



City Council Study Session - Joint Meeting with Parks Commission

AGENDA

June 10, 2014

6:30 pm – 10:00 pm

Call to Order

Public Comment

This is an opportunity for the public to address the Council. Three-minutes limit per person or five-minutes if representing the official position of a recognized community organization.

Topics

- Presentation: Parks Department Report
- Discussion: Big Rock Park Master Plan
 - Reard/Freed House Vision
- Discussion: Parks Capital Improvement Plan (CIP)

Adjournment

City Council meetings are wheelchair accessible. American Sign Language (ASL) interpretation is available upon request. Please phone (425) 295-0500 at least 48 hours in advance. Assisted Listening Devices are also available upon request.

AGENDA CALENDAR

June 2014			
Mon 06/16	6:30 pm	Regular Committee of the Whole Meeting	
Tues 06/17	6:30 pm	Regular Meeting	Public Hearing: Resolution Adopting Six Year TIP Public Hearing: SE 7 th Street Vacation Public Hearing: Ordinance: Second Reading Moratorium Recreational Marijuana Public Hearing/Ordinance: Second Reading Collective Garden Ban Resolution: Appointment Member to Beaver Lake Management District Contract: Asset Management Implementation/Geo Engineers Contract: 228 th Avenue ITS/Jacobs Engineering (consent) Contract: 212th Avenue SE Design/Gray & Osborn (consent) Contract: SCAC Building Commissioning Services/Engineering Economics, Inc. (consent) Contract: SCAC Construction Materials Testing/ (consent) Contract: 2014 Residential Retention Pond Mowing/Plantscapes (consent) Amendment: Evans Creek Preserve/WTA (consent) Approval: Big Rock Park Master Plan Update: East Lake Sammamish Trail
July 2014			
Tues 07/01	6:30 pm	Regular Meeting	Ordinance: Second Reading Homeless Encampments
Tues 07/08	6:30 pm	Study Session	Lake Sammamish Urban Wildlife Designation Mountains to Sound Greenway Discussion: Eastside Fire & Rescue Non-Profit formation
Mon 07/14	6:30 pm	Joint Meeting	City of Issaquah
Tues 07/15	6:30 pm	Regular Meeting	Contract: East Sammamish Park Foul Ball Nets/TBD (consent) Financial Update: Budget revenue forecast
August 2014			
Sept 2014			
Tues 09/02	6:30 pm	Regular Meeting	Resolution: EF & R Interlocal Amendment Resolution: Approval of Eastside Fire & Rescue Interlocal Amendment
Tues 09/09	6:30 pm	Study Session/Joint Meeting with Planning Commission	Budget study session: Preliminary budget overview. Department discussions
Mon 09/15	6:30 pm	Regular Committee of the Whole Meeting	(if needed)
Tues 09/16	6:30 pm	Regular Meeting	Proclamation: National Recovery Month Budget study session: Departments
October 2014			
Tues 10/07	6:30 pm	Regular Meeting	Budget study session: Departments
Tues 10/14	6:30 pm	Study Session	Discussion: Public Works Standards Budget study session: Departments and Council changes
Mon 10/20	6:30 pm	Regular Committee of the Whole Meeting	(if needed)
Tues 10/21	6:30 pm	Regular Meeting	Budget study session: (if needed)
Nov 2014			

Tues 11/04	6:30 pm	Regular Meeting	Public Hearing: 1 st Reading Property Tax Levy Ordinance Public Hearing: 1 st Reading 2015-2016 Budget Ordinance Resolution: 2015 Fee Schedule Resolution: 2015 Salary Schedule Resolution: 2015 Medical Premium Co-pay percent
Tues 11/11	6:30 pm	Study Session	
Mon 11/17	6:30 pm	Regular Committee of the Whole Meeting	(if needed)
Tues 11/18	6:30 pm	Regular Meeting	Public Hearing: 2 nd Reading Property Tax Levy Ordinance Public Hearing: 2 nd Reading 2015-2016 Budget Ordinance
Dec 2014			
Tues 12/02	6:30 pm	Regular Meeting	
Tues 12/09	6:30 pm	Study Session/Joint Meeting with Planning Commission	
Mon 12/15	6:30 pm	Regular Committee of the Whole Meeting	(if needed)
Tues 12/16	6:30 pm	Regular Meeting	
To Be Scheduled		To Be Scheduled	Parked Items
Ordinance: Second Reading Puget Sound Energy Franchise		Ordinance: First Reading Social Hosts	

Item # 1

Presentation: Parks Department Report

Presented at Study Session



DATE: June 10, 2014

TO: City Council

FROM: Ben Yazici, City Manager
Jessi Bon, Director of Parks and Recreation

RE: Big Rock Park Master Plan

I am pleased to present the Big Rock Park Master Plan to City Council. This plan was last presented to Council on March 11, 2014 and has since been revised to reflect input received at the last council meeting. The key changes to the design include the addition of a natural playground and a fire pit within the proposed education circle at Site A.

A copy of the Master Plan document itself is included in the council packet. This document provides an overview of the project goals, history, inventory and analysis, public involvement, design alternatives, phasing plan, permitting and cost estimates. These components are also summarized below. The full Master Plan document also includes a lengthy appendix complete with all of the technical reports associated with this park property. The technical reports were not included in your packet simply to save on paper copies, but we would be happy to share these documents with you if requested.

The Parks and Recreation Commission prepared a recommendation on the Master Plan, which is also included in your council packet.

With consensus from the City Council on the Big Rock Park Master Plan, we will proceed with adoption at the upcoming City Council meeting on June 17, 2014.

Project Background:

Big Rock Park (Site A) opened to the public in October 2011 after being transferred to the city as part of a phased land donation by Mary Pigott. Site A, the first parcel of three, was transferred in early 2011. Located in the center of the city, the 16 acres that make up Site A are partially wooded with coniferous and deciduous trees. Buildings on the site include a single family home, a garage and a barn. Wood chipped trails meander through the dense forest and open meadows, crossing wetlands and streams throughout the site.

Ms. Pigott graciously allowed us to include Site B in the master planning process, although this parcel has not yet been transferred to the City. The 20 acres that make up Site B include dense forest cover, meandering trails that traverse varying topography and open meadows. A single family home with a garage and sauna comprise the old homestead. On June 3, 2012 the Reard-Freed House was relocated to Site B near the existing buildings.

Shortly after the “soft opening” of Big Rock Park in 2011, the Park Planning team began work on the master plan. This is the first master plan completed in-house. Nearly a year of site reconnaissance,

studies, an extensive public process, concept development and refinement have been completed and incorporated into the preferred alternative plan. The preferred plan was presented at a public meeting and to the Parks Commission in the fall of 2012.

On February 19, 2013, the plan was presented to the City Council for review and discussion. Council authorized staff to begin the SEPA process and a determination of non-significance was issued in March 2014.

Funding:

A total of \$527,000 is currently allocated in the 2013-2014 Parks capital budget to fund Phase I design and construction.

Next Steps:

- City Council Adoption of Master Plan: June 17, 2014
- Phase 1 design begins: August 2014

Additional Background Information

Master Plan Timeline:

Community Survey

- Web Survey January 2012

Public Meetings

- Meeting #1: Hopes, Dreams and Fears, January 11, 2012
- Meeting #2: Review of Master Plan Alternatives, April 25, 2012
- Meeting #3: Public Safety, Site Access and Parking and Building Uses, July 11, 2012
- Meeting #4: Review of the Preferred Alternative, September 19, 2012

Parks Commission

- Hopes, Dreams and Fears: January 4, 2012
- Review of Master Plan Alternatives: May 9, 2012 and June 6, 2012
- Review of Preferred Alternative Plan: October 3, 2012

City Council Updates:

- Hopes, Dreams and Fears: January 10, 2012
- Review of Master Plan Alternates: June 12, 2012
- Review of Preferred Alternative Plan: November 13, 2012
- Review of Preferred Alternative Plan and consensus to move into SEPA: February 19, 2013
- Review of the Preferred Alternative Plan: March 11, 2014

Surveys and Studies Performed:

- Site Inventory and Analysis
- Wetland Reconnaissance
- Traffic Count Study and Analysis



Memorandum

DATE: June 10, 2014

TO: Sammamish City Council

FROM: Hank Klein, Chair, Parks and Recreation Commission

RE: Big Rock Park – Master Plan Recommendation

On behalf of the Parks and Recreation Commission, we would like to reaffirm our endorsement of the final preferred design for the Big Rock Park Master Plan as outlined in Chair Pauline Cantor's memorandum to City Council on November 13, 2012. In addition, we specifically support the retention of an elevated boardwalk (aka canopy walk) and the addition of a community garden in the master plan for potential funding and construction in the future.

Since Sammamish incorporation more than a dozen years ago, all city parks and their facilities have been reviewed and assessed, and a master plan has been created and approved. These master plans serve as blueprints for the development and implementation of carefully evaluated projects as funding becomes available. In some instances, entire plans will be implemented in the short term. Under other circumstances, various aspects of each plan may be re-evaluated, refined, and sometimes even deferred indefinitely. Their retention in the master plan, however, is important because they reflect the collective efforts derived from public input, parks commission evaluation, and council consideration. Furthermore, each parks master plan is a multi-faceted entity – the sum of its individual parts, where the deletion of any single element can have a dramatic impact on the overall design.

As examples, the master plan price tag for Beaver Lake Park is \$11.9 million, but Council has allocated just \$2.3 million between 2017 and 2019 in the current CIP. Similarly, of the \$5.7 million cost for the East Sammamish Park master plan, just \$1.25 million has been allocated by Council for 2016-2017 in the current CIP.

In essence, each park master plan is like an a la carte dinner menu. You can select an appetizer and main course (projects) now and consume (fund) them while you take the time to decide when you have enough room for a side dish and/or dessert. The exciting part is that you know what is still on the menu, and you have the ability to pick and choose when and if you're ready.

The elevated boardwalk proposed for Big Rock Park is an iconic feature that will provide tremendous opportunities for environmental education. In the Puget Sound region, only two similar structures exist – suspension bridges in Bellevue and on Bainbridge Island. The first, 150' long x 5' foot wide, is part of a Ravine Garden loop trail that allows close proximity and intimate views of plants, wildlife, and the forest canopy. It was completed in 2012 for \$1 million dollars and opened to a very supportive and excited community. Half was funded by levy dollars; the other half was matched by the Bellevue Botanical Garden Society. The structure is extremely popular; when first opened, visitors sometimes waited over an hour to tour the Ravine Garden. Since completion, increased park attendance has led to construction of a new visitor's center and expansion of the current parking lot.

The other suspension bridge is part of IslandWood – an outdoor educational facility featuring a variety of environmental elements including a 190’ long suspension bridge anchored at each end by 22’ tall towers. Hanging more than 50’ above Mac’s Stream, the bridge is a very popular attraction, is well-received and supported by the public and park shareholders, and provides a park element that is unique to the Bainbridge Island community.

There is good reason to believe that a similar canopy walk in Sammamish’s Big Rock Park would also be a popular attraction. It is also worth noting that the proposed elevated boardwalk would be ADA accessible. Certainly, there are very limited opportunities for this type of environmental education for children and adults in the Puget Sound region.

Construction of an elevated boardwalk/canopy walk in Sammamish’s Big Rock Park is an expensive proposition – roughly \$1 million. While its cost may be prohibitive at this juncture, funding may be possible in the future. Certainly, development of this feature would be a major attraction to the park and would provide tremendous environmental education opportunities. Because of this, the Parks Commission unanimously believes the “canopy walk” should be retained as part of the overall master plan for Big Rock Park so that its potential development can be considered in the years ahead.

We would also like to advocate for the reinstatement of a community garden at Site B. There is a definite need, as 124 people applied for a plot at our Sammamish Commons garden, which opened in May 2013. With only 58 plots, people had to be turned away. We currently still have 30 people on the waiting list. The use itself is passive and quiet, making the open, sunny location at Site B ideal for a community garden. Rarely are there more than 5 gardeners at the Lower Commons at any given time so we feel the small parking lot is adequate. Gardeners will also contribute to park safety, as they will be additional “eyes” on the park. The community garden in the Lower Commons was built for \$150,000. This is a small investment that will fill an ongoing need for our community. The Parks Commission unanimously recommends reinstating this component of the master plan.



Memorandum

DATE: November 13, 2012

TO: Sammamish City Council

FROM: Pauline Cantor, Chair, Parks and Recreation Commission

RE: SE 8th Street Park – Master Plan Recommendation

On behalf of the Parks and Recreation Commission, I am pleased to present our recommendations on the SE 8th Street Park Master Plan.

It is the result of input from several public meetings, started in January of this year. The Parks Commission has been presented with a range of ideas and proposals for the park, including plans to enhance the park through environmental and heritage education; bring visitors safely into the park; provide basic amenities such as parking, access and restrooms; and, build on the existing network of trails on the site. We have examined the plans presented to us by staff, and we have received extensive input from local residents and park neighbors. We carefully examined the impacts of park development on the neighboring properties and reached a compromise that was sensitive to the adjacent homeowners while recognizing the needs and interests of the community.

As a Parks Commission, we unanimously endorse the final preferred design presented to us at our regularly scheduled meeting on Wednesday, October 3, 2012. We have provided additional comments on the various elements of the plan below.

Key Recommendations:

Community Park: We are fortunate to have this wonderful piece of property donated to the city and for the enjoyment of the whole community. We recognize amenities such as parking and access are necessary for this park to function as a community park but also believe other amenities like picnic shelters, interpretive signs, boardwalks and the canopy walk are what make the park special. This park is passive without being stale. When presenting this design to the community, the feedback received was that it was nice to have a special, unique feature to set this park apart from others.

Parking and Access: On site A, on-street parking is provided in the right-of-way, along SE 8th Street. Limited parking will be sited near the buildings to achieve a total of 51-parking spaces, including ADA stalls. Access to the buildings and onsite parking is provided by expanding the existing 9 foot gravel driveway to a two-way asphalt driveway. The existing cleared area adjacent to the barn can also be used for overflow parking, if the need is warranted.

Site B can be accessed from the north via 221st Ave SE connecting Lancaster Ridge to the park and from the south via 220th Ave SE. Three parallel parking spots are located within the 221st Ave SE right-of-way and adjacent to a city owned detention facility. A 10-stall parking lot is proposed just south of the Reard House. These two access points are an outcome from the third public meeting which focused on safety, access and parking. The neighbors adjacent to the park property felt one

entrance concentrated vehicular and foot traffic and that the addition of a second access point spreads this traffic out more evenly through the neighborhood.

Building Use: We recognize that the existing house on Site A is a wonderful resource for a multi-use gathering space (i.e. community art classes, yoga sessions, meetings, or other gatherings). With the possibility of a community center in the near future, we realize this space may not be a necessary component. However, if future community needs warrant, we recommend renovating the house to make it ADA accessible and a useful, organized space. The existing barn provides a much needed space for maintenance tools and materials at this time, but can also be a converted space if future needs dictate. We are in support of converting part of the barn to a restroom for park users. This is not only sustainable, but reduces the need to cut trees for a new restroom building.

Site B includes an existing house, sauna and garage. In addition, the Reard House was moved to the site in early summer 2012. We realize the master plan process did not yield a strong use for the existing buildings. We recommend the sauna be converted to park restrooms, the Reard House used for heritage education, the existing garage used for maintenance storage and secure the Tanner House until a future use is determined. We agree with the addition of a medium size picnic shelter near the parking area and overlooking the meadow for community use.

Minimize Adjacent Impacts: We acknowledge the proximity of this park to adjacent neighbors and realize it has an impact. Therefore, we support the removal of trails adjacent to the property line where feasible, limiting park use to daytime hours and providing several access points to distribute park use traffic.

Environmental and Heritage Education: Environmental and heritage education were strong themes that came forth during the public process. As a guiding design principle, the team incorporated opportunities for learning, exploring and creating with environmental and heritage education in mind. We are in support of environmental opportunities including the addition of a covered education circle designed as an informal meeting space, interpretive trails, a wetland observation deck, an elevated boardwalk and a bird blind.

We also recognize another educational component in this park – heritage. These educational opportunities range from the dawn of time with glacial formations at the big rock to the historical Reard House, which focuses on heritage within the past century.

Habitat Restoration and Enhancement: The plan calls for several areas of habitat restoration, including the wetland meadow on site A, the vegetative understory throughout both sites, and the restoration of the meadow on site B. We fully support this action and feel that this work can be done over time through volunteer work parties.

Phase 1: We recommend that the first of this project focus on developing park user amenities such as on-street parking along SE 8th Street, a park entrance, education circle, trail construction and restrooms at the existing barn.

Conclusion: This concludes our feedback and recommendations for the master plan preferred alternative. We very much appreciate the opportunity to provide you with our recommendations on the SE 8th Street Master Plan.

DRAFT

Item # 2

BIG ROCK PARK MASTER PLAN



CITY OF SAMMAMISH

JUNE 2014

Sammamish
Parks and Recreation
www.sammamish.us

ACKNOWLEDGMENTS



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EXECUTIVE SUMMARY

Big Rock Park is an environmentally diverse landscape that was generously gifted to the City of Sammamish by Mary Pigott, a long-time resident, in 2010. The park is centrally located within the city just north of Pine Lake. The park provides a quiet recreational experience through a network of meandering trails, breathtaking views of the property and opportunities to observe wildlife in an open and peaceful setting.

Shortly after the “soft opening” of the park in late 2011, the Parks Planning Team started working on the master plan. The City’s Model Master Plan Process was conducted from December 2011 to December 2012 to arrive at a preferred master plan for Big Rock Park. Community input was obtained through a web-based survey and four public meetings. Check-in meetings were also held with the Parks and Recreation Commission and the City Council at each stage of the process. A SEPA review of the master plan was completed and a determination of non-significance was issued in March 2014. The master plan for Big Rock Park was adopted by City Council at a Regular Meeting held on June X, 2014.

The master plan celebrates the diverse ecology of the site, its central location and the opportunity to provide a distinctive experience for all park users. Big Rock Park is a passive park and provides environmental and heritage education, walking trails, informal play and enhancement and protection of the site’s defining and valuable ecological character.



North Meadow along SE 8th Street, Site A



PROJECT BACKGROUND

The master plan process started in late 2011, with the park planning team compiling environmental and heritage information to prepare for the first of four public meetings with the City Council (1/10/12), the Parks and Recreation Commission (1/4/12) and the public (1/11/12).

PROJECT BACKGROUND

Introduction

A total of \$50,000 was allocated in the 2011-2012 Parks Capital Improvement Plan (CIP) for the Big Rock Park Master Plan. This amount was intended to fund site investigations, assessments and completion of the master plan by the City of Sammamish park planning team. The team completed the master plan in house.

Project Goals

The Big Rock Park Master Plan is the result of a multi-step process led by the City of Sammamish Parks and Recreation Department. With input and direction from the public, the City Council and the Parks and Recreation Commission, the guiding principles of this master plan were developed and are as follows:

A park that is inviting to the whole community

Providing a safe and accessible experience for all visitors so they have the ability to explore the natural and built systems within the park.

Enhance, protect and celebrate the natural systems

Through strategic planning and design, sensitive areas within the park will be protected, restored and/or enhanced providing critical wildlife habitat areas.

Provide outdoor opportunities for environmental and heritage education

Provide environmental and heritage educational opportunities through a network of interpretive trails and unique spaces that promote ecological and cultural stewardship.

Provide separation between the park and surrounding neighbors

Allow for adequate buffering, where achievable, along shared property lines and create a visual screen to help lessen the impact of park activity.

Allow for phased implementation

Provide a strategy for phased improvements, allowing the master plan to be implemented over time and as funding becomes available.

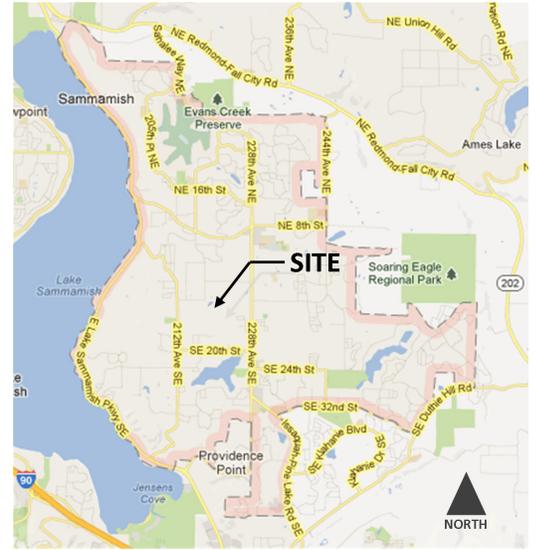


Big Rock Trail, Site A

PROJECT BACKGROUND

Site Description

In 2010, Ms. Pigott generously gifted three parcels (Site A, B and C) totaling 51 acres to the City of Sammamish as part of a phased land donation agreement. The agreement between Ms. Pigott and the City of Sammamish states that the properties will be used as a park for the benefit of the community. The city and Ms. Pigott envision a park facilitating a variety of low impact active and passive activities that may include nature trails, open space and passive sport meadows. Additionally, the agreement specifies that the properties shall be developed in a manner that preserves the natural beauty. To achieve this, restrictions were put in place precluding any residential, commercial and industrial development, mining or construction of new buildings over 2,500 SF.

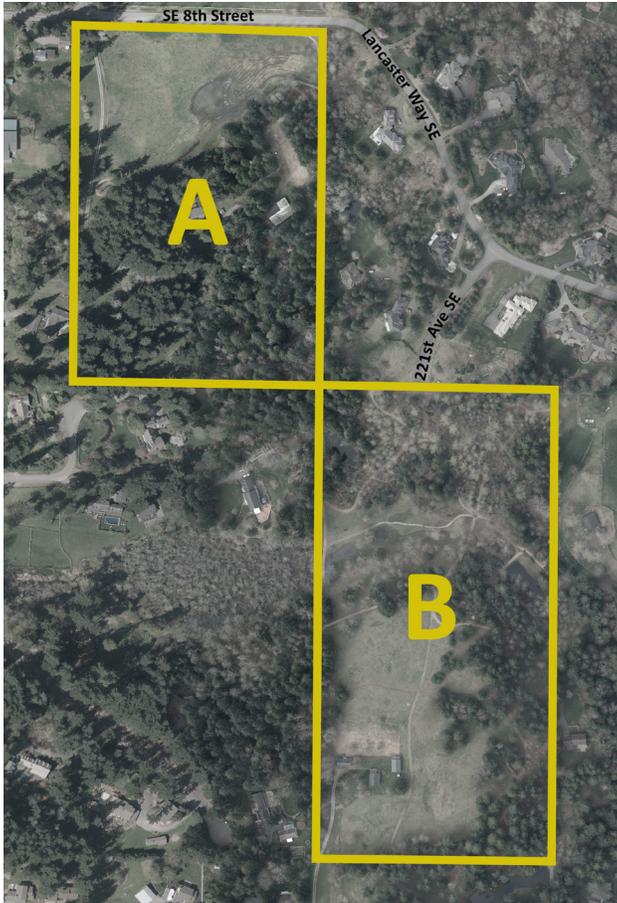


Location Map



Donation Map

PROJECT BACKGROUND



Site A and B Parcels

Big Rock Park (Site A) opened to the public in October 2011. Located in the heart of Sammamish, Big Rock Park is situated within a residential neighborhood approximately two miles southwest of City Hall. Site A is 16 acres and includes wood chipped trails traversing through open meadows, a babbling stream, coniferous and deciduous wooded areas and ecologically rich wetlands. The property was once residential with a single family home, detached garage and a barn. The 3,460 SF home and 600 SF garage were built in 1978 and have since been renovated. Both the home and garage are in excellent condition. The 2,074 SF barn is partially enclosed and was originally used to store property maintenance equipment and supplies.

Ms. Pigott graciously allowed the city to include Site B in the master planning process, although this parcel is not scheduled to transfer to the city until sometime in the future. The 20 acres that make up Site B include dense forest cover, meandering trails that navigate varying topography and open meadows. A single family home, also known as the Tanner House, was built on site in 1930 and is approximately 830 SF. Minor renovations have been made to the home and include the addition of a bathroom in 1956 as well as a metal roof, front porch and deck. In 1940, the homeowners added a 280 SF shed and carport.

An accessory building was built in 1950 and in Scandinavian tradition, contained a sauna. On June 3, 2012 the Reard/Freed House was relocated to Site B near the existing buildings.

The final donation, Site C, is not included as part of this master plan as it will not transfer for 15-20 years. Site C is currently the private property and residence of Ms. Pigott.



Stream Crossing, Site B

Reard/Freed House The Reard/Freed farmhouse was built in 1895 by Jacob and Emma Reard. The 1,515 SF Victoria style farmhouse contains a living and dining room, parlor, bathroom and two bedrooms on the second floor. Shortly after the house was constructed, a kitchen wing was added. In 1928, the house was purchased by Oscar Freed and his wife Dorothy. In 1945, Oscar Freed successfully campaigned for Water District 82, now known as Sammamish Plateau Water and Sewer District. The farmhouse became the district's first headquarters.

In 1996, the Freed family sold the property and farmhouse to a local developer who moved the building to a temporary location along 212th Ave SE. In 2001, the farmhouse was donated to the city and in 2011 became the first building in Sammamish to be listed on the King County Historic Resource Inventory as a registered landmark. Through thoughtful planning with Ms. Pigott and the Sammamish Heritage Society (SHS), SHS relocated the Reard/Freed House on June 3, 2012 to Site B and the city included the building in the master plan. It is now situated south of the Tanner House and is undergoing renovations.



The Reard-Freed House, c. 2013

Reard-Freed House Timeline

1890

Jacob D. Reard purchased 80 acres near 212th Ave SE for \$380 from the Northern Pacific Railroad.



*Jacob and Emma Reard, c. 1891

*Photo courtesy of the Sammamish Heritage Society

1905

The Reards sell the farm and the property goes through a series of owners until 1915 when Olaf L. Skogman, a Swedish immigrant, purchases the property. During the time the Skogmans lived on the property, the house was a community gathering place and dances were held in a larger room on the second floor of the house.

1895

Jacob and Emma Reard take out a mortgage for \$900 to build the farmhouse and barn. Shortly thereafter a kitchen wing was added to the home.



*John and Jacob Reard, c. 1895

1928

Oscar and Dorothy Freed acquire the property as a result of a land trade with Skogman.



*The Skogmans, c. 1910

1934

Prior to moving to the farm permanently the Freeds rented out the farm. One of their tenants built a still and though prohibition was in effect the bootleggers produced many gallons of whiskey.



*The Reard-Freed House, c. 1940

1945

Oscar Freed proposes a water district and becomes the first Commissioner. The house serves as the district's office.



*Oscar Freed, c. 1978



*Photo, c. 1970s

1996

Under the burden of heavy property taxes the Freeds sold the property to a developer. The house was moved to a temporary location and donated to the city in 2001.

1980

Act of Love starring Ron Howard and Mickey Rourke was filmed at the farmhouse which was painted red for the movie.



*Photo, c. 1980s

2001

The Reard-Freed House was donated to the city of Sammamish



Photo, c. 2009

2012

The house was moved again to Site B by the Sammamish Heritage Society and shortly thereafter renovation on the house began.



Moving the house to Site B, c. 2012

Today

To date the city and the Sammamish Heritage Society have added a foundation, new roof, sliding, paint, windows and doors.

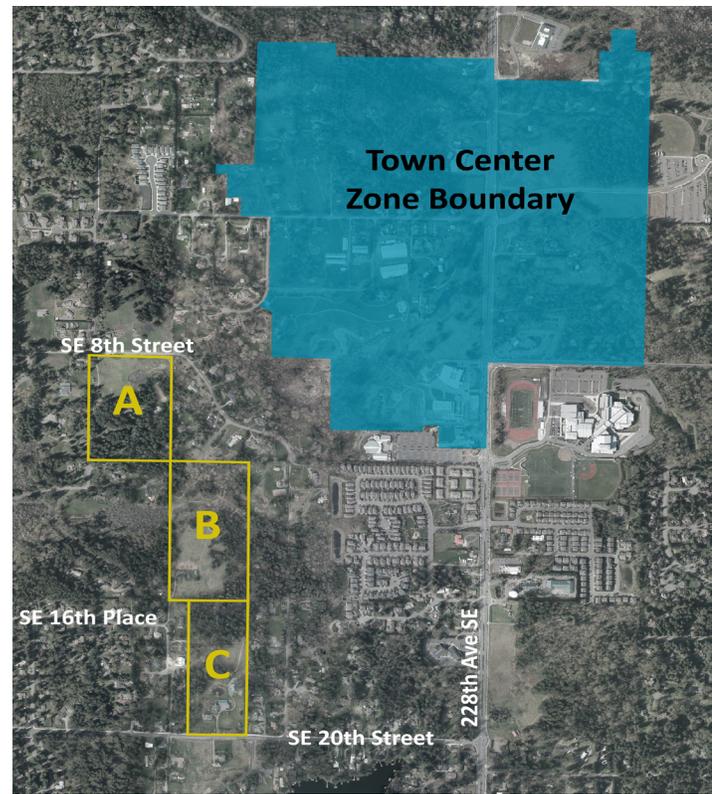
THE PLANNING PROCESS

Three alternatives were developed after the inventory and analysis of the site were completed. Design suggestions from the community, the Parks and Recreation Commission and the City Council were incorporated into the alternatives. These alternatives were presented to the public (4/25/12), Parks and Recreation Commission (5/9/12 and 6/6/12) and the City Council (6/12/12 and 7/11/12).

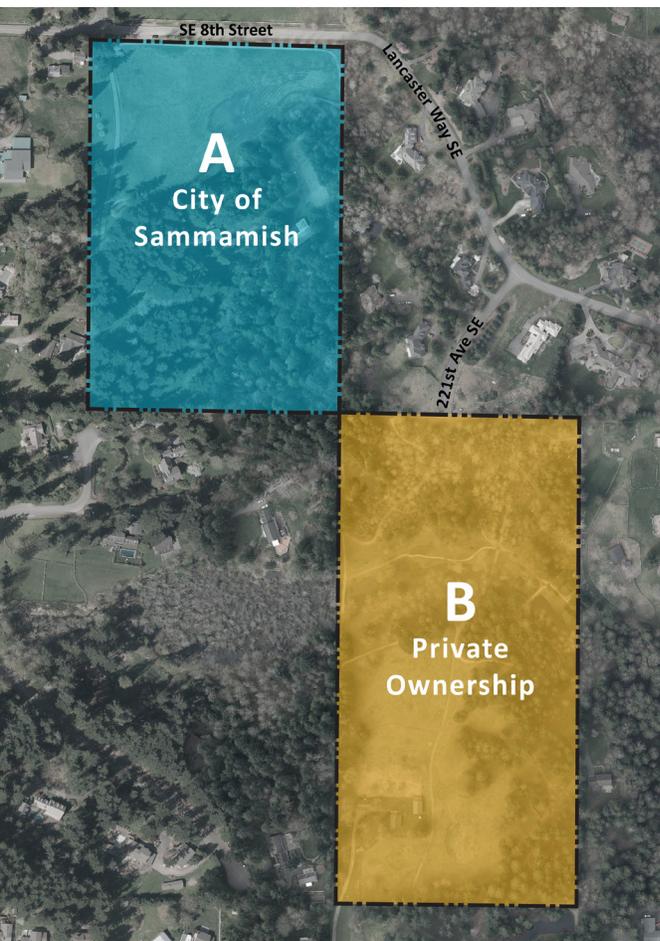
THE PLANNING PROCESS

Inventory and Analysis

The master plan process started with the inventory and analysis phase. During this phase, staff compiled general information from sources including the USDA Natural Resources Conservation Service and King County's online interactive mapping database (topography, sensitive areas and wildlife corridors). Many visits to the park site were completed to inventory the existing trail system and buildings. A wetland and stream reconnaissance; traffic count assessment; and, well and septic system evaluations were also completed as part of the initial planning process.



Town Center Boundary Map



Site A and B Map

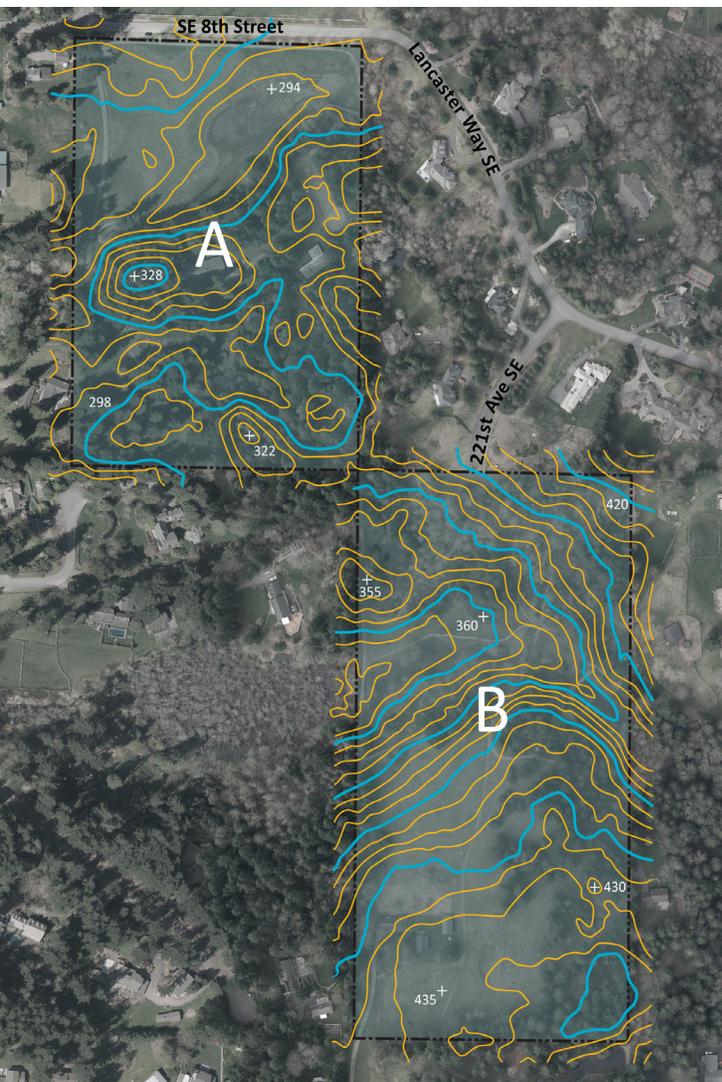
SITE CONTEXT

The Big Rock Park project site is centrally located within the city's core, with a potential connection to Sammamish's civic center, the Sammamish Commons. Though the park site is not within the zoned boundaries of the Town Center, it does tie in nicely with the development plan. A pedestrian connection between the Lower Sammamish Commons and Big Rock Park is budgeted in the 2013-2014 Parks CIP. The park planning team is reviewing different route options to make this connection.

The park site is currently zoned R-1 and R-6 and is surrounded by single family homes. The comprehensive plan designation is public/institutional.

LAND OWNERSHIP

The project site is a combination of properties owned by the City of Sammamish (Site A) and Mary Pigott (Site B). Site C is scheduled to transfer to the city in 15-20 years or at the discretion of Ms. Pigott and was not included in the master plan process. Together, these three parcels total 51 acres. For the purposes of this report, the master plan project area is comprised of Sites A and B only.



Site Topography and Soils Map

- 2' Major Contours
- 2' Minor Contours

TOPOGRAPHY

Based on GIS data, the site has varying topography with a total elevation difference of 36 feet on Site A and 70 feet on Site B between the highest and lowest points. The steepest slopes occur within the natural wooded areas varying between 15-36%. The meadow areas on both Site A and B are rolling with slopes averaging 5-15%. Though a majority of the proposed trail system for the park is ADA compliant (less than 5% grade) there are some trail links that will likely exceed 5%. The diversity of terrain allows for park visitors of different physical abilities to have varying experiences.

SOILS

The USDA Natural Resources Conservation Service online mapping service indicates soil types present on the park site are 93% Alderwood gravelly sandy loam (AgC) and 7% Seattle muck (Sk). The soils are rated according to limitations that affect their suitability for recreational uses such as picnic areas and trails. Both soil types found on site are categorized and range from “not limited” to “very limited” meaning limitations can be overcome or minimized by planning, design or construction. In the case of Big Rock Park, the majority of the site is Alderwood gravelly and does not limit proposed development of the park. The Seattle muck is very limiting and is mapped within wetland and buffer areas and little to no development (trails and boardwalks only) is planned within areas that contain Seattle muck.

CRITICAL AREAS

The park site has a variety of wetland and tributary types with varying degrees of ecological function. These include depressional or riverine wetlands and tributaries identified by the city as “streams of special significance.”

On Site A, eight wetlands were identified ranging from Type II-IV with buffers of 50-100 feet. For instance, Wetland C occupies much of the south-central portion of Site A and is considered a Type II wetland. Wetland C has a diverse plant community and has both permanently and seasonally ponded hydrologic regimes, all of which provide significant water quality, hydrology and wildlife habitat functions.

The Ebright Creek North Tributary is located on Site A. Identified as a “stream of special significance,” the Ebright Creek North Tributary is located in the open meadow that fronts SE 8th Street. The stream travels through the property from the northeast to southwest and has been identified as permanently flowing based

THE PLANNING PROCESS

on historic fish presence. The tributary is categorized as a Type F stream with a 150’ buffer.

Site B contains five wetlands and one tributary. All of the wetlands on Site B are categorized as Type III with 50’ buffers and are either classified as depressional or riverine wetlands. Depressional wetlands occur in topographic depressions (i.e., closed elevation contours) that allow the accumulation of surface water. Riverine wetlands are wetlands connected by rivers, streams or creeks. Wetlands J, K and M are all riverine wetlands and are associated with the South Ebright Creek Tributary. All three wetlands have been created or expanded as a result of small dams installed within the stream channel.

The South Ebright Creek Tributary is categorized as a Type F stream with a 150’ buffer. The stream flows east to west through Wetlands J, K and M. The stream continues towards the western property boundary where it flows through two culverts beneath the berm/trail and discharges into a larger wetland complex on the adjacent property. As a primary contributor to Ebright Creek the stream will likely be considered a “stream of special significance” by the city.

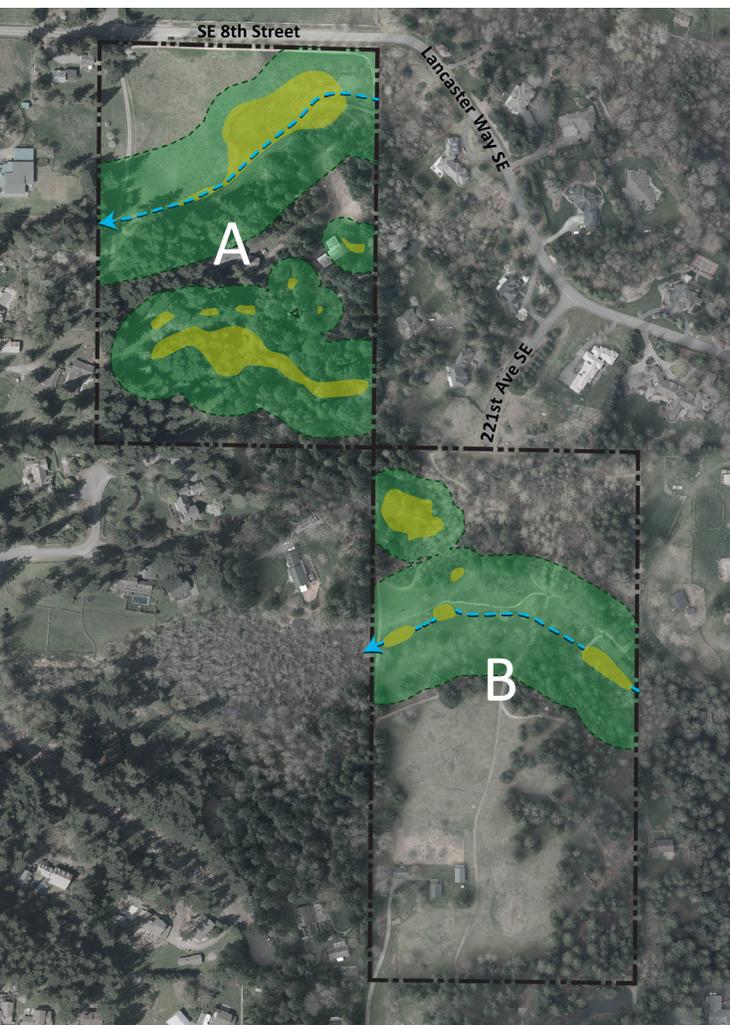
More detailed information is provided in the *Wetland and Stream Reconnaissance Report* included in the appendix.

VEGETATION

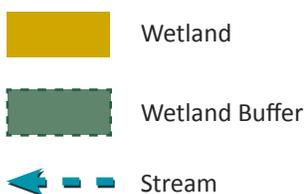
Much of the park site contains a relatively undisturbed wooded area and open meadows or pastures. The canopy layer includes a mix of conifers and deciduous trees such as Douglas fir, western red cedar, bigleaf maple, vine maple and Oregon ash. The understory is primarily composed of beaked hazelnut, salmonberry, red huckleberry, salal, sword fern and bracken fern. Both Site A and B contain open meadow with various field grasses.

WILDLIFE

Wildlife commonly seen at Big Rock Park include a variety of birds, owls, hawk, deer, coyote, bear and salamanders. A search of the Washington State Natural Heritage database and the Priority Habitats and Species (PHS) Program did not identify endangered species on or near the site. The Townsend’s Big-eared Bat (*Corynorhinus townsendii*) is identified in an area that encompasses most of Sammamish and Issaquah including the park site. The Townsend’s Big-eared Bat is a candidate for the Washington Department of Fish and Wildlife’s Threatened and Endangered species list and is considered a species of concern by the US Fish and Wildlife Service. The Townsend’s Big-eared Bat has not been confirmed or identified at Big Rock Park.



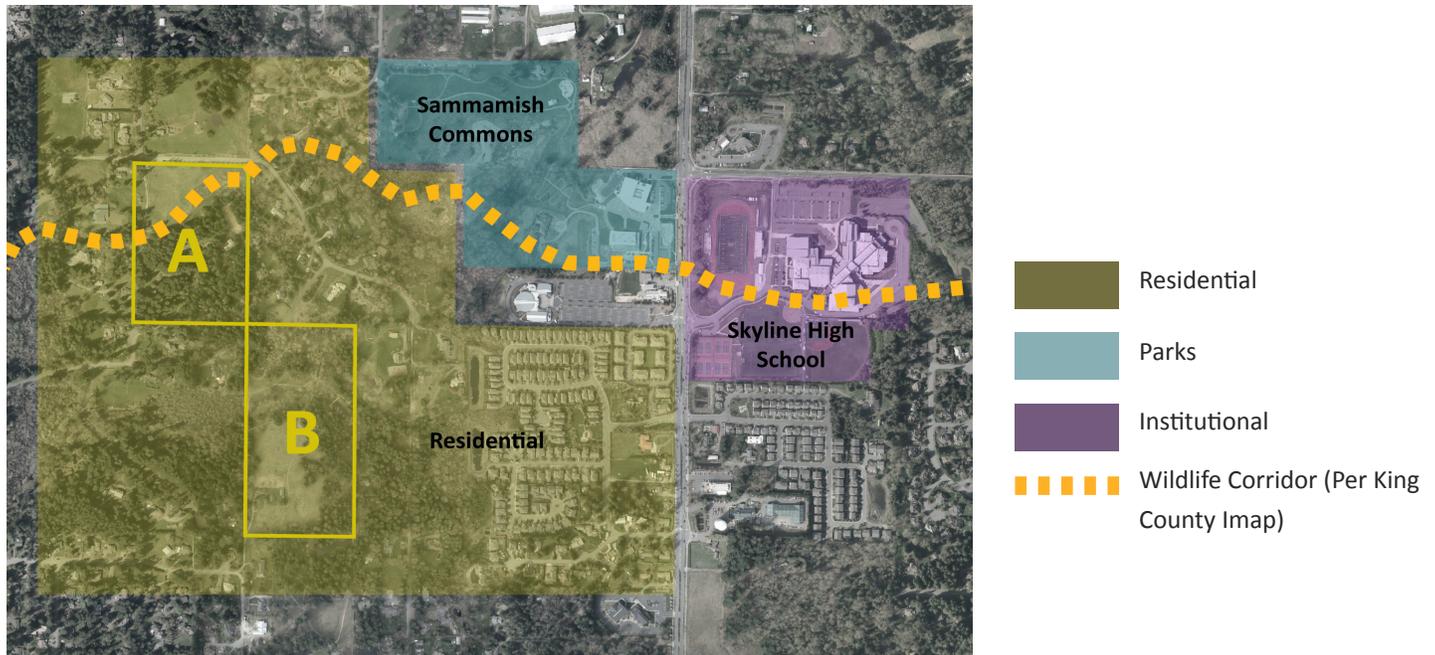
Critical Area Map



THE PLANNING PROCESS

King County iMap indicates the presence of a wildlife habitat corridor generally following the North Ebright Creek Tributary on Site A. Site observation by city staff concluded that there is no open space or protected sensitive areas adjacent to the park as it is surrounded by residential development. This development isolates the onsite wildlife corridor and its potential to connect with the mapped system.

Wildlife typically seeks water and shelter in undisturbed natural areas. The limited development of the site will provide many opportunities for wildlife movement through the site’s ecological system. Wildlife will continue to have ready access and movement from the existing wetlands on site as well as through undisturbed natural areas on adjacent properties.



Zoning and Wildlife Corridor Map

BUILDINGS

A building inventory was conducted for all structures on Site A and B. The table below documents the type, use and condition of the buildings onsite.

	Year Built	Square Footage	Foundation	Condition
Site A				
House	1978	3,460	Concrete Slab	Very Good
Garage	1978	600	Concrete Slab	Very Good
Barn	?	2,074	Concrete Slab	Good
Site B				
Sauna	1950	570	Concrete Slab	Good
Tanner House	1930	830	Cedar log	Fair
Reard/Freed House	1892-1895	151	Concrete Foundation	Under renovation
Garage	1940	280	Concrete Slab	Fair



House, Site A



Barn, Site A



Tanner House, Site B



Garage, Site B

UTILITIES: WATER

Prior to the transfer of Site A, the house and barn relied on two potable water sources. A private well served as the primary water source while water supplied by Sammamish Plateau Water and Sewer District was used as a secondary source once the well ran dry for the season. After the city took ownership of Site A, the well was disconnected from the buildings as required by the Washington State Department of Health. Although the well cannot be used for potable water it can be used for irrigation (up to 2,000 sf), which the city intends to utilize.

As with Site A, once Site B transfers to the city the existing well will be disconnected from the buildings and used for irrigation purposes only. Water is currently provided by the district at 220th Ave SE and a connection will be established upon construction of Site B facilities.

An inspection of the existing well on Site A was performed on November 13 by JKA Well Drilling. The well is 3 ft. in diameter to a depth of approximately 52 ft., then an estimated 2 ft. in diameter



The Reard-Freed House, Site B

THE PLANNING PROCESS

to a depth of 58 ft. The *Well Inspection and Recommendation Memo* notes that the existing pressure tank is too small for the pump size and that there is a hole in the well casing at approximately 4 ft. below grade that will need repair. For further information and recommendations regarding the existing well on Site A, please refer to the *Well Inspection and Recommendation Memo* included in the appendix.

The well on Site B will be evaluated and inspected upon the property’s transfer to the city.



Well House, Site A

UTILITIES: SEWER

Site A and B also have existing septic systems. The septic system on Site A is located next to the garage and was evaluated by Huard Septic Design and Monitoring LLC on November 30, 2012. The existing system contains a 1,000 gallon septic tank, a distribution box and a gravity drain field. Huard Septic Design and Monitoring, LLC found that the system as a whole is in fairly good condition with the exception of the tank which is cracked and easily repairable in the interim while the house is not in use.

For purposes of public use the existing septic system is not compatible with the proposed usage or the anticipated number of maximum park visitors. The tank will need to be increased in size to meet park needs.

For more information regarding the existing septic system on Site A please refer to the *As-Built Reconciliation and Inspection Memo* prepared by Huard Septic Design and Monitoring, LLC included in the appendix.

The septic system on Site B will be evaluated and inspected upon the property’s transfer to the city.

TRANSPORTATION

A traffic count and analysis was completed to address the potential increase in vehicular trips to the park site. Three Sammamish parks were studied as part of this analysis and included Beaver Lake Preserve, Ebright Creek Park and the Lower Sammamish Commons. The parks were selected to provide a broad range of traffic data representing low intensity to high intensity use. In addition, traffic counts were also taken at the corner of 216th Ave SE and SE 20th Street. This



Existing Septic System Assessment, Site A

Big Rock Park Master Plan

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intersection serves as the only improved access route linking SE 20th Street to Site B. The data collected from these traffic counts is included in the appendix.

It is anticipated that traffic will not increase significantly for Big Rock Park considering the current vehicular counts at similar Sammamish parks. SE 8th Street, 216th Ave SE and SE 16th Place, access routes to both Site A and B, are considered local neighborhood streets and designed to carry 400 to 2,000 vehicle trips per day. These roads also fall under the Neighborhood Traffic Management Program, a joint effort between residents, the Public Works Department and the Police Department to reduce the impact of traffic on neighborhoods.

PUBLIC INVOLVEMENT

The City's Model Master Planning Process was used to gather comments, feedback and direction from the public, the Parks and Recreation Commission and the City Council. Beginning in late 2011, park planning staff facilitated a four step process to develop a master plan for the park. A project website and the department's Facebook page kept everyone updated on the process and provided information and dates of upcoming meetings.

The initial phase of the planning process included inventorying and evaluating existing site conditions of the park site. During this same time a survey was developed to solicit community input on desired features for the new park. The results of the site evaluations and survey were collected and used to prepare the agenda for the first round of meetings.

Staff met with the students at Samantha Smith Elementary and Discovery Elementary, spoke with citizens at the Farmers Market, and met with the Parks and Recreation Commission, the City Council, the Sammamish Youth Board and the Arts Commission to introduce them to the project and gather input.

Based on initial feedback, staff developed three design alternatives for the site. These alternatives were presented to the public, the Parks and Recreation Commission and the City Council during the second round of meetings. Shortly after the master plan alternatives



Community outreach meeting



Community workshop discussion



Staff meeting with local students

THE PLANNING PROCESS

were presented, the City Council requested that staff review public safety, site access, parking and building uses. Staff hosted a third meeting with guest speakers from the Sammamish Public Works and Police Departments to discuss these issues. Staff utilized this data and feedback to modify the design and create the preferred design alternative. The preferred design was presented during the fourth round of meetings.

A SEPA Review of the master plan was completed and a determination of non-significance was issued in March 2014. The master plan was adopted by the City Council on X XX, 2014.

Public Meetings

Meeting #1: Hopes, Dream and Fears - January 11, 2012

Meeting #2: Review of Master Plan Alternatives - April 25, 2012

Meeting #3: Site Access, Parking and Building Uses - July 11, 2012

Meeting #4: Review of the Preferred Alternative - September 19, 2012

Parks and Recreation Commission Meetings

Hopes, Dream and Fears: January 4, 2012

Review of Master Plan Alternatives: May 9, 2012 and June 6, 2012

Review of the Preferred Alternative: October 3, 2012

City Council Updates

Hopes, Dream and Fears: January 10, 2012

Review of Master Plan Alternatives: June 12, 2012

Review of the Preferred Alternative: November 13, 2012

Review of the Revised Preferred Alternative: February 19, 2013

Consensus to move into SEPA: February 19, 2013

Review of the Preferred Alternative: March 11, 2014

Adoption of the Master Plan:

THE PLANNING PROCESS

NAMING THE PARK

In the donation agreement, Ms. Pigott identified a process for naming the park which was temporarily referred to as "SE 8th Street Park." At the request of Ms. Pigott, the City partnered with the library and hosted a "park naming campaign." In addition, staff visited elementary schools and compiled a list of ideas from local youth.

In the fall of 2012, City Council appointed members of the community, the Sammamish Youth Board and staff to a committee to develop a list of potential park names following the naming campaign. The committee discussed and developed a recommended list that was presented to City Council in February 2013. Among the four options presented the City Council selected Big Rock Park.

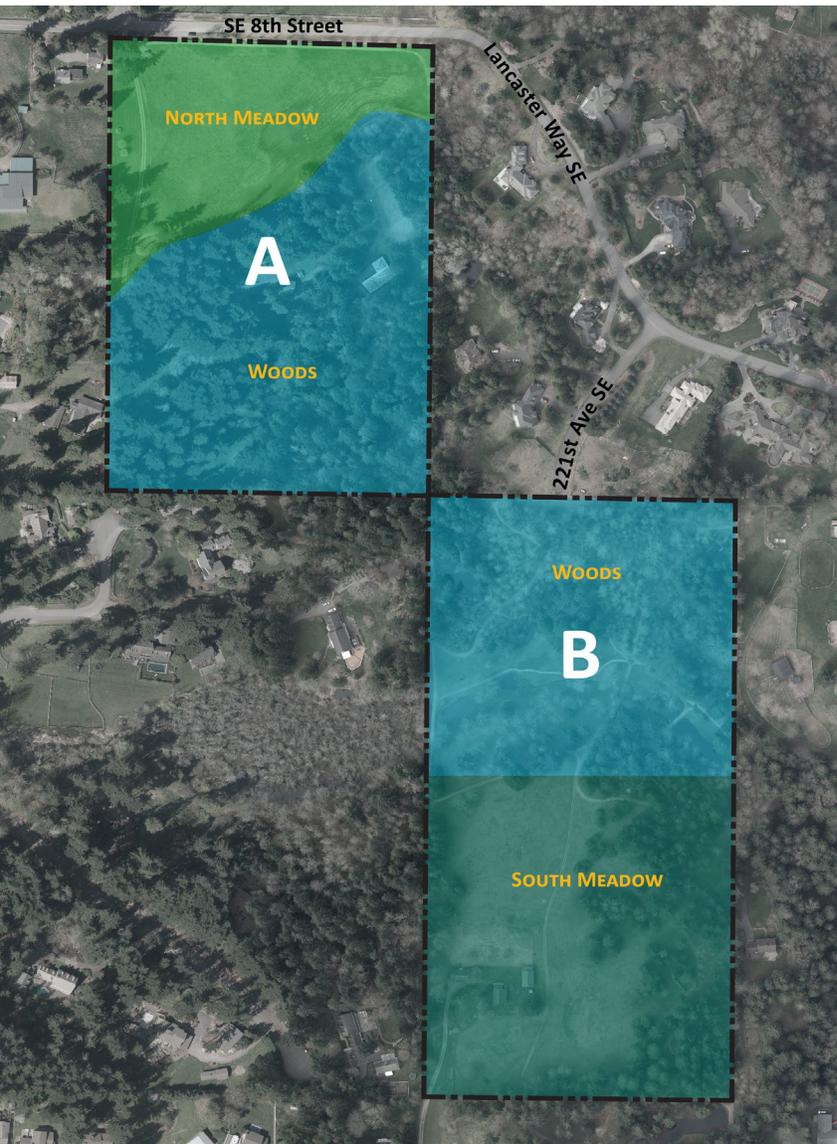
MASTER PLAN ALTERNATIVES

Three alternative master plans were generated for the site by incorporating ideas and input from the first round of meetings. The site inventory and analysis concluded that the site was suitable for varying levels of development depending on location within the park. For the purposes of the master plan, the park is divided into three sections; the North Meadow (Site A north), the Woods (Site A and B center) and the South Meadow (Site B south). These alternatives were presented to the public (public meeting #2), the City Council and the Parks and Recreation Commission for their review and comment.

All three alternatives included similar park elements such as an activity center, rental facilities, outdoor gathering spaces, canopy walks, tree houses, trails, a community garden and picnic areas in a slightly different design. Also included in each alternative was the opportunity for outdoor environmental and heritage education as well as incorporating elements of art, history and culture within the landscape. These overall themes were developed during the first round of public meetings.

Staff presented the design alternatives in the third round of meetings to the public, the City Council and the Parks and Recreation Commission. The general consensus was to focus on a lighter

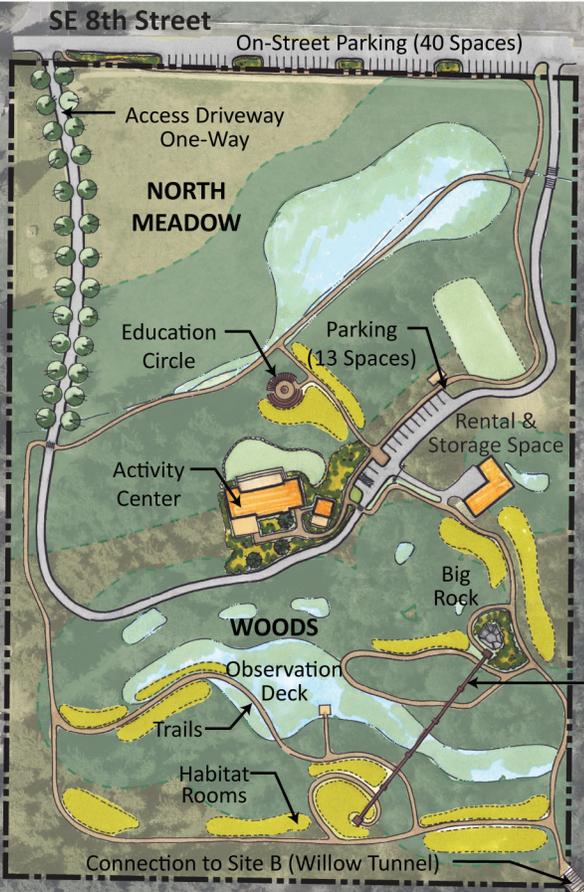
touch or a minimalist approach to park development. Concerns were voiced regarding privacy, vehicular and pedestrian access, vehicular circulation, on and off-site parking, public safety and development and maintenance costs. Council provided direction that the intense features (i.e. education circle and elevated boardwalk) should be located on Site A.



Master Plan Section Map

NORTH MEADOW Item # 2

- Parking along SE 8th Street (30-40 parking stalls)
- The meadow remains untouched
- Education circle for small gatherings.

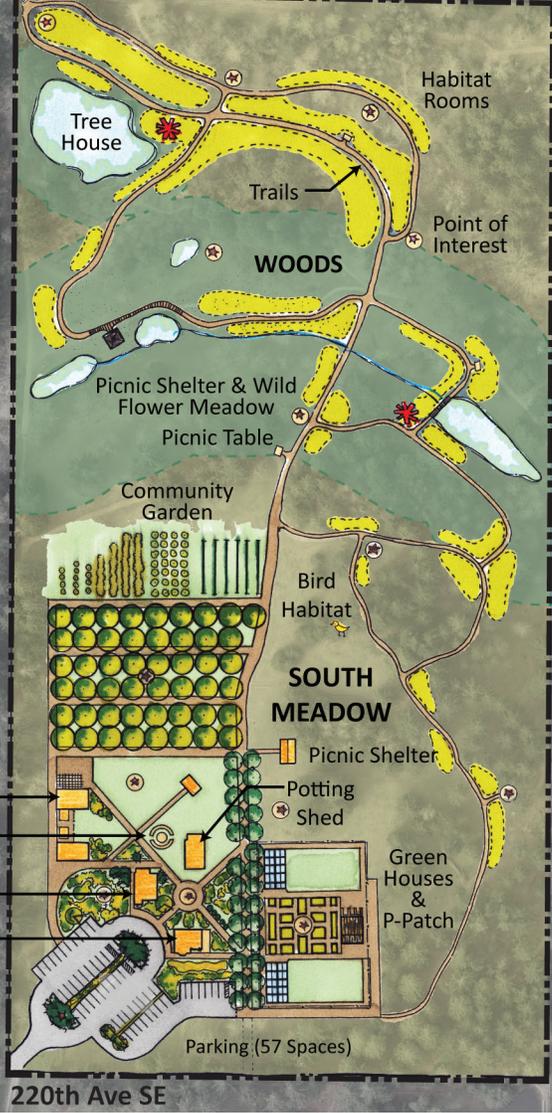


WOODS

- One-way access through Site A with 13 parking stalls near the activity center and rental facility/storage.
- Elevated boardwalk accessible to all.
- Habitat rooms and observation decks for outdoor environmental learning opportunities.

SOUTH MEADOW

- A large community garden space with orchards, themed gardens, green houses, potting shed and harvest building.
- Access to Site B via 220th Ave SE with parking (57 parking stalls).
- Open meadow for unstructured play.



Harvest Bldg
Fire Circle
Bunk House
Reard House

NORTH MEADOW

Item # 2

- Parking along SE 8th Street (36 parking stalls)
- Formal park entrance and accessible meadow trail system.
- Slightly sculpted meadow with points of interest (landscape art)

Access
Driveway
Two-Way

Points of
Interest

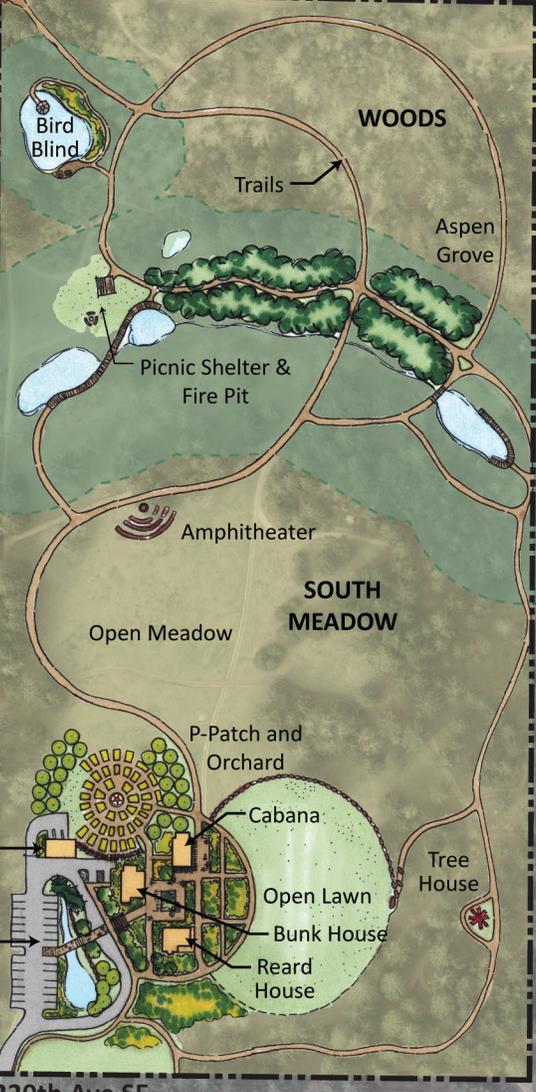
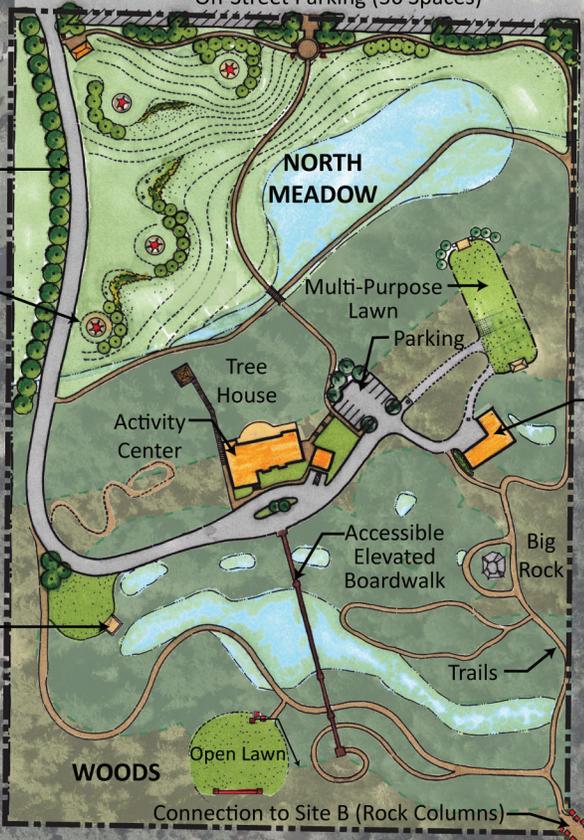
Observation
Deck

WOODS

- Two-way access through Site A terminating at a small parking lot (10 stalls) near the activity center and art center/storage. Two ADA parking stalls near the activity center.
- Observation deck, accessible elevated boardwalk, and bird blind for outdoor environmental education opportunities.
- A picnic shelter, fire pit and amphitheater for quite gathering spaces

SOUTH MEADOW

- A large formal lawn, p-patch, orchard and seasonal gardens located near the existing buildings.
- Access to Site B via 220th Ave SE with parking (30 stalls)



221st Ave SE

Lancaster Way SE

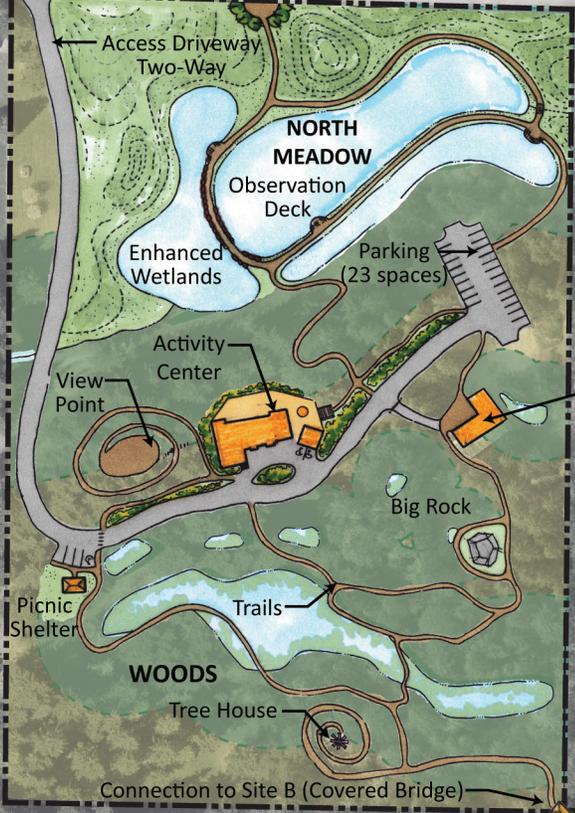
220th Ave SE

ALTERNATIVE 2

SE 8th Street Park Entrance

NORTH MEADOW

- Parking is not proposed along SE 8th Street.
- An informal park entrance opens up to a sculpted and enhanced North meadow with meandering trails and an observation deck.

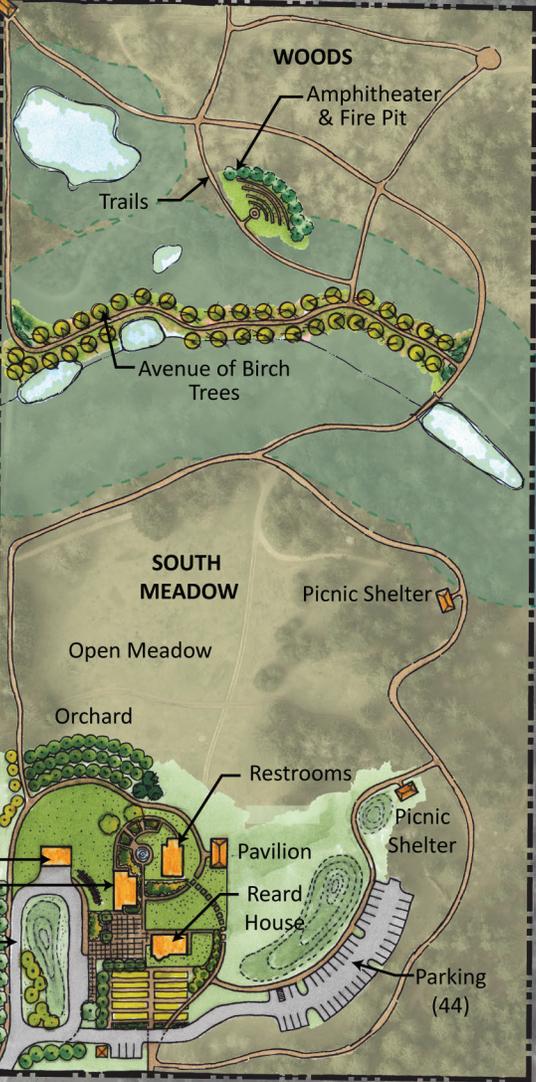


WOODS

- Two-way access through Site A terminates at a large parking lot (23 stalls) near the art and rental facility/storage. Two ADA parking stalls are located near the activity center. Note that all parking is on-site.
- View points, picnic shelters, an amphitheater and enhanced trails for passive recreation opportunities.

SOUTH MEADOW

- A small orchard, p-patch and seasonal gardens located around the existing buildings.
- Access to Site B via 220th Ave SE with parking (44 stalls) in the southeast area of the property.



220th Ave SE

PREFERRED MASTER PLAN

In response to the feedback received from the second round of meetings, a preferred plan was developed. The preferred alternative was presented to the public (9/19/12), the Parks and Recreation Commission (10/3/12) and the City Council (11/13/12).

Big Rock Park Master Plan

PREFERRED MASTER PLAN

Through the development of the preferred master plan much effort was given to highlight the natural beauty of the park while expanding opportunities for passive recreation and environmental and heritage education.

Site A General Design

Environmental education was a strong theme that came forth during the public process. As a guiding design principle, the team incorporated opportunities for environmental education through learning, exploring and creating. These opportunities include a covered education circle designed as an informal meeting space, interpretive trails, a wetland observation deck and an elevated boardwalk. The ADA accessible elevated boardwalk is situated 15' above the ground and intertwines through the forested canopy.

Site A Parking

After considering a number of possible scenarios, the preferred alternative calls for two parking areas on Site A. Primary parking is proposed along SE 8th Street with secondary parking (if needed) proposed between the existing house and the barn. Access to the buildings and onsite parking is provided by improving the existing 9-foot wide gravel drive to a two-way asphalt driveway. The secondary parking area and the driveway improvements are only required if the house is activated for public use.

At full build out, the Site A plan calls for approximately 51-parking spaces, including ADA stalls.

Site A House and Barn

The house (3,500 SF) and garage (600 SF) on Site A are in good condition. If desired, the house and garage could be renovated and used as a public facility for a variety of uses including programs, classes and meetings.

With the opening of the Sammamish Community and Aquatic Center on the horizon, staff recommend development of the house for public use be deferred until future needs for additional public space can be understood and quantified.

The existing 2,074 SF barn is in fair condition and is currently used by park maintenance staff for storage of equipment and supplies. In addition, this space is also used as a volunteer work party staging area for tools, supplies and salvaged plant material. In the preferred master plan the barn will continue to be used in this manner with a portion of the space renovated for park restrooms. To accommodate the proposed restrooms, an existing septic system located near the garage will need to be replaced and designed for public use.



Big Rock Park Master Plan

PREFERRED MASTER PLAN

Site B General Design

Site B is intentionally more passive than Site A with design elements that include meandering trails and boardwalks. These amenities allow for an up-close and exploratory experience in support of outdoor education. A bird blind is proposed on Owl Pond as well as habitat restoration, preservation and enhancement throughout the site.

Additional site features proposed within Site B include a medium-sized picnic shelter that overlooks the open meadow. The proposed shelter is similar in size to the shelter at Pine Lake Park which can accommodate up to 4 picnic tables. In addition, a lawn area for picnicking and informal planting areas provide aesthetic connectivity between the existing buildings. Where possible, trails near the property edges have been removed to limit park use close to adjacent residences.

Access and Parking

Site B is accessible from the north via 221st Ave SE connecting Lancaster Ridge to the park. Three parallel parking spots are proposed within the 221st Ave SE right-of-way and adjacent to a city owned detention facility. Additional access is provided from the south via 220th Ave SE. 220th Ave SE, a public right-of-way, will need to be upgraded to accommodate public use. Further development could include asphalt overlay, a pedestrian walkway, and a drainage facility (such as a roadside ditch and landscaping).

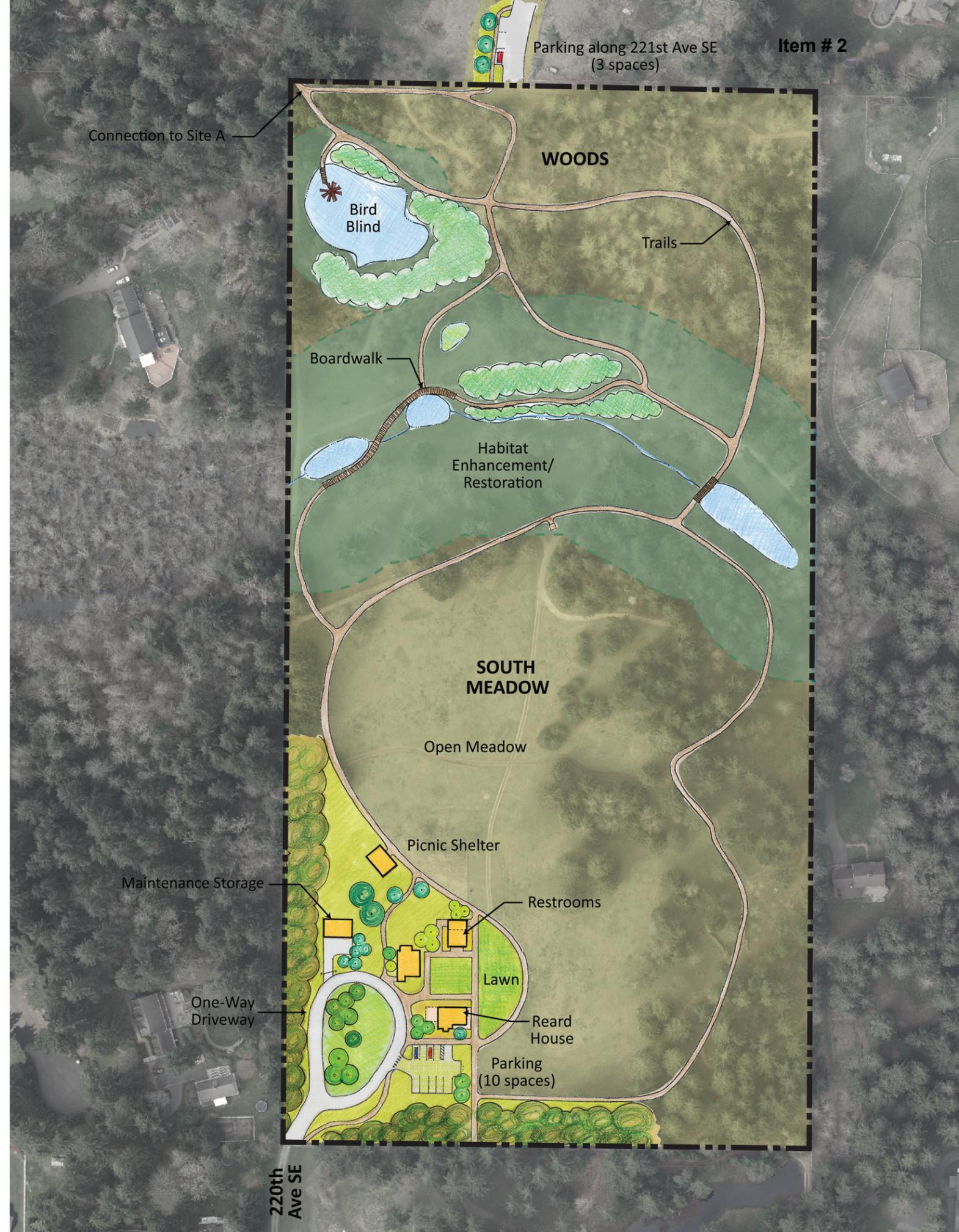
Onsite, a 10-stall grasscrete parking lot is proposed just south of the Reard/Freed House. Grasscrete is a plastic load bearing cellular paving material used as an alternative to traditional paving materials that has the look of an open lawn area. The intent is to provide parking but not at the aesthetic expense of disrupting the flow of the existing open meadow in the southern portion of the property.

Houses and Outbuildings

Limited development is proposed in the SW corner of the property, which is the location of existing and proposed structures. The Tanner House, built in 1930, is 830 SF and sits on a cedar log foundation. The house is limited in layout out and if intended for public use would require extensive and costly renovations. At this time, no public use is proposed for this house. It is likely this house would be considered for demolition once Site B transfers to the city.

The existing 570 SF outbuilding is currently used as a sauna and laundry room. The building is in good condition and is proposed to be converted to park restrooms and a storage room. The restrooms will be connected to an upgraded septic system and served by public water.

The Reard/Freed House, moved to the site in 2012, is intended to be used for heritage education in partnership with the Sammamish Heritage Society. The 2,130 SF, 2-story house is currently being renovated by the Sammamish Heritage Society. To date, the house has a new roof, siding, and exterior paint. Immediate plans call for the construction of a front porch and interior improvements that will reflect the character and history of the house.





FINAL MASTER PLAN

In response to feedback from the City Council, the preferred master plan was revised into the final master plan. The final master plan was presented at a joint meeting with City Council and the Parks and Recreation Commission on 6/10/14 and adopted by City Council on X/X/14.

Big Rock Park Master Plan
FINAL MASTER PLAN

In response to feedback received from the March 11, 2014 City Council meeting, the preferred master plan was revised into the final master plan. City Council members were complimentary of the “lighter touch” applied to the preferred plan and asked staff to add a natural play area to the plan. They also asked that a fire pit be included within the education circle.

Staff went back to the drawing board and looked at ways to add these elements into the plan while maintaining the initial vision for the park. Presented below is the final recommendation for the Big Rock Park Master Plan.

Site A Programming & Site Features

Parking: Two parking areas are located on Site A. Primary parking (40 stalls) is proposed along SE 8th Street with secondary parking (11 stalls) proposed north of the barn.

Natural Play Area: A children’s natural play area is proposed south of the parking area along SE 8th Street. Designed to be inclusive, the children’s natural play area will provide highly creative, interactive play experiences with the purpose of connecting kids with nature. Climbing boulders, balancing logs, embankment slides, and a kid’s zipline (ages 4-9) are incorporated into the more active areas of the playground while sensory gardens, willow structures and a story circle allow for a more quiet play setting.

Nature play is an opportunity to educate and engage children with their surrounding environment. As desired by the community, the natural play area provides an environmental education program within a unique and creative setting.

Open Meadow: An extension of the natural play area, the open meadow provides opportunities for creative unstructured play, picnic spots and stops along the accessible trail loop provide an opportunity for park visitors to sit and enjoy the natural beauty of the meadow.

Accessible Trail Loop: An accessible trail meanders around the north meadow and provides a route to the house, the restrooms and the education circle.

Education Circle: A covered education circle with a fire pit is proposed atop of an existing knoll in the center of Site A. The education circle provides a space for small groups such as scout troops, elementary school classes and community organizations to meet in an outdoor setting. The fire pit will be available by reservation only and locked when not in use.

Meeting Space: The renovated house may serve as a new community meeting space for small groups.

Restrooms: The existing barn will be renovated to include park restrooms. It will also continue to serve as staging and storage space for volunteer work parties and maintenance equipment for the park.

Elevated Boardwalk: The ADA accessible elevated boardwalk is situated 15’ above the ground and intertwines through the forested canopy.

Interpretive Trails, Observation Deck and Habitat Enhancement: Areas throughout the park have been identified for enhancement to increase habitat for native plant species and for associated wildlife. These enhanced areas will be accessed via interpretive trails and an observation deck.



Big Rock Park Master Plan

FINAL MASTER PLAN

Site B Programming and Site Features

In the final master plan for Site B, there are only minor changes from the preferred site plan. Such changes include relocating the bird blind and boardwalk upland from adjacent wetlands, identifying a tree house built by Mary Pigott and defining a program for the Reard/Freed House.

Access and Parking: Access to Site B is provided off 221st Ave SE and 220th Ave SE. Three parallel parking spots are located within the 221st AVE SE right-of-way and a grasscrete parking lot with 10 parking spots is located south of the Reard/Freed House.

Sauna and Tanner House: The existing building housing a sauna and a laundry room is in good condition and is proposed to be renovated into park restrooms and storage space. The Tanner House is limited in layout and is not intended for public use as it will require extensive renovation.

The Reard/Freed House: At the March 5, 2014 Parks and Recreation Commission meeting, the Sammamish Heritage Society presented their vision for the Reard/Freed House. This vision encompassed a fully renovated and functioning house surrounded by period landscaping designed to reflect the colorful and rich history of Sammamish. Once completed, the homestead would serve as a resource dedicated to heritage education and preserving Sammamish's history.

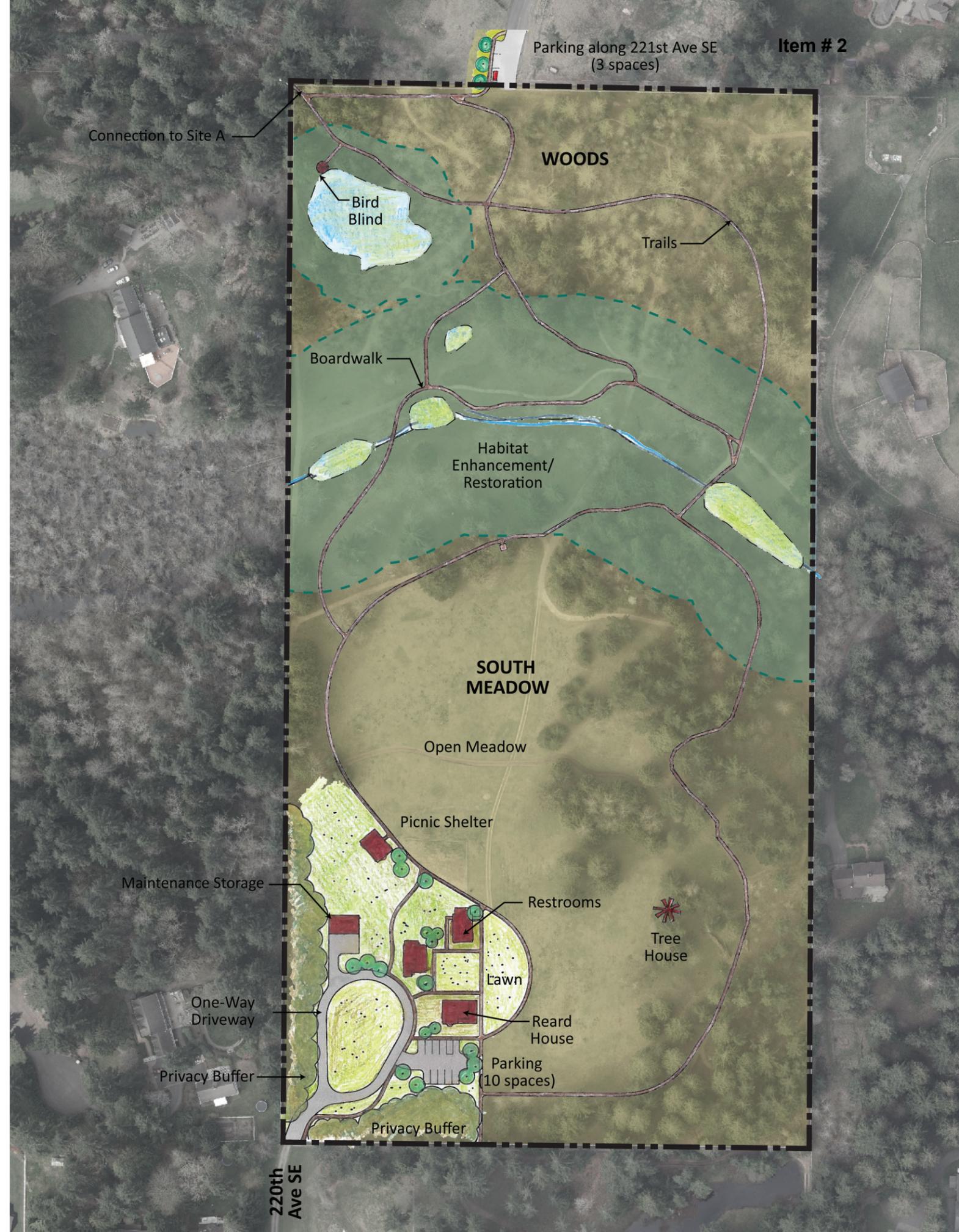
For this vision to become reality, the Heritage Society proposed renovating and converting the parlor on the ground floor into a museum. The remaining first floor space would be used to host small group meetings, rentals and educational programming all of which would be managed by the Heritage Society. The second floor would be converted into the Heritage Society's administrative offices with space dedicated to storing historic remnants collected over the years by Society members.

The area surrounding the Reard/Freed House, restrooms and Tanner House would be reflective of early 1900's landscape design. The heritage garden embraces nature with an emphasis on low maintenance landscaping, minimal use of lawn, winding pathways and the implementation of an asymmetric planting plan. A display space would be incorporated and as with the museum, would accommodate rotating exhibits reflecting the art and history of Sammamish.

The Heritage Society would offer walking tours of the park with a focus on heritage and environmental education.

Open Meadow and Picnic Shelter: A medium-sized picnic shelter similar in size to the shelter at Pine Lake Park is located just north of the Tanner House and overlooks the open meadow.

Interpretive Trails, Bird Bind and Habitat Enhancement: As with Site A, interpretive trails are proposed throughout the site with amenities that include a bird blind, a serpentine boardwalk, picnic areas and a tree house constructed by Mary Pigott. Construction of the tree house began in early 2014 and was designed and engineered for public use.





PROJECT IMPLEMENTATION

IMPLEMENTATION**Phasing Plan**

This master plan identifies a series of park improvements that will likely be implemented over several years as funding allows. This phased plan includes proposals for new park elements and upgrades to existing features.

It is expected that the actual phases will be refined during each budget planning process and during grant application development. Some repackaging of phasing may be required to reflect future needs, changing priorities, availability of outside grants and city funding available at the time of implementation. The phasing plan is divided into eight phases. In general, the phasing is organized by location and is numbered based on recommended priority.

Phase 1: Site A

SE 8th Street parking within the Right-of-Way (30-40 spaces)

Storm drainage for street parking

Natural Play Area

Entry Sign

Park entrance and plaza

Removal of existing trails

New trail construction that may include boardwalks and/or pedestrian footbridges

Construct ADA trails adjacent to the parking lot and throughout the north meadow

Enhancement of existing trails to remain

Site furniture

Sani-can with enclosure

Irrigation (water is available from an existing well)

Plantings – property line buffer

Phase 2: Site A

Barn renovation to accommodate new park restrooms

Septic system upgrade

Observation deck (wetland C)

Removal of existing trails

New trail construction that may include boardwalks, puncheons, and/or pedestrian footbridges

Enhancement of existing trails to remain

Plantings – wetland restoration and enhancements

Plantings – property line buffer

Invasive removal

Informal lawn

Site furniture

IMPLEMENTATION

Phase 3: Site B

On-street parallel parking on 221st Ave NE (3 parking spots)

On-site parking (10 stalls)

Access driveway

220th Ave SE ROW improvements

Entry sign

Utilities

Restrooms and park storage

Heritage garden

Construction of walkways between buildings

Construct ADA trails adjacent to the parking lot and throughout the south meadow

Trail enhancement improvements between Site A and B

Site furniture

Irrigation (water is available from an existing well)

Plantings – property line buffer

Phase 4: Site B

Picnic shelter

Bird blind

Removal of existing trails

New trail construction that may include boardwalks, puncheons, and/or pedestrian footbridges

Enhancement of existing trails to remain

South Ebright Creek Tributary enhancement and restoration

Habitat features such as song bird boxes, bat boxes, snag amphibian stick bundles, etc.

Invasive removal

Plantings - forest restoration and enhancement

Plantings – property line buffer

IMPLEMENTATION

Phase 5: Site A

Education circle

North Ebright Creek Tributary enhancement and restoration

Habitat features such as song bird boxes, bat boxes, snag amphibian stick bundles, etc.

Habitat demonstration areas such as a butterfly garden, edible plants display, native plant showcase, wildlife attracting landscapes, etc.

Invasive removal

Meadow enhancement

Plantings – wetland restoration and enhancements

Plantings – buffer restoration and enhancement

Plantings - forest restoration and enhancement

Phase 6: Site A

On-site parking near the barn and garage (11 stalls)

Storm drainage for on-site parking (rain gardens)

Widen existing driveway for two-way access

House and garage renovation

Multi-purpose lawn with structural support such as grasscrete

Plantings – property line buffer

Phase 7: Site A

Elevated boardwalk

Habitat features such as song bird boxes, bat boxes, snag amphibian stick bundles, etc.

Habitat demonstration areas such as a butterfly garden, edible plants display, native plant showcase, wildlife attracting landscapes, etc.

Plantings - forest restoration and enhancement

Plantings – buffer restoration and enhancement

Invasive removal

IMPLEMENTATION

Permitting Construction of the master plan would necessitate permits at the City, County and State level. Some of these permits include:

- Building Permit – city of Sammamish
- Clearing and Grading Permit – city of Sammamish
- Storm Water Review – city of Sammamish
- OSS Construction Permit (septic system construction) – King County Department of Health
- Electrical Permit – WA Department of Labor and Industries
- Hydraulic Project Approval – Washington Department of Fish and Wildlife
- NPDES Construction Storm Water Permit – WA Department of Ecology
- Notice of Intent (well decommission) – WA Department of Ecology
- Notice of Intent (well construction) – WA Department of Ecology

Cost Estimating The probable cost of construction for the Preferred Master Plan is approximately \$4.1 million. The costs are divided between Site A and B development. Per City Council direction in March 2014, the cost estimates were revised to reflect the addition of the new play area and the fire circle. Timing and elements of these phases are subject to change.

\$527,000 is allocated in the 2013-2014 Parks Capital Improvement Plan budget for Phase I development. This includes design and construction. Staff recommend that phase I design and construction include parking along SE 8th Street (30-40 spaces), storm drainage for street parking, development of an ADA-accessible park entrance, a natural play area, an ADA trail that meanders throughout the north meadow and provides access to the other areas of the park, a sani-can with enclosure, site furniture, restoration planting and irrigation. The cost for Phase I construction is approximately \$475,000. Phase I costs will depend largely on the final scope of the project including parking lot and storm drainage requirements.



Memorandum

DATE: June 10, 2014

TO: Ben Yazici, City Manager

FROM: Jessi Bon, Director of Parks and Recreation

RE: 2015-2020 Parks Capital Improvement Plan

I am pleased to present the 2015-2020 Parks Capital Improvement Plan (CIP) draft for your consideration. The projects presented here are consistent with the priorities identified in the Parks, Recreation and Open Space (PRO) Plan and were carefully vetted by the Parks and Recreation Commission over the past several months.

The Parks CIP is typically updated every two years. The last update was in 2012 (for the planning years 2013-18) and was adopted as part of the PRO Plan.

This CIP is a fiscal planning document and as such does not commit the city to any financial obligations. Projects are only funded once they are included in the biennial budget.

The recommended projects and the proposed schedules are balanced to accommodate planning and construction seasons with city resources.

Navigating the Parks CIP Document

Strikethroughs

In the draft Parks CIP document you will notice several numbers throughout the document that are shown as strikethroughs. These are numbers from the previous CIP and are were included to provide a historical perspective on funding recommendations.

Carryforward Projects – shaded in the 2015 column

We have several projects in this CIP that were funded in the 2013-2014 budget and will be carried forward to 2015. They are included here, simply so that you are aware that they are still on the list. The carryforward amounts are estimates only and will ultimately depend on how much work is completed in 2014. The projects anticipated for carryforward are as follows:

- Beaver Lake Preserve Phase II
- Big Rock Park Phase I
- Sammamish Commons Trail Connection Phase 1

Potential Future Projects

The last column of the Parks CIP identifies potential future projects along with costs estimates for each. Most of these projects originated from previously completed master plans. It is important to remember that the list of projects does not commit the city to future funding. Funding is only committed once the projects are included in the biennial budget.

Overview of Recommended Projects

Athletic Fields

This draft CIP includes two athletic field projects: turf replacements at the Eastlake and Skyline Community Sports Fields. These projects are tentatively scheduled for 2016 and 2017 (previously scheduled in 2014 and 2015) and will only be completed if safety testing warrants replacement. Considering the high standards by which our fields are maintained, it is conceivable that turf replacement could be deferred further.

Beaver Lake Park

Westside Parking

To balance funding and staff resources, the west side (ball field) parking lot improvements that were scheduled for 2015-16 are recommended to be deferred to 2018-19. The design estimate was increased from \$33,000 to \$50,000.

Lakeside Restroom

The lakeside restroom was removed from the CIP since the sewer connection is cost prohibitive. This project will be revisited once a more cost effective solution can be identified.

Lakeside Lodge Improvements

The lakeside lodge improvements were also removed from the CIP since this is not a high priority project. Furthermore, a considerable amount of funding was recently invested in the Beaver Lake Lodge to improve the kitchen, the lighting and other areas of the interior. These improvements have greatly improved usability and customer satisfaction and additional improvements may not be needed at this time.

Lakeside Improvements

Finally, the lakeside improvements were previously identified as separate projects, but have been combined into one project for efficiency. These projects include shoreline restoration, an improved swim beach, a floating platform, a designated fishing area, expansion of the parking lot (approximately 30 additional spaces), a new play area, an additional gathering space near the shoreline and improved drainage in the meadow adjacent to the pavilion. This project is proposed for 2017-18.

East Sammamish Park

The parking lot and playground improvements were identified in the previous CIP and are still recommended to be completed in 2016-17. The cost estimate was increased to accommodate consultant design costs and anticipated inflation. These proposed improvements will be the first to take place at this park since the master plan was adopted in 2008.

Evans Creek Preserve

The master plan calls for a large picnic shelter to be constructed at Evans Creek Preserve. Due to limited parking it may not be possible to build the large shelter at this time, but the funding remains with the intent of building something more suitable for the Preserve. It may be the case that two small shelters are constructed instead of one large shelter. This project was previously scheduled for 2017-18 and is now recommended for 2019-20. The cost estimate was increased to accommodate consultant design costs and anticipated inflation. The remaining trail and habitat improvements will be completed in 2015 as planned.

Sammamish Landing

The CIP includes funding for a restroom at Sammamish Landing in 2015. The restroom will require utility connections (sewer, water and electricity) and these costs are listed separately in the CIP. The

building itself is proposed to be a pre-fabricated structure with restrooms and an outdoor shower facility. The shower will be available seasonally and allow swimmers to rinse off after swimming in the lake.

Sammamish Commons

The Lower Sammamish Commons restroom project is recommended to move from 2017-18 to 2019-20. Based on popular demand and public feedback, an expansion of the playground and spray park is now included in the CIP. The cost estimate for the combined work increased from \$110,000 to \$300,000.

Master Plans

There are two master plans proposed in the 2015-2020 CIP.

Indoor Field House

Under the agreement with the YMCA for the community center, the city has the right to develop the YMCA-owned land on 228th near Pine Lake Middle School for recreational use. The vision for this property is to develop an indoor field house. The agreement with the YMCA specifies that a plan must be completed by August 2017. A facility master plan, to include an operational feasibility study, is proposed to begin at the end of 2015 and be completed in 2016.

Thirty Acres at Soaring Eagle Park

In the absence of a formal name, the 30-acres now owned by the city at Soaring Eagle Park is temporarily called “Thirty Acres at Soaring Eagle Park.”

There have been ongoing discussions about future development of this park site and the next step involves completion of a master planning process. The agreement with King County does not specify a timeline for completion, therefore it is recommended this planning effort take place after the field house planning study is complete. Due to staff resources and the intensity of the public process, the two cannot be completed at the same time. The planning process for the Thirty Acres Master Plan is recommended to begin in 2017 with completion anticipated in 2018.

Trails

Beaver Lake Trail

The Beaver Lake Trail was removed from the CIP. This trail would have provided a pedestrian connection from Beaver Lake Park to Beaver Lake Preserve along West Beaver Lake Drive. Parks and Public Works staff have reviewed this project and feel that West Beaver Lake Drive needs to be addressed in a more comprehensive manner to determine the best strategy for non-motorized improvements along the entire roadway.

Placeholder Funding for Future Trail Connections

The Trails, Bikeways and Paths Plan (TBP) update is scheduled to begin at the end of 2014 and will be completed in 2015. The plan will identify and prioritize potential trail connections in the city. Funding was set aside in 2016 and 2017 for these future trail connections.

Sammamish Commons Trail Phase 1

The Sammamish Commons Trail - Phase I will connect the Lower Sammamish Commons with Big Rock Park. This project was funded in the 2013-14 budget and is anticipated to be under construction in 2015.

Land Acquisition

Additional funding was allocated for land acquisition. This funding is intended to be used to support the acquisition of key properties that comprise the Emerald Necklace, a potential trail corridor along the northeast edge of the city from Soaring Eagle Park to Marymoor Park. The remaining land acquisition funds serve as a placeholder should additional opportunities arise.

Capital Replacement

Money is set aside in the capital replacement fund for ongoing capital maintenance and repairs in existing parks. In prior years, this funding was used to replace the roof on the Pine Lake Park restroom building, to replace the playground equipment in the Upper Commons and to rebuild the stairs at NE Sammamish Park.

Several capital replacement projects have been identified in the coming years. Some of these include skate park concrete repairs, playground surfacing repairs at the Lower Commons, foul ball net improvements at the Eastlake Community Fields, ball field repairs at Pine Lake Park and tennis court repairs at NE Sammamish Park.

Sammamish Community and Aquatic Center (SCAC)

The Community Center was not part of the CIP prior to this draft, although it was funded in the city's biennial budget. The funds allocated in the CIP represent anticipated expenditures to be paid in 2015 and 2016.

Capital Contingency Reserve

The Parks CIP includes a contingency reserve, which represents 10% of the anticipated capital costs each year.

Parks CIP Funding Overview

Parks CIP funding comes from several sources as depicted on the very last page of the CIP document.

Beginning Fund Balance

This is the estimated starting balance of the Parks CIP fund at the beginning of 2015. This money is unrestricted, which means it can be used for all projects identified in the Parks CIP.

Anticipated Carryforward from 2014

As explained previously, a number of projects are identified to carryforward to 2015. The revenue reflects the budgeted amount for these projects.

Operating Contribution – General Fund

Funds may be transferred from the general fund to the CIP fund as designated in the biennial budget. The 2015-20 Parks CIP does not include any general fund transfers.

Community Center Funding

Two sources of revenue account for the Community Center funding – a transfer of unrestricted capital funds to the Parks CIP and the remaining capital contribution from the YMCA. The Parks CIP beginning fund balance also provides funding for this project.

Field Turf Replacement Fund (Restricted)

Funding is set aside in the Parks CIP for replacement of the turf (also known as the “carpet”) at the community sports fields. The revenue is reflected in the Parks CIP in 2016 and 2017 as those are the

years the carpet is tentatively scheduled to be replaced. This funding is restricted and cannot be used for other parks capital projects.

Real Estate Excise Tax (REET)

REET is collected from the sale of real estate in the city and a portion of this revenue is allocated for parks capital projects. The Finance Department prepared the six-year REET forecast.

Park Impact Fees

Impact fees are collected on new development in the city. The Finance Department prepared the six-year revenue forecast for park impact fees.

King County Levy

A portion of the 2013 King County Parks Levy provides funding for local jurisdictions to support parks capital projects. The City of Sammamish will receive approximately \$120k annually. Collections will begin in 2014, but the revenue is first reflected in the Parks CIP in 2015, hence the reason the first year indicates a higher amount than subsequent years.

Investment Interest

A small amount of interest is earned on the Parks CIP fund. The Finance Department prepared the six-year interest forecast.

Grant Funding

In the past, the city has received grant funding for a number of park capital projects. Grant funding has become very uncertain in recent years, so we do not include revenue anticipations in the Parks CIP. We will, however, continue to apply for grants when funding is available and our projects meet grant criteria.



 Department of Parks and Recreation

801 - 228TH AVENUE SE • SAMMAMISH, WASHINGTON 98075 • TEL 425-295-0500 • FAX 425-295-0600 • WWW.CI.SAMMAMISH.WA.US

Date: June 10, 2014

To: City Council

From: Hank Klein, Parks and Recreation Commission Chair

Subject: Proposed Parks Capital Improvement Plan 2015-2020

On behalf of the Parks Commission, I am pleased to provide our recommendations for the 2015-2020 Parks Capital Improvement Plan (CIP). The Commission has spent the past couple months reviewing the draft plan and discussing the implementation schedule.

We focused our attention on those parks that had a master plan completed, but to date no actual projects were built. In particular, we looked at Beaver Lake Park (master plan adopted in 2010) and East Sammamish Park (master plan adopted in 2008).

Extensive use over the years has led to the decline of the beach and shoreline trees at Beaver Lake Park. We recommend moving forward with the lakeside improvements in 2017 and 2018. These improvements include the following:

- Restore the shoreline to improve ecological function and habitat; and, define areas for human access by creating a swim beach, floating platform and designated fishing area.
- Reconfigure and expand the parking lot (on the Lodge side of the park) to simplify circulation and create an additional 30 parking spaces (approximate).
- Add a new play area north of the pavilion.
- Add paving at the pavilion to create additional gathering space near the shoreline.
- Improve drainage in the meadow near the pavilion.

Due to high demand for parking at Beaver Lake Park, particularly during the little league season, we support the expansion of the parking lot adjacent to the ball fields on the west side of the park in 2018-2019. We believe this expansion will allow for approximately 25 additional parking spaces. The access drive will be reconfigured to eliminate superfluous impervious surface from the existing stream (Laughing Jacobs Creek) buffer. With the recent construction of the 244th Ave SE improvements, the new driveway apron has already been installed, new sidewalks were built along 244th Ave SE and 19 street parking spots were created.

The East Sammamish Park master plan was completed in 2008. We recommend implementing some of the proposed projects from that master plan in 2016-2017. The parking lot expansion and playground upgrades rise to the top of our list of priorities. The existing parking lot can accommodate approximately 17 additional parking spaces and street frontage improvements will increase visibility, accessibility and safety of park visitors. The existing play area will be expanded to accommodate a larger array of play equipment and a new spray park and climbing wall will be added. This phase will also improve the trail between the park and Margaret Mead Elementary School.

We recommend building the picnic shelter and informal play area at Evans Creek Preserve in 2019-2020. The picnic shelter will be sized appropriately for Preserve use and sited in the main meadow where the restroom building is located.

We recommend adding a restroom building to the Lower Commons and upgrading the existing play area and spray park in 2019-2020. Not only does this park serve as the central park for the community, but the addition of the Community Center will increase the number of people visiting the site and using the playground in the Lower Commons. Given the high cost to bring a sewer line to the site, we recommend utilizing a waterless restroom similar to the one at Evans Creek Preserve.

We also support the addition of a permanent restroom at Sammamish Landing Park and recommend installation in 2015. The park experienced high use during the summer of 2014 and we expect usage patterns to continue. With the addition of the new parking lot and pedestrian access, it is conceivable that park user rates will remain steady and may even increase. The single Honey Bucket currently on-site is insufficient to support park use.

In addition to the CIP projects, we would like to recommend council consider the following studies as part of a future work plan:

- A comprehensive ADA access audit and transition plan for all park and recreation properties within the city.
- A heritage resources inventory for the city that will identify and evaluate historic properties to preserve and celebrate significant buildings.

Finally, we recommend the council continue to allocate funding for land acquisition, particularly as opportunities arise in the NE quadrant, the SW quadrant, and along the shores of Lake Sammamish. We also anticipate additional land acquisition funding may be needed as we begin to pursue future trail connections.

City of Sammamish 2015-2020 Parks Capital Improvement Plan

Draft presented to City Council on 06-10-14

PARK/PROJECTS	TOTAL	2015	2016	2017	2018	2019	2020	Potential
ATHLETIC FIELDS	2,000,000	0	1,000,000	1,000,000	0	0	0	5,950,000
1 Inglewood Jr. High - Phase I Upgrade existing football field with synthetic turf and lights. Includes restroom, soccer/lacrosse overlay with new drainage and irrigation.	0							2,400,000
2 East Sammamish Park Athletic Fields - Soccer Field Upgrade existing soccer field with drainage, synthetic turf goal boxes, irrigation, retaining walls, bleachers.	0							750,000
3 Beaver Lake Park Athletic Fields - Soccer Field One multi-use rectangular synthetic field with lighting.	0							1,500,000
4 Beaver Lake Park Athletic Fields - Baseball Fields Reconfigure 3 existing natural turf softball fields to 3 natural turf little league baseball fields.	0							1,300,000
5 Eastlake Community Fields - Field Turf Replacement Replacement of the carpet at ELHS community fields.	1,000,000	4,000,000	1,000,000					
6 Skyline Community Fields - Field Turf Replacement Replacement of the carpet at Skyline community fields.	1,000,000	4,000,000	1,000,000	1,000,000				
BEAVER LAKE PARK	2,325,000	0	0	250,000	1,800,000	275,000	0	3,580,000
7 Beaver Lake Park - Lakeside Restroom Restroom with outdoor shower for beach use. (Requires future sewer connection.)	0		225,000					250,000
8 Beaver Lake Park - Lakeside Improvements Swim beach, floating platform, fishing pier, shoreline restoration, parking lot expansion, stormwater improvements, playground, site furnishings, landscape and irrigation.	2,000,000			614,500 250,000	4,225,000 1,750,000			
9 Beaver Lake Park - Lakeside Lodge Lodge improvements with SW terrace and trail improvements.	0		21,000	300,000				335,000
10 Beaver Lake Park - Westside Parking Ballfield parking lot expansion, vehicular access reconfiguration and park entryway at corner of 24th & 244th.	325,000	33,000	275,000		50,000	275,000		
11 Beaver Lake Park - Dog Park Expansion Dog park expansion and trail improvements. Requires 3 baseball field reconfiguration - see item #4.	0							320,000
12 Beaver Lake Park - Westside Plaza New restroom at ballfields, picnic shelter, sports plaza and play area. Requires 3 baseball field reconfiguration - see item #4.	0							2,250,000
13 Beaver Lake Park - Center Woods Trail Improvements	0							425,000

City of Sammamish 2015-2020 Parks Capital Improvement Plan

Draft presented to City Council on 06-10-14

PARK/PROJECTS	TOTAL	2015	2016	2017	2018	2019	2020	Potential
BEAVER LAKE PRESERVE	200,000	200,000	0	0	0	0	0	500,000
Beaver Lake Preserve - Phase II Picnic meadow restoration with site furnishings on shoreline side of Preserve. Trail connections to shoreline. Improved/repaired trail to Soaring Eagle Park. Potential smaller view platform. Note: Project was funded in 2013/2014 - deferred to 2015.	200,000	200,000						
15 Beaver Lake Preserve - Phase III Parking lot expansion, restrooms, one view deck and two viewpoints, wildlife blind, signage, complete trail improvements. (Does not include sewer connection/frontage improvements).	0							500,000
EAST SAMMAMISH PARK	1,250,000	0	100,000	1,150,000	0	0	0	1,000,000
16 East Sammamish Park - Playground Playground upgrades, new spray park, climbing wall and picnic shelter relocation.	700,000		45,500 50,000	604,500 650,000				
17 East Sammamish Park - Parking Parking lot expansion, frontage improvements, pedestrian lighting, tennis court access and trail to Margaret Mead Elementary.	550,000		45,500 50,000	455,000 500,000				500,000 500,000
18 East Sammamish Park - Restroom Restroom, trail improvements and destination garden.	0							
19 East Sammamish Park - Picnic New picnic shelter, site furnishings, plantings.	0							
EVANS CREEK PRESERVE	425,000	25,000	0	0	0	50,000	350,000	1,950,000
20 Evans Creek Preserve - Circulation Includes vehicular bridge replacement, internal road, 20 stall lower parking lot, 224 St road improvements and culvert replacement.	0							1,750,000
21 Evans Creek Preserve - Picnic Shelter & Play Area Picnic structure and informal play area.	400,000			24,500	350,000	50,000	350,000	
22 Evans Creek Preserve - Trails Completion of internal trail system and habitat improvements.	25,000	25,000						
23 Evans Creek Preserve - Trail Connector Equestrian/bicycle outer trail connector to Emerald Necklace. (Does not include property or easement acquisition costs).	0							200,000

City of Sammamish 2015-2020 Parks Capital Improvement Plan

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PARK/PROJECTS	TOTAL	2015	2016	2017	2018	2019	2020	Potential
BIG ROCK PARK	400,000	400,000	0	0	0	0	0	0
24 Big Rock Park - Phase I Phase I improvements TBD by 2014 Master Plan. Note: Project was funded in 2013/2014 - deferred to 2015	400,000	400,000						
25 Big Rock Park - Phase II Phase II improvements TBD by adoption of 2014 Master Plan.	0							TBD
NE SAMMAMISH PARK	0	0	0	0	0	0	0	150,000
26 NE Sammamish Park - Restroom Replace portable restroom with flush toilets and permanent restroom building.	0							150,000
SAMMAMISH LANDING	340,000	340,000	0	0	0	0	0	3,500,000
27a Sammamish Landing - Restroom Restroom building with outdoor shower facilities for swimmer rinse off. Shower use will be seasonal.	240,000	240,000						
27b Sammamish Landing - Utility Connection for Restroom Includes sanitary sewer, electricity and additional water service. The sewer line is currently located on the east side of the East Sammamish Parkway and will need to be directionally bored to make the connection. Additional utility connection fees apply.	100,000	100,000						
28 Sammamish Landing - North North trails, beach, trailside garden with shelter and site	0							1,000,000
29 Sammamish Landing - South South trails, beach, trailside terrace with shelter, play area and restoration.	0							1,000,000
30 Sammamish Landing - Central Beach Central beach, retaining walls and boardwalk.	0							1,500,000
SAMMAMISH COMMONS	300,000	0	0	0	0	50,000	250,000	0
31 Lower Commons Development of a waterless restroom building and playground/spray park upgrades.	300,000			40,000	400,000	50,000	250,000	
THIRTY ACRES (SOARING EAGLE PARK)	250,000	0	0	50,000	200,000	0	0	0
32 Thirty Acres (Soaring Eagle Park) - Master Plan Complete the Master Plan for Soaring Eagle Park.	250,000	50,000		50,000	200,000			

City of Sammamish 2015-2020 Parks Capital Improvement Plan

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PARK/PROJECTS	TOTAL	2015	2016	2017	2018	2019	2020	Potential
TRAILS	300,000	300,000	550,000	550,000	0	0	0	0
33 Beaver Lake Trail Multi-use path along one side of road from Beaver Lake Park to Beaver Lake Preserve. (Does not include acquisition costs)	0	77,000	4,023,000					
34 Placeholder for Future Trail Connections Trails connections to be determined upon completion of the trails plan update in 2015.		550,000		550,000				
35 Sammamish Commons Trail Connection Phase I Lower Sammamish Commons to Big Rock Park (Does not include acquisition costs).	300,000	300,000						
LAND ACQUISITION	2,000,000	250,000	750,000	0	0	500,000	500,000	0
Land Acquisition Acquire land for future parks as opportunities become available.	2,000,000	250,000	500,000 750,000		500,000		500,000	
RECREATION FACILITIES	22,762,504	21,712,504	1,050,000	0	0	0	0	0
37 Community Center New community and aquatic center at the Sammamish Commons	22,662,504	21,662,504	1,000,000					
38 Indoor Field House Facility master planning process and operations analysis.	100,000	50,000	50,000					
GENERAL	1,200,000	200,000	200,000	200,000	200,000	200,000	200,000	0
39 Capital Replacement Program This ongoing program allocates funds for the repair and replacement of parks structures and equipment.	1,200,000	200,000	200,000	200,000	200,000	200,000	200,000	
GENERAL	889,000	126,500	165,000	300,000	200,000	37,500	60,000	0
40 Capital Contingency Reserve Reserve fund for capital projects - varies based on projects.	889,000	126,500	165,000	300,000	200,000	37,500	60,000	
TOTAL CIP EXPENDITURES	35,741,504	23,554,004	3,815,000	3,500,000	2,400,000	1,112,500	1,360,000	16,630,000

City of Sammamish 2015-2020 Parks Capital Improvement Plan

Draft presented to City Council on 06-10-14

PARK/PROJECTS	TOTAL	2015	2016	2017	2018	2019	2020	Potential
PARKS CIP REVENUE								
Beginning Fund Balance (Unrestricted)		8,190,000	2,073,996	1,988,996	1,148,996	458,996	1,056,496	
Anticipated Carryforward from 2014		900,000	-	-	-	-	-	
Operating Contribution - General Fund		-	-	-	-	-	-	
Unrestricted Capital Funds Contribution - Community Center		12,000,000	1,000,000	-	-	-	-	
YMCA Contribution		2,418,000	-	-	-	-	-	
Field Turf Replacement Fund (Restricted)		-	1,000,000	1,000,000	-	-	-	
Real Estate Excise Tax (REET)		1,200,000	1,200,000	1,200,000	1,250,000	1,250,000	1,250,000	
Park Impact Fees		675,000	405,000	335,000	335,000	335,000	335,000	
King County 2014-2019 Levy Funding		240,000	120,000	120,000	120,000	120,000	-	
Investment Interest		5,000	5,000	5,000	5,000	5,000	5,000	
Anticipated Grants		-	-	-	-	-	-	
TOTAL PARKS CIP REVENUE		25,628,000	5,803,996	4,648,996	2,858,996	2,168,996	2,646,496	
ENDING FUND BALANCE		2,073,996	1,988,996	1,148,996	458,996	1,056,496	1,286,496	

Community Center Breakdown

2012 Expenditures	31,259
2013 Expenditures	1,338,446
2014 Estimated Expenditures	10,467,791
Total Estimated 2012-2014 Expenditures	11,837,496

Community Center Total Project Budget 34,500,000
Total Remaining (to-be-budgeted in 2015/16) 22,662,504

