

CITY COUNCIL AGENDA ITEM
CITY OF SHORELINE, WASHINGTON

AGENDA TITLE:	Saltwater Park Master Plan - Contract Amendment
DEPARTMENT:	Public Works Department
PRESENTED BY:	Dick Deal, Parks Director Dave Buchan, Capital Projects Manager

PROBLEM/ISSUE STATEMENT:

The purpose of this staff report is to brief the Council on the status of the Richmond Beach Saltwater Park Master Plan project and seek Council approval of Contract Amendment #1 with Hewitt Architects for full implementation of the Master Plan.

The original contract for Richmond Beach Saltwater Park (Phase 1) was executed in October 2005 in the amount of \$30,000. This initial contract provided for detailed investigation of site conditions at Saltwater Park to enable the City to better understand erosion and soil conditions on site, the condition of existing plant communities, and impressions of key stakeholders regarding possible future development of the park. This Phase 1 effort provides a firm basis on which to proceed with development of the Saltwater Park Master Plan.

Contract amendment #1 with Hewitt Architects is proposed in the amount of \$89,160 and provides for the full implementation of the Richmond Beach Saltwater Park Master Plan. This Phase 2 effort will involve 1) the implementation of a major public involvement program to help shape the vision for the park, 2) the preparation of alternative master plan concepts for Saltwater Park, 3) the preparation of a capital improvements plan complete with cost estimates and sketches of proposed improvements, and 4) the development of a series of planning and management tools to guide the long-term development and operation of this waterfront park in Shoreline.

FINANCIAL IMPACT: Preparation of a Master Plan for Richmond Beach Saltwater Park is an identified component of the Council approved 2006 - 2011 Capital Improvement Program with a total project budget of \$150,000. The initial phase of this project (Phase 1) was executed in October 2005 in the amount of \$30,000 and provided detailed investigation of existing site conditions at Saltwater Park. Contract amendment #1 is proposed in the amount of \$89,160 and will provide for the full development of the Richmond Beach Saltwater Park Master Plan. Phases 1 and 2 combined create a total fee commitment for the Master Plan project of \$119,160.

RECOMMENDATION

Staff recommends that Council approve Amendment #1 to the contract with Hewitt Architects in the amount of \$89,160 to prepare the Master Plan for Richmond Beach Saltwater Park.

Approved By: City Manager  City Attorney ____

INTRODUCTION

Richmond Beach Saltwater Park is a treasured resource for the Shoreline community. The park provides 42 acres on Puget Sound offering spectacular views of the sound and the Olympic Mountains. The park offers wide sandy beaches, facilities for picnics, barbecues, and group gatherings for the many Shoreline residents that enjoy Saltwater Park each year.

Despite its magnificent setting, the park is experiencing a series of gradual problems that threaten the long-term sustainability of the park's ecosystem. These include the erosion of beach dunes, the deterioration of hillsides and bluffs, the major growth of invasive plant species that are crowding out native plant materials, and the inability of existing site conditions to hold rain water that reaches the site.

Capital improvements have been made at Saltwater Park over the past decade including new picnic shelters and parking improvements. Over the past few years, other capital projects have been informally discussed for the park by staff. However, to better understand how the park is currently used, to understand possible directions for future park use, and to understand what types of park capital improvements make the most sense for the Shoreline community, the City of Shoreline has proposed the development of a Richmond Beach Saltwater Park Master Plan. The master plan will need to consider all aspects of the park's physical setting, identify solutions to reverse the course of the current gradual erosion of the park's natural features, and suggest both short and long term capital improvements in the park that will enhance public use.

The 2005 Capital Improvements Program adopted by Council includes an allocation of \$150,000 for the development of a Richmond Beach Saltwater Park Master Plan. This proposed amendment with Hewitt Architects provides for the Phase 2 effort of the master plan project which includes development of the master plan itself, implementation of an extensive public involvement process, and the issuance of a final master plan document.

BACKGROUND

In July 2005, the City of Shoreline solicited Statements of Qualifications from consultant teams for the preparation of a Richmond Beach Saltwater Park Master Plan. Eleven consultant teams submitted proposals for the Saltwater Park project. After a thorough interview process, the firm of Hewitt Architects was selected.

In developing the approach to a master plan, it was recognized that a substantial work effort would be involved in simply identifying existing conditions on site. Erosion of sandy slopes in the park and questions about slope stability have been noted in the past. Invasive plant species, notably scotch broom, have been present for many years and raises questions about the long-term viability of more native plant materials in the park. To provide detailed information on these issues and to pave the way for development of the master plan itself, the City carried out a Phase 1 contract with Hewitt Architects in the amount of \$30,000. The Phase 1 scope of work included:

- A detailed visual survey of the site documenting all existing site improvements, viewpoints, structures and trails, slope conditions, location of general plant groupings, landmarks, and other visual features.
- A detailed mapping of existing plant communities and invasive plant species. This includes an identification of dominant plant species in each strata.
- A geotechnical site assessment mapping areas of erosion and slope instability, including both beach areas and upper slopes.
- A civil engineering site assessment locating all existing utilities and including a structural assessment of existing bridge and park improvements.
- Interviews with over 20 key stakeholders to better understand how the community views the park and any future improvements to the park.

The Phase 1 scope of work was completed in December 2005 and the results of that effort have been significant in developing the scope of work for the proposed Phase 2 work effort for the Saltwater Park Master Plan.

The proposed scope of work for contract amendment #1 with Hewitt Architects includes:

- Developing and carrying out an extensive public involvement process regarding public attitudes and preferences for Saltwater Park. Public responses to this outreach effort will help the City and consultants describe a range of alternative master plan concepts that can be further reviewed by the public in subsequent Open House sessions.
- Describing and illustrating these alternative master plan concepts in a manner that enables the public and decision makers to understand and compare alternatives.
- Facilitating a public discussion of master plan alternatives and recording responses in a manner that can be summarized for decision-makers. The Park Board will be heavily involved in reviewing plan alternatives and working toward consensus of a preferred alternative. With selection of a preferred alternative, the consultant team will prepare more detailed illustrations of plan concepts and proposed capital improvements reflected in the preferred plan. The Park Board, staff, and consultants will brief the Council on the alternatives discussed during Open House sessions and elements of the preferred alternative.
- Completing a draft Master Plan which will include illustrative plans and guiding principles, sketches to illustrate design concepts, and estimates of cost and phasing recommendations for park improvements. This will include a structural analysis of the existing bridge and recommendations regarding bridge upgrading or replacement. This draft Master Plan will then be presented to the Park Board for its review.

- Modification of the draft Master Plan as needed following Park Board review. The draft Master Plan will then be presented to Council by the Park Board, staff, and consultants. Following Council review, the consultant team will modify the plan as needed and then prepare the final Master Plan. This final document will then be distributed by the City to the Council, Park Board, and stakeholders.

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