

PARKS AND RECREATION PLAN
Town of Concrete, Washington

Adopted by the Mayor and Town Council
Town of Concrete, Washington
April 28, 1997

Assisted by:

Northwest Small Cities Services
4569 Purdue Avenue N.E.
Seattle, Washington 98105

Town of Concrete Parks and Recreation Plan
Town of Concrete, Washington

Prepared for:

Town of Concrete
228 D Street and Main Street
Concrete, Washington 98237

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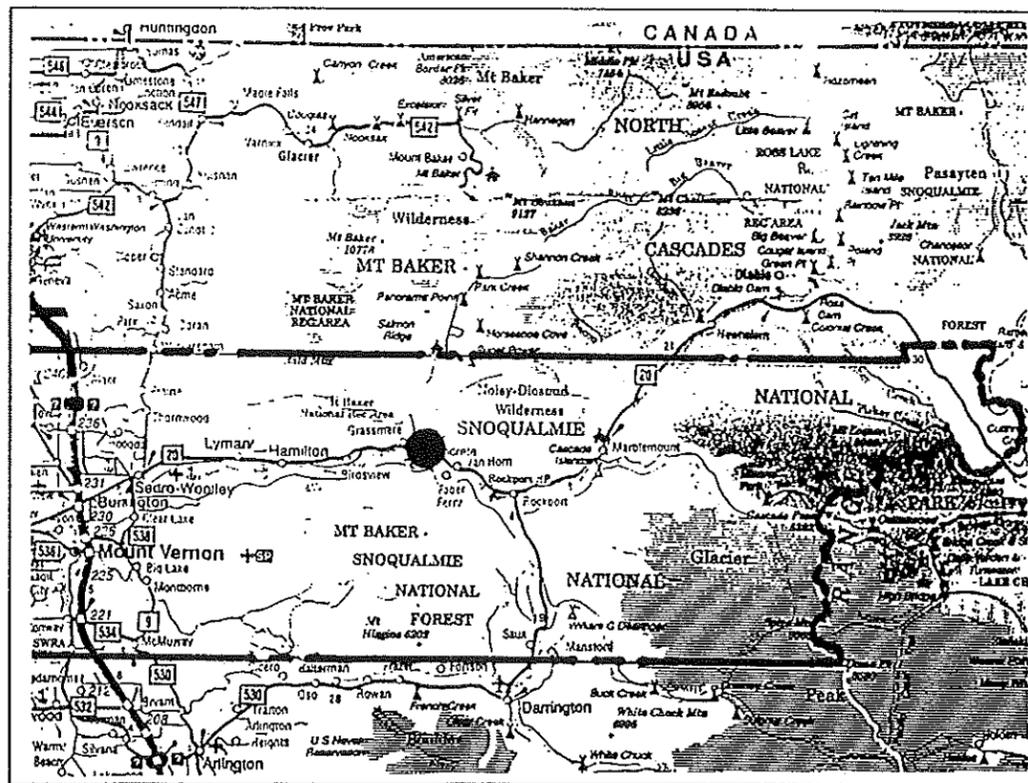
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Introduction

The Town of Concrete is located in the upper Skagit River valley of central Skagit County. The Town sits at the confluence of the Baker and Skagit Rivers and is surrounded by the foothills of the North Cascades mountain range. The Town of Concrete, with its key position as a service and education center for the upper Skagit valley, provides a highly visible and focal community along Highway 20.

The Town has become a gateway to the southern portion of the Mount Baker National Forest as well as to the North Cascades National Park. The Town also serves as one of the primary points of orientation, management and celebration of the Skagit Wild and Scenic River. The recreation oriented region offers a diverse range of hiking, camping, hunting, fishing opportunities.



The Town of Concrete has a few established parks facilities and does participate on a limited basis in joint use of other public recreational facilities, such as with the School District. There are also a couple of tourist/visitor rest oriented facilities within the Town, operated by Chamber of Commerce and local power companies. Concrete, however, has not been able to fully meet the range and intensity of demand placed on its parks and recreational programs nor take full advantage of the economic and social benefits such facilities can provide or stimulate.

A recent gift to the Town of Concrete, by the Lonestar Company, of approximately 10 acres of land provides many park and recreation opportunities. This property gift is located at the very historic and geographic center of the Town. The gift has generated a renewed interest in the potentials for the park to meet many of the unfulfilled park and recreational needs of the town as well as take advantage of its central role as a regional attraction and recreation gateway.

The Town does not currently have an adopted Parks and Recreation Plan with which to guide and implement current and future parks and recreation development. Thus the Town initiated the preparation of the Town of Concrete Parks and Recreation Plan.

Plan Preparation Process

The Town of Concrete Parks and Recreation Plan was organized and prepared using Town planning policies, standard land use planning procedure guidelines and State of Washington Interagency Committee for Outdoor Recreation planning requirements. The plan initiated and documented an extensive series of community workshops and interviews. The planning process encompassed several steps:

- Town Council approval to undertake a Parks and Recreation planning process
- The establishment of a Parks Planning Committee.
- Community workshops to establish parks and recreation planning goals and objectives, demand and need data, priorities, and specific park master planning (Concrete SILO Park).
- Community Interviews, conducted by the Parks Committee, to establish more specific park and recreation need and priorities.
- Inventory of existing Town and other public parks and recreation facilities within the Town and region.
- Capital facilities plan preparation
- Draft and Final Parks and Reception Plan preparation
- Adoption by the Town Council

Town History

The following summarized history of the Town of Concrete is an excerpt from the *Town of Concrete Capital Facilities Plan*, adopted December 1996:

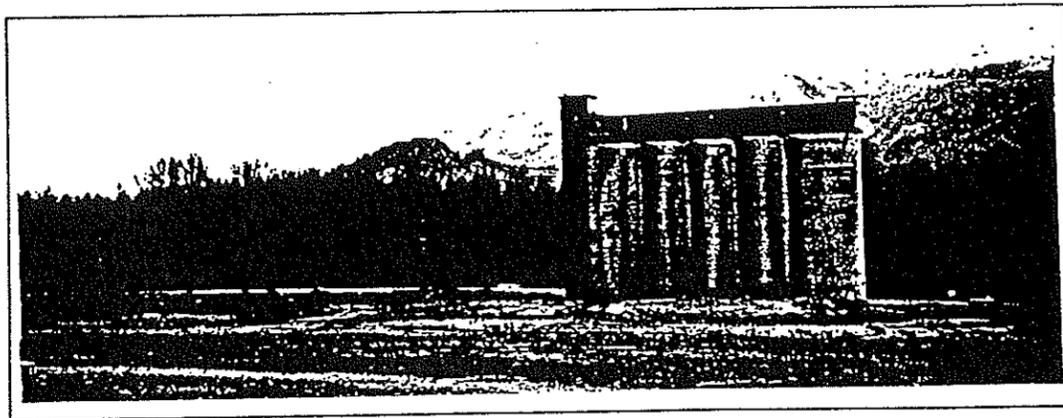
"When the Town was incorporated in 1909, the unique name of "Concrete" was chosen by the residents of the communities on both side of the Baker River, known then as Baker and Cement City. The name referred to plants in each of the communities that made the area's principal product, cement. The Washington Cement Company plant began operation 1905 on the eastern shore of the Baker River. Cement City was platted as a community for workers of the Washington Cement Company plant.

In 1908, the superior Portland Cement Company began production in the community of Baker, on the west side of the Baker river. It later became the largest cement Plant in the state of Washington. It furnished over 40 % of the cement used to construct the Grand Coulee Dam, as well as supplying the cement for the dams on the Baker River and Diablo and Ross on the Skagit River.

The Town of Concrete prospered for many years from its cement industry, its mills, the logging industry and agriculture. When Superior Portland Cement Company bought out the Washington Cement Company plant in 1919, the community became a "company town" and its prosperity became primarily dependent on the rise and fall of the cement market.

In 1968 the cement plant closed, and almost all of the facilities have since been dismantled. The Town of Concrete is now a residential community with logging, agriculture, power companies and local services as the principal employers".

For the last 20 years the Town has been establishing, with the opening of the North Cascades Highway in 1972, seasonally oriented recreational, tourist and visitor oriented events and celebrations - with spinoff support businesses and Town services. Dams built on the Baker and Skagit River also continue to provide attractions and visitor interest. The Wild and Scenic Skagit River now generates all year -through the seasons visitor and river user activity.



Goals and Objectives

Town of Concrete Goals and Objectives were developed early on in the planning process. These goals and objectives were regularly revisited and adjustments made as new data and priorities were developed. The Goals and Objectives for the Town of Concrete Parks and Recreation Plan are:

Goal 1: Provide implementation plans for the Town's non-developed park and recreation properties.

Objectives:

- Prepare Master Plan for the development of Concrete SILO Community Park in keeping with Town park and recreation need.
- Identify, prepare and submit applications for funding to implement the adopted Concrete SILO Community Park Master Plan.

Goal 2: Protect and maintain existing developed park and recreation resources within the Town.

Objectives:

- Provide parks maintenance during high demand and use seasons.
- Continue development of Town volunteer maintenance and restoration programs, such as the Main Street Park ballfield restoration weekend.

Goal 3: Support continued joint use and cooperative programs with other recreational facilities and program operators in Concrete and local area to further increase recreational opportunities within Concrete.

Objectives:

- Establish an annual Town of Concrete parks and recreation strategic planning meeting which would coordinate Town parks and recreation programs with other public and private parks and recreation program providers.
- Town to continue working relationship with the School District, Chamber of Commerce, County, and other public and private parks and recreation program and

facility providers to effectively utilize existing facilities and develop additional facilities and/or programs as need dictates.

Goal 4: Enhance and develop pedestrian and bicycle linkages using parks, green ways, access corridors and civic facilities.

Objectives:

- Establish a pedestrian and bicycle trail corridor from the Schools complex northward along Superior Avenue to and through Concrete SILO Community Park and then along Main Street to the Town Center.
- Support the establishment of the Cascade Trail corridor, at least through the Town of Concrete, using the Railroad ROW alignment adjacent to Highway 20. Where the corridor intersects with Main Street and the Town Hall it would continue along Main Street, north along Thompson Road to the Henry Thompson bridge and Lower Baker River Road and then onto a Highway 20 eastward oriented alignment.
- Develop trail connections from residential areas to these main trail corridors.

Goal 5: Continue and enhance support for community based/focused celebrations, events, tournaments through parks and recreation enhancement and development.

Objectives:

Develop Concrete SILO Community Park with facilities to support large group events, performances, markets, festivals, tournaments and seasonal celebrations/

Establish good pedestrian friendly street corridor along Main Street between Concrete SILO Community Park and Town center.

Work with all parks and recreation facility and program providers to coordinate use/event schedules and operations.

Goal 6: Support and enhance Town of Concrete's economic and business development opportunities through maintenance, development and promotion of Town parks and recreation resources.

Objectives:

- Develop Concrete SILO Community Park by building on the unique historic and high visibility characteristics and qualities of the site and surrounding area.
- Use Town parks and recreation facilities to promote Town attractions and events.

Inventory

An inventory was prepared of park and recreation facilities and resources with the Town of Concrete and within the limits of the Town's effective park and recreation demand and service area. Other public facilities as well as Town owned and operated facilities were examined and documented. See Town Parks and Recreation Plan Map in this section. Documentation of the inventory took the form of Inventory Charts, including:

- Town Parks and Recreation Facilities
Type, use, condition and priority where appropriate
- In-Town - Other Parks and Recreation Facilities
Type, use and condition where appropriate
- Out of Town/Service Area - Parks and Recreation Facilities
Type, use and condition where appropriate
- Town of Concrete Recreation Programs and Community Events

Detailed Town of Concrete Parks and Recreation Resources Description

Concrete SILO Community Park

Concrete SILO Community Park, the Town's first community park, is situated at the very heart of the Town of Concrete. The 10+ acre park site is centrally located along the north side of State Route 20 and encompasses a large concrete silo and other culturally significant structures from previous cement manufacturing development periods of the town. The land was a gift to the Town from Lonestar Cement Company.

Concrete SILO Community Park is the Town's number one priority park and recreation project. Concrete SILO Community Park is also intended to not only provide needed recreational facilities but also attract and support visitors with the SILO and historic structures as a major focal and interpretive point along SR 20.

Concrete SILO Community Park is not currently developed. A Master Plan for the park has been prepared and adopted and some initial phases of park development undertaken,

such as grading, filling and material donations identification. Financing is currently being sought to implement initial phases of park development.

Concrete SILO Community Park Master Plan Program Elements:

Civic Gathering Place (display, event place with benches)
Amphitheater
Performance Plaza
Open/Level Multi-use Play Field (baseball, softball, soccer)
Restroom
Play Area and Picnic Area
Family Picnic Areas
Park Pathways connect to school complex, CBD pathways, (and potential Cascade Trail)
Community Picnic/Event Shelters
Parking Areas
Hard Surface Active Play Area (Basketball, roller sports, tether ball)
Skate park Facility
Climbing Wall
Silo visitor/interpretive center
Park Plantings
Adaptive Reuse of Existing Structures to fit with park functions
Support SKAT Park and Ride Development

The Concrete SILO Community Park Site is Bounded on the south by Highway 20 and Railroad ROW, to the west by Superior Avenue, to the north by Main Street and to the east by a large undeveloped parcel - remainder of the Lonestar Cement Company . The site is generally south facing with an average of 6% grades. Three significant structures remain on the property, including the (1) concrete Silo(s) and (2) Company Administrative/control structures. There are no sensitive environments on-site, no overhead lines within the property, and no preemption's (easements, covenants...) known that would limit or restrict park development. Surrounding the site are residential neighborhoods (some have historic structures), undeveloped tracts and a commercial/service node at the Highway 20 and Superior Avenue Intersection.

Garden Club Park

The Upper Skagit Garden Club Park, once a privately held facility, is now owned by the Town of Concrete. The 1/4 acre park is located on the both the east and west sides of

Thompson Road, just south of the Henry Thompson Bridge. The is park improved with lawn and ornamental plant areas, shade trees, picnic facilities and small vehicle turn out. The park overlooks the Baker River, The Henry Thompson Bridge and Puget Power - Baker River control facilities.

Park requires annual maintenance.

Main Street Park

Main Street Park is a triangular shaped 1 1/2 acre facility located on Main Street and a bordering neighborhood road. The park is next to the old School District buildings and is a few blocks west of the Town center. The park supports an old baseball field, restroom, tennis court and overlapping basketball hoops, a picnic site with bar-b-que grill and some limited landscaped areas. There are no on-site parking spaces provided.

The park requires annual maintenance. Park facilities indicate a need for renovation and repair.

Airport Park

Airport park is a small 1/10th acre facility located within a street end adjacent to the municipal airport. The park has a small grove of trees, picnic table and lawn area. A small drive and parking area is provided.

The park requires annual maintenance.

Highway/neighborhood Park

Highway/Neighborhood Park is located just south of Highway 20 near Short Avenue. The park is small 1/8th acre narrow strip of land supporting landscape and lawn areas. There are no on-site parking spaces provided.

Requires annual maintenance. Some picnic and play equipment improvements are planned.

Airport Ball Fields

The Town has constructed two permanent ball field facilities on a 4 acre parcel adjacent to the School Complex. The ball fields are used jointly by the Town and School District.

Requires annual maintenance.

East Town/Main Street Park

A small 1/4 acre unimproved park located on the east of Concrete and Baker River.

Pedestrian/Bicycle Paths

There no designated pedestrian or bicycle path or trail corridors within the Town of Concrete. There are narrow sidewalks from the School Complex to Highway 20 along Superior Avenue and Main Street which serve as the principal paths.

In-Town Parks and Recreation Resources

<u>PARK FACILITY TYPE/USES</u>	<u>SIZE</u>	<u>CONDITION NEEDS</u>	<u>IMPROVEMENT NEEDS</u>	<u>PRIORITY</u>
Concrete SILO Park Multi-Use Community Park	10+ Acres 1	Unimproved	Master Plan Implementation	1
Main Street Park Small rest area/neigh. Park: Restroom, (1) Ball field, Tennis Court, Picnic Area, and Landscape	1/2 acre	Partial Improved Annual Maintenance	Picnic/Rest Facilities	2
Pedestrian/ Bicycle Paths	0	None designated		2
Highway/ Neighborhood Park	1/8 acre	Improved	Landscape/Lawn	3
Garden Club Park Small tourist/neigh Park	1/4 acre 2 parts separated by roadway	Improved Annual Maintenance	Picnic Facilities	4
Airport Picnic Area	1/10 acre	Improved Annual Maintenance		5
Ball fields	2+ Acres	Improved		5

Ball fields (@ Airport/School Site)	2+ Acres	Improved Annual Maintenance	5
East Main Street/ Everett Park	1/4 acre	Unimproved	6

Non-Town/In-Town Recreation Facilities Inside Concrete

<u>Facility/Owner</u>	<u>Size</u>	<u>Facilities/Uses</u>	<u>Location</u>
School District			
- Ball fields	2 Acres	(1) Improved Field (1) unimproved	@ School Complex
- Football Field/Track	1.5 Acres	(1) field	Eastside School Complex
- Sand Volleyball	1/5 acre	(1) court	Eastside School Complex
Puget Power			
- Visitor Center @ Dam/Bridge	1.5 Acres	Visitor Center Parking Overlook	East side Baker River
Skagit County / Concrete Community Center			
- Rest Area along SR 20	2 Acres	Chamber Building Parking Lot Rest Area/Info Center	Northside SR 20

Recreation Facilities Outside Concrete

<u>Facility/Owner</u>	<u>Size</u>	<u>Facilities/Uses</u>	<u>Location</u>
City Light/ Puget Power			
- Dam Facilities (tours, visitor areas)	Varies	Dam visitor/parking	Baker and Skagit Rivers
State of Washington			
- Razar State Park (primarily camping and picnic facility)	160 acres	Being developed	Skagit River @ Birdsvew
- Rockport State Park (camping and day use facilities) River	Multi-acres	Developed	Skagit
Skagit County			
- Pressentin Park (camping, picnicking some local use facilities)	Multi-acre	Being Developed	Marble Mount
- Howard Miller Steelhead Park (park/boat ramp)	Multi-acre	Developed	Rockport/ Skagit River

Other

Town of Concrete Recreation Programs and Community Events

<u>Program/Event</u>	<u>Season/Schedule</u>	<u>Comment</u>
Baseball Programs	Spring / Summer	
Jack and Jill Softball Tournaments	Spring / Summer	
Soccer	Spring/Summer/Fall	
Football	Fall	
Upper Valley Bald Eagle Festival	Spring	
Skagit River Boating/Fishing	License Season	
Old-Fashioned Fly-In	Summer	
Good Old Days	Fall/Winter	
Annual Fisherman's Breakfast	Spring	
Easter Egg Hunt	Spring	
4 th July Fireworks	Summer	
Christmas Parade	Winter	

Public Involvement

Beginning with the gift of property by the Lonestar Cement Company, the Town initiated a series of community discussions about the future of this new recreational resource and the implications to overall Town parks and recreation. In October of 1996 the Town Council and a group of concerned citizens organized a community workshop to further explore the specific potentials associated with the Lonestar property gift, SILO park vision and Town park and recreation needs and priorities.

- Town Council Meetings held to discuss gift of the Lonestar property (SILO Community Park) and discuss the community consequences of this gift.
- The establishment of a Parks Planning Committee.
- Community workshops to establish parks and recreation planning goals and objectives, demand and need data, priorities, and specific park master planning (Concrete SILO Park).
- Community Interviews, conducted by the Parks Committee, to establish more specific park and recreation need and priorities.
- Survey flyers posted at convenient community locations and social gathering spots.

Demand and Need Analysis

Demand and need for parks and recreation resources and services was developed through community survey, population analysis, and observation.

Town and Upper Skagit Valley Population

The 1997 population of Concrete, within the corporate limits, is approximately 800. The 1997 population served within the Upper Skagit Valley service area, from Hamilton to Marble Mount, is approximately 2,500. Within a 5 mile service radius, the 1997 population is approximately 1,300. The population within the Town and Upper Skagit Valley has remained somewhat stable with some slight increases in the first part of the 1990's.

Population data was obtained from the 1994, *Concrete Water System Plan, Leonard, Boudinot & Skodje* using WSOFM population forecast models and Skagit County Comprehensive Planning data.

Recreation Demand and Need Summary

The Town of Concrete is one of the principal educational and commercial services provider within the Upper Skagit Valley. This central role also extends to parks and recreation services. No other community, other than the Town of Concrete, between Sedro Woolley and Marble Mount have developed parks, athletic fields or recreational facilities which support community based recreation. There are regional and visitor facilities oriented to overnight camping and natural resource use activities, such as fishing, boating, hunting, hiking, and sight seeing - but very little accommodation for in-Town and local family parks and recreation focused on support of multiple recreational activities and community gathering.

The Upper Skagit Valley School District is based solely in Concrete and thus the Town is the focus for many athletic, educational and social events within the Upper Skagit Valley. The School District has developed athletic and indoor activity facilities, but again, there is has been little development in the way of multi-use outdoor community based parks and recreation facilities within the Town of Concrete.

The Towns existing parks and recreation facilities are small in number and size and are poorly situated to centrally and accessibly serve the Towns population and outside users. In-Town facilities tend to be oriented to visitors and tourists. With obvious use conflicts between local families and visitors occurring during the heavy use seasons. The one

exception is the current opportunity presented by the Lonestar property gift for Concrete unity Park. The Concrete Community Park project has galvanized community interest in the Town's park and recreation potentials. This renewed attention comes at time when people are also wanting to pursue many varied and diverse recreational interests, such as roller-blading and outdoor performances. Also the Town is listening to some of the needs expressed by its youth who are energetically pursuing skate boarding and "rock or wall" climbing.

The Town is well aware that it has limited financial means to implement many of the improvements needed or desired. However, Town representatives, staff and community volunteers have a long standing record of finding a way to accomplish their goals with ingenuity and persistence.

Community Recreational Demand and Need Survey - by type and priority

- Town Gathering and Event Venue
- Performance Event Place
- Central Town Family Picnic Area
- Children's Play Area
- Hard Surface Active Play Area:
 - Basketball
 - Roller Hockey
 - Ball games
- Centrally located and Accessible Active Field Recreation Open Space with the capacity to support to:
 - Baseball
 - Softball
 - Soccer
- Pedestrian, Bicycle and Roller Blade Trails
- Plant Display and Garden Area
- Skatepark
- Climbing Wall/Structure
- RV Parking Area and Visitor Center

Capital Facilities Program

The Capital Facilities Program for the Town of Concrete Parks and Recreation Plan is organized by priority, project name, anticipated funding source, nature and type of improvement and the year or years the project is to be implemented.

Capital Improvement Program
(Parks, Recreation, Habitat Facilities)

Agency/Department TOWN OF CONCRETE Date of Adoption April 28, 1997
 Address 228 D Street & Main Street / P.O. Box 39 Resolution Number 97-01
 City, Zip Code Concrete, WA. 98237 Completed By Jay Rood, Susan Black & Associates
 Phone (360) 853-8401 County Skagit Title Consulting Parks Planner

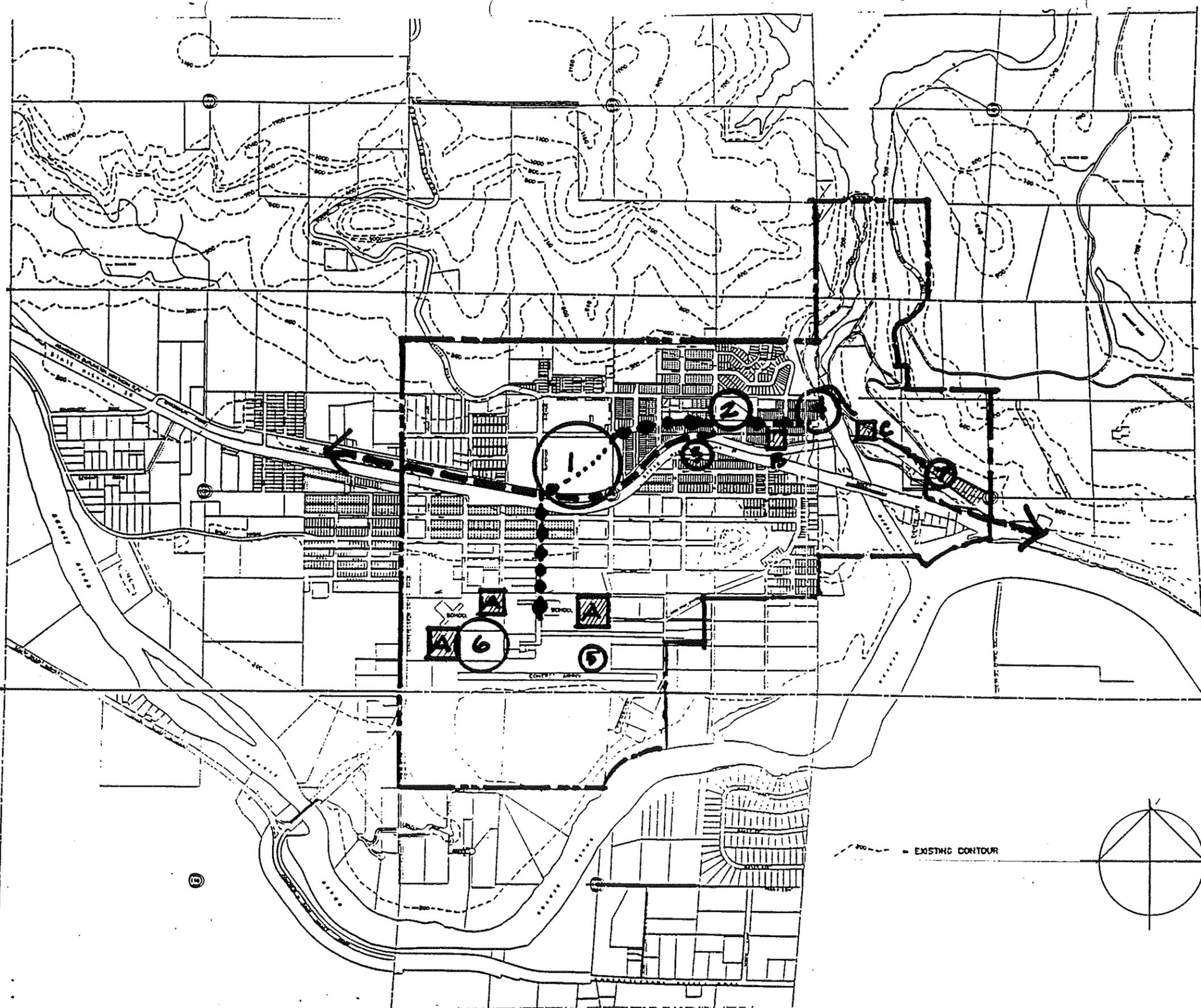
(1) Priority	(2) Project Name	(3) Fund Source	(4) Acq.-Dev.-Renov	(5) Facility Type	(6) Estimated Project Implementation Cost Per Year					
					1997	1998	1999	2000	2001	2002
1	Silo Park	L,D,M	DEV.	BB,BS,FS P, PE,PF, TB,TP	\$100,000	\$300,000	\$200,000	\$200,000	\$100,000	\$100,000
2	Main St. Park	L,D	RENOV.	NPF, BS	\$ 20,000	\$ 10,000	-	-	-	-
3	Ped/Bike Paths	L,D,M	DEV.	TB, TP	-	-	\$100,000	\$100,000	-	-
4	Highway Neigh. Park	L,D	RENOV.	NPK, P	-	-	-	\$ 20,000	\$ 20,000	-
5	Garden Club Park	L,D	RENOV.	NPK	-	-	-	-	\$ 10,000	\$ 20,000
6	East Main Park	L,D,M	DEV.	NPK	-	-	-	-	-	\$100,000

Record of Adoption

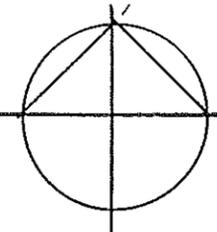
Parks & Recreation Plan

April 28, 1997

TOWN OF CONCRETE PARKS & RECREATION PLAN/RESOURCES



- ① SILO COMMUNITY PARK
- ② MAIN STREET PARK
- ③ HIGHWAY/NEIGHBORHOOD
- ④ GARDEN CLUB PARK
- ⑤ AIRPORT PICNIC PARK
- ⑥ BALLFIELDS
- ⑦ EAST MAIN/EVERETT PARK
- ▣ SCHOOL DISTRICT FIELDS
- ▣ CHAMBER CENTER
- ▣ BAKER VISITOR CNTR
- PEDESTRIAN/BIKE TRAIL
- - - CASCADE TRAIL



- - - EXISTING CONTOUR

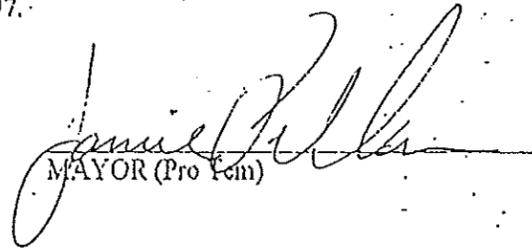
RESOLUTION NO. 97-01

A Resolution Adopting the Parks and Recreation Element of the Comprehensive Plan for the Town of Concrete, Washington.

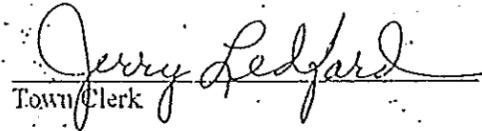
WHEREAS, a public hearing was called by the Town Council for the purpose of receiving public comment on the Park and Recreation Plan, an element of the comprehensive plan, on April 28, 1997, at 7:30 p.m. at the Concrete Town Hall, Concrete, Washington and it appeared that, subject to certain corrections, the comprehensive plan would be for the public good;

NOW THEREFORE BE IT RESOLVED by the Town Council of the Town Concrete that the Parks and Recreation Plan, an element of the comprehensive plan of the Town of Concrete, Washington, as presented at said public hearing and a copy of which is attached hereto, be and the same hereby is adopted and approved as Parks and Recreation Plan of said Town.

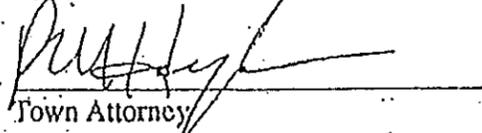
PASSED BY THE TOWN COUNCIL AND APPROVED BY THE MAYOR ON THIS
28th DAY OF April, 1997.


MAYOR (Pro Tem)

Attest:


Town Clerk

Approved as to form:


Town Attorney