

# MARINA BEACH PARK MASTER PLAN

City of Edmonds, Washington  
OCTOBER 2015



# ACKNOWLEDGMENTS

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# **I. EXECUTIVE SUMMARY**



# EXECUTIVE SUMMARY

Marina Beach Park is a highly used and beloved public open space in the City. With its expansive views to the Puget Sound and its open naturalistic qualities, the park is a compelling place that attracts community members of all ages. The Park was constructed incrementally and without a comprehensive approach. The Master Plan presents an exciting opportunity to conceptualize the park in its entirety and establish a vision for its use over the next twenty years. Through the City of Edmonds Comprehensive Plan, Strategic Action Plan and the Parks, Recreation, and Open Space Plan the community identified the need to restore the adjacent Edmonds Marsh, re-established for salmon habitat. After careful review and the completion of a feasibility study, the preferred method to accomplish this is to daylight Willow Creek from Edmonds Marsh into the Puget Sound, through Marina Beach Park.

Marina Beach Park Master Plan redefines the park to better serve the community as it accommodates the new alignment of Willow Creek. The Master Plan was directly derived from an inclusive community process lasting 10 months. A thorough dialogue with the community was undertaken through multiple meetings with the project advisory committee, stakeholder meetings, City of Edmonds planning board, a three part series of public open houses and an online open house. Through this dialogue, ideas discussed and tested, alternatives were evaluated, and the Master Plan formulated. The work was undertaken in two phases. Phase one included site inventory, assessment and development of the park program. Phase two included defining a collective vision and theme for Marina Beach Park and Master Plan development.

Given the community's high regard for the current park's character, the Master Plan provides improvements to existing facilities and new park elements that maintain and enhance the connection to the Sound, improves services, clarifies circulation, and incorporates the new natural feature of Willow Creek. Elements of the Master Plan identified by the community include; parking lot reconfiguration, overlooks, lawn areas, potential concession areas, restrooms, upgraded play area, upgraded benches and picnic tables and BBQ's, Improved ADA accessibility, a loop trail system including two pedestrian bridges connecting the park across Willow

Creek, personal watercraft staging and launching area, bicycle racks, fencing, and retaining the existing beach/driftwood area and off leash area.



DAYLIGHTED WILLOW CREEK PERSPECTIVE



- 1 Overlook
- 2 Beach & driftwood area
- 3 BBQ
- 4 Picnic table and BBQ
- 5 Paved path
- 6 Bench
- 7 Marina Boardwalk
- 8 58 stalls, 4 ADA, 2 Motorcycle
- 9 28 stalls overflow parking
- 10 75 stalls overflow parking
- 11 Potential concession area
- 12 Personal watercraft staging & hand launching
- 13 Play Area
- 14 Possible pedestrian bridge
- 15 50' vegetated creek buffer
- 16 Pedestrian bridge
- 17 Secondary restroom
- 18 Bicycle racks
- 19 Fence
- 20 Reduced off leash area
- 21 Dog agility course
- 22 Willow Creek
- 23 Marina board walk
- 24 Restroom and bicycle racks
- 25 Vehicular turnaround
- 26 BNSF railroad
- 27 Port of Edmonds property
- 28 Additional buffer at off leash area

**MASTERPLAN**





## **II. PUBLIC INVOLVEMENT**

## PUBLIC INVOLVEMENT

The plan was intentionally derived from an on-going dialogue with the community. Through an incremental process, the physical and programmatic aspects of the park were understood, alternatives tested and the final plan developed. A three part series of open houses employed a variety of engagement methods to reach community members including breakout sessions where participants were encouraged to sketch their ideas and engage in meaningful conversations. The community engaged in a dialogue that examined the existing park attributes and short comings, Willow Creek daylighting alignment options, and corresponding opportunities and constraints the creek alignments provided. Key participants included: The City's Parks and Recreation, Engineering and Natural Resources departments, stakeholders and concerned citizens, and user groups such as dog owners, kite boarders and other citizen groups.

### STAKEHOLDERS

The project team conducted a series of stakeholder



PUBLIC OPEN HOUSE

interviews with community members identified by the City of Edmonds. Stakeholders included a range of groups who actively use the park and enabled the project team to gain specific knowledge of the park and its function. Stakeholders included: Edmonds city officials, Woodway city officials, the Port of Edmonds, WSDOT Ferries, Washington Department of Natural Resources, Ranger Naturalists, Seal Sitters, Off Leash Area Edmonds, Burlington Northern Santa Fe Railroad, and meeting notes were produced and are provided in the appendix.

### WSDOT (Washington State Ferries)

The project team engaged Washington State Ferries as part of the Edmonds Crossing project (Figure 1.7). The Edmonds Crossing Project is a regional project intended to accommodate future growth in travel along the State Route 104 corridor which includes the Edmonds/Kingston ferry run, provide a long-term solution to current operational and safety conflicts between ferry, passenger/commuter rail, carpool/automobile, bus, and pedestrian traffic, and reintegrate the Edmonds downtown core and waterfront by removing ferry traffic from the downtown area. The Federal Highway Administration, Federal Transit Administration, Washington State Department of Transportation (including Washington State Ferries), and City of Edmonds propose to develop a multimodal center that would integrate ferry, commuter and intercity rail, and transit services into a single complex. A realigned SR 104, from its current intersection with Pine Street, would provide access. WSDOT (Washington State Ferries) does not currently have funding to advance the project beyond the schematic plans illustrated in Figure 1.7. The project team has reconfigured on site parking beneath the schematic alignment of the proposed Edmonds Crossing project to best minimize potential future conflicts between the two uses. Further studies will be necessary if the project moves forward.

### Tribes

Integral to the public outreach process was engaging tribes which maintain fishing rights in this region of the Puget Sound. The team initially engaged Todd Zatkey of the Tulalip Tribes. The Tulalips had no issue with the proposed Marina Beach Master Plan. The City of Edmonds will be mailing notices to the other tribes which include the Suquamish, Muckelshoot, Stillaguamish, Swinomish,





**PUBLIC OPEN HOUSE**

S’Kallam, and Snoqualmie. Each tribe will also be notified of the proposed improvements through the SEPA application and Corp Permit Process.

**PROJECT ADVISORY COMMITTEE (PAC)**

The Parks Team and Project Advisory Committee convened to provide guidance to the Master Plan. This ad hoc committee was representative of park users, the Planning Board, Floretum Garden Club, OLAE, project manager for the Marsh project, and city staff.

**PUBLIC OPEN HOUSE ONE**

On March 4, 2015, the City hosted an open house at the Edmonds Plaza Room to share information about the park and to solicit input regarding possible modifications and improvements. The open house included display boards showing relevant contextual information about the site, analysis of the existing elements and alignment concepts

for daylighting Willow Creek.

The project team provided information on the physical aspects of the park, schedule, Willow Creek alignment options and connections between Edmonds Marsh and Willow Creek. Attendees split into five groups to discuss their opinions about Marina Beach Park, what they hoped to see in the future and their opinions on the possible Willow Creek alignment concepts. Attendees were encouraged to visit the Online Open House and provide feedback through Survey Monkey.

**PUBLIC OPEN HOUSE TWO**

On May 6, 2015, the City hosted the second open house at the Edmonds Plaza Room to provide a forum for discussion regarding potential improvements to the park. The open house was attended by over 100 people and included display boards showing updated alignment concepts for daylighting Willow Creek and initial concepts for the park.

The project team presented the project background, a recap of feedback following the first open house, and



**PUBLIC OPEN HOUSE**

an overview of the two updated Willow Creek alignment options and initial concepts for the park. Attendees split into groups to discuss their preferences related to the two Willow Creek alignment options and the initial park plans. They also provided feedback on park elements not included in the parks plans that they would like included in the master plan. Attendees were encouraged to visit the Online Open House and provide feedback through Survey Monkey.

### **PUBLIC OPEN HOUSE THREE**

On July 8, 2015 the City hosted the third and final open house at the Edmonds Plaza Room to discuss the preferred Master Plan option and illicit feedback. The open house included display boards showing the preferred concept for the Marina Beach Master Plan, including an alignment for daylighting Willow Creek.



**PUBLIC OPEN HOUSE**

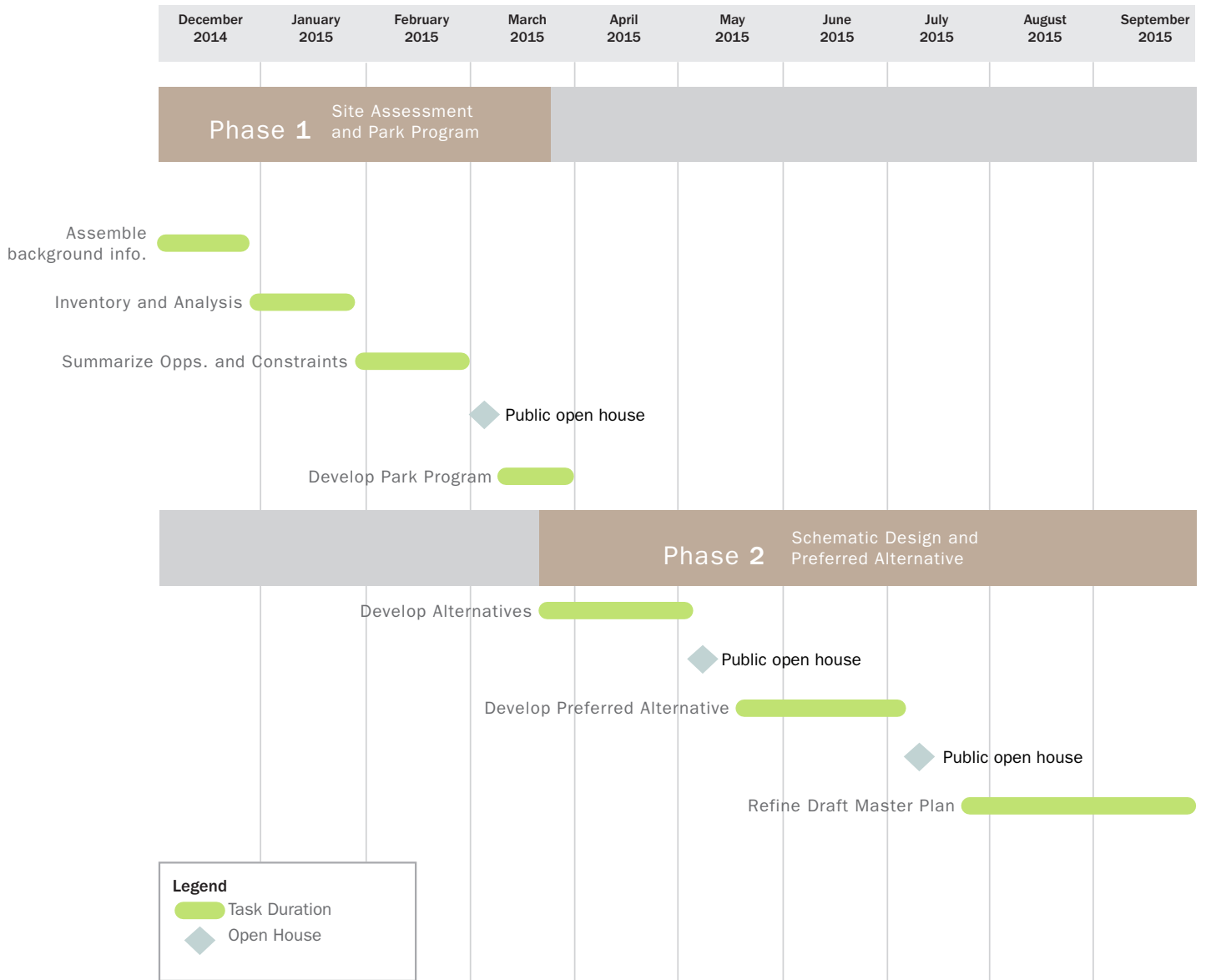
The project team presented the project background and a recap of feedback from previous public outreach efforts including the Project Advisory Committee, stakeholder meetings, in-person open houses and online open houses. Additionally, the project team described the two Marina Beach Park plans and Willow Creek alignment options previously under consideration. The preferred Master Plan was then described in detail. The presentation was followed by an open forum and an informal open house. Attendees were encouraged to visit the Online Open House and provide feedback through web comment form as well.

### **ONLINE OPEN HOUSE**

During the process, the City conducted an online open house in conjunction with the three public open houses. The information presented in the three public open houses was shared on the city’s website in addition to encouraging digital visitors to provide feedback through a Survey Monkey survey. The digital survey provided valuable community feedback that is provided in the appendix of the master plan.

### **PROJECT SCHEDULE**

The scope of work for the Marina Beach Master Plan consisted of two phases. Phase one included site inventory, assessment and development of the park program. This included thorough review of existing site conditions and adjacencies resulting in analysis diagrams describing the physical and functional attributes of the park. Phase two included schematic design and implementation. Two concept options were developed that defined a collective vision and theme for Marina Beach Park, and a Preferred Master Plan was refined. The complete project schedule is included in the appendix (Figure 1.1).

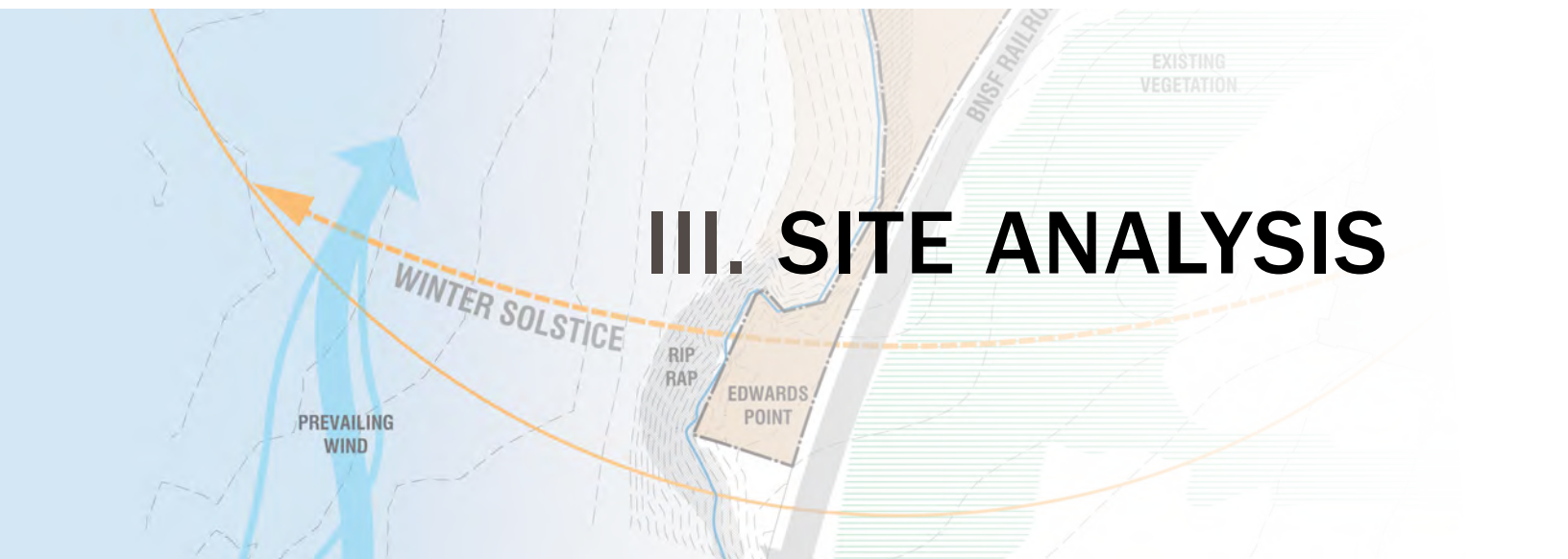


**PROJECT SCHEDULE**

This diagram illustrates the timeline of phases one and two of the Master Plan.



# III. SITE ANALYSIS



## SITE ANALYSIS

Prior to the first public open house, the design team conducted an extensive site analysis process that examined the existing conditions of Marina Beach Park. This included research and documentation, site visits to review park conditions, data gathering using geographical information systems (GIS), and mapping existing physical attributes. The site analysis phase included reviewing and documenting existing park elements, uses, circulation, vegetation classifications, topographical, and architectural elements present in the park. Additionally, the project team worked with the City to understand the existing uses and facilities. Previous studies related to the Park and Willow Creek were reviewed by the project team and used to inform the development of initial Willow Creek alignment options and master plan options.

### LAND OWNERSHIP

The City currently owns the 4.94 acre parcel. The City also leases a portion of the adjacent property and fence bordering BNSF railway from BNSF. Most of the tidelands are owned by the State Department of Natural Resources.



EXISTING WILLOW CREEK CULVERT

### PARKING

There are currently 42 paved surface stalls, 4 paved surface ADA stalls and 16 gravel surface stalls. The adjacent port property provides 103 paved surface overflow stalls.

### WILLOW CREEK CULVERT

The existing culvert located north of the park pipes Willow Creek from Edmonds Marsh beneath Admiral Way to where it is exposed at the ground surface, prior to being piped below ground to the Puget Sound.

### PORT OF EDMONDS/MARINA BOARD WALK

The Port of Edmonds, adjacent to Marina Beach Park includes wet and dry boat storage, Port parking, moorage and boat launch facilities, restaurants and restrooms. The Marina Board Walk pedestrian walkway extends North along the west edge of the Port connecting to the Edmonds Marine walkway and Brackett's Landing South.

### PARK USES

The park currently supports several uses including walking, active and passive play, natural play, volleyball, 1 acre of open lawn space, picnicking, BBQ's, kite flying, bird watching, storm watching, interpretive signage, temporary concessions and 1.3 acre off leash area. There are portable restrooms available near the off leash area and picnic tables and benches throughout the park. Residents report enjoying the beach access, open lawn, off leash area, accessibility, wildlife, views, interaction with nature, opportunities for active recreation, environmental teaching opportunities and pedestrian connections to the Port.

### VIEWS

The park provides incredible views across the Puget Sound to the North, West, and South. The existing rock outcrop provides an opportunity as a vantage point for views across the Sound.





- 1 Puget Sound
- 2 Port of Edmonds Marina
- 3 Marina board walk
- 4 Watercraft storage
- 5 Beach and driftwood area
- 6 Lawn
- 7 Off leash area
- 8 BNSF railroad
- 9 Admiral Way

MARINA BEACH AERIAL IMAGE



## **OFF LEASH AREA**

The current 1.3 acre off leash area occupies the southern portion of the park and is heavily used by the community. The off leash area is desirable for its views and access to the Puget Sound and is maintained by the Off Leash Area Edmonds (OLAE) volunteer organization.

## **PLAYGROUND**

The 1,700 SQ FT playground provides active play opportunities with the existing play structure and soft play surfacing.

## **WALKING PATHS**

Paved walking paths provide looped pedestrian circulation around the current open lawn areas while natural surface paths provide circulation through the beach and driftwood areas.

## **AMENITIES**

Existing park amenities include: BBQ stands, picnic tables, benches, drinking fountain, loop trail, open turf area, play area, volleyball net, portable Restrooms, small craft hand-carry boating launch and designated off leash dog area.

## **BNSF RAILROAD**

The BNSF railroad runs North/South parallel to the eastern edge of the Park.

## **RELATED STUDIES:**

Several related studies have been completed prior to the Marina Beach Master Plan that either influence or are directly related to the Master Plan. The following studies informed the project team during the master planning process.

## **PARKS RECREATION AND OPEN SPACE PLAN**

This plan provides comprehensive guidance on the development and management of Edmonds' parks, recreation and open space system and the services provided by the Parks, Recreation and Cultural Services Department.

## **DAYTON STREET AND SR 104 STORM DRAINAGE ALTERNATIVES STUDY**

The study describes and evaluates the existing system, provides a screening and evaluation of alternatives, and recommends a preferred alternative with an implementation strategy.

## **WILLOW CREEK DAYLIGHTING EARLY FEASIBILITY STUDY**

Shannon & Wilson, Inc. prepared an early feasibility study documenting historical and existing site conditions, alternative Willow Creek daylighting alignments, a preferred daylighting plan, tidal hydraulics and fish habitat assessments of the preferred plan.

## **WILLOW CREEK GEOTECHNICAL ASSESSMENT**

HWA GeoSciences Inc. completed a geotechnical evaluation of the proposed replacement culvert under the BNSF mainline to evaluate subsurface conditions and provide geotechnical recommendations.

## **GEOTECHNICAL CONSIDERATIONS**

Proceeding the initial creek alignment options and Master Plan alternatives Shannon & Wilson, Inc. prepared a geotechnical assessment to evaluate the potential effects of proposed channel excavations and develop conceptual level design recommendations to mitigate hazards if necessary. They reviewed existing data and performed subsurface explorations to evaluate the stability of the proposed excavations and other geotechnical considerations for conceptual design during the feasibility phase prior to the Marina Beach Park master plan. The subsurface explorations were

conducted along both preliminary creek alignment options to characterize soil and geologic conditions present in Marina Beach Park. During subsurface explorations an archeologist with Cultural Resource Consultants, Inc. was present to document the possible presence of pre-historic and historical items. Geotechnical laboratory tests were performed on select samples retrieved from the explorations to characterize the index and engineering properties of the subsurface soils in Marina Beach Park.

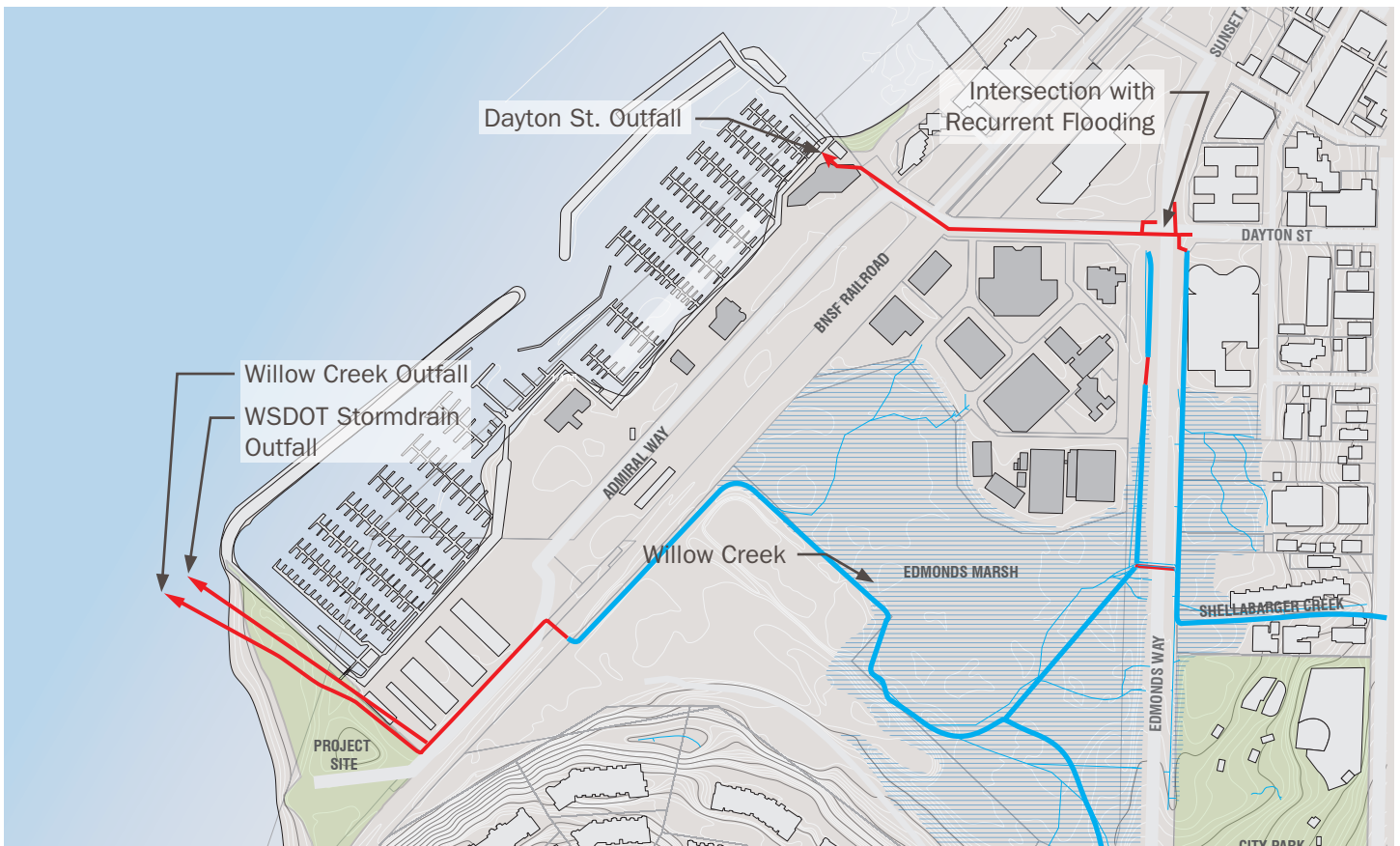
**PRELIMINARY CULTURAL RESOURCES ASSESSMENT**

Cultural Resources, Inc. prepared a cultural resources assessment for the Willow Creek Day Lighting Early Feasibility Study. This report addresses potential impacts to cultural resources in the in the surveyed areas of the existing Marina Beach Park where geotechnical testing

was conducted during the Willow Creek Geotechnical Assessment.

**EDMONDS CROSSING FINAL ENVIRONMENTAL IMPACT STATEMENT**

The U.S. Department of Transportation, Federal Highway Administration and Federal Transit Administration, the Washington State Department of Transportation, and the City of Edmonds submitted the SR 104 Edmonds Crossing Environmental Final Environmental Impact Statement that analyzes the proposed relocation of the existing state ferry terminal from Main Street to another site farther from the downtown core.



**EXISTING DRAINAGE DIAGRAM**

This map illustrates existing drainage structures. Existing creeks and ditches are shown in blue while existing pipes and culverts are shown in red. The goal for improving the marsh is to replace the piped willow creek outfall with an open natural creek that allows salmon migration.

**SITE ANALYSIS**

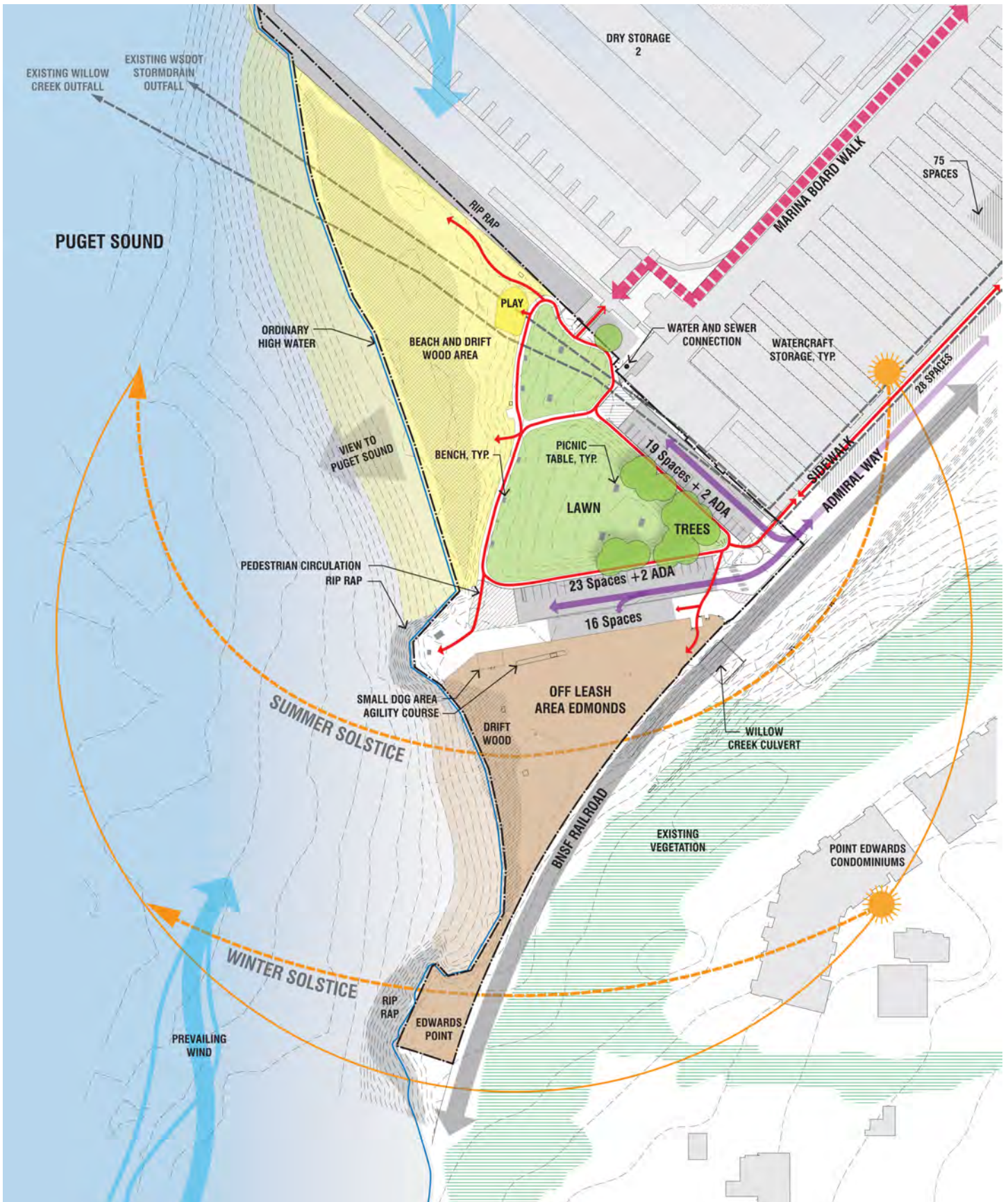




**CONTEXT ANALYSIS**

This map illustrates relevant contextual information - rail, vehicular and non-vehicular circulation, parks and significant natural resource areas, existing storm drain alignments, potential Edmonds Crossing alignment, and points of interest.





**SITE ANALYSIS**

This map illustrates existing park elements and natural features, rail, vehicular, and pedestrian circulation, vegetation, climatic information, and programmatic uses.



## **IV. INITIAL CONCEPTS**



# INITIAL CONCEPTS

The project team developed three initial creek alignment options based upon previous studies and direction from the City. The creek alignment options were presented by the project team at the first and second public open houses. Each of the three alignments offers opportunities and constraints to the creek viability and the park layout. Based upon analysis from related studies, input from the City, the public open houses, and the community two preferred master plan options were developed. Initial creek alignment option one was discarded due to its engineering constraints of the hard turn required and the likely potential of the creek receiving high sedimentation from the Puget Sound in the future.

## INITIAL CREEK ALIGNMENT - OPTION 1

Creek alignment option 1 locates Willow Creek in the southernmost portion of the Park. A vegetated buffer is shown on either side of the creek based on current state standards for protecting natural resources. This alignment requires the least park space and retains the current parking lot configuration. The sharp bend creek alignment is not ideal for creek hydrology. This alignment requires the removal or relocation of the existing off leash area.

## INITIAL CREEK ALIGNMENT - OPTION 2

Creek alignment option 2 locates Willow Creek centrally in the Park. A vegetated buffer is shown on either side of the creek as per state standards. This alignment requires significant space through the Park and it provides a direct path for the creek. This alignment requires the removal of a significant amount of existing trees and lawn space. This alignment allows the retention of the existing off leash area but requires pedestrian bridges for access.

## INITIAL CREEK ALIGNMENT - OPTION 3

Creek alignment option 3 locates Willow Creek centrally in the Park. A vegetated buffer is shown on both sides of the creek. This alignment has a creek outfall further south than option 2 and provides the most retention of existing

park space north and south of the creek. This alignment also allows for the retention of the existing off leash area but requires pedestrian bridges for access.



CREEK ALIGNMENT OPTION 1





CREEK ALIGNMENT OPTION 2



CREEK ALIGNMENT OPTION 3

## MASTER PLAN ALTERNATIVES

The project team developed two master plan alternatives based on the aspirations of the community, the physical setting and the initial creek alignment options. Creek alignment options two and three provided the best opportunities for both the ecological functioning of the new resource and the park uses and functions. The two master plan alternatives examined locations of park elements, parking and connectivity, links to the beach and views and the balance of active and passive uses in the park.

The Alternatives were presented at the second public open house and online open house to solicit community input. Generally participants were focused on park function, the importance of separation of the off leash area and the active park uses and the locations of beach access.

### MASTER PLAN - ALTERNATIVE A

This alternative incorporated initial creek alignment option 3 which will outlet just north of the existing overlook area. This alignment allows for the most contiguous park space while maintaining the off leash dog area in its current location. Park elements were reconfigured to accommodate the desired program. A restroom, picnic tables, nature play and an overlook were added to improve the park experience. In this alternative, a significant portion of the park remains dedicated to a driftwood zone while allowing flexible space for active and passive recreation opportunities, like beach volleyball. A bridge over Willow Creek provides access to the off leash area. The reconfigured parking lot maintains the existing number of stalls (standard and ADA) while providing a formal drop off and pick up.

Alternative A includes:

- 1.1 acres natural area
- 0.6 acres lawn area
- 1,800 square feet play area
- 1 acre off leash area

### MASTER PLAN - ALTERNATIVE B

This alternative incorporated initial creek alignment option

2 which bisects the current lawn mounds, parking areas and the existing beach and driftwood zone. The off leash dog area remains in its current location. Park elements have been reconfigured to maintain the current uses. A restroom, picnic tables, nature play and an overlook have been added to improve the park user experience. A curved bridge provides access to the dog park, an overlook and a waterfront lawn area. This lawn area is intended for active and passive recreation as well as staging personal watercraft. The reconfigured parking lot maintains the existing number of stalls (standard and ADA).

Alternative B includes:

- 2.2 acres natural area
- 0.6 acres lawn area
- 1,600 square feet play area
- 1 acre off leash area

## PUBLIC INPUT

- 75% of public open house attendees preferred alternative A with some modifications
- The parking turnaround is preferred.
- Restroom locations works well but could be more centrally located or include an additional restroom for off leash area users.
- More open lawn space would be preferable.
- More than one overlook is preferred.
- Separation between dogs and humans is preferred.

- 1 Natural area
- 2 Lawn
- 3 Play
- 4 Willow Creek
- 5 Off leash area
- 6 Parking
- 7 Overlook
- 8 Pedestrian bridge

- 1 Natural area
- 2 Lawn
- 3 Play
- 4 Willow Creek
- 5 Off leash area
- 6 Parking
- 7 Overlook
- 8 Pedestrian bridge



MASTER PLAN ALTERNATIVE A



MASTER PLAN ALTERNATIVE B





# V. MASTER PLAN

## MASTER PLAN

The Marina Beach Park Master Plan is the direct result of the public process whereby citizens had significant input regarding the program and locations of elements. Input from three public open houses, online open houses, interaction with stakeholders, TAC and CAC and direction from the City of Edmonds helped shape the final plan.

Improvements include the following:

At the vehicular entry to the park there is a small plaza providing bicycle racks and a small permanent restroom. The parking lot is re-configured to improve access, provide ADA and motorcycle parking and a vehicular turnaround & drop off. Large areas of open lawn space are integrated into the design providing flexible open space for passive and active recreation. The off leash dog area and agility course remain near their current locations separated from Willow Creek and vegetated buffer by fencing. Two proposed pedestrian bridges connect the south and north sides of the park providing service and security access to all areas.

Pedestrian circulation is improved with paved paths throughout the park that connect to the existing marina board walk and to new overlooks on the beach providing seating with incredible views across the Puget Sound. A plaza area is provided adjacent to the vehicular turnaround that includes an improved permanent restroom, bicycle racks, and space for potential concessions. Seating is improved throughout the park with benches and picnic tables including BBQ's.

Some trees are preserved while new trees are planted throughout the park and along the northern property line bordering the marina. The playground area is relocated to a centralized accessible area providing upgraded play equipment and possible adjacent areas for nature play.

The Willow Creek daylighting alignment is shown including a required 50' vegetated buffer north and 75' vegetated buffer south of the creek. The creek buffers include native plantings, trees, and un-paved walking paths. The beach and driftwood areas along the waterfront will generally remain in place while a designated area for light personal watercraft staging is provided. This plan marks a new exciting era for the park in which both ecological and park

uses are integrated and the community has increased opportunities to enjoy this incredible resource.

Estimate of probable construction cost:

Site preparation \$530,000  
 Site improvements \$1,692,000  
 Utilities \$350,000  
 General Requirements \$309,000  
 Bidding and contingencies \$288,000

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Total: \$3,169,000

- 1 Overlook
- 2 Beach & driftwood area
- 3 BBQ
- 4 Picnic table and BBQ
- 5 Paved path
- 6 Bench
- 7 Marina Boardwalk
- 8 58 stalls, 4 ADA, 2 Motorcycle
- 9 28 stalls overflow parking
- 10 75 stalls overflow parking
- 11 Potential concession
- 12 Personal watercraft staging & hand launching
- 13 Play Area
- 14 Possible pedestrian bridge
- 15 50' vegetated creek buffer
- 16 Pedestrian bridge
- 17 Secondary restroom
- 18 Bicycle racks
- 19 Fence
- 20 Reduced off leash area
- 21 Dog agility course
- 22 Willow Creek
- 23 Marina board walk
- 24 Restroom and bicycle racks
- 25 Vehicular turnaround
- 26 BNSF railroad
- 27 Port of Edmonds
- 28 Additional buffer at off leash area



MASTERPLAN





- |    |                                |    |                      |
|----|--------------------------------|----|----------------------|
| 1  | Overlook                       | 11 | Bicycle racks        |
| 2  | Beach & driftwood area         | 12 | Restroom             |
| 3  | BBQ                            | 13 | Accessible parking   |
| 4  | Picnic table and BBQ           | 14 | Vehicular turnaround |
| 5  | Paved path                     | 15 | Port of Edmonds      |
| 6  | Benches                        |    |                      |
| 7  | Existing marina boardwalk      |    |                      |
| 8  | 58 stalls, 4 ADA, 2 Motorcycle |    |                      |
| 9  | Potential concession           |    |                      |
| 10 | Personal watercraft staging    |    |                      |

**KEYMAP**



**MASTERPLAN NORTH ENLARGEMENT**



KEYMAP

- |    |                            |    |                                     |
|----|----------------------------|----|-------------------------------------|
| 1  | Play area                  | 11 | Un-paved path                       |
| 2  | Possible pedestrian bridge | 12 | Picnic table                        |
| 3  | 50' vegetated creek buffer | 13 | Picnic table with BBQ               |
| 4  | Pedestrian bridge          | 14 | Benches                             |
| 5  | Restroom                   | 15 | Off leash area entry gate           |
| 6  | Bicycle racks              | 16 | BNSF railroad                       |
| 7  | Fence                      | 17 | Additional buffer at off leash area |
| 8  | Reduced off leash area     |    |                                     |
| 9  | Willow Creek               |    |                                     |
| 10 | Overlook                   |    |                                     |



MASTERPLAN SOUTH ENLARGEMENT



## WILLOW CREEK DAYLIGHTING

The Marina Beach Master Plan includes establishing Willow Creek as a naturalized above-ground stream – which is referred to as daylighting of the stream.

Daylighting Willow Creek at Marina Beach Park will reconnect Edmonds Marsh with the Puget Sound. The new channel will be driven primarily by tidal flow exchange to and from Edmonds Marsh. A portion of the flow will also be freshwater, from Willow and Shellabarger Creeks.

The new creek channel will be located vertically in the intertidal zone, near the mean tide level. The new channel bed material will be sandy-gravel. The top of channel banks along the eastern portion of the park will be five to ten feet above the storm line and mean higher high water line, respectively. The location of tidal channel banks will be two to four feet above the mean higher high water line in the open beach western park areas; below the storm line in the open beach areas. The creek dimensions at low tide will be several inches deep across a roughly ten to fifteen foot wide channel. The creek dimensions at high tide will be three to five feet deep and roughly thirty to forty feet wide. The creek dimensions during winter storm surge and/or extreme tide conditions will be as much as seven to eight feet deep, for a short period of time. The storm line currently is higher than the existing beach elevation, which will not change with the project.

Vegetation along the channel on the eastern side of the park will be a mosaic of native upland trees and shrubs along top and upper portions of the bank. Lower bank areas along the channel in the eastern side of the park will transition to salt-tolerant shrubs, sedges and grasses to an elevation above the mean tide level. Vegetation along the channel in the western side of the park and current open beach area will look very similar to today's beach. The upper channel banks will have sporadic patchwork of driftwood and salt-grasses, and the bed of the channel will have similar sandy-gravelly materials.

The public can witness the creek through a variety of places. From either of the bridges, one will receive unobstructed views up and down stream. Along the soft surface paths, visitors can enjoy the natural setting provided by the vegetative buffer and see the creek from multiple locations. Visitors can also enjoy seeing the creek join the Sound along the beach.



CREEK DAYLIGHTING EXAMPLE, CARKEEK PARK SEATTLE



SOFT SURFACE PATH EXAMPLE





WILLOW CREEK PERSPECTIVE

## EXAMPLES

The following examples describe the type of improvements proposed in the park:



OVERLOOK EXAMPLE

## OVERLOOKS

Three overlooks are proposed in the Master Plan. The overlooks are oriented in different directions to provide dramatic views across the Puget Sound. The overlooks include seating elements and are connected to paved path walkways for accessibility.



NATURE PLAY EXAMPLE

## NATURE PLAY

Nature play areas are located adjacent to the improved play area and are intended to provide imaginative opportunities for children to play in a natural setting.



SIGNAGE EXAMPLE

## SIGNAGE AND WAYFINDING

Improved signage will help users navigate throughout the park. Interpretive signs will be provided to help educate visitors about the park's natural setting.



PEDESTRIAN BRIDGE EXAMPLE

## PEDESTRIAN BRIDGE

Two pedestrian bridges are envisioned in the Master Plan to help facilitate looped circulation through the park. The pedestrian bridges are envisioned to be aesthetically pleasing, made of sustainable materials and connect different types of users to all areas of the park. The bridge connecting directly to the off leash area will also provide maintenance and emergency access.



## EXAMPLES



**CONCESSION EXAMPLE**



**PERMANENT RESTROOM EXAMPLE**



**SECONDARY RESTROOM EXAMPLE**



**PLAY EQUIPMENT EXAMPLE**

## CONCESSIONS

Given the high use of the park during the summer, a space has been provided for seasonal concessions to be provided within the plaza.

## RESTROOM

The existing portable restrooms will be upgraded to permanent restroom facilities that are aesthetically pleasing and meet accessibility requirements.

## SECONDARY RESTROOM

A secondary unisex restroom is located near the entry to the Park. This additional restroom is provided to meet current demand. Providing facilities for those entering the park, as well as those who are accessing the off leash area.

## PLAY AREA

The existing play equipment will be upgraded to provide increased play value and developmental benefits.





## **VI. APPENDIX**

## PUBLIC OPEN HOUSE 1 MEETING NOTES

Public open house 1 was held on March 4, 2015 at the Edmonds plaza room, Edmonds WA. Members of the public in attendance were approximately 40.

### I. What elements of Marina Beach Park did attendees like?

- Beach access
- Openness and unstructured nature of beach
- Natural features and balance with hardscapes (e.g., driftwood, rocky inner tidal zone)
- Grassy area
- Sandy north beach
- Separation of play area and play structure
- Dog park
- Ability to walk down the beach and other walking paths
- Wildlife (e.g., seals, marine life, whales, birds)
- Family accessible
- Healthy environment
- View of mountains
- Active area and sports (e.g., kiteboarding, kayaking, volleyball, windsurfing, fishing)
- Opportunities for interaction with naturalists and beach rangers
- Accessibility for high school students to work on projects at the beach
- Picnicking and BBQ
- Connectivity to the port
- Quiet place to sit
- Pedestrian access from the north
- Knoll structure
- Views and photography
- Sufficient ADA parking and ok parking capacity

### II. What elements of Marina Beach Park did attendees dislike?

- Port a potties
- Lack of parking and no parking turnaround
- Erosion at south end
- Dog park - concerns about whether dog park is best use of real estate
- Dogs chasing wildlife and smell from dog park

### III. What elements of Marina Beach would attendees change? What elements would attendees like to include?

- Increase ADA parking
- More picnic tables
- Keep the rustic feel of the park
- Add fire pits
- More ways to walk on beach (driftwood makes walking difficult)
- Relocate dog park (concerns that build-up of acid is not conducive to salmon-friendly habitat)
- Better signage (entrance/dog park/from Port walkway)
- More natural playground area (not primary colors)
- Make parking in a loop to lessen congestion
- Allow for watercraft access
- Address stormwater runoff (e.g., runoff from SR 104 and Shoreline)
- Connect pedestrian access to east side of railroad tracks and connect pedestrian walkways to parking
- Connect beach to marsh trail
- Permanent bathrooms
- Replenish the sand
- Provide walkway to birds
- Ensure that dog park keeps dogs in
- Increase salmon habitat
- More seating in park area
- Prefer to keep beach in its historic or natural state
- Add a nature center
- Create a new overlook structure
- Use pier footing as overlook but soften/add seating and a telescope
- More seating in the park.

### IV. Attendee feedback on Willow Creek alignments:

Alignment A:

- Likes: takes up less of parking area; doesn't take park space.
- Concerns: requires too much fencing; concerns about children near creek when water level can increase 4 or 5 feet; impacts of dog park to creek.

Alignment B:

- Likes: natural curve; more organic layout; permanent restrooms; maintains natural habitat; allows for more recreational opportunities; reduces size of park, but okay if it increases access to the boat site; more educational

- opportunities; more fish friendly.
- Concerns: too disruptive; tree loss from grassy area; loss of lawn; needs a pedestrian overpass; loses more beach real estate.
- Suggestions for alternative options:
  - Daylight along historic pier location; instead of curving, have the stream come straight through the middle through the old pier and pipes.
  - General concerns/comments: where will dogs go temporarily during construction; soil testing and contamination; pedestrian bridges; putting a parking lot in the Uni-Cal area; allowing access to the marsh from the park; extending dusk hours.

#### V. Other questions/feedback

- Attendees asked how wide the creek will be – project staff said this topic would be covered at the next open house in May.
- One attendee, Val Stewart, suggested outreach with high school students. She offered to distribute a survey or materials at the high school to help promote engagement with the project.

### PUBLIC OPEN HOUSE 2 MEETING NOTES

Public open house 2 was held on May 6, 2015 at the Edmonds plaza room, Edmonds WA. Members of the public in attendance were approximately 100.

#### Option 1 Feedback and questions included:

- Like parking turnaround
- Like restroom location
- Natural channel
- Closest walk to beach
- More people beach less loss
- Middle ground
- Less channel, lower cost
- Like two overlooks
- Option 1 is more continuous, open
- Don't like restroom location in option 1; want a more centrally located restroom, or additional restrooms
- Add southern overlook to option 1
- Separates dogs and people best
- Want longer walking trails

- Connect trail to marsh boardwalk area
- Keep play area natural
- Need better signage for dog area

#### Option 2 Feedback and questions included:

- Best for salmon
- Better buffer creek and dog park
- Drop off roundabout is needed for buses
- Motorcycle parking
- Kids love the playground, nature play area
- More signage to limit dog park area
- Like a lookout options
- Protect from oil spill and SW
- Education at dog park
- Why did dog park stay? Is this the best use of the park? FC pollution
- Like consolidation of play and lawn area
- Second bridge on west end for both options that also provides an overlook
- Bathrooms are located in non-dog area; what do dog people do to access bathrooms?
- Choose the less costly maintenance version
- Impact of coal dust on daylight
- Lawn area is wasted, used by dog park
- Southern portion will become all dog park

#### General feedback on and questions about the park plans included:

- Like walkway
- ADA access to beach
- Would like tsunami info
- Remove park from marine sanctuary or keep as a marine sanctuary?
- Dogs on leash ok in park
- Keep play area natural
- Concerned about wave action causing erosion – will have to work harder to maintain
- Add porta potties during busier times of year
- Add motorcycle parking
- Add firepits
- More picnic tables
- Put restrooms towards entrance of parking lot, middle of parking lot and one towards the end
- Choose less costly option
- Suggest 3-point turn around because it would take less room



- Concern about coal dust on daylighted creek

## 2. Which alternative creek alignment do you prefer?

Option 1 Feedback included:

- Less lawn space
- Like second lawn area with restrooms

Option 2 Feedback included:

- Liked two lookouts and lawn area

General feedback on and questions about the creek alignments included:

- Need another pedestrian bridge
- Like the auto turn around
- Need better signage
- Need signage for community education
- Move restroom down to other location, Leave area as marine sanctuary
- Consider option to move restroom to entry of parking lot
- Want to keep as much of dog park as possible
- Keep lookout as is

## 3. What park elements are not included in the alternatives that you would like included in the master plan?

- Increase ADA parking
- Walkway at grade should be flat
- Keep play area natural
- More fire pits and BBQ pits
- Second gate to dog park (beside bridge)
- Extend option 1 lookout from the bridge in option 2
- Showers and waterfront/fountain
- Outdoor fitness for adults
- Second walkway to cross creek on water side
- Some type of shelter
- More walking trails
- More picnic tables
- Eliminate turnaround in favor of a three point turn to get more parking
- ADA requirements for both plans
- Connect train into marsh
- Space for kiteboarding launch – space clear of vegetation, unobstructed from north to south winds
- Additional open park area
- Off-leash area at Pine Ridge Park

- Pay parking for non-residents to cut down on traffic to create funding source
- Provide shuttle from top foods to park
- As much lawn as possible
- Restrooms should be more centrally located, or have additional locations

## PUBLIC OPEN HOUSE 3 MEETING NOTES

Public open house 3 was held on July 8, 2015 at the Edmonds plaza room, Edmonds WA. Members of the public in attendance were approximately 30.

### Summary of Q&A session:

- How big is the proposed round-about?

45-foot diameter. We considered an option without the round-about but feedback showed overwhelming support. There is also a fire code that requires a round-about or a T-shaped end; the round-about option would solve that problem and help traffic flow in parking lot.

- Will there be a place allocated for concessions?  
Yes, there is a specific place that can be used for concessions.
- There seems to be a lot of trees in the green space. A lot of people play games that require open space yet the space is not as open as it could be.  
• Good comment, we should take that into consideration.
- Do you envision the playground to be in the trees or bright and sunny?  
• Bright and sunny.
- I don't like the hill in the lawn area because so much of it is sloping and can't be used.  
• The proposed hill is much lower than the existing one.
- Are the mature trees going to be able to be saved?  
• No, unfortunately not. The trees were attempted to be saved but will need to be removed.
- Will there be an increase or decrease in parking spots?  
• No, there will be the same number of spots. There will be an area for overflow parking as there is today.

- Can we add motorcycle spots to formalize motorcycle parking instead of taking over a whole parking spot with a motorcycle?
- Good idea, we will consider that as well.
- What's the distance from parking to water for boat-launch area?
- We are not sure of these details off hand and will need to follow up on this.
- Will there be paved access to the boat-launch?
- Paved access all the way to launch is not part of the Preferred Master Plan.
- How do you reconcile marine sanctuary requirements with current lovely use of the beach?
- We have a naturalist program to teach people about the natural features. We don't want people disturbing the natural habitat.
- What are your contingencies for moving everything southward due to major displacement?
- City of Edmonds is in discussion with the Washington State Department of Transportation and Washington State Ferries regarding Edmonds Crossing. The proposed alignment is adjacent to the north end of Marina Beach Park. Our understanding is that they are not at a point to discuss real plans at this time, and they are not sure when the crossing would move forward. As we continue to develop the Master Plan and get closer to construction, we will have better information and will continue to meet with WSF.
- Is there a practical reason why you can't move the park/creek further south?
- Yes, moving the design to the south would result in increased sediment deposits and erosion. Geomorphically, with the shoreline drift processes, the more northerly you go the more stable the stream area is. This is based on the amount of time and strength of wind. The drift direction is generally from the south. Moving the park south would require an armored channel due to railroad tracks, and is likely to negatively affect fish, kids, dogs, etc.

**Open house feedback:**

Preferences:

- Shade at a park because of sunburn/heat.
- Close proximity of dog park to kids play area to be able to keep track of both.
- Flat, useable lawn.
- Sunny playground.
- Shower or foot washing station.
- Second bridge because of view, circuit and no dogs.
- Grass areas.
- Concession availability.
- Like the turnaround.
- Questions and suggestions
- How will kids use the creek?
- Add recycle bins.
- Want working water fountains – no bottled waters.
- Lessen trees in the open lawn.
- Include motorcycle parking.
- Include ADA parking at port – could be more efficient and it's possible to add spaces.

**ONLINE OPEN HOUSE NOTES**

Online Open House #1: Survey Monkey responses  
Updated: 3/18/2015

Total survey participants: 19

**1. What activities do you enjoy at Marina Beach Park?**

Responses (17):

- Walking the beach, enjoying the view, having lunch or dinner while enjoying the view.
- Birding, walking, enjoying the view
- Sitting on the beach for the scenery, reading and enjoying the view; playing with our grandkids in the sand; picnics with kids and family
- Sitting on the beach
- Viewing wildlife, watching sunsets, climbing on the driftwood
- Dog park, views, access to beach especially at minus tides
- The off leash dog area exclusively
- Walking on the beach, summers sitting at the beach and the off-leash dog park
- Having picnics at the tables as well as playing frisbee, soccer, and football on the lawn. In addition to playing volleyball in the sand and barbecues at the grills.
- Watching young seals, exploring tide pools, walking the

- beach, enjoying the view, playing in the sand.
- Walking, playground, beach walking, enjoying the view
- Off-leash dog play area, picnics on the beach, lawns
- Walking the beach, bird-watching, people-watching, sunsets
- Walks, OLAE, picnics, wildlife and windsurfer viewing
- Walking, running, swimming, enjoying the weather. Sun tanning, sports on the grass enjoying the beach.
- I like to walk through marina and walk around park, and enjoy the beach, including sunbathing and the children's play area. It is one of the nicest, sandiest beaches north of West Seattle.
- Beach combing. meeting with friends. sights.

## 2. What do you consider to be the most important features of Marina Beach Park?

Responses (16):

- Access to the water, beach and room for family groups to enjoy a cook out on the beach
- The fact that dogs are not allowed. It just needs to be enforced. Unfortunately, many dog owners are scofflaws and there is little enforcement.
- Its minimally structured beauty. The expanse of grass leads way to a variety of activities, the driftwood beach attracts people to sit and relax or play - while enjoying the beauty of our area.
- Open areas for playing and enjoying the beach
- Pedestrian trails, walkways, and bridges, natural features
- Access to water and beach
- The off leash dog area
- Public access and a variety of uses.
- That there is variety of settings, you have the lawn, the playground, the volleyball, the grills and finally the beach. But the grass is most important because it is the only beach in Edmonds that has a little bit of lawn where people can play and enjoy the day.
- The natural features - sand, water, driftwood, etc. and life.
- Beach, green lawn hill, walkway, view of activities, ferries, wind surfing, boats
- Off-leash dog park, walkway, beach access
- Beach, play areas, grassy knoll, dog park
- Natural beauty
- As stated above, it is probably the sandiest beach north of West Seattle. It has a gorgeous view of the ferry, Olympic Mountain views, and can enjoy sitting and

- watching boats being launched too.
- Access to waterfront, playground for kids

## 3. What additional features do you think are important to consider as we develop the Marina Beach Master Plan?

Responses (15):

- Many families enjoy the park. Wet lands are good and fish runs are important, but remember people only develop a love for the outdoors by being outdoors. We must not keep the public out of public lands.
- Promoting water quality of the creek once it is daylighted. Dogs absolutely must be kept out of it to support water quality and salmon recovery. Riparian vegetation will help that goal.
- Maintaining walkways and a "multi use" area for activities such as kites, kids games, sitting on the grass etc
- Reducing the amount of parking/pavement, eliminating the knoll, replacing much of the grass with native landscaping to support the fish recovery, shrinking the size of the dog park
- Restrooms, separation from trains Covered picnic tables.
- One of the main reason I purchased a house in Edmonds was the off leash dog area. I have two retrievers who are water dogs and I spend 6 to 7 days per week during the spring, summer and fall at the OLAE. I am currently considering either a very expensive renovation of my Edmonds house or converting it into a rental and purchasing another home else where. If the dog park goes away then it will be one more reason for me to move out of Edmonds.
- Pedestrian access, safe management of willow creek and a broad appeal to all edmonds citizens
- A creek through Marina Beach Park will only take away from everything that is already there. Children love having the play-set and the Volleyball court is often being used, especially in nice weather, I know the grill is used for dinners at the beach and if it is a sunny day there are always people on the lawn, whether they are eating, chatting, playing or just plain relaxing they are enjoying themselves and that's the way it should be. Often times people come to the park on a nice day hoping for a patch of grass but there just isn't any room, adding more to the lawn is something that should be considered so that on those beautiful, sunny Edmonds days there is enough room for everyone who comes to



- Marina Beach to relax and enjoy their city
- Environmental impact (getting the most positive outcome for the various native plants/animals that make the area their home).
- Firepits? :)
- Small permanent bathroom
- Good as it is; maybe add a restroom
- Access, public transport, crowded parking area, move cars away from beach, more disabled parking
- The Following points need to be preserved: ( in no particular order) 1. The large clean, sandy, continuous beach including driftwood 2. The large grassy picnic area 3. Proximity to marina to watch boat activity 4. Existing view of water, ferries, and mountains 5. Walking path, and how it continues through marina to town The park is perfect as is. There are no better beach parks than this. I have been coming here since the late 1960's !
- Picnic spots

#### 4. Are you an Off Leash Area Edmonds (OLAE) user?

Responses (19):

- Yes (32%)
- No (68%)

#### 5. Describe what you enjoy about the off leash area? What additional features do you think are important to consider as we develop the master plan for the off leash area?

Responses (5):

- Opportunities for dogs to run free, play with other dogs, swim in the Sound. Dogs are away from cars and contained in a specific area.
- As I stated previously, I have two retrievers who are water dogs and I spend virtually every day at OLAE during the spring, summer and fall months. The area itself is nothing special but the access to the sound for dogs is a unique feature of the Edmonds community and something that makes it special. If this area was eliminated it would diminish the appeal of this community for me.
- Access to the water is great, the agility play equipment and a completely enclosed area is key
- Off leash, water access, clean, friendly
- I love the enclosed varied terrain and water access with tidal influences. Please use the people side of Marina

Beach for Willow Creek!!!!

#### 6. What is your main reason for visiting Marina Beach Park?

Responses (15):

- Walk or jog on trails (0)
- Bring kids to play (0)
- Enjoy the open space and views of the sound. (67%)
- Exercise my dog (27%)
- Ride my bike on trails (0)

### STAKEHOLDER MEETING NOTES

Tuesday February 10th and 11th 2015

#### Joan Bloom – City Council

- Joan suggested historically there was a shuttle that used to pick up residents and taken to Marina Beach. This was operated by the Chamber. It looped through the neighborhoods. It used the Edmonds Woodway High School as the pick up and drop off. Firdale village. Designated parking spots. Transportation master plan. Researched electric vehicles.
- Hand launch at Olympic Beach. Do we want to duplicate that.
- Any thought to partnering with the Port to provide a paid parking structure at Marina Beach. One of the things Joan heard was Salish crossings are concerned about overflow parking. Public private partnership with Port.
- Modular put in place restroom for the Port area. Dave Orvis and Fred Goff. Sewer line. Bob McChesney...ask about restroom..
- Consider the Port when discussing the Port.
- Lighting is an issue. 2 or 3 street lamps were damaged during sewer work. This is on Dayton Street. The port has asked for a crosswalk and improved lighting to allow for people to cross around Anthony's.
- Carrie, dawn to dusk. Working with the Port. Some people hang out at night. Nuisance issues. The port closes the gates at dusk.
- Talk to the port about lighting. Do we want to shut down the park at dusk during the winter time and into the fall and winter.
- Concern over Sound disposal taking all trash together.

Concessions should take their own staff. Carrie talked about the downtown ones having the circles for the cans. Entering those into the parks. Recycle containers at the park and dog waste containers.

- Tree board may be a good resource to speak to. They're working on a street tree list. Using the plants for filtration. Is there a volunteer on the Tree Board that could join the PAC committee.
- March 13th is the parks retreat. Joan will send an email out to the tree board to see if someone is interested.
- If we're bringing more people we don't have emergency access and pedestrian access. Bell street coming down to Olympic Park is the best scenario. Senior center, dive park, marina beach – we need to address that. Maybe an emergency vehicle staged at the port.
- Joan doesn't have an interest in discussing the dog conflict issue.
- Support ranger naturalists and perhaps allocate more funds to it.

#### **Dr. Kent Saltonstall - Woodway Town Council/Mayor Pro Team**

- Kent used to spend a lot of time there. Used to launch canoe from the park and used to fish.
- Woodway is interested in Salmon. Culvert was put in by Sound Transit. Maybe 7-8 years. Was there ever a natural salmon run to Willow Creek. Grant money for the daylighting of Willow Creek. Hatchery figures into the marsh. Questioning it's salmon spawning habitat. Woodway will like to see the science behind the reintroduction of Salmon. Not interested in parking and recreational opportunities. Has an EIS been developed. Yes, not published yet. Point Edwards is being cleaned. WSDOT has a purchase and sale agreement for the lower site and will assume ownership of the Chevron site. Port of Edmonds is on the stakeholder list. Woodway is part of Port of Edmonds. Kent 425.778.7490, leave a message.

#### **Susie Schaefer – Friends of Edmonds Marsh**

- We've been so committed to protecting the marsh and the stormwater problem. The marsh has always been a conflict. Like to get rid of Harbor Square. Programs at the hatchery. Meadowdale Environmental Club is helping at the hatchery. Dogs have to stay out of the creek. Water quality monitoring to the Beacon. Science

teacher at Seaview Elementary does water quality monitoring. Start changing the perspective on dogs. Shouldn't have dog park on the beach. Richmond, Carkeek, Golden Gardens all have dog parks. Education at the demo garden with the specific idea of educating system of how to use native plants and keep our town connected. They use the garden as an outdoor classroom. Practice identifying birds at demo garden. Edmonds Native Plant and Education Garden. Program is free. We need a way to get from the demo garden to Marina Beach Park. Educational programs at the beach. They work with the beach rangers. I don't see a lot of economic development associated with the marsh. Maintain as much of natural environment. Native plant restoration is important. Hard to keep together 'Friends of Edmonds Marsh'. People are busy. Hard for Susie to keep it going. Vision, stewards of the land...for land and fish. How do you work with the City? Purple loostrife. Serious birders in the town. Connectedness. Nisqually wildlife refuge. Fairly good relationship with condo people. Carrie, meet with Point Edwards, coordinate with Tom Asaros.

#### **Dave Earling – Edmonds Mayor**

- What are the pluses and minuses of option A and B. Aesthetically like A over B. Considerations of redevelopment. Needs to be understated and people friendly.

#### **Marla, Bob and Jim - Port of Edmonds**

- Need more parking restrooms. The park is important. It doesn't need it's size reduced. Like's option A. Informally looking at the beach as the base of the breakwater. What's the impact to the breakwater. You may have to deal with the breakwater with the Army Corps of Engineers. Erosion. Hydrology from Shannon and Wilson. Details in construction. Hauling out. Restrooms are used heavily used. Ranger program uses them. Kids use them. They also use the showers too. Ports intent in the future are the public bathroom stay. Admin are 24 hr. Anthony's restrooms are closing at dusk. Boaters are covered. Water and sewer is at boat wash off. Shoreline permit is holding up restroom replacement. Brackets landing north, restroom, fishing pier restrooms, port headquarters, 2 at anthony's. An event at the park got into dry storage on the south stole

downriggers. Security officers of the port close the door. Concern over no lighting. Want some lighting for security. Concern over lighting. Condos comment on lighting. No plans for site to the south. Dogs on breakwater isn't good. Give the port a heads up before we go there. A path to lead to a personal watercraft is a good idea. This will add parking. Overflows into lot nine. Yellow stripes from white stripes. Monitor area beyond yellow tape. Close to maxing out at summer, but not quite. Just turned dry storage to parking. Added another 56 stalls. 1,000 boats. Open up dog discussion, no. For the most part the dialogue works. A lot of schools. 5th graders have trips.

- Restrooms shower. Tide Gate location. Might keep for overflow or regulation. Security, Dogs, Parking, Breakwater.

#### **Kojo Fordjour – WSDOT**

- Partnership with City of Edmonds
- Timing is not on long range plan. Option 2. Concept is schematic.
- Record of decision will allow them to proceed. Completing process with Unocal. Six year cleanup.
- They were ready to build in 2005. The tribes got involved and couldn't move forward. They have to clean the site.
- Long range plan will be revised next year. Ferry has been down. WSDOT does not have the budget.
- 2005 conversation with the city is unknown. Alternative 2 is preferred. Get the current alignment from Kernan. Ridership is up. It will take a political decision. It could happen in twenty. Federal DOT has a law when dot takes land they need to pay for the impact to park. The budget shows it's not a feasible
- 60" pile you can use fewer.

#### **Tammy Armstrong – DNR**

- Part of it privately owned. It's not listed on the plates. City of Edmonds owns a part of the park. DNR owns part of the land. No fee lease. La Conner. DNR wouldn't be opposed to this. Didn't see an encumbrance with the City. Bedlands cannot be privately owned. It's a Port Management Area. Water quality would be through department of ecology. Area will need to be leased. DOT can do eminent domain. Any state agency interested? Kai, Fish and Wildlife. DOE is concerned, not DNR. Carrie suggested we pursue the formal lease

agreement soon.

#### **Karen Andres, Susan Tarpley - Ranger Naturalists**

- Prefers Option B (Karen)
- Susan Prefers Option A
- Susan believes Option A is preferable because it's more natural
- Separates the dog park from the human beach.
- There's no delineation currently with the dog park. Very few places for people to stroll and enjoy the view. Like's the long strolling. Drop off is problematic.
- Karen would like access to the creek. Keeping the play area is needed. Lawn area and picnic tables is important. Interesting to use the driftwood in a play. Restrooms are important.
- Extend the study group to include the creek. Kids could do monitoring.
- Have kids sit on logs to lecture then walk. Conclusion on the log. 30-40 students typically elementary. Sometime middle school. Some home school. Typically april to june.
- Time lapse photography of the construction.
- Hundreds of kids. Low tides are sometimes difficult to control kids.
- Signage should talk about stewardship. This is being funded by salmon funds. Signage is currently very poor. Way too many words. Visual signage. The seal sign is important and useful. Dog signage is poor. No dogs on the beach sign would be helpful. No collecting sign is useful. No taking things from beach. Bags in the park would be helpful. She loves the sign of the landscape profile/whale tail. People ask a lot of geographical information. Whidbey, Olympic Mountains, Seattle, North, Mount Baker, Admiralty Bay, San Juans. Shade trees would be fantastic. Picnic shelters would be helpful. Stormwater outfalls are part of the environmental education. They have a watershed class. Tidepools and rocks are a big part of the educational experience. Special needs kids will like Option A because of the accessibility and how close they are to the sound. They like the overlooks, maybe take them closer. Fire rings on the beach would be a nice idea. No driftwood. There is a huge issue with overflowing garbage cans and crows taking people foods. Recycling bins. Staunch believers in not allowing concession stands. They have taken parking spots. Trash from the concessionaire. Takes away from the experience. Likes



having the kayak put in. More natural vegetation. AED down there. Initiated a request for emergency medical assistance. People look to the Ranger Naturalists for medical care. It would be nice to have some art at the park. Spill response kit.

**Kristiana Johnson, Lora Petso, Adrienne Fraley-Monillas - City Council**

- Overlay ferry onto design drawings. Bike lanes. Coordination with transportation plan. Be able to bike more safely to the park. Dog wash? Retain as much natural beach as possible. Prefer option A. The bridge says no dogs. Connection with dogs. Concerns over the two alignments. Fecal coliform. High School save the salmon campaign. They've put together a grant application to test the water year round in the marsh. What works best for the salmon. Shade and trees. Water elements are important. Natural play area in the creek is important. Built in bbq are preferred. Contain beach fires. Fire pits would be nice. Add restroom. Doesn't like play structure at the beach. It should be away from the beach. Preschoolers play area. Play area that's suitable for youngsters. Make art that accommodates play. Educational signage would be helpful.

**Susan Morrow – Seal Sitters**

- Worked for the beach ranger naturalists. As an offshoot as a ranger was looking at harbor seals. 2008 founded seal sitters. NOAA Seal Stranding network. 35 volunteers. Does physical exam. Coordinates off areas when they come ashore. Up to 45 calls a year. Also deal with dead seals. 4-6 times a year. North end and dog beach you get seals. Much of it is public education. Does not have enforcement authority. Salmon may attract. As they get older they don't. July through October is the busiest time. Not very messy. Some will get stranded on the rocks. Occasionally will get into the Marina. No platforms. Waterway furthest south is preferred. Playground is well utilized. Flying kites. Picnics. Large crowds. Likes the extensive beach. Dogs, dedicated outspoken community. Do well self policing and cleaning up. Animal waste. Groups take measures of contaminants. Prefers Option A.

**Ann Aldrich, Diane Buckshnis, Julie Nealey – OLAE**

- Diane doesn't mind option A. Consider the potential conflict of environmental education. Dog proof planting. 2 lawsuits since 2005. Fundraising online. Option B would be lovely. Dog heaven during the winter. Dogs run into the vertical elements. Plenty of seating. OLAE leaves driftwood. Don't recommend raised beds or vertical elements. Erosion occurring south of property. Like the openness of the park. They like the agility course. Concerned about high and low tide. Dogs go around the current fence. Consider on option A, the runoff of urine into the creek. Shoreline Master Program suggests a 100' buffer. Reduce the number of trees. Maybe no trees. One or two conflicts a year. Restroom would be nice. Sani can does a good job cleaning. Composter is too expensive. Ponding is occurring where there is the most traffic. Consideration of armoring bank.

**Kernen Lien, Jerry Shuster, Jeff Parsons, Dave Cline - Shoreline permitting and critical areas**

- How and when? Considerations? Permitting?
- Shoreline permit. Buffer averaging. Critical Areas. Shorelines 90.58.570. Provision if you do a restoration does not expand shoreline beyond 200'. Critical areas fish bearing stream. CAO, 100' on both sides of the streams. Allows for buffer averaging. CAO update is happening this year. CAO allows buffer width reduction and averaging of a reduction of 50%. You can't do both. No parking within the buffer. Trails are allowed. Potential for variance is not likely. Existing pavement would take some creative looking. It's a design requirement that we need to stay within the existing pavement footprint at the entrance. Rob suggested building the park then daylighting willow creek. CAO update mid this year. SEPA Checklist is associated with the master plan. A month and a half for review. Anything in the SEPA checklist that would affect...section on archaeology is much tighter. The archaeological section is much. CRC report to Jeff Parsons. Consulted with DHP and the Tribes. Usual discovery protocol. Other significant SEPA aspect is the industrial aspect. What's required for cleanup. Didn't find anything with the borings. 1923 til 1926 pier. Option A follows the pier alignment. You could get into creosote piles. There was a pipeline on the pier. The pipe went up the hill to the tank farm. Shoreline designation of conservancy. Shoreline Master Program

is relaxed. Jeff thought some of it was conservancy and some of it was in its old planning designation. Dog park is conservancy and other is urban mixed use. Comp plan update for 2015 timing? Big update by mid year. Variance from critical areas...reasonable economic use, utilities.

- WSDOT Storm line consideration. Talk to them. WSDOT Highways
- Jeff to talk to the Corp about the breakwater.
- Scan alignment of ferry and send to everyone.
- Edmonds crossing is still in the comp plan.
- EIS may have a conflict with the preferred alignment
- They will have to go through the public process if they change course.
- Public records request for the ferry plan

**Walter Smith – BNSF, Rick – Tetra Tech**

- BNSF works with sound transit
- Impacts mitigation
- All of the grading is complete for the main track. What's the biggest demand. In your foreseeable future...the third line is not in the foreseeable future. He will suggest his team talks to us. 2nd track is on the east. 3rd track would be on the west side.
- This would not be speed rail. Conventional rail. Would the fencing and buffer requirements remain the same. Yes. Gut reaction, option B, is more natural and preferred. Option A.
- BNSF conversation about Edmonds Crossing. No.
- BNSF have reviewed it. It has to be flatter and longer. It's not feasible. Not making assumptions what the long term maintenance would be vs. the railroad. Maintenance requirements. Alameda corridor. The port owns the structure floors, drain system. BNSF maintains the balast up.
- Standard sections on line. BNSF.com under FAQ, at grade crossings. AMA has standard plans.
- Any concern over the culvert. No.
- Deer creek is in this area.
- No other concerns with lease.
- Pedestrian overpass. Other concerns. Sight distance to signals. Fencing to prevent shortcutting. Rick Wagner is the public projects team. 1.206.625.6152.
- At grade crossing/train trench.
- Timing of that size army corp, coast guard, DOE, significant fill into the sound. Maybe a five year process

before the build. A miracle in less than 3-5 years. Probably longer.

- Coal train. BNSF is working with various shippers. They would have to build the 2nd before the 3rd. 2nd track to everett.
- No discussions with the Port.

**Neil Tibbott, Phil Lovell - Planning Board**

- Either aesthetically look fine to Phil
- Dog park, Phil – It's always busy. You have the nature and sand.
- Phil, Dog park. Dog park regulations. Is there another dog park in Edmonds. No. It's a huge draw that brings people from all over. We should do something about dog regulations. People have gone to meadowdale. Phil thinks the dog park should remain because it's not available anywhere else in the community. Does need to be a pay park. Needs regulations that identify what you can and cannot do. That has been posted. It's a very unique park that's a valuable asset. It's a tourist draw. There ought to be guidelines.
- Neil, plan A is utilitarian. Plan B, is more interesting. Put some tables next to it. He wouldn't want to lose the picnic areas. Keep big gatherings in mind. Not as important to have picnic shelter. Neil, salmon habitat question, All the dog waste may interfere with the scent of the salmon. What's the impact to the salmon. Dave?
- Shannon and Wilson, is the creek lined.
- Fire pit area vs. singular pits. Friend is an avid kite boarder. Staging could be useful.
- Both like Option B. Likes separating fish from dogs. Preserves tidelands.

**PROJECT ADVISORY COMMITTEE MEETING NOTES**

**12/12/2014 project kickoff meeting notes:**

The purpose of this meeting is to commence the Marina Beach Master Plan effort.

- Introductions
- Scope of Work and Goals
- Working with the City, Community and Stakeholders to prepare conceptual design alternatives for the park that includes daylighting of Willow Creek through the park.
- As part of this, the entire park site will be included in

the consideration and analysis of the conceptual design alternatives.

- Two Phases of Work:
- Phase 1: Inventory Site Assessment and Park Program
- Phase 2: Schematic Design and Preferred Alternative
- What does success entail?
- Marina Beach Background
- Brief History of the Park
- Agreements/Considerations/Interface with DOE
- Stakeholders: Parks, Public Works, Community, OLAE, Marina, BNSF, Others.
- Park Programming: Off Leash Area, Parking, Play Structure, Passive and Active Recreation
- Willow Creek
- Work completed to date
- Herrera/Shannon and Wilson Collaboration
- Beach
- Opportunity for improvement?
- Herrera/Shannon and Wilson Collaboration
- Existing Conditions / Stormwater / Utilities
- Survey information
- Geotech information: Soils/Groundwater (assume it's tidal?)
- Stormwater Existing Conditions
- Infrastructure
- Unique Code Requirements
- Design Goals?
- City contacts for stormwater questions
- Public Involvement Strategy
- Coordination and Scope of Work
- Participate in team kick-off meeting
- Prepare a brief summary of stakeholders and interests prior to outreach
- Develop a brief community engagement plan
- Organize 3 in-person open houses, including:
  - Logistics (scheduling, securing venue if needed, reserving equipment)
- Developing individual meeting plans
- Preparing, including 1 prep/dry-run with the full team and City
- Facilitating/participating in events, including set-up and breakdown (includes facilitator and one support staff)
- Developing non-content materials (agenda, comment form, sign-in sheet)
- Organize and host 3 online open houses, including:
- Building website based on EI template, customized for the project but without significant customization
- Posting provided content

- Developing feedback form or survey based on input needs
- Providing data/feedback to Walker Macy
- Schedule and Next Steps

#### **12/12/2014 PAC meeting notes:**

This was the first Project Advisory Committee (PAC) Meeting for the Marina Beach Master Plan. The PAC was asked a series of questions related to their park experiences.

Carrie provided a project overview, Chris described the schedule and process, Keeley and Jerry provided a description of the Edmonds Marsh/Willow Creek daylighting project.

#### **Question #1: "Describe the recreational opportunities at Marina Beach park."**

- Passive: Lawn, beach, walking, storm watching, photography, sunbathing, kite flying, picnicking.
- Active: Off leash dog park, kiteboarding, volleyball, other grass games, kayaking.
- Potential added program items include a restroom, concessions, additional parking, ADA parking, accessible loop trail, connections, shelter, fire pit, hand launch area, bike racks.
- Passive area (lawn) is very popular in summer. Some people bring their own volleyball set.
- BBQ areas are well used. Also used as bonfire pits. Bonfires are popular. Historically, concerns have been raised by the fire department due to the oil line.
- Natural driftwood is a nice amenity. It's been useful for staging outdoor classes as seating elements.
- Don't duplicate uses. Keep as natural as possible. • Diane and Rich described the high use of the off leash dog park. Approx. 30,000 plastic bags are used every six weeks. Approx. 1,000 dogs/day. Every seven seconds the dog gate opens.
- Laura suggested accessibility should be addressed in the master plan. Especially to the playground, but also throughout the park, and to the beach.

#### **Question #2: "Are there conflicts among park uses? And, are there any program elements that should move out of Marina Beach or be moved to Marina Beach?"**



- Some mentioned it is not clear that dogs are not allowed at Marina Beach outside of the off leash dog area. This seems to be the only conflict in the park.
- Available parking is an issue.
- Dogs like to swim around the fence and enter the park.

**Question #3 & #4: “Describe the time of day/night, duration of use of the park. What’s a day in the life of Marina Beach Park?”**

- Marina Beach Park is a dawn to dusk park. The gate opens at dawn and closes at dusk. If lighting were incorporated into the park there’s a concern it would be more appealing for people to enter after hours. If lighting is added, ‘dark sky’ principals should be considered.
- Early mornings are quiet at the park. Park use is consistent throughout the afternoon.
- Rich suggested there are memorial benches and picnic tables that will need to be relocated within the park.

**Question #5: “Describe your thoughts on the daylighting of Willow Creek.”**

- Great opportunity to create more bio-diversity, educational opportunities, and an amenity.
- Standup paddle boards are popular. A professional said it’s dangerous for paddle boards to go out at this location.
- Consider the ability to land and stage personal watercraft. Carrie suggested looking into Marina Beach Park’s connection to the Blue Water Trails system.

**Question 7: Vehicle considerations: Buses? Maintenance Vehicles? Emergency? Fire?**

- Garbage is gathered with a pickup truck.
- Buses come most frequently in spring time. Difficult to get them out if they pull in. Five or six buses at a time. It’s an issue. People come from throughout the Puget Sound and don’t need to contact the city or get a permit.
- Emergency vehicles and fire will need access to the site.

**Question 6 & 8: “Are the park facilities sufficient in meeting the community’s needs? Is there interest in moving program elements from another park to Marina Beach Park?”**

- Facilities, other than parking, are sufficient in meeting the community’s needs. There’s no known need to move program elements, but the question should be asked at the open house.

**Question 9: “Are there opportunities for more collaborative projects at Marina Beach?”**

- ‘Coneheads’ is a popular concession stand. The appeal is that park goers do not want to move their vehicle during peak periods. Consider building upon this.
- Consider moving concessions out of designated parking spaces.
- Sustainability is of high importance. Consider using local materials, natural colors, sustainable stormwater strategies, integrate nature play into natural area, encourage concessions to use compostable and recyclable goods. Look at water use. Use best practices in redevelopment.  
Consider a compostable toilet and waterless urinals for the restrooms. It would be very expensive to have a traditional restroom constructed on this site given the distance required to provide sewer service.

**Question 10: “What are some considerations for maintenance, future uses, and the public process in re-envisioning Marina Beach Park?”**

- Considerations: Parks picks up dog waste three times a week. Irrigation system runs in late spring to summer. Trash 2-3 times a day. Tried to do pack out parks-doesn’t work. Mowing on maintenance management plan. This is a peak use park. The new park will likely have a different maintenance regime we will need to consider.

**Question 11: “What is your perspective on the potential redevelopment efforts that could affect the park?”**

- Ferry Terminal isn’t even in the 2040 plan. High Speed Rail will be considered. At grade crossing mitigation (train trench) is not very realistic financially.
- General PAC consensus...It makes sense to proceed with Master Planning while giving consideration for these future projects, but they are so far out and unknown. We should proceed with developing a park that is functional for the next 25+ years.
- The potential of a third rail is the potential conflict with

the park program.

- There's a BNSF R.O.W along Admiral Way that may impact the park. We need to find the alignment of the third rail.
- Will be critical area once creek is there.

### 3/27/2015 PAC meeting notes:

- Presented Option C-Not vetted
- High tide-ordinary high water 10'
- 2 purposes
- Salmon-new stakeholder
- Flooding-help with SR104
- Dog park
- Physical barrier on S side, esp. C to keep dogs from going in water
- If you allow dogs in buffer, build a bigger buffer
- Off leash area-surprised by balance-city looking at off leash area
- No strong voices against
- What do we show public-reduce, remove, relocate
- Keep dog park in same area-smaller footprint
- 150 visitors-only 15 commenting
- Will we keep info from OH on website?
- Parking alternatives
- Parking reduces recreational value of park
- Is there a goal to keep same # of parking spots? Yes, not increase
- Types of uses you can accommodate with capacity of parking
- Buffers:
- Develop A & B using smaller buffer.
- Could qualify for buffer reduction
- Stream buffers are there to protect creek and wildlife in creek
- If B provides larger benefit for fish, can we reduce buffer?
- Southern portion of channel & buffer should be greater because of adjacent use
- Larger pool of funding. Surf-funding only benefits fish
- Does reducing buffer compromise federal funding
- Is the 100' based on buffer averaging? Don't know- hasn't been challenged yet.
- What can be done in buffer?
- Will look at buffered A & B-add buffer to south on C
- Rain gardens, permeable pavement, concentrated buffer  
Waiting for this process to go through before submitting final feasibility study
- Longer the channel, better for fish-more northerly outlet

is better

- Overall area-consideration? Not how current CAO reads
- How much funding? \$180k \$200k \$60k-\$5 million entire project
- To maintain federal grants-100' buffer
- Proportionate uses of area
- Existing size inadequate
- Look at creek as another use
- More natural play area
- Prom. Point-national separation-develop into really nice feature at park
- Maps-fantastic
- Hard to visualize
- What does it feel like to be in a buffer
- Provide local photos of person walking through buffer
- Photo images of buffer

### 4/24/2015 PAC meeting notes:

- City is allowing for 50% buffer reduction moving forward with 50% buffer unless we hear differently from some of the grant sources
- Shoreline jurisdiction allows for reduction and averaging
- DOE 35'-75'
- Do they agree with our interpretation?
- Portion of marsh in different category
- Beach eco ex-different category
- Buffer averaging with enhancement
- Is the gate where the marsh starts? Wherever intertidal goes falls under this jurisdiction
- Beach buffer is sand-how to limit use-no hard surfaces, structures
- Passive recreation in buffer Area of buffer that could be plant will be
- Important that people understand buffer-kids can still play in sand
- Show it as green to where you can plant
- Area that includes buffer and creek will take 150' of park
- Feeling more comfortable, we can look at 50' buffer, keep active rec.
- Stub out for restroom on north end of park
- Nature play in buffer area, not structured play
- Parking
- More comments-we need about the same
- More parking, would include park use, overcrowd
- Dog owners only stay about 1 hour
- Show alternate ways of getting to park-walking paths,

biking

- Uses of parking different as far as staying at beach
- For next OH meeting
- Port parking spaces
- Reasonable drop off area
- Circulation
- Center median island
- 52 stalls take up significant portion of park
- Lay 50' buffer over all alignments after alignment cuts through parking as it is today
- Look at restrictions of dogs on walkways-would be hard on dog owners
- Center island for storm water management 15 A Pros
- Most contiguous park space remaining
- Cost-won't require a bridge
- No interest in developing further property
- Separates railroad tracks from park
- Cons
- Relocates dog park
- Sharp turn-build more structures, added cost
- Not a good option from fish, hydraulic, dog perspective
- B Pros
- Best for salmon
- Keeps dog park in same configuration-could expand B
- Cons
- Reduces active recreation significantly
- Not cohesive for active recreation
- Financial challenges-2 bridges-do we need 2? Add to flow. Less likely to cross creek. Would need to double back with only one bridge
- Limit where dogs can cross?
- Safer with 2 bridges
- More opportunity
- Both bridges should be for vehicles because of maintenance
- Test pits- no contaminant found in ones done.
- Keep dogs fenced south of point-keep same footprint-dogs will be fenced out of portion of buffer
- With 2 footbridges, use as an overlook-plaza feel in park-benches, art, solitary point
- Creek 11' deep at HHT
- How will design prevent drowning?
- Restrict access
- Barriers, education
- Safety is a major concern
- Erosion problems-Carkeek & Meadowdale
- We should show some due diligence. When designing-need balance-can't be too narrow. Designed for small

fish that can't swim with velocity. Tidal influence, more like Swinomish slough. Jetty Island-ex. tidal channel feeding marsh-active rec space, ex. limitation of space

- Ecola state park
- Kalaloch
- Nisqually
- Sammamish
- More space for active recreation
- Still have dog park
- B & C similar, Mix-up?
- Public Process-opp. To move things around
- B-Dog park same
- C-Reduce dog park
- 1 has over look; 1 has natural beach
- Make them look different-show trails in buffer
- Folks need to see parking
- Parking drop off-personal watercraft, also grassy area, layout area
- Current overlook is natural area-keep enc. passive rec in their area
- Dog park-care about agility area-show it on schematic
- Southern portion-port has no plans for it-only accessible at low tide
- Boardwalk covered marsh
- Buy property from USDOT, eliminate park parking, pedestrian overpass
- Put in master plan
- Is this where you want to put parking
- Has the most potential for being returned to marsh

#### **5/21/2015 PAC meeting notes:**

- Updates
- Public Open House #2 (5/6/2015)
- Planning Board Meeting (5/13/2015)
- City Council Meeting (5/19/2015)
- Buffers
- Online Open House
- Discussion on Options 1 and 2
- Parking arrangement is preferred in that it replaces existing # of stalls
- Turnaround is useful.
- PAC likes the preservation of existing program elements in the park.
- Preservation of existing off leash area.
- Lawn area is reduced in both options. Let's expand if we can.
- PAC team supports a turnaround idea. Need to have



- discussion with Fire Marshall.
- General support for restroom location in option 1 – not good for dog park users.
  - PAC team suggestion: Add porta-potties to off leash dog area.
  - PAC suggests increasing lawn area in preferred alternative.
  - PAC suggests two bridges and/or consideration of general park users and dogs co-mingling. 2nd bridge could also add a 'loop' trail for walkers.
  - Consider maintenance access to lawn area in option 2 adjacent to off leash area.
  - PAC likes the idea of a constructed overlook at UNOCAL dock location. Chris mentioned the Army Corps will likely require removal of the rip rap.
  - Bridges should be designed to be vehicle rated.
  - General support voiced for southern portion of option 2 with overlook and lawn area.
  - PAC prefers replacement of existing play structure with something more natural in color and material.
  - Discussion about play:
  - Parents enjoy watching their kids while being able to see the water.
  - Safety and visibility of the play area is critical.
  - Some PAC members like the play area location as shown in Option 1. Others like it being moved away from the creek and out of the central lawn space towards the marina.
  - All like the idea of nature play and engaging park users with the creek and potential interpretive elements. Only caveat is consideration of safety when determining the final location.
  - We want to keep park users safe while not diminishing the park experience.
  - Provide BBQ pits not fire pits.
  - PAC agrees on moving the playground to the north and keeping the restroom centrally located. Consider movement between the two in order to minimize circulation across the dropoff. Consider nature play taking on more of a beach feel and not a woodland garden feel.
  - PAC suggests moving the off leash agility course to the south to minimize the potential of dogs going around the fence.
  - PAC suggested removing beach volleyball and providing sleeves in lawn area.
  - Discussion on Kite Boarding/Water Dependent Uses:
  - Carrie met with a representative from the kite boarding

community. The group requested a way to educate the community of their staging needs at Marina Beach. Several PAC members suggested signage.

- Keep existing trees within the off leash area. No structures.
- Next Steps:
  - July 8, 2015 Open House #3
  - July 22, 2015 Present Master Plan to Planning Board
  - July 28, 2015 Present Master Plan to City Council
  - July/August Comment Period
  - November Adoption of Master Plan

#### **6/30/2015 PAC meeting notes:**

- Discussion of Preferred Alternative
- PAC team supports a turnaround idea. Need to have discussion with Fire Marshall.
- General support for restroom location in option 1 – not good for dog park users.
- PAC team suggestion: Add porta-potties to off leash dog area.
- PAC suggests increasing lawn area in preferred alternative.
- PAC suggests two bridges and/or consideration of general park users and dogs co-mingling. 2nd bridge could also add a 'loop' trail for walkers.
- Consider maintenance access to lawn area in option 2 adjacent to off leash area.
- PAC likes the idea of a constructed overlook at UNOCAL dock location. Chris mentioned the Army Corps will likely require removal of the rip rap.
- Bridges should be designed to be vehicle rated.
- General support voiced for southern portion of option 2 with overlook and lawn area.
- PAC prefers replacement of existing play structure with something more natural in color and material.
- Discussion about play:
- Parents enjoy watching their kids while being able to see the water.
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- PAC suggests moving the off leash agility course to the south to minimize the potential of dogs going around the fence.
- PAC suggested removing beach volleyball and providing sleeves in lawn area.
- Discussion on Kite Boarding/Water Dependent Uses:
- Carrie met with a representative from the kite boarding community. The group requested a way to educate the community of their staging needs at Marina Beach. Several PAC members suggested signage.
- Keep existing trees within the off leash area. No structures.
- Next Steps:
- July 8, 2015 Open House #3
- July 22, 2015 Present Master Plan to Planning Board
- July 28, 2015 Present Master Plan to City Council
- July/August Comment Period
- November Adoption of Master Plan

**ADDITIONAL PUBLIC COMMENTS**

**STUDENT SURVEY:**

**Describe the recreational opportunities at Marina Beach Park:**

- Walking, running, swimming, enjoying the weather, sun tanning. Sports on the grass, enjoying the beach.
- Walking, running, swimming, having a good time.
- Salmon would return, it would look cool if done properly (memorial)
- playset, volleyball, dog park, picnics
- picnics, dog park, recreational water activities, beach sports, tanning
- Play w/dog, bring children to playground, picnic, beach comb
- There is a park and dog park. The main park has a playground next to the beach.

- For people to come together and hang out
- You can play with your dog at the dog park or have a nice family picnic on the hill at the picnic tables
- Marina Beach Park offers a place to eat, a play ground for kids, room for sports like volleyball and a lot of space overall. The beach is large and fairly expansive.
- At Marina Beach Park, you can stroll on the actual beach, take your dog to the dog park, let your children play on the play structure, and go boating.
- That you can go swimming, walk your dog, play in the sand, walk along the beach
- Picnics, bbq's, playground
- Meet friends, have a good time

**Are there conflicts among park users?**

- Not really
- Yes
- Sometimes people take their dogs to the side of the park that isn't supposed to have dogs
- Not sure
- Not that I have seen
- Trains every now and then. Dog waste.
- Not that I know of
- No
- There's some trash on the beach, which makes barefoot beach volleyball a less enticing activity.
- Not that I'm aware of
- No

**Describe the time of day/night, duration of use of the park:**

- Afternoon
- Afternoon
- Usually midday to evening. Never more than a couple hours though.
- Morning to 9 pm in summer
- During the day, 7 am - 9 pm
- No general time, whenever comfortable or wanted
- I normally in the summer will go for a few hours in the afternoon
- Dusk to dawn
- Dusk to dawn
- 9 am - 10 pm
- Usually used mid morning to evening at most. On sunnier days, the use of the park is lengthier with more people.
- Daylight hours, when it's not too cold or rainy. I don't visit the beach often enough to know, really.

- Usually it's used in the afternoon and a lot at night. A lot of people don't show up late at night though.
- Day - family oriented, night - teenager/friend oriented
- Around 1:30 - 7:30

#### **What's a day in the life of Marina Beach Park?**

- Walking, talking, hanging out with friends
- Sunshine, fun, friends
- It's a regular beach, also a regular park
- Play football or swim
- Many people come to the park, many families
- Dogs, families, picnics, parties, sports
- Busy
- Families picnicking, children playing on the park, field and beach. Dogs playing on the dog beach.
- Playing
- Dogs playing
- There are many people walking on a daily basis regardless of weather. It is typically on the busier side.
- People heading to jobs in the complex nearer to the ferry landing. Various couples sitting at picnic benches, a full dog park (on a sunny summer day), a couple beachcombers strolling by the water.
- Walking around the beach, swimming (if it's summer), getting out, hanging out/talking some more with friends while eating food at the picnic tables.
- A fun, beach-oriented day
- A good time

#### **Describe your thoughts on daylighting Willow Creek considering Option A which crosses Off-Leash Area or option B which crosses through the lawn area.**

- Option B because you can easily incorporate it into the area
- Option B because you could easily incorporate it into the park.
- A. There are lots of playgrounds in the area and no offleash areas. If it means getting rid of the dog park, go with B. Grass is useless & everywhere. The dog park is needed unless feces is an issue.
- Cross of dog beach
- I would support Option A more as long as the dog park could be relocated
- I would consider either option, but seem equally beneficial, although it may be easier to go through the dog park

- I think the off-leash area would be easier for the community, but could pose a problem in terms of dog/salmon relationships
- I think they should cross through the lawn area (B) because it could disturb the animals
- option C
- I think that option A (crosses off leash area off) would be the most beneficial and practical overall. The people would be likely less disruptive.
- Crossing through the lawn area would be preferable. Keep the creek as far away as possible from dogs and their poop, which would contaminate the water. The dog park might need to be moved.
- Option A because it wouldn't be in people's way as much (people use lawns more than dog park). It would give people more chance to do what they want without having it get in the way much.
- A is not an option. B is the right way to go.
- A because dogs could have fun with a stream in their area

#### **Are the park facilities sufficient in meeting the community's needs?**

- Yes
- Edmonds Parks & Recreation department meets the community needs sufficiently
- Yes
- Yes. Some aren't used as much
- Yes, the facilities are sufficient
- Maybe one more picnic table
- Yes
- Yeah
- They are sufficient and working well.
- Most of the time, there's enough room for everyone to enjoy their various activities on hot summer days, though, the parking lot fills up quickly.
- They have ok, so it meets the needs of the community alright because it has enough parking for some people, but not a whole lot
- Yes

#### **How do you get to the Park? Auto, walk, bus, bike?**

- Walk
- I walk
- Auto, walk, bus
- I drive my vehicle



- Auto & walking
- Auto/walk
- Bike/run
- Drive, walk, bike.
- Auto or walk if it's nice out
- Car
- Auto and walk
- When I go to the park (I live in Mountlake Terrace), I go by car. Walking is a better option, though, for those who live closer.
- I will drive there or someone I know will drive me there (auto)
- Walk or drive
- Auto/bike

**Describe how we can balance the needs of salmon and the needs of people in this park.**

- We can make the creek an attraction of the park so that people can enjoy watching the salmon without disrupting recreation use of the park
- You can make the creek a part of the park, attracting people's attention while meeting the needs of the salmon
- Sacrifice the needs of the people, saving wildlife is more important than human idiocy and more concrete.
- I think it would be great to have the salmon back, they should put a memorial so people can stop and look at the nature.
- I think that having information available about the salmon would be interactive and it would allow for the public to see the positive change. Also, adding more places to do activities in the regular beach.
- Salmon are equally necessary to the community as the dog park so I believe a sort of relocation of the dog park or addition from the Marina Beach dog park to the dog park would be a way to balance the needs.
- Personally I would put it not through the middle of the lawn, but to the side so that there is still room for picnics/frisbee games
- We can build a bridge over the creek and put up informative signs so people know not to mess with the creek.
- Do volunteer work to help with the salmon
- Put the creek on the other side of the park
- We can balance the needs of salmon and people by remaining conscientious of the surroundings and creating a strong division so that needs of people in

Marina Beach will not be compromised and will not jeopardize the salmon.

- Once the stream is daylighted, and an option is chosen, focus should move to keeping the water clean. People need to be educated about how to care for salmon, and all of nature. I hope no one is stupid enough to hunt the salmon or litter in the creek.
- We can make this balance possible in order to help the salmon, while also avoiding the taking up/using too much land. We can make sure that the community still enjoys the beach by still keeping most of the area free for recreational activities. By ensuring this plan we can meet both the needs of the salmon and the community. Positive of this.
- I think the creek needs to be visually appealing and clean, make it a feature of the park!
- Make there a place where kids may swim with dogs

**DIGITALLY RECEIVED PUBLIC COMMENTS**

- I was wondering if we could make the new dog park more accessible for ADA. I use my four wheel walker at the park but know that with my MS I will be full time in my wheelchair at some point. At this point I can manage the beautiful walk to the waters edge by finding a path of crushed gravel. If we could make a strip of paved walkway alongside the train fence that would be awesome. I go to the park every day with my dogs and would like to continue in the future. I am sure there are others with mobility issues who would like to see an easier access to the park.
- My wife and I have been a resident of downtown Edmonds for over three years and we enjoy it immensely. I wanted to suggest a minor improvement that would make Marina Beach Park more enjoyable for families and all visitors that love the water. It would be a huge addition to the park to install an outdoor shower similar to the one at Brackett's landing. Please let me know if this is a possibility!  
Thanks!
- It's exciting that plans are proceeding to daylight Willow Creek and that our input is welcome. As the public comment period ends and the preferred Master Plan Alternative develops, I hope that our city leaders will determine a concept for the Marina Beach Park that befits the naturalistic new stream. By this I mean that

what surrounds the creek and buffers should also be as naturalistic as possible. For example, let the beach and driftwood be the play area for both children and adults. This means removing the red and blue structured play area and siting the restroom near the Admiral Way park entrance. Furthermore, to be in keeping with the creek, build a curved bridge because the creek will have curves. Such a naturalistic concept may be oppositional to “planners” who may want to emphasize man-made structures. But don’t we have enough structures everywhere, when what children and adults really need is natural space at the beach for fun and discovery. I hope you will duly consider this suggested concept and make your decisions based on it. That would truly be exciting.

- I am a concerned dog owner who frequents the Edmonds off-leash dog park. I understand that there is a possibility that the dog park may be eliminated. I want you to know that I am strongly opposed to losing this coast line treasure. I’m surprised that this is even a consideration considering the traffic this park receives. Please ensure that the Edmonds off leash park remains in tact!
- I am surprised by the idea to “relocate” the dog park south of Marina Beach. It is always the most well-used, widely-enjoyed park in town! It is a great place for people to meet, enjoy the sun and wind. I can’t imagine any better use for this oddly shaped splinter of land between the railroad and the water.
- Please leave it just like it is: well-used, well-loved. I believe that is Option “C”.
- It was with profound dismay and distress that I heard about the proposed changes to Marina Beach Park – and particularly to the Offleash Dog Park. As an Edmonds resident of nearly 20 years, I frequent the Dog Park on average of 50 times a year. I don’t even own a dog – but I SO enjoy the combination of dogs running free, happy people using the park – and natural beauty – which I find totally unique to this community. In fact, for me, the Offleash Dog Park is one of Edmonds most special, unique and valuable attractions. Please don’t close it or reduce its size. It’s perfect as is – and it is extremely popular, well-used and cherished by its many users. In fact, it strikes me that the whole Edmonds marina/port area is perfect as it is – effectively balancing the needs

and desires of the many constituencies it serves. I’m hard-pressed to understand why it should be changed at all – to accommodate salmon over....Edmonds residents. But if it must change, I implore you to go with Option C which, I’m advised, will preserve the Dog Park largely as it is. Please, PLEASE don’t take our wonderful dog park away!!

- I am writing in support of saving the Off Leash Dog Park. It is a wonderful place to visit with or without dogs. My 84 year old father loves to go to the park just to watch the dogs. Personally, I bring my dog to the park every opportunity I have. It is a great park for all dogs, especially the dogs who love the water. It is nice to have a beach where dogs are welcome. I have friends who come from Seattle, Lake Forest Park, and Shoreline with their dogs. Before or after their visits, you will find them cruising the shops in town, having lunch or just stopping in for coffee. It’s not just another dog park, it is a wonderful dog park with a beach and gorgeous sunsets. It is nice to see it used by so many. Let’s keep our Dog Park.
- I’m writing to voice my support for option C of the marina beach master plan. The dog park in edmonds was one of the reasons we moved here. We take our dog to the park between two and three times a week and love visiting the ocean while letting our dog run. We also enjoy exploring the tide pools with our dog. Losing the dog park would be terrible. Seems like option C would let us keep the dog park and some of marina beach for everyone to use. I hope you’ll choose option C.
- We have been Edmond’s residents for 28 years, raised our sons here, moved my mom to the Edmond’s Landing (she is thriving!) and we love it here. 4 years ago, we adopted a very introverted rescue dog named Santana. He was a “Fred Hutch” dog, spending his first 5 years of life in a kennel. He was afraid of everything. Things have changed... He has become part of the Edmond’s community, too. This includes a trip, everyday (sometimes twice, if I have a day off) to his favorite Marina Beach dog park. He LOVES running on the beach, seeing his friends, delighting other humans with his loving self. My husband and I find it a great place to get away and enjoy our town...5 minutes from our home. The beauty still takes my breath away. The larger part of the park was always a great place to take our boys. Now, we take our

other “boy” to his beach! Please don’t take this away. We are good stewards of the park.

- I just learned about the proposed changes to the Marina Beach and the different master plans that you are considering. The choice you make will affect all of us and the use of this amazing beach front we share. The dog park is a unique and special part of this place and is a destination for dog owners near and far. My husband and I feel very strongly that the dog park be kept as part of the plan. We are not dog owners but visit the park several times a week and have numerous friends with two legs and four whom enjoy the park. In your considerations please keep the dog park intact for all of us to enjoy.
- The Marina Beach project soon to be decided has just come to my attention. I posted Plan A, B, C on the Nextdoor.com/Richmond Beach site which connects to over 2,000 neighbors. I’m sure you’ll get a rash of emails/calls supporting Plan B. from the neighborhoods outside of Edmonds who rely on Marina Park for our enjoyment & peace of mind. It’s my hope that you only seriously consider Plan B. Best for Dogs & Best for Fish. Anything else would be disturbing to our dog community who give us unconditional love & thank us for taking them to the off leash park. Through my grassroots connections, I gather that the council is not leaning towards Plan B. I hope this is not true. A local native who is excited for the Salmon run to be restored.
- I am a citizen of Edmonds and this email is in regards to the proposed land use plans for the Marina Beach area. As a citizen who uses the Marina Beach Off Leash Dog area, I would urge you to move forward with Option B where Willow Creek bisects the current lawn area and parking exiting the park through the existing beach and driftwood zone. It also is the option that the Fisheries department feels would be the best for the Salmon. The Off Leash Dog Beach is also an asset to the city and the citizens. This is the only off leash dog area close to downtown Edmonds and is always busy, stimulating the economy for many local businesses. I personally know many people who travel to Edmonds so that their dog can swim. It is a unique attraction that would be sorely missed. Thank you for reading and considering my opinion.

- I think Option C would be the best choice for the Edmonds Dog Park.

- I would like to provide comments on the Marina Beach Master Plan especially as it relates to the daylighting of Willow Creek. I do have a lot of knowledge on Edmonds beaches as I have lived in Edmonds for over 35 years and raised 4 kids whose favorite beach was Marina Beach. Also, my wife and I enjoy taking daily walks down to the Edmonds waterfront (weather permitting) to look at our great beaches, the birds and other wildlife, so we are very familiar with the Edmonds waterfront and beaches, the fishing pier and the Edmonds Marsh. I fully support the Willow Creek Daylighting project and want to see it happen. It will turn the Edmonds Marsh back into a fully functioning pocket estuary that will benefit ESA-listed salmon as it will provide a sheltered feeding environment for juvenile salmon that occur along the Edmonds shoreline. I’m a retired fisheries biologist, so I fully understand the ecological benefits of daylighting the Marsh outlet into Puget Sound. It would also open the creek up for adult coho and chum salmon passage, and it’d be great to see these salmon spawning in the lower Willow Creek and maybe even Shellabarger Creek (though there are some additional passage issues in Shellabarger). My wife and I attended the open house on March 4 regarding the Master Plan for Marina Beach Park and I also have been tracking the daylighting project as part of a Service Project for the Citizen Action Training School that I attended. The two options for a daylighted creek (one through the dog park and one through the hill in the park) were presented and discussed at the open house. In both options, park users would lose some of what they like about Marina beach. Thus, I would strongly recommend a different option for the daylighted creek and that is to have it follow the existing fence (separating the dog park) to an outfall along the north edge of the rocky outcrop. This would be almost a straight line from the concrete passage structure under the railroad tracks (that the daylighted creek would pass through) that is about where the gate to the dog park is located and out to the Sound. The only loss to the park would be the parking along this strip. Although people may not appreciate losing parking area for the park (which is limited), it would keep the grass hill and non-dog beach area intact, as well as the dog area intact; and I think more people would appreciate this over losing some parking. It would only require one foot



bridge for people to access the dog park, and a fence to keep the dogs out of the creek on the south side. The alternative parking would be the visitor parking in the marina parking lots to the north of the park (unless the City worked out a deal to use the old UnoCal area to the east of the park for parking, though this would require a foot bridge over/under the railroad tracks). I believe many Edmonds residents are environmentally conscious and would support the daylighting project. But to overcome opposition to the costs of the project and loss of some aspects of the park (e.g., parking), I think the City will need to be creative in seeking other opportunities to enhance/expand Marina Beach Park while undertaking the daylighting project. Specifically, I think it would be beneficial to “look east” to expand the park experience and include access to the Marsh. The City is already combining the Willow Creek Daylighting Project with the Dayton Street flooding problem, so why not include a component to provide birdwatchers and others access to the east and south edges of the Marsh through a footbridge and viewing platforms. There are many “birders” in Edmonds and they would greatly appreciate the opportunity to access this part of the Marsh especially after the daylighting creates a more natural system and likely adds to the wildlife present (especially shorebirds and waterfowl). If an arrangement can be made for a parking lot on the UnoCal site, the same footbridge would allow access from the parking lot to the park. This may increase the costs of the project, but I don’t believe it’d be a significant increase and it would open the door for the City to possibly access other grant funds that pertain to wildlife and wildlife viewing. [The footbridge over the creek (to access the dog area) might also be combined with the footbridge over the tracks to reduce costs]. In summary, I believe many Edmonds residents would like to see the Daylighting Project actually happen. Modifying the options to include a “fenceline” channel for the creek and considering expanding the project to include access to the Marsh (and possibly UnoCal parking) would, I believe, greatly increase public support for this environmentally important project.

## LIST OF REFERENCE DOCUMENTS

- City of Edmonds: Parks, Recreation and Open Space Plan. February 25, 2014.
- Preliminary Cultural Resources Assessment, Willow Creek Daylighting Project - Park Survey, Edmonds, Snohomish county, WA. June 20, 2014.
- Dayton Street and SR 104 Storm Drainage Alternatives Study. August 2013.
- Willow Creek Daylighting DRAFT - Early Feasibility Study Edmonds, Washington. May 10, 2013.
- Willow Creek Daylight Project Conceptual Level Geotechnical Assessment Edmonds, Washington. November 24, 2014.
- SR 104 Edmonds Crossing, Final Environmental Impact Statement and Final Section 4(f) Evaluation. November 2004.

# GRAPHIC REFERENCES

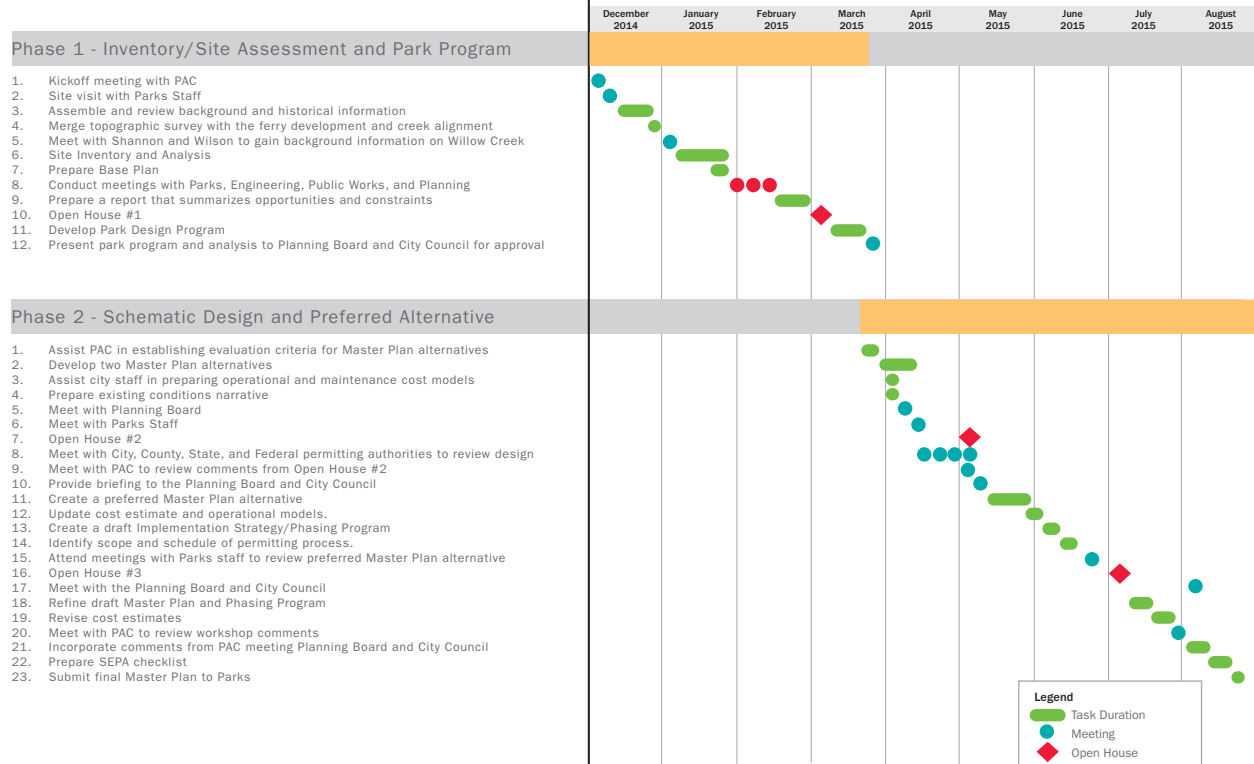


FIGURE 1.1 - PROJECT SCHEDULE

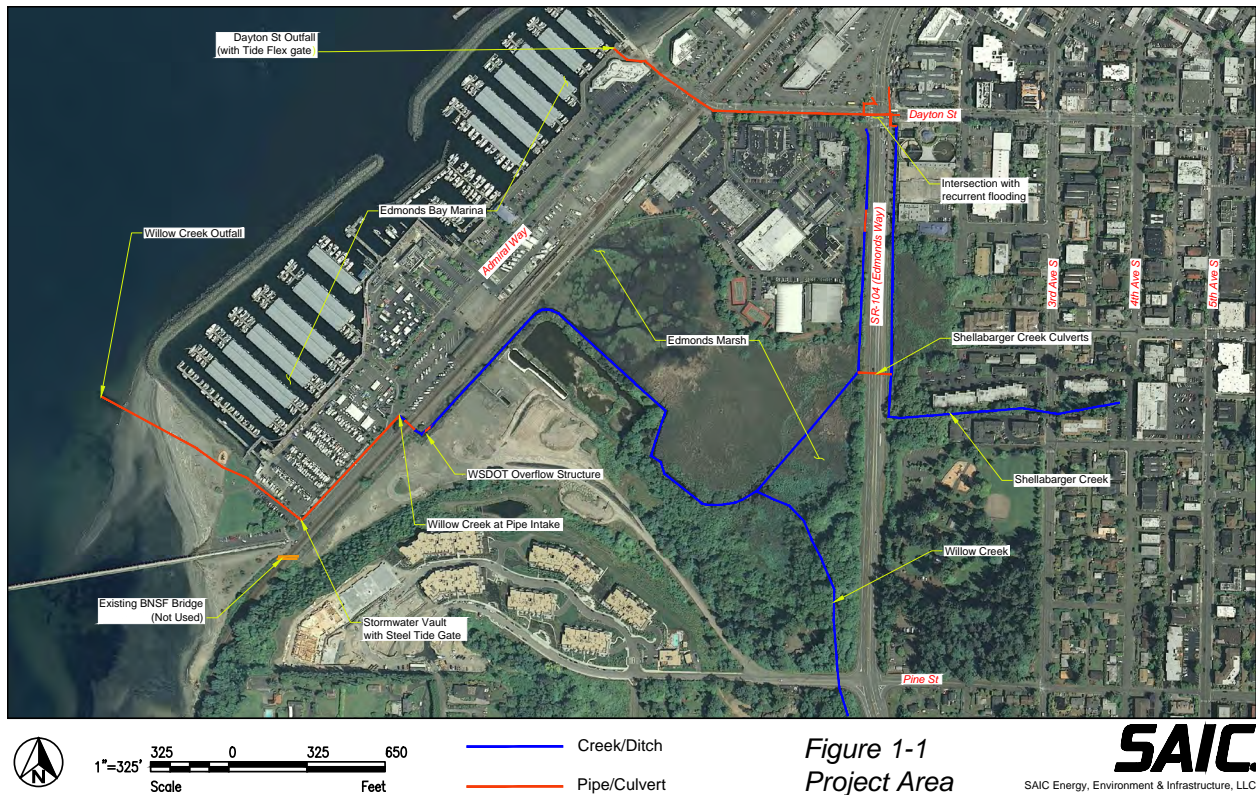


FIGURE 1.2 - EXISTING DRAINAGE DIAGRAM





FIGURE 1.3 - PROPOSED CREEK DAYLIGHTING CHANNEL STUDY



FIGURE 1.4 PROPOSED CREEK DAYLIGHTING CHANNEL STUDY

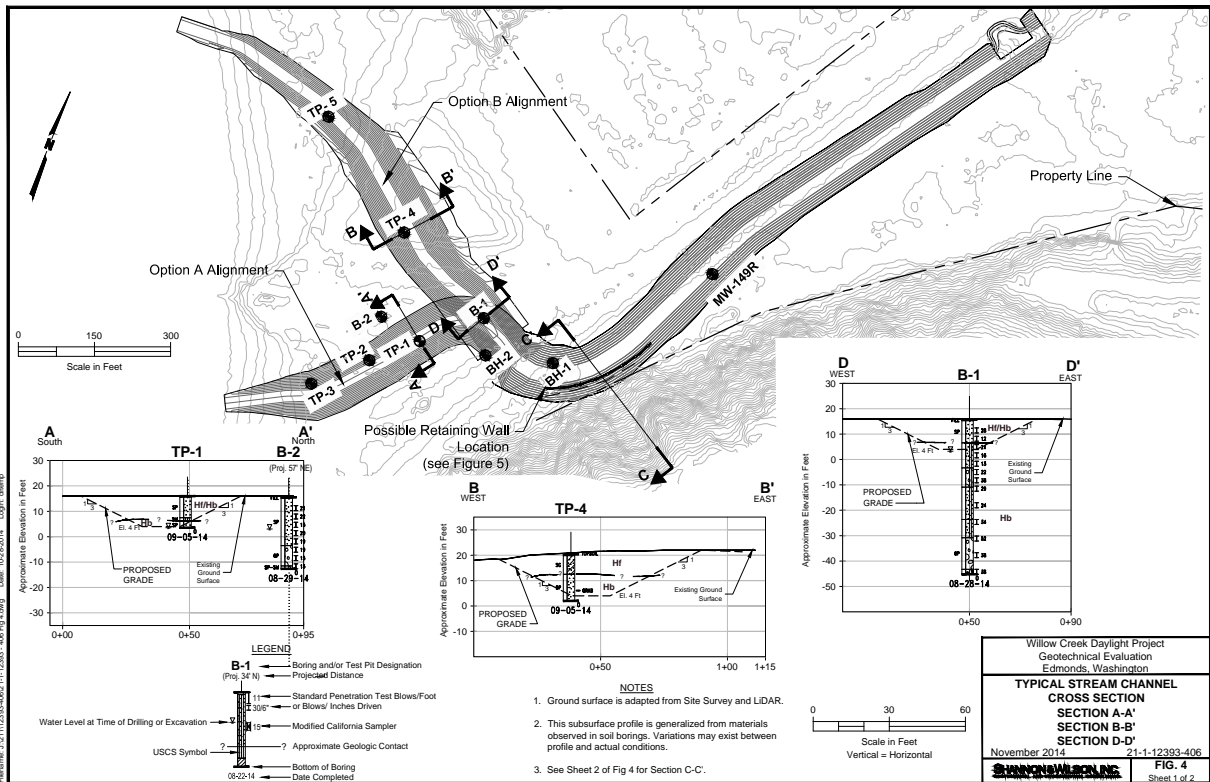


FIGURE 1.5 - WILLOW CREEK DAYLIGHTING STREAM CHANNEL SECTION STUDY

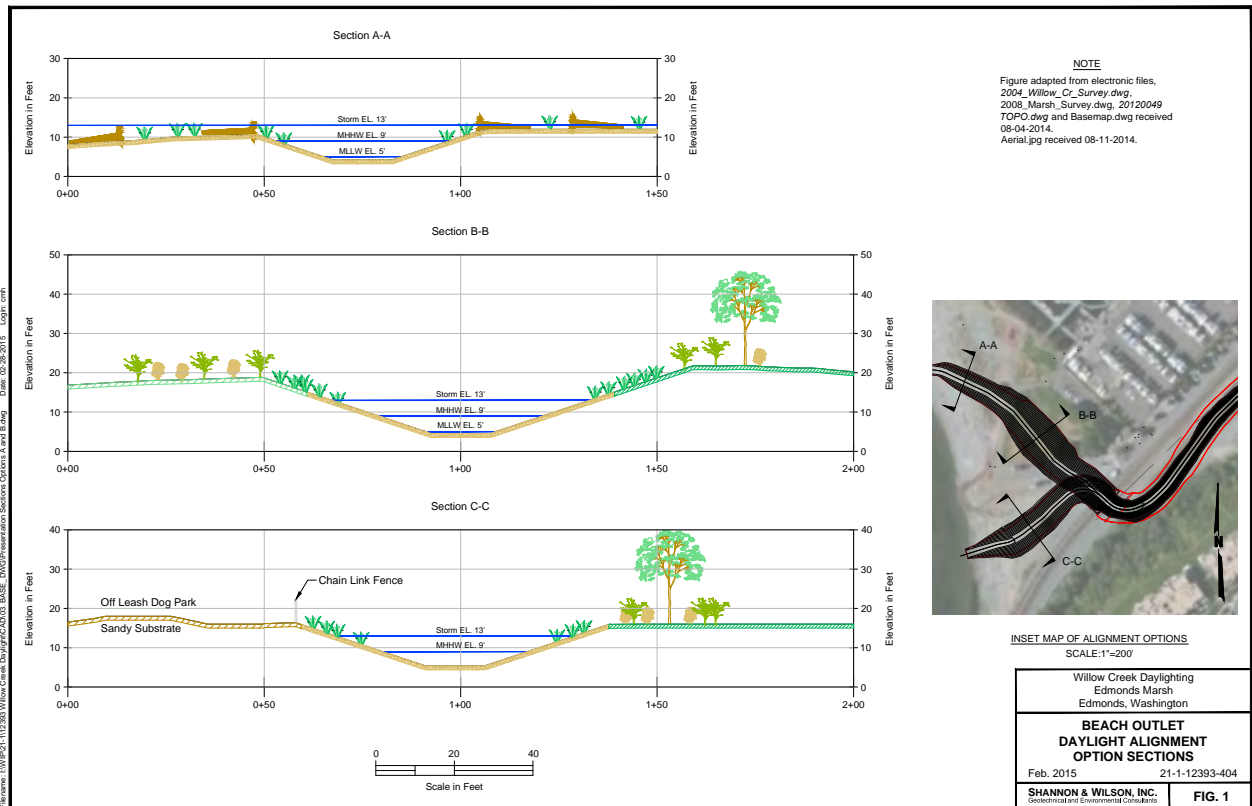
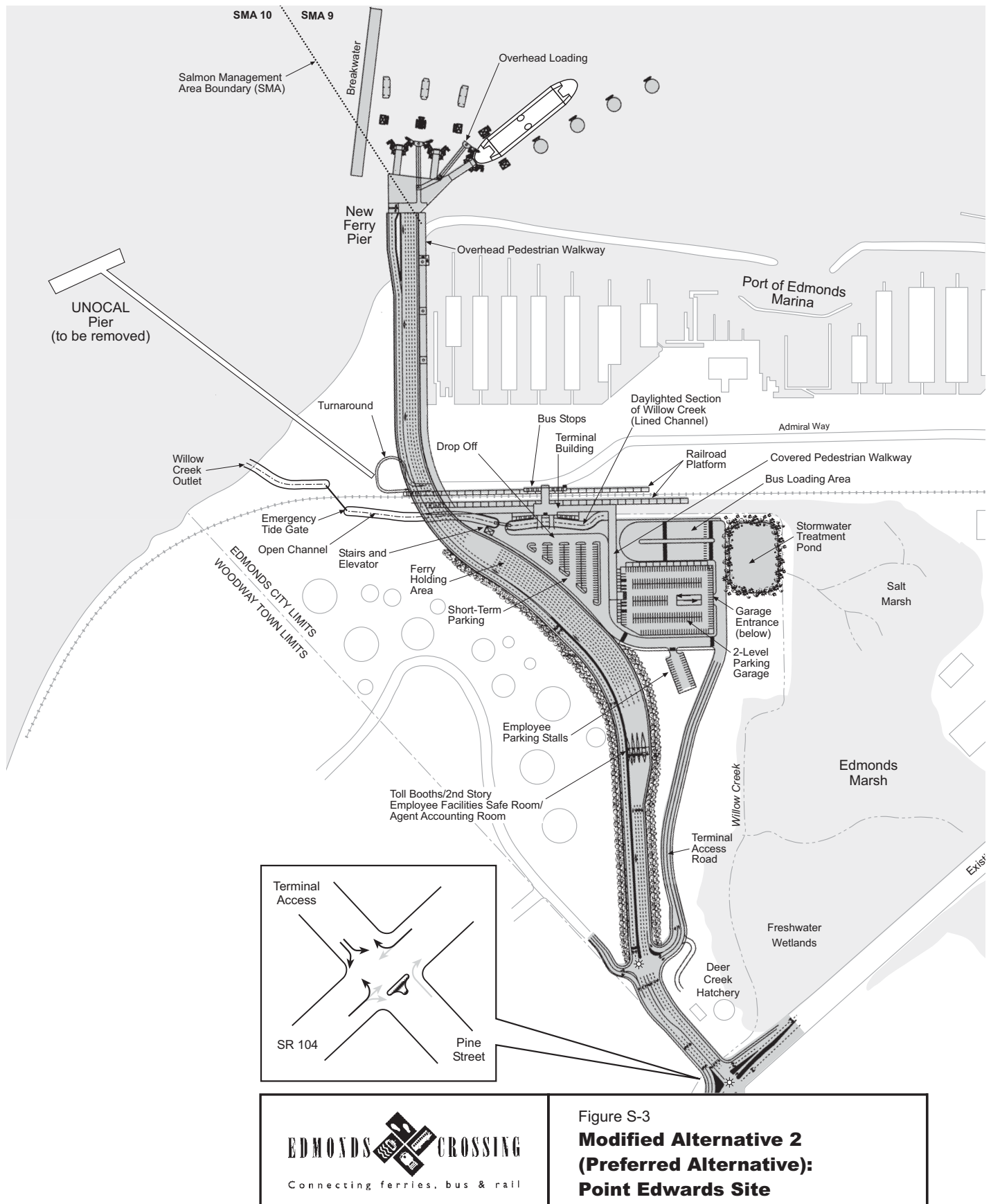


FIGURE 1.6 - WILLOW CREEK DAYLIGHTING STREAM BEACH



<p><b>EDMONDS CROSSING</b> Connecting ferries, bus &amp; rail</p>	<p>Figure S-3 <b>Modified Alternative 2 (Preferred Alternative): Point Edwards Site</b></p>
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FIGURE 1.7 EDMONDS CROSSING PREFERRED ALTERNATIVE



**COST ESTIMATE**

City of Edmonds Marina Beach Master Plan  
 Sitework  
 Edmonds, Washington

Pre-design Cost Estimate R0  
 July 10, 2015  
 14-046.110

**SITWORK Construction Systems and Assemblies Summary**

Gross Site Area 194,000 SF

			Base Bid	
			\$/SF	\$x1,000
G	Building sitework			
G10	Site preparation		2.73	530
G20	Site improvements		8.72	1,692
G30	Site civil/Mechanical utilities		1.08	210
G40	Site electrical utilities		0.72	140
G90	Other site construction		-	-
<b>G</b>	<b>BUILDING SITEWORK</b>		<b>13.26</b>	<b>2,572</b>
Z	General			
Z10	General requirements			
Z1010	Administration (Specified GCs, General Requirements)	6.00%	0.80	154
Z1030	Temporary facilities and temporary controls (Negotiated Support Service)	0.00%	-	-
Z1060	Fee	6.00%	0.80	154
Z10	General requirements		1.59	309
Z20	Bidding requirements, contract forms, and condition contingencies			
Z2010	Bidding requirements design contingency	10.00%	1.48	288
Z2020	Contract forms escalation contingency	0.00%	-	-
Z2030	Conditions construction contingency	0.00%	-	-
Z20	Bidding requirements, contract forms, and condition contingencies		1.48	288
<b>Z</b>	<b>GENERAL</b>		<b>3.08</b>	<b>597</b>
<b>PROBABLE COST TOTAL</b>			<b>16.33</b>	<b>3,168</b>

FIGURE 1.8 - COST ESTIMATE

<i>CSI</i>	<i>Description</i>	<i>Quantity</i>	<i>Unit</i>	<i>Rate</i>	<i>Total</i>
<b>G - Building Sitework</b>					
<b>G10</b>	<b>Site preparation</b>				
G1010	Site clearing				
	Demolition of building & structures			EXCLUDED	
	Site protective construction				
	Mobilize	1	ls	45,000.00	45,000
	Traffic control	1	ls	10,000.00	10,000
	Protection of existing	1	ls	10,000.00	10,000
	Erosion control				
	Construction entrances	1	ls	7,500.00	7,500
	Initial set-up	1	ls	20,000.00	20,000
	Dewatering allowance	194,000	sf	0.10	19,400
	Street cleaning	1	ls	10,000.00	10,000
	Straw wattles/sand bags/inlet protection, etc.	1	ls	75,000.00	75,000
	Site clearing and grading				
	Demolition				
	Remove existing vertical improvements	1	ls	5,000.00	5,000
	Sawcut AC paving	1	ls	2,500.00	2,500
	Clear/grub/scarify 12"	156,000	sf	0.20	31,200
	Remove AC paving	38,000	sf	0.35	13,300
	Salvage items & return to Owner	1	ls	5,000.00	5,000
	Demo existing utilites	1	ls	10,000.00	10,000
	Earthwork				
	Cut/fill site	156,000	sf	0.75	117,000
	Import, limited	1	ls	50,000.00	50,000
	Fine grade	156,000	sf	0.20	31,200
	Paving prep, concrete	17,801	sf	1.50	26,702
	Paving prep, asphalt	22,300	sf	1.50	33,450
	Curb prep	1,292	lf	2.00	2,584
	Bank stabilization rip rap	1	ls	5,000.00	5,000
<b>G20</b>	<b>Site improvements</b>				
G2020	Parking lots				
	Traffic bump	1	ls	5,000.00	5,000
	New striping vertical signage	22,300	sf	0.15	3,345
	Curbs	1,292	lf	25.00	32,300
	Vehicular concrete 6"			EXCLUDED	

FIGURE 1.8 - COST ESTIMATE

<i>CSI</i>	<i>Description</i>	<i>Quantity</i>	<i>Unit</i>	<i>Rate</i>	<i>Total</i>
	Vehicular AC 4"	22,300	sf	5.00	111,500
	Overflow parking	EXCLUDED			
	Detectable warning	1	ls	2,500.00	2,500
G2030	Pedestrian paving				
	Ped conc paving	15,300	sf	5.50	84,150
	Plaza hardscape, pavers on subslab	2,500	sf	55.00	137,500
G2040	Site development				
	Fences & gates				
	New fence	300	lf	75.00	22,500
	Vehicle security gate	EXCLUDED			
	Security post/Bollard	EXCLUDED			
	Retaining walls	EXCLUDED			
	Terrace/overlook seat walls	176	lf	250.00	44,000
	Signage	194,000	sf	0.10	19,400
	Site furnishings				
	Benches	260	lf	75.00	19,500
	Trash receptacles	8	ea	600.00	4,800
	Bike racks	20	ea	450.00	9,000
	BBQ	5	ea	2,500.00	12,500
	Picnic tables	5	ea	2,500.00	12,500
	Fountains, pools and watercourses	EXCLUDED			
	Playing fields				
	Play area	1,500	sf	2.50	3,750
	Play equipment/Agility course	1	ls	50,000.00	50,000
	Flagpoles	EXCLUDED			
	Miscellaneous structures				
	Portland Loo	1	ea	100,000.00	100,000
	Timber pedestrian bridge, 12'W	86	lf	1,050.00	90,300
	Restroom building, all trades	250	sf	300.00	75,000
	Concession building, all trades	165	sf	350.00	57,750
	Allow for anit-graffitti coatings	1	ls	2,500.00	2,500
G2050	Landscaping				
	Fine grade+soil prep+top soil	113,000	sf	1.85	209,050
	Seeding and sodding				
	Sod	EXCLUDED			
	Hydroseed	113,000	sf	0.18	20,340
	Planting				
	Trees	120	ea	400.00	48,000
	Shrubs	1	ls	200,000.00	200,000
	Irrigation systems	113,000	sf	1.50	169,500

FIGURE 1.8 - COST ESTIMATE



<i>CSI</i>	<i>Description</i>	<i>Quantity</i>	<i>Unit</i>	<i>Rate</i>	<i>Total</i>
	Other landscape features				
	Miscellaneous root barriers, jute, edgers, etc	1	ls	15,000.00	15,000
	Mulch	1	ls	10,000.00	10,000
	Mow curb, CIP	EXCLUDED			
	Maintenance	12	mo	10,000.00	120,000
<b>G30</b>	<b>Site civil/Mechanical utilities</b>				
G3010	Water supply				
	Connection	1	ea	50,000.00	50,000
G3020	Sanitary sewer				
	Sanitary sewer				
	Connection	1	ea	50,000.00	50,000
	Allow for lift station	1	ea	30,000.00	30,000
G3030	Storm sewer				
	Connection	1	ea	50,000.00	50,000
	Allow for lift station	1	ea	30,000.00	30,000
<b>G40</b>	<b>Site electrical utilities</b>				
G4010	Electrical distribution				
	Connection	1	ea	50,000.00	50,000
G4020	Site lighting				
	Hardscape	40,100	sf	1.00	40,100
G4030	Site communications and security				
	Communications ductbank, cabling by others	1	ea	50,000.00	50,000
					<b>2,571,621</b>

FIGURE 1.8 - COST ESTIMATE

	<i>Quantity</i>	<i>Unit</i>	<i>Rate</i>	<i>Total</i>
<b><u>Alt 1: Additional Ped Bridge</u></b>				
Timber pedestrian bridge, 12'W	86.00	lf	1,050.00	90,300
Mark ups	23.20%		90,300	20,950
				-
				-
				<b>111,250</b>

FIGURE 1.8 - COST ESTIMATE

