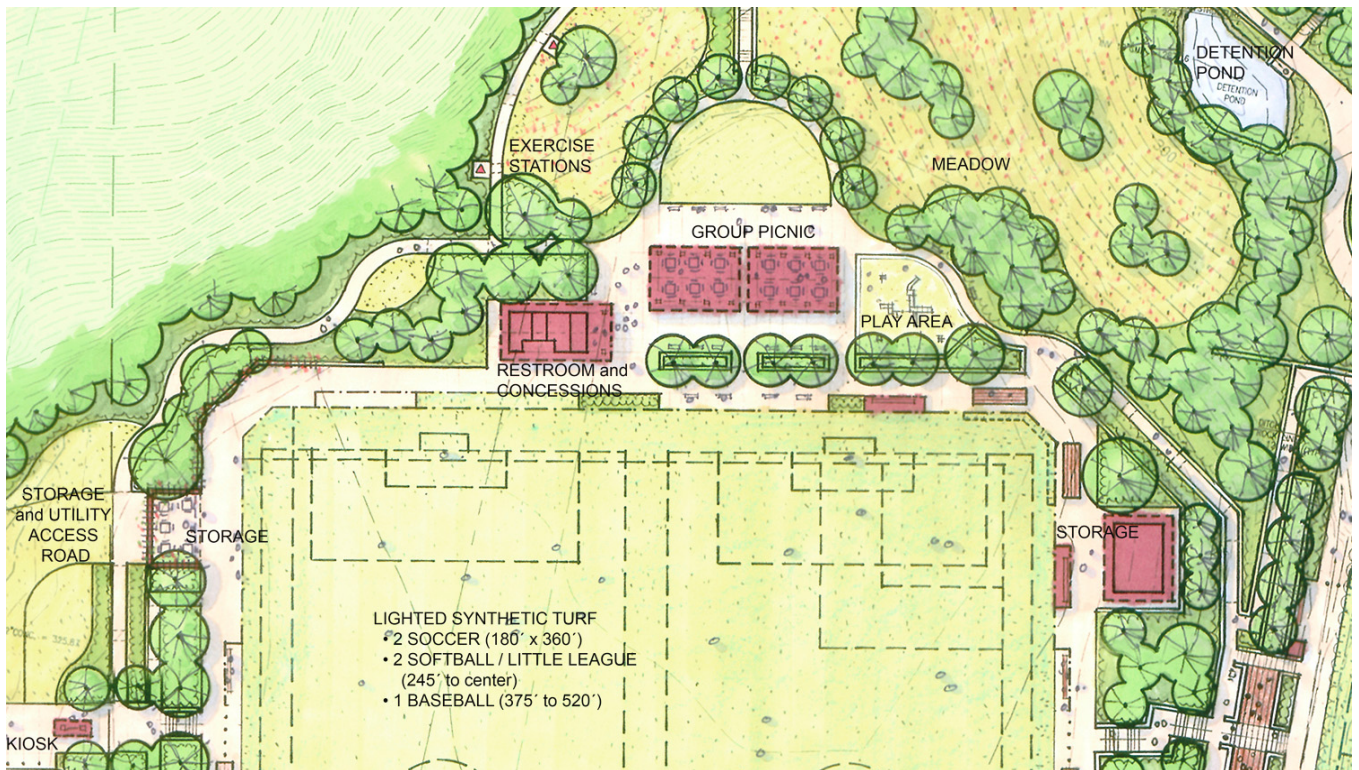


# PARK AT 95<sup>TH</sup> MASTER PLAN



CITY OF NEWCASTLE  
NOVEMBER 2009



# PARK AT 95<sup>TH</sup> MASTER PLAN

*Prepared for:*

**City of Newcastle**

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November 2009



# ACKNOWLEDGEMENTS

This master plan document would not have been possible without the assistance of a significant number of individuals. We would like to thank the following people for their time and input:

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Lisa Jenson  
Carol Simpson  
Steve Buri  
Sonny Putter  
Jean Garber

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Suzi O'Byrne, Newcastle Parks Commissioner  
Andrew Shelton, Newcastle Parks Commissioner  
Rich Turner, Greater Renton Jr. Soccer Association  
John Virden, Newport Youth Soccer Club

In addition, we would like to thank all members of the public and interested organizations who contributed their valuable ideas and comments. We would also like to extend our thanks to representatives of Puget Sound Energy, Olympic Pipe Line Company/BP Pipelines NA Inc., BPA/Seattle City Light, employees of CH2M Hill, CTS Engineers, and the product manufacturing representatives who assisted us with our research and understanding of the site.

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# INTRODUCTION

The City of Newcastle Comprehensive Plan update, adopted in December 2003, states as a goal that the City "...shall seek to develop an athletic field complex" as well as "...retaining and enhancing the natural qualities of May Creek Park, in addition to expanding the trail and interpretation elements". The Plan identifies the Park at 95th property as a 32.5 acre undeveloped "community park" and "Future SW Athletic Complex". The City of Newcastle recognizes the need for additional athletic facilities to serve increasing demand for game and practice venues within the community. The Comprehensive Plan places a high priority on master planning and development of the May Creek/SW Athletic Complex. The park property contains approximately 19 acres of relatively level and accessible land that could be developed as an athletic complex with associated support facilities.

The adjacent May Creek Park is identified in the Comprehensive Plan as a 109.5 acre undeveloped "resource park". The northern portion of Park at 95th, approximately 13.5 acres, could also be considered and developed as a resource park due to the overlapping environmentally sensitive areas there and adjacency to May Creek Park. Resource parks primarily preserve and protect natural, cultural and visual resources while accommodating some passive recreational opportunities such as soft surface trails. The Comprehensive Plan indicates a proposed "Waterline Trail" segment "briefly follows the May Creek Trail west and then crosses May Creek into the proposed SW Athletic Complex, where a trailhead is proposed".

In response to the identified needs and direction of the Comprehensive Plan, the firm MacLeod Reckord was hired in January 2008 along with a team of sub-consultants to assist the City and the community with the development of a master plan to guide future development of the Park at 95th site.

The purpose of this document is to summarize key components of the master planning process and provide recommendations for phased improvements to Park at 95th, which may then be adopted by the Newcastle City Council to provide continuity and direction for development of the park over time.

# EXISTING CONDITIONS

## Existing Conditions, Opportunities and Constraints

### **Site Context and History**

Park at 95<sup>th</sup> is located at 12600 S.E. 95<sup>th</sup> Way at the south edge of the City of Newcastle. Unincorporated King County lands lie directly south of the park. The Renton city limits are to the south in close proximity to the park site. May Creek Park wraps around the north side of the site. Single family residential uses abut the east and west property lines and face the property across SE 95<sup>th</sup> Way on the south side. Two utility easements cross the site at the middle and the east edge, both in a north south direction. The “Ginseng Avenue” right of way approximately follows May Creek on the north edge of the park at 95<sup>th</sup> property. Historically a rail line serving the coal mining industry in Newcastle followed May Creek valley, but it no longer exists.

Most of the southern portion of the park property was mapped by the USDA Soil Conservation Service in 1973 as a gravel pit. During the late 1980s or early 1990s, under the ownership of the Washington State Department of Transportation (WSDOT), a large portion of the site area received fill consisting of soils and debris from the construction of Interstate 90. The City of Newcastle incorporated in the fall of 1994 and purchased the property from WSDOT and King County (Hillman property) in the early 2000’s for use as a park. The City has recently placed soil from the Coal Creek Parkway project over the top of the previous I-90 fill. Figure 1 is an aerial photograph of the site and vicinity.



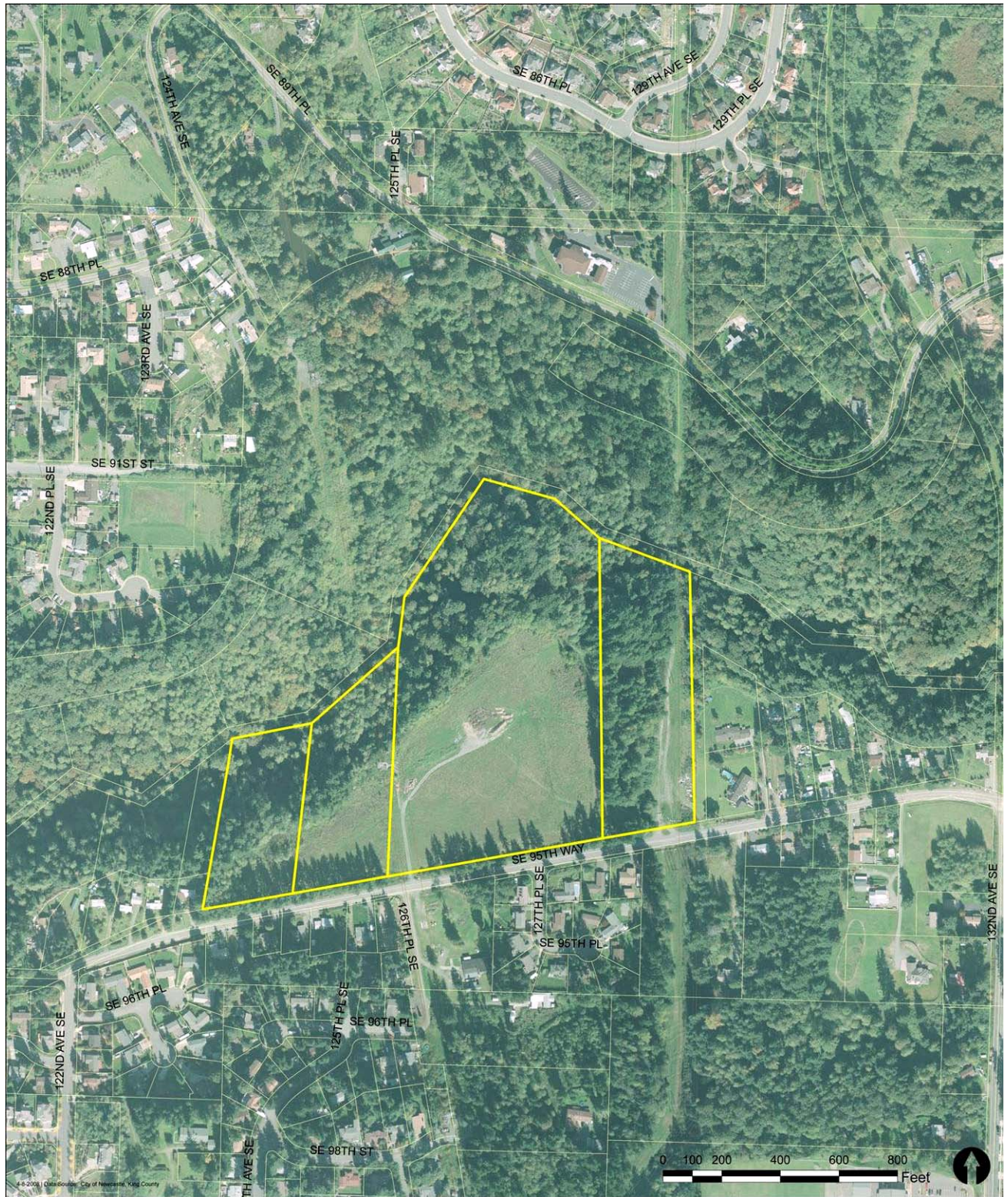


Figure 1: Vicinity Aerial



## Regulatory Assessment

### Land Use Codes

The Newcastle Zoning Code and Comprehensive Plan identify the Park at 95<sup>th</sup> site and May Creek Park as Limited Open Space (LOS). Abutting sites to the east and west of the park are zoned Single Family Residential (R-1) with one dwelling unit per acre. The residential areas to the north of May Creek Park are also zoned R-1. The King County Zoning Code identifies the unincorporated area to the south of the park as Single Family Residential R-6 and R-4. Figure 2 illustrates the regulatory context of the site.

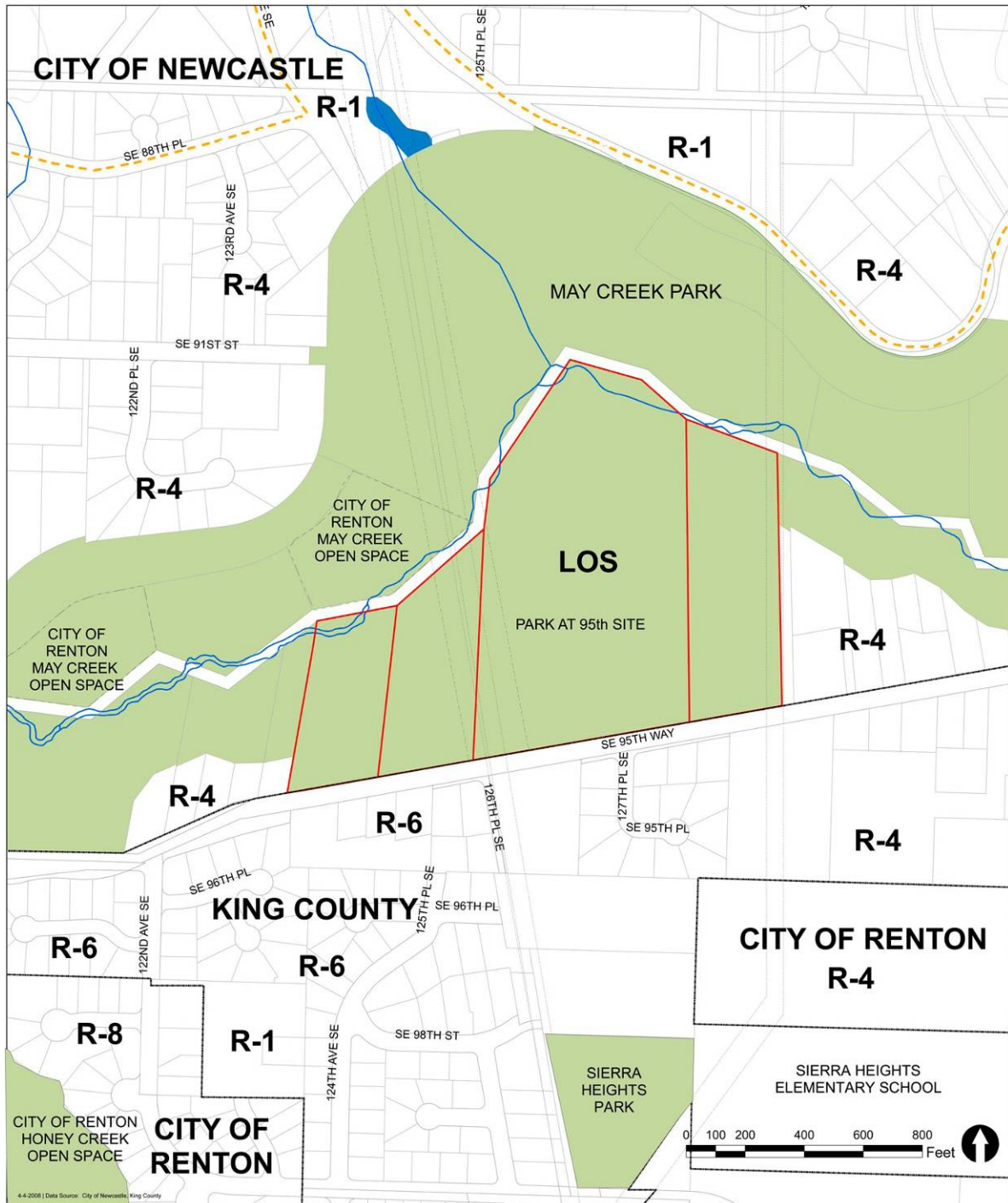


Figure 2: Context

### Environmentally Critical Areas

The King County Critical Areas Ordinance (CAO) identifies May Creek “Chinook Distribution” stream. A portion of Newport Hills Creek is a class 2 salmonid stream as well. Class 2 salmonid streams require a 100 ft buffer. The entire north edge of the park property is within the regulated stream buffer area. Where the buffer is within 25 ft of toe of a slope greater than 30%, an additional 25 ft must be added to the buffer at the top of the slope. The Priority Habitats and Species (PHS) data did not identify any endangered species within one half mile of the site other than the salmonids.



*May Creek near potential bridge crossing*



*Steep slope above May Creek*



*Dense forest on north slope above May Creek*

A small category IV wetland located north of 95<sup>th</sup> Way requires a 40 ft buffer. The steep area on the north side of the Park at 95<sup>th</sup> site is classified as a landslide hazard area with some slopes exceeding 40%. The city determines the size of the buffer depending on type of development and sensitivity of the slope to failure. The buffer will never be less than 10 ft. Most of the site is identified by King County as an erosion hazard area. The two storm drainage detention ponds on site would not be considered wetlands according to the Newcastle Municipal Code. Figure 3 illustrates current mapped environmental factors.

See Appendix A for additional critical area information.



*Detention pond northeast of filled area*



*Drainage pipe at toe of slope below detention pond*



*Intermittent drainage between toe of slope and May Creek*

### Permit Requirements

Several environmental permits may be required to develop this site. Appendix A contains a matrix detailing these permit requirements and considerations. A biological assessment is required per the federal Endangered Species Act for work within the May Creek setback area. Additional federal permits are required if federal funding is used and if structures or fill are proposed in the streams or wetlands. A Hydraulic Project Approval (HPA) is required per the Washington Dept of Fish & Wildlife for an over water structure. This requires a Joint Aquatic Resource Permit Application (JARPA).



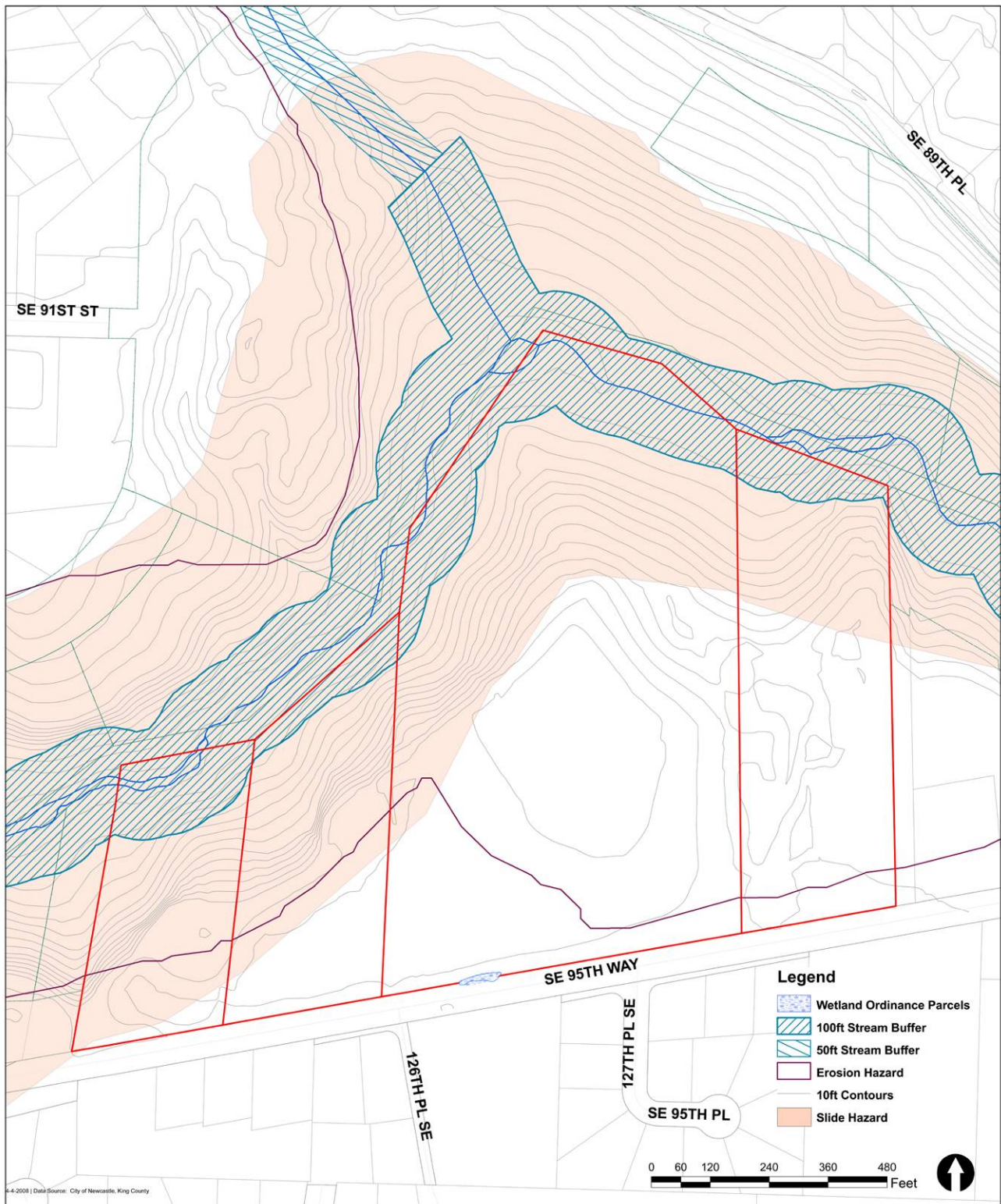


Figure 3: Environmental Factors

A SEPA Determination of Non-Significance” was issued on September 28, 2009 for the Park at 95th master plan, aka City of Newcastle Sports Park Facility. Any future development applications for this site will require a SEPA Determination.

The City of Newcastle will require Building and Clearing & Grading permits for each phase of this project, as well as approval for water efficient planting & irrigation. Large trees that are considered to be “special trees” by the city would require local tree removal permit & replacement.

In addition to the city permits, design review and approval will be required by several other entities. The Department of Health (DOH) requires approval of septic system design. King County requires design review of the frontage improvements and a right of way use permit for work within the SE 95<sup>th</sup> Way. Review of the water system design and application for a Water Availability Certificate will be required by the Coal Creek Utility District (CCUD) to assess water availability and fire flow for the park. Work within the BPA easement requires a consent agreement with Seattle City Light. Puget Sound Energy requires a consent agreement for work within the PSE easement.



*Young Alders in detention area at west side of site*



*Mature trees on promontory above May Creek*



*Materials stored within PSE Easement near SE 95th Way*

## Existing Park Uses

The park is currently not developed to formally accommodate public uses. The site is used informally for observing wildlife, paintball games, BMX biking, walking on informal trails and maintenance of utilities within the BPA and PSE easements. The park site temporarily accommodates construction materials, trailers and parking for the Coal Creek Parkway project. Figure 4 illustrates the park site analysis.

## Existing Access, Circulation and Parking

### Vehicular

Vehicular access to the site is from SE 95<sup>th</sup> Way which is under the jurisdiction of King County (KC). SE 95<sup>th</sup> Way connects to Coal Creek Parkway about ½ mile to the east, and dead ends at the Honey Creek Greenway approximately 1000 feet to the west of the park site. In recent communications with KC staff, Kris Langley a Senior Engineer in the Traffic Impacts and Data Analysis Unit, has indicated that SE 95<sup>th</sup> Way is a neighborhood collector, which is the highest non-arterial classified local access roadway in KC standards. A gated entrance across from 126<sup>th</sup> Place SE marks access to the BPA easement, the Coal Creek Parkway construction staging area and the area receiving fill soils. The dirt driveway extends to the BPA tower. At the east side of the site a double driveway entrance provides maintenance vehicle access to the PSE / Olympic Pipeline corridor from SE 95<sup>th</sup> Way. The dirt driveway extends north to the top of the steep slope. Access to the PSE easement on the north side of May Creek for utility maintenance vehicles is possible from SE 89<sup>th</sup> Place although the terrain there is extremely steep. There is a temporary construction related dirt parking lot on site under the BPA power lines. Vehicular access into the wooded area west of the PSE easement may be possible via informal routes.



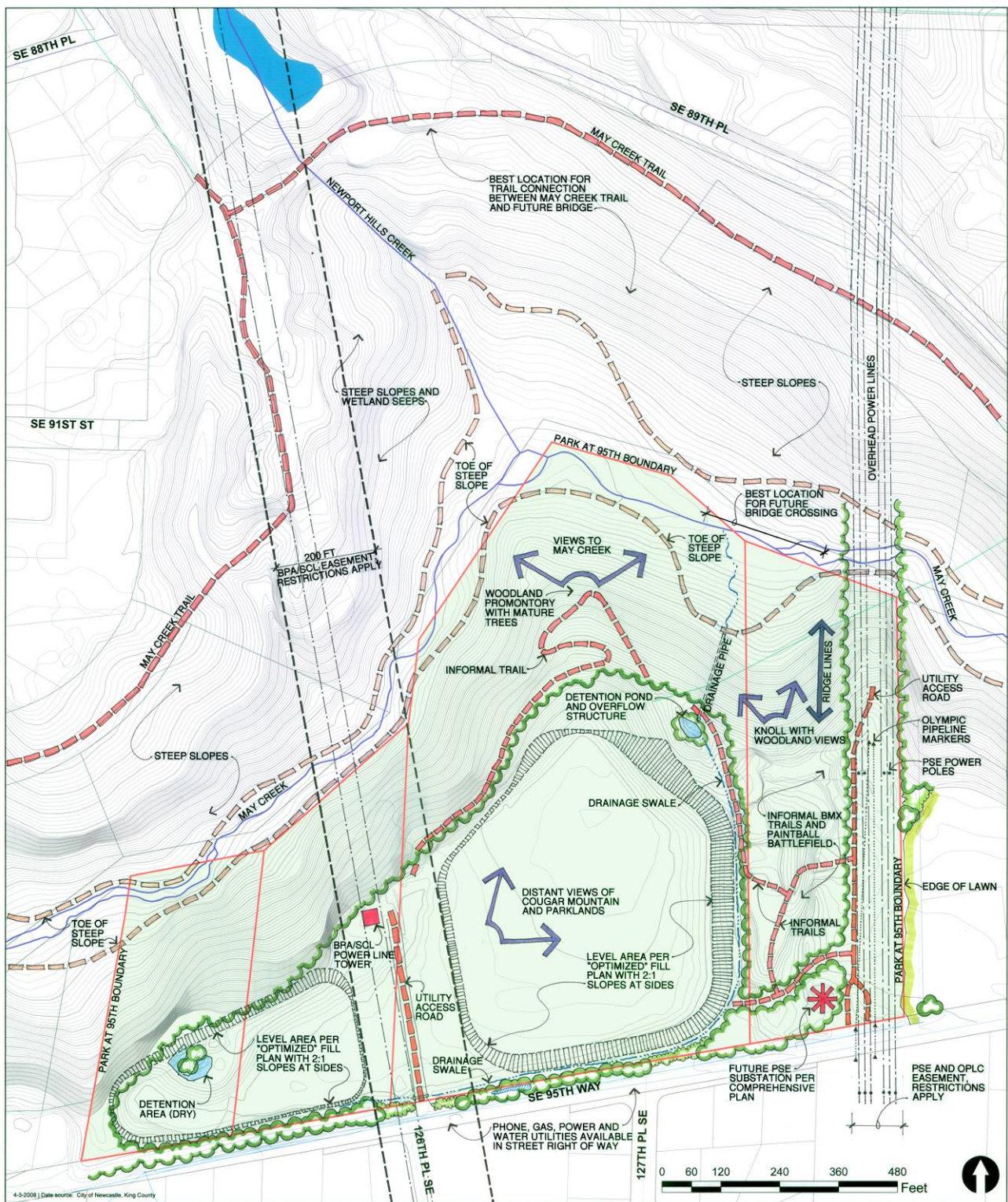


Figure 4: Site Analysis



### Bicycle

Bicycle access to the site is from SE 95<sup>th</sup> Way. Coal Creek Parkway, located to the east of the park, has bike lanes existing or under construction. The City of Renton has mapped a bike lane connecting to Coal Creek Parkway from Union Avenue NE and 132nd Avenue SE which is located approximately 1000 feet to the east of the park site. SE 89<sup>th</sup> Place to the north of May Creek Park is identified as a shared use roadway, although bicycle access to the park site from this route would not be possible at this time due to steep slopes and May Creek. No bike lanes are currently planned for SE 95<sup>th</sup> Way.

### Pedestrian

Pedestrian access to the site is primarily from SE 95<sup>th</sup> Way. There are no sidewalks or paved shoulders along SE 95<sup>th</sup> Way. May Creek Trail, a soft surface hiking trail located on the north side of May Creek, does not currently connect to the Park at 95<sup>th</sup> site although a connection called Waterline Trail is indicated in the Newcastle Comprehensive Plan. Currently there is no pedestrian bridge over May Creek to make this link possible. The May Creek Trail links to the Honey Creek Trail to the west.

Informal intermittent pedestrian trails exist along the utility easements; however, steep slopes, May Creek and other obstacles discourage use.



*Informal trails in woodland west of PSE Easement*



*Informal trails*



*May Creek*

### Public Transportation

Public transportation is not currently available within close proximity of the park site. The nearest KC Metro bus routes are 114, 240, 111 and 909. The closest stops for routes 114 and 240 are approximately one mile away at the intersection of Coal Creek Parkway and SE May Valley Road. The nearest stops for routes 111 and 909 are at the intersection of NE 27<sup>th</sup> Street and Edmonds Avenue NE west of the Honey Creek Greenway.

### Street Frontage Improvements

Currently no street frontage improvements have been made to SE 95<sup>th</sup> Way adjacent to the proposed project site.

### **Existing Utilities**

#### Utility Easement Restrictions and Allowances

A 200 foot wide Bonneville Power Administration (BPA) / Seattle City Light power easement crosses through the middle of the site in a north south direction. A 100 foot wide Puget Sound Energy easement occupies the west edge of the property. The latter easement is shared by the Olympic Pipeline Company (OPC). Restrictions and allowances within these easements are summarized in Appendix C. The key common exclusions in both of the easements are buildings and other permanent structures, ponds, some metallic items, flammable and hazardous items, significant grade

changes, and vegetation over 10 or 15 feet tall. Parking is specifically allowed by BPA and PSE, however OPC discourages parking. Low planting and lawn is specifically allowed in both easements. Any new plants located near the OPC lines should have non-invasive roots. The PSE / OPC easement is generally more restrictive than the BPA easement due to the combination of PSE and OPL requirements. A consent agreement with the utilities is required prior to any construction occurs within the easements.

#### Electrical Power

Regional power lines intersect the site within the PSE and BPA easements shown on the existing conditions plan. See Figure 4: Site Analysis. PSE's overhead transmission lines carry 115kV power from the Talbot Hill substation in Renton to the City of Newcastle. Two sets of four poles support these lines as they cross the site. PSE requires HS-20 maintenance vehicle access from SE 95<sup>th</sup> Way to their poles. The Newcastle Comprehensive Plan shows a future substation on park property adjacent to the easement. Conversations with PSE representatives indicated no knowledge of plans for a substation in the near future. Seattle City Light has two 230kV overhead transmission lines on the west side of the BPA easement that run through the City but do not provide power to it. The park site contains one of the steel towers that support these lines. Seattle City Light requires HS-20 vehicle access to their tower. Local power lines follow the north side of SE 95<sup>th</sup> Avenue.

#### Natural Gas

Olympic Pipeline Company owns, operates and maintains two buried interstate gas pipelines that cross through the site within the PSE easement. OPC requires maintenance vehicle access to their pipelines, no disturbance of the electrical charge that follows the lines and no obstructions to aerial monitoring of the lines. PSE functions as a local natural gas distribution company, but does not own or operate interstate pipeline facilities. A local natural gas main follows SE 95<sup>th</sup> Way from the west about 14 feet south of the street centerline.

#### Water

Coal Creek Utility District (CCUD) is the purveyor of water for the site. An 8" D.I. main constructed in 1991 is located on the north side of SE 95<sup>th</sup> Way which extends along the south frontage of the property and will provide service to Park at 95<sup>th</sup>. The site is currently not metered. Four fire hydrants front the property with a spacing of 500 to 550 feet. Considering the size of the water main Park at 95<sup>th</sup> is anticipated to have sufficient water supply for the proposed development. A well-head protection zone is located to the west of the park site approximately one half mile beyond the 10 year radius.

#### Sanitary Sewer/Septic

A public sanitary sewer system is not currently available at the site. The Newcastle Comprehensive Plan maps the park site as "unsewerable". Adjacent residential properties to the east, south and west are mapped as "potentially sewerable". However, sewer service to the site from SE 95<sup>th</sup> Way is controlled by King County and is unlikely in the near future. Due to steep terrain and May Creek on the north side of the site, it is highly unlikely sewer service will be provided to the site in the near future by the City of Newcastle. A septic system would be necessary for the new park development. Existing native soils to the west of the PSE easement and under the two existing storm drainage ponds appear to percolate well and would be suitable for a septic drain field. Areas on site that have received fill from the Interstate 90 construction would most likely not be suitable for a septic drain field due to lack of soil permeability and debris content. Soils recently imported to the site from the Coal Creek Parkway project and placed over the I-90 fill would be suitable for septic. Both the PSE and BPA easements have restrictions that would preclude a drain field.

### Storm Drainage

The Park at 95<sup>th</sup> site generally drains from the south to the north and ultimately discharges storm water to May Creek. There are three separate drainage basins within the park site; west, central, and east. The west drainage basin is located to the west of the BPA easement access road, the central drainage basin is located between the BPA easement access road and a storm water ditch at the east side of the I-90 fill area, and the east drainage basin is located between the storm water ditch and the east property line. The west and central basins have existing storm drainage facilities that were installed as a result of the I-90 construction fill operation. The facilities include two retention / detention ponds at the north east and northwest corners of the I-90 fill area, located in the central and west drainage basins respectively. Storm water is assumed to infiltrate at the northwest retention / detention pond since there is no visible overflow structure. Since the northwest pond is located uphill of May Creek, storm water may ultimately enter the creek. A rocked drainage ditch parallels SE 95<sup>th</sup> Way, passes through a culvert under the BPA driveway, then flows around the south and east sides of the fill area into the north east detention pond. Storm water infiltrates or exits the pond to the north through an overflow drainage structure into an 18 inch corrugated metal pipe and ends at the base of a steep slope. Storm water then infiltrates or flows overland to May Creek. The east basin is currently undeveloped and wooded, and is mostly a gravelly, closed depression where storm water infiltrates. The north half of SE 95<sup>th</sup> Way sheet flows onto the project site. Drainage ditches follow the north side of SE 95<sup>th</sup> Way flowing to the east and west from a high point near the existing driveway at the BPA easement.

Per online web soils survey maps, the underlying soil is generally Everett gravelly sandy loam within the west drainage basin and Pits type soils within the central and east drainage basins. Everett gravelly sandy loam typically has limited permeability, whereas pits soils typically have high permeability.

### **Existing Natural Systems**

#### Hydrology

At the north border of the Park at 95<sup>th</sup> site May Creek flows to the west toward Lake Washington. A tributary known as Newport Hills Creek flows south through May Creek Park and enters May Creek near the northernmost point of the Park at 95<sup>th</sup> site. One small category IV wetland is located at the south edge of the site to the east of the BPA easement. Storm drainage facilities are described above. The park site is situated within the May Creek drainage basin.

Seasonally perched groundwater was encountered during explorations completed by Landau Associates in 2000. Shallow groundwater is expected to occur on site as a function of higher rainfall in the winter and spring months. Groundwater may be found in localized pockets throughout the year in the non-homogenous fine grained fill material on the south central and western portions of the site. In the wooded eastern part of the site, previously a gravel borrow site, soils appear to be relatively permeable.

#### Vegetation

Vegetation along the southern Park boundary, adjacent to S.E. 95<sup>th</sup> Way, is primarily composed of mature Douglas fir trees with a Himalayan blackberry and scotch broom understory. Field grasses become dominant approximately 20 feet north of the roadway within the open field, the same area that received fill soils from the I-90 and Coal Creek Parkway projects. The open field is almost completely composed of field grass, with scattered scotch broom and red alder saplings.

The steep, north-facing slope, north of the open field is dominated by mature and immature red alder, big-leaf maple, and Douglas fir trees. There is a group of very large Douglas fir trees on a promontory approximately 250 feet to the north of the central fill area. The understory is generally

composed of red alder saplings, sword fern, and Indian plum. The opposing slope, off site and within May Creek Park, contains similar vegetation with wetland vegetation, such as reed canary grass, dominating the hillside seeps.

Himalayan blackberry exists in the rocked storm water ditch that traverses the southern and eastern boundaries of the open field, while mature and immature Douglas fir trees provide canopy cover to existing social trails east of the ditch and west of the PSE easement. A spare understory composed of sword fern, salal, and Indian plum is present in this area. A row of very large fir trees follows a ridge directly east of the fill area.

Vegetation underneath the western BPA power-line corridor, south of May Creek, is dominated by reed canary grass, Himalayan blackberry, and native deciduous trees. The area under the eastern PSE power-line corridor contains mowed field grasses, with a graveled vehicle maintenance road and bare ground located south of the stream.

In the vicinity of the stream, vegetation is comprised primarily of big-leaf maple, red alder, Douglas fir, Indian Plum, and sword fern on the north and south hillsides, with some interspersed salmon-berry, vine maple, Pacific bleeding heart, along the upper stream bank.

#### Wildlife

Wildlife that has been observed within the park boundaries includes deer, great horned owl, piliated woodpecker, squirrel, bald eagle and a variety of native songbirds.

#### Topography

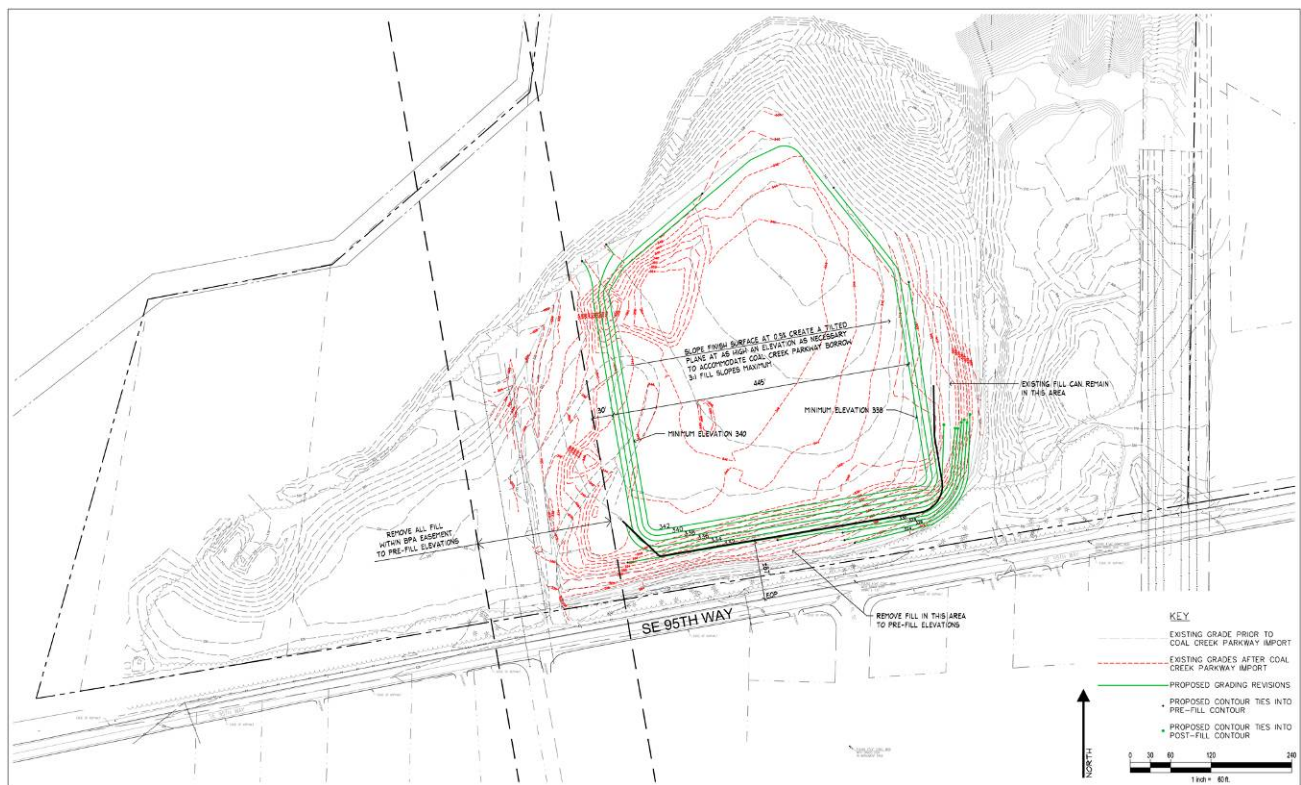
In general, the southern half of the park site is relatively flat or slightly rolling. The northern half of the site slopes steeply to the north. Two foot GIS contours for the entire park site are shown in Figure 4, Site Analysis. Figure 5 illustrates the topography on the southern side of the site at three different times during the development of this master plan: surveyed two foot contours prior to the import of the fill from the Coal Creek Parkway project (black), surveyed contours after Coal Creek Parkway import (orange), and proposed grading modifications using existing on-site soils to better prepare the site for park development (green).

The fill area to the west of the BPA easement is slightly higher than the BPA easement grades, and is relatively flat with an eight foot deep depression at an existing detention pond. To the north of the fill the site slopes steeply down to May Creek.

Within the BPA easement the site slopes slightly towards SE 95<sup>th</sup> Way from the existing BPA tower, and steeply to the north from the tower.

The filled plateau to the east of the BPA easement is relatively level on top with side slope at a maximum of two units horizontal to one unit vertical (2:1). At the time of this master plan publication, the top of the plateau is approximately 8 feet higher than the grades within the BPA easement and slopes from west to east at a 0.5% gradient (1:2). The plateau is about 15 feet higher than SE 95<sup>th</sup> Way, 24 feet higher than the drainage swale to the east of the fill, and 55 feet higher than the detention pond to the north.

The wooded area to the east of the fill area and west of the PSE easement has rolling topography with several deep depressions due to previous gravel mining. There is a higher ridgeline along the western edge of this wooded area.



*Figure 5: South site topography and earthwork*

The PSE easement slopes slightly to the north and west for about 500 feet between the PSE poles and the S.E. 95<sup>th</sup> right of way. North of the poles the site slopes to the north and steepens north of the pipeline markers down to the creek.

The ravine on the north side of the site slopes steeply down to May Creek. The steepest ravine slopes are to the north and west of the BPA tower. A ridgeline extends approximately 250 feet to the north of the central fill area ending in a promontory, surrounded on three sides by steep slopes, overlooking May Creek. A north-south gully follows the existing storm pipe from the north detention pond overflow structure (approx. elevation 294) to a wide relatively flat area at the bottom of the slope south of May Creek (approx. elevation 207). In the wooded area directly to the east of the north detention pond is a second larger promontory with less steep sides. Several ridge line extend to the north from this area.

### Soils

Native soils on the eastern side of the site generally consist of Vashon-age outwash deposits. These deposits consist of medium dense sandy gravel to gravelly sand with variable silt content, cobbles and occasional small boulders. Limited Vashon glacial till is present along the south eastern limits of the site. Glacial till is generally very dense, silty fine to medium sand with gravel. The combination of native soils and steep slopes on the north side of the park site make this area prone to landslides.

Fill material placed during the I-90 construction on the central and western parts of the site generally consists of soft to medium stiff clayey silt with varying amounts of sand, gravel, organics and construction debris. The maximum depth of the I-90 fill is unknown.

Fill material from the Coal Creek Parkway project was recently placed on the central and western parts of the site, covering most of the I-90 fill, consists of loose to medium dense sand with variable



gravel and silt content. The fill was not placed within the BPA easement. Coal Creek Parkway fill depths vary from 0 to 15 feet.

### **Existing Views**

Significant views are seen from the BPA easement and open fill areas include Cougar Mountain and Newcastle parklands to the east. Existing trees on the east side of the site currently screen the PSE overhead wires from this view. Closer developed hillsides are visible to the north and south of the site, especially through the cleared areas along the PSE and BPA easements.

Internal site views include a 180 degree view of May Creek from the promontory north of the central fill area, and woodland views from a high are to the east of the north detention pond.

Views into the site from residences and SE 95<sup>th</sup> Way the south are broken by existing trees along the south edge of the site. Since plants must be kept at a low height within the PSE and BPA easements, views into the site are more open there.



*View north along BPA Easement*



*View east to Cougar Mountain from BPA Easement*



*View to the north along PSE Easement overlooking May Creek*

### **Staff / Steering Committee Response**

An overview of the planning process and site analysis were presented to the City of Newcastle staff and the Park at 95<sup>th</sup> Steering Committee on April 5, 2008. At that time the design team walked the site and discussed their understanding of the site with city staff and Committee members. Preliminary discussion of site programming took place at this meeting. The Committee suggested that, in addition to the athletic facilities, an in-line skating rink and support facilities for observation of wild-life should be included in the plan. The Committee encouraged the City to explore ways that Newcastle could receive some benefit from use of the park by non residents, specifically the City of Renton because of its close proximity to the park. See Appendix E for meeting minutes.

### **Public / Parks Commission Response**

The project schedule and the site analysis, as well as input from city staff and the Steering Committee, were presented to the Parks Commission and the public on April 9, 2008. See Appendix E for meeting minutes.

# PROGRAM DEVELOPMENT

## Preliminary Program Development

The Comprehensive Plan defines Park at 95<sup>th</sup> as primarily an athletic complex. The site is the only relatively level undeveloped city owned property of adequate size to accommodate such a facility. Early discussions by the design team with city staff as well as the site inventory and analysis resulted in the following preliminary list of program elements to be presented for consideration. The list encompasses a variety of individual and group sports facilities, as well as low impact activities more appropriate for environmentally sensitive areas in the north side of the park.

Preliminary Program Elements:

- Playfields including baseball, softball, Little League, soccer, lacrosse, football and a multipurpose practice field
- Court games such as tennis court(s)
- Passive recreational opportunities such as play area(s), unstructured green space, picnic area(s) with shelters
- A community gathering area or plaza
- Viewpoints (May Creek viewpoint, woodland viewpoint)
- Trails such as a paved loop trail, May Creek Trail connection and an interpretive trail
- Young adult activities such as a skate park or BMX bike course
- S.E. 95<sup>th</sup> Way frontage improvements
- Support facilities such as storage, restrooms, concessions, batting cages, bullpens, dugouts, parking & a drop-off area

## Staff / Steering Committee Response

Preliminary programming ideas were presented on May 12, 2008 to the Park at 95<sup>th</sup> Steering Committee and city staff for their input. Programming and design preferences were discussed resulting in a list of program elements to be presented to the public and then to the Parks Commission. See Appendix E for meeting notes. Several items were added to the program list for presentation to the public including a community recreation building, an in-line hockey court and a basketball court. The skate park idea was deleted from the list.



## **Public Response**

The public was given the opportunity to weigh in on the facilities and activities they would like to see in the park public open house held on June 2, 2008. The refined program list was presented and discussed. Participants added several items to the list prior to voting their preferences. Individual / dual sports, a skate board park, an off-leash dog area, a paved path for rollerblades and bikes, amphitheatre seating, a park & ride facility, a bridge over May Creek, security cameras, and traffic calming measures were some of the items added. The added program elements and results of voting are listed below. See Appendix E for meeting minutes.

### **POTENTIAL MAJOR PROGRAM ELEMENTS:**

BASEBALL FIELD 31  
SOFTBALL FIELD(S) 3  
LITTLE LEAGUE FIELD(S) 26  
SOCCER FIELD(S) 41  
LACROSSE FIELDS(S) 5  
FOOTBALL FIELD(S) 9  
MULTIPURPOSE PLAY FIELD 8  
TENNIS COURTS 8  
BASKETBALL COURTS 9  
PLAY AREA(S) 13  
UNSTRUCTURED GREEN SPACE 6  
IN-LINE HOCKEY COURT 0  
COMMUNITY RECREATION BUILDING 5  
JOGGING / WALKING LOOP PATH 21  
WALKING / INTERPRETIVE TRAILS 20  
BMX BIKE TRAILS 11  
S.E. 95<sup>TH</sup> ST. PEDESTRIAN / BIKE IMPROVEMENTS 20  
INDIVIDUAL / DUAL SPORTS (I.E. PICKLEBALL, SHUFFLEBOARD, CROQUET, FRISBEE  
GOLF, TENNIS BACKBOARD, EXERCISE LOOP WITH STATIONS, PUTT PUTT COURSE) 10  
SKATEBOARD PARK 21  
OFF LEASH DOG AREA 16  
PAVED PATH FOR ROLLER BLADES & BIKES 2

### **SUPPORT PROGRAM ELEMENTS:**

PARKING and DROP-OFF AREA  
RESTROOMS / CONCESSION BUILDING / STORAGE BUILDING(S)  
COMMUNITY GATHERING AREA / PLAZA  
PICNIC AREAS GROUP PICNIC FACILITIES  
VIEWPOINTS  
BATTING CAGE(S)  
LIGHTS  
SECURITY CAMERAS / TRAFFIC 9  
AMPHITHEATRE SEATING FOR FIELD AT EAST END USING NATURAL BANK  
PEDESTRIAN BRIDGE OVER MAY CREEK  
SAFETY MEASURES FOR TRAILS  
TRAFFIC CALMING MEASURES ON 95TH  
PARK & RIDE WITH BUS STOP  
SEPTIC SYSTEM

### **KEY**

BLACK = INITIAL PROGRAM ELEMENTS  
RED = PROGRAM ELEMENTS ADDED AT 6-2-08 MEETING  
GREEN = PROGRAM ELEMENTS FROM COMMENT SHEETS AND DISCUSSION  
BLUE = 6-2-08 VOTES



## **Program and Preliminary Concepts**

The comments and priorities of the steering committee, the community and city staff to be incorporated into the master plan alternatives are summarized as follows:

- The greatest need is for soccer fields
- The need for Little League fields and a Baseball field is a high priority
- There was a lot of support for children's play areas, a variety of trails, pedestrian/bike improvements on SE 95<sup>th</sup> Way, a dog play area and a skate park.
- Incorporation of individual and dual sports was important to many
- There was minor support for a community recreation building

Appendix B lists the final master plan program elements as modified to incorporate these comments and priorities as well as additional input received during the master planning process. Following the June 2 public meeting, preliminary concept plans were developed for presentation to the Parks Commission.

## **Parks Commission Response**

The updated list of proposed program elements was presented to the Parks Commission on June 11, 2008. MacLeod Reckord reviewed the public comments and preferences as well as steering committee and city staff input received to date. The Commission stated that they did not want to see a recreation building on the site. The skate park and the BMX bike facility were also eliminated from the program list. The Commission placed the highest priority on soccer fields and baseball / Little League fields. See Appendix E for meeting minutes.

Preliminary concepts were presented illustrating two general approaches to grading the south part of the site between the BPA and PSE easements. The first concept created one large relatively flat plane allowing greater flexibility for playfield placement. The second concept created two separate planes closer to the existing topography. The Commission stated preference for the play fields to be constructed on two different levels as this would cost significantly less and result in the same number of fields.

# **MASTER PLAN ALTERNATIVES**

## **Preliminary Alternatives**

Preliminary sketches of Alternatives A through C were developed based upon input received from City Staff, the Parks Commission, the public and the Steering Committee.

## **Staff / Steering Committee Response**

Preliminary Alternatives A through C were presented to the Steering Committee on July 22, 2008. The Committee contributed the following suggestions and comments:

The Committee gave direction to add a fourth alternative that maximized playfields on the site. Alternative D was to be a hybrid between Alternative B and C. Beginning with the Alternative B plan, the east soccer / lacrosse field from Alternative C was added and the tennis courts and eastern play area were to be deleted.

The design team advanced Alternatives A through D based upon input from the Steering Committee.

## **Alternative A**

Alternative A has the least amount of area developed as playfields of the four alternatives. Formal playfield development is focused in the center of the site. Figure 6 illustrates Alternative A.

### **Distinguishing Features:**

- Least number of playfields. Ideal playfields orientation
- Limited earthwork costs compared to B, C and D due to smaller area dedicated to relatively level playfields
- Practice field serves team sports as well as individual sports.
- Greater emphasis on dual and individual activities such as walking, tennis, badminton and croquet.
- More native vegetation preserved than Alternatives C and D. Greatest percentage of existing disturbed areas re-vegetated.
- Retains more mature trees in existing wooded area west of the PSE easement than Alternative C and D
- Paved loop paths remain mostly independent of the playfield team and spectator areas
- Lower cost for storm drainage compared with C and D due to surface detention features

### **Major Program Elements and Support Facilities:**

- (1) Natural grass informal practice field
- A lighted synthetic turf field accommodates (1) 180 ft x 360 ft soccer field, OR (1) softball / Little League field, OR (1) baseball field with a 375 ft to 400 ft outfield
- (2) batting cages
- (2) tennis courts
- (3) children's play areas
- Informal lawn areas
- Community gathering areas and entry plaza
- Dog play area
- Disc golf course
- Paved loop paths
- Walking / interpretive trails
- Viewpoints
- Pedestrian bridge over May Creek
- (4) small picnic shelters
- (1) small restroom building
- (1) restroom / concessions building
- Parking for 90 cars. Overflow parking for at least 10 cars.

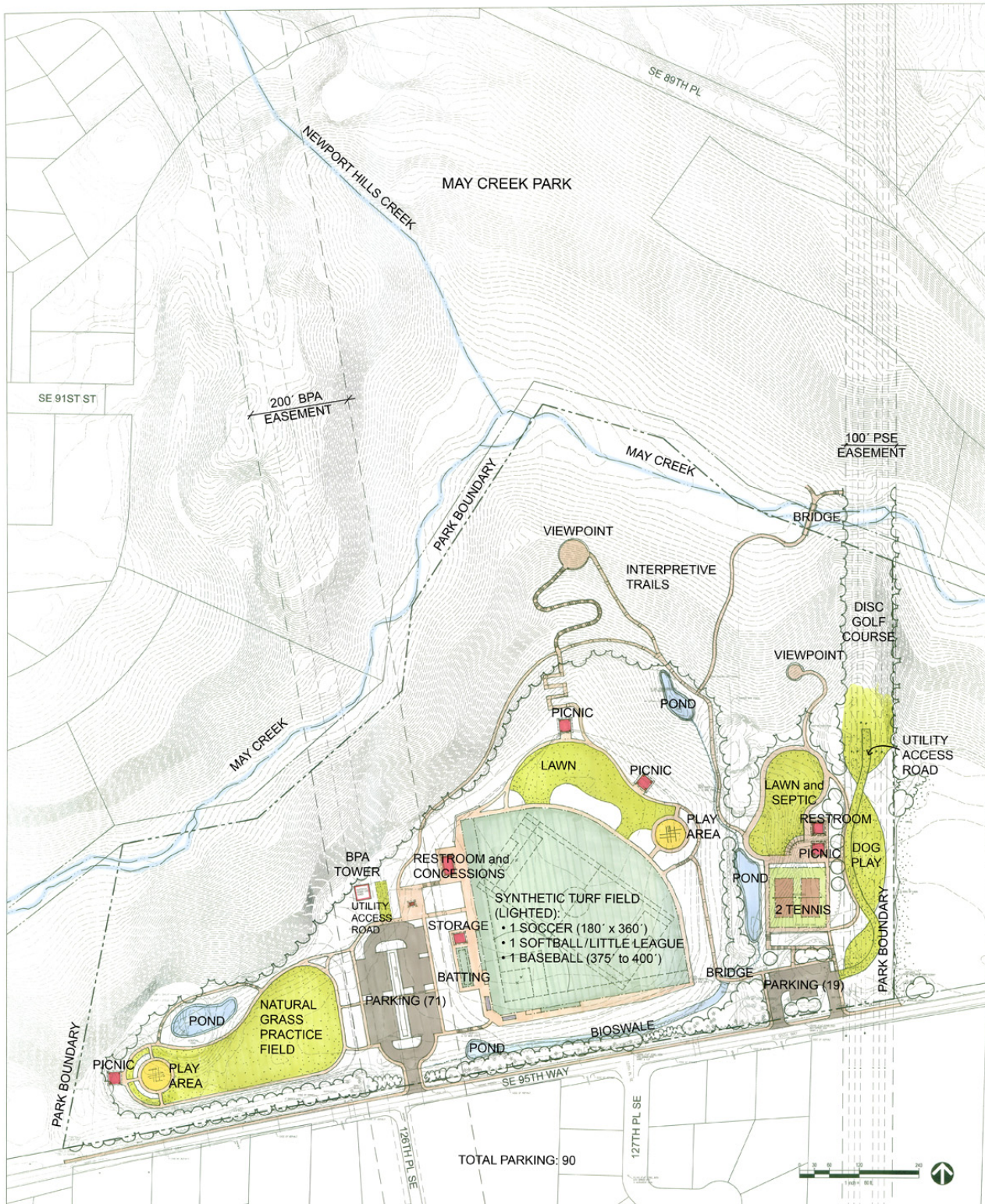


Figure 6: Alternative A

## **Alternative B**

This Alternative focuses playfield development in the center and west areas of the site. Figure 7 illustrates Alternative B.

### **Distinguishing Features:**

- One lighted synthetic turf field maximizes the number of play fields in the center of the site while allowing adjacent space for related support facilities.
- A fenced natural turf Little League field on the western side of the site
- Limited earthwork costs compared to C and D due to smaller area dedicated to relatively level playfields
- Greater emphasis than C and D on dual and individual activities such as walking, tennis, badminton and croquet.
- More native vegetation preserved and higher percentage of existing disturbed areas re-vegetated than Alternatives C and D.
- Retains more mature trees in existing wooded area west of the PSE easement than Alternative C and D.
- Portions of the paved loop paths are independent of the playfield team and spectator areas
- Lower costs for storm drainage compared to C and D due to surface detention features

### **Major Program Elements and Support Facilities:**

- (1) Natural grass Little League field with a 200 ft outfield
- A 400 foot square lighted synthetic turf field accommodates (2) 180 ft x 360 ft soccer fields, OR (2) softball / Little League fields with 245 ft maximum outfields, OR (1) baseball field with a 365 ft to 520 ft outfield
- (2) batting cages
- (2) tennis courts
- (3) children's play areas
- Informal lawn areas
- Community gathering areas and entry plaza
- Dog play area
- Disc golf course
- Paved loop paths
- Walking / interpretive trails
- Viewpoints
- Pedestrian bridge over May Creek
- (2) small picnic shelters and a group picnic area with (2) shelters
- (1) small restroom / storage building
- (1) restroom and concessions building
- (1) restroom and storage building
- (1) storage and concessions building
- Parking for 99 cars. Overflow parking for at least 10 cars.



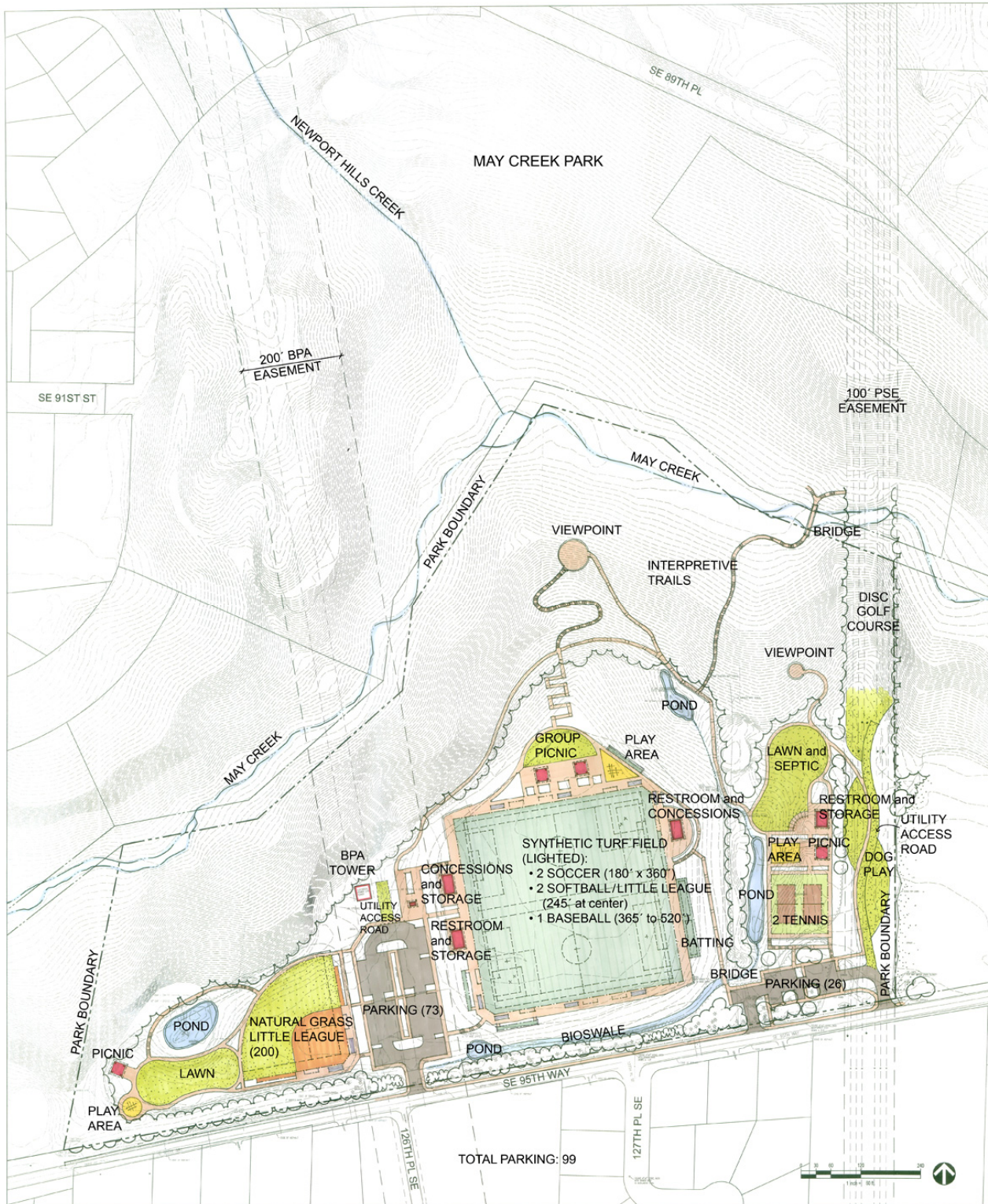


Figure 7: Alternative B

## **Alternative C**

Alternative C focuses development of playfields in the center and east areas of the site. Figure 8 illustrates Alternative C.

### **Distinguishing Features:**

- Two lighted synthetic turf fields maximize the number of play fields in the center and east portions of the site while allowing adjacent space for related support facilities. Orientation of center field allows courts to fit in central area but limits width of eastern synthetic field.
- Higher earthwork costs than A and B due to larger area dedicated to relatively level playfields, and playfields located in existing wooded area.
- Greater emphasis than D on dual and individual activities such as tennis, basketball, badminton and croquet. The only Alternative with basketball.
- Large group picnic area on the west side of the site is separate from playfields and associated more with natural areas and informal lawn area
- Less native vegetation preserved than Alternatives A and B.
- Retains fewer mature trees in existing wooded area west of the PSE easement than A and B
- Paved loop paths are partially independent of the playfield team and spectator areas
- Higher costs for storm drainage compared to A and B due to underground detention features required under eastern playfield.

### **Major Program Elements and Support Facilities:**

- A lighted synthetic turf field accommodates (1) 165 x 360 ft soccer field, OR (1) 165 x 360 ft football field
- A lighted synthetic turf field accommodates (2) 165 ft x 360 ft soccer fields, OR (2) softball / Little League fields with 245 ft maximum outfields, OR (1) baseball field with a 360 ft to 520 ft outfield
- (2) batting cages
- (1) tennis court
- (1) half basketball court
- (2) children's play areas
- Informal lawn areas
- Community gathering areas and entry plaza
- A dog play area
- A disc golf course
- Paved loop paths
- Walking / interpretive trails
- Viewpoints
- Pedestrian bridge over May Creek
- (2) small picnic shelters and a group picnic area with (2) small shelters and (1) large shelter
- (1) large restroom and concessions building
- (1) storage building
- Parking for 125 cars. Overflow parking for at least 10 cars.



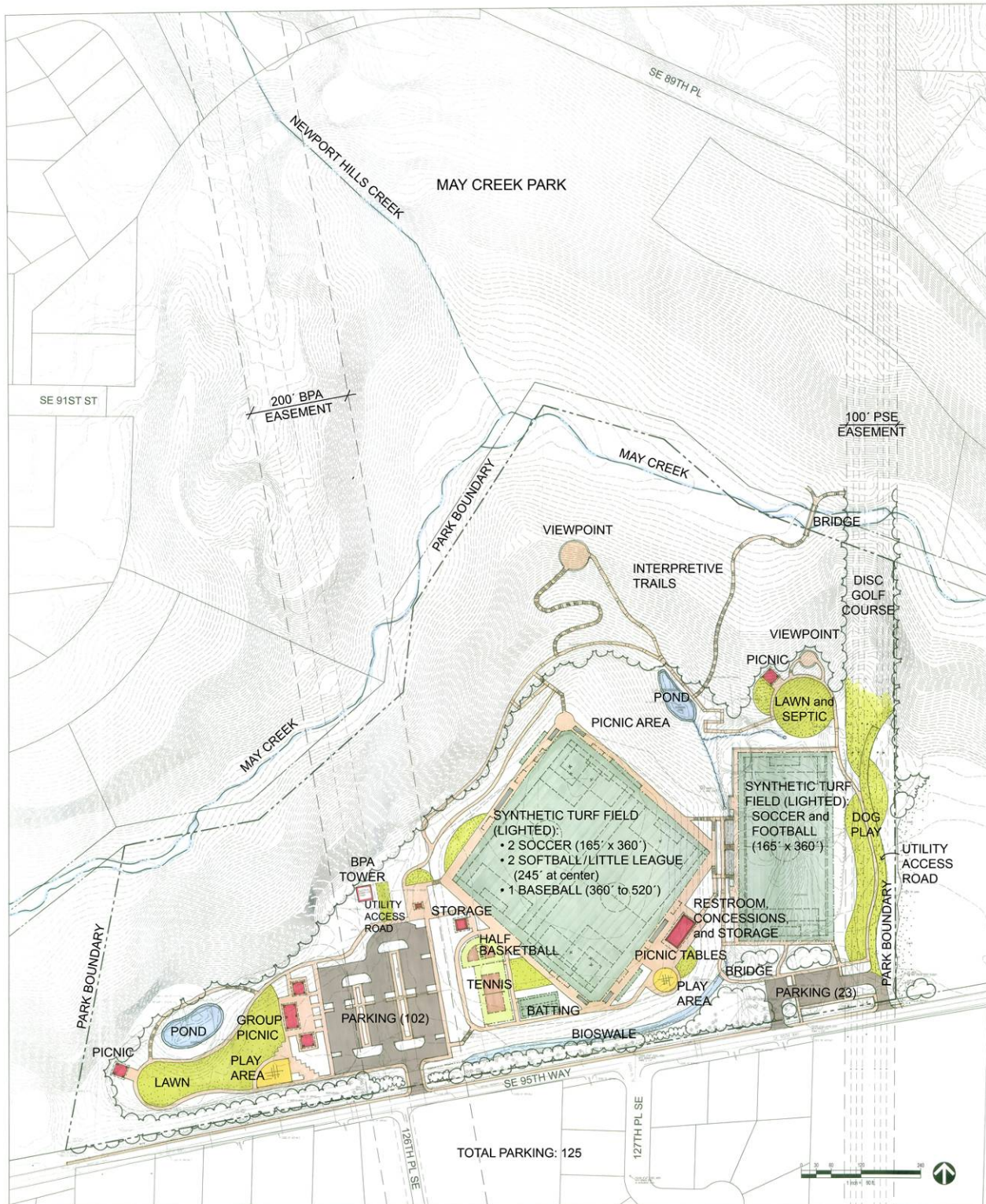


Figure 8: Alternative C



## **Alternative D**

Alternative D is the most intensively developed of the four alternatives. The number of playfields is maximized on the site. Figure 9 illustrates Alternative D.

### **Distinguishing Features:**

- Two lighted synthetic turf fields maximize the number of play fields in the center and eastern portions of the site while allowing adjacent space for related support facilities. Orientation of center field allows for a wider eastern synthetic field that accommodates lacrosse as well as soccer and informal football practice.
- Highest earthwork costs due to largest area dedicated to relatively level playfields, and playfields located in existing wooded area.
- Least emphasis on dual and individual activities.
- Less native vegetation preserved than Alternatives A, B and C.
- Retains fewer mature trees in existing wooded area west of the PSE easement than A and B
- Paved loop paths are mostly adjacent to the playfield team and spectator areas
- Higher costs for storm drainage compared to A and B due to underground detention features required under eastern playfield.

### **Major Program Elements and Support Facilities:**

- (1) Natural grass Little League field with a 200 ft outfield
- A 400 foot square lighted synthetic turf field accommodates (2) 180 ft x 360 ft soccer fields, OR (2) softball / Little League fields with 245 ft maximum outfields, OR (1) baseball field with a 375 ft to 520 ft outfield
- A lighted synthetic turf field accommodates (1) 197 x 360 ft soccer field, OR (1) 197 x 360 ft boys or girls lacrosse field
- (2) children's play areas
- Informal lawn areas
- A dog play area
- A disc golf course
- Paved loop paths
- Walking / interpretive trails
- Community gathering areas and a small entry plaza
- Viewpoints
- Pedestrian bridge over May Creek
- (2) small picnic shelters and a group picnic area with (2) large shelters
- (1) small restroom building
- (1) large restroom and concessions building
- Parking for 156 cars. Overflow parking for at least 10 cars.

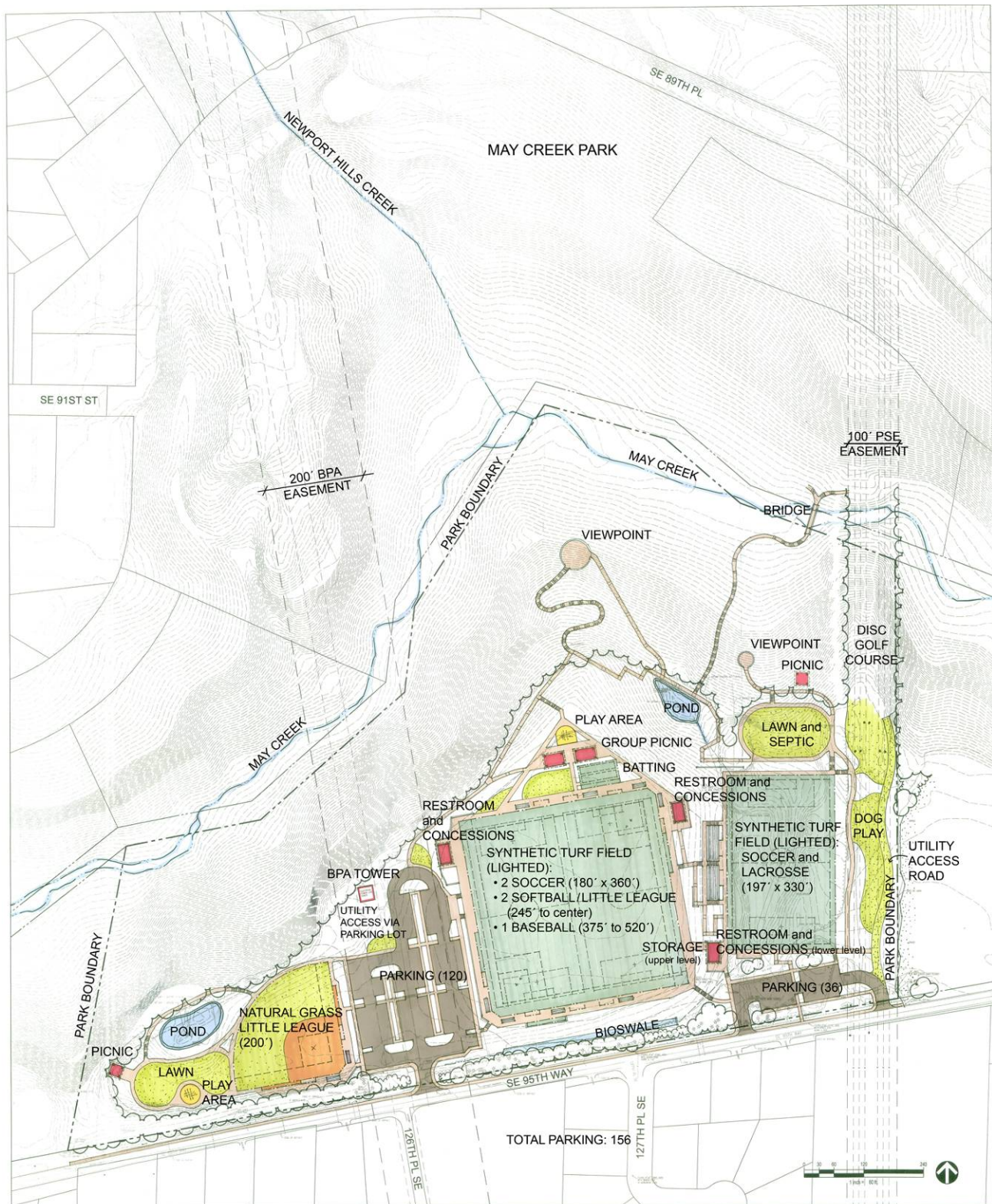


Figure 9: Alternative D

## **Public Response**

The project schedule, site analysis and programming results as well as the four alternative designs were presented to the public on July 29, 2008. The following is a summary of comments made:

### **Likes:**

- Individual and dual sports
- Dog play area
- Sidewalk on 95<sup>th</sup>
- Alt B with addition of natural grass baseball field
- Alt B preservation of large Fir trees east of central play fields
- Maximize athletic fields

### **Dislikes and Concerns:**

- Double entry to lower parking lot
- Discontinuing sidewalk beyond park frontage
- Traffic on and condition of SE 95<sup>th</sup>
- Concern about adequate parking on site and potential overflow onto street
- Too much activity packed onto a site with environmentally sensitive areas
- Building more than the City can afford to maintain
- Displacement of wildlife
- 

### **Suggestions:**

- One way circulation in lower parking lot
- Sidewalk connection to Coal Creek Parkway
- Traffic calming measures on SE 95<sup>th</sup> such as speed bumps
- No speed bumps on 95<sup>th</sup>
- Inclusion of sources of revenue such as concession stand(s)
- Maximize re-vegetation of existing cleared areas with native plantings for wildlife habitat
- Left turn lanes and medians on SE 95<sup>th</sup>

See Appendix E for complete meeting notes.

## **Alternatives Cost Estimates**

Rough costs were calculated for Alternatives A through D for the purposes of comparison. The following is a summary of the estimates:

	<b><u>Alt A</u></b>	<b><u>Alt B</u></b>	<b><u>Alt C</u></b>	<b><u>Alt D</u></b>
Mobilization (7%)	\$478,293	\$556,317	\$763,595	\$810,413
TESC	\$30,000	\$30,000	\$30,000	\$30,000
West of BPA Easement	\$596,400	\$629,300	\$1,119,800	\$652,500
BPA Easement	\$430,500	\$500,000	\$535,700	\$543,900
East of BPA Easement	\$3,326,900	\$4,001,100	\$3,749,500	\$4,161,100
West of PSE Easement	\$825,200	\$996,400	\$1,656,200	\$2,177,600
PSE Easement	\$196,900	\$202,500	\$237,100	\$241,900
North Woods and Creek	\$509,200	\$509,400	\$552,200	\$495,700
Utilities	\$620,000	\$770,000	\$2,690,000	\$2,930,000
SE 95 <sup>th</sup> Way Frontage	\$230,000	\$230,000	\$230,000	\$230,000
Art (1%)	<u>\$67,651</u>	<u>\$78,687</u>	<u>\$108,005</u>	<u>\$114,627</u>
Subtotal	\$7,311,044	\$8,503,704	\$11,672,100	\$12,387,740
20% Contingency	<u>\$1,462,209</u>	<u>\$1,700,741</u>	<u>\$2,334,420</u>	<u>\$2,477,548</u>
<b>TOTAL</b>	<b>\$8,733,253</b>	<b>\$10,204,445</b>	<b>\$14,006,520</b>	<b>\$14,865,288</b>

## **Park Commission Response**

Alternatives A through D along with the cost estimates were presented to the Parks Commission on August 26, 2008. Following discussion of the four alternatives, the Commission voted in favor of developing the Alternative D design. See Appendix E for meeting minutes.

## **Staff Response**

Alternatives A through D along with the cost estimates were discussed with staff on September 8, 2008. Staff instructed the consultant regarding some of the design details for the preliminary master plan. See Appendix E for meeting minutes.

# **PRELIMINARY MASTER PLAN**

## **Staff / Steering Committee Response**

A rough sketch of the Preliminary Master Plan was presented to the Steering Committee on September 22, 2008. The Committee had the following suggestions and comments:

- Connect the pathway along the bio-swale to both parking lots
- Delete batting cages and add storage building
- Add ADA access from small parking lot to fields
- Dugouts should have roofs
- No BBQ grills
- Provide off field storage for soccer goals
- Add drinking fountains at restrooms and near southern backstop of central fields
- Add high netting (30 ft) to keep foul balls on the fields
- Play equipment for 2-5 year olds, include a climbing rock
- Locate the play area so parents can observe both play area and fields from the group picnic area
- Add emergency phones
- Add dumpsters at each parking lot
- Add a small restroom building at west end of site
- Delete disk golf
- Add water faucet at dog play.
- No decision regarding fence vs. no fence at dog play area

See Appendix E for meeting minutes.

## **Preliminary Master Plan**

A preliminary master plan design was developed from Alternative D based upon input received on the four alternatives from City of Newcastle staff, the Parks Commission and the public, as well as comments from the Steering Committee on September 22nd. Figure 10 illustrates the preliminary master plan. The preliminary master plan is basically the same as the final master plan except for a few minor changes that were made in response to the comments received from the public, Parks Commission and City Council as described below.

## **Public Response**

The project schedule, site analysis, programming, and the four alternatives were reviewed, and the preliminary master plan and building plans were presented to the public on October 6, 2008. The following comments were heard:

- Screen the site from residences across SE 95<sup>th</sup> Way
- Add a small concessions building at the west side of the site
- Make stairways between the fields wider, 12 feet
- Add seat walls where game spectators might use them
- Concern about the elevation (height) of the central field
- Concern about steep slopes and their stability. There have been frequent landslides on steep slopes in this area. Be careful with trail design on steep slopes.





Figure 10: Preliminary Master Plan

- Concern about high walls around south and south-east sides of the central field. Screen them and make them green
- Support for adding exercise stations along the trail system
- Mile markers on trail routes. Map of trail system with mileages
- Add 90 ft base path at western softball field and make outfield larger (not possible due to slopes)
- Provide overflow parking
- Mixed opinions about whether the dog play area should be fenced or not. Concern about added traffic and need for more parking if it is an off-leash area

See Appendix E for meeting notes

## **Parks Commission Response**

The preliminary master plan, building designs, native plantings and May Creek bridge considerations were presented to the Parks Commission on November 12, 2008. Following discussion the Commission voted in favor of forwarding the preliminary master plan design, with a fenced off-leash dog area, to the City Council for consideration. See Appendix E for meeting minutes.

## **Preliminary Master Plan Cost Estimate**

The following costs were developed for presentation to the City Council after the November 12th Parks Commission meeting.

Mobilization (7%)	\$1,062,321
TESC	\$30,000
West of BPA Easement	\$968,100
BPA Easement	\$639,200
East of BPA Easement	\$6,876,840
West of PSE Easement	\$2,395,900
PSE Easement	\$373,600
North Woods and Creek	\$571,600
Utilities	\$2,930,000
SE 95 <sup>th</sup> Way Frontage	\$230,000
Art (1%)	<u>\$160,768</u>
Subtotal	<b>\$16,238,329</b>
15% Contingency	<b><u>\$2,435,749</u></b>
Total Preliminary Master Plan Cost	<b>\$18,674,078</b>

See Appendix D for a more detailed preliminary master plan cost breakdown.

## **City Council Response**

The preliminary master plan and cost estimate was presented to the City Council in a study session on December 2, 2008. Following discussion the Council voted to direct staff to finalize the park master plan based upon the recommended design alternative selected by the Parks Commission. See Appendix E for meeting minutes.



# FINAL MASTER PLAN

## Final Master Plan

The final master plan is similar to the preliminary master plan. A few minor changes were made to the preliminary plan in response to the comments received from the public, Parks Commission and City Council. The key changes include:

- A small concessions building is added at the west side of the site
- The stairways between the fields are widened to 12 feet.
- Seat walls are added around the fields for use by game spectators.
- The high walls around south and south-east sides of the central field are to be heavily screened with plantings on the north side of the bio-swale. Between SE 95<sup>th</sup> Way and the bio-swale, existing understory plantings will be pruned or removed, existing trees will be pruned and new plantings will be designed to allow views into the site for security.
- Exercise stations are added along the trail system north of the central fields.
- Mile markers are to be included on trail routes. The kiosk design will include a map of the park site that includes the trail system mileages.
- The fenced dog play area is redesigned to accommodate additional overflow parking within the PSE easement.

All park design elements are accessible per ADA standards where feasible. Sustainable design features such as rain gardens, permeable pavements, recycled materials and drought resistant planting are incorporated into the plan as the project budget allows. It is the intention of the master plan that native plants, particularly native plants with high wildlife value be utilized for re-vegetated areas within the park to the extent practicable. Irrigation is provided in all of the developed areas except for the north woods and the meadows. Design elements that improve security, such as low level lighting and call boxes, will be included in all phases of the project.

The description below of the final master plan elements is divided into 7 general areas: West of the BPA Easement; BPA Easement; East of the BPA Easement; West of the PSE Easement; PSE Easement; North Woods; and S.E. 95<sup>th</sup> Way.

### **West of the BPA Easement:**

The area to the west of the BPA easement includes the following design elements:

- An under-drained natural grass Little League field with a 200 ft outfield, bullpens, bleachers and covered dugouts. The field will not be lighted. High netting above the line fencing prevents foul balls from entering parking lot.
- Lawn areas with septic for the adjacent small restroom and concessions. The oval shaped lawn area can accommodate (1) official size croquet game, (4) badminton games and (2) volleyball games. The plan assumes import of fill soils compatible with the septic system.
- An 8 ft wide paved loop path surrounds the oval lawn and connects to the north side of the parking lot. An 8 to 20 ft wide paved pathway for pedestrians and maintenance access surrounds the Little League field.
- A +/- 30 ft diameter children's play area caters to ages 2 to 5.
- A restroom with two unisex stalls, situated south of the oval lawn area, is convenient to both the picnic/play area and the playfield.
- The small concessions and storage building is located east of the restrooms

- A small picnic shelter overlooks the oval lawn and play area.
- A woodland walking trail loops through the woods to the north offering winter views to May Creek.
- A paved pathway through the trees connects the sidewalk on SE 95<sup>th</sup> Way to the west end of the site.
- Tall trees at the east edge of the playfield help to shade the parking lot and provide a buffer between the BPA tower and the west end of the park.
- Pathways and buildings are lighted as necessary for security.
- All lawn areas are irrigated. Plant beds are designed for low water use.
- A retaining wall at the north edge of the loop path and Little League field allows the field to fit on the west side of the park site and helps to minimize impact of development on existing vegetation.
- Low walls add informal seating near the backstop and play area.
- Storm drainage from west of the BPA easement is directed to the bioswale east of the easement and then to detention pond(s) or an underground detention vault as needed.
- A paved pathway connects the west part of the site to the sidewalk.

### **BPA Easement:**

The area within the BPA easement includes the following design elements:

- All design elements must conform to BPA easement restrictions. See Appendix C.
- An entry plaza with an information kiosk and special pavement design is separated from the drop off zone with bollards.
- A paved parking lot for 119 cars with a drop-off zone on the north side of the lot. Paths within and surrounding the lot provide a designated place for pedestrians that is protected from vehicles. The parking lot will be gated.
- A park identification sign conforming to city standards will be located at the entrance to the parking lot.
- Lighting within the easement must conform to BPA restrictions on materials and height. Forty foot poles with full cut-off fixtures light the parking lot.
- The access driveway to the BPA tower and the storage building is constructed with permeable pavement north of the entry plaza. Removable bollards allow maintenance vehicle access from the parking lot. The entire access route for BPA maintenance trucks must have pavement designed for H-20 loading.
- The 8 ft wide loop path connection across BPA easement at the north side of parking lot and through the plaza minimizes pedestrian conflict with vehicles.
- Wide planted islands and tabs visually break up paved areas in the parking lot and offer some shade. Trees within the easement are limited in height as required by the utility. The lot bridges the easement and is centered on it to allow tall trees on both sides.
- Planted areas help to screen the base of the BPA tower and separate the parking lot from the street.
- A fenced dumpster enclosure is situated at northeast corner of parking lot.
- Storm drainage from the BPA easement is directed to the bioswale east of the easement and detention pond(s) as needed.
- There are no walls or significant structures within the easement due to utility restrictions. All lawn areas are irrigated. Planting and irrigation of plant beds designed for low water use.

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Figure 11**

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### **East of the BPA Easement:**

The area to the west of the BPA easement that was disturbed by the I-90 and Coal Creek Parkway earthwork operations includes the following design elements:

- A 400 ft square synthetic turf playfield accommodates (2) 180 ft x 360 ft soccer fields, OR (2) softball / Little League fields with 245 ft maximum outfields, OR (1) baseball field with a 375 ft to 520 ft outfield. The field is lighted, under-drained and irrigated. Backstops are in the southwest and northeast corners of the field. The dug-outs are covered. Four bullpens are along the north, east and south sides of the playfield. Fenced storage areas for the soccer goals are located near the northwest and south east corners of the field.
- Bleachers for the baseball / softball fields are at each side of the backstops. Spectator seating and players benches for the soccer fields are at the east and west sides of the playfield.
- Playfield light poles will be between 70 and 80 feet tall. Fixture design will focus light on the fields only. The taller existing evergreen trees that remain south of the bioswale, along with newly planted trees, will help to screen the street from ambient light spilling over from the play field.
- A children's play area designed for ages 2 to 5. It is situated next to the picnic area where parents can watch children in the play area and on playfield at the same time.
- Lawn areas accommodate "passive" recreational activities such as Frisbee, croquet and badminton.
- A 12 to 20 ft wide paved pathway for pedestrians and maintenance access surrounds the playfield. A smaller path loops surround the play area, picnic area and lawn.
- Two ADA access routes connect the central site to the entry plaza in the BPA easement. An eight ft wide path from the storage building to the group picnic area doubles as access for maintenance vehicles to the playfield.
- A group picnic area to the north of the playfield includes two large picnic shelters, a paved plaza, tables and a variety of seating.
- A large restroom building with storage and concessions located north of the playfield near the group picnic area serves the central part of the park.
- Storage buildings are located at each side of the playfield. The building at the northwest corner of the field is accessible to maintenance vehicles from below and has a pedestrian accessible rooftop at the same level as the playfield. The storage building at the northeast corner of the field is accessible from the playfield level.
- The small wetland and buffer to the southwest of the playfield is restored.
- Storm water from the center the site flows through the curvilinear bioswale south of the fields and then into a new storm water detention facility east of the fields. Maintenance vehicle access to the bioswale is available at both ends.
- An eight foot wide maintenance vehicle road and accessible pedestrian path borders the north side of the bioswale and connects the two parking lots. Removable bollards limit vehicle access.
- Stepped walls along the south and east sides of the playfield are softened with planting. Guardrails are included at the top of the wall where needed. See Figure 12, Section B-B. The eastern playfield may be viewed from the paved area southeast of the central playfield.
- Trellis structures accent the storage building rooftop plaza area and the northwest and southeast corners of the playfield paved area.

- 
- SOCCER/BASEBALL FIELDS
- 0' 12' 0' 6' 6' 5' 10' 0' 16'
- TEAM SEATING MAINT. ACCESS
- DIMENSION VARIES - SEE PLAN
- PATH/STAIRS/PLANTING
- PATH ADA SEATING STAIRS/ BLEACHERS
- GENERAL TEAM
- PATH/ UTILITY ACCESS
- SOCCER/LACROSSE FIELD

Hand-drawn landscape architectural plan showing a cross-section of a site. The plan includes a soccer/baseball field, a building with a ramp, a parking lot, a bioshale area, and a road. Dimensions are marked along the bottom, and various plantings are indicated. A person is shown walking on a path, and a car is parked on the road.

Labels and dimensions from left to right:

- SOCCER/BASEBALL FIELDS
- 0'
- 12'
- BUILDING RAMP/GEARAGE MAINT. ACCESS
- 0'
- 16'
- BIOSHALE
- EXISTING WOODS AND NEW PLANTING
- 0'
- 0.5 19TH WAY

Other labels include: DIM. VARIES SEE PLAN, PLANTING WALLS, PATH/MAINT. ACCESS, and a person walking on a path.

SECTION B-B

PARK AT 95<sup>TH</sup> MASTER PLAN

### **West of the PSE Easement:**

The wooded area that lies to the west of the PSE easement and to the east of the area disturbed by earthwork operations includes the following design elements:

- A 217 ft by 350 ft lighted synthetic turf field accommodates (1) 197 x 360 ft soccer field, OR (1) 197 x 360 ft boys or girls lacrosse field as well as informal football practice.
- Playfield light poles will be between 70 and 80 feet tall. Fixture design will focus light on the field only. The taller existing evergreen trees and new trees between the field and street will help to screen the street from the ambient light from the play field.
- An 8 foot wide paved pathway on the south and west sides of the field accommodates pedestrians as well as maintenance vehicles to service the storm drainage vaults under the field.
- Accessible ramps and paths connect the playfield with the lower lawn and picnic shelter areas. New planting separates the playfield from the more passive recreational uses to the north.
- The half circle lawn accommodates informal recreational uses such as croquet, badminton, Frisbee and volleyball. Septic serving the areas east of the BPA easement is located under the lawn.
- An 8 foot wide paved pathway provides for maintenance vehicle access to the lawn / septic system and the detention pond, and pedestrian access to the north woods pathway system.
- A closely spaced row of narrow trees screens views from the fields of the overhead power lines in the PSE easement.
- Sports equipment storage boxes are located next to the players seating at each side of the bleachers.
- A large restroom building with storage and concessions located near the south west corner of the playfield serves the east side of the park. A small plaza adjacent to the concessions provides seating, tables and a view of the playfield.
- Bleachers built into the hillside accommodate approximately 150 spectators. Space for spectators in wheelchairs is provided at the top.
- A parking lot for 38 cars primarily serves the east side of the park site. Paths surrounding the lot provide a designated place for pedestrians that are protected from vehicles. Because the lot has only one aisle, it has two driveways to avoid traffic jams before and after games. Both parking lot driveways are gated. Preservation of some existing large evergreen trees supplemented with new planting screens the parking lot from the street and provides shade.
- A small picnic shelter set on a knoll in the woods overlooks the lawn area to the south. An interpretive viewpoint to the west of the shelter overlooks the north woods.

### **PSE Easement:**

The area within the PSE easement includes the following design elements:

- All design elements must conform to the requirements of the PSE easement restrictions. See Appendix C.
- Removable bollards located near the parking lot driveway allow control of vehicular access to the easement.
- Overflow parking is available for at least 30 cars in the informal lawn areas and dog play area.
- A fenced dog play area has permeable surfacing that will accommodate both dog play and overflow parking. Gates allow for access and egress for the parking. An ac-

cessible paved path borders the west edge. A water faucet is located adjacent to the dog play area.

- A utility access road allows maintenance access to the utilities within the easement, and the septic and detention pond north of the playfields. The entire access route for PSE and OPLC maintenance trucks must have pavement designed for H-20 loading.
- Plantings that conform to easement requirements screen the overhead wires from adjacent residences to the east to the extent possible.
- The meadows to the north are planted with native plant species to attract wildlife and stabilize the slope.
- A walking trail winds down the slope through the meadows and connects the trail system in the north woods. Steps are located away from the underground pipeline.

### **North Woods:**

The sloped wooded area on the north side of the site, north of the more intensively developed area, includes the following design elements:

- Two formal viewpoints offer informal seating and include interpretive signage. The viewpoint on a promontory in the woods has 180 degree views of May Creek. The viewpoint at the base of the meadow slope is a rest spot along the trail and offers opportunities to view wildlife in the meadow and woodland edge.
- Walking trails provide access into the wooded area and down to May Creek. Both viewpoints are ADA accessible.
- Exercise stations are located along the accessible route to the larger viewpoint.
- A pedestrian bridge over May Creek allows for future trail connections to the May Creek Trail and points north.
- The location of the Park adjacent to the May Creek Corridor results in the north edge of the Park in proximity to the stream being within the regulated stream buffer for May Creek. At this time no clearing or grading on the park site is proposed within the stream buffer. Some trail work may be located within the buffer, depending on the final alignments of the trails. Vegetation within the existing regulated stream buffer and adjoining riparian habitat on the park site is dominated by native tree and understory species. Any restoration plantings necessary as mitigation for future trail impacts should consist of native riparian plantings.
- There is no irrigation in the north woods area.

### **S.E. 95<sup>th</sup> Way Frontage:**

The SE 95<sup>th</sup> Way street frontage within the right of way adjacent to the park site includes the following design elements:

- At a minimum, half-street frontage improvements will be required along the entire Park frontage, approximately 1,700 linear feet on the north side of SE 95<sup>th</sup> Way. The frontage improvements will be constructed within the 60 foot right-of-way (30 foot half-street)
- Street pavement will be widened and a concrete curb and gutter added. The existing 24 foot wide two-lane road sits centered within the right-of-way. KC has indicated that the new curb line be set 16 feet from the right-of-way center line. This will require saw-cutting the existing pavement at approximately 10 feet north of the road centerline and adding 5 feet of new asphalt pavement. Considering the pavements existing condition due to current and future impacts of truck traffic, SE 95<sup>th</sup> Way may require a full street overlay.
- A paved sidewalk is placed behind the curb and gutter.



- Drought resistant street side planting is located behind the curb and gutter.
- Existing utilities may need to be relocated. It is currently unknown whether existing fire hydrants and utility poles will need to be relocated to accommodate the frontage improvements.

## **Utilities Overview:**

### Water

At a minimum the project will be required to install service connections for domestic and irrigation to meet on-site water demand. Domestic service lines for water fountains and restrooms/concessions will be constructed around the project site. It is currently unknown whether the District will require a main extension on-site to provide fire service.

### Septic

On-site septic is currently the proposed method for treating sewer from the project site. Septic systems will be located in two areas: the west lawn area to the west of the Little League field and the east lawn area to the north of the synthetic soccer/lacrosse field. All restroom and concessions side sewers will be conveyed by gravity to the septic system locations. Proposed septic sizing will be per King County Health standards.

### Storm Drainage

The master planned storm drainage system for the project site will collect stormwater runoff from all disturbed surfaces and convey drainage to one primary underground detention facility to be located below the east synthetic turf field. Conveyance features will include catch basins, piping, ditches, and bioswales. The detention facility will discharge stormwater toward the north to May Creek. The existing central detention pond will remain to collect areas that cannot be conveyed by gravity to the new detention facility. See the Final Master Plan phasing narrative for a description of items to be constructed in each phase.

Water quality treatment facilities will be required for all vehicular traffic pavement areas, including the new onsite parking areas. Options for water quality facilities for the project site include biofiltration swales (bioswales), raingardens, and stormfilters. Biofiltration swales and raingardens are common economical options for water quality treatment.

Bioswales are planned to be used to treat stormwater runoff from the parking areas. A 10 foot wide 320 foot long bioswale will be placed south of the central synthetic turf fields. The bioswale will be constructed as part of Phase 1 improvements and will discharge to the detention facility. Bioswales may also extend along SE 95<sup>th</sup> Way to provide treatment for the proposed street frontage, and will require about 10 feet of width.

Raingardens may be placed in landscape areas as depressions within the parking lot. Raingardens provide filtration of runoff through a topsoil media before entering the detention rock and being discharged and/or partially infiltrated

Depending on the designation or sensitivity of the downstream creeks, enhanced water quality may be required where one or more water quality facilities are utilized for treatment prior to discharge to May Creek. If required, storm filters can be placed before or after other forms of treatment or detention facilities.

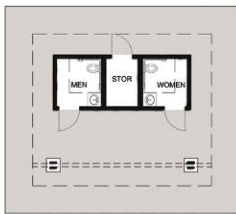
## Building Design Overview:

Buildings at the Park at 95<sup>th</sup> include family and group picnic shelters, restrooms / concessions, and above and below-grade storage.

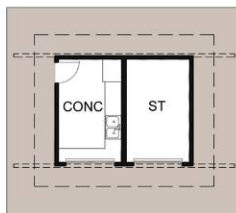
In addition to functionality, the overall design goal is to strike a comfortable, understandable aesthetic that is park-like. The buildings will have similar characteristics in order to create a family of buildings. Metal roofs will be framed with exposed wood beams and decking, stained a natural cedar color. Wood columns and siding will continue this theme, to provide an overall aesthetic that is “Northwest.” The wood along with natural concrete and painted steel fasteners will make a visual link to the recently completed structure at Windtree Park.

To address maintenance issues, interior wall finishes will be fiber-cement panels over plywood over wood stud framing. The one exception to this is that the below-grade storage building which will have poured-in-place concrete walls. Toilet fixtures will be stainless steel, doors and frames will be hollow metal, and light fixtures will be vandal-resistant.

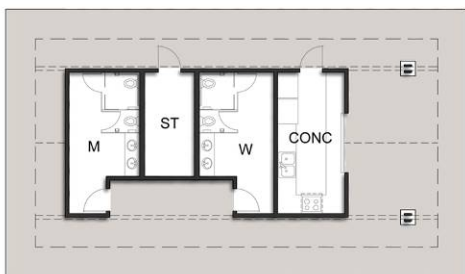
- Simple, cost-effective sustainable design features are planned for:
- Water-based, low-voc stains and paints at wood
- Water-based, low-voc special coatings at metal connectors and doors and frames.
- High fly-ash content at concrete
- Low-water use plumbing fixtures
- Energy efficient lamping for lights
- Time-clock operated set-points for heat at restrooms



SMALL RESTROOMS AND STORAGE

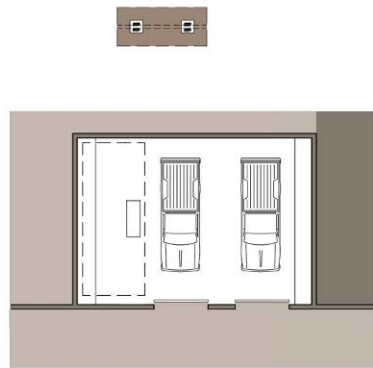


SMALL CONCESSIONS AND STORAGE



LARGE RESTROOMS, STORAGE, AND CONCESSIONS

*Figure 14: Concessions and Restrooms*



KIOSK

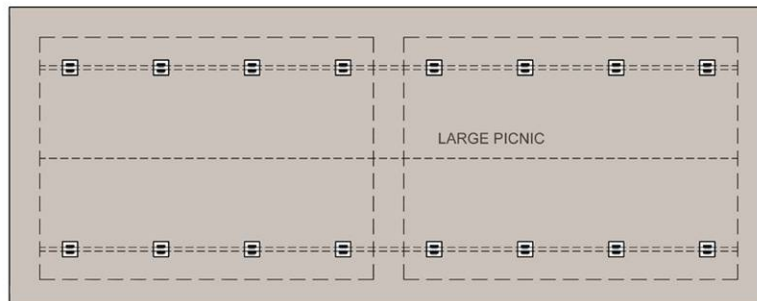


STORAGE UNIT AT SOCCER FIELD

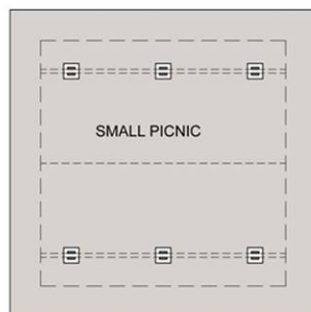


STORAGE UNIT WITH TERRACE ABOVE

Figure 15: Storage and Kiosk



LARGE PICNIC SHELTER



SMALL PICNIC SHELTER

Figure 16: Picnic Shelters

## **Staff Response**

Three phasing options were presented to city staff on December 31, 2008. Staff decided that the project should be broken into three phases: west site first, center site second, east and north site last.

The geotechnical engineer was present to discuss earthwork and preloading issues. It was decided that additional soils testing was required to determine if preloading would be necessary.

See Appendix E for meeting minutes.

## **Phasing Plan**

The park master plan may be implemented all at once or in phases. Figure 17 shows the plan divided into three potential construction phases. The final cost estimate itemizes the design elements included in each phase. See below for additional description of utilities phasing.

### **Water System Phasing**

Water will be required for each phase of the project. It is likely Phase 1 will consist of domestic and irrigation meters and services for final build out. Phases 2 and 3 will consist of running new piping to areas that require service.

### **Septic System Phasing**

The septic system in the west lawn area would be installed in Phase 1 and the septic system in the east lawn area would be installed in Phase 2.

### **Stormwater Detention Phasing**

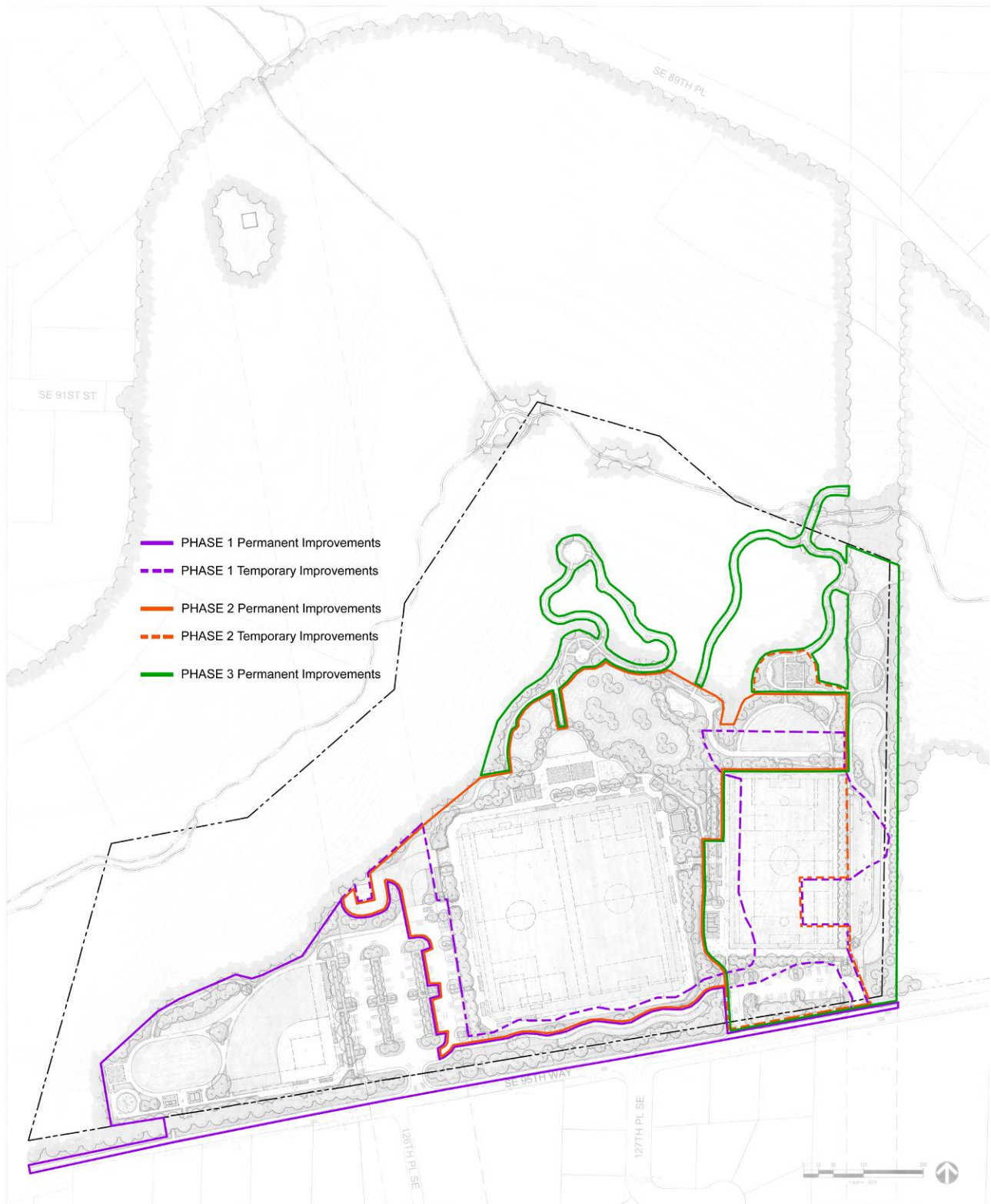
Stormwater detention will need to be provided for all phases of construction. The phasing for the detention facilities is described below.

Phase 1: Phase 1 construction will include drainage components for the west area and the parking area within the BPA easement. Stormwater runoff from these areas will be conveyed to a proposed temporary open detention pond to be located in the east sub-basin (In the Phase 3 area in Figure 17). Depending on soils investigations the temporary pond may provide partial infiltration/retention prior to discharging to the existing storm system.

Phase 2: Phase 2 construction will include drainage components for the central area. An underground detention facility will be constructed to replace the temporary open detention pond that was constructed in Phase 1. This underground facility will need to be closely coordinated with Phase 3 improvements to prevent conflicts with utilities and/or grading. As an alternative, the temporary detention pond from Phase 1 can remain for Phase 2 if there is sufficient space for an open pond. The construction of the underground facility would be completed in Phase 3.

Phase 3: Finalize Phase 3 detention facility to accommodate Phase 3 improvements, primarily synthetic field to be located over detention facility.





**Figure 17: Phasing Plan**

## **Preliminary Final Cost Estimate**

The preliminary final cost estimate is divided into three phases. Figure 17 indicates the approximate limits each phase. Costs are summarized below. Some cost savings would be realized if the project was not phased, or if phases 1 and 2 or 2 and 3 were combined into one phase.

	<b><u>Phase 1</u></b>	<b><u>Phase 2</u></b>	<b><u>Phase 3</u></b>
Art (1%)	\$26,550	\$68,333	\$30,546
Mobilization (7%)	\$164,533	\$424,139	\$181,844
TESC	\$40,000	\$54,340	
Site Preparation	\$81,115	\$38,691	\$58,319
Earthwork & Grading	\$213,833	\$362,398	\$78,027
Storm Drainage	\$359,500	\$855,333	
Sewer/Septic	\$41,500	\$104,500	
Water	\$21,000	\$39,188	
Frontage	\$266,850	\$10,450	
Paving & Surfacing	\$227,511	\$1,708,501	\$933,375
Walls, Curbs & Stairs	\$158,844	\$937,952	\$467,781
Buildings	\$256,800	\$850,750	\$186,400
Site Furnishings	\$168,864	\$681,546	\$441,878
Irrigation	\$104,559	\$195,648	\$117,861
Planting	\$410,097	\$219,825	\$314,136
Lighting & Electrical	<u>\$140,000</u>	<u>\$350,000</u>	<u>\$275,000</u>
Subtotal	<b>\$2,681,555</b>	<b>\$6,901,594</b>	<b>\$3,085,167</b>
15% Contingency	<b><u>\$402,233</u></b>	<b><u>\$1,035,239</u></b>	<b><u>\$462,775</u></b>
<b>Total Base Bid</b>	<b>\$3,083,788</b>	<b>\$7,936,833</b>	<b>\$3,547,942</b>
Mobilization (7%)	\$96,801	(\$18,480)	
TESC	\$2,000		
Site Preparation	\$34,950		
Earthwork	\$1,345,920	(\$264,000)	
Subtotal	<b>\$1,479,671</b>	<b>(\$282,480)</b>	
15% Contingency	<b><u>\$221,951</u></b>	<b><u>(\$42,372)</u></b>	
<b>Total Alternate</b>	<b>\$1,701,622</b>	<b>(\$324,852)</b>	
<b>TOTAL</b>	<b><u>\$4,785,410</u></b>	<b><u>\$7,611,981</u></b>	<b><u>\$3,547,942</u></b>

The above costs were revised following the geotechnical investigation findings. See the revised final costs below.

## **Park Commission / Public Response**

The final master plan, cost estimate phasing was presented to the Parks Commission on March 11, 2009. The cost estimate stated costs prior to changes resulting from the geotechnical investigation. Public comments addressed issues of security, lighting and parking. Park Commissioners commented on issues of operation and maintenance costs, funding and revenue sources. While not expressly stated, consensus existed that this was accepted as the final master plan. See Appendix E for meeting minutes.

## **Geotechnical Findings**

Additional geotechnical investigation of the park site was completed by Landau Associates on April 16, 2009. The report concluded that no more than 9 inches of surcharge / preload fill should be placed above planned final grade in the area where the large synthetic turf field was to be located, and that settlement be monitored over the next 12 months. It was concluded that existing on-site soils could be used for this purpose. See Appendix F for the complete report.

## **Revised Final Cost Estimate**

The final cost estimate was revised to reflect deletion of imported preload soils. The cost estimate is divided into three phases. Figure 18 indicates the approximate limits each phase with the associated costs. See Appendix D for a more detailed cost breakdown of the final cost estimate. Some cost savings would be realized if the project was not phased, or if phases 1 and 2 or 2 and 3 were combined into one phase.

## **Funding**

With the completion of this master plan, the city will identify funding sources for capital improvements as well as for ongoing maintenance and operations of the park. Following adoption, the project will become eligible for potential matching funds and grants.

## **City Council Response**

The final master plan, phasing and revised cost estimate were presented at a city council study session on November 3, 2009.

See Appendix E for meeting minutes.

## PHASE 1

Art (1%)	\$26,209
Mobilization (7%)	\$164,918
TESC	\$40,000
Site Preparation	\$81,115
Earthwork & Grading	\$159,833
Storm Drainage	\$359,500
Sewer/Septic	\$41,500
Water	\$21,000
Frontage	\$266,850
Paving & Surfacing	\$227,511
Walls, Curbs & Stairs	\$158,844
Buildings	\$256,800
Site Furnishings	\$168,864
Irrigation	\$160,059
Planting	\$414,097
Lighting & Electrical	\$140,000
<b>Subtotal</b>	<b>\$2,687,099</b>
<b>15% Contingency</b>	<b>\$403,065</b>
<b>Total Phase 1</b>	<b>\$3,090,164</b>



## PHASE 2

Art (1%)	\$65,142
Mobilization (7%)	\$431,492
TESC	\$32,000
Site Preparation	\$51,391
Earthwork & Grading	\$335,398
Storm Drainage	\$974,500
Sewer/Septic	\$79,300
Water	\$25,000
Frontage	\$10,450
Paving & Surfacing	\$1,708,501
Walls, Curbs & Stairs	\$937,952
Buildings	\$850,750
Site Furnishings	\$748,846
Irrigation	\$190,252
Planting	\$219,825
Lighting & Electrical	\$350,000
<b>Subtotal</b>	<b>\$7,010,799</b>
<b>15% Contingency</b>	<b>\$1,051,620</b>
<b>Total Phase 2</b>	<b>\$8,062,418</b>



## PHASE 3

Art (1%)	\$29,318
Mobilization (7%)	\$185,975
TESC	\$20,000
Site Preparation	\$58,319
Earthwork & Grading	\$39,633
Storm Drainage	\$44,000
Sewer/Septic	\$20,700
Water	\$12,500
Frontage	\$0
Paving & Surfacing	\$933,375
Walls, Curbs & Stairs	\$467,781
Buildings	\$186,400
Site Furnishings	\$441,878
Irrigation	\$118,061
Planting	\$314,136
Lighting & Electrical	\$275,000
<b>Subtotal</b>	<b>\$3,147,075</b>
<b>15% Contingency</b>	<b>\$472,061</b>
<b>TOTAL PHASE 3</b>	<b>\$3,619,136</b>



Figure 18: Cost Estimate Summary