

PRELIMINARY MASTER PLAN

Draft Preliminary Master Plan

Based upon city staff, public and Parks & Trails Commission comments, the consultant team developed a draft preliminary Master Plan. See Figure 9 for the Draft Preliminary Master Plan Enlargement presented to staff.

Staff Response

A draft of the Preliminary Master Plan was presented to city staff on November 12, 2009. Below is a summary of their comments:

Buildings / Parking / P Patch

- Increase parking if possible
- eliminating boat rental
- Add a small shelter at the west viewpoint location.
- Provide a community building that accommodates a preschool program, restrooms and a small staff office. Retain the breezeways if possible.
- Provide p-patch compost storage/potting/tool sharpening shed and a small shelter for gardeners
- Provide a connection from parking to p-patch along the west side of the community building.
- Provide a garden gateway in the southwest corner of the p-patch.
- Consider a less rectilinear layout of p-patch. Provide some curved pathways.
- Consider a storytelling areas arranged around a fire pit. The pit could have a lockable lid.
- Details and materials used in plaza should be of a high quality.
- This will be a gateway to the City. Pay attention to the west edge and the character seen from Willows Road.

Wetland and Trails

- Provide wide spots along boardwalks for benches and interpretive signage
- Raise elevation of viewpoint on east side
- Maintain view corridors
- Maximize habitat diversity.
- Plan for eventual at-grade connection of creek to river through Button property.
- Keep ponds as deep as possible to maintain a layer of cool water.
- Keep the shoreline of ponds as long as possible with peninsulas, woody debris and snags.
- Keep shorelines of ponds shallow.
- Eliminate boat rental as program element.

See Appendix F for meeting minutes.

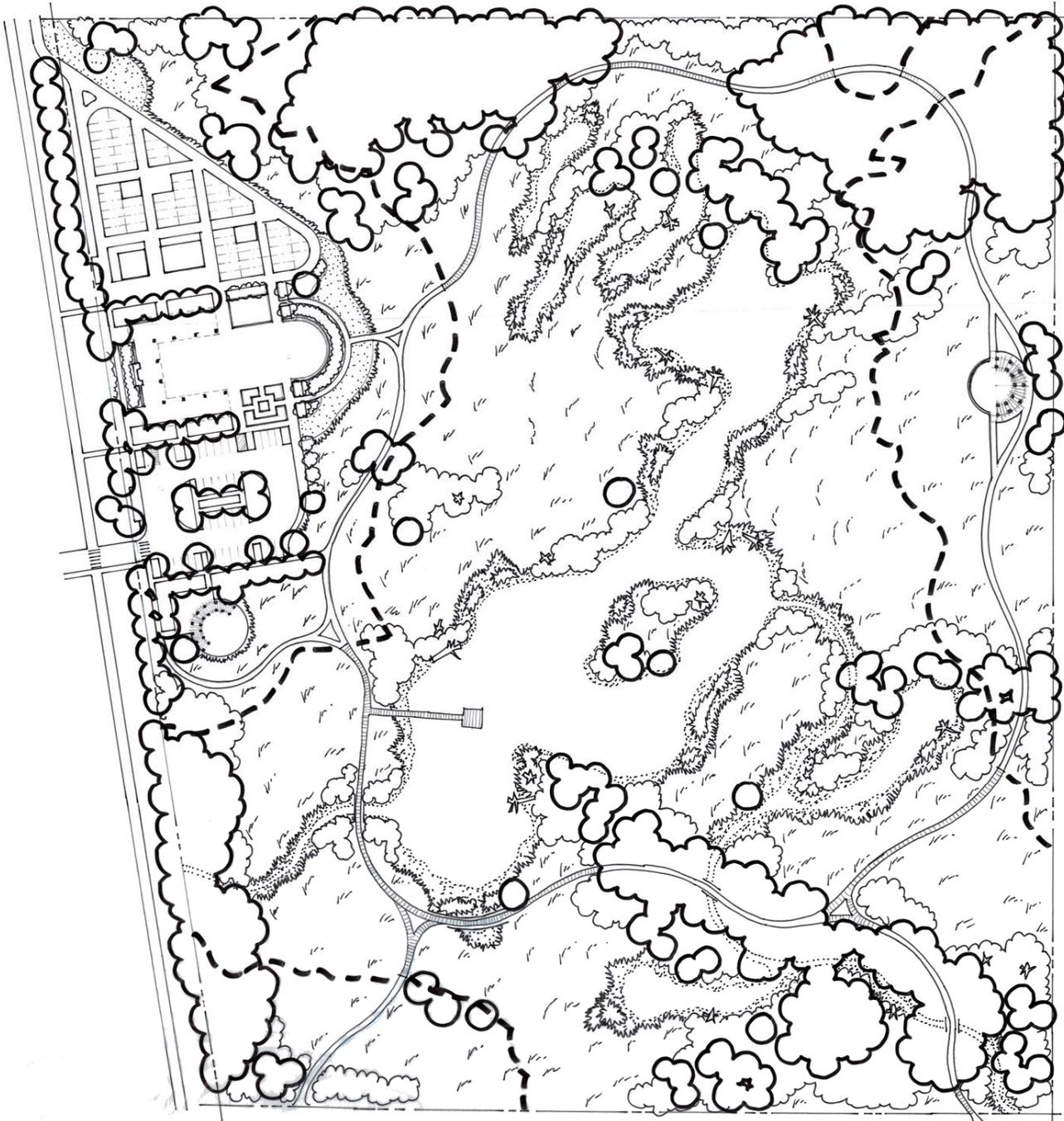


Figure 9 – Draft Preliminary Master Plan

Preliminary Master Plan

The draft preliminary master plan design was refined based upon input received from city staff. No changes were made to the design between the Preliminary Master Plan and the Final Master Plan. The preliminary plan illustrations and description are the same as for the Final Master Plan. See Figures 10 and 11 and a description in the Final Master Plan chapter of this report.

Public Response

Public comment on the Preliminary Master Plan was received at the December 3, 2010 Parks & Trails Commission meeting. The following is a summary of public comments heard:

Likes

- The pond is a beautiful idea
- Wetland restoration reflects the land use prior to agricultural uses
- Excited about accommodating salmon on site in the future.

Dislikes and Concerns

- Concern about algae growth and aesthetics if the pond goes dry
- Potential conflicts where the driveway crosses the future bike trail
- Size and depth of the open water areas may not be acceptable to permitting agencies

Suggestions

- Create varying water depths similar to Magnuson Park
- Improve crosswalks at NE 116th Street and Willows Road

See Appendix F for complete meeting notes.

Parks & Trails Commission Response

The Preliminary Master Plan was presented to the Parks & Trails Commission on December 3, 2010. Following public comment and discussion, the Commission voted unanimously to recommend the plan to the City Council without changes.

Parks & Human Services Committee Response

City staff presented the Preliminary Master Plan to the Parks & Human Services Committee on December 8, 2010. No changes to the plan resulted from this meeting.



Public Meeting #2

Preliminary Master Plan Cost Estimate

A cost estimate for the Preliminary Master Plan was completed by the design team. Because there were no design changes between the preliminary and final master plans, the preliminary plan costs are the same as for the final master plan. The costs are summarized below. See Appendix E for the detailed preliminary master plan cost estimate.

Art	\$25,000
Mobilization (7%)	\$590,163
TESC	\$30,000
Site Preparation	\$142,800
Earthwork & Grading	\$1,389,801
Storm Drainage	\$110,000
Sewer	\$28,850
Water	\$26,000
Paving & Surfacing	\$936,150
Walls, Curbs & Stairs	\$71,314
Buildings	\$1,242,000
Site Furnishings	\$138,400
Irrigation	\$42,442
Planting	\$4,189,146
Site Lighting & Electrical	<u>\$60,000</u>
Subtotal	\$9,021,065
20% Contingency	<u>\$1,804,213</u>
TOTAL	<u>\$10,825,278</u>

FINAL MASTER PLAN

Final Master Plan

The Final Master Plan design is the same as the Preliminary Master Plan. The Final Master Plan description is divided into eight general categories: Vehicular Access and Parking; Pedestrian / Non-motorized Access and Circulation; Community Plaza; Buildings; P-Patch; Shelters and Viewpoints; Wetland Restoration; Utilities; and Planting. See Figures 10 and 11.

Vehicular Access and Parking

- Vehicular access to the site is on the east side of Willows Road approximately 670 feet north of the intersection of Willows Rd and NE 116th Street, approximately 300 feet south of the Physio Control driveway and north of the existing bio-swale on the east side of Willows Rd. The driveway avoids conflict with existing streams and wetlands.
- The parking lot accommodates 43 cars and an 80 foot long drop off area. Possible shared use parking may be available at the adjoining property, Full Circle Farm.
- Planted areas within the parking lot provide shade and visual relief. The view to the wetland from the parking lot entrance driveway is not blocked by tall vegetation.
- Vehicular access from the parking lot to the community plaza for delivery of large items is possible between the herb garden and the building. This access is blocked with a removable bollard.
- Vehicular access from the parking lot to the P patch gardens for delivery of large / heavy items, soils, etc. is possible from the north west corner of the parking lot along the west side of the community building. Secondary vehicular access to the P patch gardens is also available from Full Circle Farms. Both of these access points are blocked with removable bollards. A pathway wide enough to accommodate vehicles loops through the P patch area.
- Vehicle crossings at the multipurpose trail will need to be controlled once the trail is built. Stop signs and/or other traffic control devices may be required for exiting vehicles and trail users.

Pedestrian / Non-motorized Access and Circulation

- Non-motorized access to the park would be available from the south, west and north edges of the site. The park would, in part, function as a trailhead for the future multimodal trail in the BNSF right of way at the west edge of the park. Three pathways connect to the park from the future trail. Bike racks are located west of the Community Building.
- Pedestrian access points to NE 116th Street occur at the south west and south east corners of the site. Bike lanes along 116th connect with the Sammamish River Trail to the east.
- A narrow roadway connects to Full Circle Farm to the north. A future pedestrian trail to Full Circle Farm would branch off to the north from the wetland loop trail.
- All park features and trails would be ADA accessible. The few locations where stairs are required would be accessible from a different direction.
- A boardwalk and pathway system creates a large loop through the restored wetland crossing the stream several times. The loop path passes through a variety of environments including the various wetland features and some upland wooded areas. Three boardwalk interpretive viewpoints bring the park user close to the wetland depressions, the backwater areas and the open water pond.
- An at-grade trail with steps leading down from the east picnic / viewpoint brings the park user close to the wetland edge.

Community Plaza

- The community plaza is centrally located in the most intensively developed portion of the

park site. The plaza is 130 x 70 feet with a +/-25 foot radius half circle viewpoint at the east end.

- The viewpoint overlooks the restored wetland. Openings in the tall vegetation allow for views to the south of Mt Rainier and views of the Sammamish River Valley to the east and south-east beyond the wetland. Low seat walls surround the viewpoint. Interpretive signage is set on the wall in selected locations designed not to block the view from the plaza. The planted area to the east of the plaza slopes down. ADA ramps provide access down around each side of the viewpoint.
- The plaza could accommodate such activities as a farmers market, outdoor teaching, picnicking, and informal seating. Movable table and chairs could humanize the space. Seat wall around the plaza add informal seating. Performances could take place on the viewpoint or within the community building where it opens onto the plaza.
- A 35 x 45 foot children's play area borders the north side of the plaza. Benches to the east of the area provide a place for parents to watch their children.
- An herb garden (or demonstration organic garden with interpretive signage) borders the south side of the community plaza. The garden provides some separation between the parking lot and the plaza. Low walls protect the plantings and offer informal places to sit.

Buildings

- All of the buildings have an agricultural character and are built with sustainable design features. Associated interpretive signage will incorporate information about sustainable building design.
- A +/- 8064 square foot community building anchors the west end of the community plaza. The building has transparent garage type doors that open onto the plaza on the east side of the community room. A central stone fireplace warms the large activity room from the west side. The building also includes a small kitchen that opens onto a large meeting space, a small meeting room, an office, small men's and women's restrooms, chase / storage space and two picnic shelters that are open on three sides. Shed roof peak centers on fireplace with slope to north and south and clearstory windows to add light in main activity room.
- A restroom / shelter building located to the north of the community plaza contains men's and women's restrooms, a chase with storage, and a garden shelter for potting and P patch gatherings. The shelter has transparent garage type doors that open onto a small P patch entry plaza.
- A 10 x 20 foot storage shed for gardeners is located at the north end of the P patch gardens.
- An information kiosk
- The park has two arc shaped picnic shelters, one at the west side and the other on the east side of the park (within the floodplain). A limited number of columns reduce potential for catching floating items during a flood.

P-Patch

- The P patch contains (77) 10 x 20 foot garden plots.
- The entire P patch area is surrounded by a rabbit fence. Gates allow pedestrian and vehicular access to the gardens. Artwork could be integrated into the design of the gates and fence posts.
- Several fruit trees are located near common seating areas and garden entrances.
- Three tall art pieces, visible from Willows Road, accent the west edge of the garden area.
- A hand cart storage area is located to the north of the restroom / shelter building across the pathway. The carts would be available to bring items to and from the parking lot.
- Composting bins are located at the north side of the restroom / shelter building.

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Shelters and Viewpoints

- The west picnic shelter is convenient to parking and the future multipurpose trail. Trees and a plant bed with low seat walls helps to give it some privacy from the parking lot.
- The western viewpoint is on a promontory that overlooks the restored wetland to Mt Rainier and the Sammamish River Valley. Low seat walls partially surround the viewpoint. Interpretive signage is set on the wall in selected locations designed not to block key views from the shelter or fire pit area. A seat wall partially surrounds a fire pit. The fire pit is covered with a lockable, removable cast iron ornamental lid.
- The eastern viewpoint has a shelter, picnic tables, and interpretive signage. It is located in the upland area at the east side of the site. The loop trail is separated from the viewpoint and passes in back of the shelter.

Wetland Restoration

- The entire wetland is restored incorporating a variety of native plant communities. The existing invasive reed canary grass would be removed from some areas of the site and shaded out with a diverse assemblage of native riparian and wetland plantings. Open water areas would be created by excavating below the water table. The length of the open water edges is maximized to increase wildlife habitat. Excavated wetland soils could be used to build low mounds within the wetland and in the wetland buffer areas for additional microclimates and habitat diversity.
- Wetland restoration work incorporates “depressions” in the north part of the wetland. The “depressions” would hold shallow water during the wet seasons. Surface water would disappear as the water table lowers during the dry summer months.
- A large open water (pond) area with an island extends through most of the wetland. Some parts of the pond would be up to 8 feet deep to preserve cooler water at depth for potential fish habitat during the warmer times of the year. The pond edges would be designed with a shallow shelf at the shoreline to maximize wildlife habitat.
- The “backwater” areas located along the realigned stream would hold some water year round. Some parts of the backwaters would be up to 6 feet deep. Connections from the backwater areas to the restored stream could allow migratory fish refuge in the deeper, cooler water during the warmer months if and when the stream can be made accessible to fish from the Sammamish River.
- Snags, habitat logs and other large woody debris located in and around the wetland provide homes and perches for birds and wildlife as well as visual interest for park visitors.
- Taller vegetation is located so as not to block key views to Mt Rainier and the Sammamish Valley from the various viewpoints around the park. Tree groves at the north side of the site would help to screen views of 124th Street without blocking sun to agricultural areas at Full Circle Farm.

Utilities

- All utilities are available from existing lines in the Willows Road right of way. Sustainable utility design will be used where possible. Associated interpretive signage will explain sustainable ways to design and use various utilities.
- An underground cistern will collect storm water from building roofs and clean paved areas to store it for reuse to in the P patch gardens. This water will be supplemented with water from the city system as needed during the dry season.
- An automatic irrigation system would be limited to the western, developed part of the site to establish new plants and water as needed during dry spells.
- A 150 foot long bio-swale located east of the parking lot and community plaza will clean water from the vehicular areas prior to releasing it into the wetland.
- Domestic water will connect to the city water main on the west side of Willows Road. The connection will be near the parking area entrance. One fire hydrant is proposed in the parking area.

- Sanitary sewer will connect to the city sewer main on the west side of Willows Road. Because the city sewer main is located at a higher elevation than the community building and restrooms, a grinder pump station will be installed to lift the sewer waste to the sewer main.
- Site lighting will be designed to respect preservation of a dark night sky. Lighting will be limited to the western, developed part of the site.

Planting

- Plant material will be drought tolerant or drought resistant to conserve water.
- Ornamental varieties (mixed with natives) would be limited to the developed area at the west side of the site. Other areas would be planted with native varieties.
- Plants that offer habitat and food for wildlife would be favored in the wetland and wetland buffer areas.

Park & Trails Commission and Public Response

The final master plan was presented to the Parks & Trails Commission by city staff on December 3, 2009. There were no public comments on the plan. The Commission voted to recommend the plan to the City Council without changes.

City Council Response

The design consultants and city staff presented the final master plan to the City Council on January 26, 2010. No changes to the plan resulted from this meeting. The final plan, including a phasing plan and final cost estimate, will be put on the Council consent agenda this spring.

Phasing Plan

The park master plan may be implemented all at once or in phases. The plan could logically be divided into three potential construction phases. Figure 12 indicates the approximate scope and limits each phase.

PHASE 1

Phase 1 construction will include construction of the P patch gardens, including rough and fine grading, the pedestrian and vehicular pathways, fencing and gates surrounding the entire garden area, imported soil for the gardens, the small storage shed, and any wetland buffer and wetland restoration work that is required to mitigate for impacts of the other park improvements in this phase. Large buildings and the major art pieces are not included in this phase.

PHASE 2

Phase 2 construction will include the remaining improvements in the upland area at the west side of the park site, including all buildings, the driveway and parking lot, the western viewpoint and shelter, all utilities, major art pieces, stairs /ramps and pathways connecting the developed area with the future loop trail system, planting and irrigation in the developed area, and any wetland buffer and wetland restoration work that is required to mitigate for impacts of the other park improvements in this phase.

PHASE 3

Phase 3 construction will include the remainder of the park improvements including all remaining wetland and wetland buffer restoration, the loop boardwalk and pathway system, and the eastern viewpoint and shelter.

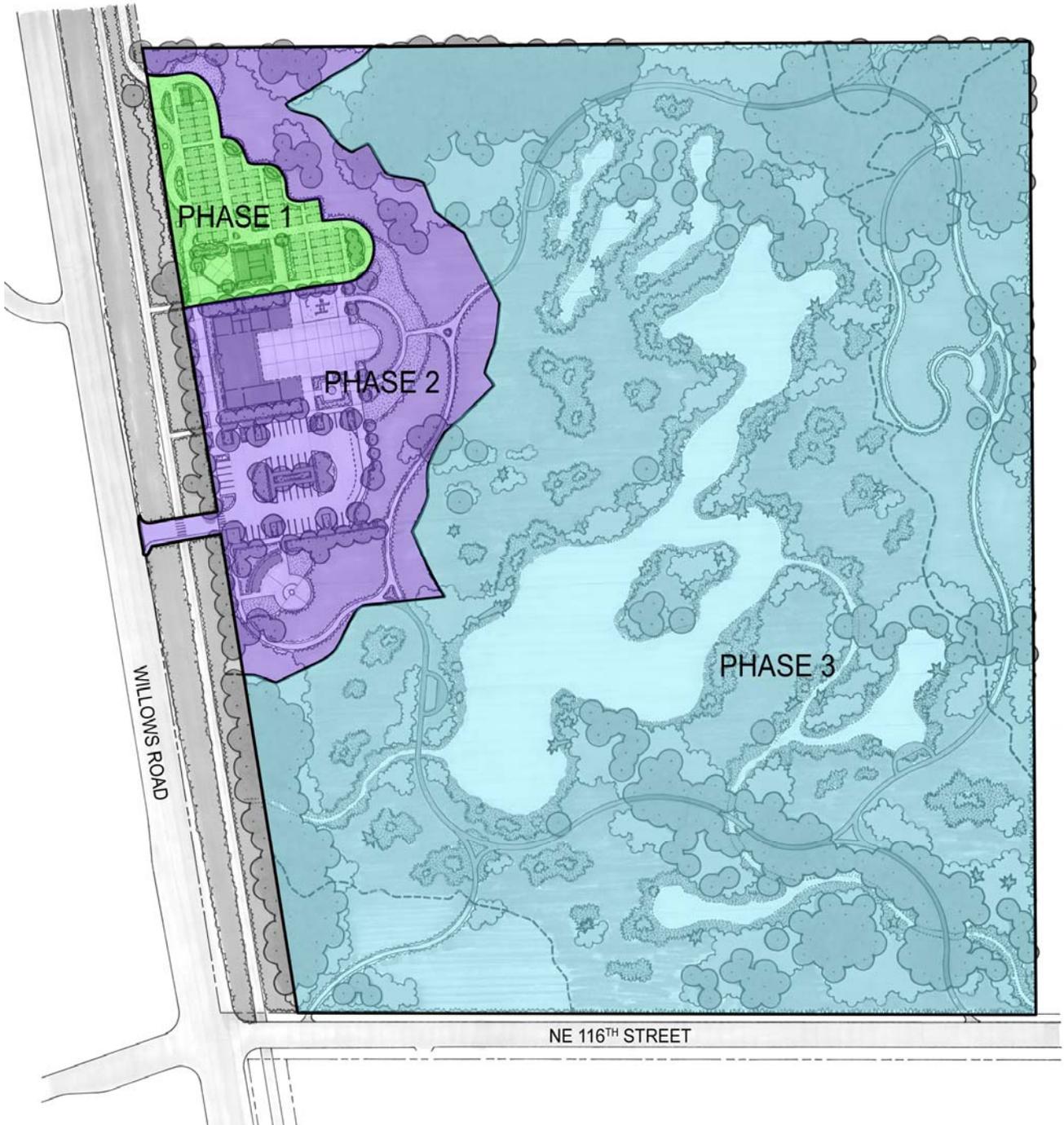


Figure 12 – Phasing Plan

Final Cost Estimate

The final cost estimate is summarized below. Some cost savings would be realized if the project was not phased, or if phases 1 and 2 or 2 and 3 were combined into one phase. See Appendix E for detailed phased final cost estimate.

Phase 1 Cost Summary

Art	\$6,250
Mobilization (7%)	\$10,383
TESC	\$2,400
Site Preparation	\$7,020
Earthwork & Grading	\$62,650
Paving & Surfacing	\$37,170
Buildings	\$64,000
Site Furnishings	\$9,200
Planting	\$23,639
Subtotal	\$227,192
20% Contingency	<u>\$45,438</u>
Total Phase 1	<u>\$272,630</u>

Phase 2 Cost Summary

Art	\$112,500
Mobilization (7%)	\$286,005
TESC	\$19,200
Site Preparation	\$57,120
Earthwork & Grading	\$593,303
Storm Drainage	\$114,500
Sewer	\$27,850
Water	\$50,000
Paving & Surfacing	\$262,530
Walls, Curbs & Stairs	\$60,796
Buildings	\$1,999,550
Site Furnishings	\$166,300
Irrigation	\$159,442
Planting	\$402,696
Site Lighting & Electrical	<u>\$60,000</u>
Subtotal	\$4,371,791
20% Contingency	<u>\$874,358</u>
Total Phase 2	<u>\$5,246,149</u>

Phase 3 Cost Summary

Art	\$6,250
Mobilization (7%)	\$378,426
TESC	\$26,400
Site Preparation	\$91,500
Earthwork & Grading	\$659,285
Paving & Surfacing	\$636,315
Walls, Curbs & Stairs	\$10,518
Buildings	\$180,000
Site Furnishings	\$33,000
Planting	\$3,762,811
Subtotal	\$5,784,505
20% Contingency	<u>\$1,156,901</u>
Total Phase 3	<u>\$6,941,406</u>