# EAGLE RIDGE PARK MASTER PLAN

*PLANNING & COMMUNITY DEVELOPMENT*

*August 2010*

Revised 6/11/2012 – Concept Graphic

Revised 2/5/2014 – Capital Facilities Estimates

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# 1. EXECUTIVE SUMMARY

## A. Summary

A Park Master Plan is conceptual in nature and not intended to address detailed issues related to engineered site design or park operations. The plan is just one of many steps in the process that leads to the development of a public park.

The Eagle Ridge Park Master Plan is a culmination of the public planning process and is comprised of a plan that includes a capital cost estimate and a schedule to implement the Master Plan in three phases over a 10-15 year period. In its entirety the Park Master Plan details the vision for development of this 27.9 acre park, the planning process, the considerations used to design the layout, select the park features and the amenities and recreational opportunities.

Of the 27.9 acres, 7.63 acres of property located adjacent and northwest of the existing Eagle Ridge Park, was purchased in early 2010 by the City during the development of this Master Plan. Planning of the newly purchased park property began in June of 2010 and has been incorporated into the final conceptual plan.

During the Public Visioning Sessions passive and active park features were identified and prioritized; the overall vision for the park is that of an 'outdoor classroom'. A list of desired features included:

- Community Garden
- Connected park trail system
- Educational features including interpretive signage
- 'Green' design and development
- Gazebo/Picnic Shelters
- Interpretive Center (rehabilitate Barn)
- Outdoor classrooms or amphitheater

Infrastructure and utilities will be required to support some of the desired amenities and features. A strong emphasis has been made on utilizing Low Impact Development and sustainable products. Landscape plans will feature native plants and call for the protection of existing trees and removal and management of invasive species.

In summary the park will provide visitors with a diverse array of passive and active recreational activities that embrace and enhance the natural beauty of this park. Park visitors will be able to connect with and explore a valuable ecosystem that includes a significant and functioning wetland, and eagle habitat, and creates opportunities for the public to be educated about functioning wetlands, Low Impact Development and sustainability.

B. Comprehensive Plan

The City's Comprehensive Plan goals and policies support the recommended Master Plan facilities and programs as follows:

**GOAL 5.1 SUPPORT RECREATIONAL AND CULTURAL ACTIVITIES.**

Policies

5.1.1 The City has adopted a LOS for parks of 7.5 acres per thousand population. In developing the Level of Service, the City recognizes that land is in high demand and that acquisitions must be pursued as quickly as possible to ensure the land base is available to implement the community's vision. Once obtained, improvements of the parks can be accomplished over time as budgets, and grant and volunteer opportunities allow.

5.1.2 Prioritization for new park and recreation facilities shall take into consideration areas within the community which are under-reserved by parks, types of desired facilities not presently available, availability of properties appropriate for a particular type of park, and availability and opportunities for grants and other funding sources.

**GOAL 5.2 PROVIDE A DIVERSE RANGE OF RECREATIONAL AND CULTURAL OPPORTUNITIES.**

Policy

5.2.1 Multi-purpose use of park facilities shall be encouraged, except where single uses are necessary.

**GOAL 5.4 PRESERVE AND ENHANCE OPEN SPACE AND NATURAL, RESOURCES.**

Policies

5.4.6 Plan, locate and manage park and recreation facilities so that they enhance wildlife habitat, minimize erosion, and complement natural site features.

5.4.8 Plan for an open space system that may include:

a. Natural or scenic areas
b. Water supply protection areas and natural drainage easements
c. Urban and rural landscaped areas, such as public or private golf courses, cemeteries and arboretums
d. Land areas that enhance the value to the public of abutting or neighboring parks, forests, wildlife preserves, nature reservations or sanctuaries or other open space
e. Public/private low intensity park and recreation sites
f. Cultural, archaeological, geological and historical sites
g. Large reserve tracts, private parks, common ground, and buffer areas which result from planned residential or rural and urban land use development
h. Utility corridors

i. Major multi-functional river corridors
j. Water bodies
k. Trail corridors that may function as wildlife corridors

**GOAL 5.5 PROVIDE AN INTERCONNECTED TRAIL SYSTEM LINKING CITY AND REGIONAL TRAILS.**

Policy

5.5.5 Establish a pedestrian/bicycle trail along the north end of the lake connecting Centennial Trail to Ebey Slough. The path of the trail should pass through Centennial Park, Catherine Creek Park, North Cove Park, along North Lakeshore Drive, Lundeen Park, Eagle Ridge Park, then down to Hulbert Creek Canyon to Ebey Slough.

**GOAL 5.8 INCREASE AWARENESS OF PARK AND RECREATION ACTIVITIES.**

Policy

5.8.1 Promote and provide volunteer opportunities.

## 2. ACKNOWLEDGEMENTS

The City of Lake Stevens would like to acknowledge and thank the following individuals for their assistance and participation in developing the Eagle Ridge Master Plan

**CITY COUNCIL**
Vern Little, Mayor
Kim Daughrty
Neal Dooley
John Spencer
Suzanne Quigley, President
Kathy Holder
Marcus Tageant
Mark Somers, Vice President & Park Board Liaison

**CITIZENS**
Bill Heinemann
Mari Jo Elder
Ann Hilmer
Marlene Nelson
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Greg Mueller
Mitch Robinson (Food Bank)
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Matt Dixon
Marilee Schneider

**STAFF SUPPORT**
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Rebecca Ableman, Planning Director
Diane "Scotty" Swift, Community Programs Planner

**PARKS AND RECREATION BOARD**
Carl Johnson, Chair
Leland Adams, Vice Chair
Will Brandt
Chris Jones
Roger Schollenberger
Marlene Sweet
Terry Van Wyck

**COMMUNITY AGENCIES**
North Snohomish Watershed Council
Lake Stevens Senior Center

**OUTSIDE AGENCIES**
Sustainable Development Task Force of Snohomish County

## 3. INTRODUCTION

Eagle Ridge Park is located at 2302, 2420, and 2424 Soper Hill Road in Lake Stevens and is approximately 27.9 acres in size and is made up of a total of 8 acres. The 'upper' 3 parcels front Soper Hill Road with the 'lower' 5 parcels frontage laying along Hwy 9 and Lundeen Parkway.

**A. Park Property Overview**

**B. Upper Properties**

The upper portion of the park (parcels 1, 2, and 3) , usually referred to as Eagle Ridge Park, is a total of 12.42 acres, with main access taken from Soper Hill Road. The first 4.79 acres (parcel 3) was conveyed to the City in July of 2003 and served as a connection to another park then known as the Eagle Heights Park. Development and acquisition of the Eagle Ridge Park was made possible through Snohomish County and the Snohomish County Neighborhood Improvement Program.

In June 2010, the City purchased an additional 7.63 acres, with park mitigation funds. The newly acquired property is two separate parcels (1 and 2) that lie northwest of the upper portion of the park. The first parcel is a 4.79 acre forested lot with slopes to the rear of the

property and trails that connect to the existing Eagle Ridge park trail system. A large existing pole built shop is situated in a clearing on the property. This shop is expected to remain on the property and be used for storage of park maintenance equipment and supplies. The second parcel is a 2.84 acre parcel with slopes to the rear of the property that connects to the adjacent property and Eagle Ridge trail system. A septic system and drain field that once serviced an older mobile home is located on this property.

The upper 12.42 acres of the of the park can be used for active or passive recreation and is already home to the Lake Stevens Senior Center, this new 2700 square foot modular building was completed and open for business in 2009. This building is heavily used by a very active group of seniors whose program includes weekly luncheons, arts and craft activities, card games, field trips and various educational classes and seminars.

**C. Lower Properties**

The lower portion of the park, previously known as Eagle Heights, is 15.48 acres (parcels 4, 5, 6, 7 and 8) extending from the back portion of Eagle Ridge Park, down to Lundeen Parkway and SR 9. Although heavily logged in the 1980's the wetlands have regenerated and contain several active springs and thriving wetlands. This area of the park also houses a couple of Lake Stevens celebrities known as 'George and Martha'. George and Martha are resident bald eagles who have nested in close proximity to the lower portion of Eagle Ridge Park for at least the last eighteen years.

This portion of the park was purchased in 1996 by a private developer with the intention of developing the property into 32 single-family dwelling units. In May 1996 a group of citizens from Lake Stevens and Snohomish County formed a nonprofit organization called the North Snohomish Watershed Council. The mission of the Watershed Council was *'to preserve and restore critical natural eco-systems focusing on maintaining healthy watersheds through public education and citizen participation.'* The concern of the Watershed Council was that unless the property was purchased from the developer and entrusted to the public as a park an opportunity to preserve this valuable eco system would be lost. Many local citizens and other agencies shared this concern and funds were raised by various individuals including a 'Save the Eagle Land' penny drive by students in the Lake Stevens School District.

The Watershed Council then approached another group the Mountaineers Foundation Contingent on Conservation, who pledged a grant award of $5,000. In September of 1996 the Watershed Council partnered with the City of Lake Stevens and applied to the Snohomish County Conservations Future Program for a grant to purchase the property from the developer. The grant was awarded and the property was purchased with Conservation Futures funding, and the funds provided by the Snohomish County Watershed Council. This grant came with strict guidelines as to the types of development which may occur in this area of the park. Passive recreation and development is an allowable use and can include trail development and the creation of look out points to observe the resident eagles.

## 4. REGIONAL CONTEXT

Eagle Ridge Park is approximately 27.9 acres total in size, located on Soper Hill Road highly accessible from State Highway 9 and Lundeen Parkway less than two miles from downtown Lake Stevens. This triangular piece of property is bounded on two sides by roads and on the third side by residential property. The property contains a headwater to two stream systems; Hulbert Creek, a salmon spawning creek that flows west through a steep ravine into Ebey Slough and Eagle Creek that drains into Lake Stevens located south of the property. The property is less than a quarter mile from the northwest shore of Lake Stevens and provides a wildlife corridor linking Ebey Slough and Lake Stevens.

Given the stratification of the tree species, widespread shrub layer, the proximity to Lake Stevens, and the relative isolation from major development this park provides a natural wildlife habitat and corridor for many different species.

Several birds including golden crowned kinglet, black capped chickadee, bush tit and sparrows have been observed on the property and there is evidence of woodpecker feeding and habitat. Deer, rabbits, raccoons and other small mammals are frequently seen in the park along with frogs and several other small amphibian species.

In 1992 it was documented by Washington State Fish and Wildlife that a pair of Bald Eagles had selected a large Black Cottonwood located on the property as a nest location. The nest has been occupied every season since 1992 and represents one of the few active Bald Eagle nests in the area. In 2008 it was discovered that a second active Bald Eagle nest had been built in close proximity to the existing nest. While in general Bald Eagles tend to have at least one 'alternative' nest, it is unknown whether this nest belongs to the original pair of eagles or if a second pair of eagles now reside in the area.

The unique characteristics of this property make it highly valuable both locally and regionally and provides educational opportunities for adults and children to learn and experience the relationship, value and function of wetlands, streams, and wildlife corridors in an urbanized environment.

The property also provides a place to connect with nature; a respite, giving people the opportunity to experience solitude within an urbanized area.

## 5. EXISTING CONDITIONS

### A. Site

The upper (12.42 acres) portion of the existing park is fairly level and has several existing but unused structures including a 1955 house with detached garage and a barn. A 2,700 square foot modular building was constructed in 2009 and is home to the Lake Stevens Senior Center. This property also has a large shop on a level forested and graveled area and an existing modular home. Access to this portion of the property will also be taken off Soper Hill Road.

The lower (15.48 acre) portion of the property has steep slopes from both the north and south into the lower portion of the park to a large 6.5 acre wetland that crosses the property from the northwest to the southeast. Although this portion of the property was heavily logged in the late 1980's the wetland has regenerated and has continued to develop with mature forest and colonized by cattails, sedges and bulrush with second growth mixed conifers and deciduous forest. The forested hillside contains several active springs and numerous pocket wetlands draining to the main wetland system. A Wetland Functional Value Evaluation Summary is included as Appendix 1 for reference and reflects the findings of the Conceptual Wetland Mitigation Plan completed in 1995.

### B. Land Use

The immediate area surrounding the park property is zoned Urban Residential (7500 square foot lots) and is still fairly undeveloped with older homes located on large lots.

### C. Utilities

The south portion of the upper property has electrical power, natural gas and water available on site. Extension of the sewer service is not available at this time and not financially feasible within a ten year period. The south portion of the site is currently served by a new septic system (sand filter and drain field) that was installed as part of the 2009 construction of the Senior Center. An existing septic system that was used to service a modular structure also remains on the recently purchased north portion of the property. It is likely that the existing septic system may accommodate new public restrooms in this area of the park.

### D. Public Access and Transportation

Soper Hill Road does not have sidewalk or bike paths but shoulders on either side of the roadway used by pedestrians and cyclists. There is no public transport available on Soper Hill Road but the property is easily accessible from both SR 9 and Lundeen Parkway; limited parking is available on site.

## 6. PUBLIC INVOLVEMENT

As the City's population increases, so does the City's Park and Recreation needs. Careful and thoughtful park planning for immediate and future growth is required to ensure those needs are met and balanced with the other needs of the community. A Park Master Plan provides the community with a way to help determine the best uses for a specific site and to optimize management of the site's resources. Public input combined with analyses of current trends and future needs identified in the City's Comprehensive Plan help craft a long-range blueprint for use of a park site.

### A. Park Board Visioning

In 2008 the Lake Stevens Park Board identified Master Planning Eagle Ridge Park as one of the top priorities of the Park Board Work Program. Master Planning began in June 2009 with the first Park Board Visioning Session. During this session Park Board members discussed how they visualized the future development of Eagle Ridge Park. In general the overall consensus was that the natural tone of the park should be preserved with a focus on an outdoor classroom environment. The following ideas, thoughts and visions were discussed:

**Park Integration**

- Link walking trail around top of trail to existing park trail

**Recreation Goals**

- Balance active and passive recreation
- Create stations on trail to promote stretching and light exercise
- Create walking trail that is ADA accessible and stroller friendly
- Develop picnic and play facilities that respond to local needs

**Environmental Stewardship**

- Create look out and observation stations
- Educate visitors about habitat value
- Enhance and restore wetlands on lower trail
- Community interpretive center

**Community Building Goals**

- Create a community gathering place
- Create Wetland Stewardship and Park Docent Program
- Develop an 'outdoor' classroom
- Support a community garden and associated program

**B. Public Visioning Session**

Public input is one of the keys to successful community park planning and has been integral in the decision making and design process for the Eagle Ridge Master Plan. On October 27, 2009 the Park Board held the first Public Visioning session for the Eagle Ridge Master Plan. Several members of the public attended including citizens who are neighbors to the park, members of the Senior Center Board and other local organizations. It should be noted that the first Public Visioning sessions were only inclusive of the original park property and did not encompass the two newly purchased properties that were in escrow at this time.

The citizens were broken into three groups later identified as Group A, B and C. Group members were asked to place on an aerial map of the park, several color coded Post It Notes on which they had identified various types of facilities and amenities that they would like to see in the park and where they would like them placed. Table 1 is a summary of the three groups suggested amenities and facilities:

| DESIRED AMENITY AND/OR FACILITY | GROUP | | |
|---|---|---|---|
| | A | B | C |
| **Amphitheater** | X | | |
| **Arboretum** | X | | |
| **Community Garden** | X | X | X |
| **Gazebo** | X | | |
| **Interpretive Center or Barn** | X | X | |
| **Interpretive Trails** | | X | X |
| **Parking** | X | X | X |
| **Picnic Shelters** | | | X |
| **Playground** | X | | |
| **Pool** | | X | |
| **Restrooms** | | | X |
| **Walking/Running Track** | X | | |

The following additional requests or suggestions were also submitted by the attending citizens and were also taken into consideration while developing the overall objectives and criteria framework:

- Extended parking area
- Food Bank Facility (Barn style)
- Keep an open grassy field area
- Keep existing detached garage for storage
- Utilize detached garage for model railway system
- No dog park
- Outdoor classroom
- Planting should include native plants
- Preserve natural habitat
- Protect existing trees

- School Bus parking
- Separate parking entrance
- Stream and wetland restoration
- Utilize Low Impact Development

There were two uses that were discussed at length during the public visioning and input sessions. These uses are considered non-recreational or non-park uses and therefore, special attention to the requests were evaluated and considered carefully to make sure the needs of the community including parks were addresses to the greatest extent possible. Discussion of these uses follows. Please see Appendix B for other information regarding this item.

**Senior Center Expansion** – Although the recently sited Senior Center is a very active place for the seniors, who have indicated additional needs and therefore approached the Park Board about expanding the facilities at Eagle Ridge Park. Those needs include more gathering space, more parking, and a senior-run thrift store. The Park Board acknowledged their needs and supported the continued use of the existing detached garage for storage, an area for a victory garden, and a deck to be added to the existing building but expansion of the building itself is not a feasible alternative for park property. Therefore, the Board identified that because of the lack of public transportation, proximity to other services, lack of sewer availability, and the desired focus of the park, the Senior Center may need to be relocated in the longer term to a site more conducive to fully supporting access by more of the community and expansion of services.

**Food Bank** – Members of one of the two food banks in Lake Stevens participated in the visioning exercises and asked the Park Board to consider locating the Food Bank in Eagle Ridge Park. The original concept presented to the Board consisted of a constructed "pole barn" type structure that would contain several bay doors opening to the outside to be used as an open-air facility. During the initial discussions by the Park Board, there was clear sentiment and support of the food bank's need and role in the community. The Board did feel though that adding new non-park, non-recreational uses would not be appropriate since the city continues to need more park land to support the City's level of services standards for the community and potential impacts to the neighborhood and road system. After the purchase of the new properties adding to the park, the Food Bank petitioned the Board to consider the existing pole building to be used as a location for the facility. There was a lengthy discussion between the Park Board and Food Bank about the Food Bank's struggles to find a viable location. The Food Bank representatives felt the impacts to the Park itself would be minimal. After considerable deliberations, the Park Board continued to express preference that the Food Bank not be located on the Park property. An additional concern with allowing a non-park, non-recreational use on this site relates the source of the funds that were used to purchase the additional part of the property. Since the funds came from Park Mitigation fees collected from new development for park impacts in the City, a legal opinion on this subject was provided by the City Attorney.

**C. Park Board Review**
On November 24, 2009, Park Board reviewed the information and data gathered from the public Park Board visioning session and drafted the first conceptual drawings based on the information and ideas collected.

**D. Conceptual Plans**
Three Conceptual Designs (shown in Appendix C) were then created and presented to the Park Board members and general public on February 23, 2010, at the regularly scheduled Park Board meeting.

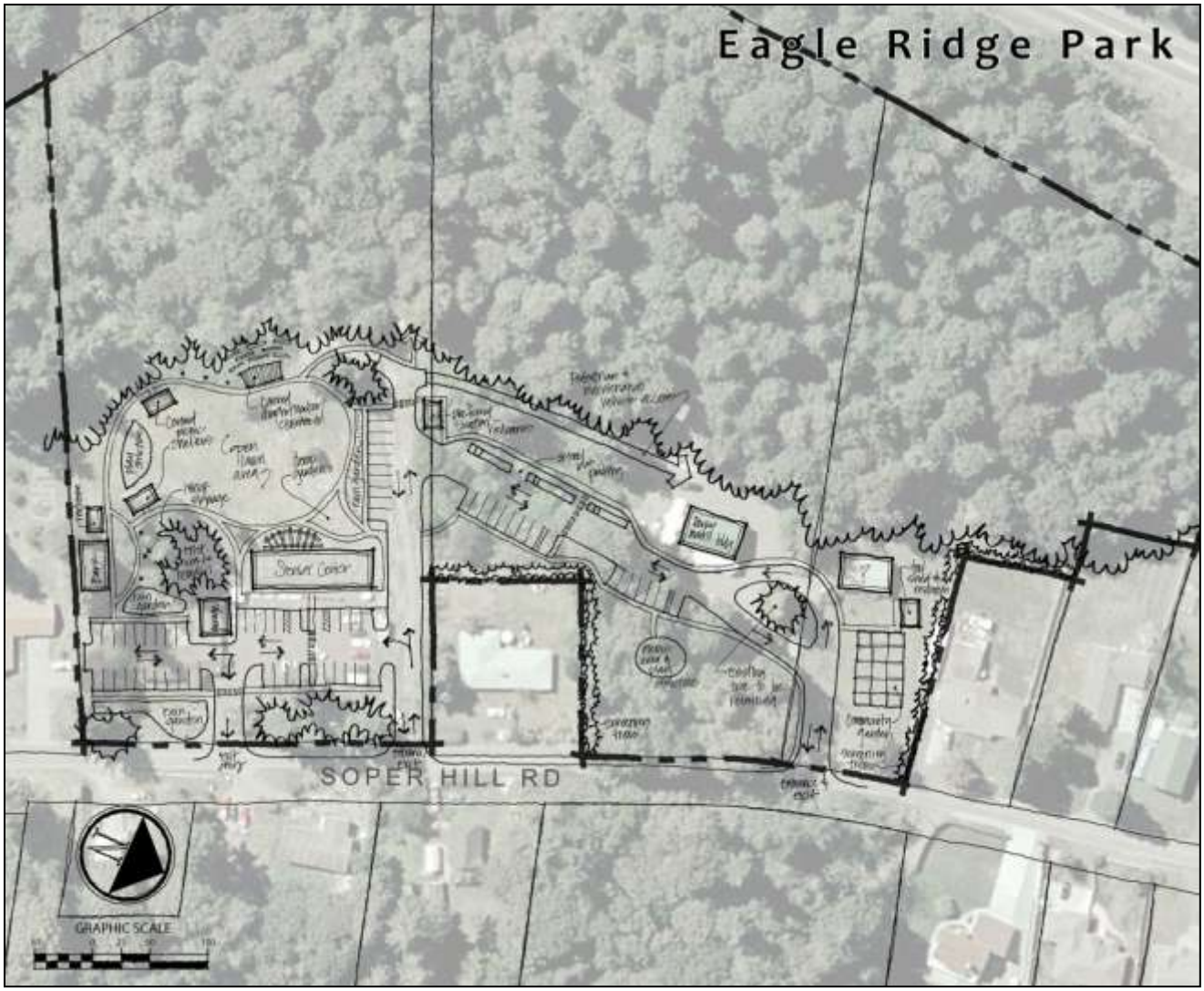
**E. Design Review**
After carefully reviewing and evaluating each of the conceptual plans, following the objectives and criteria framework of creating an outdoor classroom experience, a hybrid design was formulated. The hybrid design combines ideas, concepts and included some of the layout designs from the three conceptual designs and produced an overall preferred design.

Following the February 23, Park Board meeting, the two additional properties adjacent and northwest of the existing park were purchased by the City. Park Mitigation funds were used to acquire the (7.63 acres) property. The addition of the new properties brought the combined acreage of the park to 27.9 acres.

On April 27, 2010 the Park Board held an additional Public Visioning session to begin planning a design that incorporated the conceptual hybrid plan and the newly acquired properties. This session included a tour of the new properties, conducted by the former property owner. The tour provided staff, Park Board members and citizens with some history related to the property, the overall layout of the property and the existing amenities.

A final review of the new park design included the additional properties was conducted at a special meeting held on June 1, 2010. The conceptual plan was expanded to include a community garden, picnic areas, and additional parking for school buses.

## 7. FINAL CONCEPTUAL MASTER PLAN



## 8. CONCEPTUAL MASTER PLAN

### A. Overall Preferred Plan Concept

The preferred plan for improving Eagle Ridge Park includes the development of picnic areas in both existing improved park and the new property. Picnic spots will include some covered shelters. Near the picnic areas will be play equipments made from "green" material and include boulder type climbing facilities for children. Restrooms are shown on the plan near the interpretive center (existing barn) and at the existing trailhead. The goals shall be to use portable restrooms as an interim measure and then focus the initial funding on trailhead bathroom. There may not be a need to add the restroom facility near the interpretive center which would be a cost saving measure from both installation and maintenance perspectives. An outdoor classroom will be installed near the forested area on the existing site that may be used by groups such as schools, scouts, etc. for a unique learning environment. The new property will be used for picnic and the community garden area. The new property acquisition also opens the opportunity for more parking. The existing pole building will be used to house park maintenance equipment which is currently stored outside at Lundeen Park. Overall, Eagle Ridge Park will provide a tranquil but vibrant open space/recreation area for residents to enjoy promoting sustainability and green infrastructure ideas while encouraging community engagement.

### B. Design Goals

The conceptual park plan is designed to embrace the overall natural feel of the park while balancing the need for passive and active recreation. Its design creates educational and learning opportunities by encompassing the 'outdoor classroom experience'. Throughout the conceptual design there is an overall commitment to sustainable design, construction and operation while implementing passive practices including environmental protection and energy conservation and embracing proactive practices such as sustainability. Wherever possible Low Impact Development should be applied in places such as parking areas, bio swales and rain gardens. Sustainable products and building materials should be utilized, and the use of alternative energies such as solar power should be strongly considered when final plans for facilities are implemented. Landscape plans shall include planting native species and protecting and retaining the existing trees and the removal of invasive species. Reducing the parks carbon footprint can be further achieved by utilizing water captured in rain barrels, composting, using organic soils and prohibiting the use of pesticides and fertilizers.

### C. Design Features

Park features and amenities will be designed to harmonize rather than compete with the natural elements of the park. Introducing large boulders and other natural elements for play structures, using reclaimed wood for bench seating and using muted tones for buildings and

roofing materials will help to shape the overall feeling of connecting with the natural environment of the park.

**D. Design Considerations**

| ITEM/TASK | DESCRIPTION OF PROPOSED AMENITIES |
|---|---|
| Composting | Implement a composting program utilizing grass clippings and other suitable vegetative materials and combine with kitchen scraps produced onsite in the Senior Center kitchen. |
| Energy | Use energy efficient lighting (LED) with occupancy sensors and explore solar power options. |
| Gardening | Develop a Community Garden Program, encourage organic gardening techniques through public outreach and onsite public education programs. Donate a portion of the produce to local Community Food Banks and Senior Center. |
| Multi Purpose Structures | Construct structures that can have multi purposes such as picnic shelters that can also be used as a small outdoor classroom and an amphitheater that can be utilized for concerts or as a larger outdoor classroom. |
| Parking | Low Impact Development could include various pervious surfaces, bio-swales and rain gardens to treat storm water runoff. |
| Playground | Purchase 'green' playground equipment, PVC free, sustainable materials with a high PCR content that are recyclable and have zero or low emissions. |
| Re Claiming or Water Harvesting | Develop an irrigation system based on reclaimed rainwater to be used for watering the community gardens. Explore options to use harvested water to supplement potable water used to flush toilets. |
| Re-Habilitate Barn | Reroof using sustainable materials such as metal. Salvage cedar siding (from the demolished residence) to replace damaged siding on barn and repaint with Solvent free and VOC free base and colorant paints. |
| Sanitation | Explore alternative options for wastewater treatment and disposal this could include anoxic and anaerobic systems. Evaluate the current septic systems available on site, look at the feasibility of using what is already available rather than further developing the site to construct and accommodate new facilities. |

## 9. CAPITAL COST ESTIMATE

A Capital Project Cost estimate has been calculated for the Conceptual Park Design. A final Capital Project Plan will be developed outlining the actual costs, sequence for development, renovation and project phasing. The City would be required to follow local, federal and state bidding and procurement regulations.

After reviewing the estimated capital costs the City Council will adopt the plan and update the Comprehensive Plans Capital Project list.

**A. Estimated Capital Project Costs (updated):**

| Item | Description | Est. Qty | Unit | Unit $ | Total |
|---|---|---|---|---|---|
| **Phase I** | | | | | |
| 1 | Demolition - done | | | | |
| 2 | Roofing Project | | | | |
| | - Garage | 1 | LS | 8000 | $8,000 |
| | - Barn | 1 | LS | 12000 | $12,000 |
| 3 | Vegetation Removal | | | | |
| | - Arborist Report | 1 | LS | 500 | $500 |
| | - Tree removal | 1 | LS | 2000 | $2,000 |
| | - Vegetation removal (DOC) | 112 | Hr | 5 | $560 |
| | - Vegetation removal (Staff) | 16 | Hr | 55 | $880 |
| 4 | Landscape Buffer | | | | |
| | - Scrubs | 60 | Each | 35 | $2,100 |
| | - DOC | 20 | Hr | 5 | $100 |
| | - Staff | 6 | Hr | 55 | $330 |
| 5 | Community Garden (30x150) | | | | |
| | - Materials -wood dividers | 38 | Each | 25 | $950 |
| | - Materials - gravel | 56 | Tons | 25 | $1,394 |
| | - Material - path edging (2x4) | 36 | Each | 14 | $504 |
| | - Top soil - Organic | 83 | CY | 35 | $2,917 |
| | - Signage | 1 | LS | 400 | $400 |
| | - Irrigation System | | | | |
| | - Backflow device | 1 | LS | 2500 | $2,500 |
| | - Water meter | 1 | LS | 1800 | $1,800 |
| | - Hose bib and hose setup | 1 | LS | 300 | $300 |
| | - Compose site (12x12) | | | | |
| | - Binds | 2 | Each | 1500 | $3,000 |
| | - Educational signs | 1 | LS | 400 | $400 |
| | - Water quality drainage | 1 | LS | 1800 | $1,800 |

| | | | | | |
|---|---|---|---|---|---|
| 6 | Community Tool Shed (10x12) | | | | |
| | Site Preparation | | | | |
| | - Staff with backhoe | 4 | Hr | 55 | $220 |
| | - Materials | | | | |
| | - Plastic | 1 | LS | 30 | $30 |
| | - Gravel | 6 | Tons | 25 | $150 |
| | Pre-fabricated wood shed | 1 | LS | 2000 | $2,000 |
| | Roofing material | 1 | LS | 250 | $250 |
| | Shed placement & Roofing | 18 | Hr | 55 | $990 |
| 7 | Parking Lot (Senior Center) | | | | |
| | - Completed paving | | | | $0 |
| | - Landscaping | 1 | LS | 800 | $800 |
| | - Completed bike facility | | | | $0 |
| 8 | Trail Development | | | | |
| | - Wetland delineation | 1 | LS | 7600 | $7,600 |
| | - Dev & connect trail system | 1 | LS | 2000 | $2,000 |
| | - Trailhead info booth & shelter | 1 | LS | 1500 | $1,500 |
| | - Trailhead signage | 2 | Each | 250 | $500 |
| 9 | Interpretive Signage | | | | |
| | - Sign development & design | 1 | LS | 1200 | $1,200 |
| | - Sign fabrication | 1 | LS | 1000 | $1,000 |
| | - Installation with material | 1 | LS | 300 | $300 |
| 10 | Interpretive Center/Rehab | | | | |
| | Repair siding & structure | 1 | LS | 2000 | $2,000 |
| | Interior modifications w lights | 1 | LS | 2000 | $2,000 |
| | Electrical service | 1 | LS | 3200 | $3,200 |
| | Flooring & entrance | 1 | LS | 1600 | $1,600 |
| | Painting | 1 | LS | 400 | $400 |
| | Paver approach | 1 | LS | 3200 | $3,200 |
| | | Subtotal Phase I | | | $73,375 |
| | | Contingency (10%) | | | $7,337 |
| | | **TOTAL PHASE I** | | | **$80,712** |

| Item | Description | Est. Qty | Unit | Unit $ | Total |
|---|---|---|---|---|---|
| **Phase 2** | | | | | |
| 1 | Septic | | | | |
| | - Design and Engineering | 1 | LS | 4000 | $4,000 |
| | - Testing | 1 | LS | 1200 | $1,200 |
| | - Permits | 1 | LS | 1000 | $1,000 |
| | - Construction (possible mound) | 1 | LS | 30000 | $30,000 |
| 2 | Bathroom Facility (Trail Head) | | | | |
| | - Site preparation | 1 | LS | 4000 | $4,000 |
| | - Permits | 1 | LS | 500 | $500 |
| | - Pre-fabricated solar unit | 1 | LS | 170000 | $170,000 |
| | - Connection to septic system | 1 | LS | 2000 | $2,000 |
| | - Connection to utilities | 1 | LS | 3200 | $3,200 |
| 3 | Parking Lot at Trail Head | | | | |
| | - In-house design | 16 | Hr | 75 | $1,200 |
| | - Landscape/drainage | 1 | LS | 2500 | $2,500 |
| | - Permits | 1 | LS | 500 | $500 |
| | - Grass pavers (100x30) | 3000 | SF | 5 | $15,000 |
| | - Stop blocks | 10 | Each | 30 | $300 |
| | - Signage | 3 | Each | 250 | $750 |
| 4 | Picnic Area 1 (Community Garden area) | | | | |
| | - Picnic tables | 6 | Each | 1200 | $7,200 |
| | - Benches with base and pad | 3 | Each | 800 | $2,400 |
| | - Bike rack with base and pad | 1 | LS | 800 | $800 |
| | | Subtotal Phase I | | | $246,550 |
| | | Contingency (10%) | | | $24,655 |
| | | **TOTAL PHASE 2** | | | **$271,205** |

| Item | Description | Est. Qty | Unit | Unit $ | Total |
|---|---|---|---|---|---|
| **Phase 3** | | | | | |
| 1 | Parking Lot 3 (Community Garden Area) | | | | |
| | - In-house design | 16 | Hr | 75 | $1,200 |
| | - Landscape/drainage | 1 | LS | 2500 | $2,500 |
| | - Permits | 1 | LS | 500 | $500 |
| | - Grass pavers (80x30) | 2400 | SF | 5 | $12,000 |
| | - Stop blocks | 8 | Each | 30 | $240 |
| | - Signage | 2 | Each | 250 | $500 |
| 2 | Picnic Shelters | | | | |
| | - Permits | 1 | LS | 200 | $200 |
| | - Site preparation with gravel | 1 | LS | 4000 | $4,000 |
| | - Prefab with metal roof | 2 | Each | 15000 | $30,000 |
| 3 | Playground 1 (Senior Center area) | | | | |
| | - Site preparation with under-drain | 1 | LS | 4000 | $4,000 |
| | - Multi age play structure | 1 | LS | 69000 | $69,000 |
| | - Climbing rock | 1 | LS | 20000 | $20,000 |
| | - Material - play base and edging | 1 | LS | 6000 | $6,000 |
| | - Installation - in-house staff | 40 | Hr | 55 | $2,200 |
| 4 | Walking/Running Track (1200 LF x 6 ft) | | | | |
| | - Design | 1 | LS | 8000 | $8,000 |
| | - Permit | 1 | LS | 500 | $500 |
| | - Site preparation | 1200 | LF | 12 | $14,400 |
| | - Gravel pave (ADA compliance) | 7200 | SF | 6 | $43,200 |
| 5 | Covered Amphitheatre/Classroom | | | | |
| | - Permit | 1 | LS | 200 | $200 |
| | - Site preparation | 1 | LS | 5000 | $5,000 |
| | - Prefab with metal roof | 1 | LS | 40000 | $40,000 |
| | - Bench seating | 1 | LS | 15000 | $15,000 |
| | - ADA compliance surface | 1 | LS | 8000 | $8,000 |
| 6 | Playground 2 (Community Garden area) | | | | |
| | - Site preparation with under-drain | 1 | LS | 4000 | $4,000 |
| | - Play Structures (5-12 age) | 1 | LS | 25000 | $25,000 |
| | - Play Structures (2-5 age) | 1 | LS | 19000 | $19,000 |
| | - Material - play base and edging | 1 | LS | 6000 | $6,000 |
| | - Installation - in-house staff | 40 | Hr | 55 | $2,200 |

| | | | | | |
|---|---|---|---|---|---|
| 7 | Frontage Improvement | | | | |
| | - Design & Survey | 1 | LS | 25000 | $25,000 |
| | - Permits | 1 | LS | 5 | $5 |
| | - Utility relocate | 1 | LS | 5000 | $5,000 |
| | - Roadway with SW & Drainage | 600 | LF | 150 | $90,000 |
| | - Street lighting | 5 | Each | 6000 | $30,000 |
| | - Landscape with Water Quality | 1 | LS | 15000 | $15,000 |
| | - Signage | 5 | Each | 250 | $1,250 |
| | | Subtotal Phase I | | | $509,095 |
| | | Contingency (10%) | | | $50,910 |
| | | **TOTAL PHASE 3** | | | **$560,005** |

Eagle Ridge Master Plan
Cost Estimate
Revision 7-Nov-13

Assumptions:

1 New Restroom unit will be connected to existing septic field system
2 Community garden top soil is 6 inch depth tilled into existing soil
3 Community garden is edged with 6-foot gravel patch with 2x4
4 Community garden is set in 10'x10' grids with 2x6 wood board edges
5 Community garden irrigation system will consist of a Backflow preventer and hose bib

## 10. IMPLEMENTATION

For the conceptual plans to become a reality, clear direction for the next step toward implementation is essential. The implementation strategies identify key steps to be taken early on, and must be flexible enough to accommodate an extended timeline to achieve the recommended design. A phased approach will allow both flexibility and prioritization of implementation. This approach is intended to be conceptual, as many of the elements cannot be implemented until specific portions of the project are further defined and approved.

### A. Phasing

Proposed implementation consists of three phases spanning a 10-15 year period. Several factors influence and determine phasing, including relative importance, ability to proceed and the availability of funding. Phase 1 identifies steps that must be taken prior to placement of any facilities and amenities; Phase 2 addresses the bidding and procurement process that facilitates utility and facility installation.

**Phase 1**

- Finalize a Park Design, recommend City Council adoption
- Update Comprehensive Plan with Capital Facilities Plan
- Pursue grant funding opportunities
- Secure construction, building and other required permits
- Demolish existing structure to include asbestos abatement
- Coordinate placement and installation of utilities
- Remove overgrown vegetation and hazard trees
- Prepare site for facility and amenity installation
- Create long term maintenance and operation plan and budget
- Develop Community Garden Program

**Phase 2**

- Install infrastructure to include parking lot, walking trail and frontage improvements
- Begin installation and construction of amenities following the prioritized list
- Develop a docent and park stewardship program
- Implement the landscape plan
- Update maintenance and operation plan and budget
- Install interpretive and informational signage

**Phase 3**

- Complete installation of landscape and garden plans
- Implement park docent and stewardship program
- Complete installation of amenities and facilities
- Update maintenance and operation plan and budget

**B. Timeline**

A phasing timeline has been developed for each of the three phases of the project taking into consideration the optimal times of the year for construction and landscaping. Beginning the bidding and procurement phase of the project at the beginning of year two will assist in meeting construction goals for late spring early summer of the same year. Implementation of the capital projects is dependent on future funding availability. As noted below, donations and volunteerism may offset some hard dollar costs.

**C. Funding**

Currently funding sources including operating and maintenance, for Eagle Ridge Park are provided through the city's general revenue funds which are allocated on an annual basis. These funds are used to cover such expenses as grounds maintenance, facilities maintenance, tree care, utilities, and miscellaneous support services. Park mitigation funds are also collected and can be used for park acquisition or development when designated to do so on a project by project basis.

Funding for the development of Eagle Ridge Park may be raised through private funding sources, donations, and even 501.C3 organizations specifically formed to support Eagle Ridge Park. Other variations of funding support could include commitments to specific components of the Master Plan such as a onetime fund raising campaign for a playground or a picnic shelter or the ability for an individual, business or family to purchase a tile or brick incorporated into the overall park design.

Park Partnerships Programs have become more popular and provide opportunities for cities to partner with groups and organizations that wish to provide funding and in-kind donations to develop parks. Some Park Partnership Programs are funded annually with groups or organizations applying to the City through a competitive grant award process. The organization makes application to the City Council to complete a project that is part of a Park Master Plan and Capital Facilities Plan. Each project application is evaluated based on a pre-established set of criteria, following an evaluation process by staff a recommendation list is sent to City Council for final approval.

Cities who have established a Park Partnership Program often provide a financial match which can vary from a 50/50 match (the organization has to provide one half of the cost for the project) or a percentage of the overall project cost. The City may also provide additional in kind support such as equipment and materials or will seek a grant fund that may partially or fully fund the rest of the project.

Grant funding may be available from various sources including grant awards made through private groups and organizations or even Public Utilities. The adoption of this project into the City's Capital Facility Plan will ensures that funding can be sought at both the State and Federal level with additional opportunities possibly being available from funding sources that support 'green' and sustainable projects.

Additional opportunities for funding may be available through the United States Department of Education and the Department of Science and Technology. Presenting Eagle Ridge Park as an outdoor classroom creates opportunities to document and observe a high functioning wetland and eco system. Career fields in environmental studies, conservation, sustainability and green construction are currently some of the fastest growing employment trends. With this growing trend, the need for schools and higher learning institutes to provide 'hands on learning' and internship opportunities for students is increasing. Hosting an outdoor laboratory can open the door to a new and exciting field of grant funding and awards that are not normally captured by the local government sector.

**D. Operations and Maintenance Program**

Eagle Ridge Park is currently managed and maintained by the Public Works Department. It is recommended that the Public Works Department completes a plan for the continued maintenance and management of Eagle Ridge Park that recognizes the changes that will occur in the Park bringing with it additional maintenance and operating responsibilities.

As the park moves through the varies phases of development it will be of key importance to create and then periodically revaluate the Operations and Maintenance (O & M) Program and Budget to ensure that it is in line with the added level of service that will be required to maintain and operate the new facilities and amenities.

Creating an O & M Program identifies items and facilities to be maintained and specifies and establishes desired and manageable maintenance levels and a predictable funding source. O & M Programs include regular maintenance items such as those provided by the Public Works or Parks Department; mowing, tree trimming, garbage and litter control but often include trail and facility maintenance projects. These projects can often involve partnerships between the managing agency, community organizations, citizen volunteer groups and work parties. Planning for these types of projects and including them in the annual O & M Program can be key in ensuring that these types of programs remain ongoing, cyclical and successful.

## 11. ACTION PLAN AND RECOMENDATIONS

**A. Recommendations**

Expand and encourage participation in the governance, maintenance, management and funding of Eagle Ridge Park through public grant funding and forming public/private partnerships with local organizations and citizen volunteer groups.

**B. Management and Maintenance**

Develop a long-term comprehensive operation and maintenance plan that is tied to available funding resources and is annually budgeted, with budget review and adjustment occurring as each phase of the Master Plan is completed.

**C. Funding**

Pursue grant funding opportunities for park development and habitat protection but also look 'outside of the box' and exam grant funding that supports sustainability and low impact development projects. Engage businesses, organizations and Public Utility Companies who may be interested in opportunities to showcase sustainable and low impact products, materials, tools and practices. Develop a "Friends of Eagle Ridge Park" group to raise private funds, this could include an art and performance programming or an educational program that could raise additional funds through special events hosted inside the park. Explore the possibility of creating a Park Partnership Program a 'Parknership', allowing groups and organizations to make annual applications to complete park and facility projects, further developing a sense of investment and ownership between the public and the City parks and trails.

**D. Public Participation**

Encourage stewardship and shared responsibility among all entities and the community through the development of various programs. Encourage the School District to have educational field trips with Eagle Ridge Park as a destination. Create an outdoor classroom by developing a park that promotes and provides hands on learning and education. Develop stewardship programs that could include seniors teaching families gardening skills and community member park docents who educate the public about functioning wetland habitat. Host City sponsored events that allow Public Utilities to show case 'green' energy projects and companies to promote the benefits of low impact development and sustainability.

Eagle Ridge Park creates an opportunity for the City to lead by example through demonstrative and innovative green design and development while protecting and promoting the value of an important local and regional eco system.