

CITY COUNCIL AGENDA ITEM
CITY OF SHORELINE, WASHINGTON

AGENDA TITLE:	Richmond Beach Saltwater Park Master Plan & Improvements
DEPARTMENT:	Parks & Recreation
PRESENTED BY:	Dick Deal, Director of Parks, Recreation and Cultural Services Dave Buchan, Capital Projects Manager

This report provides Council with background and recommendations regarding adoption of the Saltwater Park Master Site Plan and a proposed approach to design of individual capital project elements that form the Phase 1 package of capital improvements for Saltwater Park.

BACKGROUND:

On November 6, 2006, Council was briefed on the elements of the draft Master Site Plan for Saltwater Park. This review included 1) the detailed assessment of existing site conditions; 2) the public involvement process; and 3) a review of the proposed Phase 1 capital projects that evolved out of the master plan process.

1) The site assessment documented existing conditions on and adjacent to the site and provided important baseline information for program and design parameters. Four categories of information were researched and recorded:

- . an onsite visual survey of all existing and adjacent site features and conditions;
- . vegetation identification and mapping by plant communities including invasive species;
- . a geotechnical assessment with areas of erosion and instability;
- . and a civil engineering assessment of location and adequacy of existing utilities.

2) The program of public involvement activities for Saltwater Park was discussed, including:

- . interviews with key stakeholders,
- . two public workshops
- . and the widespread distribution of public opinion questionnaires.

Combined, this information confirmed the public's desire to keep Saltwater Park in a more natural state and work towards preserving and enhancing the natural character of the park.

A group of guiding principles was developed for Saltwater Park that form the foundation of the proposed Master Plan. These principles are:

- a. preserve and project the park as a community asset and amenity;
- b. improve accessibility to the beach and amenities of the park and to views

of Puget Sound;

- c. improve the overall appearance of the park without significantly altering its existing character;
- d. upgrade existing site improvements to improve their safety and durability, extend their useful life and integrate their design;
- e. implement a series of selective site improvements and a program of restoration ecology to control erosion and eliminate invasive plant species;
- f. and increase the capacity of the park by providing improved, safe and convenient access to all parts of the park.

3) Staff presented Council with a list of suggested park improvements for Saltwater Park (see Phase 1 Projects below) that have evolved out of the public process, that have received strong public support and that are consistent with the adopted park principles.

COUNCIL REVIEW OF DRAFT MASTER PLAN

During the November 6, 2006 Council briefing, Council members provided comments about the proposed master plan. Council expressed strong support for the public process and the draft plan. As design work continues, Staff will provide Council with updates for additional review. Staff will bring a formal presentation of the design development drawings to Council before beginning the final construction documents for bidding and construction.

RICHMOND BEACH SALTWATER PARK MASTER PLAN

Attached is the final draft Master Plan for Council review and adoption. Following Council review and adoption of the plan an Executive Summary of the document will be prepared for general distribution to community groups, park volunteers, staff other interested parties.

CAPITAL IMPROVEMENTS AT SALTWATER PARK

A list of park improvements was developed from public input. These projects address both immediate needs and long range improvements. Improvements have been labeled in two categories: Phase 1 and Projects for Future Study.

The Phase 1 Projects:

In an effort to move ahead promptly with proposed Saltwater Park projects, staff and the design team focused on a list of "Phase 1" projects that have strong community support and meet immediate park needs. Phase 1 projects will be under construction by the end of the year. Staff anticipates a construction period of 150 days to complete the project. In this way the public can benefit from improved safety and environmental conditions of these projects in the near term while we carefully review the scope of longer range projects to be implemented in the future.

The following is the list of projects that make up the Phase 1 group of individual projects for Saltwater Park. The design team has estimated a range of total project cost for implementation of each of the individual projects in the Phase 1 group and this list has been reviewed and approved by the PRCS Board.

a) Park Entrance Improvements

The park entrance improvements will:

- create a safe and inviting path for pedestrians entering along 20th Avenue NE;
- provide a new park entrance sign;
- create a traffic calming landscaped median at the park entrance to slow down vehicles and improve safety for pedestrians;
- and provide an overlook with seating at the top of the bluff.

Cost range: \$85,000 – 100,000

b) Road way Improvements

The park road improvements will:

- stabilize the roadway;
- control drainage and surface water runoff;
- provide a parallel pedestrian path beside the road to separate pedestrians from vehicles;
- provide a defined edge to the path to control pedestrian traffic and stormwater runoff from entering steep slopes;
- and widen the road to enable limited overflow parallel parking.

Cost range: \$550,000 – \$680,000

c) Steep Slope Stairs and trails

The steep slope stairs and trails improvements will:

- improve connections to activity areas across steep slopes with raised stairs and boardwalks;
- Control pedestrian traffic, reduce erosion and protect vegetation along steep fragile slopes.
- Add new intermittent platforms with seating for enjoying views;
- Create an uninterrupted vegetated ground plane beneath the stair and trail structure.
- Address a priority connection from the park entrance to the central activity area and the lower parking lot.

Cost range: \$250,000 - \$340,000

d) Steep Slope Stabilization

Steep slope stabilization improvements will:

- create a program of removing invasive plants and replacing them with dune grass and other native plant species tolerant of dry, sandy and gravelly soils;
- create a community participation program to involve volunteers in this effort; and working with the University of Washington Restoration Ecology Network to assist with the implementation of the revegetation and invasive species removal.
- Establish an ongoing program to restore and maintain this park habitat.

Cost range: \$50,000 - \$70,000

e) Bridge Safety, Appearance and Beach Trailhead

The bridge safety, appearance and beach trailhead improvements will:

- Improve access gradients at both ends of the bridge.

- Improve the bridge walking surface;
 - Add new fencing, guard rails and paint
- Cost range: \$425,000 - \$600,000

f) Beach Wash Down Area

The beach wash-down area will:

- provide an accessible outdoor shower and hose connection;
- provide a platform or bench to place cleaned equipment and to control drainage and runoff.

Cost range: \$17,000 - \$25,000

g) Overlook parking across from caretaker's residence

A new paved parking area on the west side of the road will:

- provide an ideal location to park and enjoy the view.
- serve as a better parking location for Bluff Trail users.

Cost range: \$100,000 - \$130,000

h) Mid-level Terrace

The mid-level terrace will:

- expand available parking in this area;
- create a lawn area for informal recreation, picnicking, or private gatherings such as weddings.

Cost range: \$300,000 - \$425,000

i) Signage and Interpretation

The signage and interpretation project will:

- design, fabricate and install a series of interpretive signs;
- explain the history, natural features and ecology of the Park and City.
- direct and inform park users of amenities within the park.

Cost range: \$100,000 - \$130,000

The total project cost for these proposed Phase 1 projects range from \$1,877,000 to 2,500,000.

Projects for Further Study

As mentioned above, some projects will require further study and analysis before they can begin design. These projects include:

- the long-term use and development of the caretaker's residence;
- the use and design of the proposed central activity area above the lower parking facility at the park;
- possible relocation and new construction of the pedestrian bridge over the railroad.

RECOMMENDED APPROACH TO DESIGN OF PHASE ONE PROJECTS

The projects that make up the Phase 1 package of improvements for Saltwater Park are just at the conceptual phase of design. The scope of work is generally understood and staff is confident that the proposed improvements are doable. The design team has identified a range of capital cost needed to implement each project. Staff recommends contracting with Hewitt Architects to complete both schematic and design development

phases of design for all Phase 1 projects to better define design solutions and identify a more accurate cost estimate for each project element before beginning Construction Documents. The fee for Hewitt Architects' completion of the Schematic and Design Development phases of work for Phase 1 projects has been set at \$123,140. Following Council review of Design Development drawings for Phase 1 projects this spring, Staff will recommend a contract amendment to the Hewitt Architects contract to enable completion of Construction Documents for the Phase 1 projects.

FINANCIAL IMPACT: The Richmond Beach Saltwater Park Improvement Project is identified in the City's 2007-2012 Capital Improvement Program. The following financial summary provides an overview of the projects costs and revenues.

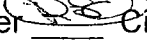
Financial Summary

Purpose	Amount	Status
Project Costs		
Master Plan	\$164,510	Pending Approval
Phase 1 Design (Schematic and DD)	\$123,140	Pending Approval
Completion of Design and Construction	\$2,616,860	Programmed
Total Project Costs	\$2,904,510	
Project Revenues		
2006 Parks Bond Issue	\$2,640,000	Secured
General Capital Funds	\$264,510	Secured
Total Project Revenues	\$2,904,510	

- The Saltwater Park Master Plan will be completed within the previously Council-authorized allocation for the Saltwater Park master plan.
- Phase 1 improvements will be funded by the 2006 Parks Bond Issue and other Richmond Beach Saltwater Park improvement funds. Additionally, staff will continue to apply for grand funding.
- The proposed contract with Hewitt Architects in the amount of \$123,140 will complete schematic and design development phases of design work for the Phase 1 improvements. Funding for this design activity will come from the voter-approved Bond Issue.

RECOMMENDATION:

Staff recommends that Council adopt the Master Site Plan for Richmond Beach Saltwater Park and authorize the City Manager to execute a design contract with Hewitt Architects in the amount of \$123,140 for schematic and design development services in the design of Phase 1 projects for Saltwater Park.

Approved By: City Manager  City Attorney ____

ATTACHMENTS:

Final Draft Saltwater Park Master Plan

Richmond Beach Saltwater Park Master Plan



City of Shoreline, WA

January 19, 2007



HEWITT
ARCHITECTS

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PURPOSE

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Background and Brief History

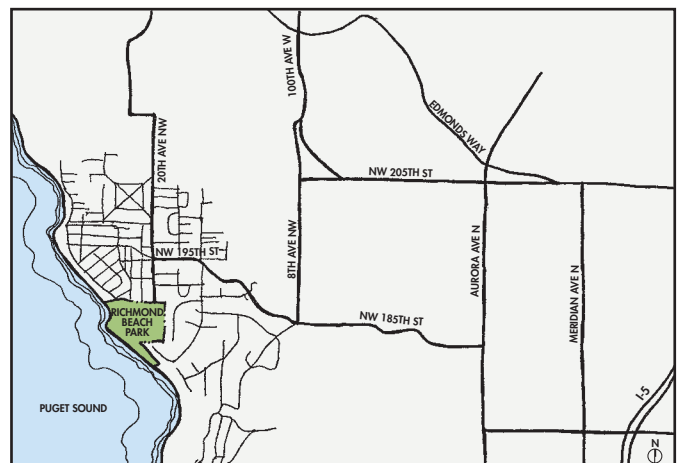
Saltwater Park is a treasured resource in the Shoreline community. The park comprises 42 acres on Puget Sound, offering a wide sandy beach and spectacular views of the Sound and the Olympic Mountains. The park offers facilities for individual, family and group gatherings, picnics, beach barbecues, hiking trails, strolling paths, and much, much more. Saltwater Park is the only park in the City of Shoreline with direct public access to the saltwater shoreline.

The large, bowl-shaped form of the park was created in the early 1900's by the Richmond Beach Sand and Gravel Company, who mined the site for sand and gravel materials for a decade. The site was purchased in 1952 by King County for use as a regional park. Jurisdiction of the park was transferred to the City of Shoreline following the City's incorporation in 1995.

The City of Shoreline has made significant improvements at Saltwater Park in recent years. A new picnic shelter and play area were built in 1998. Reconfiguration of the "bluff trail" happened in 1999 and an additional picnic shelter was built in 2002. However, there has not been a master plan to guide both short and long-term capital improvements and programming opportunities for Richmond Beach Saltwater Park.

Reason for a Master Plan

Saltwater Park is a popular attraction that offers year-round recreational and leisure opportunities for Shoreline residents. Beach walks are popular in all seasons. While picnics and group gatherings are fun in summer months, the park is also popular for beach walks year-round during low tidal periods and during winter storm conditions. With the exception of the main access road, parking facilities, picnic shelters and some lawn, the park remains essentially a natural place. The City's Board of Parks, Recreation and Cultural Services (an advisory board to the Parks Director) has generally concurred that Saltwater Park should remain a more natural place with improved opportunities for interpretive walks, trails, and habitat enhancement. To test these assumptions and to consider possible directions for future park use, the City determined that a Master Plan would be an important tool to guide short and long-term capital improvements, program initiatives and proposals for Saltwater Park.



Master Plan Goals

The development of this Master Plan has been guided by the following goals:

1. Preserve and protect Saltwater Park as a community asset and amenity for the citizens of Shoreline.
2. Improve accessibility to the beach and amenities of the Park and to views of Puget Sound.
3. Improve the overall appearance of the Park without significantly altering its existing character.
4. Upgrade existing site improvements to improve their safety and durability, extend their useful life and integrate their design.
5. Implement a series of selective site improvements and a program of restoration ecology to control erosion and eliminate invasive plant species.
6. *Increase the capacity of the park by providing improved, safe and convenient access and circulation to all parts of the park.

PROCESS & PUBLIC INVOLVEMENT

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The process of preparing a master plan for Saltwater Park took over a year and involved a wide range of participants with the goal to arrive at a common understanding about the best way to preserve and protect this significant community resource. The diagram below illustrates the process, with public involvement activities shown on the upper portion of the diagram and work tasks and products shown on the lower portion.

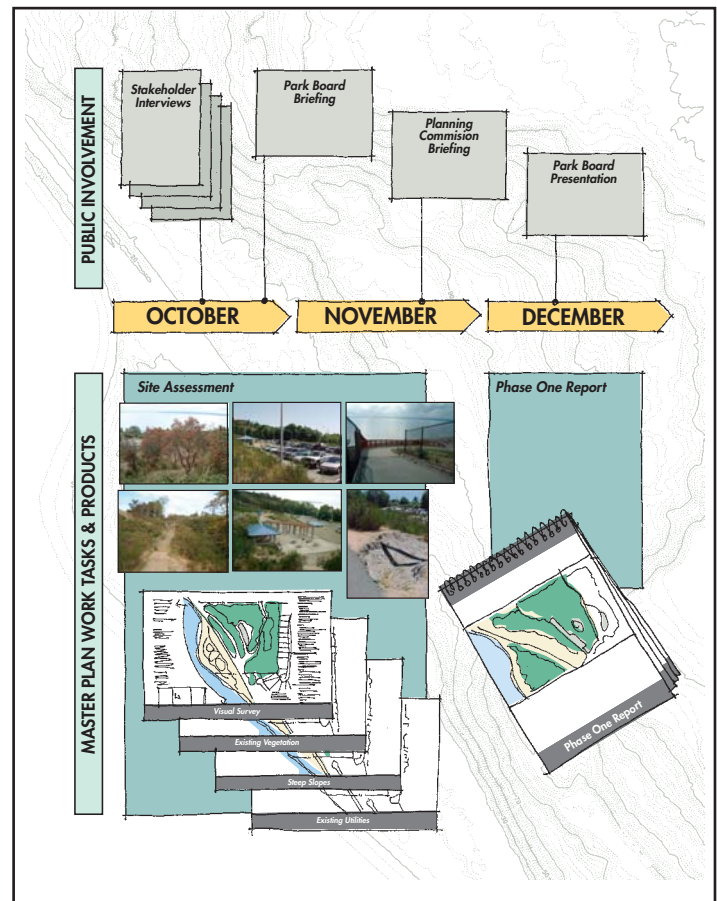
- The park is viewed as three distinct segments, with stakeholders recommending several common areas of improvement at the beach level and mid-portion. Most believe the upper bluff should be left in its existing state.

The process began with two concurrent activities: a site assessment and stakeholder interviews. The site assessment involved an inventory and analysis of existing conditions on and adjacent to the park site. This provided the master planning team with a fundamental understanding of how the park is used and helped identify both opportunities and constraints for future improvements. The site assessment is summarized in the next section of this report.

The second activity involved detailed interviews with key Shoreline stakeholders, including members of the Shoreline Park Board, community representatives and selected residents living adjacent to Saltwater Park. It was important to better understand how the community uses the park, how it views the long-term potential of the park and what future park improvements would best serve this long-term vision. The results of these interviews area as follows:

- Beach access is the most important aspect of the park to the community.
- Stakeholders personally value a combination of park features including the views, trail and beach access.

Needs Assessment





Open house attendees reviewing park plans with staff

- Make improvements that enhance and elevate the uses at the park and create an even more aesthetically pleasing surrounding.
- Encourage respectful use and communication between the park and adjacent residents.
- Retain the natural character of the park.

The team presented the results of the stakeholder interviews and site assessment to the Park Board and Planning Commission in December 2005.

In February, a questionnaire was mailed to residents in the vicinity of the park and made available within the park, to solicit opinions regarding the most important aspects of the

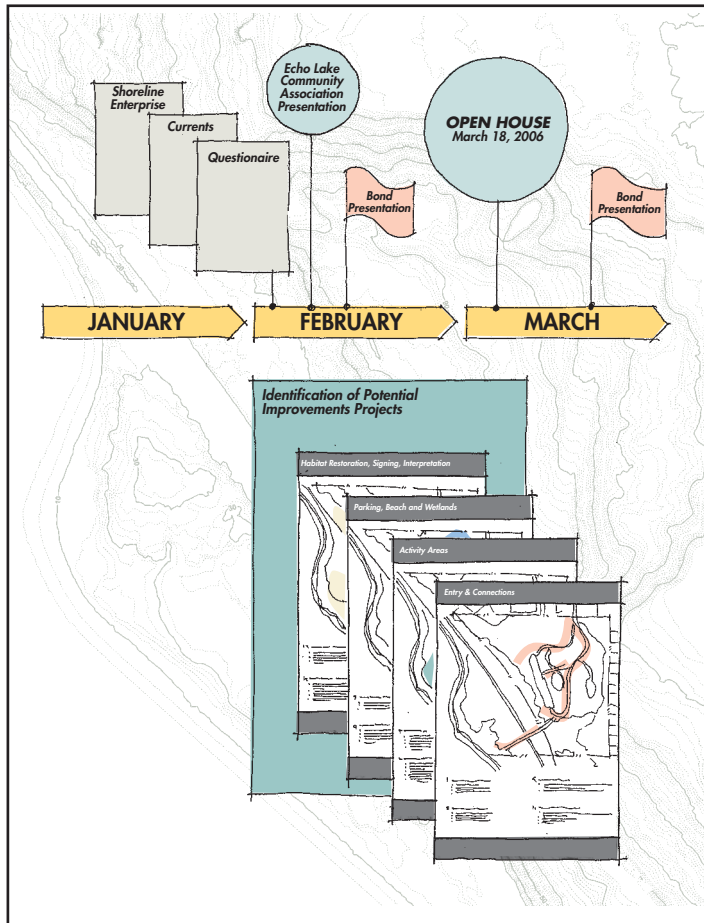
park and suggestions for potential improvements. Articles inviting participation in the master planning process and requesting suggestions about the park were placed in the "Shoreline Enterprise" and in "Currents", the City newsletter.

On March 18, over fifty community members participated in an open house at the Richmond Beach Library. The open house was designed to inform community members about the master plan process and existing conditions at the park, as well as to present 16 potential improvement projects developed in

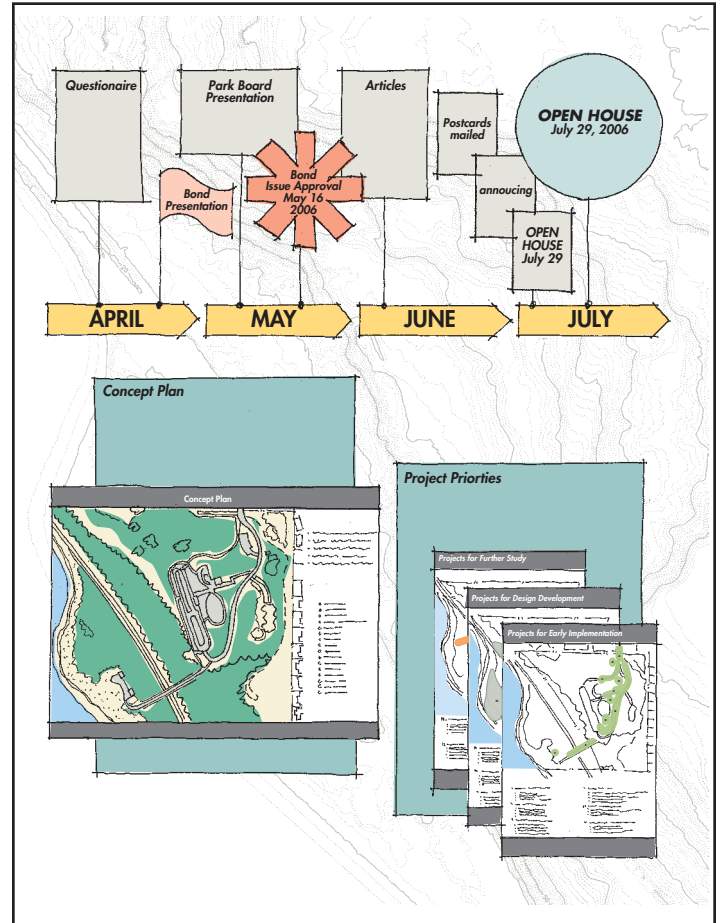


Site tour participants at Saltwater Park

Potential Improvement Projects



Concepts and Priorities

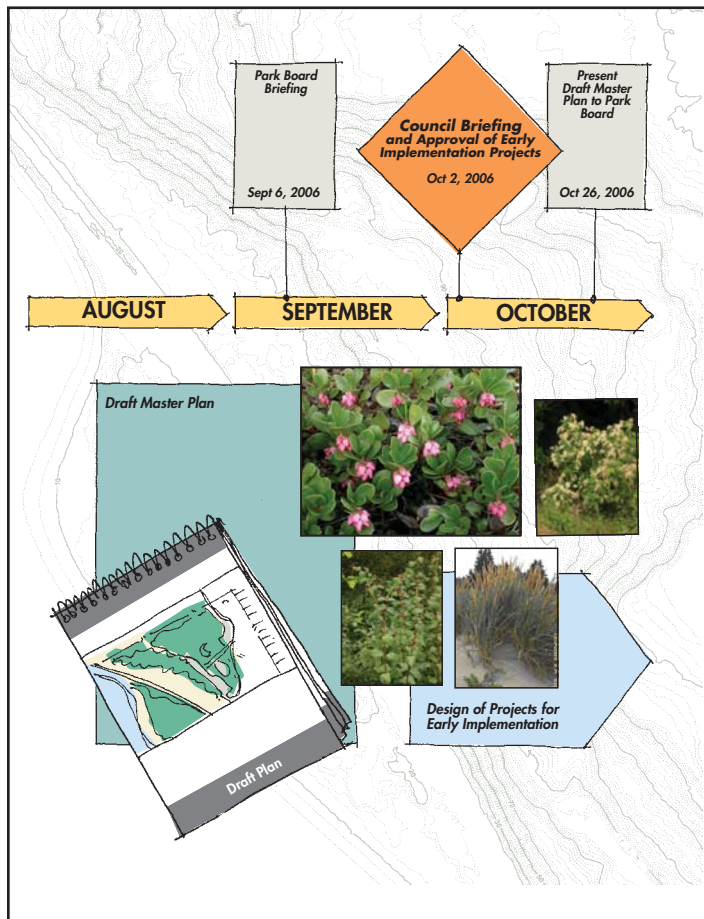


response to community feedback and existing needs. Participants also had the opportunity to take site tours to review park conditions and discuss areas of potential improvement with city staff. A number of participants provided verbal comments to staff or via comment forms or surveys that were later summarized for consideration by planners and decision makers.

In response to comments received, the planning team prepared a concept master plan for the park. The plan showed the park as it might look if all of the potential projects were implemented. On May 16, voters approved a city-wide Parks Bond Issue which included over \$2.5 million allocated for Saltwater Park. Following the approval of the Parks Bond, it became a high priority to identify projects that could be implemented with these funds. To determine the overall project program the potential improvement projects for Saltwater Park were preliminarily grouped into three categories:

- 1) projects for early implementation,
- 2) projects for design development, and
- 3) projects for further study.

Master Plan



The city then hosted a second open house at the park on July 29 to present the concept plan and to confirm the park projects that were of highest priority. In order to encourage community participation and receive a diverse variety of feedback, the city distributed meeting notification announcements in several forms. Meeting notification strategies included distributing postcards

to area residents, issuing a notice in the Shoreline Enterprise, and posting a meeting announcement on the city web site and cable television station. The comments provided by community members at this well attended open house helped reshape some projects and led to an adjustment of project priorities.

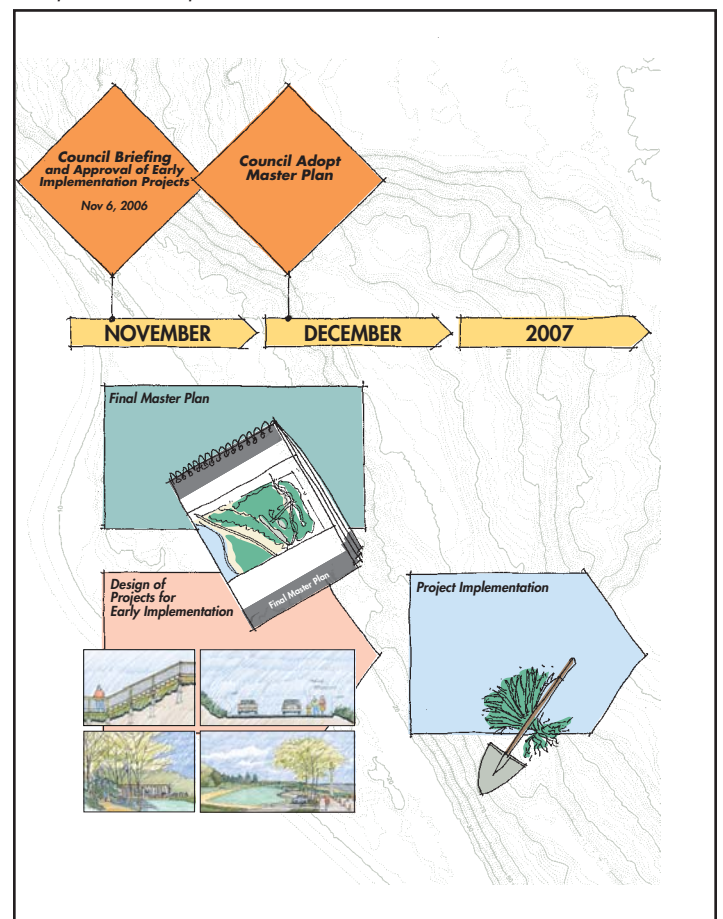
On September 21, the master planning team presented and discussed the concept

plan and a revised list of recommended phase one projects with cost estimates at a meeting of the Park Board. With some revisions, the Park Board approved the concept plan and sent a recommendation to the City Council to proceed



Community members reviewing potential improvements at the July 29 open house

Adoption and Implementation



with the design and construction of nine potential projects, utilizing funds allocated for Saltwater Park in the Parks Bond Issue. The next step involved presenting the draft master plan and recommended phase one projects at a City Council work session on November 9. The Council made a number of suggestions and there was a general concurrence with the plan and recommended projects, but official approval was deferred to a future meeting.

SITE ASSESSMENT

SITE ASSESSMENT



Looking South across Park

To provide a basis for subsequent work and to inform the process for developing a master plan for Richmond Beach Saltwater Park, a first phase of work was conducted consisting of two fundamental tasks: a fairly detailed assessment of site conditions and a series of interviews to develop a better understanding of how the public views the park. The site assessment documents existing conditions on and adjacent to the site.

Utilizing an aerial photograph and a topographic map of the site (both of which are included here for reference), four categories of information were researched and recorded:

- Visual Survey – An onsite visual survey documents all visible features of the site and adjacent properties, including all existing site improvements like roads, structures and trails. Generalized vegetation groupings, slope and use areas are noted, along with prominent landmarks and visual features. Views and viewpoints and significant site amenities are also recorded.
- Vegetation Identification and Mapping – Utilizing site aerial photography and onsite observation, existing plant communities have been mapped and invasive species located. Plant species observed in each community are identified along with dominant species in each strata, and an evaluation of plant communities was prepared.
- Geotechnical Site Assessment – Utilizing available geologic, soils and geotechnical information supplemented by field reconnaissance, soil and geologic units were mapped. Areas of erosion and instability are also noted.

- Civil Engineering Site Assessment – The location and adequacy of existing utilities was mapped and verified with City staff and validated onsite.

The site assessment was documented with the drawings that are included here, as well as with technical memoranda and a summary of stakeholder interviews that are attached as appendices to this report. All of this information was also documented in a Phase One report issued in December 2005.

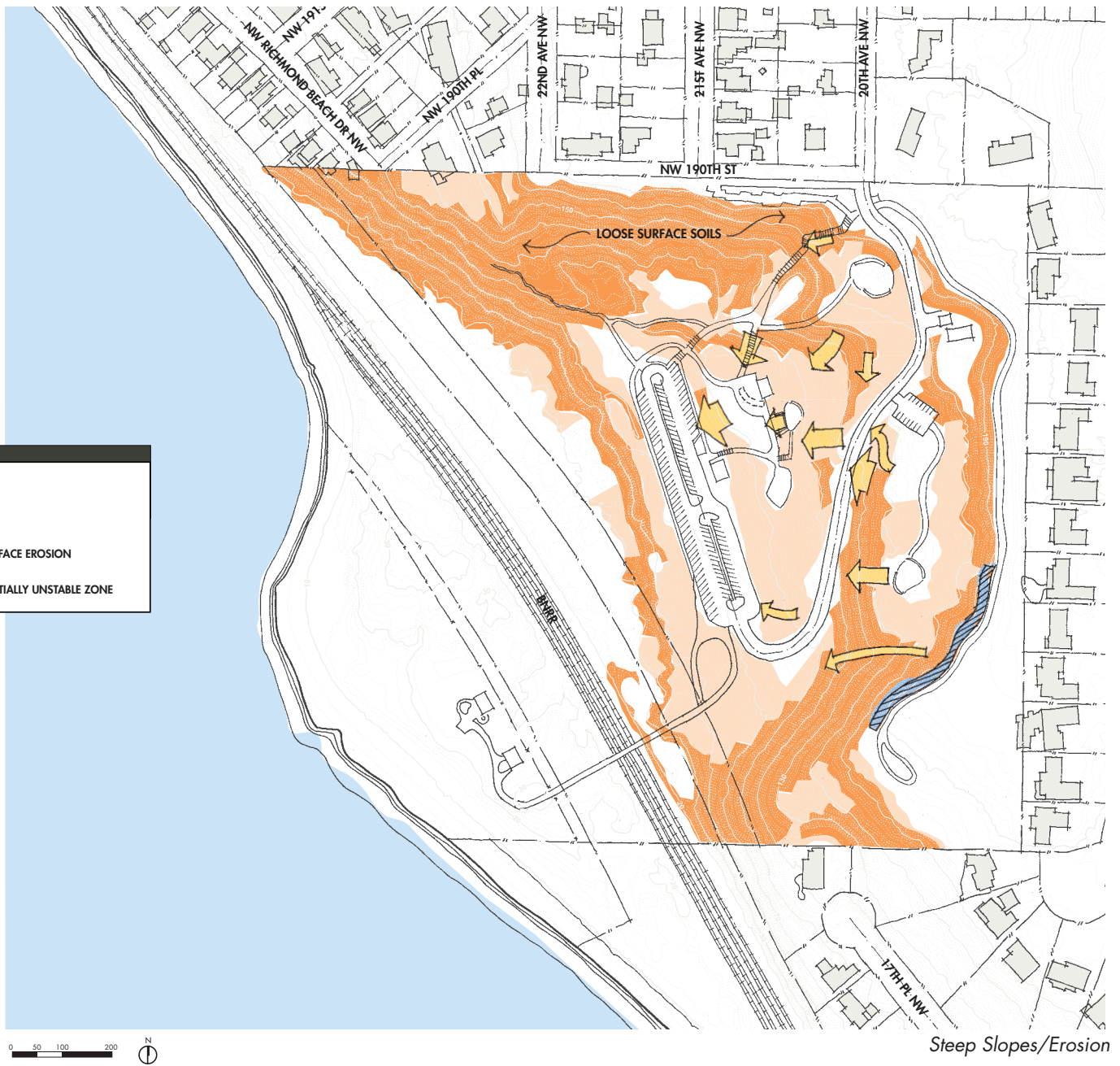


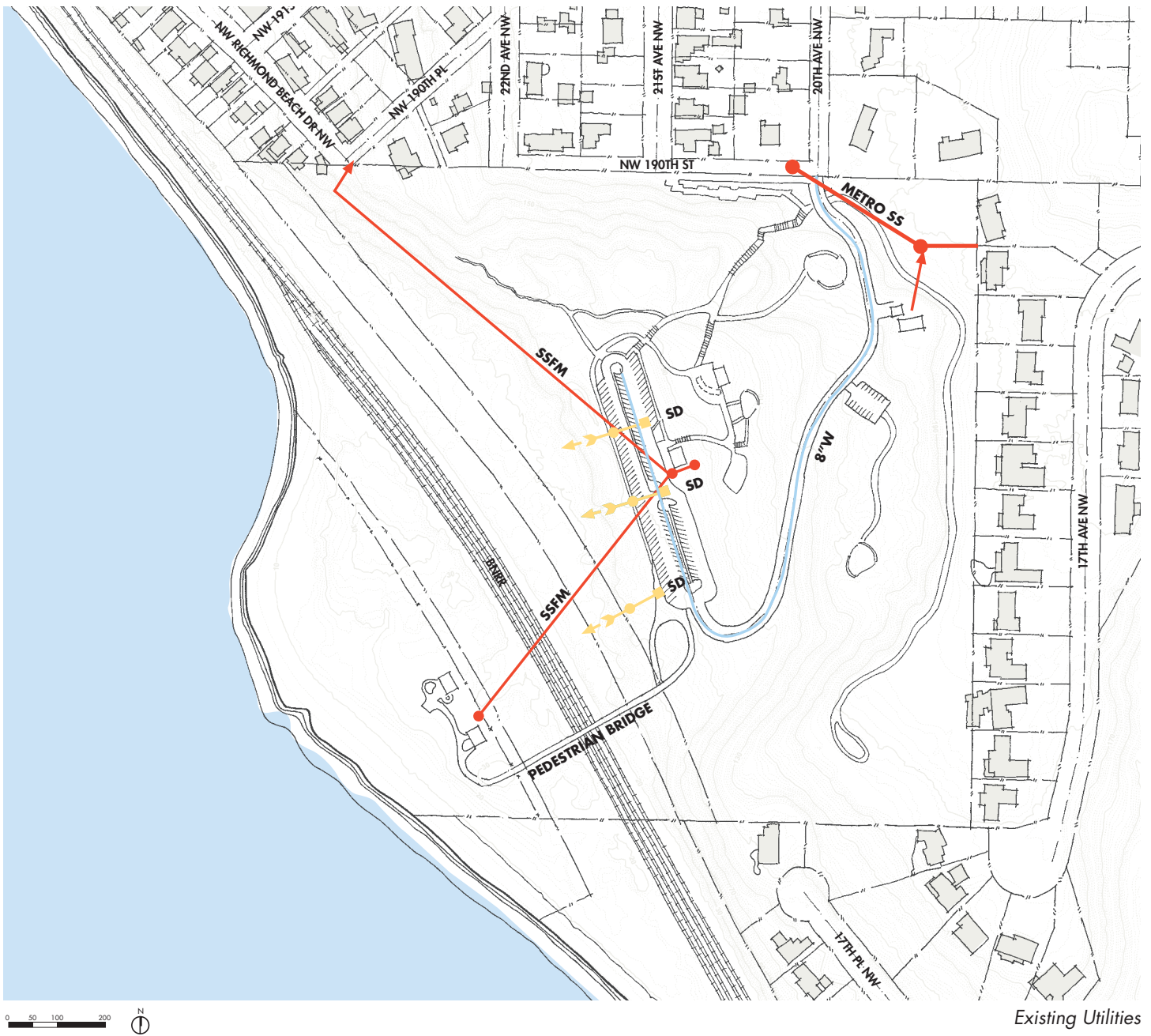


Topography



Visual Survey





Existing Utilities



Park Entrance



Road down to lower parking area



Erosion along edge of road



View across site



Vegetation



?????

Photos of Existing Conditions

POTENTIAL IMPROVEMENT

POTENTIAL IMPROVEMENT



Stakeholder interviews and response to the community questionnaire made it clear that almost everyone wants to preserve and enhance the existing character of the park and make improvements that will enhance the activities and uses that are presently accommodated. The site assessment identified a number of conditions needing to be addressed in order to sustain the quality of experience and types of uses that people in Shoreline have come to value at Saltwater Park. Taking into consideration the results of the site assessment and in discussions with park users, neighbors, City staff, members of the Park Board and other residents, sixteen potential improvement projects were identified that would enable the goals of the master plan to be realized and sustained.

These projects were grouped into four categories. The location of each project was shown on a plan of the park along with an outline description of each potential project. This information was then presented at a public open house on March 18. Two walking tours of the park were conducted during the open house, during which the potential improvement projects were described and discussed. The drawings presented at the open house are illustrated on the next page. The following sixteen projects were identified:

Entry and Connections

- Park Entrance Improvements
- Park Road Improvements
- Bridge Over Railroad
- Steep Slope Stairs and Trails

Activity Areas

- Caretaker's Residence
- Mid-Level Terrace
- Central Activity Area
- Beach Activity Area

Upper Terrace, Trailhead, Parking and Overlook

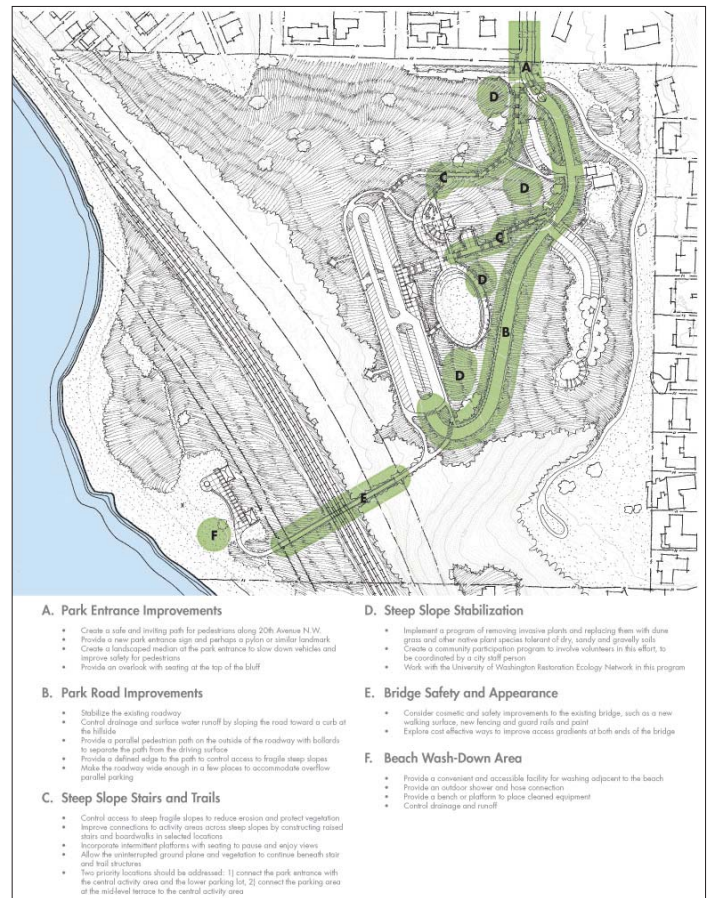
- Park Entrance Improvements
- Overlook Parking Across from Caretaker's Residence
- Beach Trailhead
- Wetland Overlooks

Habitat Restoration, Signage and Interpretation

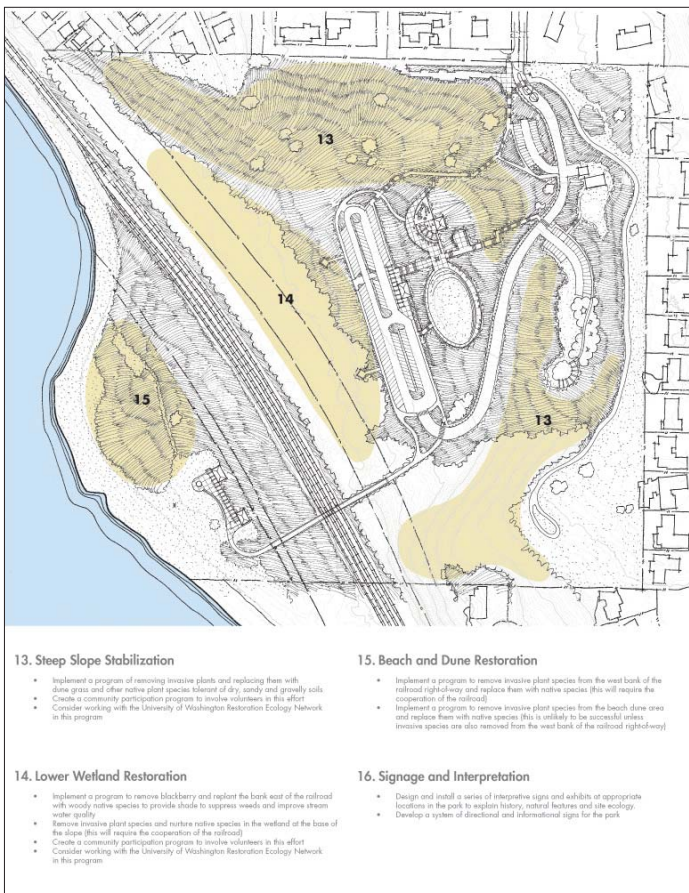
- Steep Slope Stabilization
- Lower Wetland Restoration
- Beach and Dune Restoration
- Signage and Interpretation



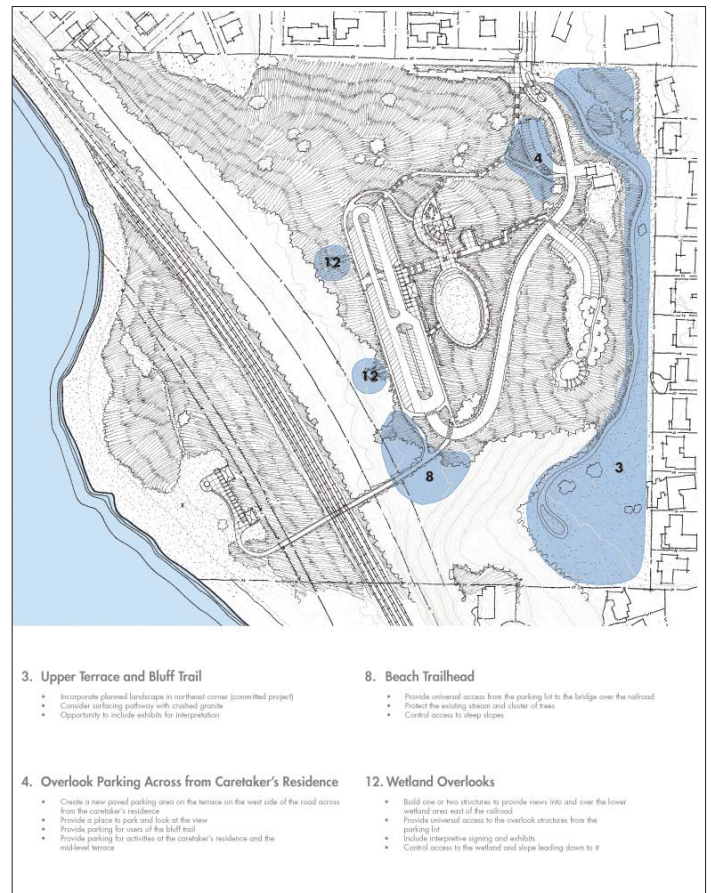
Design Development



Early Implementation



Habitat Restoration



Parking, Beach and Wetland

CONCEPT PLAN

CONCEPT PLAN



The Master Plan for Saltwater Park is based on five principles:

1. Protecting and maintaining existing park assets
2. Building on and improving existing facilities
3. Connecting the different areas of the park
4. Creating a cohesive park experience
5. Establishing appropriate vegetation and habitat

Park improvements included in the Master Plan and illustrated on the accompanying drawing consist of the following:

1. Park Entrance Improvements – Create a sense of arrival, anticipate the turn in the road as the grade drops, slow down vehicles and improve safety for pedestrians and vehicles.
2. Park Road Improvements – Stabilize the existing roadway and control drainage and surface water runoff. Provide a pedestrian path adjacent to the driving lanes and separated from them. Control access to steep slopes and accommodate some overflow parallel parking near the lower end of the road.
3. Upper Terrace and Bluff Trail – Incorporate planned and committed landscape improvements in the northeast corner. Consider resurfacing the existing pathway with crushed rock to accommodate wheelchairs, and seek appropriate locations to add unobtrusive interpretive elements.

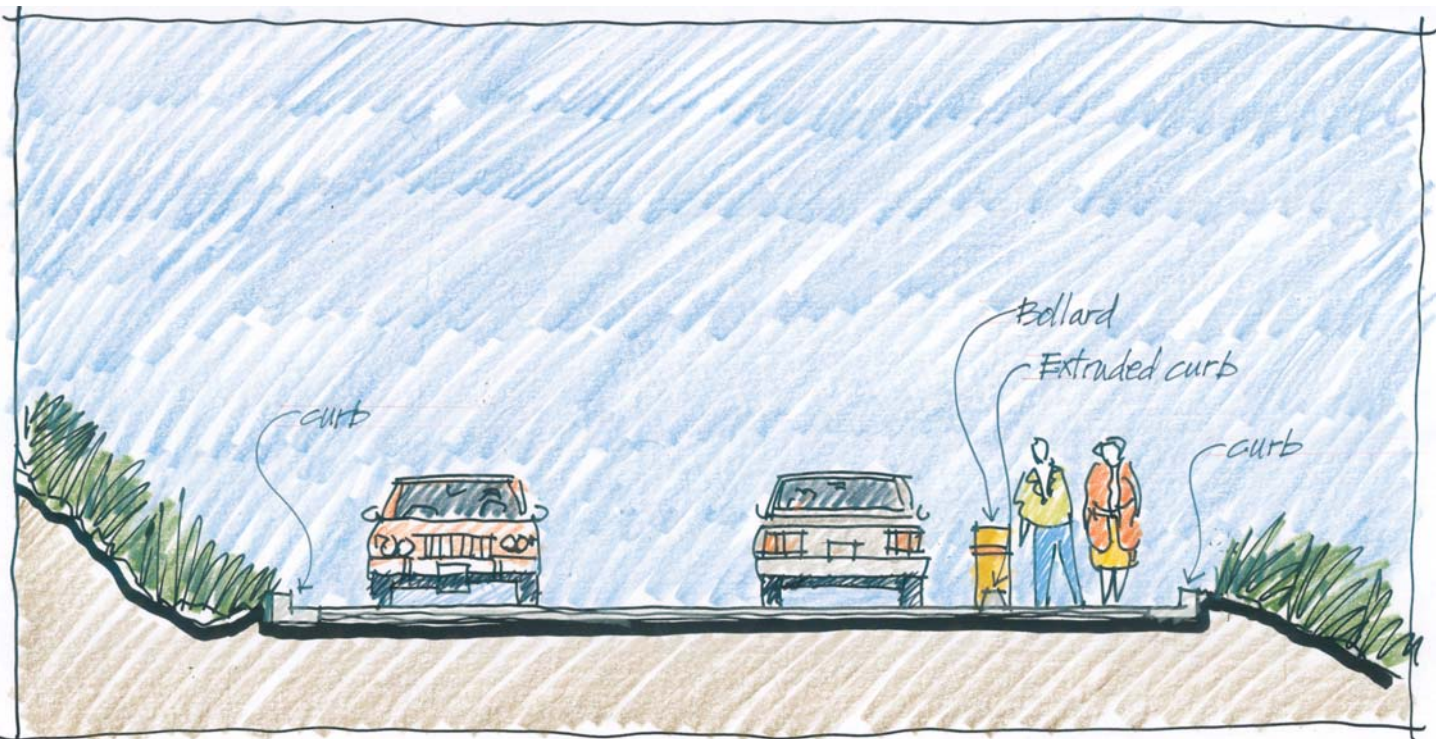
4. Overlook Parking Across from Caretaker's Residence – Create a new paved parking area on the existing terrace west of the road across from the caretaker's residence. Provide a place to park and look at the view. Provide parking for users of the bluff trail and for activities at the caretaker's residence and the mid-level terrace.
5. Caretaker's Residence – Evaluate the long-term feasibility of maintaining a caretaker's residence and consider alternative uses for the site, including: adapting the building for group activities and events, creating a picnic area with a picnic shelter and restrooms, and developing a facility and exhibits for interpretation. This is a good location for an activity area with a lawn and irrigated landscape, but vegetation or structures likely to affect views from the bluff trail should be avoided. Consider a stair connection to parking at the mid-level terrace.
6. Mid- Level Terrace – Improve this area to accommodate more intensive use, including providing a lawn for informal recreation and an irrigated landscape to provide an oasis of green in an otherwise arid natural habitat. Consider creating a place to accommodate private gatherings with a picnic area. Expand the existing parking area and control access to steep slopes.

7. Central Activity Area – Enhance and supplement existing improvements to create a central focal point or “heart” for the park. Expand existing facilities and incorporate new ones in a way that organizes the area and creates a sense of place. Create a sense of entry from the parking lot. Create terraces for activities and direct circulation with paved surfaces. Contain any cultivated landscape and control access to areas with steep slopes and to vegetated areas without irrigation. Control drainage and surface water runoff. Incorporate interpretive and educational elements.
8. Beach Trailhead – Provide access for all park visitors from the parking lot to the bridge over the railroad. Protect the existing stream and cluster of trees and control access to steep slopes.
9. Bridge Over Railroad – Make safety improvements to the existing bridge to enhance its usability and appearance for the foreseeable future. Consider alternative locations and designs for an eventual replacement bridge.
10. Beach Activity Center – Renovate existing facilities as needed and provide expanded picnic facilities. Provide access for all park users from the bridge to the beach activity area. Protect natural vegetation and beach dunes. Provide a beach wash-down area.
11. Steep Slope Stairs and Trails – Control access to steep fragile slopes to reduce erosion and protect vegetation. Improve connections to activity areas across steep slopes by constructing raised stairs and boardwalks in selected locations. Incorporate intermittent platforms with seating to pause and enjoy views. Allow the uninterrupted ground plane and vegetation to continue beneath stair and trail structures.
12. Wetland Overlooks – Build one or two structures to provide views into and over the lower wetland area east of the railroad. Control access to the wetland and slope leading down to it. Provide access for all visitors to the park to the overlook structures from the parking lot. Include interpretive signing and exhibits.
13. Steep Slope Stabilization - Implement a program of removing invasive plants and replacing them with dune grass and other native plant species tolerant of dry, sandy and gravelly soils. Create a community participation program to involve volunteers in this effort, to be coordinated by a city staff person. Work with the University of Washington Restoration Ecology Network in this program. Establish an ongoing program to restore and maintain this park habitat.
14. Lower Wetland Restoration - Implement a program to remove blackberry and replant the bank east of the railroad with woody native species to provide shade to suppress weeds and improve stream water quality. Remove invasive plant species and nurture native species in the wetland at the base of the slope (this will require the cooperation of the railroad). Create a community participation program to involve volunteers in this effort. Work with the University of Washington Restoration Ecology Network in this program. Establish an ongoing program to restore and maintain this park habitat.
15. Beach and Dune Restoration – Implement a program to remove invasive plant species from the west bank of the railroad right-of-way and replace them with native species (this will require the cooperation of the railroad). Implement a program to remove invasive plant species from the beach dune area and replace them with native species (this is unlikely to be successful unless invasive species are also removed from the west bank of the railroad right-of-way). Establish an ongoing program to restore and maintain this park habitat.
16. Signage and Interpretation - Design and install a series of interpretive signs and exhibits at appropriate locations in the park to explain history, natural features and site ecology. Develop a system of directional and informational signs for the park.





Park Entry



Access Road – Section



Trellis at Mid-Level Terrace



Floating Stairs

PROJECT PRIORITIES & PHASING

PROJECT PRIORITIES & PHASING



In response to comments received regarding the concept master plan and the potential projects that were identified to implement the plan, a grouping of projects indicating priorities for implementation was presented at the July open house. Projects that might be implemented with funds from the Parks Bond Issue were of particular interest. Since cost estimates for project implementation were not yet prepared, projects for early implementation were selected based on the following criteria:

- Funds will be available to implement the project in the near future.
- The project is highly visible and will make a noticeable improvement.
- The project will be relatively easy to implement.
- The project is broadly supported and not very controversial.
- The project sets the stage for other improvements.
- The project addresses a situation that will continue to get worse and cost more to fix if postponed.

The grouping of projects presented at the July open house was as follows:

Projects Recommended for Early Implementation

Projects that address an immediate need, for which an agreed-upon solution has been developed, and that should be constructed as soon as possible:

- Park Entrance Improvements
- Park Road Improvements
- Steep Slope Stairs and Trails
- Steep Slope Stabilization
- Bridge Safety and Appearance
- Beach Wash-Down Area

Projects Recommended for Design Development

Projects for which a design concept has been proposed and generally agreed to, and for which the design should be completed to enable construction within the next 2-3 years:

- Upper Terrace and Bluff Trail
- Overlook Parking
- Mid-Level Terrace
- Wetland Overlook
- Lower Wetland Restoration
- Beach Trailhead
- Beach Activity Center
- Beach and Dune Restoration
- Signage and Interpretation

Projects Recommended for Further Study. Projects which need further analysis and definition as part of the master plan:

- Caretaker's Residence
- Central Activity Area
- Bridge Over Railroad

Include the three drawings that grouped projects by categories as small drawings adjacent to the text:

- Projects Recommended for Early Implementation
- Projects Recommended for Design Development
- Projects Recommended for Further Study

PHASE ONE PROJECTS

PHASE ONE PROJECTS



After estimating the total project cost of each potential improvement project, the master plan concept and a revised list of recommended phase one projects with cost estimates was presented to the Park Board. The Board endorsed the master plan and recommended the following projects for design and construction within the near future, utilizing funds designated for Saltwater Park in the Parks Bond Issue:

- Park Entrance Improvements
- Park Road Improvements
- Steep Slope Stairs and Trails
- Steep Slope Stabilization
- Bridge Access and Safety Improvements
- Beach Wash- Down Area
- Overlook Parking Across from Caretaker's Residence
- Mid-Level Terrace
- Signage and Interpretation

The projects are located on the Phase 1 Projects - Key Plan, and described on the following pages.



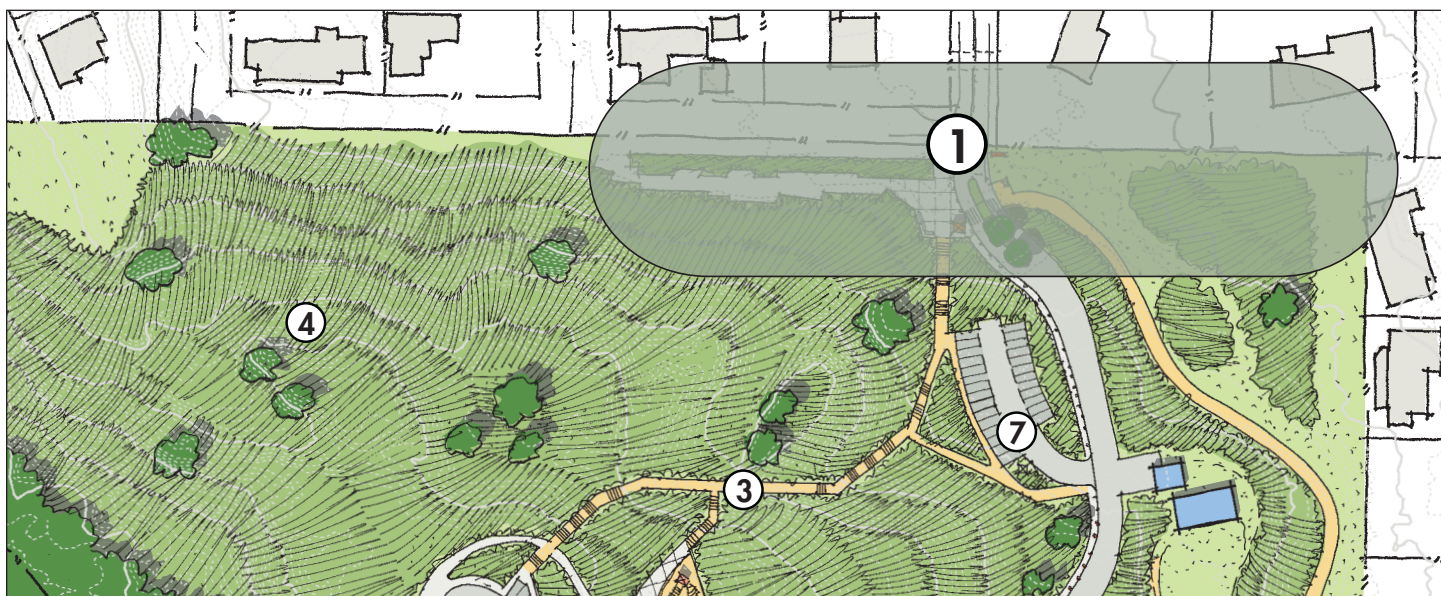


Phase One Projects – Key Plan

1. PARK ENTRANCE IMPROVEMENTS

- Create a safe and inviting path for pedestrians along 20th avenue NW
- Provide a new park entrance sign and perhaps a pylon or similar landmark
- Create a landscaped median at the park entrance to slow down vehicles and improve safety for pedestrians
- Provide an overlook with seating at the top of the bluff

Estimated Cost: \$85,000 – \$100,000



Park Entry

2. PARK ROAD IMPROVEMENTS

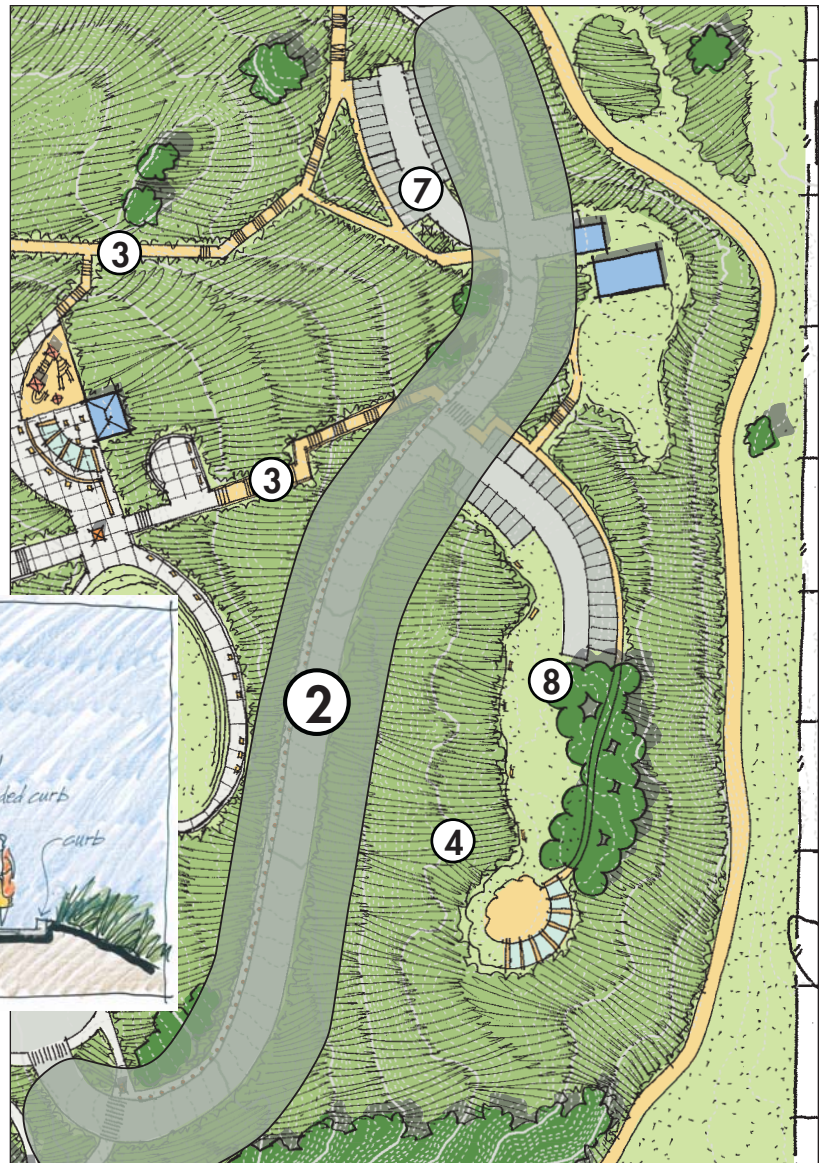
- Stabilize the existing roadway
- Control drainage and surface water runoff by sloping the road toward a curb at the hillside
- Provide a parallel pedestrian path on the outside of the roadway with bollards to separate the path from the driving surface
- Provide a defined edge to the path to control access to fragile steep slopes
- make the roadway wide enough in a few places to accommodate overflow parallel parking



Estimated Cost: \$550,000 – \$680,000



Roadway Section

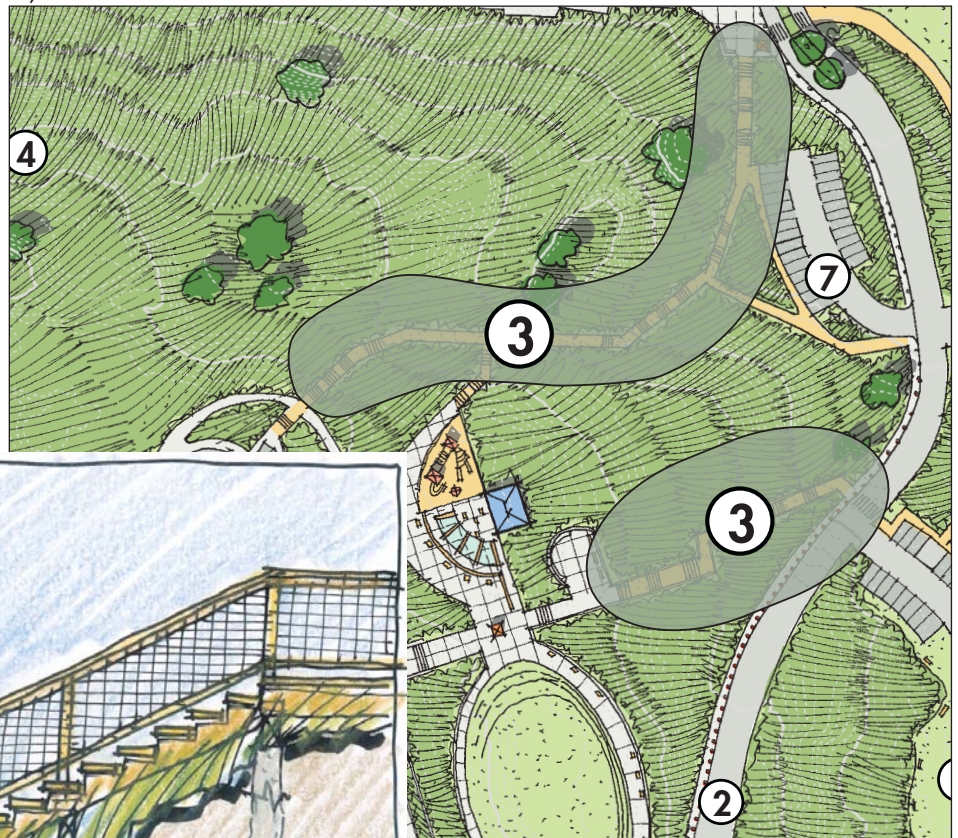


3. STEEP SLOPE STAIRS & TRAILS

- Control access to steep fragile slopes to reduce erosion and protect vegetation
- Improve connections to activity areas across steep slopes by constructing raised stairs and boardwalks in selected locations
- Incorporate intermittent platforms with seating to pause and enjoy views
- Allow the uninterrupted ground plane and vegetation to continue beneath stair and trail structures
- One priority location should be addressed: Connect the park entrance with the central activity area and the lower parking lot



Estimated Cost: \$250,000 – \$340,000



Floating Stairs

4. STEEP SLOPE STABILIZATION

- Implement a program of removing invasive plants and replacing them with dune grass and other native plant species tolerant of dry, sandy and gravelly soils
- Create a community participation program to involve volunteers in this effort, to be coordinated by a city staff person
- Work with the university of Washington Restoration Ecology Network in this program

Estimated Cost: \$50,000 – \$70,000



5. BRIDGE ACCESS & SAFETY IMPROVEMENTS

- Make safety improvements to the existing bridge, such as a new walking surface, new fencing, guard rails and paint
- Provide access for all park visitors from the parking lot to the bridge over the railroad
- Protect the existing stream and cluster of trees
- Control access to steep slopes

Estimated Cost: \$425,000 – \$600,000



6. BEACH WASH-DOWN AREA

- Provide a convenient and accessible facility for washing adjacent to the beach
- Provide an outdoor shower and hose connection
- Provide a bench or platform to place cleaned equipment
- Control drainage and runoff

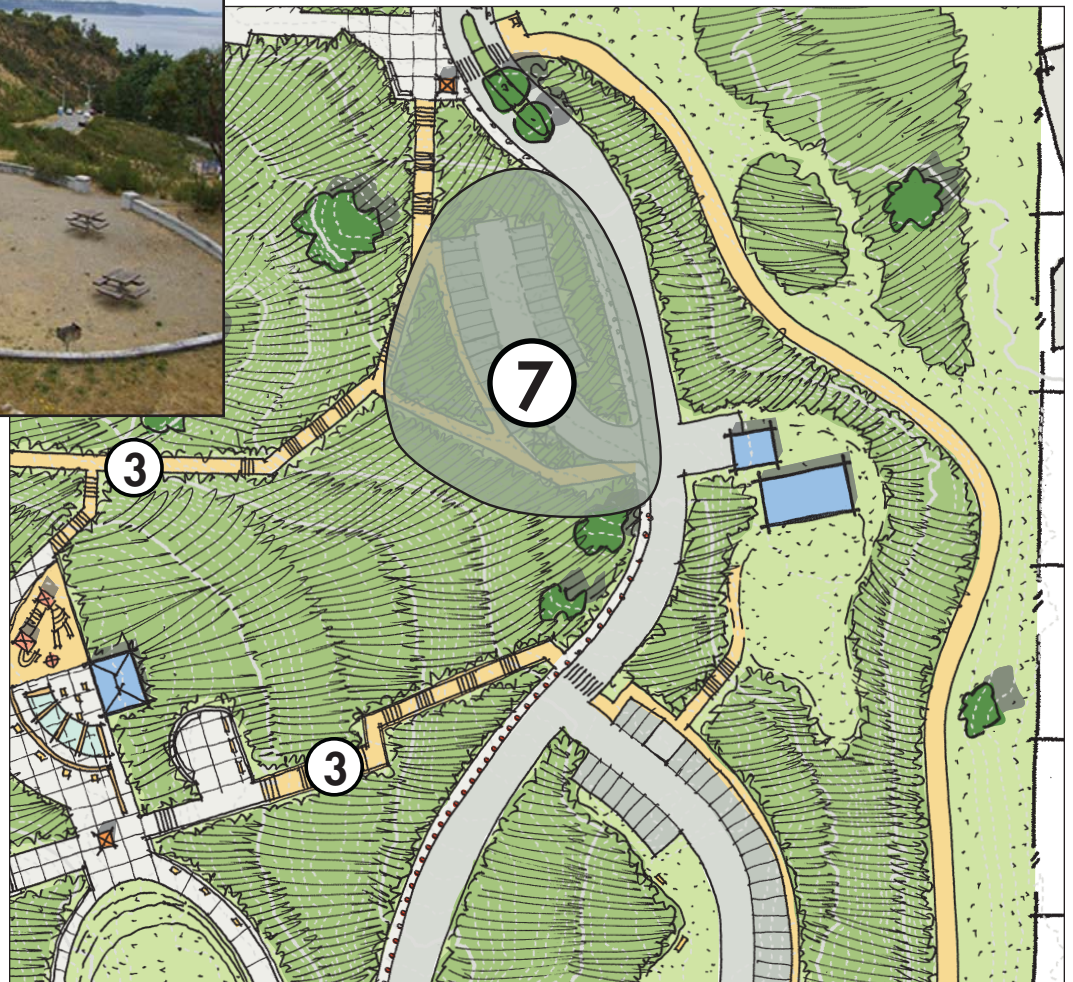
Estimated Cost: \$17,000 – \$25,000



7. OVERLOOK PARKING ACROSS FROM CARETAKER'S RESIDENCE

- Create a new paved parking area on the terrace on the west side of the road across from the caretaker's residence
- Provide a place to park and look at the view
- Provide parkign for users of the bluff trail
- Provide parking for activities at the caretaker's residence and the mid-level terrace

Estimated Cost: \$100,000 – \$130,000



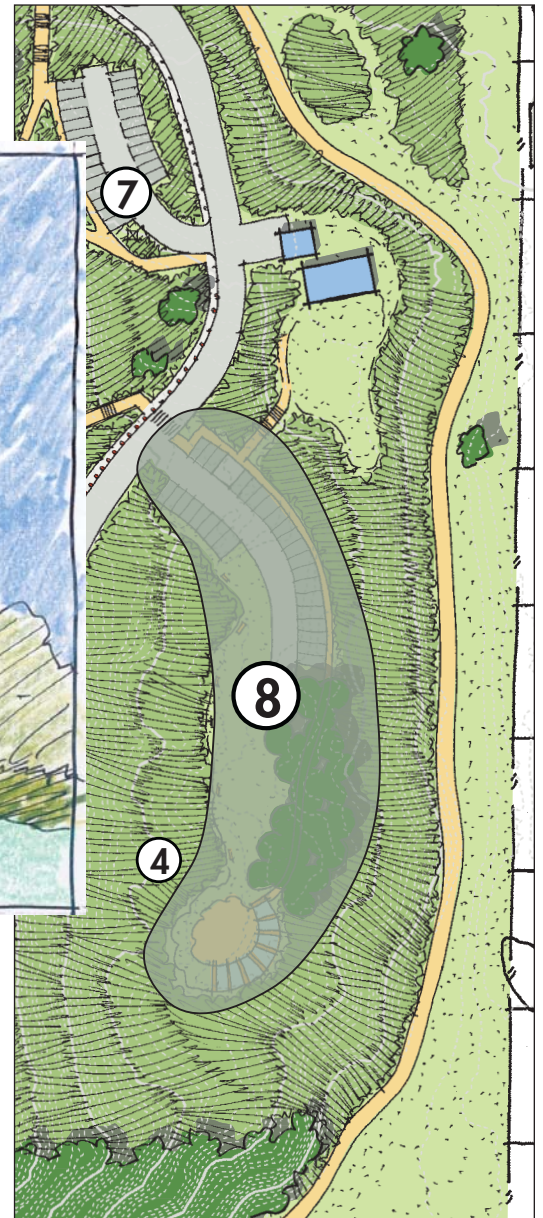
8. MID-LEVEL TERRACE

- Expand existing parking area
- Consider creating a place to accommodate private gatherings
- Potential picnic area
- Potential lawn area for informal recreation
- Potential for cultivated and irrigated landscape
- Control access to steep slopes

Estimated Cost: \$300,000 – \$425,000



Trellis



9. SIGNAGE AND INTERPRETATION

- Design and install a series of interpretive signs and exhibits at appropriate locations in the park to explain history, natural features and site ecology
- Develop a system of direction and informational signs for the park

Estimated Cost: \$100,000 – \$130,000



FUTURE PROJECTS

FUTURE PROJECTS



Some of the improvement projects recommended in the Master Plan will need to be deferred to the future. In some cases this is due to a lack of available resources, for others the need is not so critical, and for others additional study and discussion is necessary. The following projects, recommended in the Master Plan, are suggested as Future Projects for Saltwater Park:

Upper Terrace and Bluff Trail – The need for immediate improvements here is not as great as at other locations in the park. The area is very pleasant and usable in its current condition. Wheelchair access could be accommodated in the future as funds become available.

Additional Steep Slope Stairs and Trails – The most heavily used routes will be improved as part of Phase One. Construction of improvements on other routes can be undertaken as funds become available.

Ongoing Steep Slope Stabilization – This program will be initiated in Phase One, but requires ongoing funding and management to be expanded and sustained in all areas needing attention.

Lower Wetland Restoration – Additional analysis, funding and coordination with the railroad are necessary for this project to proceed.

Beach and Dune Restoration – Additional analysis, funding and coordination with the railroad are necessary for this project to proceed.

Beach Activity Center – This is one of the most popular areas of the park. It could use improvement, but it works pretty well in its current condition. Since regrading will likely be necessary to provide access for all park visitors from the bridge to the beach, significant improvements in the beach area should perhaps be delayed until a decision is made regarding bridge-to-beach access.

Wetland Overlooks – The overlooks will become most desirable as the lower wetland area is restored and should be considered as that project is implemented.

Caretaker's Residence – More discussion is needed to determine the long-term viability of maintaining a caretaker's residence on site. If a decision is made to discontinue its use for that purpose, alternative uses should be considered for this highly visible and attractive site.

Central Activity Area – The central activity area is already heavily used and while it has the potential for additional improvement, the scope of work required to realize that potential would be best undertaken as a single project, and as such is likely to involve a significant investment.

Replacement Bridge Over Railroad – The existing bridge does not need to be replaced in the near future, particularly with the safety and access improvements that will be made as part of Phase One. Access from the bridge to the beach, however, will not be improved in Phase One, and it is likely that at some time the bridge will need to be replaced.



Future Projects Key Map

ACKNOWLEDGEMENTS

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