel safe in Centralia parks and open space areas?



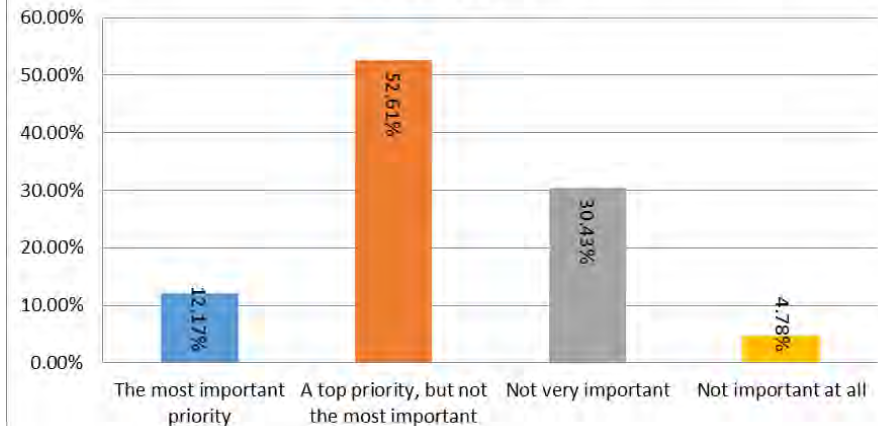
Which one of the following statements best describes how you feel park and recreation programs and facilities should be funded?



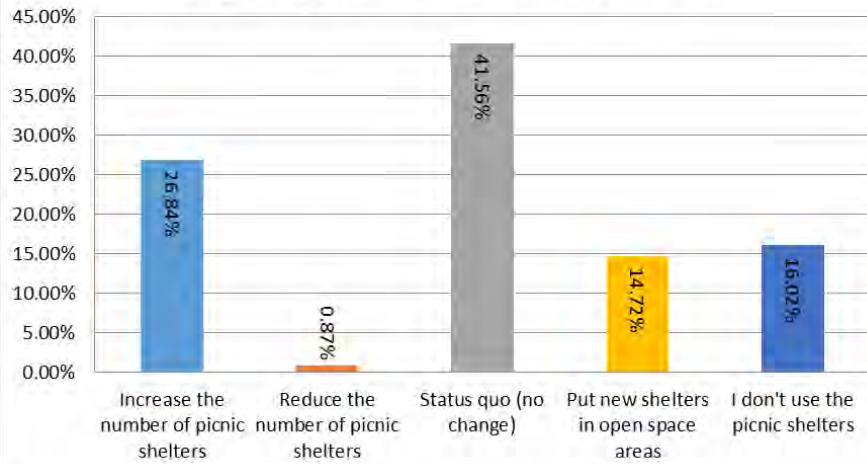
Approximately how often did you or members of your household use the Borst Park trail system during the past 12 months?



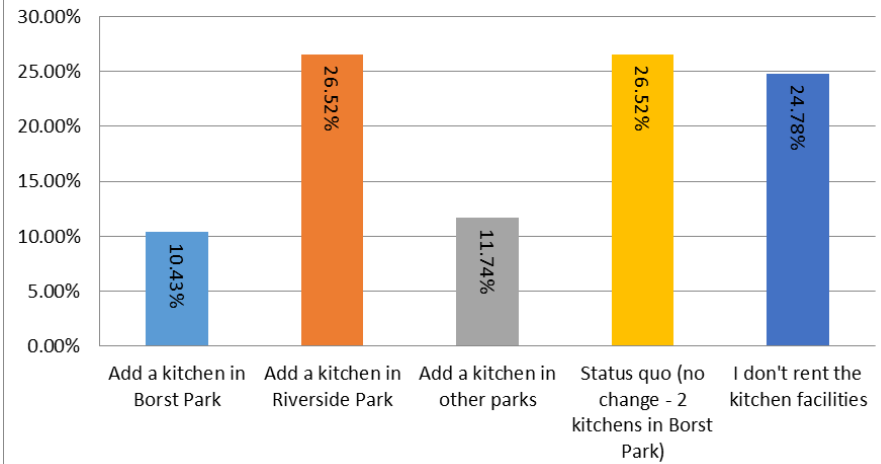
Considering trails - how important is it to you to expand the trail system?



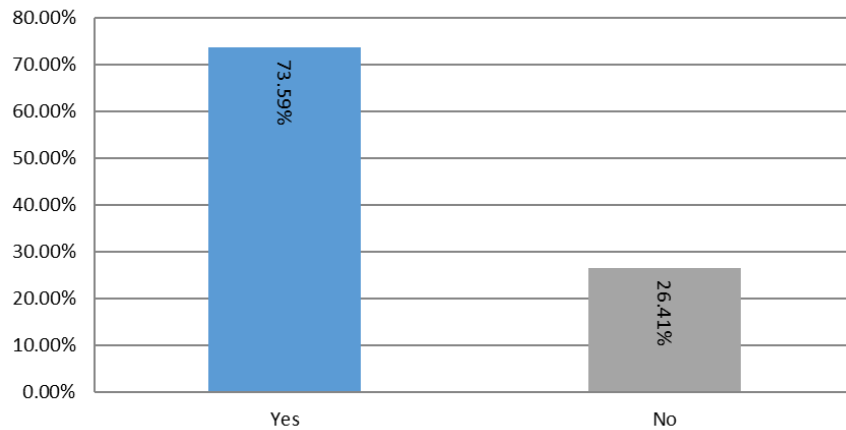
Regarding picnic shelters, should Centralia



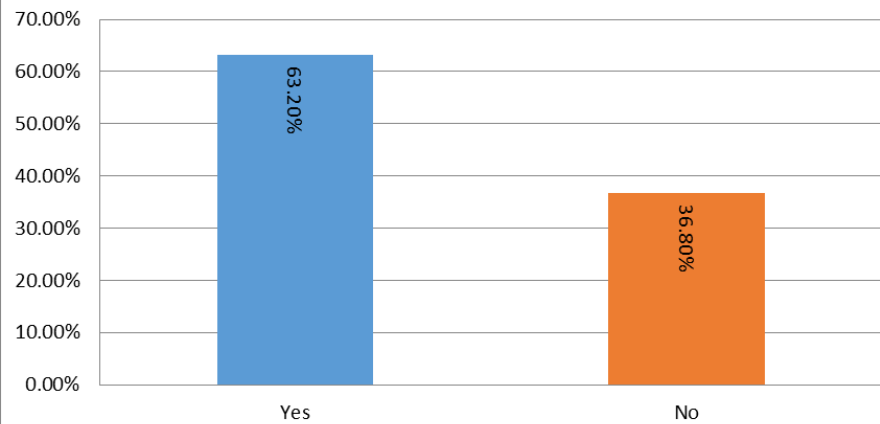
Regarding community kitchens (rentals), should Centralia



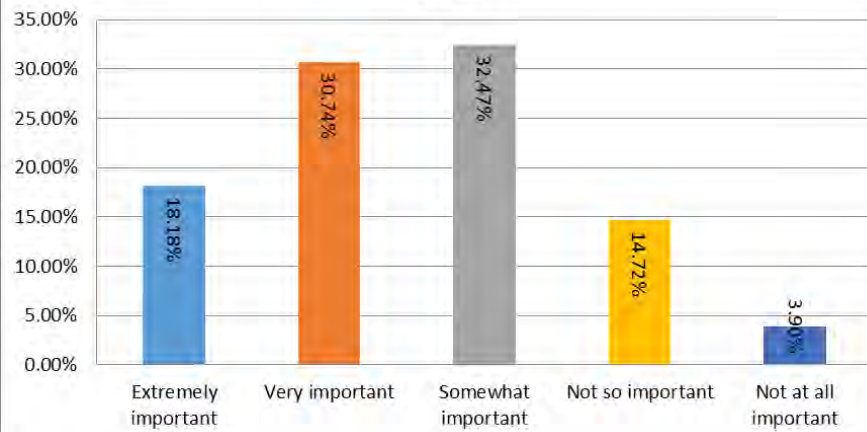
Did you or any members of your household drive through the Borst Park Christmas Light display in December of 2018?



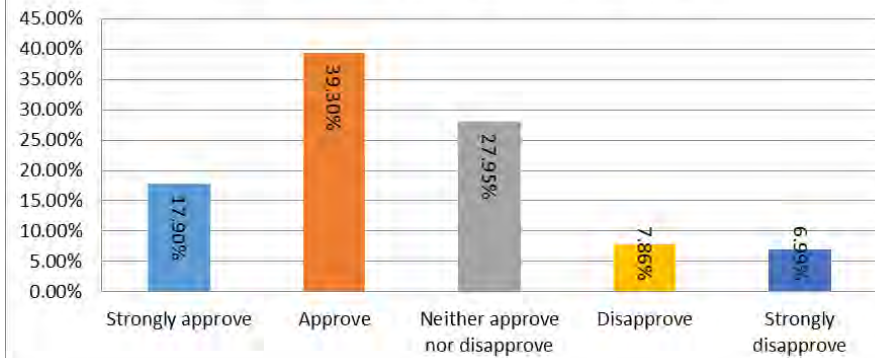
Have you or a member of your household visited the Borst Home or Borst homestead in the last year?



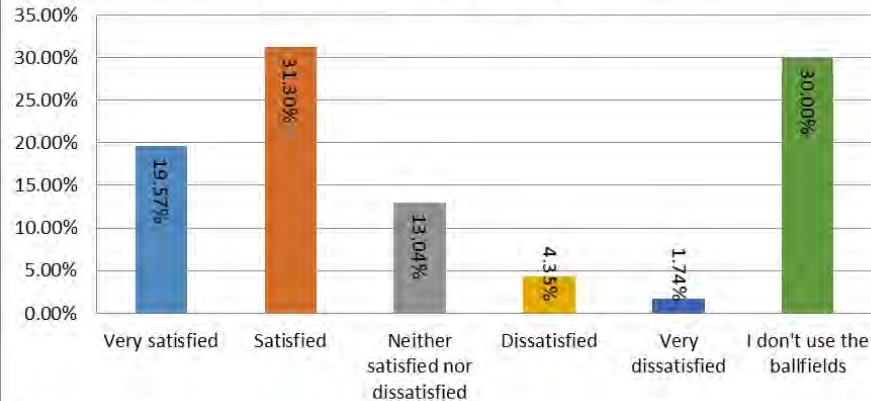
Considering the Borst Park Fort, how important is it to repair?



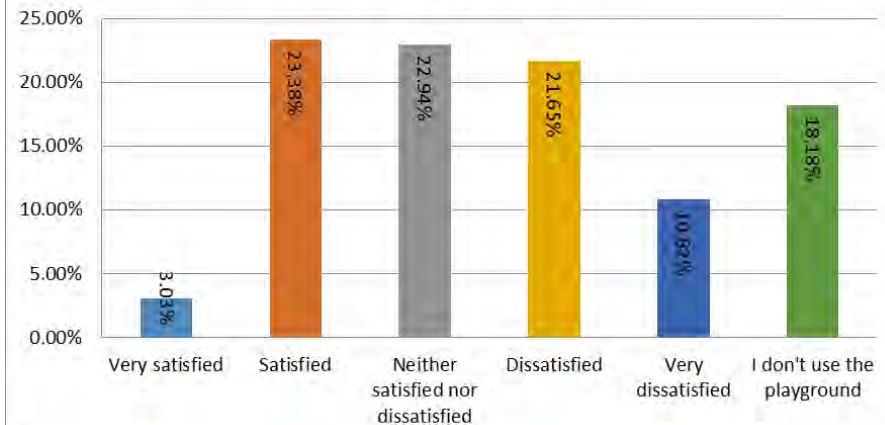
Would you support donating additional money to support a specific project in a city park, for example, rounding up your monthly utility bill to the nearest dollar to fund repairs for the Borst Park Fort?



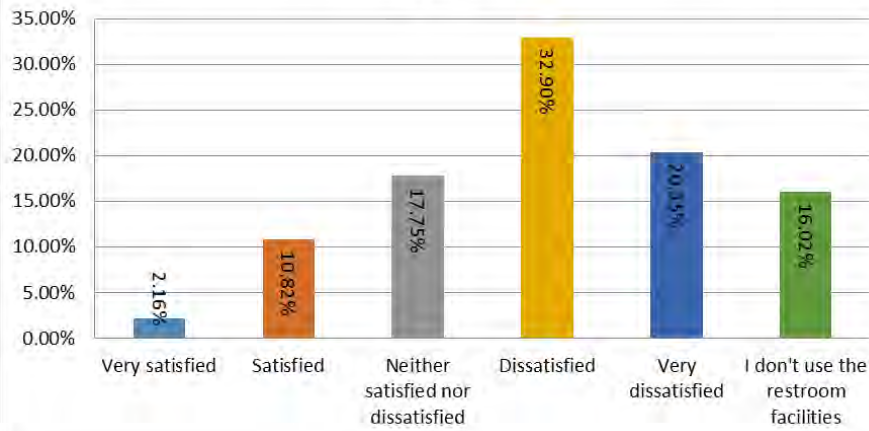
How satisfied are you with the quality of the ballfields in Borst Park?



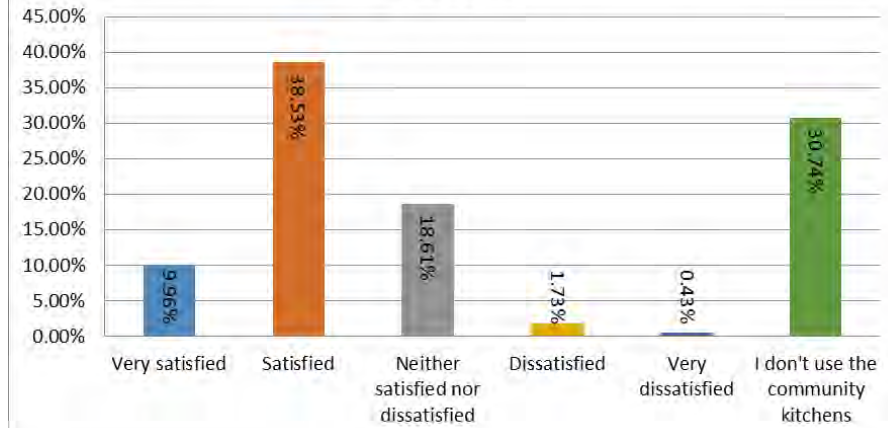
How satisfied are you with the playground facilities in Borst Park?



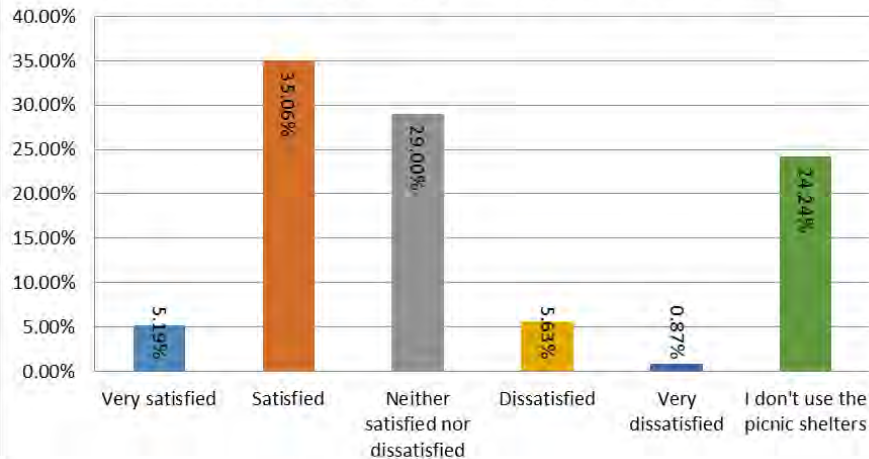
How satisfied are you with the restroom facilities in Borst Park?



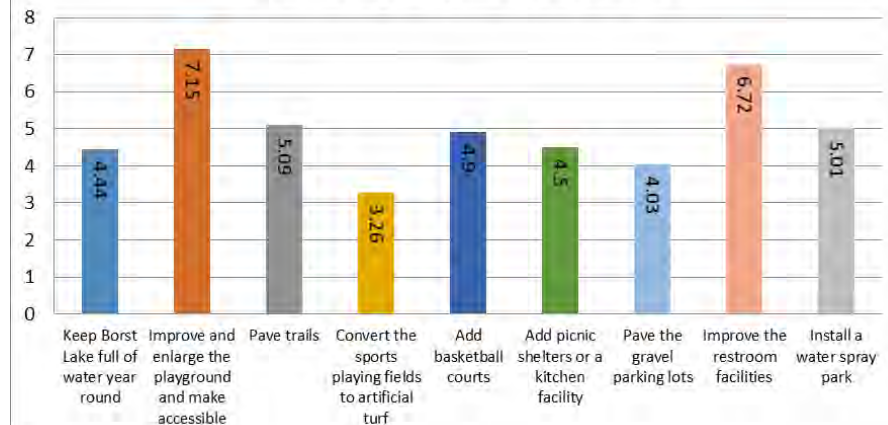
How satisfied are you with the community kitchens in Borst Park?



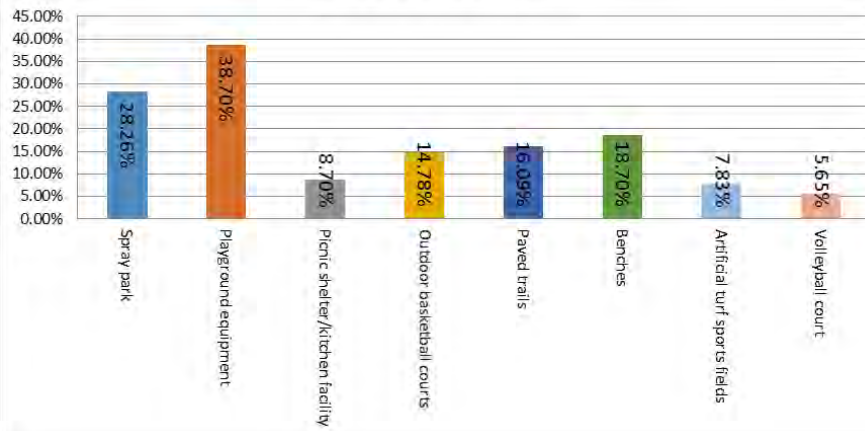
How satisfied are you with picnic shelters in Borst Park?



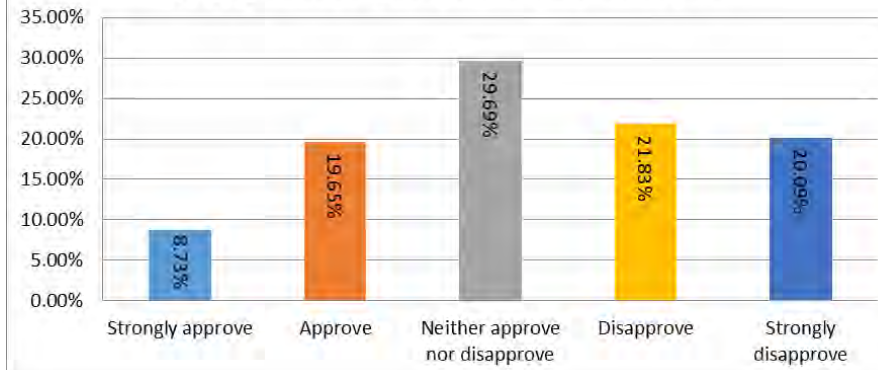
Rank in order what you think the City should address, construct, or repair at Borst Park.



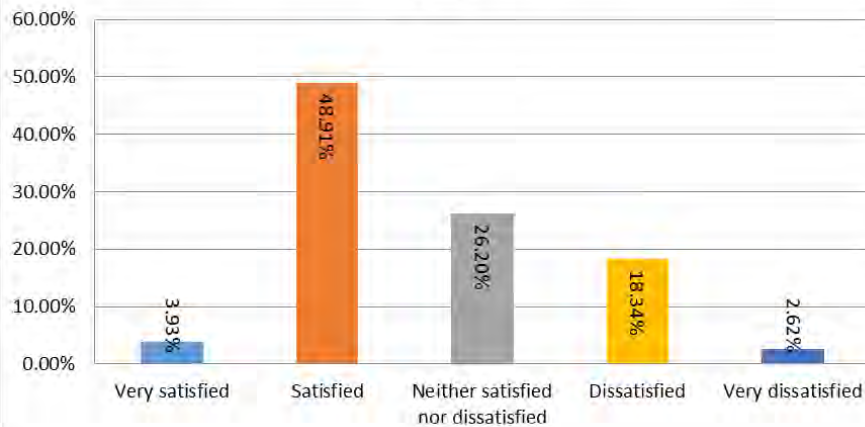
If you could pick a new park feature in Borst Park what would you install?



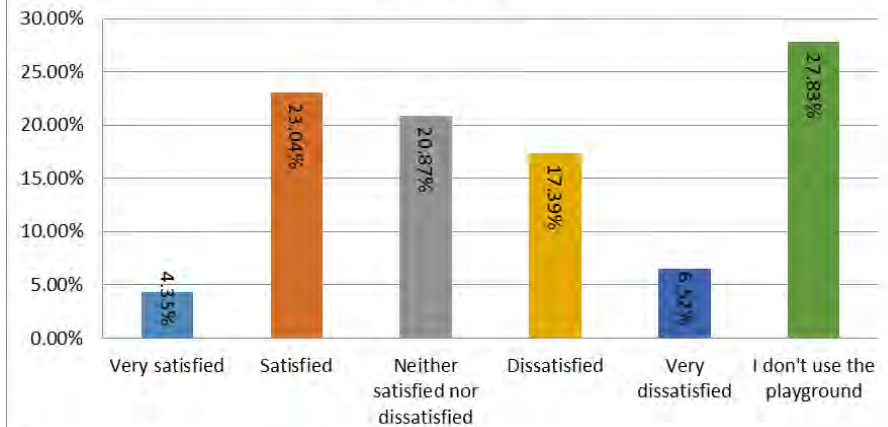
In order to improve the Borst Park playing fields (for example turfing the softball, baseball, and soccer fields), would you support paying a small fee (\$3.00 or less) for parking at the playing fields only, not other areas of Borst Park?



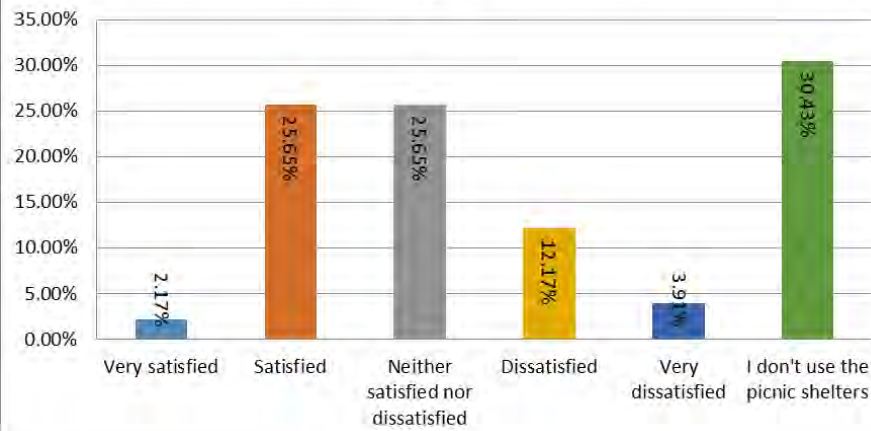
How satisfied are you with the overall quality of Borst Park?



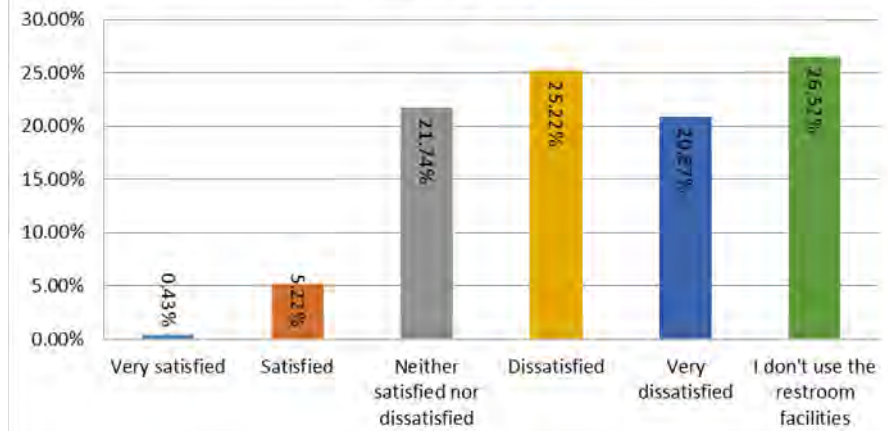
How satisfied are you with the playground facilities in Riverside Park?



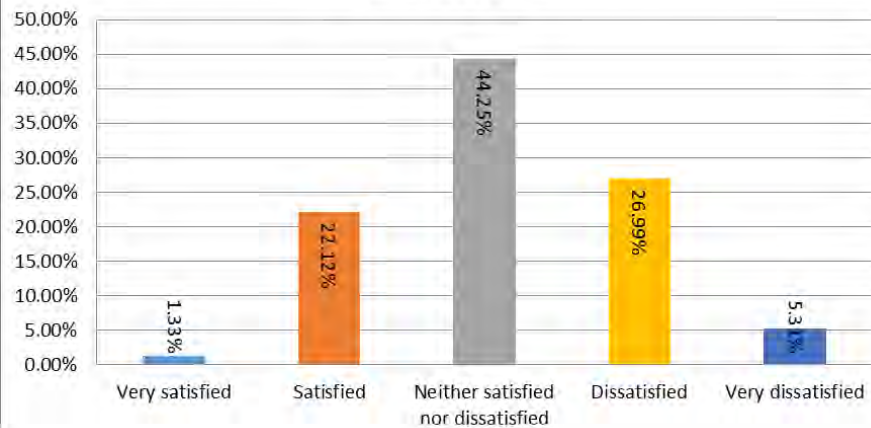
How satisfied are you with picnic shelters in Riverside Park?



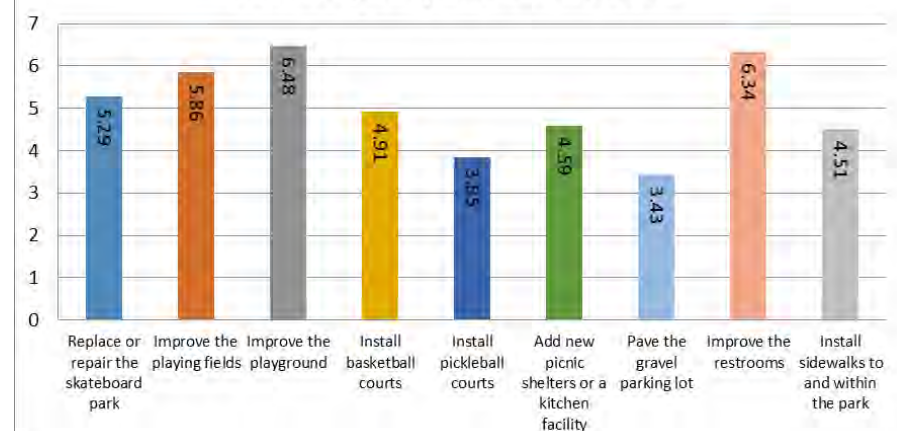
How satisfied are you with the restroom facilities in Riverside Park?

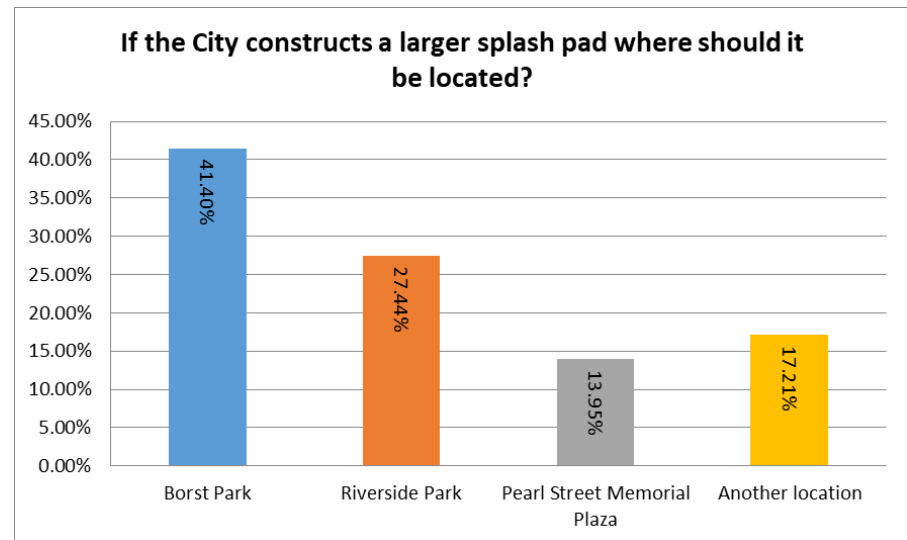
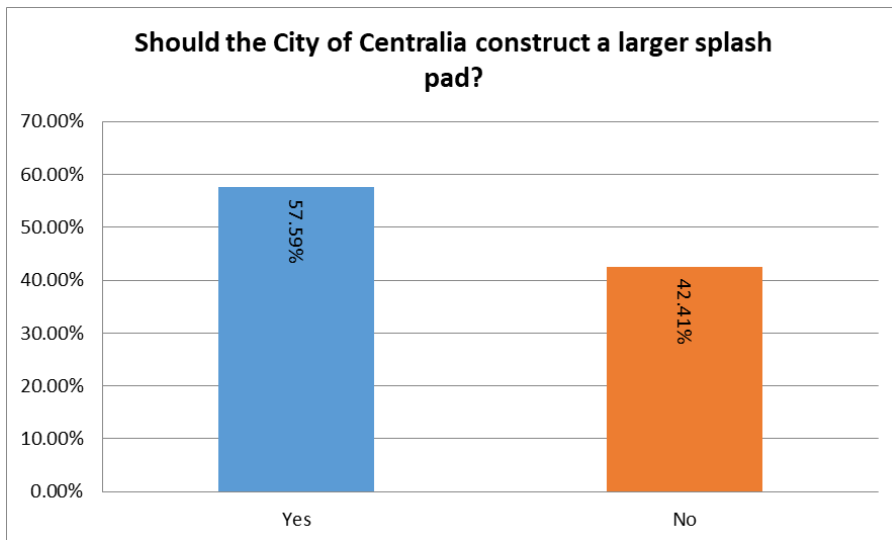
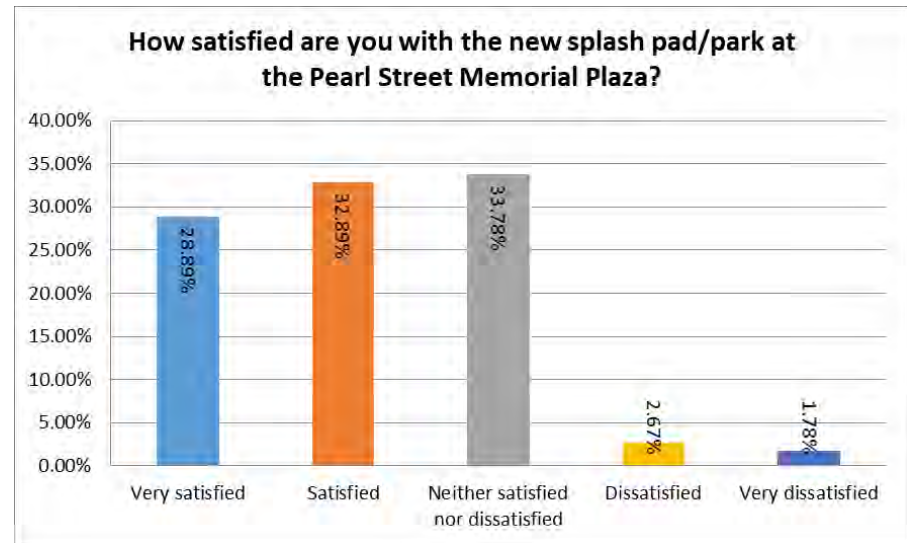
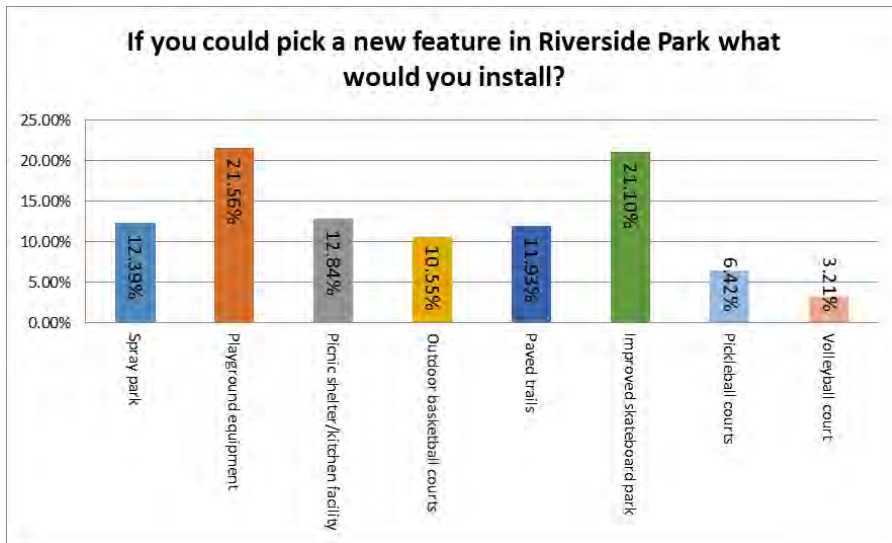


How satisfied are you with the overall quality of Riverside Park?

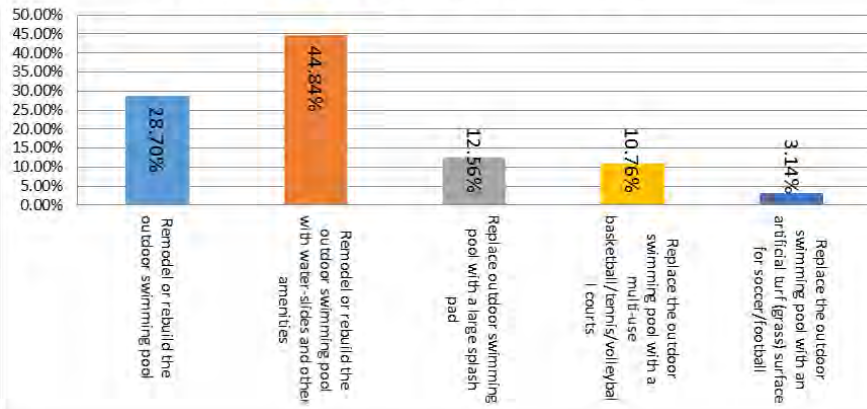


Rank in order what you think the City should address, construct, or repair at Riverside Park.

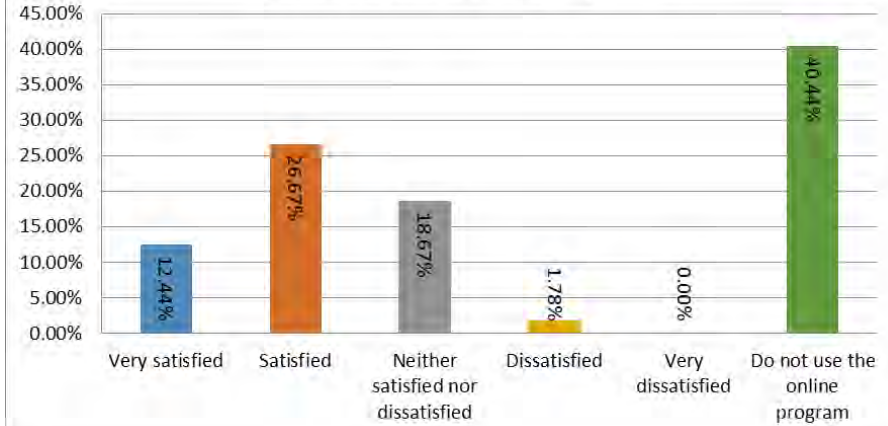




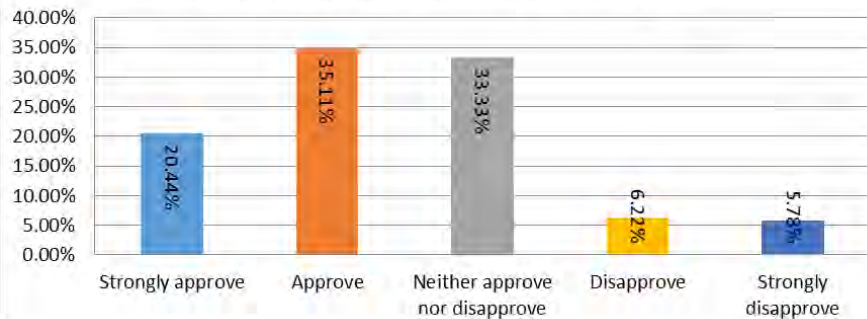
Considering the outdoor pool at Pearl Street, do you think Centralia should



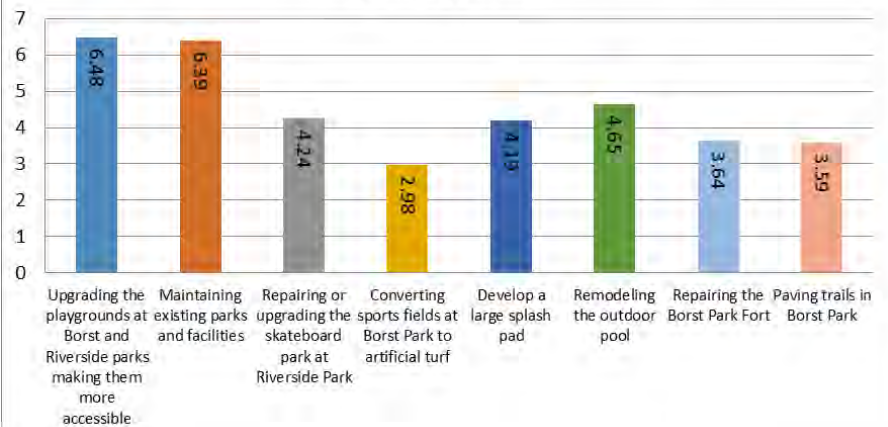
Overall, how satisfied are you with the online registration/reservation program?



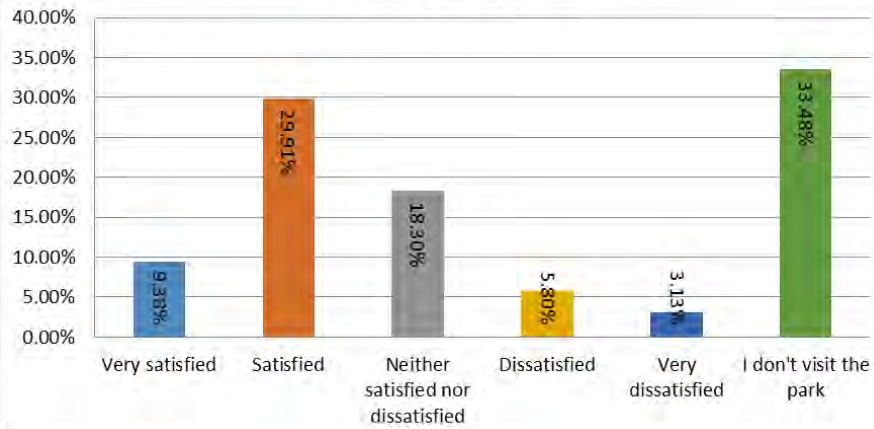
There may be opportunities to partner with non-profit or private businesses in developing athletic facilities. Would you approve sports-related non-profit or private businesses being developed within a public park that results in additional funding that



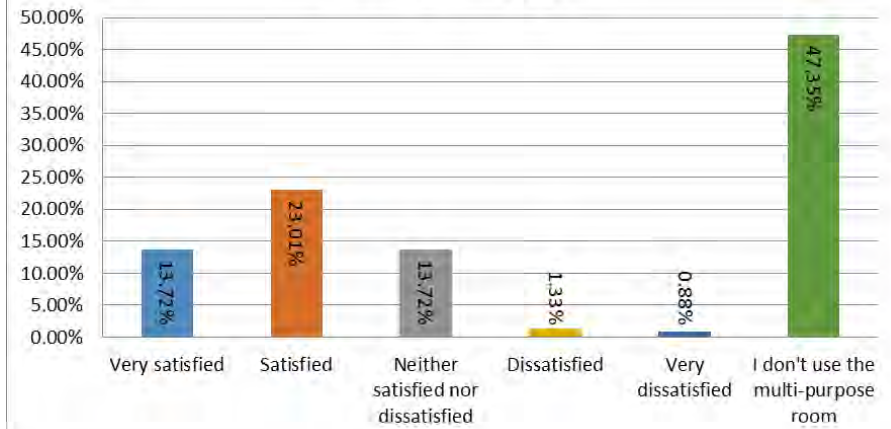
Rank the following items in order of your priority for the parks system.



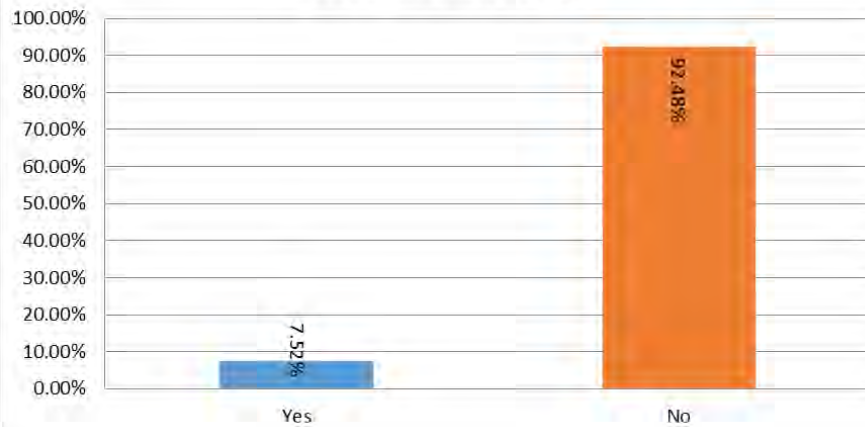
How satisfied are you with the quality of George Washington Park?



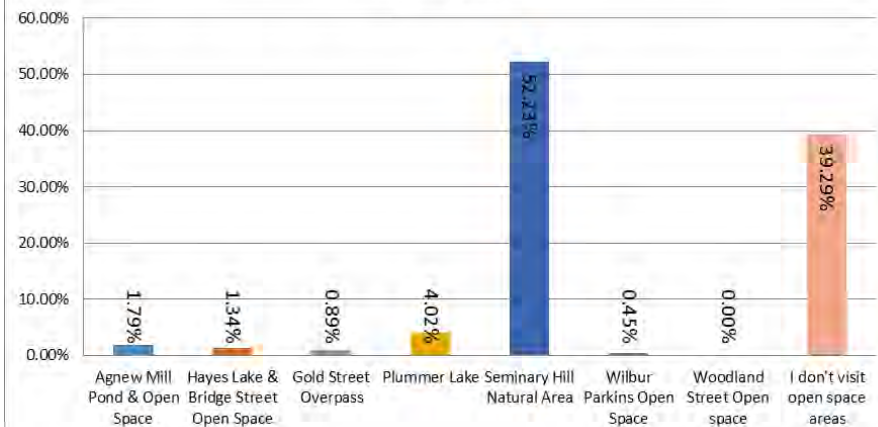
How satisfied are you with the multi-purpose room in the Centralia Train Depot?



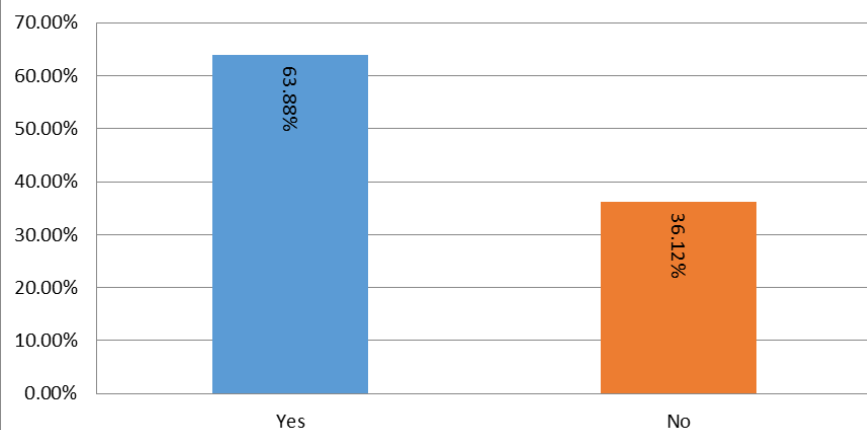
Have you played soccer or pickleball on the new Gold Street Park hard courts?



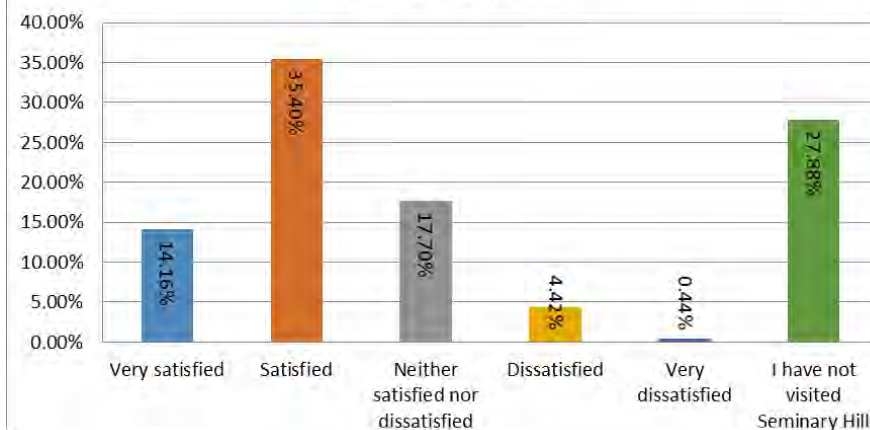
What is your favorite open space/natural area in Centralia?



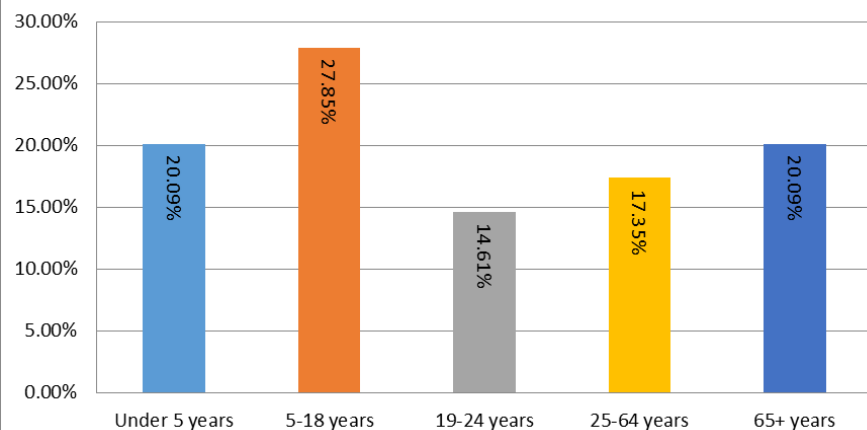
Have you or a family member hiked the trails on Seminary Hill?



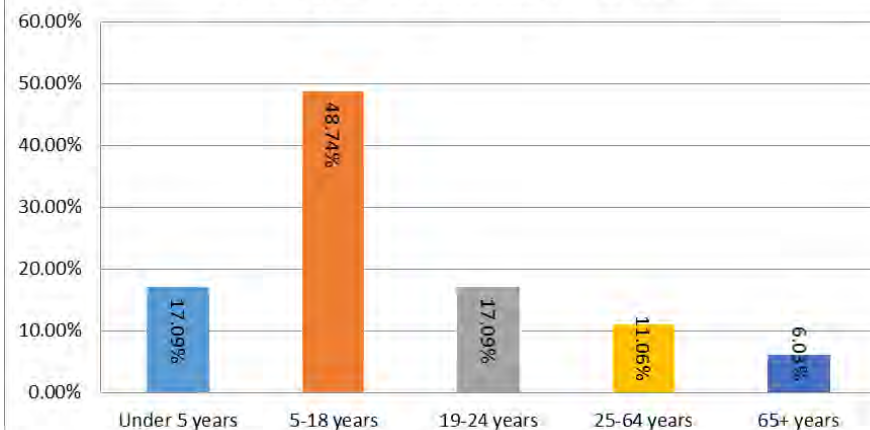
How satisfied are you with the quality of the Seminary Hill natural area?

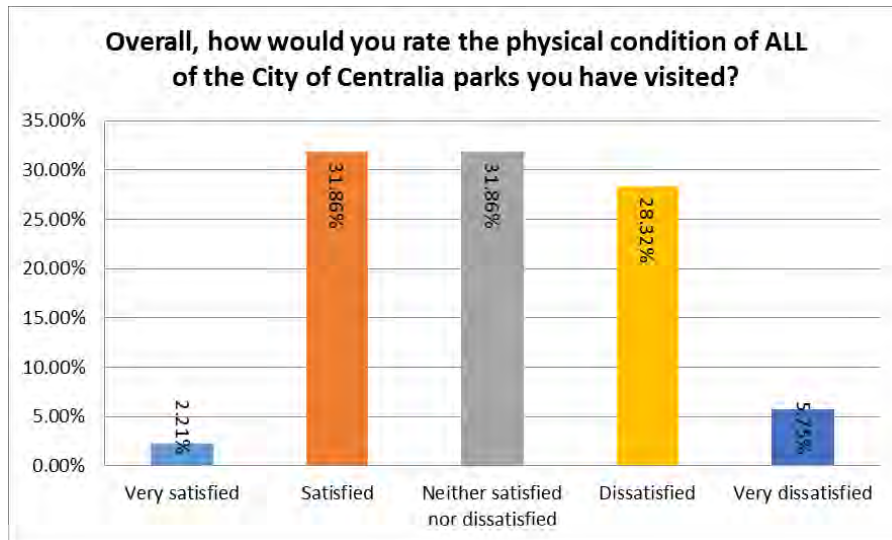


In your opinion, what age group is most under-served by the current parks and recreation services?



In your opinion, what age group is over-served by the current parks and recreation services?



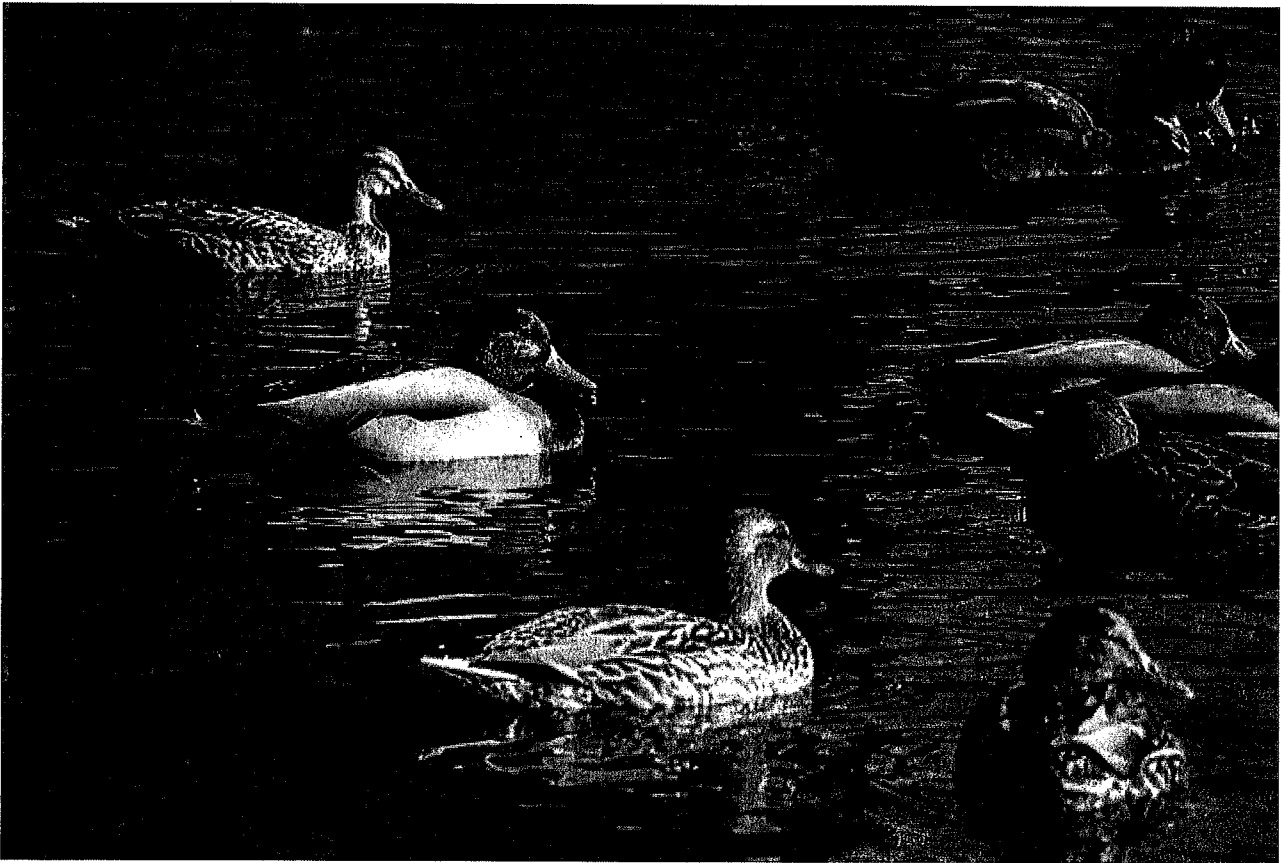


http://www.chronline.com/news/centralia-conducts-survey-to-field-public-opinion-about-an-updated/article_7658ad8c-0be6-11ea-a807-cfaf9e70f2a0.html

top story

Centralia Conducts Survey to Field Public Opinion About an Updated Parks and Recreation Plan

By Celene Fitzgerald / cfitzgerald@chronline.com Nov 20, 2019



Ducks swim at Fort Borst Park Wednesday morning.

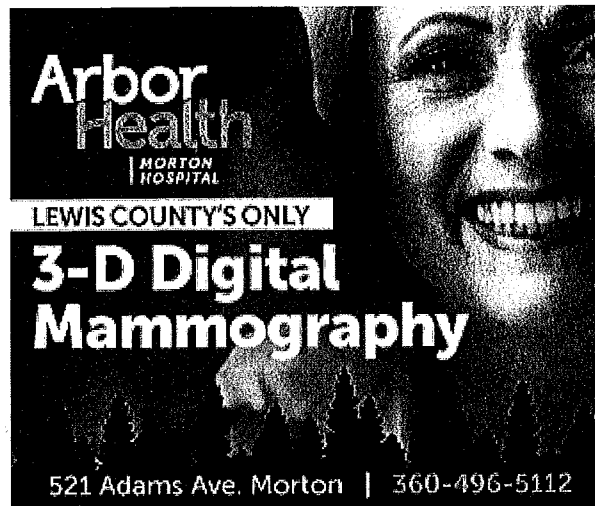
Jared Wenzelburger / jwenzelburger@chronline.com

Buy Now

The City of Centralia is conducting a survey to gather input from the public on the 2019/2020 Parks and Recreation plan.

Questions ask how safe residents feel in Centralia parks and how they feel public parks should be funded. The city is updating their Parks and Recreation Plan and the goals of the survey is to field information from the public that will help the city establish goals and priorities when it comes to park projects.

Emil Pierson, the Community Development director for the City of Centralia, said “the updated plan will establish a road map for providing high quality, community-driven parks, trails, open space and recreation facilities throughout Centralia.”



Pierson said that the updated Parks and Recreation plan will guide the City of Centralia and their decisions for the next 20 years. The last parks and recreation survey was conducted in 2014 and new questions and topics have been added including: the outdoor pool, seeing for picnic shelters, and rentable kitchen spaces. The very last question on the survey is also new which asks, “who do you see as the underserved and overserved populations?”

“We don’t know the desires of the silent majority so we would love to hear from them,” said Pierson to encourage the citizens of Centralia to take the survey.

“We would love people of all ages to fill out the survey. Parents help your kids fill it out. School-age kids please fill it out. We would like every segment of the population to comment on it so we can very well-rounded feedback from the citizens of Centralia,” said Pierson. The survey asks about trail systems, picnic shelters, playgrounds, restrooms, and ballfields. Pierson said that playgrounds seem to be the number one thing that people focus on and that the city council acknowledges that.

The current Parks and Recreation plan can be found on the City of Centralia’s website and the updated one will be very similar and use the same format. The survey will help the city to know what the public would like to focus on or change.

The survey can be found on the city of Centralia’s website or Facebook page or at this link: <https://www.surveymonkey.com/r/P2LDK87>. The city encourages all citizens to take and to pass it along to others who may be interested in taking it. The more information the City of Centralia can gather the better they are able to reflect the concerns and desires of the citizens in the Parks & Recreation plan update. The survey will be open to the public until Monday, Dec 2.

Public Comments from Nov 13, 2023 Open House

Comment Cards: What would you add or change to improve the parks (or a specific park)?

Topic	Comment
Logan Park	Love the idea of revitalizing Logan Park/school. Neighborhood parks are so wonderful to have as community gathering spaces!
Marketing	We need to better market and advertise what we do have. Make it a planned stop and not a random chance discovery.
Marketing	Would love to help discuss/collaborate on marketing and programming to increase awareness of activities (Parker Zbaraschuk, parker@zbarco.com)
Rail - High Speed	High speed rail plans are slowly making progress. They are estimating a roughly 20 year timeline - similar to the trails plan. New rail will likely be proposed near existing BNSF tracks. How will we ensure both long term visions are compatible?
Trails	I really love the Hub City Greenways Plan and the trails planning noted on the boards.
Trails/Rails	Is there a plan/thought towards rail development alongside our parks? Could make our parks more accessible (or break it if not planned around.)

Comment Cards: What excites you the most about the future of Centralia's parks?

Topic	Comment
Borst Homestead	Keeping history alive and well @ historic Borst Museum and site. Continue developing the history programs to include our younger community members.
Borst Homestead	The program at the Borst House.
QR codes	QR code sculptures throughout the city
Smart Growth	Keep it green. Connect it intelligently. Embrace SMART growth.
Trails	Priority: trail from Borst Park to bridge street
Trails/Safety	Interconnectivity via Greenways! Please consider adding police call boxes and extensive lighting along trails and in parks!
Trees	There should be a clear evaluation and plan for the trees throughout the city, to minimize the danger of falling trees and branches, in weather events

Notes on Posters: Fort Borst Park

Topic	Comment
Borst Home	Like Borst Home Tours
Borst Home	During summer season onsite. History buff who can answer questions about Borst House and other interesting historic facts.

Soccer	How can Centralia Youth Soccer help out? Contact Keith Neeley
Sports Complex	Sports Complex. How can this space be used off season?

Notes on Posters: Centralia Parks

Topic	Comment
Disc golf	Thanks for putting disc golf on the radar for Riverside
G Washington	Need organized tour
G Washington	Tree planting
G Washington	Events to bring the public
Gold Street	Install better enclosures to help control the littles! (gates)
Logan	This is essential. Fully support this.
Logan	Enter into an agreement with the school district - do it!
Skate park	Make skate park more than just concrete!
Sports Court	Have Gold St (and Edison School) be home to the covered sports court instead of the pool space.)

Notes on Posters: Natural Areas, Open Spaces and Cemeteries

Topic	Comment
Disc Golf	Love idea of disc golf at Woodland
Seminary Hill	Please add walkable sidewalk between Seminary Hill and Downtown, and directional signage
Seminary Hill	Need wayfinding signage from downtown to Seminary Hill

Notes on Posters: Lakes and Associated Properties

Topic	Comment
Bridge St	Love idea of planting trees
Hayes Lake	Fountain would also be a great visual
Plummer Lake	Such an underused asset
Plummer Lake	Clean out trash near canoe launch
Trails	Please prioritize Hayes Lake trail and connection between Borst and Riverside Parks
	Cispus Learning Center has a mobile repairs program

Comment Cards: What are your favorite ideas for the Pearl Street Park?

Topic	Comment
Climbing	Love the climbing wall and would like to see it enlarged.
Courts	Wouldn't basketball courts be better on Gold Street?
Courts	Basketball courts on Gold St
Courts	No need for courts - sports is elsewhere. Let's make this something different and unique
Courts	If there is a covered sports court, how will the City keep the homeless from camping there? If it's locked, what would the hours be? It has to be regularly maintained by city staff.
Design	Like the paved accessibility but would love to see it more "meandering" rather than all straight lines, and one level (flat). This could be a history walk and include science/tech/engineering/arts and math interactive areas
Design	Raised areas for variety and interest
History	To have a kiosk at the Park St Park site that tells the story of how it became a memorial and the history surrounding it
Name	When the pool was destroyed, the memorial was destroyed. Please do not re-create a Veteran's Memorial. The Veteran's Memorial was destroyed when the pool was destroyed.
Nature	Would love to see more trees, shade, color and natural areas
Nature	Family/nature focused
Nature	Greenspace
Nature	Trees!
Nature	Watch A Tree Grow
Partner	Partner with Weyerhaeuser
Partner	Opportunities for partnership and education. Weyerhaeuser, Chehalis Tribe, TransAlta, Schools
Partner	What is the possibility of partnering with Weyerhaeuser for "green space" science and learning?
QR codes	QR codes in parks and common areas
QR codes	QR code sculptures - showing the history of the footprint. No plastic, with a nature feel
Splash Pad	Like the splash pad for the little ones
Staffing	There needs to be more full time parks staff to be able to maintain what we have. Volunteers have been taking care of litter and graffiti.
STEAM Park	Work with Weyerhaeuser to include a science/environmental component where the sports court is currently listed/set. The early learning center will have both a sports court and rental space. We really don't need more.
STEAM Park	Interactive, accessible, sensory, engaging for little kids and families
STEAM Park	What happens to rain/wind/sun
STEAM Park	What nature provides
Trail	History Trail
	Please have a Veteran's seat (memorial, interactive, etc.)

	Idea	"Votes"
A	Phase 1 existing	
B	Covered picnic area	4
C	Maintenance Building	
D	Rental Hall	4
E	Splash Pad	4
F	Rock Wall/Zip Line	3
G	Playground	5
H	Covered Sports Court	5
I	Seating Area	

Comment Cards: Can you think of a new name for this park?

NAME IDEAS
Veterans Memorial STEAM park
Memorial Plaza
Veteran's Memorial Park
Veteran's Memorial STEAM Park (science/tech/environment/art/music)
Veteran's Memorial STEAM Park
Pearl Street Memorial Park
Veteran's Memorial Park
Note: donations were originally to teach kids how to swim, so if in war they would not die as soldiers did (drowned) on D-Day

Listening Session for the Hispanic Community – December 5, 2023

5 participants

Please tell us about your experience visiting Centralia's parks. Which parks do you use and how?

- Borst Park very popular with Hispanic Community
 - they call it "Batos Park" – Spanish word for duck
 - Jogging, biking the trail
 - Rental facilities are affordable
- Seminary Hill – jogging in summer
- Schafer Park – refer to as "Mexican Park"
- Discovery Trail
- Cedar St – kids want to play basketball there

How do you think Centralia can make our parks better?

- Grills
- Basketball for teenagers
- More things for teenagers
 - More exercise equipment
 - recreation
- Repair Riverside playground
- Ask school kids
- Big pole so kids can play games
- Climbing equipment
- Be more strict about rules (smoking, drinking, drugs, dogs on leashes)
- Indoor pool is too expensive (\$5 per kid)
- More for kids with disabilities
- More trails
- More signage in Spanish at parks and playgrounds

One of the things Centralia is trying to work on is creating neighborhood activity hubs. These are places within each neighborhood for people to connect and engage outside of the home - examples could include a park, a community garden, a coffee shop, a little restaurant or food cart – these activity hubs may look different in every neighborhood. Although this vision will take decades to come to life, we are talking to community members about it now to see if people think we should work on making this easier to do. Would you be interested in having something like this in your neighborhood? What should the City be thinking of as we develop a long-term plan to create neighborhood activity hubs?

- Love the idea of neighborhood activity hubs – places for people to come together
- Why have drinking fountains disappeared?
- Water for pets
- More trees, more shade with benches and tables

Please tell us about your experience with getting housing in Centralia. Was it relatively easy or hard to find a suitable place to live? Why?

- Very hard
- Lots of competition for apartments
- Even low income apts are expensive (\$1,200/month) although utilities are less expensive
- Rent is going up a lot – seniors really struggling, owners complaining about property taxes
- If people don't have a social security # they don't have a lot of options
- If no SS card can't buy a house – need that to get a loan
- Some apartments are for people who work in the fields only – can't access if work at a restaurant for school
- Down payments 2-3x monthly rent
- For apts can sometimes ask a relative to sign for you
- Being in the middle class is very hard – don't make enough to afford to live, but make too much to apply for support
- Forms are not translated
- Not everyone can read the forms
- Some people don't know to save their pay stubs
- Financial stress on marriages

The City will be engaging the community more over the next 18 months as we update our long term Comprehensive Plan. We want to engage more with members of the Hispanic and Latino community. Are there any specific people or groups you recommend we reach out to?

- Easy to talk to people after mass – St Josephs and St Mary's
- Thru the school district – sent flyers and ask parents to come
- Adrianna might set up a Hispanic Facebook page
- Flyers at
 - El Amigo
 - Fullers
 - Churches
 - La casino (Lucky Eagle)
- Bring Tamales
- "Or community doesn't get involved much"
 - Language barrier
 - Some think "we just came here to work and then will go back" but we rarely go back
 - Parents are busy and overworked
 - Culture of husbands thinking women are in charge of the house
- Help Hispanic community feel welcome
 - Invite to things like this
 - Inform, invite, say "you belong here"
 - "Everyone is welcome"
- It will be harder to engage the undocumented – they may think they need a SS# to attend

Listening Session for People with Disabilities – December 8, 2023

7 participants

Please tell us about your experience visiting a park or parks in Centralia. Which parks have you been to? What did you do?

- Borst Park
 - Watching and feeding the ducks
 - Ride wheelchair around park trails
 - Enjoy nature
 - Borst Lights – really enjoyable!
 - Shelters
 - Dog park
- Trail at Borst Park the best thing!
- Indoor pool
- Gravitare toward water
- Riverside – fenced and covered playground makes it easier because son is runner
- Splash Pad
 - Water not good for wheelchairs
 - Squishy surface is good for not falling down
 - Need accessible parking at the splash pad – can't cart child with disabilities very far

Are there any parks you are interested in visiting, but haven't due to barriers? What are the barriers?

- Borst Lake
 - Like to fish but hard in a walker because need walkways and benches
- Borst Trail
 - where can wheelchairs go when cars come by? Hard to wheel the chair through the grassy areas
 - Full loop hard for heavier set to get through – need places to sit
 - Except gravel area bogs down when wet – can't get wheelchair through there
- Covered areas at park hard to get up to in a chair – edges aren't flush with ground, needs to be smoothed
- Doorway at Kitchen #1 not set up for wheelchair – wheels get stuck in door threshold
- Pea gravel is hard for wheelchairs or walkers – see ground from Penny Playground
- Homelessness has deterred from using the parks
- Schafer park – trail not maintained so can't wheel through it

**What should Centralia do to make our parks more inviting and accessible to people with disabilities?
Are there any new types of recreation amenities you would like to see in our parks?**

- Widen trail at Borst so peds/bikes don't interfere with cars
- Look at doors and smooth access to get up on shelters, into kitchens, etc.
 - Doors need automatic pushbuttons, round door handles not good

- More disabled parking
- Need more benches so can sit down and rest – sturdy metal benches (not wood) – see designs with bucket seating – some people can't put legs around the seats
 - People with disabilities may need benches with backs so they can rest back or they fall off
- Playground equipment
 - Need fences for kids who are runners
 - Don't have some toys off to the side, have inclusive play equipment throughout
 - Playground at Borst separates me from my kid due to ramps
 - Equipment for different ages
 - Son is large and will want to continue to play for years – concerned there won't be toys that fit him pretty soon
 - See Tumwater Falls slide
 - See Autism Acres in Rochester – bucket chair, zip lines
 - More slides, swings
 - Sensory inviting items (good for Autistic kids)
 - Different types of swings
 - Big round disc swing
 - Swing that goes back and forth
 - Netted kind you can lay in
 - Visual boards that use pictures to communicate
 - Spinning toys (good for autism)
- Get people to slow down
- Have shaded areas and other areas without trees/shade so it's brighter
- Do a nighttime light audit

Is there anything else you want to tell me?

- Try not to drink liquids while out because we never know if there will be an accessible bathroom
- Can't go to the tractor parade because no comfortable place to sit down
- Use recycled asphalt to make more walkways, paths
- Boy Scout projects
- Consider rain gardens
- Love the holiday stuff at the park
- Being a more inclusive community benefits everybody – connection to public health

Dear Centralia Parks,

My 4th grade class has been learning about citizenship and civics and we recently had the Centralia mayor visit our classroom. We have talked about community and what makes a community. Parks are an important part of the community because they are a gathering place for people and offer outdoor activities. Inclosed are letters from most of my students about what they think would be a great addition to our parks. They are excited and eager to hear back about their ideas!

This is a great way to connect our students with their community and I appreciate you doing this!

Sincerely,

A handwritten signature in blue ink, appearing to read 'Callie Bissonnette', with a long, sweeping horizontal line extending to the right.

Callie Bissonnette
4th Grade Jefferson Lincoln Elementary

11-15-23

11/15/23

Dear Centralia Parks,
I think under ground rest
area would be impressive
in a park. First, it will be a good
place for parties. Second,
there will be board-games
so you could play with a
friends. Lastly, it will be really
spacious. In conclusion a
under ground rest area would
make a park wonderful.

Thank you,

Momo.

Dear centralia parks,

I think bouncing toys would be more fun at a park. First, the kids will have more fun. Second, kids can exercise more. Lastly, kids can make more friends at the park. A bouncing toy would make a park more fun.

Thank you,

savvy

Anthony 9-11-15

Dear Centennial Park,

I think A zipline would be fun at a

Park First. I want a zipline to be at

you could travel faster and not wait that

much time. Second and also it would be fun

because it's a fast ride and so

don't get tired and so they can have fun

also. A zipline would make a great fun

Thank You. Anthony

11-15-2023

Dear Centralia Parks,

I think some older
kid toys would be nice
at the park. First, there
are some kids that
want to go on fun
toys but were too big.
Second, younger kids will
have more people like them.

Lastly, way more kids would
get along. This would all
be great. Thank you, Alysia

A-1-15-2023

May 18 11-15-23

Dear Centralia Parks,

I thing mazes/scaten hunt
would be good at a Park.
Fist Kid's would have fun.
They have to Look for
Items. Second, they will meet
new people. Lastley, the Kid
would get a Prize. A
maze/scatencer hunt would
make a Park a Lot fun.

Thank you

Mitzy

11-15-2023

4-B Lincoln
elementary

Dear centralia park's,

I think more play areas would be nice at
a park, first kids would be happier
when they go to parks, second poor people
could let their kids have fun for free, lastly
to help the economy, you can use left over
plastic to build the play ground. More
play areas would make a park more
fun. Thank you.

Sincerely,

Nawal Alsalman.

Nor-15-23

Dear Centralia Parks,

I think a zipline with a box would be nice at a park. First, people don't spill stuff and lose it. Second, people don't have to carry heavy things.

Lastly, it wouldn't be faster and you can use it more than one time.

A zipline with a box would make park be much funner.

Thank you,

Tyler

November 13, 2015

Dear Council, parks.

I think a game

station and a drawing

station would be a

great idea. First, if

you get bored of

anything it would be

fun to just sit on a

bench and do other stuff.

Second, some people don't like the toys.

Lastly, some people like to draw

and play other games. I think it would be

that fun if there were more stations like this.

Dear Centralia Parks,

I think a trampoline would
be good at a park. First, it
would be fun at a park, Second,
Kids like them, Lastly,
more people would go there because
no parks have trampoline.

Thank you,
Serenity

11-15-28

Dear Centronia Park,

I think a zipline would be good at a park. First it would be nice if a soccer field was put it would be nice. Second, it would be nice if they put a slide. Lastly, it would be really nice if they put a safety sign. Lastly, if they put a really big slide next to the normal slide they can go back and forth.

Thank you,

Carlos

November 15, 2023

Dear centralia Parks,

I think free food stands would be

Nice at a PARKFEST to feed

the homeless. some condos people don't
have to pay. Lastly, more

people will come.

A food stand would make a

District will have a

gate. more people a

participate.

LSA Bell

Liam

Nov 15/2022

Dear Centralia Parks,

I think a zipline would be good at
a park. First, it would be good for work.
Second, others would like it. I
think it, it could be useful for
to catch a breeze and hot air.

A zipline would make a park cool.

~~I think it would be good for work.~~ So,
Thanks, Liam

SIP
Line

Union

11-15-23

Dear Sentinella Parks

I think Wipes would

be Good at the Park fairs

the reason why we need

WIPES is because so many

people wipe their Bums

and its THATS why we

NEED WIPES

Thank you

THIA

✓ shawha NOVember 15-2023

Dear Centralia Parks,

I think more. Bee's

would Be good at a Park

1 Pollenation. 2 helpful and

Beautiful flower lastly.

catch the Bee's a Bee

would make a Park.

Better. thank you from Shawha

Dear Ms Buckler,

My name is Kim Roberts. I teach 5th grade at Jefferson Lincoln Elementary. My class was very excited to be involved in your assignment. I love that the parks board wanted to hear from our community youth on this.

Thanks again
Ms. Kim Roberts

Dear AMY BUCKLER

hello my name is TAVEN and
i am a 5th grader. i am
writting to you BECAUSE
to make all of your PARKS
more FUN. if you are
reading this pleas

Dear Amy Buckler,

My name is Jackson and
I am 11. I like the
park

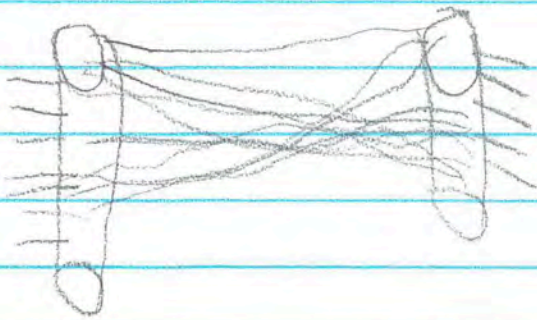
Dear AMY BUCKLER

hello MY name is Jonathan
and I am a 5th Grader
Student and what I would
like to see in the Park
is trampolines and cooler slides and
Vending machines IF Parks didn't have
Vending machines kids would be thirsty
because of running and playing and
because of the sunny day it is and with

11/1/23

DEAR Amy BUCKLEY
my name is ab tohid
And i Am in 5th grade.
And i go to Jefferson Lincoln
And i Am writing to
you because i wanted
to tell you if you
could plz put a zipline
into the water also
a slide. And a sand box.
And a Also a large
tag area

Amy Buckler
 dear I'm in first grade
 my name is Jackson I am 11.
 in the playgrounds but I don't
 want anything to change but
 here are some ideas and



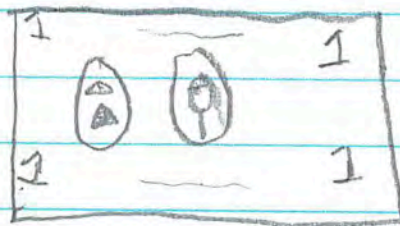
I am asking for help from



11-3-23

Dear Amy Buckler

Im a 5th grader
and Im writing to
you becuse my teacher
made me do it. So here
I am talking to you. I
Live in Lewis County
in Washington. So I need
you to upgrade the Parks
Like ziplines, tree houses, and
obstacle courses. Some parks
are boring and some not so boring.
So please add them. Plus more
People that come, More money
you get, thank You.



Sincerely,
Sady

rich n,
sorry

Plus you gotta
much money

Dear Amy Buckler, park.

Hello. My name is Tony and I am in the fifth grade. I want to play at the park water slides at Penny Playground. I want to see bouncy houses at the parks please. Thank you for making the parks. Good job.

Sincerely,
Tony

Dear Amy Barker;
Hello, my name is Tony and I
am in the fifth grade. I want
to play at the park water slides at
penhaly playground. I want to see
bouncy houses at the parks
please. Thank you for making
the parks. Good job.

Sincerely,
Tony



11-1-23

Dear Amy Buckler

My name is Joe I am
in 5th grade im writing
to you because I want
in all the parks a Zip
line 20 feet in the
air and a trampoline.
thats all.

Sincerely,
Joe

11/1/23

Dear Amy BUCKler

Hello my Name is Uriel and I am a 5th grade student at Jefferson Lincoln Elementary. And I wanted you to know what I would like to see at the centralia Parks. Here is my List: Bike area, Grills, sand box, Trampoline and more big Slides and the last thing is a water fountains. I think People would like to see that kind of Park equipment Thank you.

Sincerely,
Uriel Delgado

DEAR Amy BUCKLER
my name is Antonio
And i Am A 5th grader
I go to Jefferson Lincoln
And i Am writing to
YOU BECAUSE I WANTED
to tell you if you
could pls put a zipline
into the water. Also A slide,
And A sand box And Also
A laser tag center

sincerely
Antonio

Jade

Dear Amy Buckler

11/11/23

Hello. My name is Jade and I'm in 5th grade and I hope I can see a Umbrella toy, Vipline, see saw, swing, long slide, obstacle course and a hanging toy and thank you.

Sincerely
Jade"

Dear Amy Buckler,

Hello my name is Agol
and I am in 5th grade
at Jefferson Lincoln Elementary.
And I am writing to you
because some things I
whan to see form Parks
is a craft room the thing in
the craft room are making
bracelet, Phone cases,
making sticker, making Slime.
Games rock climbing, zip line.
I thing thes thing will make
all Parks better. :)

Sincerely,

Agol
Phone



Slime



Dear Amy Bucher,
My name is Trey and
I am a 5th grader. I
am writing to you because
I do not want to see anything
new at the park.
The park ~~is~~ ^{are} nice and I
that's already there.

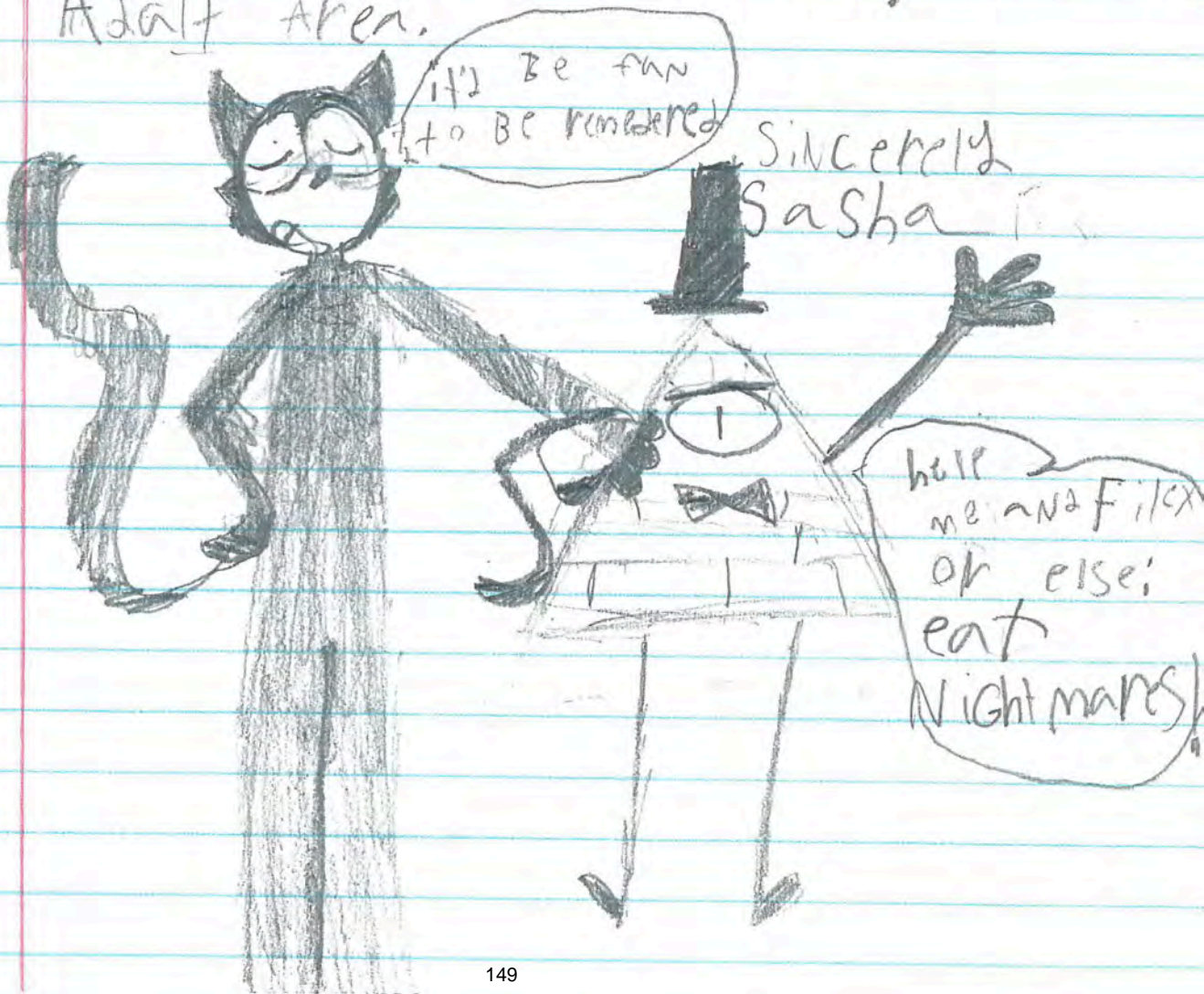
Sincerely

Trey

11/2/23

Dear Amy Backier,

Hi, My Name is Sasha French-Ro-
-mericks. I am a Student from
Jefferson Lincoln Elementary School.
I have come to write to you
about what I like to see at the
parks. First, I would like to see
a Bill Cipher Statue, and something
about Fillex the cat (please), and a
Adult Area.



Dear Amy Buckler,

I love park so much

I ~~want~~ slide and swing

and monkey bars

Sincerely,

Hailey

Dear Amy Buckler

I wonder if you can add
some new toys like a
rampoline, more swings,
and some more slides,
and change penny back
to wood please.

Hunter
Sincerely,
Hunter

Dear Amy Buckler

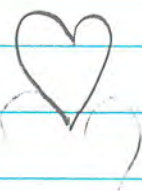
Hello my name is
Wyatt and Im a 5th
grader at Jefferson Lincoln
Elementary and I would
like to see A playground like
Pennys playground but made
of wood.

Sincerely
Wyatt



11/01/23

Dear Amy Buckler



Hello my name is Nataly
and I am a student from
Jefferson Lincoln Elementary school.
At the park I want to see
a tree houses and waterpark and
a Lemonade stand a mini store
if people are hungry. A splash pad
if people don't want to go at the
river or lake. A ride at the fair.
I will want to see one stuff
at the park. I am writing to
you because the stuffs I want
to see at the park. at a local
city here at Centralia.

Sincerely,
Nataly



11-3-23

Dear Amy Buckler,

Hi my name is Aryana and I am a fifth grade student at Jefferson Lincoln Elementary School. I am writing to you because I would like to tell you what I want to see at a local city park here. I will like to see a Zipline and a trampoline and maybe a sand box too at a local park. I will also like to see something that can make me dizzy and a walking trail too and maybe a big slide too at a local park here. Thank You

Sincerely,

Aryana 

Dear my Buckle

Hello My name is Jaxon
and i am in fith grade from
Jefferson Lincoln. and i want to
thank you for making parks a safe
to play at, and thank's for your help
it's good that you made parks so
people can have fun.

Sincerely,
Jaxon Wright.

Dear Army
BUCKLER

Hello my name is Jc
and i em 10 years old at
Jefferson Lincoln. I em writing
to you. BECAUSE i am telling
you wat i want to see in the
PARKS. I wood like to see
hothing difriht BECAUSE i
are retea like the parks. Haw
that are.

Sincerely
Jc

eli'ett

11/1/23

happy November

Parkletter

Dear AMY Buckler

Hello! My name is Eliett Konkel.
I'm a 5th grade student at Jefferson
Lincoln Elementary. Just for disclosure
I'm a girl. Today I'm writing to
you because I want you to
hear my suggestions. I hope
to see more climbing toys,
and longer slides and a
zipline. different swings
like tire swings ect ect.
We need new bathrooms please! The
old bathrooms are musty and crusty and
no soap please change or add more
soap regularly. Can we have a fort
or a tree house. A sand box and
more spring things. can we have
more things to hang off of
please. Can we also have swings
and hammocks please! Thank
you for reading bye!

Sincerely

Eliett

There's a picture on the back

DEAR AMY BUCKLER

I AM BRAYSON AND I AM A 5th
GRADER. I DON'T WANT YOU
TO CHANGE ANYTHING.

Sincerely

BRAYSON

Amy Buckler

From: Rebecca Staebler <rebecca@hubbubshop.com>
Sent: Friday, October 13, 2023 3:16 PM
To: Amy Buckler
Cc: Jan Nontell
Subject: [External]STEAM park ideas

Caution: Think before you click! This email is from an outside organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Amy,

We didn't get super far in coming up with an actual concept but here are some notes and some photos.

Overall we'd like to see more of a flow to the whole property. This looks pretty broken up into stations. We'd like to see a path, some elevation changes, surprises around the corner. Several different things in an area may be better than say one section that is all musical instruments or playground. Where the courts are in your drawing would be the perfect spot for an area focused on something that relates/connects to Weyerhaeuser. I talked with Justin Zenkner last night (new to the CDA board) and he says that the current greenhouses are coming down and will be replaced with something else. Good time to work together! (FYI he is studying to be an urban forester and is eager to work with the city on all things trees!)

What about using the strip where the pool house is currently for an open covered area with some benches that look out on both the splash pad and the rest of the park. Perhaps a structure at one end that could be used as a stage as well as a play/seating area. I don't think an enclosed gathering space is needed. That's planned for the ULC.

I'd love to work with the Autism Coalition on developing some amenities that are particularly suited for those with sensory issues (some great articles out there) and with Spanish language signage as well as braille. Making the park accessible will be good for the community and visitors and also likely position us for funding.

Another point to ensure that the park has things for all ages — from wee littles to things adults would enjoy meandering.

Here are some photos we found of structures and overall look that we love. I can't find the photo right now but there's a really cool one of a giant sun dial. We'd love the back wall to be a climbing and/or "living" wall. There are several examples I saw of incorporating stream beds and run off. Not sure if that's feasible or not.

Jan may send some other photos and she's talked to someone about sketching something. I'm off for the weekend and will be back Monday evening. Thanks for working on this and giving us the opportunity to contribute. We would really love to see something that puts us on the map! A unique place in a unique little town.

Oh, and the name — Centralia STEAM Park, with STEAM standing for Science, Technology, Environment, Art and Music. Some murals like is shown in one photo could depict our connection to both trains and the steam plant:~) Funding from TransAlta would be awesome!

Rebecca





Amy Buckler

From: klongabaugh@gmail.com
Sent: Wednesday, November 1, 2023 2:01 PM
To: Brian Mittge
Cc: Judy Bell; Amy Buckler
Subject: [External]Re: Parks Plan - Open House November 13

Follow Up Flag: Follow up
Flag Status: Flagged

Caution: Think before you click! This email is from an outside organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Good morning Brian, Judy and Amy!

Thank you for the email notice about the upcoming meeting on Nov. 13th. My husband, Scot and I will not be available to attend, but wanted to share a couple thoughts for the meeting and future planning.

Adding the trails and pathways throughout the community and surrounding areas is an important and beneficial addition for the community.

As important as they will be for the community, we feel there are additional options to consider that also would bring great benefits to our community.

As active adults with very active grandchildren, we love being able to get the kids outside to play and explore. Playgrounds are one of the best opportunities for kids and families to play, grow and socialize.

We would like to suggest that the City, Parks Dept., City Council, and those involved in making these planning decisions would consider creating more neighborhood parks and playgrounds. Doing so could strengthen connections between neighbors, and be a draw for families to settle in Centralia, and remain longer.

These neighborhood parks could consist of playground equipment for a variety of ages, basketball courts, open spaces, dog parks, etc.

Many neighborhoods currently have vacant lots scattered about, even existing buildings or homes in need of being torn down that could be replaced by a neighborhood park.

Funding could come in the form of grants and from the City budget.

Also, we would like to recommend that any future residential building developments - whether apartments or single and multi-family dwellings be required to include neighborhood parks and playgrounds in their developments.

We would also like to recommend that the current outdoor pool area be turned into a "Penny Playground" style play area along with a covered seating area. This would create another year round play area for families.

Thank you all for proactively working to make Centralia a wonderful community to live, work and play in!

Karen & Scot Groshong

Sent from my iPhone

On Oct 30, 2023, at 10:49 AM, Brian Mittge <chehalisbrian@gmail.com> wrote:

Hello friends! Here is a great opportunity for us to engage with Centralia's new assistant city manager, Amy Buckler, and support her in her additional role as head of parks. In case you haven't seen it, Centralia has an awesome new 20-year "[Hub City Greenways](#)" plan to create a whole network of trails and walkways around the city. It's very innovative and forward-looking. By our participation, we can help ensure that there is budgetary and staff support for this and other parks-type projects in Centralia.

Also, huge congrats to our wonderful friend and hardworking volunteer Leah, who is featured on this poster!

I hope you consider attending this open house.

Thanks and talk to you soon.

Brian Mittge
President, Friends of the Seminary Hill Natural Area

----- Forwarded message -----

From: **Amy Buckler** <ABuckler@cityofcentralia.com>

Date: Thu, Oct 26, 2023 at 8:13 AM

Subject: Parks Plan - Open House November 13

To:

I encourage your participation, and please forward to your contacts – thank you!

SAVE THE DATE

Centralia Parks Plan Open House

Monday, Nov 13

- Drop In 5:30-6:30 PM
- Borst Park Kitchen #2
- Learn what's in the draft Parks Plan
- Share your ideas with the Parks Board & staff

See you there!

Amy Buckler

Deputy City Manager

City of Centralia

118 W. Maple Street

Centralia, WA 98531

360.742.1731

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Amy Buckler

From: klongabaugh@gmail.com
Sent: Friday, November 10, 2023 9:31 AM
To: Amy Buckler; Brian Mittge; Judy Bell
Subject: [External]Making green space available to all | The Seattle Times

Caution: Think before you click! This email is from an outside organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Good morning Amy, Judy & Brian,

I recently read the article below from the Seattle Times that supports the health and social benefits for individuals, families, neighborhoods and communities of having more parks and green spaces that are easily accessible in neighborhoods.

I thought it might be beneficial to share with the Parks Board as planning and decisions are made.

Thank you for sharing this information at the upcoming December meeting as well.

Have an enjoyable day.

Karen & Scot Groshong

https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fwww.seattletimes.com%2fsponsored%2fmaking-green-space-available-to-all%2f&c=E,1,BHHX3GhINPFENGd-wRGuHBVtnZWbPVP9ajdvvUkOcep5MmVnqp0iPXXK-J-5sN3dSaUWYFmlr5x2TzyYJQkrjzsBE6iBtXdLVJeu4qUab_6sCBE7RUAgHWw,,&typo=1

Sent from my iPhone

Making green space available to all

Oct. 18, 2023 at 11:55 am



Trust for Public Land staff collects park design input from Jennie Reed Elementary students. (Adair Freeman Rutledge photo, courtesy Trust for Public Land)

By

[Trust for Public Land](#)

Produced by ST Content Studio

Nature invites you to discover the many benefits it offers. Spending time in nature can perk up your mental health, improve your cognition and calm your busy brain. Mounting evidence suggests nature [promotes both physical and psychological well-being](#).

Green spaces — forests, parks, shrubs and tree-studded neighborhoods — play a large part in nature’s design.

“If we had a medicine that delivered as many health benefits as parks, we would all be taking it,” says Dr. Howard Frumkin, senior vice president and director of the Land and People Lab for [Trust for Public Land](#).

Parks are a mental health resource, with [studies showing](#) that people who spend regular time in green spaces enjoy lower levels of stress and are less likely to experience anxiety disorders and depression. For young people, parks provide a space to decompress, exercise and hang out.

But not everyone has equal access to the benefits of green spaces.

According to the World Economic Forum people living in more affluent areas have access to more public green spaces. That makes the opposite true; those who live at or below the poverty level often can’t get to a park or green area by walking.

“In Tacoma, over 51,000 people don’t have access to parks within a 10-minute walk from their homes,” says Mitsu Iwasaki, Northwest director of [TPL](#). Tacoma has the largest park access gap of any big city in Washington.

Iwasaki also says, “Transforming America’s schoolyards into shared public parks is a common-sense, cost-efficient solution to our country’s park equity problem.”



Jennie Reed Elementary playground before renovations. (Trust for Public Land)

In Tacoma, a plan currently underway has combined the efforts of Tacoma Public Schools, Metro Parks Tacoma and Trust for Public Land to create a Community Schoolyards pilot program. The overarching focus of this program is to convert existing schoolyards into radiant and beautiful neighborhood parks. Students have the opportunity to enjoy the transformations of their play area during school hours and the community has access after school and on weekends. The pilot schools for this program include Helen B. Stafford, Mann, Whitman, Larchmont and Jennie Reed — all elementary schools.

Jennie Reed Elementary, one of the five elementary schoolyards now under construction, had more than its fair share of issues when it came to the lack of nature and green spaces.

“This school is next to an eight-lane freeway and contains the most concrete of any elementary school in Washington,” says Abby Sloan, principal of Jennie Reed. “That contributes to bad air quality.”

“The play structures were purchased in the 1950’s, the grassy field is underwater from November through April and the students had been asking for a new playground for years,” Sloan says.

Students got their say in how their schoolyard was renovated. By including them in the design process, says Sloan, they realized environmental injustices existed in their own backyard. Students asked for basketball courts, a track that did not flood in the winter and increased accessibility for people with disabilities.

Jennie Reed got a new track, something they didn’t have before. Trees and other vegetation were planted to buffer the noise from the freeway and lessen the air pollution. These additions are particularly meaningful for elementary students, as [studies have shown](#) that students who spend time outdoors and in nature have [improved academic outcomes](#) when compared to students that lack the same access. Ongoing fundraising for the schoolyards is supported by a mix of public and private funding. As pilot sites, these five Tacoma schoolyards are a test case for increasing access to green space in Washington and community members are encouraged to learn more [about how the schoolyards can create access to nature-rich community spaces](#) for students and neighbors.



South Lynnwood Neighborhood Park grand opening in Lynnwood, June 22, 2022. (David Ryder photo, courtesy Trust for Public Land)

“Health experts encourage others to use parks, socialize there as a means to alleviate loneliness and improve one’s health,” says Iwasaki.

Beyond their social benefits, parks also help to mitigate the health damages of climate change. Building more green spaces improves air quality, reduces emissions, and reduces the heat experienced in a neighborhood. One [study found that areas within a 10-minute walk of a park](#) are as much as [6 degrees cooler](#) than areas beyond that range.

Where we live has a huge impact on our mental and physical health. Communities like Tacoma are showing that many solutions for healthy lives are within our grasp — we just need to build them one park at a time.

***Trust for Public Land** is a national nonprofit that works to connect everyone to the outdoors. As a leader in equitable access to the outdoors, TPL works with communities to create parks and protect public land where needed most.*

Trust for Public Land

Red 4/13/23
From Judy Bell

PARKS PLAN

★ The vision of the Centralia for the Hub City Greenways is exactly what Centralia needs. It was an antique hub for years, but has always been more that can be promoted. Centralia is the Cultural Center of Lewis County: Centralia College (NW Symphony & other musical events), Plays @ Evergreen Theater & Centralia College, educational and community forum.

The Hub City Greenways adds dimension and incorporates many aspects of what the area has and could be. It should be a focal point for the new Parks plan and budgeting for this investment in the future.

* The walking/bike trail from Borst Park to the Discovery Trail has long been a dream. It would bring hiking and biking groups to Centralia to hike and shop.

The New Parks plan

★ There should be a Management plan for all parks or groups of parks. The current plan describes the parks, but not how they will be managed.

★ Seminary Hill Natural Area Master Plan should be part of the Parks Plan. It is an official city document approved by the City Council. It should not stand alone, but should be recognized as part of Centralia's master plan and management plan for all the parks. The plan includes a management plan with timelines.

Other groups management goals/objectives should be included in the parks management plan.

★ A Budget should be devised for all the parks. Currently there is a large budget for Borst Park but the other parks are lumped together with a minimal budget.

★ Budget: There should be money allotted in the budget for groups that support the parks. For example: Friends of Seminary Hill Natural Area,

Jan at Borst Park, Rotary Club at Riverside, or other groups that work to maintain the parks

★ Grants: The Parks dept should find grants for the other parks and support getting them. Grants are directed to Borst Park. Friends of Seminary Hill Natural Area has obtained grant information and assistance from Lewis County Weed Control. They specifically looked for grants for the "Friends" and assisted with help to prepare them.

★ How will the new 20 year plan be managed.

ROTARY RIVERSIDE PARK PLAN - 2023 VERSION

August 16, 2023

PAST CENTRALIA ROTARY/CITY ACTIONS

- Sam Agnew deeded land to Rotary Playfield Association
- Construct 3 covered "kitchens" (picnic areas)
- Construct restrooms, originally with showers
- Construct play area with concrete boat
- Gift to City of Centralia with name of "Centralia Rotary Riverside Park"
- Fitness trail around perimeter
- Handicap accessible play equipment and city provided wooden playground equipment and upgraded baseball field
- Rotary teamed with Centralia High School construction class To build the skateboard clubhouse/concession stand.
- Rotary contributed partial funding for new playground equipment
- Centralia College Welding Club fabricated
- Three new Rotary Riverside park signs
- ADA Playground
- Install Basketball backboards provided by City
- Roof over ADA Playground with rainfall infiltration
- Repair of ADA fall protection surface

PAST CITY PARK IMPROVEMENTS

Skateboard Park

Install "Corn Hole" targets

PROPOSED FUTURE IMPROVEMENTS

- Remove aged exercise equipment along trail
- Replace worn out benches on some ball fields
- Repair backstop fencing

LG/SM
PROJECT

CLUB PRESIDENT

DATE

1923

1963

1967

1982

1983

1987

1996

2005-2006

2014-2015

2019

2022

2023

2023

2005

2023

SMALL

SMALL

SMALL

City Project

2023

2023

2023

2023

2023

2023

2023

2023

2023

2023

2023

2023

2023

2023

2023

2023

2023

2023

Red 11/13/23
From Kahle Jennings (Centralia Rotary)

Refurbish picnic tables	SMALL
Install interpretive signs with history of park	SMALL
Install updated bathroom facilities	LARGE
Convert existing bathrooms to caretaker's apartment	LARGE
Install Park Gates at both entries	SMALL
Install new exercise area	LARGE
Improve river front access and safety	SMALL
New Sidewalks	SMALL
New barrier fencing between streets, parking and play areas	SMALL
Refurbish ball field grass turf	SMALL
Add portable soccer goals	SMALL
Install splash pad	LARGE

Upgrade/Update skate board park elements	LARGE
--	-------

POSSIBLE ADDITIONAL PROJECTS

<div> <div>1</div> <div>2</div> </div> Boca Ball courts? (Included in previous plan)	
Dog Park	
Radio controlled car track	SMALL

SHORT TERM PROJECT	1-2 Years
INTERMEDIATE TERM PROJECT	2-3 years
LONG TERM PROJECT	3- 5 years

LONG/
SHORT
TERM
PROJECT

COST SOURCE OF FUNDS LIMITING FACTOR NOTES

ROTARY/CHS
ROTARY/CITY
ROTARY
WELDING CLUB
ROTARY
CITY PARKS
ROTARY
CITY/ROTARY/FEMA

Fall protection surface damaged in 2020 flood

RCO grant +
Rob Fuller Donation
+
City Light grant
City Parks

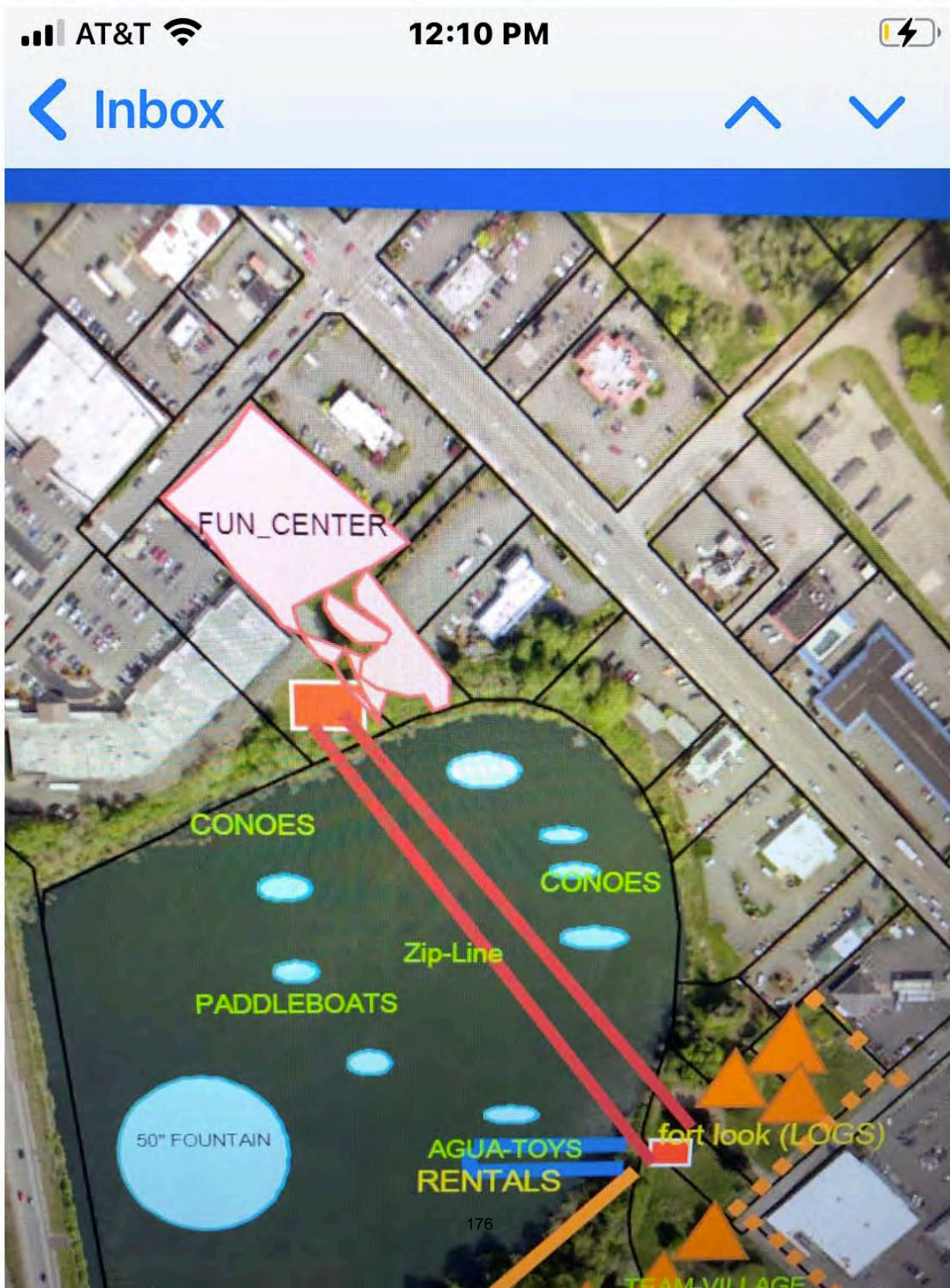
City Project

Rotary work party
Rotary work party
Rotary work party

Parks has aluminum benches with backs we may be able to use.

SHORT	Rotary work party			
SHORT	Rotary			
SHORT	ROTARY FOUND'N?	\$	\$+flood proofing	
INTER	FUND RAISE	\$		
INTER				
INTER	FUND RAISE			location needs to be selected
INTER	Rotary work party	\$		
INTER		\$		
SHORT	Donated	labor		Use compost from WWTP on surface
SHORT	FUND RAISE	\$ for material		Could college welding club fabricate?
LONG	FUND RAISE	\$		Possible location next to skate board clubhouse on higher ground
				board park
				under RCO
				grant for
				how long?
LONG	FUND RAISE	\$		
SHORT	FUND RAISE	labor		

This comment was submitted by Dale Pullin at the Open House on Nov 13. He would like to see Hayes Lake more fully utilized, including with a zip line and boat rentals. He also envisions a team village with a fort theme and a fun center where kids can spend the night under supervision – this would entice families to visit and enable parents to have a night out while kids play.



Amy Buckler

From: Amy Buckler
Sent: Tuesday, November 14, 2023 4:59 PM
To: 'Hallie Ralls'
Cc: Thomas Ralls
Subject: RE: [External]More thoughts on Parks!
Attachments: WESTSIDE CONNECTOR - PHASE I IMPROVEMENTS - PROJECT NOTIFICATION Pattysdocx

Hi Hallie and Thomas,

Thanks so much for coming to the open house last night – it was great to see you there! I will make sure the Parks Board gets this when we meet again in December to review all the feedback. I added some comments below.

From: Hallie Ralls <halliesimons2012@gmail.com>
Sent: Monday, November 13, 2023 8:55 PM
To: Amy Buckler <ABuckler@cityofcentralia.com>
Cc: Thomas Ralls <tralls.pnw@gmail.com>
Subject: [External]More thoughts on Parks!

Caution: Think before you click! This email is from an outside organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Hi Amy,

Thanks for putting on a really great community engagement event tonight! We really enjoyed the open format and being able to ask questions and offer feedback. After leaving, my husband Thomas (CC'd) and I thought of a few more points of feedback we'd like to offer and a question or two.

1. Secured & covered bike storage at all neighborhood hubs and especially downtown to encourage Greenway use as viable transit rather than driving. I will share this with Community Development. The trails part of Hub City Greenways will go in the parks plan, and the hubs stuff will be further developed next year as part of the Comprehensive Plan and subsequent development regulations.
2. Wayfinding signage that encourages Greenway use over driving options, especially at parking locations. Also noted.
3. Can you provide any additional clarification on what the neighborhood hubs will look like? Will they have a unified look & amenities, or will each be unique? We'd personally like to see these with a public plaza feel and some standard amenities (public restrooms, water stations, bike storage, public art, shade trees, lighting at night, etc), but also pay tribute to the neighborhoods they're located in. The hubs need to be further fleshed out. At this time we have a broad vision to discuss it with the community to see what comments, concerns, ideas people have. So thank you for yours. We expect the hubs to be unique to each neighborhood, although perhaps there will be some common amenities as you mention. They will be somewhat opportunity driven – in some neighborhoods the opportunity may be to activate an underused school facility (like in Logan); in other neighborhoods it may be that more flexible zoning standards are needed to allow a corner or a strip of housing to redevelop into small neighborhood uses like a coffee shop or bakery (like First St near the old barber shop,

for example); in another neighborhood it may be that an old grange could be redeveloped (think Fords Prairie); in another neighborhood maybe transportation safety improvements are needed along with food carts to activate a hub (think Gold St near Harold's Burger Bar). Those are all examples for illustrative purposes only – the neighborhoods may see different opportunities. This is a long term vision that will take decades to materialize. And it will take actions by the City and partners along with private investment. The City is pitching that over a 20 year period we engage each neighborhood around a plan for their hubs. We will most likely start with the Logan district.

4. Thomas submitted a comment card at the event on this topic, but I'd like to reiterate here that we'd love for the city to get involved with the Cascadia high speed rail project at this early phase. Greenways paired with the Cascadia line (both 20 year plans currently) could make Centralia one of the best positioned places to live, work, commute etc, all without the need for additional cars and parking. But as with all long term plans, it involves thinking critically now while we have the opportunity to influence the project. Interesting – first I've heard of it.

5. I'd like to see the Westside Connector prioritize multi-modal transit, with clear, secure paths for pedestrians and bikers given equal priority to drivers. I believe that is the plan. I've attached a short description that was provided to me by Public Works.

Thanks again for always being open to ideas and feedback! We're really excited to see where the Parks department goes under your guidance and how these plans come to fruition.

Thanks – we'll have a lot of fun in the coming years!

Best wishes,

Hallie Ralls

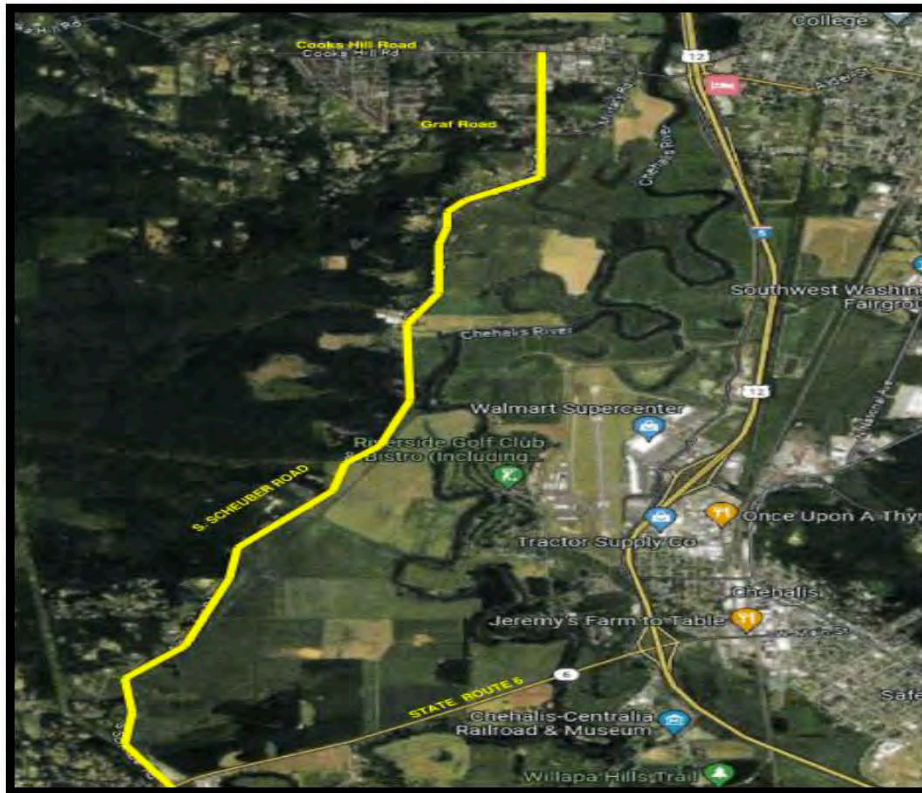


Lewis County Department of Public Works

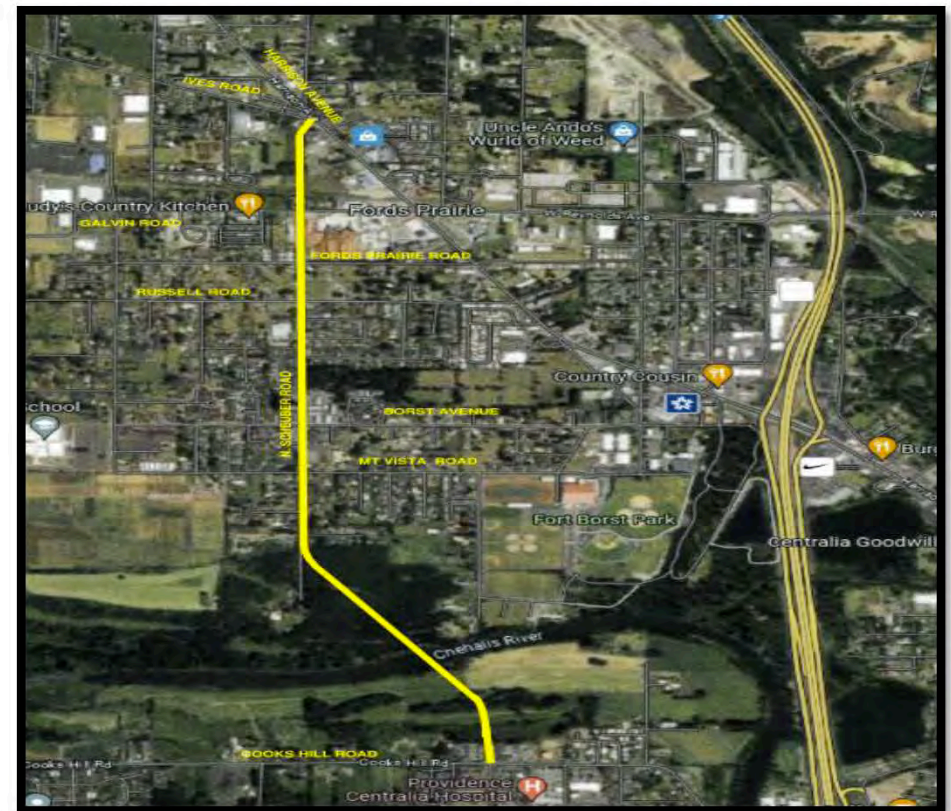
Josh S. Metcalf, PE, Director
Tim D. Fife, PE, County Engineer



LEWIS COUNTY / CITY OF CENTRALIA WESTSIDE CONNECTOR PHASE I IMPROVEMENTS



South Link – SR 6 to Cooks Hill Road



Mt. Vista to Galvin Road, Type, Size, and Location (Bridge), and
North Link – Galvin Road to Ives Road / Harrison Avenue Intersection

Lewis County, the City of Centralia, and our consultant, HDR Engineering, are collaboratively working together to implement a three (3) phased approach for the ultimate construction of the Westside Connector corridor on South and North Scheuber Road between State Route (SR) 6 and the Ives Road / Harrison Avenue intersection.

Figure 10: Typical Section of a 65 mph Freeway with 12' Travel Lane

6' SIDE WALK	5'	6' BIKE LANE	11'-12" TRAVEL LANE	11'-12" TWO-WAY LEFT TURN LANE	11'-12" TRAVEL LANE	6' BIKE LANE	5'	6' SIDE WALK
Maximum Right-of-Way Width = 65'								
Maximum Travel Lane Width (Each Dir. of Travel) = 46'								

These same improvements will be used for assessing costs for of the North Link of the Westside Connector corridor between Galvin Road and the Ives Road / Harrison Avenue intersection in Stage III.



Stage -II of this project will re-evaluate the Type, Size, Location, and construction cost for a future new bridge crossing over the Chehalis River between Cooks Hill Road and Mt. Vista Road identified in the original Type, Size, and Location study conducted for the project in 2009.



The findings of Phase II and III of the multi-phased Westside Connector project will be used to develop and procure funding grants for use in the ultimate construction of the new Chehalis River bridge and north and south links of the Westside Connector corridor.

Stage II and III Assessment – Start Sept. 2023 / Complete Sept. 2024
Construction – No current timeline

Public participation is critical to the success of projects of this type and is strongly encouraged. A series of meetings will be held at key milestones during the design / development of the project to invite comments from the public. In addition follow-up information will be posted to www.cityofcentralia.com and [Current Projects \(lewiscountywa.gov\)](http://www.lewiscountywa.gov) websites for the community to access and comment on during the design / development phase of the project.

Mark Burch
Special Projects Manager
Lewis County Public Works
(360) 740 -2650
Mark.burch@lewiscountywa.gov

180

For Consideration By

MacKenzie McGee, Executive Director
Centralia Downtown Association

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Rec'd from
Centralia DT
Association

11/13/23

Example of
proposed
Kiosk for
Pearl St Park

APPENDIX D: FINANCING & INCENTIVES

Financing Programs

Federal & State Funding Programs

Land and Water Conservation Fund (LWCF)

Washington State Recreation and Conservation Office (RCO)

This is a federal program that is managed by the Washington State Recreation and Conservation office. The Land and Water Conservation Fund provides funding to preserve and develop outdoor recreation resources, including parks, trails, and wildlife lands. Eligible projects include land acquisition and development or renovation of facilities. All property acquired or developed with these grants must be kept forever exclusively for public outdoor recreation use.

Washington Wildlife and Recreation Program (WWRP) – Recreation Projects

Washington State Recreation and Conservation Office (RCO)

Cities, counties, and other local sponsors may apply for funding in urban wildlife habitat, local parks, trails, and water access categories. This program is governed by RCO. The WWRP program provides funding for a wide range of land protection and outdoor recreation opportunities including local parks and trails. The program focuses on two goals: acquire valuable recreation and habitat lands before they were lost to other uses and develop recreation areas for a growing population.

Youth Athletic Facilities (YAF)

Washington State Recreation and Conservation Office (RCO)

The YAF program provides grants to purchase land and develop or redevelop outdoor athletic facilities such as ball fields, athletic courts, and skate parks that serve youth through the age of 18. This program is through the RCO and strongly encourages grant recipients to design facilities to serve all ages and multiple activities. Facilities need to be outdoors and used for playing sports or participating in competitive athletics and doesn't include playgrounds, tot lots, vacant lots, open or undeveloped fields, and level open space used for non-athletic play.

Aquatic Lands Enhancement Account (ALEA)

Washington State Recreation and Conservation Office (RCO)

Washington State Legislature created ALEA to ensure that money generated from aquatic lands was used to protect and enhance those lands. Aquatic lands are all tidelands, shore lands, harbor areas, and the beds of navigable waters. ALEA grants may be used for the acquisition, improvement, or protection of aquatic lands for public purposes. They also may be used to provide or improve public access to the waterfront. The ALEA program is targeted at re-establishing the natural, self-sustaining ecological functions of the waterfront, providing or restoring public access to the water, and increasing public awareness of aquatic lands as a finite natural resource and irreplaceable public heritage. Applicants must provide a minimum 50 percent match for each project. For local agencies, at least 10 percent of the total project cost must come from a non-state, non-federal contribution.

Wetlands Reserve Program (WRP)

Natural Resources Conservation Service (NRCS)

The WRP provides landowners the opportunity to preserve, enhance, and restore wetlands and associated uplands. The program is voluntary and provides three enrollment options: permanent easements, 30-year easements, and 10-year restoration cost-share agreements. In all cases, landowners

retain the underlying ownership in the property and management responsibility. Land uses may be allowed that are compatible with the program goal of protecting and restoring the wetlands and associated uplands. The NRCS manages the program and may provide technical assistance.

Water Resources Development Act

Environmental Restoration Programs and Authorities

U.S. Army Corps of Engineers

The U.S. Army Corps of Engineers provides funds for environmental and/or ecosystem restoration projects under provisions of the Water Resources Development Act (WRDA), as amended. Section 306 of the WRDA of 1990 specifically authorizes environmental restoration as one of the primary missions of the Corps. Environmental and/or ecosystem restoration projects are intended to “improve the condition of a disturbed ecosystem, including its plant and animal communities, or portions thereof, to some prior ecological condition.” Various authorities and programs are established for these purposes. These include General Investigation Studies and “Continuing Authorities” under Sections 206 ('96), 1135 ('86), and 204 ('92) of the WRDA. Generally, projects require the support of a local sponsoring organization and some level of cost sharing is required.

Conservation Reserve Program (CRP)

United States Department of Agriculture – Farm Service Agency

The Conservation Reserve Program provides annual rental payments and cost-share assistance to help preserve and enhance sensitive habitat areas on qualifying agricultural lands. The program, established in 1986, is voluntary. Lands enrolled in the CRP must be used for riparian buffers, filter strips, shallow water areas for wildlife, or other uses that provide beneficial habitat values. Landowners enter into agreements that last 10 to 15 years. Unlike the 1998 CREP, the CRP is not limited to stream areas that support salmon runs listed under the federal Endangered Species Act.

Washington Conservation Reserve Enhancement Program (CREP)

United States Department of Agriculture – Farm Service Agency

This program is a federal/state partnership, authorized in 1998, that involves the retirement of farmland for conservation purposes. Washington CREP focuses on the preservation and restoration of riparian habitat that supports salmon listed under the Endangered Species Act. This voluntary program provides financial incentives to farmers and ranchers to remove lands from agricultural production. Eligible landowners enter into agreements for periods of 10 to 15 years. Landowners receive an annual rental payment and cost-sharing is available for habitat enhancements. The federal Farm Service Agency is the primary administrative agency.

Trust Lands Transfer Program

Washington State Department of Natural Resources

This program provides a mechanism to protect DNR-managed properties with significant natural, park, or recreational attributes while infusing money into the public school construction fund. The program has been in effect since 1989. The program identifies “common school trust lands” with significant park, recreation, and natural features, which are difficult to manage as income-producing properties for trust beneficiaries and transfers them to more appropriate ownership. The Legislature appropriates funds to “buy out” these properties from the School Trust Program. Revenues equal to the timber value on subject properties are placed in the Common School Construction Account, while the timber is not harvested. The Legislature also provides for the replacement of the land by appropriating the land value of the property to purchase other real property having better income potential for trust beneficiaries. The properties to be preserved may be transferred to local or state agencies. The selection process

involves a detailed evaluation system. Key features include: 1) properties must have a high timber value to land value ratio; 2) properties must be of statewide significance for park, recreation, or natural area uses; and 3) the properties must have significant difficulties (e.g., sensitive wildlife habitat) in managing the property for income to trust beneficiaries.

Jobs for the Environment (JFE)

Washington State Department of Natural Resources

The JFE program was created by the state Legislature in 1993. The program promotes the long-term, stable employment of dislocated natural resource workers in the performance of watershed restoration activities. The program provides minimum funding commitments for salaries and benefits for displaced workers, and funding is also available for training. Since its inception, the program has completed many in-stream, riparian, and upland restoration projects. Entities eligible to apply for funding include state and local governments, tribes, and nonprofit organizations. Funding proposals will focus on limiting factors and recovery strategies within all or a portion of a Water Resource Inventory Area (WRIA). Specific projects will then be identified, prepared, and approved for implementation over the life of the grant agreement.

Forest Legacy Program

Washington State Department of Natural Resources

U.S. Forest Service

This program provides funds to acquire permanent conservation easements on private forestlands that are at risk of being converted to non-forest uses such as residential or commercial development. Congress established the program in 1990, and DNR is the lead state agency for the program in Washington State. The program is intended to preserve “working forests,” where forestlands are managed for the production of forest products and where traditional forest uses are encouraged. These uses will include both commodity production and non-commodity values such as healthy riparian areas, important scenic, aesthetic, cultural, fish, wildlife and recreation resources, and other ecological values. Historically, the program focus has been on the I-90 Highway Corridor east of Puget Sound within the Mountains-to-Sound Greenway area.

Washington State Ecosystems Conservation Program (WSECP)

U.S. Fish and Wildlife Service (USFWS)

This WSECP was established in 1990 and is divided into federal- and state-managed components. The federal program focuses funds on projects that help restore habitat for threatened, endangered and sensitive species and, secondarily, for species of concern. In addition, the program attempts to concentrate funds within a limited number of watersheds to maximize program benefits. The program provides funds to cooperating agencies or organizations. These grants, in turn, can be distributed among project sites. The program requires a 50% cost-share from cooperating agencies, and individual landowners at project sites must enter into maintenance/management agreements that have a 10-year minimum duration.

Washington State Ecosystems Conservation Program (WSECP) – Upland Wildlife Restoration Initiative

Washington State Department of Fish and Wildlife (WDFW)

The Washington Department of Fish and Wildlife will purchase important upland habitat, or provide technical and/or financial assistance to protect, restore, or enhance such habitat on private property. The program emphasizes certain target species including pheasant, quail, and turkey, but also emphasizes protecting and enhancing habitats that support species diversity. The program covers the entire state, with an emphasis on eastern Washington. Private landowners who volunteer for this

program enter into agreements that outline protection and maintenance programs. The program includes both agricultural and forestlands.

Community Development Block Grants

U.S. Department of Housing and Urban Development

These funds are intended to develop viable urban communities by providing decent housing and a suitable living environment, and by expanding economic opportunities, principally for low and moderate income persons.

Local Funding Options

Excess Levy

Washington law allows cities and counties, along with other specified junior taxing districts, to levy property taxes in excess of limitations imposed by statute when authorized by the voters. Levy approval requires 60 percent majority vote at a general or special election. Excess levies by school districts are the most common use of this authority.

General Obligation Bonds

For the purposes of funding capital projects, such as land acquisitions or facility construction, cities and counties have the authority to borrow money by selling bonds. Voter-approved general obligation bonds may be sold only after receiving a 60 percent majority vote at a general or special election. If approved, an excess property tax is levied each year for the life of the bond to pay both principal and interest. Centralia has a maximum debt limits for voter-approved bonds of two and one-half percent of the value of taxable property in the city. The city has an additional two and one-half percent for municipal water, sewer and lighting facilities, and an additional two and one-half percent for acquisition and development of open space and park facilities.

Councilmanic Bonds

Councilmanic bonds may be sold by cities and counties without public vote. The bonds--both principal and interest--are retired with payments from existing county or city revenue or new general tax revenue, such as additional sales tax or real estate excise tax. For both cities and counties, the Legislature has set a maximum debt limit for councilmanic bonds of one and one-half percent of the value of taxable property in the city or county, respectively.

Revenue Bonds

Revenue bonds are sold with the intent of paying principal and interest from revenue generated by the improvement, such as fees and charges. For example, revenue bonds might be sold to fund a public water system that will generate revenue through utility charges to customers. Other funds may be dedicated to assist with repayment; however, it is desirable to have the improvements generate adequate revenue to pay all bond costs. Limits on the use and amount of revenue bonds are generally market-driven through investor faith in the adequacy of the revenue stream to support bond payments.

Development Impact Fees

Development impact fees are charges placed on new development as a condition of development approval to help pay for various public facilities the need for which is directly created by that new growth and development. Under the Growth Management Act of 1990 (ESHB 2929), counties, cities, and

towns may impose impact fees on residential and commercial "development activity" to help pay for certain public facility improvements, including parks, open space, and recreation facilities.

Utility Taxes

Cities are authorized to impose taxes on utility services, such as telephone, electric and natural gas. Legislative maximums limit the amount of tax that may be collected. For example, the maximum tax rate for electric and natural gas is six percent. Maximums may be exceeded for a specific purpose and time period with majority voter approval. City operated water and sewer utilities do not share the 6% limit.

Sales Tax

Washington law authorizes the governing bodies of cities and counties to impose sales and use taxes at a rate set by the statute to help "carry out essential county and municipal purposes." The authority is divided into two parts.

Cities and counties may impose by resolution or ordinance a sales and use tax at a rate of five-tenths of one percent on any "taxable event" within their jurisdictions. Cities and counties may also impose an additional sales tax at a rate "up to" five-tenths of one percent on any taxable event within the city or county. In this case, the statute provides an electoral process for repealing the tax or altering the rate.

Real Estate Excise Tax

Washington law authorizes the governing bodies of counties and cities to impose excise taxes on the sale of real property within limits set by the statute. The authority of cities and counties may be divided into three parts relevant to park systems.

A city or county may impose a real estate excise tax on the sale of all real property in the city or unincorporated parts of the county, respectively, at a rate not to exceed 1/4 of 1% of the selling price to fund "local capital improvements," including parks, playgrounds, swimming pools, water systems, bridges, sewers, etc. Also, the funds must be used "primarily for financing capital projects specified in a capital facilities plan element of a comprehensive plan . . ."

A city or county may impose a real estate excise tax on the sale of all real property in the city or unincorporated parts of the county, respectively, at a rate not to exceed 1/2 of 1%, in lieu of a five-tenths of one percent sales tax option authorized under state law. These funds are not restricted to capital projects. The statute provides for a repeal mechanism.

A city or county--in counties that are required to prepare comprehensive plans under the new Growth Management Act--are authorized to impose an additional real estate excise tax on all real property sales in the city or unincorporated parts of the county, respectively, at a rate not to exceed 1/4 of 1%. These funds must be used "solely for financing capital projects specified in a capital facilities plan element of a comprehensive plan."

Real Estate Excise Tax - Local Conservation Areas

Lewis County

Boards of County Commissioners may impose--with voter approval--an excise tax on each sale of real property in the county at rate not to exceed one percent of the selling price for the purpose of acquiring and maintaining conservation areas. The authorizing legislation defines conservation areas as "land and water that has environmental, agricultural, aesthetic, cultural, scientific, historic, scenic, or low-intensity recreational value for existing and future generations..." These areas include "open spaces, wetlands,

marshes, aquifer recharge areas, shoreline areas, natural areas, and other lands and waters that are important to preserve flora and fauna."

State-Distributed Motor Vehicle Fund

State law establishes requirements for planning, construction and preservation of trails and paths during the construction or reconstruction of both limited-access and nonlimited-access highways. It also authorizes cities and counties to expend state-distributed motor vehicle fund revenues for planning, accommodating, establishing and maintaining trails and paths. Qualified trails and paths must be served by highways or their rights-of-way, or must separate motor vehicle traffic from pedestrians, equestrians, or bicyclists to a level that will materially increase motor vehicle safety, and be part of the adopted comprehensive plan of the governmental authority with jurisdiction over trails.

Regular Property Tax - Lid Lift

Counties and cities are authorized to impose ad valorem taxes upon real and personal property. A county's maximum levy rate for general county purposes is \$1.80 per \$1,000 of assessed valuation. A city's maximum levy rate for general purposes is \$3.375 per \$1,000 of assessed valuation unless the city is annexed to either a library or fire district, in which case the city levy may not exceed \$3.60 per \$1,000 of assessed valuation. Limitations on annual increases in tax collections, coupled with changes in property value, causes levy rates to rise or fall. However, in no case may they rise above statutory limits. Once the rate is established each year under the statutory limit, it may not be raised without the approval of a majority of the voters. Receiving voter approval is known as a lid lift. A lid lift may be permanent, or may be for a specific purpose and time period. Other limits on taxing authority remain in effect, such as the aggregate levy rate limits of \$5.90 per \$1,000 of assessed value and 1% of true and fair market value.

Conservation Futures

Lewis County

The Conservation Futures levy is provided for in Chapter 84.34 of the Revised Code of Washington. Boards of County Commissioners may impose by resolution a property tax up to six and one-quarter cents per thousand dollars of assessed value for the purpose of acquiring interest in open space, farm, and timber lands. Conservation Futures funds may be used for acquisition purposes only. Funds may be used to acquire mineral rights, and leaseback agreements are permitted. The statute prohibits the use of eminent domain to acquire property.

Incentive Measures

Current Use Taxation

Lewis County

Lewis County's current use taxation program applies to lands in both incorporated and unincorporated areas. It provides tax reductions to land holders in return for maintaining their land in an undeveloped condition. The program derives its authority in the 1970 Washington Open Space Taxation Act (RCW 84.34, 458-30 WAC), which establishes procedures for tax deferments for agricultural, timber, and open space lands. Owners of such lands may apply to be taxed according to current use, rather than true market value--a considerable difference in some cases. When the property is removed from the program, the tax savings realized by the land owners for a period dating back up to seven years, plus interest, are collected. Tax savings dating back further than seven years may not be collected. If the

removal of classification or change of use occurs in less than ten years or if the owner fails to provide two years advance notification of withdrawal, an additional 20 percent penalty is imposed.

Density Bonuses

Density bonuses are a planning tool used to encourage a variety of public land use objectives, usually in urban areas. They offer the incentive of being able to develop at densities beyond current regulations in one area, in return for concessions in another. Density bonuses are applied to a single parcel or development. An example is allowing developers of multi-family units to build at higher densities if they provide a certain number of low-income units. For density bonuses to work, market forces must support densities at a higher level than current regulations.

Transfer of Development Rights

The transfer of development rights (TDR) is an incentive-based planning tool that allows land owners to trade the right to develop property to its fullest extent in one area for the right to develop beyond existing regulations in another area. Local governments may establish the specific areas in which development may be limited or restricted and the areas in which development beyond regulation may be allowed. Usually, but not always, the "sending" and "receiving" property are under common ownership. Some programs allow for different ownership, which, in effect, establishes a market for development rights to be bought and sold.

Regulatory Measures

A variety of regulatory measures are available to state and local agencies and jurisdictions. Clark County and Vancouver have exercised their regulatory authority under several programs. Programs available to state and local agencies include: State Environmental Policy Act (SEPA); Forest Practices - Conversion of Timber Lands, Washington Department of Natural Resources; Shorelines Management Program; and Hydraulic Code, Washington State Department of Fisheries and Department of Wildlife.

Other Methods & Funding Sources

Land Trusts

Land trusts are private non-profit organizations that traditionally are not associated with any government agency. Land trusts serving the region include the Nature Conservancy (TNC) and the Trust for Public Land (TPL).

Private Grants, Donations & Gifts

Many trusts and private foundations provide funding for park, recreation and open space projects. Grants from these sources are typically allocated through a competitive application process, and vary dramatically in size based on the financial resources and funding criteria of the organization. Philanthropic giving is another source of project funding. Efforts in this area may involve cash gifts and include donations through other mechanisms such as wills or insurance policies. Community fund-raising efforts can also support park, recreation, or open space facilities and projects.

Business Sponsorships/Donations

Business sponsorships for youth, teen, adult and senior programs are available throughout the year. Sponsorships and donations range from \$5 to \$1,000. In-kind contributions are often received, including food, door prizes and computer equipment.

Fundraising

Fundraising projects are used to support special projects and programs. Recycling drives, golf tournaments and candy sales are three examples of successful fundraising efforts.

Interagency Agreements

State law provides for interagency cooperative efforts between units of government. Joint acquisition, development and use of park, recreation and open space facilities has been successfully used by Centralia, Chehalis and Lewis County.

Public/Private Utility Corridors

Utility corridors can be managed to maximize protection or enhancement of open space lands. Utilities maintain corridors for provision of services such as electricity, gas, oil, and rail travel. Historically, some utility companies have cooperated with local governments for development of public programs such as parks within utility corridors.

Local Improvement District

Local Improvement Districts can be formed by local governments for capital projects. The capital project must directly benefit those properties that are assessed, and there must be a relationship between the benefit received and the assessment paid. Typically, these districts fund improvements to sewer, water or road systems through bonds that are subsequently paid back from special assessments that are levied on district members. LIDs are initiated by petition, or in the case of a citywide project, the city could initiate the project by resolution. A petition signed by property owners representing 60 percent of the affected area is necessary to stop a project. Funding for LIDs is usually spread over 10 years. Specific legislation covers use and operation of various LIDs.

Park and Recreation Districts***Independently elected park district commissioners***

Park and recreation districts may be formed for the purposes of providing leisure-time activities and recreation facilities. Authorized facilities include parks, playgrounds, public campgrounds, boat ramps, public hunting and fishing areas, bicycle and bridal paths, and "other recreation facilities." Park and recreation districts are explicitly authorized to acquire and hold real and personal property. Formation of a park and recreation district must be initiated by petition and requires voter approval.

Metropolitan Park District***Independently elected park district commissioners***

Metropolitan park districts may be formed for the purposes of management, control, improvement, maintenance and acquisition of parks, parkways and boulevards. In addition to acquiring and managing their own lands, metropolitan districts may accept and manage park and recreation lands and equipment turned over by any city within the district or by the county. Formation of a metropolitan park district may be initiated in cities of five thousand populations or more by city council or city commission ordinance, or by petition, and requires voter approval. The proposed district must have limits coextensive with the limits of the city, and must exclude cities of the fourth class.

APPENDIX E: PRESS & MEDIA EXHIBITS



“We’re all vested in the community.”

Ashley VanZuyt, Local Business Supporter | Commercial Loan Officer



Hub City Greenways: Centralia Housing Committee unveils trail and neighborhood hub connectivity proposal



A brochure for Hub City Greenways shows plans for trails and neighborhood hubs in Centralia.

Posted Wednesday, September 27, 2023 3:05 pm

By Owen Sexton / owen@chRONline.com



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**Amber Taylor
360-870-3082**



Biking and walking around Centralia could become easier should the urban and nature trails in the Hub City Greenways proposal be implemented.

Following a year and a half of research, the Centralia Housing Committee unveiled the Hub City Greenways proposal during a workshop prior to the Centralia City Council meeting on Tuesday.

Mayor Kelly Smith Johnston, Mayor Pro-Tem Cameron McGee, Councilor Mark Westley and city staff have been meeting with partner agencies including the Office of Chehalis Basin, Twin Transit and the Centralia School District while developing this plan, according to Centralia Deputy City Manager Amy Buckler.

"Hub City Greenways is a vision for Centralia of a connected trail system that winds throughout the city and links natural areas, recreational areas and neighborhoods," Buckler said. "Along the way are neighborhood hubs that serve as places to connect and engage with one another."

By adding a total of 25 miles of urban and nature trails in Centralia, residents will be able to traverse the city all the way from the Seminary Hill Nature Area to Rotary Riverside and Fort Borst parks to the Discovery Trail, Buckler said.

Buckler said she believes this is a project Centralia residents would be interested in from her work updating the city's parks plan.

"I've been reviewing some of the prior feedback from the public from the past update, and the No. 1-ranked item that people would like to see more of in the parks system was trails," Buckler said.

Proposed nature trails will run along both the Chehalis and Skookumchuck rivers to better utilize the 1,905 acres of shoreline Centralia has. While flooding is a risk, Buckler said most of the year the trails wouldn't be flooded.

"When they do flood, it's OK because trails can handle it," Buckler added.

Additionally, she said she believes the trails can help connect people in 10 neighborhood hubs, which will help preserve Centralia's small-town feel as it grows in the future. Centralia is predicted to see a 31% population increase by 2045.

"The committee was tasked with taking a deep dive into housing and supporting the city's housing action plan, which was adopted in June," Buckler said.

In June, the Centralia Housing Assessment and Action Plan (CHAAP) was approved unanimously by Centralia City Council. It aims to maintain housing production while diversifying housing types and focusing on affordable housing for those earning less than 30% of the area's median income.

Other objectives include reinvesting in existing neighborhoods, making effective use of existing infrastructure, expanding infrastructure to effectively use urban land and encouraging walkable neighborhoods.



Buckler said committee members also focused a lot on the city's projected growth while developing the CHAAP, and wanted to take advantage of the growth to maintain Centralia's community connections.

Some parts of the Hub City Greenways project are already being carried out.

The project includes plans to improve walking routes to schools for students with new sidewalks, marked crosswalks with flashing beacons and Americans with Disabilities Act-

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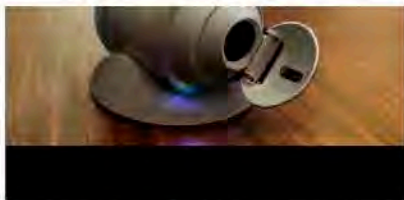
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The project includes plans to improve walking routes to schools for students with new sidewalks, marked crosswalks with flashing beacons and Americans with Disabilities Act-approved curb ramps. The sidewalk improvements included in the Reynolds Avenue and Harrison Avenue improvement project and the Westside Connector project will add urban trail routes, too.

Though these projects are already in motion, the full Hub City Greenways proposal will be completed gradually over the next 20 years.

"The trail aspect of Hub City Greenways would need to be incorporated into the parks plan," Buckler said.

Smith Johnston said she believes it will help create a cohesive vision for growth and community connection over the next 20 years.

If implemented, Hub City Greenways will be incorporated not only into Centralia's Parks Plan but its 20-year Comprehensive Plan.

"Because it's a 20-year vision, it has to live through 10 councils because you get a new council seated every two years," Smith Johnston said.

Centralia residents will get the opportunity to provide input on the Hub City Greenways project at an upcoming open house at Fort Borst Park on Nov. 13 and throughout 2024 during the Comprehensive Plan's public outreach process.

"I really want the community to have pride in our town and see a future that is wonderful and work toward it, but I worry with all the immediate challenges it'll feel frivolous, and I don't think it's frivolous at all," Smith Johnston said. "We are actively working on multiple issues."



OTHER ITEMS THAT MAY INTEREST YOU



Green Hill School inmates charged for alleged drug possession between 2021 and 2023 after warrant served



Victim of Green River killer identified as Lewis County teen last seen in 1982



Men who died in Oregon plane crash were Afghan Army pilots, refugees



Over 700 people used psychedelic mushrooms under Oregon's program in 2023

Taboola Feed



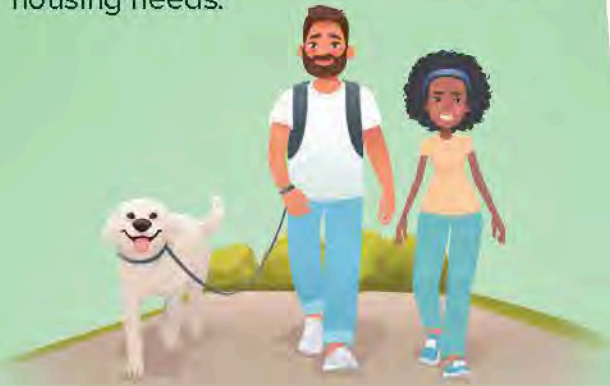
Connecting
our community
to preserve
and enhance
our quality
of life.



Our Vision

A city known for our walkable green spaces, connected waterways and appealing neighborhoods. As we grow, people continue to feel a sense of belonging and connection through our neighborhood hubs.

Our greenways will reduce flood impact and connect our neighborhoods with multiple transportation alternatives. Our neighborhood hubs will develop attractive housing for a wide range of housing needs.



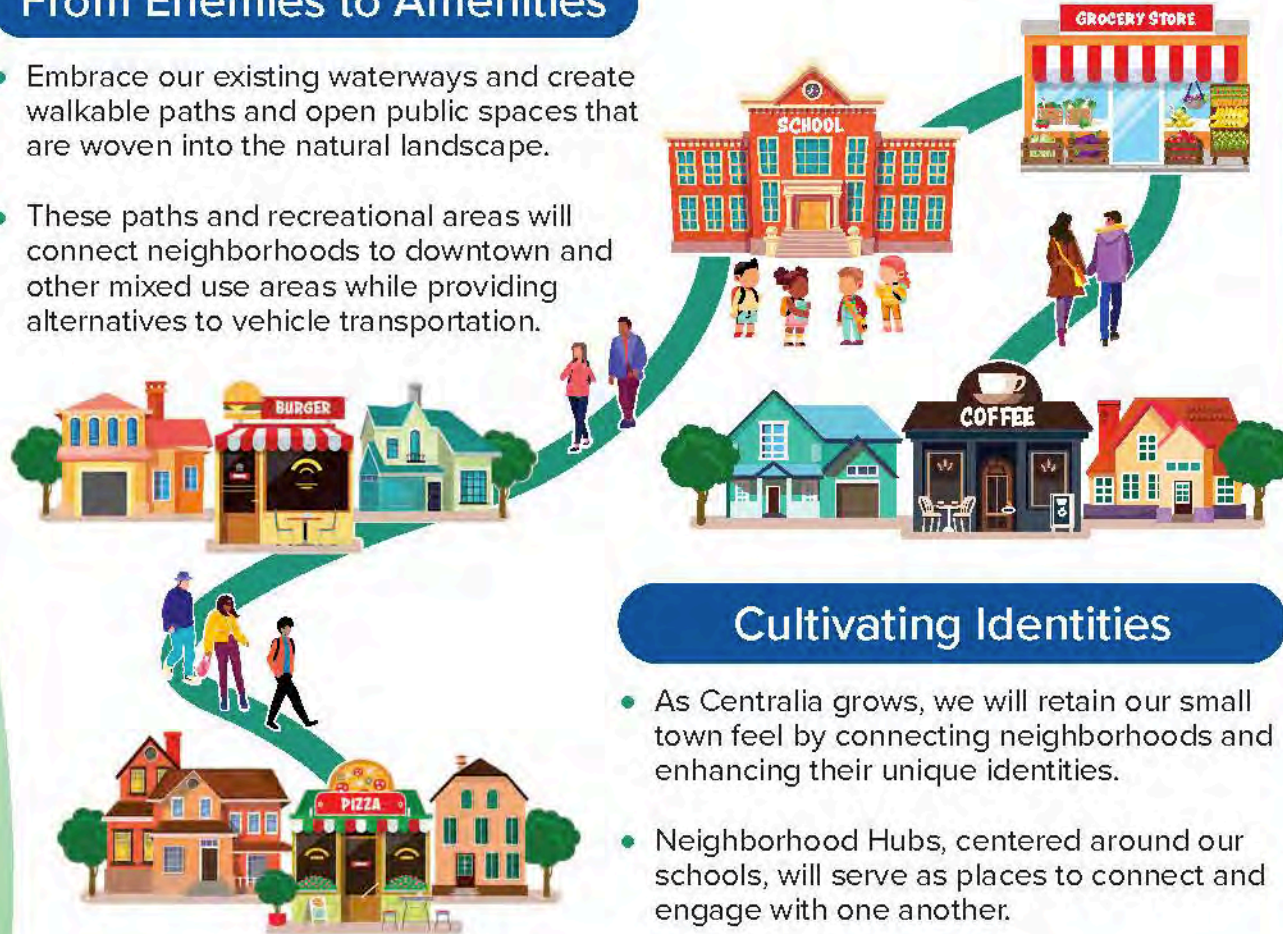
Benefits:

- **Provide** recreational opportunities for people of all ages and abilities
- **Promote** economic vitality via recreational or eco-tourism
- **Protect** and restore natural areas and wildlife
- **Protect** land so it can safely flood without harming homes or businesses
- **Enhance** the beauty and special features of our city
- **Attract** new businesses, residents and neighborhood revitalization
- **Encourage** physical fitness and healthy lifestyles
- **Increase** opportunities for social connection

Hub City Greenways

From Enemies to Amenities

- Embrace our existing waterways and create walkable paths and open public spaces that are woven into the natural landscape.
- These paths and recreational areas will connect neighborhoods to downtown and other mixed use areas while providing alternatives to vehicle transportation.



Cultivating Identities

- As Centralia grows, we will retain our small town feel by connecting neighborhoods and enhancing their unique identities.
- Neighborhood Hubs, centered around our schools, will serve as places to connect and engage with one another.

31%

Centralia's projected population increase from 2022- 2045 (18,360 to 24,000)

414

Acres of parks and open space in Centralia

10

The number of neighborhood hubs proposed

35

The number of miles of trail proposed. Of that, 8 miles are currently developed

1,905

Acres of shoreline in Centralia

Bringing Our Vision to Life with Community Partners:

Centralia School District (CSD)



Collaborating with CSD's centrally located schools, we will create micro-communities focused on neighborhood plazas and inclusive community engagement, ensuring all voices are heard and represented.

Office of Chehalis Basin (OCB)



OCB is tasked with flood mitigation in our area, and provides technical expertise in flood damage reduction, climate resiliency, and experience with flood impacted parties.

Twin Transit



Twin Transit is a community leader on innovative transportation alternatives including green energy solutions as well as connecting the regions' communities.

...and others!



“Giving you our best shot.”

Matt Hargrave, Basketball Coach, Dad | Residential Lending Specialist



City of Centralia hosting first open house for updating parks plan



Kitchen #2 is located along Fort Borst Park Road in Centralia.
 JARED WENZELBURGER / JARED@CHRONLINE.COM

Posted Wednesday, November 1, 2023 3:00 pm

By The Chronicle staff

Centralia residents are invited to help shape the city's parks plan as city staff are moving ahead with updating it by holding an open house even to gather public input.

Anyone interested can attend the open house, which will be held on Monday, Nov. 13, at Fort Borst Park kitchen No. 2 from 5:30 to 6:30 p.m. according to a news release from the city.

“This is a drop-in event where the public can learn more about what's in the draft plan so far and share their ideas with the parks board and staff,” the release stated.



The parks plan dictates city staff decisions revolving around parks, trails, natural areas, open spaces and historic cemeteries in Centralia.

For more information, contact Centralia Deputy City Manager Amy Buckler at abuckler@cityofcentralia.com or visit <https://www.cityofcentralia.com/262/Parks-Recreation>.

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CENTRALIA PARKS PLAN

Open House

Monday, November 13
5:30-6:30 PM
Borst Park,
Kitchen #2

- **Learn what's in the draft Parks Plan**
- **Share your ideas with the Parks Board & staff**
- **Help shape the Plan**

SEE YOU THERE!



The Parks Plan guides City decisions about parks, trails, natural areas, open spaces and historic cemeteries in Centralia



City of Centralia

October 25 · 🌐



SAVE THE DATE

Centralia Parks Plan Open House

Monday, Nov 13

- Drop In 5:30-6:30 PM
- Borst Park Kitchen #2
- Learn what's in the draft Parks Plan
- Share your ideas with the Parks Board & staff

See you there!



5

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Photo by Buddy Rose / Business to Business

Maintenance Manager Jeremy Smith points out features of the natural gas-powered Chehalis Generation Facility to Lindsey Senter, CEO of the Port of Chehalis.

Chehalis Generation Facility utilizes natural gas and steam to generate power

By Buddy Rose
Business to Business

Business to Business Reporter Buddy Rose and Port of Chehalis CEO Lindsey Senter recently toured the Chehalis Generation Facility, located in the Chehalis Industrial Park on Bishop Road. The natural gas-fired generating plant is owned and operated by PacifiCorp. It was initially constructed by Suez Energy Generation in 2003. PacifiCorp purchased the plant in 2008.

Plant Maintenance Manager Jeremy Smith explained the Chehalis facility is a combined cycle, thermal power plant. It features two General Electric combustion turbines combined with a steam turbine generator that utilizes steam produced by waste heat from the gas turbine exhausts. Each of the gas turbines produces about 170 megawatts (MW) and the steam turbine is about the same for a total plant capacity of 520 MW. Smith noted that is enough electricity for 300,000 homes.

Natural gas for the facility is supplied by the nearby Williams pipeline and comes from Canada. Water for the facility is supplied by the City of Chehalis along with water recycled from steam by an air-cooled condenser after passing through the steam turbine.

Electricity produced by the plant is fed into the nearby Bonneville Power Administration 500 kilovolt (KV) transmission line, which is part of the Western Interconnection grid. The Western Interconnection encompasses Western Canada and the Western U.S.

from the coast to the Great Plains and south to the Mexican border. The Western Electricity Coordinating Committee promotes the reliability of power within the grid by coordinating the supply to the major transmission lines such as the 500 KV line going through the Chehalis area.

Smith said the Chehalis Generation Facility is a like a Ferrari race car within the grid's electrical power production system. The facility is able to quickly respond to changes in electrical demand being fed by the 500 KV line. They can start up and be generating full power within a matter of a few hours at any time of the day, which is much quicker than other major electrical production sources, such as hydropower or coal. He said they are in constant contact with grid controllers in Portland, who communicate when and how much power they need to supply to the grid.

Similar to other natural gas-fired thermal plants, the facility emits a number of pollutants during power generation, including nitrous oxide, sulfur dioxide, carbon monoxide, particulate matter of varying sizes, volatile organic compounds and carbon dioxide. By reducing those emissions during operations using various catalytic reduction systems, the facility meets current emissions standards allowed by a permit with the Washington State Energy Facility Site Evaluation Council.

According to the U.S. Energy Information Administration, current use of electricity in the U.S. by sector is

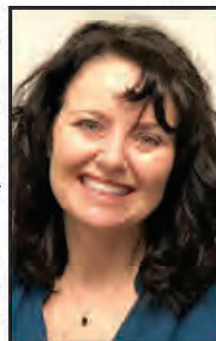
(See "Power facility" on Page 2)

Anderson to retire in spring

By Susan DeLaire
Business to Business

Jill Anderson, Chehalis City Manager, has announced she will be retiring. Anderson said she'll be staying until April or May 2024 to allow the city time to find a replacement and to give herself time to finish up some projects.

"There's still a lot of work to do," she said. Anderson began her position in September 2016, and celebrated her seventh anniversary with the city this year.



Jill Anderson

Anderson said she and her husband, who retired last year, will be staying in Chehalis.

While she expects to be involved with the city in some way as a volunteer sometime after she retires, her plan initially is to tackle the list of things she wants to complete at home.

"Chehalis has been a phenomenal place to work," Anderson said. "It has been a privilege to work with the city council, staff, and community. It's brought me a lot of joy."

Hub City's Greenways vision identifies opportunities

By Susan DeLaire
Business to Business

The Hub City's Greenway vision, featuring neighborhood hubs for people to gather and trails, came out of some work the city's housing committee (made up of three council members and representatives with partner agencies like the school district and the county) was doing, according to Centralia Deputy City Manager Amy Buckler. Buckler shared what she termed the city's "emerging vision" at the Twin Cities Sports Commission meeting on Oct. 24.

Like many cities, the City of Centralia is preparing to update its Comprehensive

Plan next year, she noted. "This is our big 20-year goal and policy document," Buckler said, that sets goals for housing, land use, utilities, transportation, and parks. "It's pretty much everything that the city does."

The Comprehensive Plan helps the city plan for growth, she continued, adding the city is expected to grow from its current population of 18,000 residents to 24,000 residents by 2025. As the city readies itself for the work, Buckler said one of the questions the city has been exploring is "how can we take advantage

(See "Greenways" on Page 2)



On The Inside



Zenk named new
Office of Chehalis
Basin director
Page 4



Centralia Station
ramp nears
completion
Page 6



College hosts
bioeconomy
conference
Page 12

APPENDIX F: RESOLUTION

CITY OF CENTRALIA, WASHINGTON

RESOLUTION NO.

A RESOLUTION OF THE CITY OF CENTRALIA, WASHINGTON, ADOPTING THE UPDATED PARKS AND RECREATION MASTER PLAN

WHEREAS, the City of Centralia performs comprehensive park and open space planning in order to guide and support future park and recreation programming and parks capital improvement budgets and to maintain eligibility for grants from the Washington State Recreation Conservation Office (RCO); and

WHEREAS, the RCO requires that the City's Parks, Recreation and Open Space Plan (Plan) be updated every 6 years, be adopted by resolution of the City Council, and address the following elements:

1. Goals and objectives
2. Inventory
3. Public Involvement
4. Demand and Need Analysis
5. Capital improvement program
6. Plan adoption

WHEREAS, the City's current Parks and Recreation Mater Plan was adopted in 2014 and needs to be updated; and

WHEREAS, the City has updated the Parks and Recreation Master Plan and has prepared an updated Plan that meets the City's needs and complies with the RCO's requirements; and

WHEREAS, the Community Development Department and the Parks and Recreation Advisory Board have sought and provided opportunities for the public to review and provide comment on the Plan, through multiple media outlets, publicly noticed meetings and survey formats; and

WHEREAS, the Community Development Department and the Parks and Recreation Advisory Board have completed review and modification of the Plan and have forwarded the Plan to the City Council for adoption;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF CENTRALIA, WASHINGTON, DOES RESOLVE AS FOLLOWS:

Section 1. The Parks and Recreation Master Plan, dated **XXXXXXX** 2023, is hereby adopted as the Parks and Recreation Master Plan for the City of Centralia.

Section 2. A copy of the Plan, in the form adopted by this resolution, shall be authenticated and recorded by the City Clerk along with this resolution and shall be filed in the office of the City Clerk for use and examination by the public.

Section 3. A copy of this resolution and the Parks and Recreation Master Plan shall be filed with the following City departments:

- (a) Community Development
- (b) Finance Department

Section 4. Effective Date. This resolution shall take effect immediately upon passage by the Centralia City Council.

ADOPTED BY THE CITY COUNCIL OF THE CITY OF CENTRALIA, WASHINGTON, AT A REGULAR MEETING THEREOF THIS _____ DAY OF _____, 2023.

CITY OF CENTRALIA

Kelly Smith Johnston, Mayor

ATTEST/AUTHENTICATED:

Kristan McConnell, City Clerk

Approved as to form:

Kyle Manley, City Attorney

Filed with the City Clerk: _____

Passed by the City Council: _____

Resolution No. _____