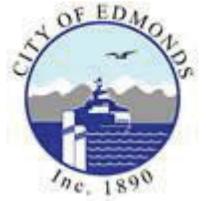


# EDMONDS CIVIC CENTER PLAYFIELD MASTER PLAN



City of Edmonds, Washington  
March 2017





## ACKNOWLEDGMENTS

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## INTRODUCTION

Civic Center Playfield is an eight acre park in the heart of downtown Edmonds that straddles the boundary between residences, civic amenities and the downtown commercial district. Well-loved and used by residents of all ages, it is home to the Boys and Girls Club, the Petanque Club, athletic fields, a playground, a skatepark, tennis courts and several of Edmonds largest annual festivals such as the Taste of Edmonds and the 4th of July Fireworks.

Originally the Edmonds High School sports facility in the 1930's, the site has served as a recreational and event space for decades while the population of Edmonds has continued to grow and develop around it. The City has been operating and maintaining the property for public use since 1975, with no investment of capital funds and little change to the layout since its former use by Edmonds High School. In the 2014 Parks, Recreation and Open Space Plan (PROS Plan), Civic Center Playfield was identified as a key asset and securing the park, that had been leased from the Edmonds School District for 40 years, was deemed a priority. In direct response, the City of Edmonds acquired the property in the fall of 2015 with grant assistance from the Washington State Recreation Conservation Office and the Snohomish Conservation Futures Program, thereby ensuring that the site will remain accessible to the community, providing both passive and active recreation.

In April 2016, through a Request For Qualifications and interview process, Walker Macy, a Landscape Architecture and Urban Design firm, was hired by the Edmonds Parks, Recreation and Cultural Services (EPRCS) department to lead the Civic Center Playfield Master Planning effort. The project goal was to work with the City of Edmonds and the Edmonds community to design a Master Plan that envisions Civic Center Playfield as a signature park in the heart of downtown Edmonds.

The project undertook a rigorous public engagement process, including three public open houses, three online open houses, stakeholder interviews and a series of meetings with the Project Advisory Committee, the Parks and Recreation Staff, the City Council and the Planning Board in order to create a plan inspired by the community's desires and reflecting public sentiment and feedback. Several iterations of design and feedback were presented, tested and reviewed, resulting in a schematic design that integrates active program, civic engagement and beautiful landscape spaces.

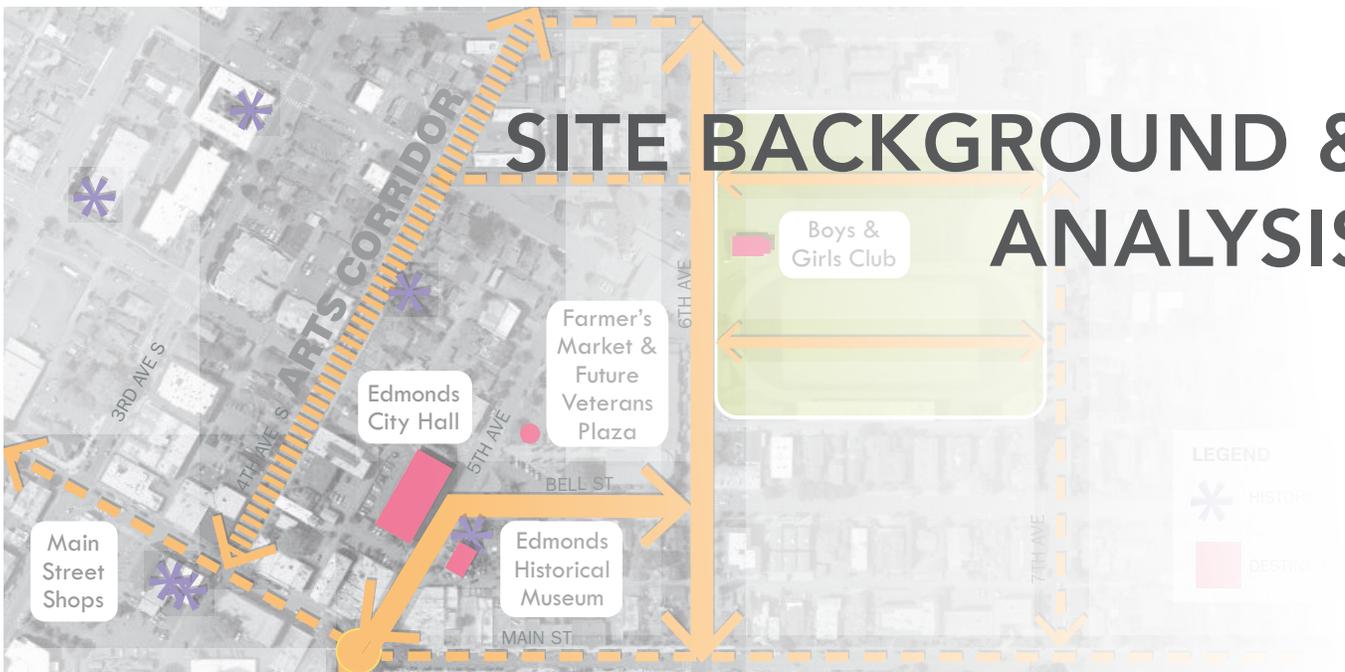
The Civic Center Playfield Master Plan embraces the potential of this downtown park to contribute to a sense of community identity and civic pride while promoting active, healthy lifestyles, energizing the local economy and bolstering the city's growing reputation as a destination on Puget Sound. The legacy of the park as an iconic place for gathering, celebration and enhanced daily life is intended to serve Edmonds for generations to come.



SITE PLAN



# SITE BACKGROUND & ANALYSIS



## HISTORY

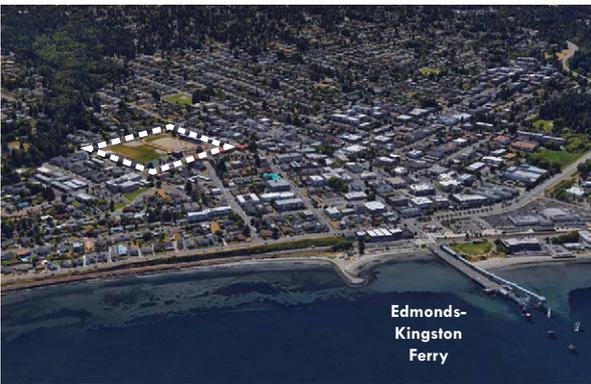
Civic Center Playfield was the athletic grounds for Edmonds High School, originally built a block from the site at 410 Fourth Avenue North, now the Edmonds Center for the Arts. Prior to recreational development it's believed to have been a marshy field. In 1957 the high school relocated to the Holmes Corner neighborhood at 76th and 212th. The City has operated the property as a park since 1975 with minimal change to its amenities or use.



1930's - courtesy of the Sno-Isle Museum



1950's



2015 - Google Earth

## EXISTING CONDITIONS

Today, the eight acre site includes a playground, basketball and tennis courts, football field, soccer fields, track, skate park, petanque courts, portable restrooms, and two structures - the grandstand and the Boys and Girls Club (former high school field house).

Civic Center Playfield is currently used for neighborhood recreation, community sports team practices and games by local organizations such as Sno-King Youth Club and EPRCS recreation programs. It also hosts events such as the 4th of July, Taste of Edmonds, Edmonds Arts Festival parking and the Wenatchee Youth Circus.

There are two structures on site, the field house, most likely built after 1935 when the district acquired the property, was remodeled in 1999 and is currently leased to the Edmonds Boys and Girls Club. The grandstand, also over 50 years old, is still used on occasion for events and also serves as storage for a number of local organizations.

The Edmonds Boys & Girls Club has occupied the field house since 1968. It's currently operating at full capacity, serving approximately 150 children. Activities offered at the Boys & Girls Club include arts and crafts, computer use, homework help, volleyball and basketball, arts and music, snacks and meals. The building presently contains spaces typical in most Club facilities - ground floor offices, a small game/recreation room, computer lab area, restrooms, storage and service spaces. The upper floor, includes a gym and additional storage. The Boys & Girls Club is in conversation with EPRCS and the City to discuss the needs and plans of the organization in conjunction with the park redesign. The field house would likely require expansion if it is to continue to serve the growing needs of the Club.

In a City of Edmonds Historic Preservation Commission Special Meeting on June 29, 2016, a majority of the Commissioners "voiced support for retaining the field house structure due to its significance to the community and because it echoes what Edmonds used to look like in the 1920's and 1930's." The Commission also discussed the historic value of the entire site and the importance to the community of "retaining some of it's historic flavor" as the park design continues (see Appendix for full HPC Meeting Minutes).

The State of Washington Department of Archaeology and Historic Preservation recently ruled that the grandstand is not of historic significance and the State of Washington Recreation Conservation Office has approved the removal of the structure. A structural review was also completed during the Master Plan effort with the conclusion that significant upgrades are needed to meet both structural and accessibility compliance (see full grandstand structural evaluation in Appendix).



Panorama taken from the playground at the south east corner of the site. The grandstand is to the left and back of the field house is left of center.



Field house (Boys & Girls Club) entrance



Field house 2nd floor gymnasium



Field house 1st floor entry area



Grandstand

## RELATED STUDIES & PLANS

Prior studies were consulted by the project team during the master planning process. These include:

- 4th Ave implementation Plan
- 4th Ave Arts Corridor Plan
- Parks, Recreation and Open Space Plan (PROS Plan), February 2014
- City of Edmonds Comprehensive Plan
- Edmonds Cultural Plan, February 2014
- Edmonds Transportation Plan
- Edmonds Strategic Plan
- The Edmonds Waterfront Access Alternatives Study

## CONTEXT



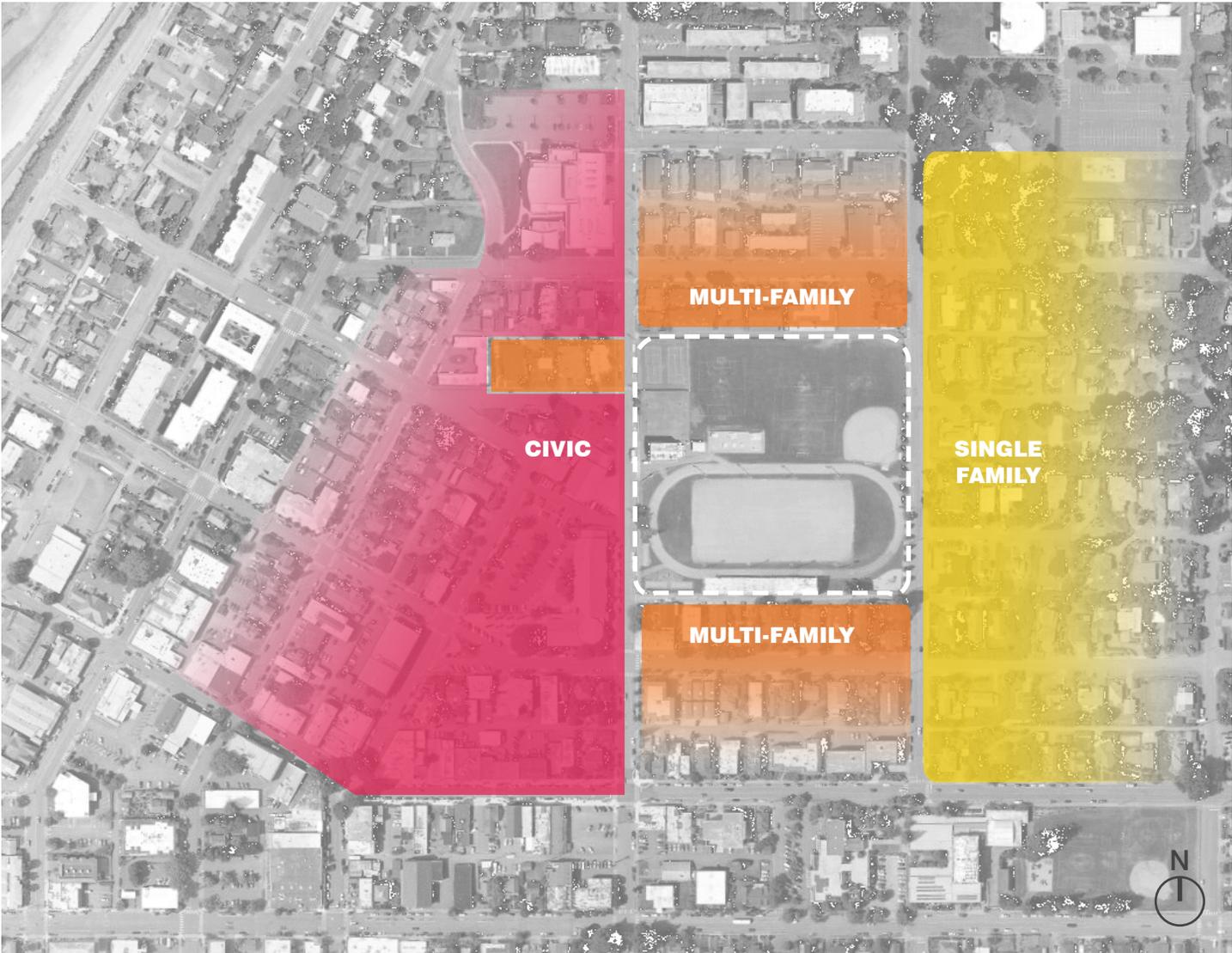
### URBAN ECOLOGIES

A sizeable public open space in downtown Edmonds, Civic Center Playfield serves a unique role that differs from other parks in the vicinity. It's urban context, flatness and lack of tree cover set it apart from Yost Park and the Shell Creek corridor, Edmonds Marsh, and Brackett's Landing, all of which are larger in scale and provide important eco-destinations and habitat. City Park offers undulating topography and significant tree canopy resulting in a more passive park experience with some active play area, while the nearby Frances Anderson Center hosts a green space with more intimate neighborhood-scale activity, recreation and gathering.



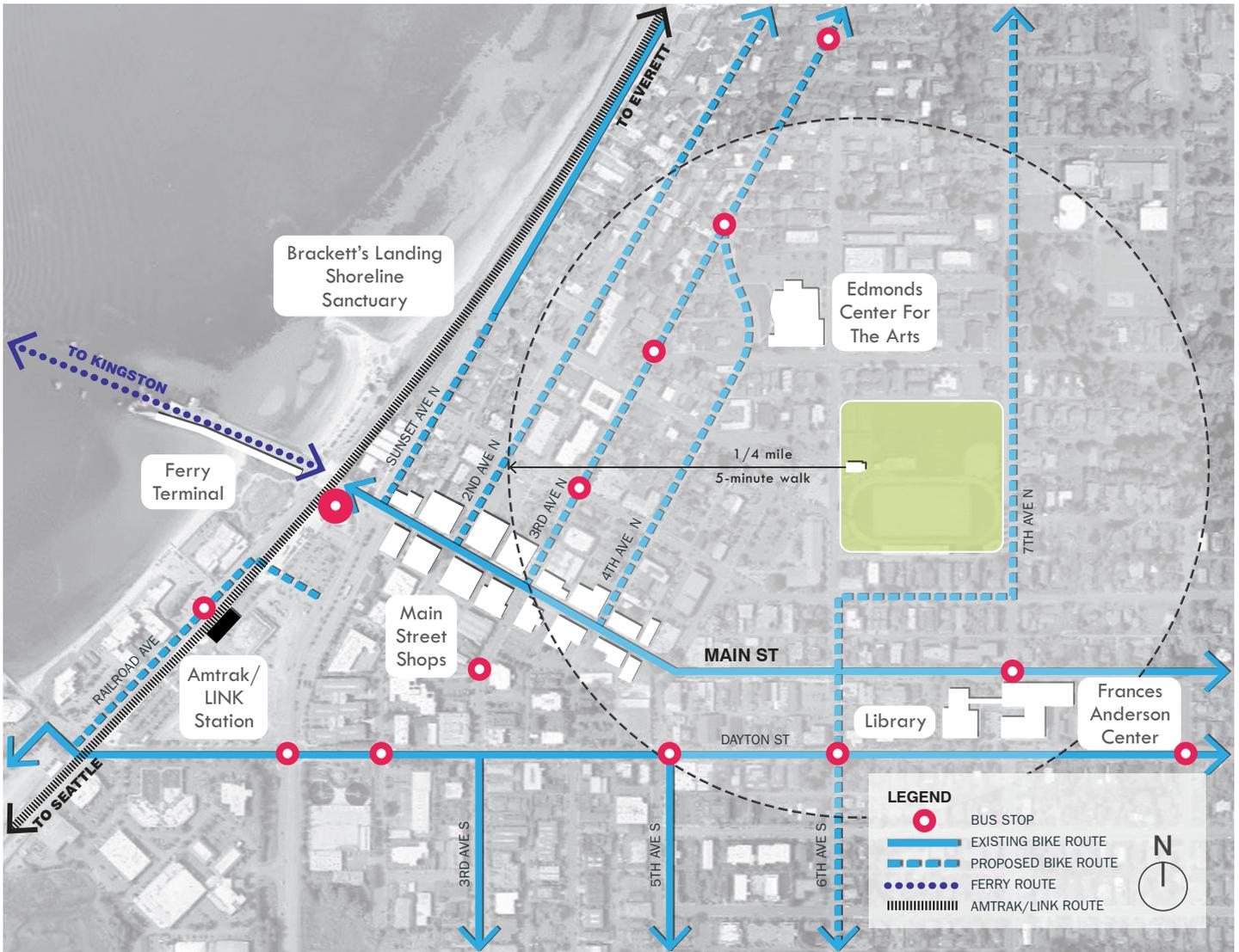
**SITE VIEWS**

Spectacular views of the Puget Sound and the Olympic mountain range are a signature feature of the City of Edmonds. The east edge of Civic Center Playfield offers glimpses of the Olympic peaks due to its slightly higher elevation and the park's grand, open scale. Also noteworthy are the panoramic views from the streets and residences on the high slopes directly east of the park where the park grounds become foreground.



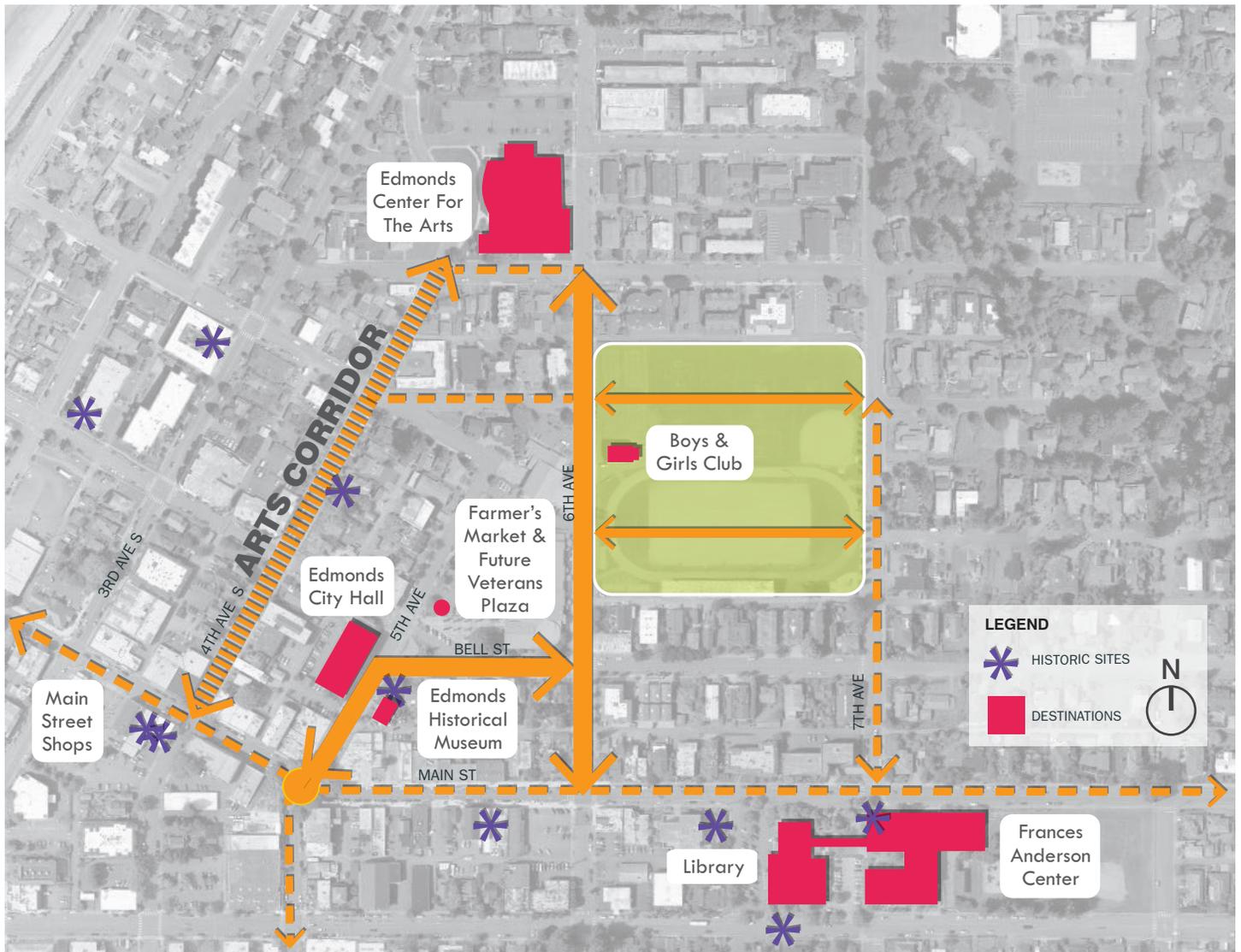
#### PARK EDGES AND CURRENT ZONING

Civic Center Playfield is nestled between residential and civic zones and will be most successful if designed to respond to its adjacencies. The east side of the park is single-family residential while the north and south edges of the park consist of more dense multi-unit housing. The west edge is made up of predominantly civic institutions such as the police and fire stations, City Hall and the Edmonds Center for the Arts while also being at the edge of the downtown commercial district.



### TRANSIT CONNECTIONS

Civic Center Playfield is within walking distance of most downtown amenities and a short bike ride for many residents. It is also in close proximity to regional transit, including the Ferry Terminal to Kingston and the Amtrak/Sound Transit commuter station to Seattle and Everett.

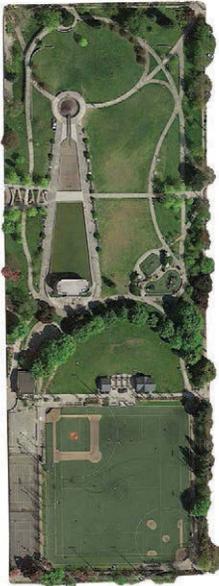


**DOWNTOWN CONNECTIONS & DESTINATIONS**

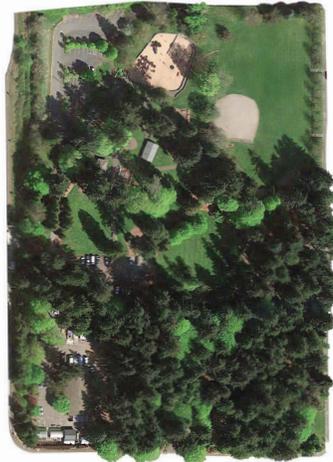
Civic Center Playfield is a key component in a community circuit connecting local residences and civic destinations such as the Edmonds Farmers Market, the Sno-Isle Library, the Frances Anderson Center and downtown shops and restaurants. The park also has the potential to serve as part of an arts and culture plan with the evolving 4th Avenue Arts Corridor connecting Main Street to the Edmonds Center for the Arts.



**CIVIC FIELD**  
EDMONDS, WA  
8 ACRES



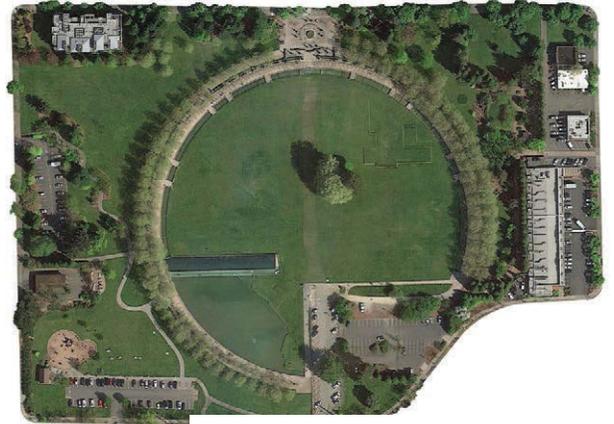
**CAL ANDERSON PARK**  
SEATTLE, WA  
7.5 ACRES



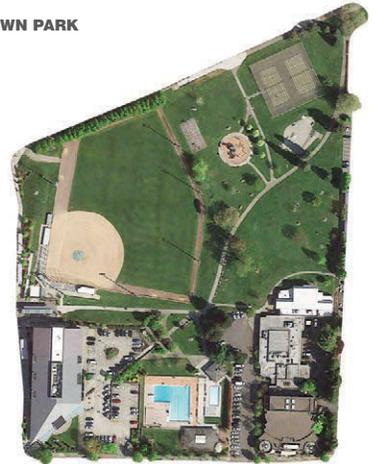
**EDMONDS CITY PARK**  
EDMONDS, WA  
14 ACRES



**DISCOVERY GREEN**  
HOUSTON, TX  
12 ACRES



**BELLEVUE DOWNTOWN PARK**  
BELLEVUE, WA  
21 ACRES



**PETER KIRK PARK**  
KIRKLAND, WA  
12.5 ACRES

## SCALE COMPARISON

Parks similar to Civic Center Playfield, or known to local residents, were studied by the design team and shared with the public to facilitate understanding and discussion of the parks' program.





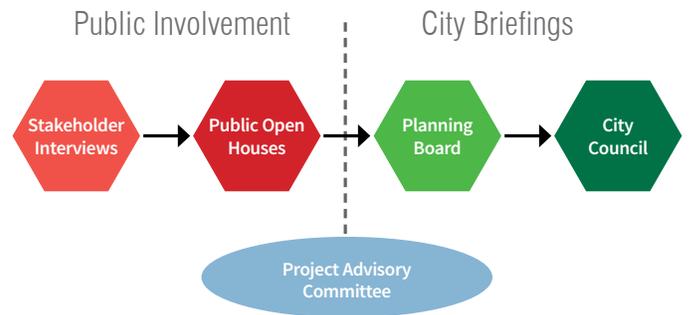
# DESIGN DEVELOPMENT + COMMUNITY ENGAGEMENT

## PROCESS & SCHEDULE

The Civic Center Playfield Master Plan project team undertook a rigorous public engagement process that included three public open houses (offered both in-person and online); on-site postings, stakeholder interviews and outreach meetings. As a result, the design process was highly integrated with public engagement opportunities and public feedback shaped both the methods of design as well as the final plan.

Stakeholders included the Boys and Girls Club, who currently lease the Field House on-site; recreational groups that use the fields such as Sno-King Youth Club and the Edmonds Petanque Club; groups that host events currently held at the park or nearby such as the Edmonds Chamber of Commerce (Taste of Edmonds), the Edmonds Art Festival and Festival Foundation; and other civic organizations directly effected by the park’s potential transformation such as the Edmonds Arts Commission, the Museum/Market Board; City Council and Planning Board members; Edmonds Center for the Arts; Economic Development Commission; Floretum Garden Club; Historic Preservation Commission; and City staff.

Community feedback and design team progress was discussed in regular briefings to City Council, the Planning Board, Edmonds Parks, Recreation and Cultural Services, and the Project Advisory Committee. The Project Advisory Committee was comprised of a broad selection of community representatives and leaders with varying interests selected to provide guidance to the project team.



Each public open house addressed a different project milestone and incorporated, as well as solicited, feedback from the community. Online open houses were launched immediately following each in-person open house and were accessible for a minimum of two weeks. Project description, progress, schedule, open house results, and meeting minutes were posted publicly, and regularly, on the city’s splash page at:

<http://www.edmondswa.gov/parks-recreation-departments/civic-center-master-plan.html>

The project was organized into three phases that corresponded with each Open House. All events took place in 2016 unless otherwise noted.

### Park Activities (Program)

- PAC kickoff meeting: May 12
- Stakeholder Meetings: May 17 & 23
- Open House #1: June 23
- PAC meeting: July 7
- Planning Board Meeting: July 27
- City Council Meeting: August 9

### Master Plan Alternatives

- Open House #2: August 24
- PAC Meeting: September 1
- Planning Board Meeting: September 14
- City Council Meeting: September 27

### Hybrid Master Plan

- Open House #3: October 19
- PAC Meeting: October 25
- Planning Board Meeting, Wednesday, November 9
- City Council Meeting: January 17, 2017
- City Council Adoption: March 7, 2017



Mayor Dave Earling speaking at the first Open House on June 23rd, 2016. Mayor Earling provided introductions to all three Open Houses.

## DEED RESTRICTIONS

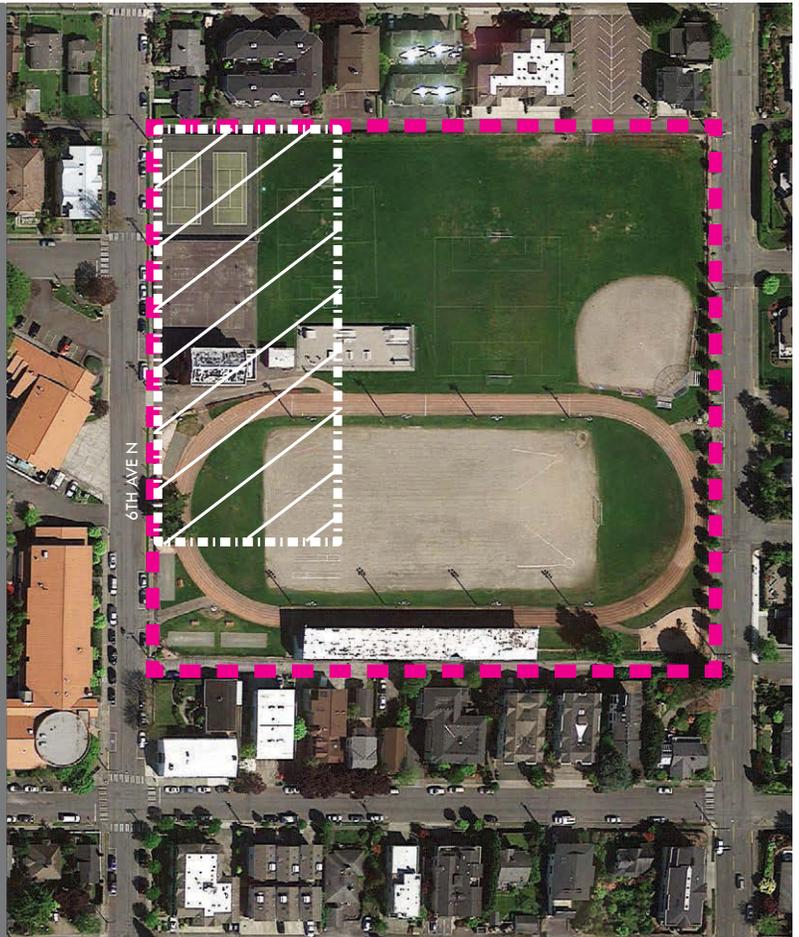
The planning effort considered the full site with special consideration for six of the acres that fall under Conservation Easement Deed restrictions as outlined by the Washington State Recreation Conservation Office and The Snohomish Conservation Futures Program.

■ ■ PROJECT SITE  
(8 ACRES)

▨ 2 ACRES *EXEMPT*  
FROM DEED  
RESTRICTIONS

### DEED RESTRICTIONS (6 ACRES)

- Not more than 10% impervious surface (excluding pathways)
- Must be preserved as open space
- No synthetic turf
- No buildings (restrooms allowed but apply to impervious calculations)
- Shade structures are permitted
- Multi-use open grass areas are allowed
- Temporary festival use can be accommodated
- No temporary or permanent parking is allowed



# PARK ACTIVITIES & AMENITIES

## Existing Uses

Existing Civic Center Playfield amenities include a large multi-use lawn with sports fields, a 400-meter track, a playground and various courts that accommodate a number of activities. Uses for the park were categorized into active, passive, civic and event spaces and the community was engaged to determine what existing program should remain and what new program was desired.

Parking is not currently provided in the park while storage space exists below the Grand Stand, within the Field House and the shed. These uses were also put forth for discussion.



### Active

- Soccer/Lacrosse Fields (2 - 1 Adult and 1 Youth)
- Tennis Courts (2)
- Petanque Courts (4)
- Basketball Courts (2)
- Baseball/Softball Field (1)
- Skate Park

### Events

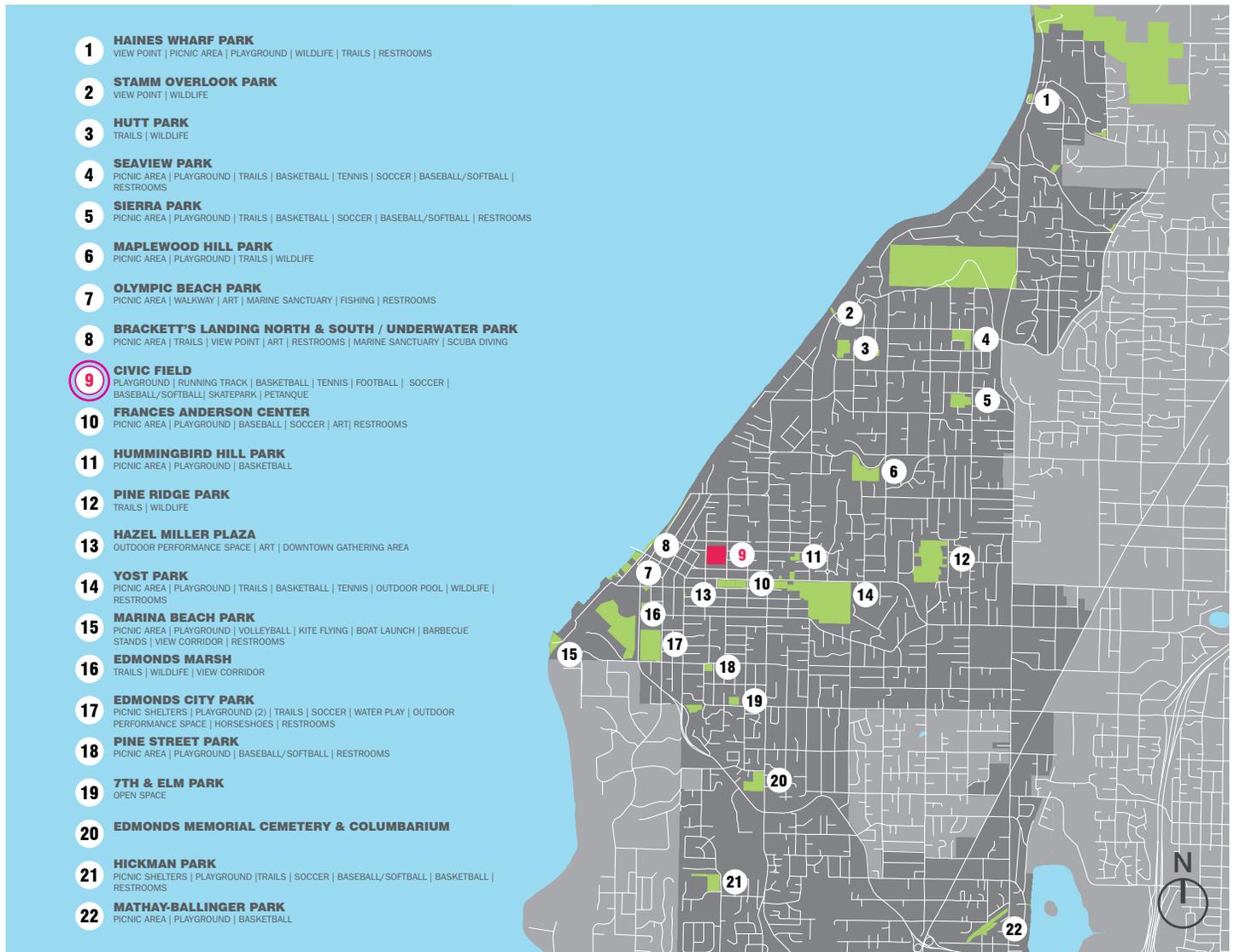
- Taste of Edmonds
- 4th of July Fireworks
- Wenatchee Youth Circus
- Sports tournaments
- Arts Festival (parking)

### Other

- Boys & Girls Club (Field House)
- Grand Stand
- Storage



Parks in the greater Edmonds area were reviewed to understand nearby amenities available to residents, to help identify priorities and to facilitate discussion about the potential future uses of the park.



**TOTAL FACILITIES FOR LOCAL PARKS AND SCHOOLS COMBINED (INCLUDING CCP)**

Soccer Fields (Adult + Youth): .... 10  
 Tennis Courts: ..... 7  
 Petanque: ..... 4  
 Basketball Courts: ..... 10  
 Baseball/Softball Fields  
 (Adult + Youth): ..... 11  
 Skate Park: ..... 2  
 Pickleball: ..... 10

**NUMBER AT CIVIC CENTER PLAYFIELD**

2  
 2  
 4  
 2  
 1  
 1  
 2

## Potential New Uses

In addition to existing uses, new ideas for park activities were put forth for community feedback in Open House 1. Ideas came from interests expressed by the community, stakeholders and the design team.

Proposed uses included:

### Active

- exercise path (informal track)
- creative play (informal playground, nature play, etc.)
- seasonal games (shuffle board, ping pong, etc.)
- classes (yoga, tai chi, etc.)
- activities clubhouse
- concessions

### Passive

- multi-use lawn
- horticultural gardens
- stormwater gardens
- berms
- shade trees
- picnic areas
- strolling paths
- shade pavilion

### Civic

- plaza
- cafe
- water feature
- performance space
- permanent art
- temporary art
- promenade
- covered market space
- museum display
- restrooms

### Events

- theater performances
- markets
- music
- culinary events
- art installations
- fun-runs



# OPEN HOUSE 1, JUNE 2016

(see detailed summary in Appendix)

## Format & Objective

The first in-person Open House on June 23, 2016, consisted of a presentation, Q&A, and a series of informational and interactive boards for participant engagement. The online version provided the same content in an electronic format. The objective of the session was to gauge community interest in specific park amenities and activities and to begin to develop a sense of identity (theme) for the park.

## Informational Boards

### BACKGROUND

#### Project Description

In the fall of 2015, after leasing the property for 40 years, Civic Center Playfield was acquired by the City of Edmonds from the Edmonds School District. Funded with the assistance of grants from the Washington State Recreation Conservation Office and the Endowment Conservation Futures Program, the City's Recreation & Open Space Plan stipulates that the site will remain accessible to the community as a key asset, supporting both passive and active recreation.

The City has been operating the property as a park since 1975, with title changes to the local level to former Civic Center High School. The city has not invested capital funds into this site but has been maintaining it for public use. Just under 8 acres, the park is positioned near the Edmonds downtown commercial area alongside single and multi-family housing.

The project goal is to provide the City of Edmonds with a Master Plan based on community input that envisions Civic Center Playfield as a signature park in the heart of downtown Edmonds. Civic Center Playfield has the potential to engage the local economy, contribute to the sense of community identity and pride, and create the only greenery, recreation, or destination on Puget Sound. By improving this public space in the heart of Edmonds, the community can reap an exceptional place for gathering, celebration and enhanced daily life.

#### History

Civic Center Playfield was the athletic grounds for Edmonds High School, originally built a block from the site at 410 Fourth Avenue North, what is now the Edmonds Center for the Arts. Prior to recreational development it is believed to have been a military field. In 1957 the high school relocated to the Holmes Center neighborhood at 35th and C Street. The City has operated the property as a park since 1975 with minimal change to its amenities or use.





#### Scope, Schedule and Process

Over the next eight months, the design team will be working with the community to establish priorities for redeveloping Civic Center Playfield. We will be holding three online and three in-person public open houses. Each open house will address different project elements and will build upon feedback received from the community. Online open houses will be launched the day after each in-person open house and will be accessible for two weeks at the following address: <http://edmondsciviccenterplayfield.com>

**Open Houses:**  
 Park Activities: Thursday, June 23, 2016  
 Master Plan Information: Wednesday, August 24, 2016  
 Preliminary Master Plan Review: October 12, 2016




Edmonds Civic Center Playfield Master Plan WALKER|MACY

## Content

- Informational boards about the site background, existing conditions, restrictions, context and scale.
- Interactive boards allowing participants to “vote” for favored activities and themes as well as comment directly on an aerial of the site.
- Interactive models (3) that allowed participants to better understand the scale of different existing and proposed programs and how much the park could accommodate.
- Comment forms for additional written feedback.

### CONTEXT

Successful parks respond to, and are informed by, their context. The following series of diagrams examine the relationship of Civic Center Playfield to its ecological, social and physical adjacencies.

#### Park Edges



#### Downtown Connections



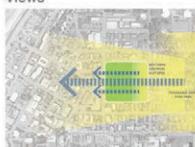
#### Transit Connections



#### Ecological Context



#### Views



#### Activities at Edmonds Parks



Edmonds Civic Center Playfield Master Plan WALKER|MACY

### THE SITE

#### Civic Field Today



Today, the approximately 8-acre site includes a playground, basketball and tennis courts, football field, soccer fields, track, skate park, petting zoo, practice grounds, and two structures: the Grand Stand and the Boys and Girls Club (former high school fast track).

Civic Center Playfield is currently used by community sports team practices and games by local youth organizations, youth leagues and recreation programs, as well as for events such as the 4th of July, State of Edmonds, Edmonds Area Festival and the Edmonds Youth Circus (July concluding the year).



#### Special Considerations

The planning effort will consider the full site with special consideration for six of the acres that fall under Conservation Easement C deed restrictions as follows:

- No parking
- Must be preserved as open space (i.e. either passive or active recreation)
- Maximum 20% impervious cover (not including pathways)
- No artificial turf
- No new playfields, existing fields can remain if desired
- Temporary limited use can be accommodated

The five acres that include the Field House footprint are exempt from the deed restrictions.

The Edmonds Boys & Girls Club has been leasing the Field House since 1962. It is currently operating at full capacity, serving approximately 150 kids. Activities offered at the Boys & Girls Club include arts and crafts, computer use, homework help, individual and team sports, and music, sewing and meals. The building presently houses typical Club facilities - a ground floor office, a small gymnasium, a computer lab area, restrooms, storage and service spaces. The upper floor includes a gym and additional storage.

The Boys & Girls Club is in conversation with the Parks Department and City to discuss the needs and plans of the organization. The Field House would likely require renovation if it is to continue to serve the Club.



Edmonds Civic Center Playfield Master Plan WALKER|MACY

### SCALES OF SIMILAR PARKS

The planning effort will consider the full site with special consideration for six of the acres that fall under Conservation Easement C deed restrictions as follows:

- No parking
- Must be preserved as open space (i.e. either passive or active recreation)
- Maximum 20% impervious cover (not including pathways)
- No artificial turf
- No new playfields, existing fields can remain if desired
- Temporary limited use can be accommodated

The five acres that include the Field House footprint are exempt from the deed restrictions.



**CIVVO FIELD**  
100,000 SQ FT  
16 ACRES



**EDMONDS CITY PARK**  
14 ACRES



**BELLEVUE DOWNTOWN PARK**  
86 ACRES  
27 ACRES



**GAL ANDERSON PARK**  
50,000 SQ FT  
7.5 ACRES



**DISCOVERY GREEN**  
HOUSTON, TX  
12 ACRES



**PETER KIRK PARK**  
HOUSTON, TX  
10.5 ACRES

Edmonds Civic Center Playfield Master Plan WALKER|MACY



## Program Models / Games

Participants were able to test out ideas and gain a better understanding of the size and compatibility of different park activities by placing scaled model pieces on top of corresponding site aerials. This was also a way to explore the flexibility of different programs to serve a variety of uses, for example plaza space that also serves as performance space or multi-use lawn that can also host events.



## Additional Outreach

Youth from the Student Conservation Association were engaged in an additional outreach event hosted by Edmonds Parks, Recreation and Cultural Services. Park opportunities were discussed and students were encouraged to engage with the model to test their ideas. The twelve students in attendance encouraged prioritizing year-round active uses including games, concessions and a zip line.



Youth from the Student Conservation Association were engaged and took turns testing out ideas on the models.



Participants at Public Open House #1 working with site program models to understand the scale of different park programs.

## Participation and Attendance

(See detailed summary in Appendix)

Attendance and participation in Open House 1 was impressive and demonstrated the communities passion for the future of Civic Center Playfield.

### In-Person Open House, June 23, 2016

Attendance:

- 131 signed in
- 141 attended



### Online Open House (6/24/2016-7/7/2016)

Statistics:

- 1,350 total page views
- 180 responses received



## Feedback

### Themes (Priorities)

Three ideas were put forth as over-arching themes for the park. The feedback received expressed the desire for the new park to be characterized primarily as active, with passive as a close second and civic garnering the least interest.

**Civic**

**Passive**

**Active**



<u>Theme</u>	<u>In-Person Votes</u>	<u>Online Votes</u>	<u>Total</u>
Active	53	21	74
Passive	50	12	62
Civic	20	3	23

## Activities

Over 40 activities were solicited for feedback and then tracked and summarized to help the design team prioritize elements for the new park design. The activities with the greatest number of votes are shown below (see full results are in the Appendix). Note, there was no way of prohibiting multiple votes so counts are taken as reasonable, rather than absolute, gauges of public interest.

<u>Activity Type</u> <u>(Current v. Possible)</u>	<u>Category</u>	<u>Activity</u>	<u>In Preson Votes</u>	<u>Online Votes</u>	<u>Total Votes</u>
Possibilities	active	restrooms	41	36	77
Current Activities	active	petanque	43	33	76
Possibilities	active	jogging/walking path	43	28	71
Current Activities	active	soccer	35	32	67
Possibilities	passive	shade trees	29	27	56
Current Activities	active	skate park	25	25	50
Current Activities	active	playground	21	29	50
Current Activities	active	tennis	24	25	49
Current Activities	buildings	B&G Club	16	32	48
Possibilities	passive	strolling paths	28	19	47
Possibilities	passive	multi-use lawn	17	25	42
Current Activities	active	formal track	15	25	40
Possibilities	events	performances (sm. music+theater)	10	29	39
Possibilities	passive	horticultural gardens	18	17	35
Current Activities	active	baseball	14	20	34
Possibilities	civic	market	5	29	34
Current Activities	active	basketball	13	18	31
Current Activities	buildings	Grand Stands	16	14	30
Possibilities	civic	performance space	12	17	29
Possibilities	active	creative play	15	13	28
Possibilities	passive	picnic areas	12	15	27
Possibilities	active	seasonal games	16	10	26
Possibilities	passive	stormwater gardens	13	13	26
Possibilities	civic	permanent art	10	16	26
Possibilities	civic	water feature	10	15	25



## DESIGN ALTERNATIVES

Based on community input, the design team developed two master plan alternatives, each intended to emphasize one of the two main themes that emerged from community input, active versus passive, and to encourage further discussion on these two topics. The final plan would eventually emerge as a hybrid between these two alternatives, as informed by the community process.

### Option 1 - Meadow Loop

The design concept for the Meadow Loop provides a generous landscape buffer on the residential edges of the park and a more civic edge along 6th Avenue, while more intense uses are concentrated in the central multi-use lawn. This option introduces more passive landscape features into the park perimeter, including meadows, berms and stormwater gardens that frame the central active space. This option features jogging and walking paths with exercise stations around a central lawn area large enough to accommodate the same level of soccer usage that occurs now. A wide, promenade-style sidewalk along 6th Avenue allows for strolling or markets and includes a plaza and shade pavilion that could accommodate food concessions, movable tables and chairs, and a small water feature. This scheme also includes a small amount of other recreational program - multi-use courts and petanque - that flank the community hubs at either end of the civic edge.



### Meadow Loop Precedents

The following images, from existing parks, are intended to give a sense of the general character of the proposed features.

Meadows and gardens



Creative, integrated play areas



Multi-use lawn



Promenade / flexible-use market space



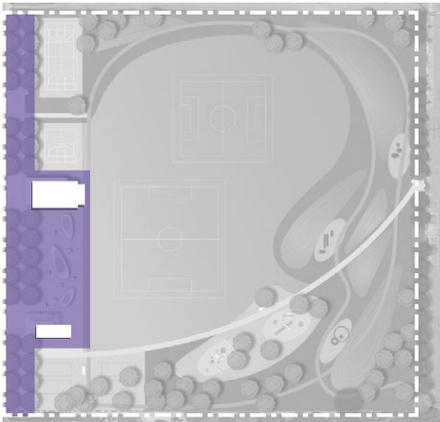
Shade pavilion and plaza



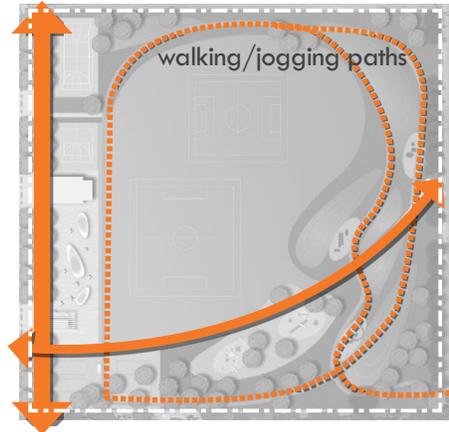
Passive landscape gardens



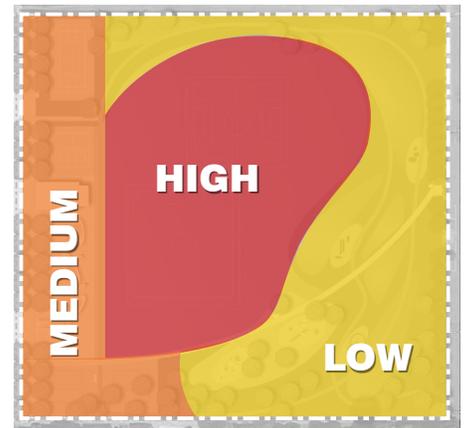
### COMMUNITY HUBS



### CONNECTIONS



### ACTIVITY ZONES



## MEADOW LOOP SITE PLAN



### Option 2 - Activity Central

The design concept for Activity Central creates a generous neighborhood connection along the old Sprague Street right-of-way and allocates the southern portion to active recreation space while creating a quieter landscape buffer to the north. This option maximizes recreational activities and facilitates spectatorship. It includes a 200-meter track, multi-use lawn for soccer and other sports, and viewing terraces that offer views of both mountains and playfields. Option 2 also includes petanque groves, a skate park, and four multi-use courts around an expanded Field House that could potentially house the Boys and Girls Club or a cafe and restrooms. The north portion of the park is still fairly active but more landscaped in character, and includes a picnic or performance pavilion and multi-generational play and exercise areas. The main path across the park offers a clear connection from the residential neighborhood to the 4th Avenue Arts Corridor and other civic destinations. This path also offers the potential for bringing markets and other events into the park.



### Activity Central Precedents

The following images, from existing parks, are intended to give a sense of the general character of the proposed features.

Shade pavilion and picnic area



Lawn terraces for spectating and views



Landscape integrated play



All-ages recreation



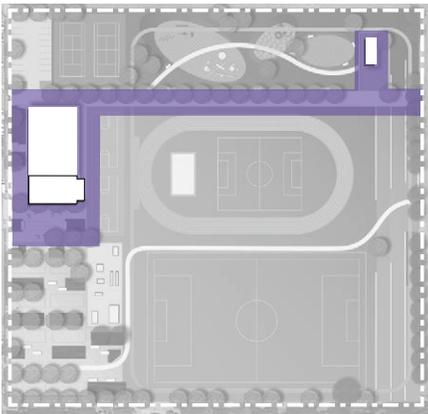
Small plaza with interactive water feature



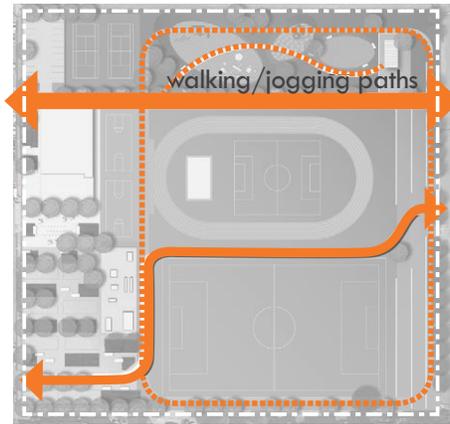
Game courts within shade trees and planting beds.



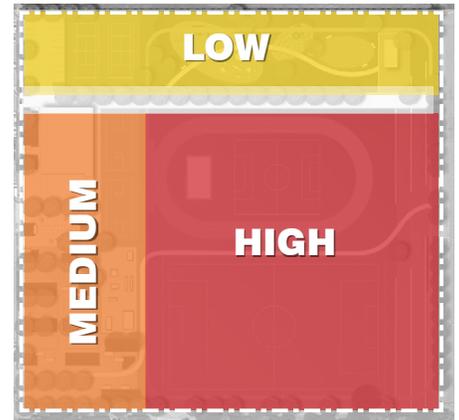
COMMUNITY HUBS



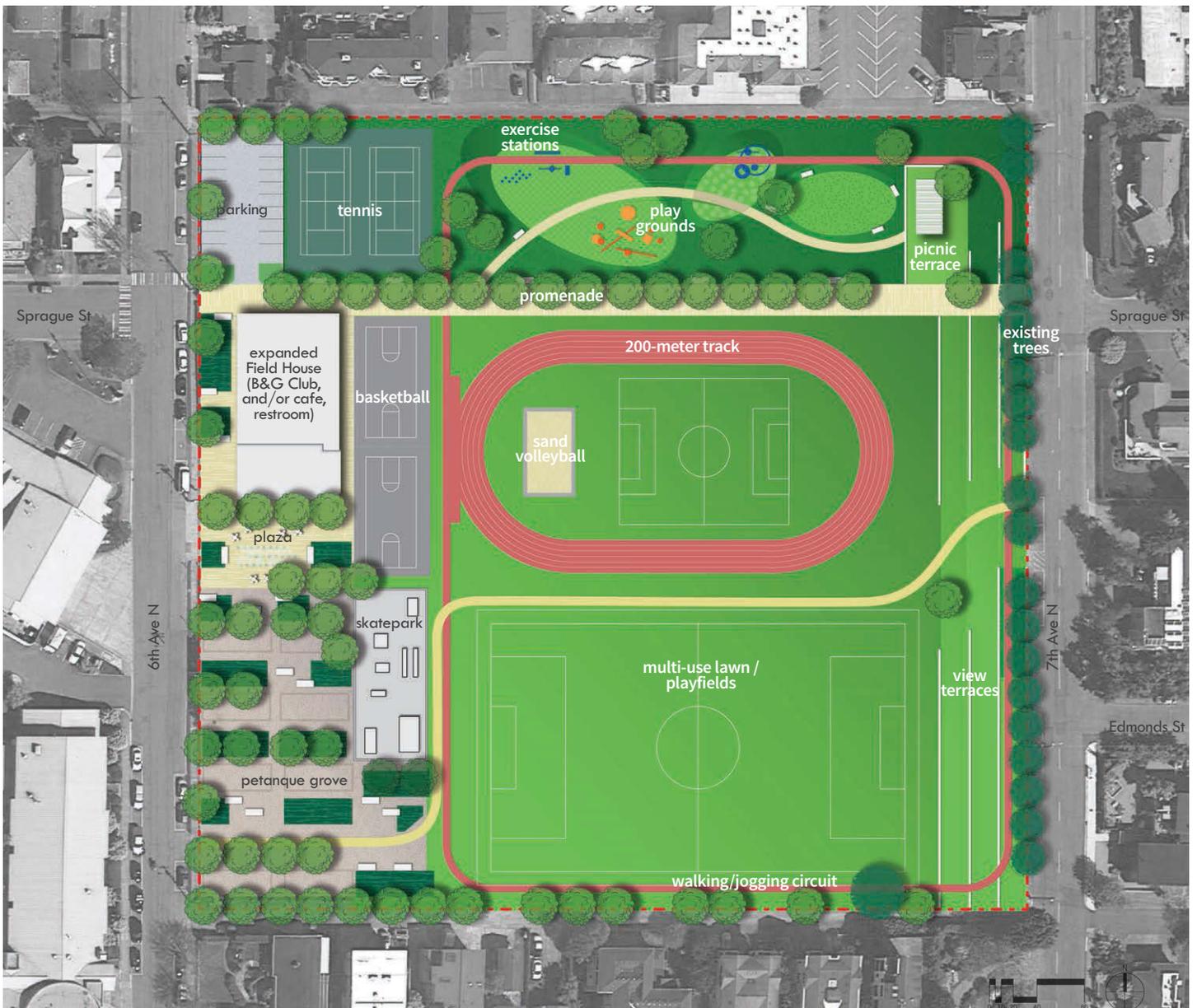
CONNECTIONS



ACTIVITY ZONES



ACTIVITY CENTRAL SITE PLAN



# EVENTS

## Current Events

There are currently a number of events that take place at Civic Center Playfield. These include:

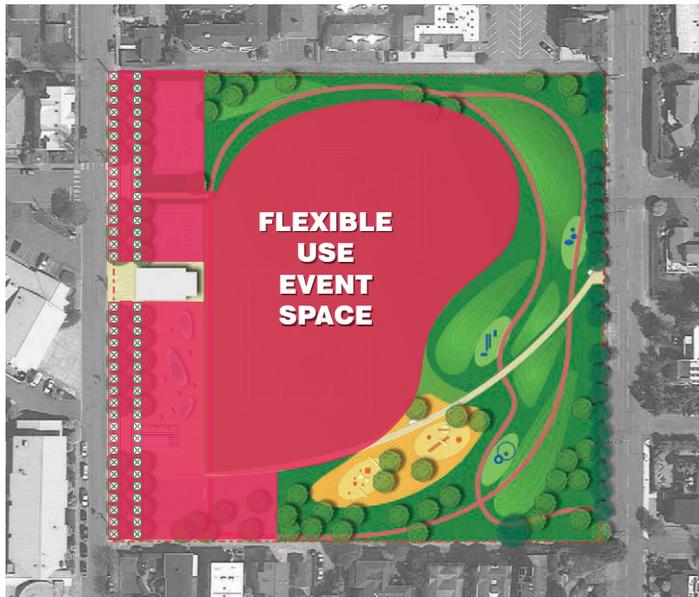
- The Taste of Edmonds - an annual festival held in August that utilizes most of the park and hosts a number of vendors, activities and performances. This event generates significant revenue for the Edmonds Chamber of Commerce who would like to see it continue. Conversation with the Edmonds Chamber of Commerce is ongoing and the organization is open to discussion about how the event could evolve with the park, including reviewing inefficiencies with the festival layout and the potential to move vendor parking off-site.
- 4th of July Fireworks - during the day, a parade begins at 6th Avenue adjacent to the park. At night, spectators fill the park to watch the fireworks.
- Sports tournaments - the Sno-King Youth Club and other organizations sometimes host sports tournaments on the grounds.
- Arts Festival (parking) - The annual Arts Festival in late June is held at the nearby Frances Anderson Center and the Civic Center Playfield is used by participants for vendor parking and camping.
- Wenatchee Youth Circus



### Design Alternative Event Overlays

Throughout the design process, careful consideration was given to providing flexible use spaces that could accommodate a variety of types and scales of events. Ongoing conversation with the community and stakeholders about current and future event uses will continue as the park design develops. To facilitate conversation about event use, the following diagrams were presented in Open House 2 to illustrate the amount of park space available.

MEADOW LOOP EVENT OVERLAY



ACTIVITY CENTRAL EVENT OVERLAY



## OPEN HOUSE 2, AUGUST 2016

(see detailed summary in Appendix)

### Format & Objective

The second in-person Open House on August 24, 2016, included the presentation of two alternative park designs, Q&A, and small group discussions with a final report back to the larger group. The online version provided the same content in an electronic format. The objective of the session was to encourage dialogue about differing themes and park program elements and to garner community feedback on the direction of design development so that a final hybrid plan could be developed.

The following questions were asked as a starting point for in-person feedback and discussion as well as online comments:

- Which alternative park plan do you prefer?
- Please share your thoughts about Option 1. What do you like or dislike about this option?
- Please share your thoughts about Option 2. What do you like or dislike about this option?
- Are there park elements not shown in either option that you would like to see?
- Additional comments were encouraged.



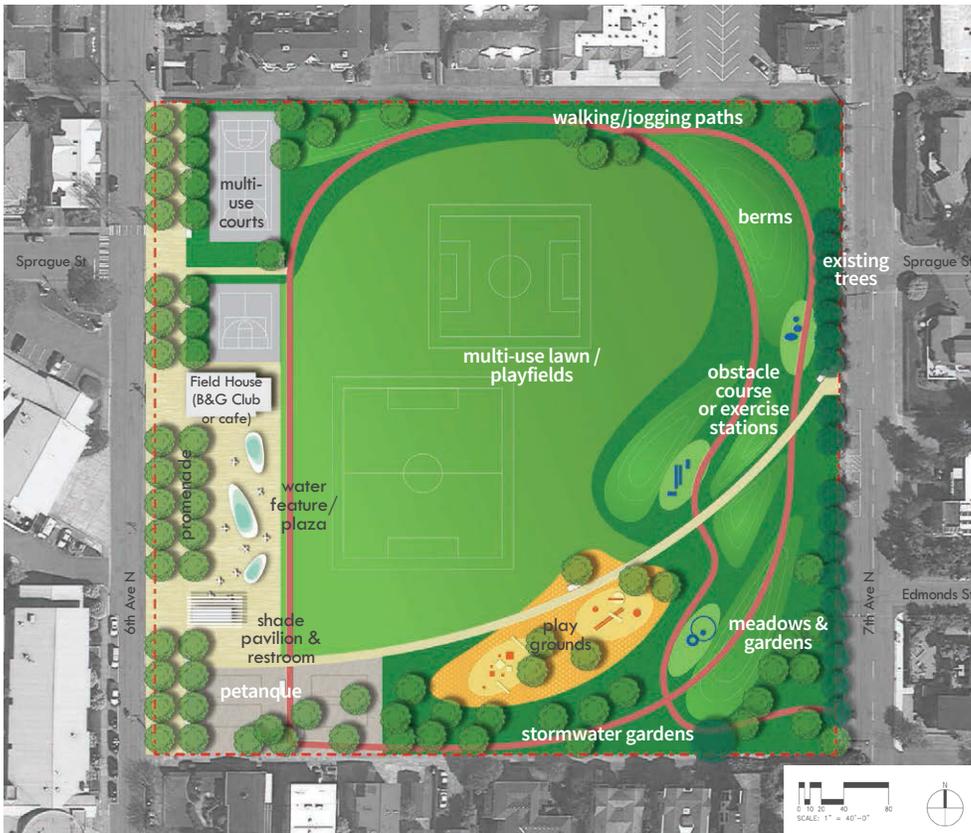
In-person attendees watching presentation at Open House 2.



Resident and local business owner Rick Steve's sharing the outcome of their small group discussion.

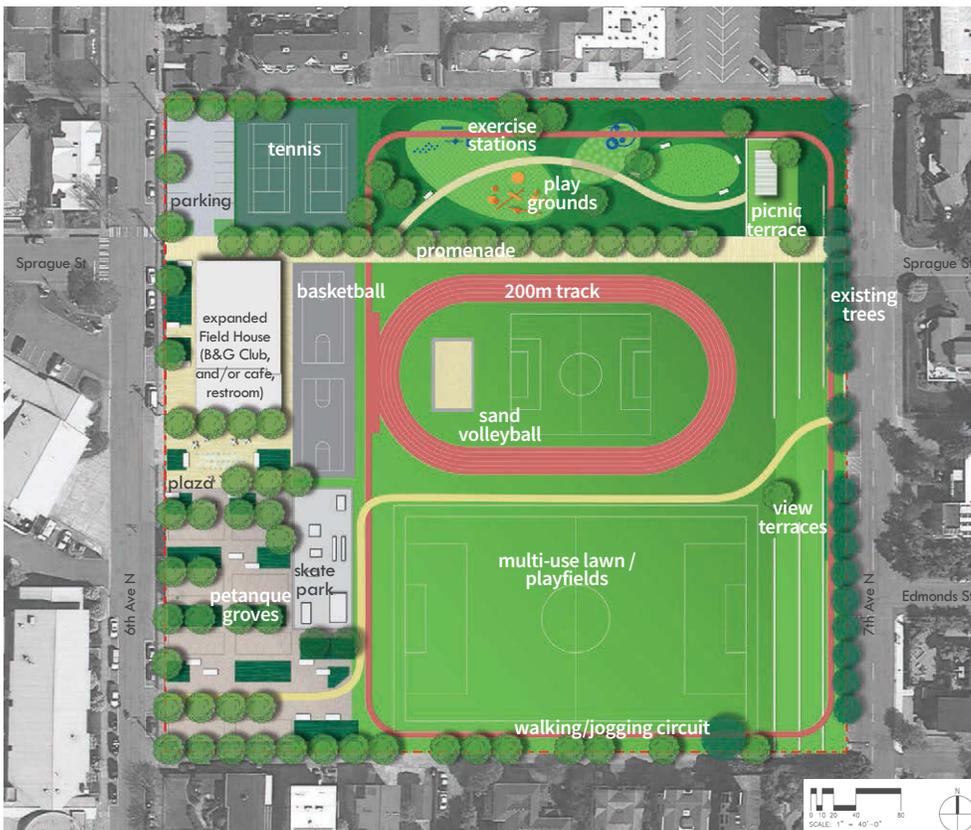
### Small Group Discussions

Large side-by-side plan drawings were provided for each of 16 tables at the In-Person Open House and attendees split themselves into groups of 8-12 to discuss the similarities and differences between the design alternatives and share their interests and visions for the park. The group overwhelmingly agreed to extend the time of the in-person Open House to allow each table to report back on the outcome of their discussions with the larger group.



### MEADOW LOOP FEATURES

- multi-use lawn/play fields (2 small or 1 large soccer field)
- walking/jogging paths
- 1<sup>1/2</sup> multi-use courts
- 4 petanque courts
- berms
- obstacle course with exercise stations
- meadows and gardens
- playgrounds
- existing fieldhouse / Boys & Girls Club
- shade pavilion & restrooms
- plaza with water feature or art installation



### ACTIVITY CENTRAL FEATURES

- multi-use lawn/playfields (1 large + 1 small soccer field)
- walking/jogging circuit
- 2 multi-use courts
- 2 tennis courts
- 8 petanque courts
- 200-meter track
- skatepark
- playground
- sand volleyball
- parking
- exercise stations
- expanded Field House for B&G Club / Cafe / restrooms
- picnic terrace with shade pavilion
- plaza with small, interactive water feature

## Participation and Attendance

(see detailed summary in Appendix)

### In-Person Open House, August 24, 2016

Approximately 160 attendees  
16 Discussion Tables

Preferred Plan (by majority at table):

- Option 1: 8 (50%)
- Option 2: 4 (25%)
- Split: 2 (12.5%)
- Unclear: 2 (12.5%)

Individual Comment Cards:

- Option 1 preferred: 5
- Option 2 preferred: 3
- Undecided / Unclear: 3

### Online Open House (8/24/2016-9/7/2016)

- 1,057 visitors
- 379 responses
- 88 Prefer Option 1 (23.9%)
- 280 Prefer Option 2 (76.1%)

Age

- Over 70: 38 (17.7%)
- 45-69: 81 (37.7%)
- 30-44: 80 (37.2%)
- 18-29: 7 (3.3%)
- Under 18: 5 (2.3%)

### Approximation of Combined Results

Option 1: 178 (35%)

- In-person – 90 (64%)
- Online – 88 (24%)

Option 2: 330 (65%)

- In-person – 50 (36%)
- Online – 280 (77%)



Participants in the In-Person Open House small group discussion.

## Feedback

(see detailed summary in Appendix)

### Most consistent comments across both Open Houses

- Like the lawn terraces
- Skatepark should remain in the park
- Option 1 curves are nice but want more active program like in Option 2

### Common elements not shown that respondents would like to see

- Additional restrooms
- Benches and/or seating areas
- Lighting
- Additional covered athletic facility and market space
- Stage
- ADA accessibility
- 400-meter track

### Common reasons respondents preferred Option 1



- Free-flowing structure, layout
- Walking paths
- Water feature and plaza
- Open green spaces and lawn
- Reduced number of petanque courts
- No track

### Common reasons respondents preferred Option 2



- View terraces
- Long walking and running paths
- Focus on fields and athletic facilities
- Expanded Boys and Girls Club
- Skate park
- Potential for large events
- More spaces for families and children
- Track





# MASTER PLAN

## HYBRID DESIGN

The refined park plan features recreation and activities for all ages in a beautiful park setting. The plan includes three different zones that each provide a unique experience: “The Meadows”, “The Great Lawn” and “The Market Promenade”.

The Meadows provide both passive and active enjoyment and encourage exploration. This area of the park includes gently rolling hills, meandering paths, and landscaped buffers at all residential edges of the park. Special features include a 1/3 mile measured walking/jogging path, playground, skatepark, picnic lawn, youth climbing wall and exercise areas set within planted areas and low berms.

The Great Lawn is designed to support soccer in multiple configurations as well as other field sports and casual recreation. Lawn terraces offer mountain views and provide spectator seating for field events, concerts and festivals alike.

Street improvements to 6th Avenue are seamlessly integrated with the park’s western edge to provide a generous promenade-style sidewalk for markets, parades and festivals. A multi-use plaza and shade pavilion, with restrooms and storage, provide space for outdoor seating, water play, interactive art, and the potential to host small performances, and civic events. The existing Field House continues to serve the Boys and Girls Club as conversations continue about the potential for expansion or new construction. A 12,000 SF addition to the existing Field House is delineated on the Master Plan as a potential option congruous with the park design. The 6th Street area also includes a range of multi-use recreation spaces: petanque and multi-use courts for tennis, basketball and pickleball.

The park is designed to be flexible and accommodates a substantial amount of activity, but will also be beautiful at quieter times. All paths are accessible, and park and sport lighting will be provided throughout. The park is also designed to be economically and environmentally sustainable - multiple locations are identified for stormwater treatment and careful consideration will be given to site conditions and amenities needed to support recreation and event use.

The Petanque Grove features six full-size petanque courts to support both the Edmonds Petanque Club and the greater community. Located at the southwest corner of the park and the 6th Avenue promenade, the Grove will serve as a community cornerstone and welcoming gateway defined by aggregate courts set within seasonal planting beds, shade trees and integrated seating.

### How we responded to what we heard:

Top 10 activities (from Open House #1)	Votes	Included in Hybrid Plan
restrooms	77	✓
petanque	76	✓
jogging/walking paths	71	✓
soccer	67	✓
shade trees	56	✓
skate park	50	✓
playground	50	✓
tennis	49	✓
Boys & Girls Club	48	✓
multi-use lawn	42	✓
formal track	40	✓
small performance space	39	✓
gardens	35	✓

*From total list of 40 activities, 36 are accommodated in the hybrid plan*

### Themes / Priorities as voted on by the community and carefully considered in the hybrid plan:

- 1st: Active
- 2nd: Passive
- 3rd: Civic

## Aerial View



## Examples of Signature Features

The following images, from existing parks, are intended to give a sense of the general character of the proposed features.

Gardens with Integrated Play



Market Promenade & Plaza



Landscape Integrated Skatepark



Creative Play Grounds & Water Feature



Berms



Jogging/walking paths with all-ages exercise stations



Spectator & View Terraces



Multi-use Lawn & Sports Fields



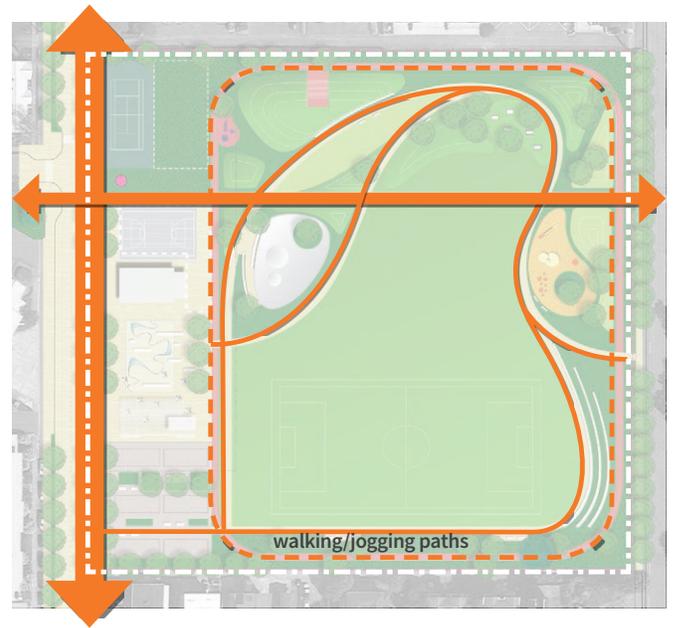
Youth Climbing Wall



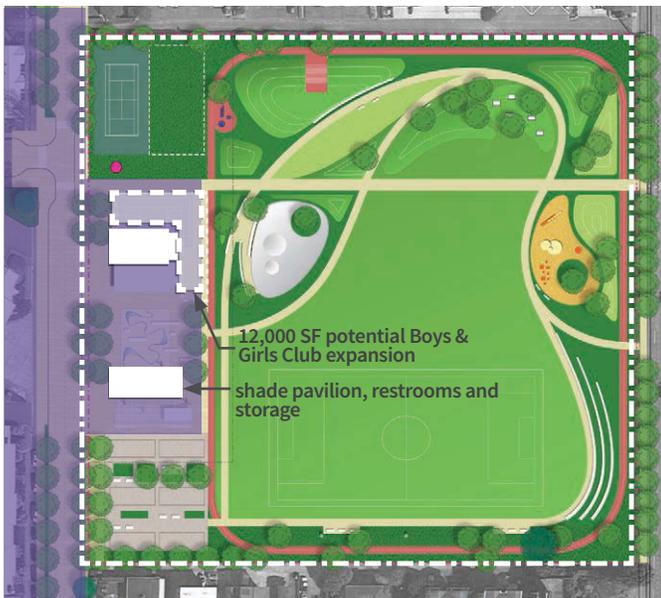
FRAMEWORK



CONNECTIONS



COMMUNITY HUBS

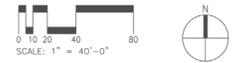


Boys & Girls Club

The continued presence of the Boys and Girls Club at Civic Center Playfield is desired by all parties. Conversation with the Club is ongoing to determine a short and long term solution that will allow the Boys and Girls Club to remain at Civic Center Playfield and to grow and integrate facilities as the park develops.

Two options for potential Club expansion were proposed by the design team and presented at Open House 3 (see page 50, Architectural Elements, for details). Option one, a 12,000 SF extension with possible renovation of the existing field house, is delineated on the preferred site plan. The potential expansion, its location, scale and relationship to the park and the field house, will be further reviewed and developed in the next phase of design.

PREFERRED SITE PLAN

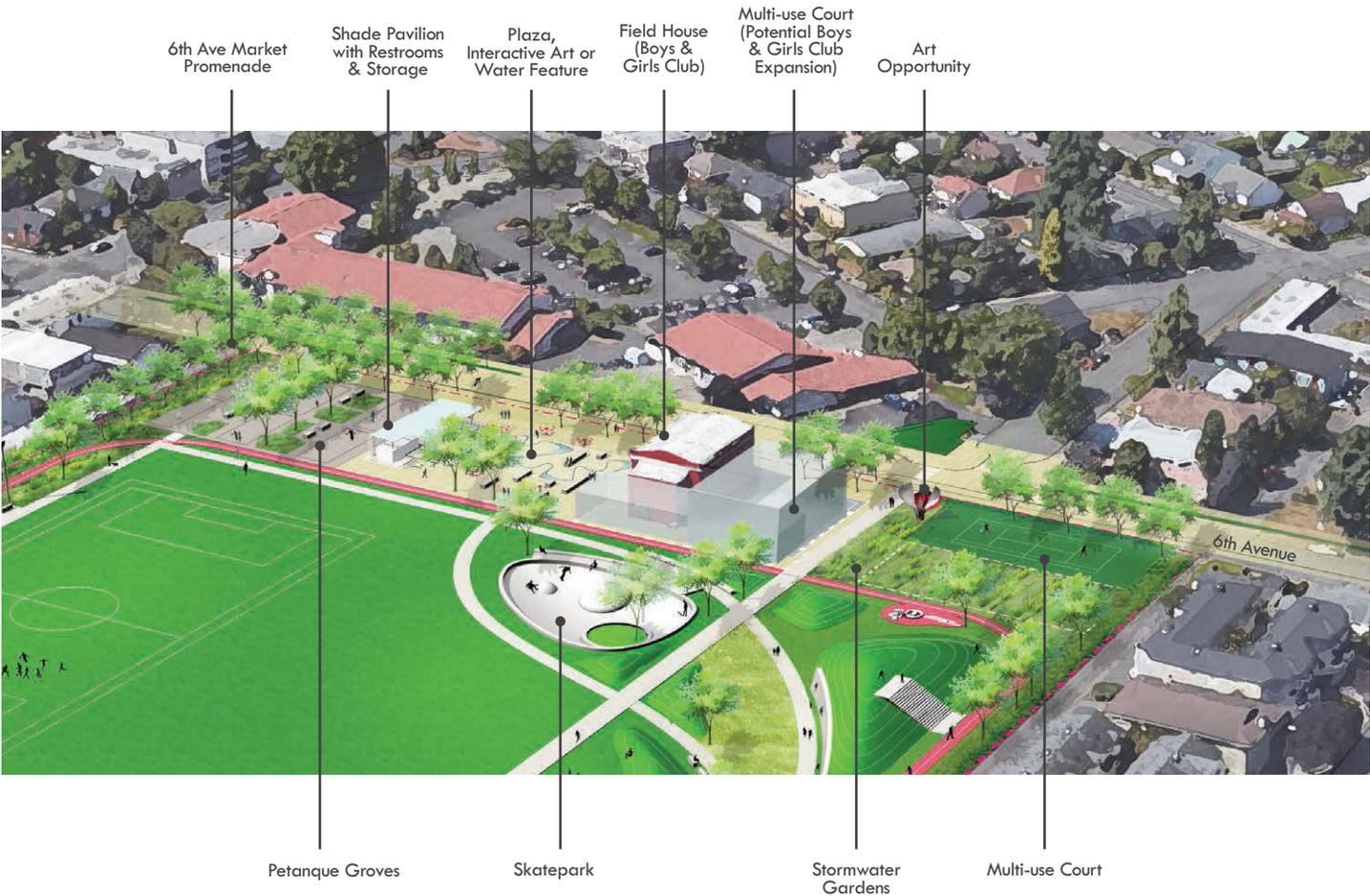


- |  |   |
|--|---|
| ① art & stormwater opportunity               | ⑩ stormwater gardens  |
| ② tennis/multi-use court (optional outlined) | ⑪ field lighting  |
| ③ ½ mile jogging & walking path              | ⑫ petanque grove  |
| ④ exercise station                           | ⑬ shade pavilion, restrooms & storage                               |
| ⑤ youth climbing wall                        | ⑭ multi-use plaza with water feature or interactive art             |
| ⑥ picnic meadow                              | ⑮ Boys and Girls Club or cafe & concessions                         |
| ⑦ berms                                      | ⑯ multi-use court (potential 12,000 SF Boys & Girls Club expansion) |
| ⑧ playground                                 | ⑰ skatepark   |
| ⑨ view terraces                              | ⑱ multi-use playfields  |

# MASTER PLAN VIEWS



\*\* Number of posts and placement to be determined



## MASTER PLAN EVENT OVERLAYS

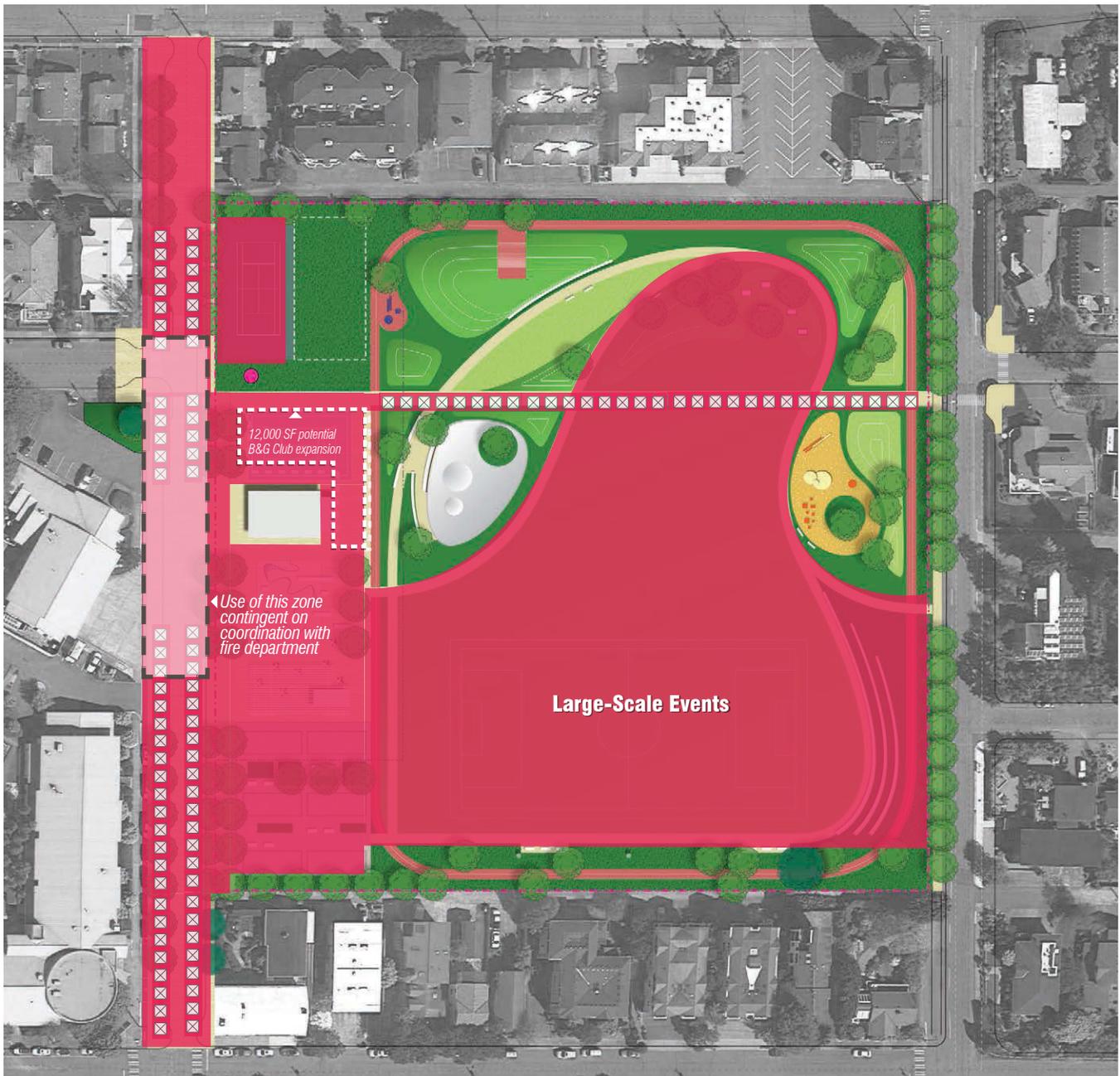
### Small to Medium Size Events Within the Park

Significant community and stakeholder interest was expressed in hosting more small to medium size events and performances at the park. The 6th Avenue plaza and promenade areas, Petanque grove, picnic meadow, lawn terraces and corresponding playfield were all designed as flexible use spaces that could be ideal for a variety of smaller-scale gatherings, concerts, performances, markets or events. The final park design will also provide distributed utility services for facilitating all scales of event use.



## Large Events and the 6th Avenue Market Promenade

The park has a long-standing tradition of hosting some of the city's most iconic large events. The new park plan offers a large amount of flexible use space that can accommodate festivals, markets, parades and more. The maximum amount of area for a single large event is outlined below and demonstrates the ability of the park to accommodate key existing program elements for the Taste of Edmonds. Conversations are ongoing with the Edmonds Chamber of Commerce and other stakeholders on the potential reconfiguration of the Taste of Edmonds, the Edmonds Arts Festival and the 4th of July parade and fireworks to best utilize the new park design.



# ARCHITECTURAL ELEMENTS

## Boys and Girls Club Expansion

The Boys and Girls Club has been occupying the field house since 1968 and have expressed a preference to remain in the park. However, with the current enrollment of 150 children, they have reached full capacity in the 9,500 SF facility. Typical Boys and Girls Club facilities range from 18-25,000 SF and the Club will need more space if it is to continue to grow.

At the time of the master plan, there was no formal long-range plan for the Club expansion or relocation but the design team explored Club facility expansion options that could be integrated and/or phased-in with the new design. Owen Richards Architecture (ORA) created conceptual massing studies for two options - a 12,000 SF expansion that creates an entry courtyard adjacent to the existing Field House, and a 20,000 SF alternative building. Creating integrated indoor/outdoor spaces, a bright new gym and open and inviting volumes that could both complement and offset the Field House were a priority.

The proposed building locations and footprints were presented for discussion and feedback at Open House 3 and the consensus was that the larger footprint in option 2 consumed too much of the park. The smaller footprint is shown in the Preferred Master Plan for future discussion as the park design advances.

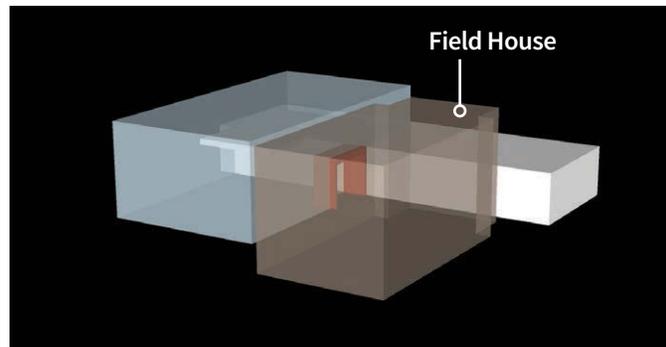
BOYS & GIRLS CLUB OPTION 1 - PREFERRED



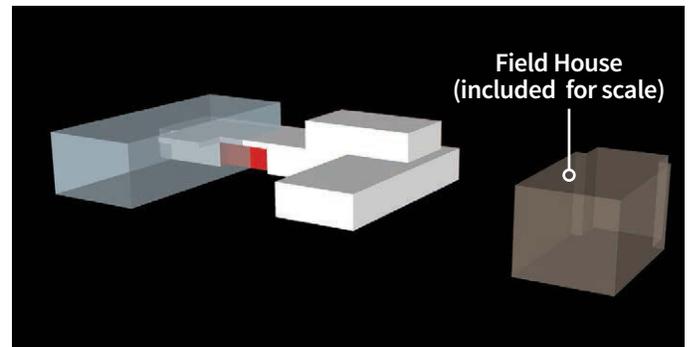
BOYS & GIRLS CLUB OPTION 2



MASSING STUDY FOR 12,000 SF EXPANSION



MASSING STUDY FOR 20,000 SF EXPANSION



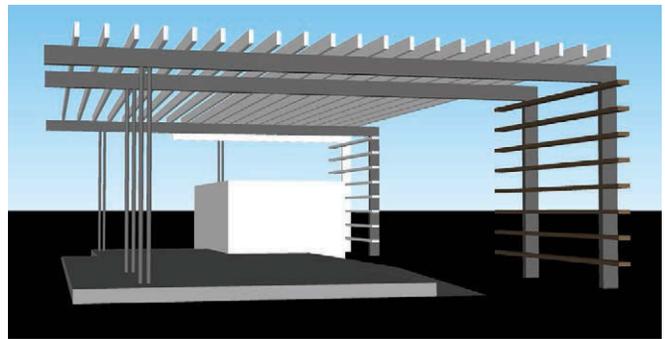
ENLARGED SITE PLAN



Shade Pavilion

A new shade pavilion and restrooms were strongly supported by the community. The design team was primarily focused on the scale and siting of the structure but also began to explore its potential character and ability to serve as gateway to the park and iconic gathering space. Potential uses include seating area, market cover and other small performance or event use.

MASSING STUDY FOR SHADE PAVILION WITH RESTROOMS



Examples of Signature Features

The following images, from existing pavilions, are intended to give a sense of the general character of the proposed structure.



## OPEN HOUSE 3, OCTOBER, 2016

(see detailed summary in Appendix)

### Format

The meeting consisted of opening remarks by Mayor Dave Earling, a presentation by the design team, a brief Q&A session and an open house during which attendees were able to:

- Discuss the hybrid design and design elements with other members of the community
- Provide feedback on the hybrid design to the project staff
- Ask questions and talk with project staff and PAC members
- Submit written comments about the hybrid design

The following questions were asked as a starting point for in-person feedback and discussion as well as online comments:

- Please share your thoughts, what do you like or dislike about the plan?
- Which elements of the new park design would bring you to the park most often?
- Are there park elements not shown that you would like to see?
- Additional Comments were encouraged.



First draft of the hybrid master plan that was presented and discussed at Open House #3.



Principals Lara Rose and Chris Jones of Walker Macy and participants at Open House 3 discussing the Hybrid Plan during the Q&A session.

## Participation and Attendance

(see detailed summary in Appendix)

### In-Person Open House October 19, 2016

- Approximately 101 attended

### Online Open House October 19 - November 4, 2016

- 347 visitors  
(majority were nearby residents who had not attended any of the in-person Open Houses)
- 156 responses

#### Age Range:

- Over 70: 6 (7.4%)
- 45-69: 39 (48.1%)
- 30-44: 33 (40.7%)
- 18-29: 0 (0%)
- Under 18: 2 (2.5%)

A broad range of comments were received, similar to prior feedback.

- Like the integrated activities
- Like the curves, paths, and passive areas
- Northern skatepark location is an issue for residents
- We should leave the park as is
- Good compromise; thoughtful incorporation of community feedback
- Not enough sports/playfields and too much passive area
- Not enough passive area and too much sports/playfields
- Petanque grove is nice but would like larger tournament area
- Formal track should be included
- Like the 1/3 mile walking/jogging path
- 6th Avenue market promenade and plaza will be a great asset
- Concerns about buffers, noise, dogs, lighting and other design details

Overall sentiment was that the hybrid plan is successful at incorporating community feedback and will be a great asset to the city.



## PHASING

Potential implementation could be considered in three phases with the flexibility to prioritize these phases in any order depending on alignment with city initiatives and budget. The boundaries of the phasing would shift slightly depending on the order of construction as described below:

- Phase A includes the more civic uses of the park up to the back-of-curb along 6th Avenue. This area includes a majority of park's hardscape as well as the architectural features and the Petanque Grove. *(Note: if this phase follows Phase C, it is recommended that the park-side portion of the promenade be completed along with 6th Avenue).*
- Phase B is the heart of the park and involves more site grading and softer landscape features as well as the Sprague Street connection and the sidewalk along 7th Avenue. *(Note, if this phase precedes Phase A it is recommended that the Sprague Street connection be completed all the way to 6th Avenue).*
- Phase C represents the 6th Avenue "Market Promenade" from back-of-curb on the park side and includes the pedestrian crossings at Sprague Street and the full right-of-way for all edges not along the park. *(Note: if Phase C precedes Phase A it is recommended that the park-side portion of the promenade be completed along with the 6th Avenue improvements).*



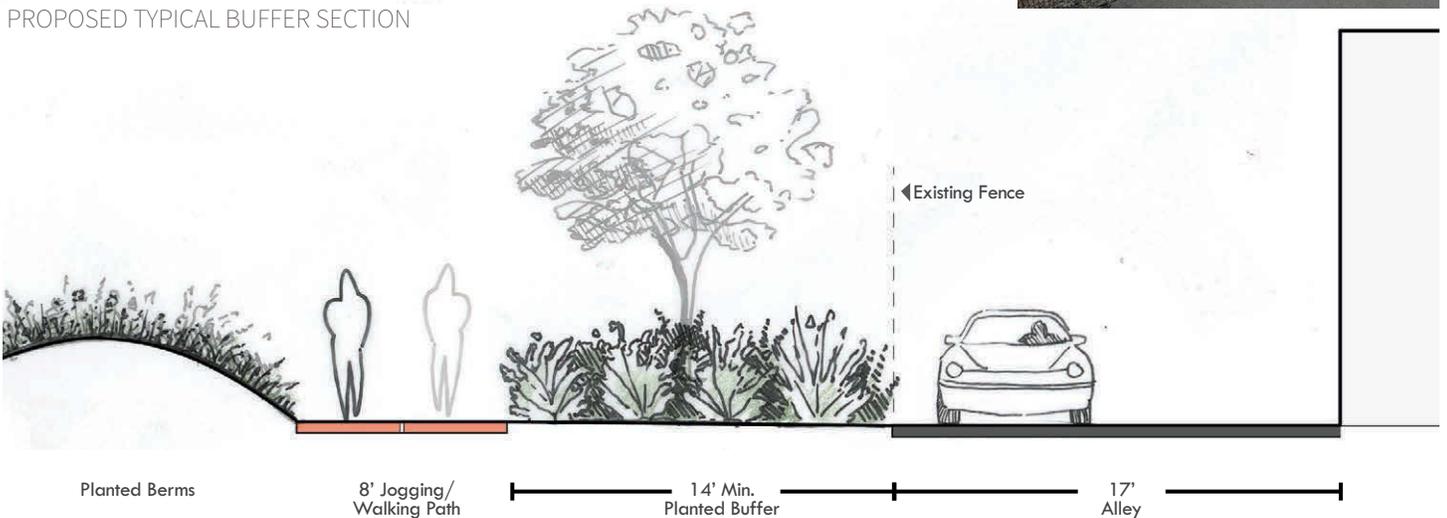
## SUPPLEMENTAL INFORMATION

### Alley Buffers

The design team has proposed that the existing 8' chain link fence that surrounds the park be removed. The fence was erected while the property served as school grounds and is in poor condition. Community concerns were raised about buffering between the park interior and the residential alleys to the north and south of the site for safety and security purposes. The design team has advised that dense planting offers a more inviting and attractive condition while still providing effective buffers. The suggested condition below demonstrates a 14' minimum width. City Council voted in favor of replacing the fence with a vegetated buffer.



### PROPOSED TYPICAL BUFFER SECTION



### Utilities and City Planning

New stormwater code is scheduled to be published in January, 2017. Alignment with this plan will happen in the Design Development phase of the Civic Center Playfield.

The city is planning to install a new sewer line between 6th and 7th Avenues that would cross Civic Center Playfield from east to west within the old Edmonds Street right-of-way. There is flexibility on the exact location within that zone and the park design will collaborate with the Edmonds Public Works and Utilities department to determine the final locations of any structures and assess other impacts to the park design.

### Parking Considerations

Parking concerns were raised as a discussion point in several of the Civic Center Playfield Master Plan meetings and Open Houses. The consensus of the community was that park property should be retained as public open space and not allocated to parking. The design team has recommended that parallel street parking along 6th and 7th Avenues remain with further study to determine amount and locations for designated ADA and loading access areas.

The suggestion of back-in angle parking was made but the design team feels strongly that this causes pedestrian and vehicular safety concerns as well as negatively impacts the park edge condition. It is highly recommended that the City of Edmonds undertake a city-wide parking study to identify needs and determine options. The design team also recommends that bus transit routes be reviewed to consider a future bus stop at Civic Center Playfield.

### Tennis / Sports Fencing

The adjacent residential community expressed concerns about the high fencing around the tennis courts and the potential to obstruct views. The design team responded with examples of fencing with low visual impacts that was well received.



# STREET IMPROVEMENTS

## 6th Avenue Market Promenade

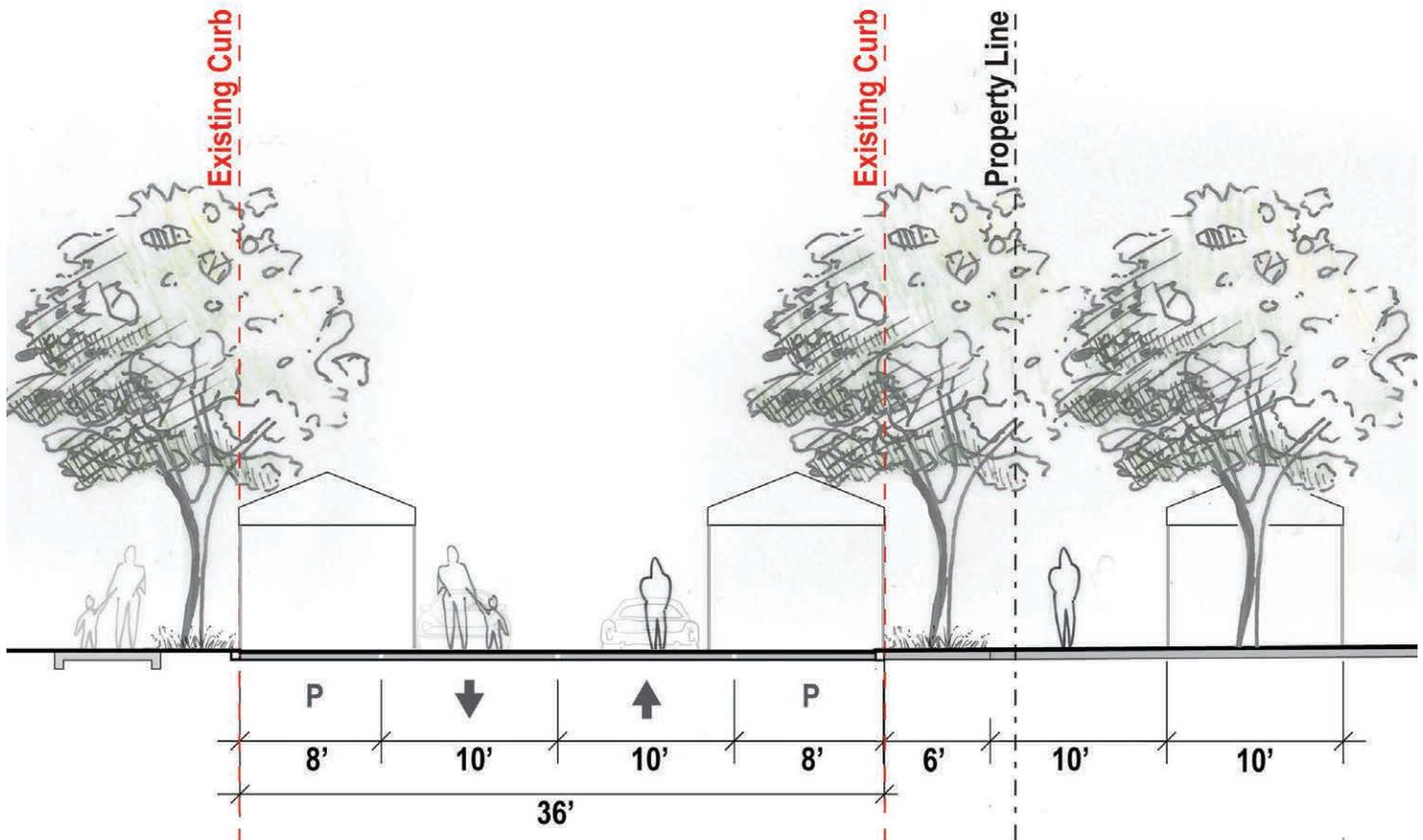
The 6th Avenue/Market Promenade is envisioned as a ‘Festival Street’ that could host special events through temporary closure to vehicular traffic. The proposed right-of-way features a raised roadway that is level with the surrounding sidewalk between Daley and Bell Streets to create a more pedestrian-friendly park edge and entrance. The street would incorporate special paving, flush curbs, street trees, planting and space for market tents and other activities. Additional benefits include:

- Providing clear connections between the park, downtown Edmonds and Edmonds Center for the Arts.
- Balancing the uses of the street for walking, driving, transit, cycling, emergency services, parking, drop-offs, etc.
- Creating an attractive and engaging gateway to the park.
- Traffic calming to promote safety of pedestrians and vehicles.

SECTION KEY MAP



SECTION A: 6TH AVENUE MARKET PROMENADE



Note: Existing conditions and dimensions are approximate.

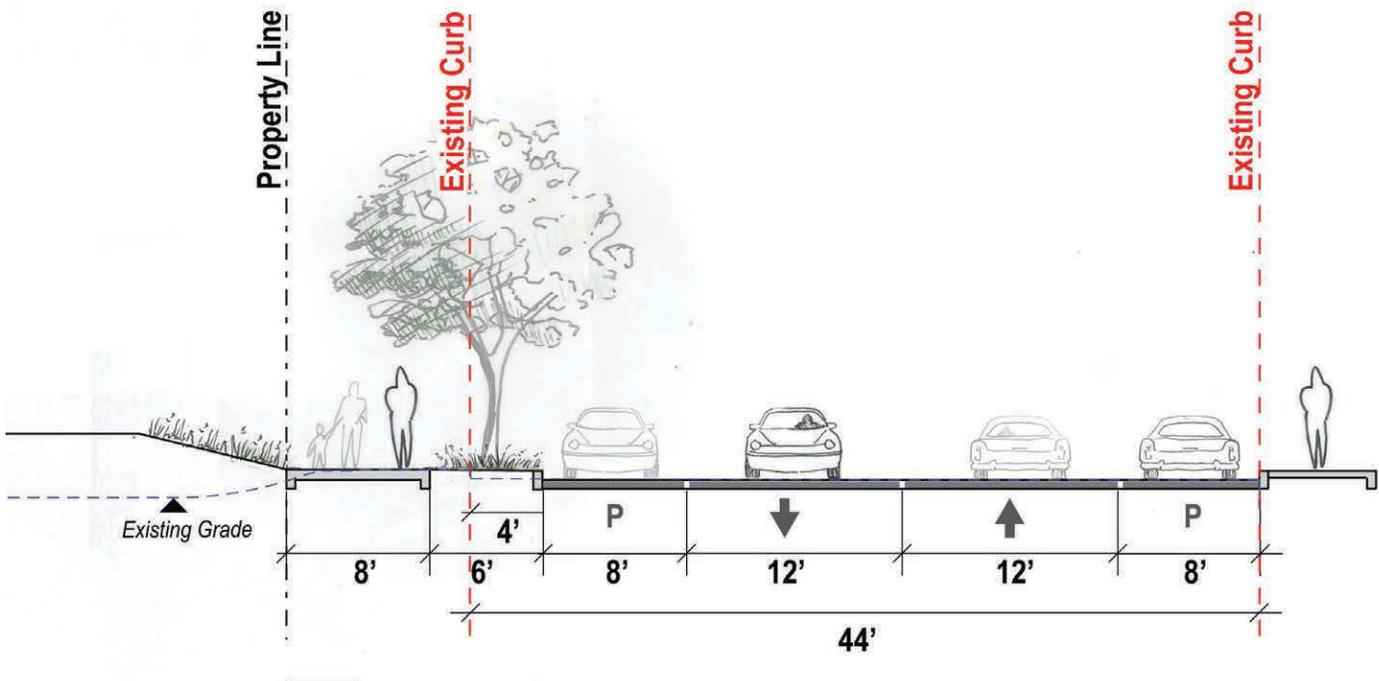


7th Avenue looking north at Edmonds Street

### 7th Avenue Street Improvements

The existing sidewalk and street trees along 7th Avenue place the pedestrians on a narrow sidewalk at the edge of the curb. The master plan recommends that the lane widths be reconsidered to allow the street trees and planting to create a buffer between the curb and the sidewalk. Curb bump-outs and a designated pedestrian street crossing at the Sprague Street Connector entrance would also provide safer and more direct park access for residents.

### SECTION B: 7TH AVENUE STREET IMPROVEMENTS



Note: Existing conditions and dimensions are approximate.