OVERVIEW
The preservation and enhancement of existing natural systems is one of the primary guiding principles in the City’s Comprehensive Plan and is a main part of the principle framework for the development of neighborhoods in The Villages. The parks and open space system builds upon this foundation of natural systems to create community gathering spaces, provide recreational and educational opportunities, contribute to the high quality of life of residents living in Black Diamond, perform the role of infrastructure by capturing and cleaning storm water, and contribute to the distinct identity and character of each neighborhood. These are multi-tasking landscapes that perform multiple functions and fill multiple roles simultaneously, thereby achieving the highest possible value for the community, as envisioned in the City’s Comprehensive Plan.

The parks and open space system consists of a series of inter-connected parks and trails typologies ranging from small intimate pocket parks to medium-sized community parks to linkages to larger regional facilities at Lake Sawyer. They are programmed with a variety of uses throughout all seasons of the year. The parks and trails typologies are distributed throughout The Villages in order to provide ease of access and close proximity to all residents. No home is more than a quarter-mile walking distance from a park, natural open space area or trail. The character of each park is based on the character of the surrounding natural open space and/or the character of an individual neighborhood. They are a combination of the natural and the manicured - the informal and the formal - the active and the passive - depending upon their location and functions. The landscape planting palette is primarily derived from indigenous or regional plant species in order to fit the climate and character of the area.

The trails system consists of a combination of hard and soft-surfaced trails that link major destinations within The Villages such as schools and village centers and provide links to destinations beyond the community boundaries such as Lake Sawyer, the Green River and the regional equestrian facility. The network forms a series of loops of differing lengths. The loops provide alternative routes and allow choices between short, medium and long distances for recreation and exercise. The trails run through various parks and open space conditions and their design reflects these differing conditions. In the neighborhoods or village centers, the trails reflect their urban context in surfacing and furnishings, while in natural areas, they are more natural and informal. The trails provide for a range of users groups including equestrians, bikers, runners and pedestrians.
WILDLIFE CORRIDORS
The Villages contains a network of wetlands complexes - the most significant of which is Black Diamond Lake and bog complex. This area is part of the Wildlife Habitat Network identified by the King County Comprehensive Plan. This network transects the City of Black Diamond and connects the Cedar River riparian corridor with the Green River corridor. Lake Sawyer, Jones Lake, and Black Diamond Lake are important components of the habitat network. The network is completely protected in The Villages and acts as the major natural open space feature of the community.

Educational and stewardship opportunities for these sensitive lands will be supported through programming at the schools as well as through interpretive signage on the internal trail network. Hiking trails will be narrow and carefully aligned throughout natural open space areas of The Villages so as not to impede the movement and habitat of wildlife.

OWNERSHIP AND MAINTENANCE OF PARKS, RECREATION, OPEN SPACE AND TRAILS

SENSITIVE AREAS AND BUFFERS
Ownership and maintenance of sensitive areas and buffers shall be consistent with the requirements of the City of Black Diamond Sensitive Area Ordinance, BDMC Chapter 19.10, which allows sensitive area tracts to be held in undivided ownership by all lots within the development, dedicated to the City of Black Diamond or other governmental entity, or conveyed to a non-profit land trust.

NON-SENSITIVE AREA PARK, OPEN SPACE AND TRAILS
All non-sensitive area park, trail and open space areas will be owned and maintained by the Home Owner’s Association (HOA) or Master Developer.
WILDLIFE CORRIDORS

Horseshoe Lake
Historic Black Diamond
Black Diamond Lake
Jones Lake

LEGEND

Wildlife Corridor
LEVEL OF SERVICE STANDARDS

The parks and open space system in The Villages exceeds the total acreage of pocket parks, neighborhood parks, and community parks required by the 2008 Black Diamond Parks, Recreation, and Open Space Plan. Double the neighborhood and community parks are provided and the number of pocket parks meets the standard. Additional pocket parks may be added to the community as individual neighborhoods are designed and platted.

While there are no regional parks planned at The Villages, joint use of play fields and other recreational facilities at the elementary and middle school sites will serve many of the active recreational needs of the community. It is also anticipated that The Villages will contribute funds to assist in the construction of off-site regional park facilities within the City of Black Diamond. In addition to the parks, there are areas of the community dedicated to preservation of natural open space and more than 12 miles of multi-use trails. The exact locations and configurations of the parks are conceptual only and may be modified as neighborhoods are designed and platted.

Table 5-1
Level of Service Standards

<table>
<thead>
<tr>
<th>VILLAGES AT BLACK DIAMOND</th>
<th>LEVEL OF SERVICE</th>
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<tbody>
<tr>
<td>Size in acres:</td>
<td>1,196</td>
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<tr>
<td>Dwelling units</td>
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<td>Projected Population:</td>
<td>12,624</td>
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<tr>
<td>Pocket park*</td>
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<tr>
<td>Neighborhood Park</td>
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</tr>
<tr>
<td>Community Park</td>
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</tr>
<tr>
<td>Trail/Greenway**</td>
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</tr>
<tr>
<td>Open Space</td>
<td></td>
</tr>
<tr>
<td>School Park</td>
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<table>
<thead>
<tr>
<th>Level of Service Standards</th>
<th>Individual Park Area Requirements (acres)</th>
<th>Recommended Total Acreage at The Villages</th>
<th>Recommended # of Parks at The Villages</th>
<th>Parks per the Plan (# or Acres)</th>
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</thead>
<tbody>
<tr>
<td>None</td>
<td>0.5</td>
<td>0</td>
<td>0</td>
<td>8</td>
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<tr>
<td>75% of population within 1/2 mile</td>
<td>1</td>
<td>2.00</td>
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<td>4</td>
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<tr>
<td>90% of population within 1.5 mile</td>
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<td>2.00</td>
<td>1</td>
<td>2</td>
</tr>
<tr>
<td>75% of population within 0.5 mile</td>
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<tr>
<td>10% of City Area (10% of site)</td>
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<td>505 ac.</td>
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<td>Variable</td>
<td>N/A</td>
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<td>N/A</td>
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</tbody>
</table>

* Based on information from the City of Black Diamond (WA) Parks, Recreation, and Open Space Plan (December 23, 2008)

* Additional pocket parks will be provided by implementing plats

** There are approximately 12 miles of proposed trails within The Villages.
The parks, open space and trails system at The Villages has been carefully designed to provide for the social and cultural needs of the community throughout the year. In addition, activities and spaces that contribute to the local economy, provide inspiration through public art and design, and preserve or enhance environmental systems have also been provided. The parks, open space and trails system will provide a range of activities throughout the day and throughout the year. Each park type has a role to fill in providing this extensive range of activities. The Programming Recommendations Matrix below provides a list of anticipated activities and the appropriate park locations for those activities while illustrating when the activities may occur throughout the seasons of the year.

### Programming Recommendations Matrix

<table>
<thead>
<tr>
<th>January</th>
<th>February</th>
<th>March</th>
<th>April</th>
<th>May</th>
<th>June</th>
<th>July</th>
<th>August</th>
<th>September</th>
<th>October</th>
<th>November</th>
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</thead>
<tbody>
<tr>
<td>WINTER</td>
<td>WINTER</td>
<td>SUMMER</td>
<td>FALL</td>
<td>WINTER</td>
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#### Typologies

- Community
- Economics
- Art
- Environment

#### Activities
- Kickball
- Soccer
- Basketball
- Volleyball
- Tennis
- Football
- Racing
- Picnics
- Interpretive Trails
- Eco-Classrooms
- Star-gazing
- Running
- Kiosks/Nature Center
- Play
- Pocket Park
- Neighborhood Park
- Common Green Community Park
- School Park

#### Seasonal
- Winter
- Spring
- Summer
- Fall
- Winter
WALKING DISTANCES

The parks and open space system is distributed across The Villages in order to provide easy and convenient access to all residents. No home in The Villages is more than ¼ mile walking distance from a park, natural open space area or trail alignment. This public network serves to engage residents with the natural world and to encourage walking for health and recreation. Each park typology has a different service radius. Pocket parks serve residents within a ¼ mile walking distance and serve the needs of the people living within that circumference. Neighborhood parks serve a ½ mile radius while community parks service a 1.5 mile radius. All parks are accessible to residents and guests along the trails network or at the end of the sidewalks that parallel each street.
PARKS AND OPEN SPACE TYPOLOGIES

The parks and open space systems is comprised of many differing typologies. The sizes, functions, configurations and locations of the parks are dependent upon their surrounding natural features, neighborhood demographics, and social/cultural needs. The typologies are distributed across the site to service the entire community and provide easy and convenient access to all residents. The typologies include:

Town Center Plaza – The plaza serves as the focal point of the village center and accommodates passive uses by shoppers and their children. It is a flexible space that is comfortable for intimate conversations or solitary people-watching but can also accommodate larger gatherings of the entire community such as art festivals, sidewalk sales, and other community celebrations. The streets of the Town Center are designed in such a way that they can be closed and used for additional festival and plaza space on special occasions. In conjunction with the Town Green, the Town Center plaza is designed to host large community events.

Community Parks - Community parks are typically between 1 and 5 acres in size and are recreational destinations that serve community-wide needs. They contain larger active recreational uses such as basketball, volleyball, tennis, playgrounds and informal play fields and are used by all residents of the community.

Neighborhood Parks – Neighborhood parks are typically between .5 and 1 acre in size and differ from community parks in that they serve as the smaller recreational and social needs of the neighborhood. Smaller in scale and amenities, they are a collection of residential-scale green spaces that accommodate a range of neighborhood activities such as small playgrounds, sitting and picnic areas including barbecues, and court sports such as basketball. These are locations where residents and guests of the community congregate and interact with one another and enjoy family gatherings.

Pocket Parks – Pocket parks are typically .5 acres or less in size and serve the informal needs of the immediately-adjacent residents. They provide very small, intimate gathering places and include tot-lots, seating areas or simply small gathering places for children to play. Pocket parks are located and sized to fit the unique characteristics of the neighborhood design.

Common Greens – Common greens are semi-public, pedestrian-oriented passageways. They are intended for the use of the residents of the homes that face directly onto them and act as a collective front yard for them. They also serve as connectors between streets and serve as local pathways through the neighborhood. Common greens open onto neighborhood streets or directly onto residential boulevards. Common greens are counted as pocket parks in the Level of Service matrix.

Community Gardens – Community gardens serve the community by providing locations for local food production as well as a social space for residents. Residents lease a plot of
land within the garden and grow, flowers for cuttings or vegetables for eating. These areas of production help the region maintain unity and productiveness in the community. Community gardens are best suited within larger park spaces such as community or school parks or in natural open space buffers serviced by the trail network. Where land is available, small community gardens can also be located in common greens.

**Natural Open Space** – The natural open space system, in the form of wetlands, bogs and their surrounding buffer areas, are a major key to the long-term environmental sustainability in The Villages. These spaces are protected from intrusive human uses and take advantage of natural systems to capture and clean storm water for the community. They provide wildlife movement corridors and important habitat. In some instances, they will support local environmental education initiatives from the schools. Stewardship of the natural environment begins with understanding this beautiful resource and educating residents and guests on its proper use and protection.
**Town Center** – The Town Center neighborhood has a comfortable, informal quality that feels as if it grew in place over time. It derives its character from the materials of the surrounding natural environment and the rich cultural history of the Black Diamond area. It offers cues and references to the past but does not attempt to re-create it. It is composed of native plants, industrial materials such as rough concrete and rusting cor-ten steel and asymmetrical geometries.
CONCEPTS
Connected
Organic Urbanism, “The new rural”
Formal / Structured
Entry / Arrival / Earthform gateway
Urban Stormwater – structure
Civic

KEY PLAN
Diamond Park – The Diamond Park neighborhood derives its character from the forests that surround it. Manicured park areas are inserted into the natural context in an organic, free-flowing way that mimics the natural systems. The parks are comprised of informal turf areas, ornamental and native plants, and natural materials such as stone boulders and decomposed granite pathways.
CONCEPTS
Enchanted forest
Nature trails – connected
Mossy/Fern; Cool
Intimate spaces
Secluded/Quite
Less formal landscape (clusters)
**Black Diamond Lake** – The Black Diamond Lake neighborhood is located adjacent to the Black Diamond Lake Wildlife Habitat Network. It will have the most natural and organic feel of any neighborhood within The Villages. The landscape will utilize primarily native plants that are found on the site. Trails will have soft-surfaces or wooden boardwalks through sensitive areas. Materials used within parks will be natural stone and wood. The landscape seeks to seamlessly blend with the natural environment.
CONCEPTS
Lots facing open space
Framed views
Nature / interpretive
Natural materials – soft
Controlled + protected
Light on the land
The Narrows – The Narrows neighborhoods are linear in character and are inserted between sensitive wetlands. The character of the landscape will reflect and emphasize the linear nature of these neighborhoods through the alignment of streets and trails. The neighborhoods will be sensitive to the natural surroundings and utilize native plantings. Materials used within parks will be natural wood and stone in keeping with its environment character.
CONCEPTS
Rural country road
Informal
Nature / interpretive
Forest Green – The Forest Green neighborhood is a gridded country village. The landscape character reflects the geometries of this neighborhood and creates an urbane, small town feel. The parks in this neighborhood are more formal in nature and accommodate active recreation uses such as field and court sports. The landscape will utilize both native and ornamental plants to achieve this look and feel. Materials will be of traditional parks including steel, cut stone, turf, and contemporary site furnishings.
CONCEPTS
Urbane
Country village
Formal streetscape
“Country Urban”
Younger families
PARKS CONCEPT SKETCHES

The park concept sketches included in this document are intended to illustrate the general character, activities and functions of differing parks typologies. These concepts will be refined and adapted to actual site conditions during neighborhood design and platting.

Town Center Plaza – The Town Center Plaza is a major contributor to the eclectic, organic nature of the village center. It is organized to provide flexibility for a range of activities and uses from people-watching to community festivals and events. The main gathering space in the center of the plaza is flanked by a shade and rain protection pavilion which acts as a stage during performances or a sitting pavilion during regular use. The irregular paving pattern frames planting areas filled with native grasses, shrubs, and trees. Trees are planted in an organic pattern that softens the architecture and frames activity zones. The paving pattern directs pedestrians to safe, raised street crossings at the main intersection and at the center of the plaza and privileges pedestrians over automobiles. The streets of the village center are designed so they can be closed during special events such as street fairs, sidewalk sales or farmers markets and they act as extensions of the plaza space.
**Town Green** – The Town Green is the main civic green space of The Villages. It acts as an extension of the Town Center plaza during large community events. Trees are spaced to accommodate festival booths. The great lawn embraces crowds, sunbathers, lunch-time cat-nappers and Frisbee-throwers. The sloped lawn on the south acts as amphitheater during events and screens the park from the village roundabout. A series of small gardens on the northern edge of the park provides intimate spaces for individual users and screens performances from the residential uses across the street. The performance pavilion and gazebo is a platform for musical performances and outdoor movies. This is the place where the whole community comes together for shared experiences and events.
**Black Diamond Lake Nature Park** – The Black Diamond Lake Nature Park inserts passive recreational and leisure activities into a natural setting. It is a small clearing in the woods, between .75 and 1.25 acres in size, that provides an informal playing field, neighborhood playground, picnic and seating areas, and trail connections to the greater trails network of The Villages. It is designed to educate residents and guests about the natural world through interpretive design of indigenous landforms, vegetation patterns and water systems.

**INSPIRATION : MIMA MOUNDS**
The geology formation which can be found in Olympia, Washington.

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**SPACE DIAGRAM : OPEN / ENCLOSED SPACE**
Diamond Park – Diamond Park illustrates the common components of a typical neighborhood park of 1 to 1.5 acres with a small multi-purpose green, walking paths, small court games such as bocce, a tot lot and a flexible space for informal volleyball or badminton. This pocket park serves as the focal point of the immediate neighborhood and provides trail connections through the block to the streets and sidewalks beyond. It takes its design cues from natural, braided streambeds to wind its way into the surrounding neighborhood.

INSPIRATION: OUTWASH
The geology formation which can be found in Olympia, Washington.
**Common Greens** – A common green is the shared front lawn for the surrounding homes on the block. It provides flexible play space for young children who can be easily watched by residents and serves as place for next-door neighbors to socialize and interact. In this concept, large boulders are used as climbing rocks by children at play. In other common greens, other features such as vegetable and cutting gardens or seating areas may take the place of boulders. Each common green has its own character, configuration and uses.
THE VILLAGES
REVIS 1-31-09

The character and identity of each neighborhood is shaped by its landscapes. At The Villages, there are multiple neighborhoods and each neighborhood has its own unique landscape look and feel. There are common elements in each that serve to tie the whole community together but each neighborhood will be an identifiable and distinct district with the overall community. The landscape character of each neighborhood is described below:

LANDSCAPE CHARACTER

The character and identity of each neighborhood is shaped by its landscapes. At The Villages, there are multiple neighborhoods and each neighborhood has its own unique landscape look and feel. There are common elements in each that serve to tie the whole community together but each neighborhood will be an identifiable and distinct district with the overall community. The landscape character of each neighborhood is described below:

Streetscapes - The streetscapes of The Villages play a vital role in establishing the character of each neighborhood within The Villages. The streetscapes will change depending upon their location in the community and the neighborhood of which they are a part. In general, the streetscapes utilize primarily native plants supplemented by ornamentals and trees to create water-wise landscapes throughout the community. Streetscapes also use plant materials to capture and clean storm water runoff in neighborhoods.

- **Streetscapes**
  - The streetscapes of The Villages play a vital role in establishing the character of each neighborhood within The Villages. The streetscapes will change depending upon their location in the community and the neighborhood of which they are a part. In general, the streetscapes utilize primarily native plants supplemented by ornamentals and trees to create water-wise landscapes throughout the community. Streetscapes also use plant materials to capture and clean storm water runoff in neighborhoods.

- **Plaza**
  - “Connected” lifestyle
  - Eclectic
  - Organic Urbanism
  - Visible stormwater processes

- **Diamond Community Park + Pocket Park**
  - “Enchanted Forest”
  - Informal
  - Families w/ active teens/tweens
  - Small-scale soccer and multi-use fields
  - Flexible spaces
  - Trail connections / passive recreation
  - Active

- **Black Diamond Lake Nature Parks**
  - “Northwest Bog” character
  - Connection to nature
  - Light on the land
  - Passive
  - Interpretive
  - Natural materials (soft)
  - Quiet reflection
  - Protected

- **The Heights Community Park**
  - Active
  - Sense of entry to the community
  - Formal

- **The Snag Nature Park**
  - Connection to nature
  - Interpretive elements
  - Natural materials

- **Forest Green Parks**
  - “Urbane”
  - Formal
  - Refined space
  - Small gatherings

- **Town Green Parks**
  - Tot lots
  - Eclectic
  - Organic Urbanism

- **Common Greens**
  - Formal
  - Refined plant palette
  - Small gathering spaces

- **Civic Center Common Green**
  - Formal
  - Inviting
LANDSCAPE PLANT Palette

The landscape plant palette for The Villages is comprised primarily of plants native to the region or adapted to the climatic conditions of this location. These plants will be supplemented with other ornamentals where needed but the intent of the landscape is to fit it as closely to the regional climatic conditions as much as possible. The native upland and wetland plant palettes are illustrated below and are a combination of trees, shrubs, groundcovers and grasses. Wetlands and Bog plants will be used throughout the community in the landscape areas that capture and clean storm water, in low areas where the water table is near the surface, and in areas within wetlands and bog buffers that have been disturbed such as road crossings and trail alignments.

PARKS, OPEN SPACE AND TRAILS
NATIVE PLANT MATERIALS

CHAPTER 5

Abies grandis
Grand Fir

Acer macrophyllum
Bigleaf Maple

Alnus rubra
Red Alder

Arbutus menziesii
Madrona

Fraxinus latifolia
Oregon Ash

Picea sitchensis
Sitka Spruce

Populus balsamifera
Black Cottonwood

Pseudotsuga menziesii
Douglas Fir

Thuja plicata
Western Redcedar

Tsuga heterophylla
Western Hemlock

Acer Circinatum
Vine Maple

Acer glabrum
Douglas Maple

Crataegus douglasii
Black Hawthorn

Cornus nuttallii
Pacific Dogwood

Taxus brevifolia
Yew

Prunus emarginata
Bitter Cherry

Rhamnus purshiana
Cascara

Salix lasiandra
Pacific Willow

Amelancheir ainsitilia
Serviceberry

Andromeda polifolia
Bog Rosemary

Cornus sericea
Red-osier Dogwood

Corylus cornuta
Beaked Hazelnut

Delmaria cerasiformis
Indian Plum

Kalmia microphylla
Bog Laurel

Mahonia aquifolium
Tall Oregon Grape

Mahonia nervosa
Low Oregon Grape

Ribes lacustre
Black Gooseberry

Ribes sanguineum
Red-flowering Currant

Phyllelephus levisii
Mock Orange

Physocarpus capitatus
Pacific Ninebark

Rubus spectabilis
Salmonberry

Sambucus caerulea
Blue Elderberry

Rosa gymnacarpa
Bald Hip Rose

Rosa nutkana
Noothka Rose

Symphoricarpus albus
Snowberry

Sambucus racemosa
Red Elderberry

Spiraea densiflora

Spiraea douglasii
Hardhack; Spirea

Vaccinium ovalum
Evergreen Huckleberry

Vaccinium parvifolium
Red Huckleberry

Wild Strawberry

Gaultheria shallon
Salal

Myrica californica
Pacific Wax Myrtle

Rhododendron macrophyllum
Pacific Rhododendron

Rubus parviflorus
Thimbleberry

Western Dogwood

Oregon Grape

Red Alder

Pine

Alder

Oak

Birch

Elm

Cherry

Magnolia

Dogwood

Maple

Willow

Balsam Fir

Firs

Douglas Fir

Balsam

Pinus

Pine

Redwood

Cedar

Larch

Sagebrush

Bog laurel

Bog Rose

Bog Rose

Bog Rose

Bog Beach Strawberry

Bog Beach Strawberry

Bog Beach Strawberry

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## Trees

<table>
<thead>
<tr>
<th>Name</th>
<th>Common Name</th>
</tr>
</thead>
<tbody>
<tr>
<td>Alnus rubra</td>
<td>Red Alder</td>
</tr>
<tr>
<td>Rhamnus purshiana</td>
<td>Cascara</td>
</tr>
<tr>
<td>Fraxinus latifolia</td>
<td>Oregon Ash</td>
</tr>
<tr>
<td>Salix lasiandra</td>
<td>Pacific Willow</td>
</tr>
<tr>
<td>Picea sitchensis</td>
<td>Sitka Spruce</td>
</tr>
<tr>
<td>Pinus contorta var. contorta</td>
<td>Shore Pine</td>
</tr>
<tr>
<td>Tsuga heterophylla</td>
<td>Western Hemlock</td>
</tr>
<tr>
<td>Populus balsamifera</td>
<td>Black Cottonwood</td>
</tr>
</tbody>
</table>

## Shubs

<table>
<thead>
<tr>
<th>Name</th>
<th>Common Name</th>
</tr>
</thead>
<tbody>
<tr>
<td>Andromeda polifolia</td>
<td>Bog Rosemary</td>
</tr>
<tr>
<td>Ribes lacustre</td>
<td>Black Gooseberry</td>
</tr>
<tr>
<td>Cornus sericea</td>
<td>Red-osier Dogwood</td>
</tr>
<tr>
<td>Kalmia microphylla</td>
<td>Bog Laurel</td>
</tr>
<tr>
<td>Sambucus racemosa</td>
<td>Red Elderberry</td>
</tr>
<tr>
<td>Oplopanax horridus</td>
<td>Devil’s Club</td>
</tr>
<tr>
<td>Spiraea douglasii</td>
<td>Hardhack; Spirea</td>
</tr>
<tr>
<td>Physocarpus capitatus</td>
<td>Pacific Ninebark</td>
</tr>
</tbody>
</table>

## Groundcover

<table>
<thead>
<tr>
<th>Name</th>
<th>Common Name</th>
</tr>
</thead>
<tbody>
<tr>
<td>Adiantum aleuticum</td>
<td>Maidenhair Fern</td>
</tr>
<tr>
<td>Mimulus guttatus</td>
<td>Yellow Monkey Flower</td>
</tr>
<tr>
<td>Athyrium filix-femina</td>
<td>Lady Fern</td>
</tr>
<tr>
<td>Blechnum spicant</td>
<td>Deer Fern</td>
</tr>
<tr>
<td>Grindelia stricta</td>
<td>Coastal Gumweed</td>
</tr>
<tr>
<td>Lysichiton americanus</td>
<td>Swamp Lantern</td>
</tr>
</tbody>
</table>

## Grass-like

<table>
<thead>
<tr>
<th>Name</th>
<th>Common Name</th>
</tr>
</thead>
<tbody>
<tr>
<td>Carex deweyana</td>
<td>Dewey’s Sedge</td>
</tr>
<tr>
<td>Carex lyngbyei</td>
<td>Lyngbye’s Sedge</td>
</tr>
<tr>
<td>Carex obovata</td>
<td>Slough Sedge</td>
</tr>
<tr>
<td>Elymus mollis</td>
<td>Dunegrass</td>
</tr>
<tr>
<td>Juncus ensifolius</td>
<td>Daggeded-leaf Rush</td>
</tr>
<tr>
<td>Carex microcarpus</td>
<td>Small-fruited Bulrush</td>
</tr>
<tr>
<td>Typha Latifolia</td>
<td>Cattail</td>
</tr>
</tbody>
</table>
RECREATION AND USEABLE OPEN SPACE STANDARDS

A. All Dwelling Units shall be located within ¼ mile of a Park. If an existing Park is not located within ¼ mile of a proposed Development, then the Development shall provide a new Park at a rate of 100 square feet per Dwelling Unit to be served by the Park.

B. Parks shall be designed to serve the unique characteristics of the neighborhood that they serve.

C. The recreation and useable Open Space requirement shall be fulfilled on Development parcels or non-sensitive Open Space within ¼ mile of the Dwelling Units proposed to be served.

D. Unless otherwise noted on Table 9-5, Recreational Facilities constructed by the Master Developer, may be located: (1) on joint use school sites, (2) within off-site regional parks or (3) within the Villages MPD in community parks, community center or neighborhood parks. The recreational facilities may be provided in combination with one another and other informal space or each facility may be provided as a standalone amenity.

E. The Master Developer shall have the option, at the Master Developer’s discretion, of providing a lump sum payment in lieu of constructing recreational facilities. The amount of the payment that may be provided in lieu of construction is set forth in table 9-5. In the event the Master Developer elects to make a lump sum payment the City shall use the funds for the sole purpose of constructing the recreational facility and such construction shall be completed within five years.

F. The Master Developer's obligation to provide recreational facilities as set forth in table 5-2 is based on the Level of Service standards set forth in the City’s Park and Open Space Plan. To determine the number of recreational facilities required the number of housing units was multiplied by the following population generation rates: 2.7 persons per household for single-family housing units and 1.85 persons per household for multi-family housing units. In the event the total number of housing units constructed in the Villages MPD is less than the 3600 single family units and 1200 multi-family units the recreational facilities requirements shall be adjusted accordingly.
## Table 5-2
### Recreation Facilities

<table>
<thead>
<tr>
<th>Facility Type</th>
<th>Level of Service</th>
<th>Required Facilities</th>
<th>Timing of Facilities</th>
<th>Optional off-site construction or Fee-in-Lieu</th>
</tr>
</thead>
<tbody>
<tr>
<td>Basketball Court</td>
<td>1:2000</td>
<td>6</td>
<td>Must provide a minimum of one (1) half-court basketball facility prior to each 600th single-family housing unit receiving Certificate of Occupancy.</td>
<td>The Master Developer may elect to pay a fee-in-lieu of constructing the required Basketball Courts. The Fee shall be $35,000 per Basketball Court and shall be paid prior to each 600th single-family housing unit receiving a certificate of occupancy.</td>
</tr>
<tr>
<td>Soccer Field</td>
<td>1:2000</td>
<td>6</td>
<td>Must provide a minimum of one (1) soccer field prior to each 600th single-family housing unit receiving a Certificate of Occupancy. Up to 3 of the required soccer fields shall be designed as Micro Soccer Fields.</td>
<td>The Master Developer may elect to pay a fee-in-lieu of constructing the required soccer fields. The fee shall be $100,000 per soccer field and shall be paid prior to each 600th single family housing unit receiving a Certificate of occupancy.</td>
</tr>
<tr>
<td>Tennis Court</td>
<td>1:2000</td>
<td>6</td>
<td>Must provide a minimum of one (1) tennis-court prior to each 600th single family housing unit receiving Certificate of Occupancy.</td>
<td>The Master Developer may elect to pay a fee-in-lieu of construction for up to 3 of the tennis courts. The fee shall be $35,000 per tennis court and shall be paid prior to each 600th single family home receiving a certificate of occupancy.</td>
</tr>
<tr>
<td>Play Area</td>
<td>1:2000</td>
<td>6</td>
<td>Must provide a minimum of 1 Play Area prior to each 800th unit receiving Certificate of Occupancy. Play Areas will primarily be located in community parks, community center or neighborhood parks but may also be located on school sites.</td>
<td>The Master Developer may elect to construct or pay a fee-in-lieu for at least one of the Play Areas off-site within the Lake Sawyer regional park or other such land of a value up to $100,000.</td>
</tr>
</tbody>
</table>
### Parks, Open Space and Trails

<table>
<thead>
<tr>
<th>Facility Type</th>
<th>Level of Service</th>
<th>Required Facilities</th>
<th>Timing of Facilities</th>
<th>Optional off-site construction or Fee-in-Lieu</th>
</tr>
</thead>
<tbody>
<tr>
<td>Youth Baseball / Adult Softball field</td>
<td>1:2000</td>
<td>6</td>
<td>Must provide a minimum of 1 Youth Baseball / Adult Softball field prior to each 800th unit receiving Certificate of Occupancy.</td>
<td>The Master Developer may elect to construct or pay a fee of $100,000 per Youth Baseball / Adult Softball field not otherwise provided. Construction or fee shall be prior to each 800th occupancy.</td>
</tr>
<tr>
<td>Adult Baseball Diamond</td>
<td>1:5000</td>
<td>2</td>
<td>Must provide a minimum of 1 Adult Baseball Diamond prior to each 2,400th unit receiving Certificate of Occupancy.</td>
<td>The Master Developer may elect to pay a fee of $125,000 per Adult Baseball Diamond not otherwise provided. The fee shall be paid prior to each 2,400th occupancy.</td>
</tr>
<tr>
<td>Community Center</td>
<td>1:10,000</td>
<td>1</td>
<td>A Community Center must be provided prior to the 3,000th unit receiving Certificate of Occupancy. The Community Center may be co-located with a swimming pool, skate park, tennis and basketball courts, play area, required fields and/or other recreational amenities. The community center shall primarily benefit the residents of the MPD, but the Master Developer may elect to make it available on a fee basis to the entire community.</td>
<td></td>
</tr>
<tr>
<td>Skate Park</td>
<td>1:10,000</td>
<td>1</td>
<td>A Skate Park must be provided prior to the 3,000th unit receiving Certificate of Occupancy. The Skate Park may be co-located with other recreational facilities or located off-site.</td>
<td>The Master Developer may elect to pay a fee-in-lieu for the required skate park to be constructed by the City. The fee shall cover the actual cost of construction up to a maximum value of $80,000. The fee shall be paid prior to the 3,000th unit receiving Certificate of Occupancy.</td>
</tr>
<tr>
<td>Facility Type</td>
<td>Level of Service</td>
<td>Required Facilities</td>
<td>Timing of Facilities</td>
<td>Optional off-site construction or Fee-in-Lieu</td>
</tr>
<tr>
<td>-------------------------------</td>
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<td>--------------------------------------------------------------------------------------</td>
<td>-----------------------------------------------</td>
</tr>
<tr>
<td><strong>Youth Football Field</strong></td>
<td>1:10,000</td>
<td>1</td>
<td>Must provide a minimum of 1 Youth Football Field prior to the 3,000th unit receiving Certificate of Occupancy.</td>
<td>The Master Developer may elect to pay a fee in lieu of construction of the Youth Football Field that is not otherwise provided. The fee shall be $100,000 and shall be paid prior to the 3,000th unit receiving a Certificate of Occupancy.</td>
</tr>
<tr>
<td><strong>BMX Track</strong></td>
<td>1:20,000</td>
<td>0</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Community Swimming Pool</strong></td>
<td>1:20,000</td>
<td>0</td>
<td>Any swimming pool provided shall be combined with a community center or other similar facility to provide restrooms and changing facilities. The facility shall primarily benefit the residents of the MPD. The Master Developer shall determine the hours of operation and may elect to charge reasonable use and maintenance fees. At the Master Developer’s election, the pool may also be made available on a fee basis to residents of the City of Black Diamond.</td>
<td>Each community swimming pool provided shall receive a 1:1 credit towards either an Adult Baseball Diamond or Soccer Field, the choice to be made at the discretion of the Master Developer.</td>
</tr>
<tr>
<td><strong>Trails</strong></td>
<td>N/A</td>
<td>N/A</td>
<td>The MPD contemplates several miles of differing trail types. The Master Developer shall receive credit towards any of the required recreational facilities at a rate of $25,000 per each mile or fraction of trail constructed and open to the public up to a maximum credit of $300,000.</td>
<td></td>
</tr>
<tr>
<td><strong>Other Recreational Facilities</strong></td>
<td>N/A</td>
<td>N/A</td>
<td>The Master Developer shall retain the right to request recreational credit for other types of recreation provided against the required facilities (such as a designated mountain biking area).</td>
<td></td>
</tr>
</tbody>
</table>
TRAILS NETWORK

The trails network at The Villages is designed to connect major destinations within the community and to link to the regional trail network outside of The Villages to provide access to significant regional destinations such as Lake Sawyer, the Green River and the regional equestrian facility. Trails, sidewalks and pathways are one of the most desired and popular open space features in new communities because they contribute to a healthy lifestyle, promote alternatives to automobile travel and create a high quality of life for residents. The trails network provides safe and convenient access to parks, natural open spaces, adjoining neighborhoods, schools, the village center, and regional destinations. The trails network is comprised of a series of loops that provide differing surfaces and accommodate differing modes of transportation.

Area Connections (all distances are from The Villages Plaza)
- to Green River Natural Area (Metzler Entry) : 7 miles
- to Green River Natural Area (O’Grady Entry) : 8.6 miles
- to Flaming Geyser State Park : 4.5 miles
- to Nolte State Park : 9.2 miles
- to Kanaskat Palmer State Park : 9.9 miles

LEGEND
- Destination Point
- Trails

Total trail mileage : ~12 miles
TRAIL LOOPS
Creating multiple looping routes within the community is an important objective of the trails network. Loops provide route choices to destinations, offer differing experiences along their alignments and allow users to fit a route to the time they have available and their recreational needs. They can choose short loops if time is a premium or they can choose longer routes to extend exercise or exploration. Each loop offers an experience different from other locations in the community. Users can customize their experiences to their desires by choosing specific loops.

LEGEND
- Destination Point
  - Village Center Loop (1.53 miles)
    - 13 minutes on bike
    - 46 minutes on foot
  - Plaza to Black Diamond Lake (1.58 miles)
    - 13.5 minutes on bike
    - 47 minutes on foot
  - Forest Park Loop (1.18 miles)
    - 10 minutes on bike
    - 34.5 minutes on foot
  - Plaza to SR 169 (3.28 miles)
    - 28 minutes on bike
    - 1hr 38 minutes on foot
  - The Narrows Loop (1.54 miles)
    - 13 minutes on bike
    - 46 minutes on foot
  - Black Diamond Lake Loop (1.22 miles)
    - 10.5 minutes on bike
    - 36.5 minutes on foot
  - The Snag Loop (0.70 miles)
    - 6 minutes on bike
    - 21 minutes on foot
  - Woodland Neighborhood Park to Plaza (future connection) (1.9 miles)
    - 16 minutes on bike
    - 60 minutes on foot

Total trail mileage: ~12 miles
TRAIL TYPOLOGIES

Trail users have differing needs depending on their skill levels and their purposes for using the trail system. To accommodate a full range of trail users, the trails network combines on-road and off-road trails and provides a variety of paved and unpaved surfaces. The trail network includes sidewalks in most street rights-of-way, on-street bike lanes/routes, off-road multi-use trails (paved or unpaved), and equestrian and hiking trails that link to regional destinations. Access to sensitive wetland areas is controlled and protected with appropriate trail alignments and surface materials. Boardwalks and soft-surface trails are used in these locations and can support wildlife observation and outdoor educational opportunities.
# TRAIL STANDARDS
Each trail typology has an associated set of trail standards for widths, surfaces and other design requirements. The standards matrix below outlines the design standards for the proposed trails in The Villages.

## RECOMMENDED TRAIL STANDARDS

<table>
<thead>
<tr>
<th>Use</th>
<th>Layout</th>
<th>Length</th>
<th>Clearing Width</th>
<th>Clearing Height</th>
<th>Tread Width</th>
<th>Trail Surface</th>
</tr>
</thead>
<tbody>
<tr>
<td>ADA</td>
<td>Loop trails with cutoffs make trails feasible for a variety of different abilities.</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Refer to the Americans with Disabilities Act for specific details</td>
</tr>
<tr>
<td>Hiking</td>
<td>Loop system works well to provide variation in distances for day users. Vary landscape type and user experience.</td>
<td>Day use: 1/4 - 5 miles (1/2 day) 5-15 miles (full day)</td>
<td>Light use: 4-6 feet (one-way traffic) 8 feet</td>
<td>2-3 feet (one-way traffic) 4-8 feet (two-way traffic) 8 feet</td>
<td>Light use: Natural surface with gravel in wet areas  Heavy use: Natural if possible, woodchips or gravel</td>
<td></td>
</tr>
<tr>
<td>Bicycling</td>
<td>Single direction trails favored. Loop or linear destination trail.</td>
<td>Avg speed: 8-20 mph. Min length is 1 mile, most bicyclists cover 10-20 in a single day, experienced riders up to 50 miles. Day use: 5-10 miles (1/2 day), 10-20 miles (full day)</td>
<td>Mountain bicycle: 6-8 feet Touring bicycle: 8 feet (one way traffic), 10-14 feet (two-way traffic) 8-10 feet</td>
<td>Mountain bicycle: 2-3 feet Touring bicycle: 4-6 feet (one way traffic), 8 feet (two-way traffic) 4-10 feet</td>
<td>Mountain bicycle: Natural surface. Touring bicycle: 2” asphalt surface with a 3-4” base of compacted gravel</td>
<td></td>
</tr>
<tr>
<td>Multi-Use</td>
<td>Design varies depending on context: greenway or river trail, paved urban trail, rail-to-trail, or roadside separated pathway.</td>
<td>Varies</td>
<td>14-26 feet</td>
<td>Pedestrian/ Bicycle: 8 feet Pedestrian/ Bicycle: 6-12 feet If narrower nature pathway, provide passing areas. Equestrian: add 4-6 feet Equestrian: 4-10 feet</td>
<td>Can be combination of paved and natural surface depending on bike/jogging use. Soft surface optimal for equestrian, hiking and mountain bicycle.</td>
<td></td>
</tr>
</tbody>
</table>
### Parks, Open Space and Trails

<table>
<thead>
<tr>
<th>Turning Radius</th>
<th>% Grade</th>
<th>Sight Distance</th>
<th>Compatible Uses</th>
<th>Incompatible Uses</th>
<th>Facilities</th>
</tr>
</thead>
<tbody>
<tr>
<td>Not critical, avoid sharp-angled turns if possible to prevent short-cut trails from occurring.</td>
<td>Desired: 0 - 5% Max: 15% sustained, 40% shorter than 50 yards Outslope: 4% max</td>
<td>Not critical except with multi-use or intersections.</td>
<td>Equestrian (low use), accessibility trails.</td>
<td>Parking area, picnic area, resting areas, overlooks, water, info board, signs.</td>
<td></td>
</tr>
<tr>
<td>Wide, gentle curves are ideal, tight turns require run outs and warning signs.</td>
<td>Switchbacks with barriers and run outs can be utilized on steep slopes. Intersections with motorized roadways should be located on level grades.</td>
<td>100 feet or more critical at motorized road crossings and two-way trails.</td>
<td>Summer: Hiking and accessibility trails.</td>
<td>Equestrian Parking area, bicycle racks, information board, signs.</td>
<td></td>
</tr>
<tr>
<td>Varies</td>
<td>Desired: 1-10% Max: 10% (sustained), 20% (&lt;50 yards)</td>
<td>50-100 feet</td>
<td>Summer: Hiking, equestrian and accessibility trails. Biking may be incorporated if there is sufficient trail width.</td>
<td>Summer: ATV, Equestrian</td>
<td>Parking area with space for trailers, picnic area, water, bicycle racks, shelters or rest stops, rest rooms, info board, signs.</td>
</tr>
</tbody>
</table>
MULTI-USE TRAIL SECTION CONCEPT
The trail concepts depict typical cross-sections for both hard and soft-surfaces trails and illustrate the dimensional standards contained in the standards matrix. These trails accommodate a variety of users including hikers, runners, bicyclists, and equestrians. The typical cross-sections may vary in certain locations in order to fit existing natural conditions and site constraints.
SOFT-SURFACE TRAIL SECTION CONCEPT

8' Vertical Clearance

6' Soft Surface Trail 2-way (Optimum width varies)

2' min. Vegetation Clearance
Cut to Less Than 12" Height

2' min. Vegetation Clearance
Cut to Less Than 12" Height
BOARDWALK TRAIL SECTION CONCEPT

8' Vertical Clearance

5' Boardwalk (Optimum width varies)