



## City Council Business Agenda Item City of Kenmore, WA

<p><b>Subject/Topic:</b> Walkways and Waterways Park Projects Update</p> <p><b>Proposed Council Action/Motion:</b> No Action. This item is a status update on the Walkways and Waterways Project at Squire's Landing Park.</p>	<p>For Council Meeting Agenda of: March 19, 2018</p> <p>Department: Community Development Prepared by: Maureen Colaizzi, Parks Project Manager and Debbie Bent, Community Development Director</p> <p style="text-align: right;"><u>Initial &amp; Date</u></p> <p>Approved by Department Head: <u>DS 3/8/18</u></p> <p>Approved by City Attorney:</p> <p>Approved by Finance Director: ✓ <u>[Signature]</u> 3/8/18</p> <p>Approved by City Manager: <u>[Signature]</u></p> <p><b>Exhibits/Attachments:</b></p> <ol style="list-style-type: none"> <li>1. Walkways and Waterways Approved Concept Plan</li> <li>2. Topographic Survey/Concept Plan Overlay</li> <li>3. 30% Design Phase Draft Site Plan</li> <li>4. Updated Cost Estimate Summary</li> </ol>
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**INFORMATION/BACKGROUND:** This staff report and presentation on March 19<sup>th</sup> provides an update about refinements that have been made to the project concept plan and cost estimate for the Squire's Landing Waterfront & Natural Open Space Access project. City Council received an update on the Log Boom Park Waterfront Access and Viewing Project on February 12<sup>th</sup>. Additional refinements have been made to the Log Boom site plan for the upcoming public open house including moving the picnic pavilion further east to improve views and access to the water. An open house scheduled for Thursday, March 22<sup>nd</sup> will present the refined Squire's Landing and Log Boom Park site plans to the public. A mailer inviting the public to the open house has been sent to all residents.

Proposition 1 Walkways & Waterways bond measure was approved by voters November 2016. Improving public access to Kenmore's waterfront is also a priority. The City has over seven miles of shoreline on Lake Washington and the Sammamish River but limited opportunities for public access. Kenmore residents' desire to connect to the waterfront has been strongly expressed over the years and was confirmed through the Imagine Kenmore community engagement process. The Walkways and Waterways bond measure includes public waterfront improvements at Rhododendron Park, Squire's Landing Park and Log Boom Park.

Rhododendron Park Waterfront and Natural Open Space Access project provides public access to the Sammamish River after constructing a new trail and boardwalk to connect the playfield through the natural open space to the riverfront and dock. The project was completed at the end of 2017 and is now open to the public. A dedication and ribbon cutting is planned for early May. We will provide more details as they are available.

For information about Walkways and Waterways projects, please visit our webpage at: [kenmorewa.gov/walkwaysandwaterways](http://kenmorewa.gov/walkwaysandwaterways).

**SQUIRE'S LANDING WATERFRONT AND NATURAL OPEN SPACE ACCESS PROJECT UPDATE:**

**Walkways and Waterways Concept Plan:**  
This project will create eleven acres of new park development to enhance public access to the Sammamish River. The concept plan (Attachment #1), was developed to schematically show the location of proposed improvements prior to the ballot measure. The ballot measure concept plan shows a public hand powered water craft facility with staging areas, float and hand carry launches, a community plaza, restroom, parking lot, trails and walkways with bridges and river viewing platforms through enhanced natural areas and environmental enhancements.

### Regulatory Agency Consultation:

Staff and our consultant team (Mott MacDonald) met with agencies including the Army Corps of Engineers (ACE), Washington Department of Fish and Wildlife (WDFW), Department of Ecology, the Muckleshoot Indian Tribe; King County and the Recreation and Conservation Office (RCO) to hear preliminary feedback on the concept plan with respect to their areas of regulatory control. Based on this feedback, the consultant team conducted additional environmental and design analysis to refine the concept plan and answer questions from regulators. A follow-up meeting was held with WDFW and the Muckleshoot Tribe to review the additional environmental and design analysis conclusions and design refinements.

### Environmental and Design Analysis Phase:

A site analysis was conducted to refine the concept plan ideas into more accurate and detailed design drawings for land use, environmental permit submittal and construction cost estimating.

The site analysis included:

1. **Topographic and bathymetric survey analysis** to confirm location, size and extent of existing site features such as park features, wetlands, underwater landform and water depths, underground utilities, easements and property boundaries. Once the topographic survey, title and property deeds were documented, the concept plan was overlaid onto the topographic survey (Attachment #3).
2. **Engineering and environmental assessment** to inform the design and location for the program site elements including:
  - Wetland delineations;
  - Tree preservation where feasible;
  - Review and analysis of Sammamish River ACE Civil Works project drawings;
  - Review of FEMA Flood Zone Maps;
  - Water temperature sampling and analysis;
  - Review and analysis of ADA requirements for public docks and gangways;
  - Review and analysis of the Shoreline Management Plan code;
  - Storm water code regulations;
  - Review of future maintenance and operation needs.
3. **Stakeholder Coordination** was conducted with Kenmore Water Activity Center (KWAC) board members and Sno-King Watershed Council and Adopt-A-Stream Foundation and some Trail Walk Building A condominium residents.

### King County Waste Water Sewer Easement:

After reviewing the concept plan/survey overlay (Attachment #3), it was clear that some proposed improvements were overlapping the 15' King County waste water sewer easement. Staff met with King County staff to discuss what could be located within the easement. Permanent structures such as underground footings are not permitted; however, plazas, trails or elevated walkways, and landscaping are permissible uses over the sewer line.

### Design Refinements:

The draft 30% site plan (Attachment #2) provides for the same project elements as the concept plan (Attachment #1) with a few exceptions. Most refinements were made to reduce impacts to environmental critical areas. Reducing impacts to the critical areas also reduces mitigation costs. Attachment #2 and Attachment #1 project elements are numbered to correspond with the descriptions of refinements listed below.

1. **Entry, Parking Lot and Restroom:** There has been no significant change for the location of the proposed park entry, parking lot and restroom which are in the northeast corner of the project site. The topographic survey informed placement to avoid as many significant trees as possible. The entrance and parking lot will include signage, security lighting, gates, fencing and a landscaped buffer along the northeast property line.

2. **Plaza:** The original concept plan plaza (Attachment #1) has been labeled in the draft 30% site plan (Attachment #2) as Upper Plaza and Waterside Plaza. The waterside plaza has not changed in size (40'x80'); however, it has been shifted northeast to assure that the plaza's structural footings are outside of the 15' King County sewer easement and avoid wetland impacts. The entire plaza shown in Attachment #1 was approximately 7,100 sq. ft. in size. The size of the upper plaza was reduced nearly in half to decrease wetland buffer impacts and mitigation costs. The proposed 16' wide by 115' long upper plaza (1840 sq. ft.) is wide enough to allow for passing hand carry vessels. Using a standard of 10-20 sq. ft. per person, the upper plaza would provide a gathering area for about 100-200 people. In addition, the waterside plaza (3,200 sq. ft.) would provide a gathering area for about 150-350 people.

3. **Public Hand Powered Watercraft Facility:**

- **Gangway and Float Launch:** The 30% draft site plan (Attachment #2) includes two ADA gangways with 45' floats, one on either side of the pond. Analysis of the bathymetry and critical areas during the site analysis phase informed the location and configuration of each float to provide adequate water depths for mooring, loading and launching vessels.

The western float will be accessed from the western portion of Squire's Landing Park and is sized and engineered to moor and launch the KWAC safety power boat and up to two dragon boats used for public programming. This float serves the purpose of one large float and one small float shown on the original concept plan. See Attachment #1.

The eastern float is engineered for unprogrammed public use to launch personal kayaks, canoes and stand-up paddle boards. It will also be used for KWAC public boating programs including launching dragon boats. It is designed to allow for loading and launching on either side, maximizing the full use of the float. There will be no in water mooring on this float.

- **Hand Carry Launch (Pocket Beach):** Topographic and critical area analysis informed the design for the hand carry boat launch, which was previously referred to as pocket beach in Attachment #1. It is relocated northwest of the plaza to minimize grading and environmental impacts.
- **Upland and Floating Kayak Storage:** The floating kayak storage to support KWAC public programming shown in the concept plan (Attachment #1) was removed from the design after environmental concerns were raised during our discussion with regulatory agencies. Storage has moved landward to the south of the parking lot outside of the wetland buffer. The 2,700-sq. ft. area was designed to meet KWAC's storage needs for dragon boat, kayak/canoe and paddle board programming.

4. **Trails, Walkways with Bridges to View Decks:**

- **Trails:** Trail alignment and surface material refinements have been made. Trails within the southeastern portion of the site have been reduced and converted to elevated walkways to reduce wetland impacts. Trails within the northwestern portion of the site have been converted from asphalt to gravel to reduce impacts to the wetland buffer and construction cost.
- **Elevated Walkways:** The elevated walkway between the plaza to the bridges has increased in width from six feet to ten feet to allow access for maintenance vehicles. The remaining elevated walkways will remain six feet in width.
- **Bridges:** There are two main bridges that will connect the site across the lagoon and Swamp Creek. The third bridge that spanned a created side channel in the concept plan was removed along with the side channel after further analysis did not support its effectiveness as an environmental enhancement opportunity.
- **View Decks:** The draft 30% concept plan provides three opportunities for viewing the creek and river, one along Swamp Creek and two along the Sammamish River on the peninsula. The fourth viewing deck that was originally proposed on the peninsula was removed to reduce environmental mitigation and construction costs. View decks are approximately 8 feet wide by 15 feet long and would provide a gathering area for about six to fifteen people.

5. **Picnic (Riverside) Pavilion:** The proposed riverside picnic pavilion was relocated north to where the existing mobile home is located outside of the delineated wetland. This location is topographically higher and improves views to the Sammamish River. It also locates it outside of an area of heavy use for staging and launching hand powered watercraft.

6. **Environmental Enhancements:**

The engineering and environmental assessment, water temperature sampling and analysis, wetland delineation and site survey provided needed data about the location and extent of large trees and wetlands and how to configure the parking lot, trails, plaza, floats and bridges to reduce impacts to critical areas and trees. The side channel, bridge and elevated walkway and south viewing platform were eliminated from the design. The 30% site plan (Attachment #2) provides for environmental enhancements including planting along NE175th Street, within wetlands, their buffers and riparian areas along swamp creek and the Sammamish River. Other enhancements include Swamp Creek streambank improvements and created wetlands.

**Project Schedule Update:**

A public open house is scheduled for Thursday, March 22<sup>nd</sup>. Land use permits (including SEPA and Shoreline Permit) are estimated to be submitted this summer/fall 2018. Staff will be developing grant applications with the Recreation and Conservation Office (RCO). Applications are due May 1, 2018. The 60% design development phase will begin after submitting land use and environmental permits. Staff anticipates providing Council with another update in the winter of 2018/19. Construction is anticipated to be complete in 2023 with design, permitting and bidding continuing from 2018 through 2022.

**Project Cost Estimate Update:** Attachment #4 includes an overview of the updated cost estimate to design, permit and construct the project and a funding plan.

**Design, Permitting and Construction Costs:** The total design, permitting and construction cost with contingencies is \$1.1 Million dollars above our current total project budget of \$5.1 Million. Costs will continue to be reviewed in future design phases. Staff will update the City Council on costs in the 60% design phase to prioritize the design for construction bidding. This 30% site plan phase allows the City to submit the project for environmental and site development permits.

Design refinements have reduced cost by reducing wetland and riparian habitat impacts, and changing assumptions on the type, size and quantity of materials. However, some cost projections increased including:

- potential frontage improvements;
- mitigation to enhance wetlands and their buffers and to create wetlands and riparian habitat in the pond and Swamp Creek,
- Washington State Sales tax up from 9.5% to 10%;
- increasing construction cost escalation to 6% escalation per year until construction; and
- additional construction management.

There are two other major expenses this project will incur. They include 10-year environmental monitoring and maintenance and land acquisition. Costs for both are shown in Attachment #4 in the Total Project Funding Plan chart listed below the Cost Estimate chart. These costs add an additional \$1.4 Million dollars to the total project costs. Total project funding needed is estimated at about \$7.6 Million.

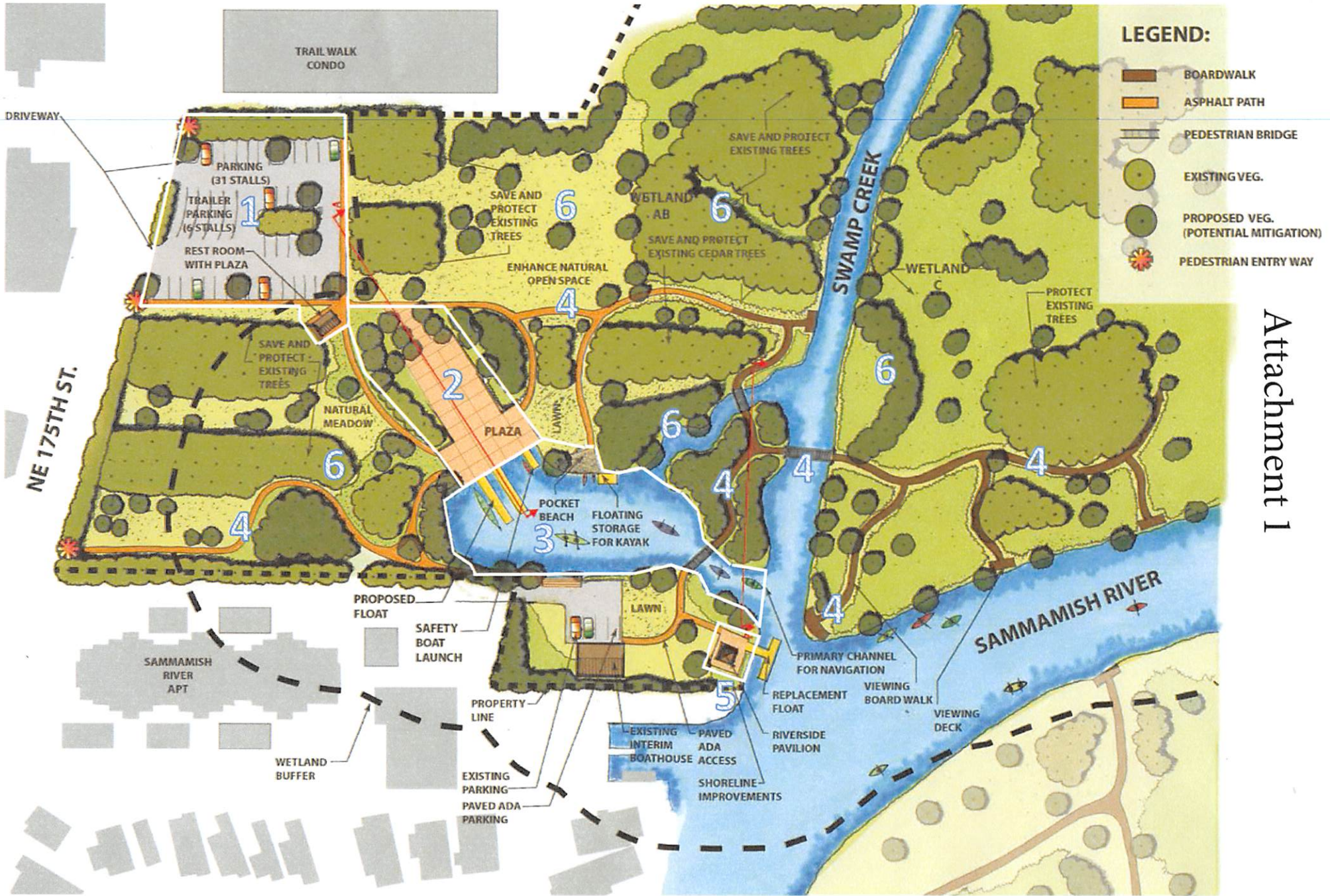
**Environmental Monitoring and Maintenance:** The cost to monitor and maintain environmental mitigation area for the Squire's Landing project will be approximately \$40,000/year for 10 years. Normal park operation and maintenance costs are not included in this capital project budget.

**Land Acquisition:** Several Squire's Landing parcels east of the lagoon were originally acquired by King County with Recreation Conservation Office (RCO) funding that restricts active recreation use of the parcels. To allow for more active uses (particularly associated with water access for the hand powered watercraft), the RCO land conversion process requires replacing land based on current appraised value of between \$650,000 to \$920,000. The City has been working with RCO on the land conversion and the process is underway. The conversion process needs to be completed before construction begins. Public input is required by RCO prior to the Recreation and Conservation Board will approve the land conversion process. Staff will present the details of the land conversion to City Council in a public hearing to allow for public comment.

**Funding Sources:** In addition to the \$5.1 million-dollar bond levy funding, the city is seeking other funds to narrow a potential gap. In March, staff applied for a matching grant award from King County's Conservation Futures Trust (CFT) for up to \$500,000 towards the cost for land acquisition. In May, Staff will submit applications for two grants from the RCO for up to \$1,000,000 with the hope of receiving one grant award of up to \$500,000. Other available City funding would be required for the balance.

**FISCAL CONSIDERATION:** See Attachment #4.

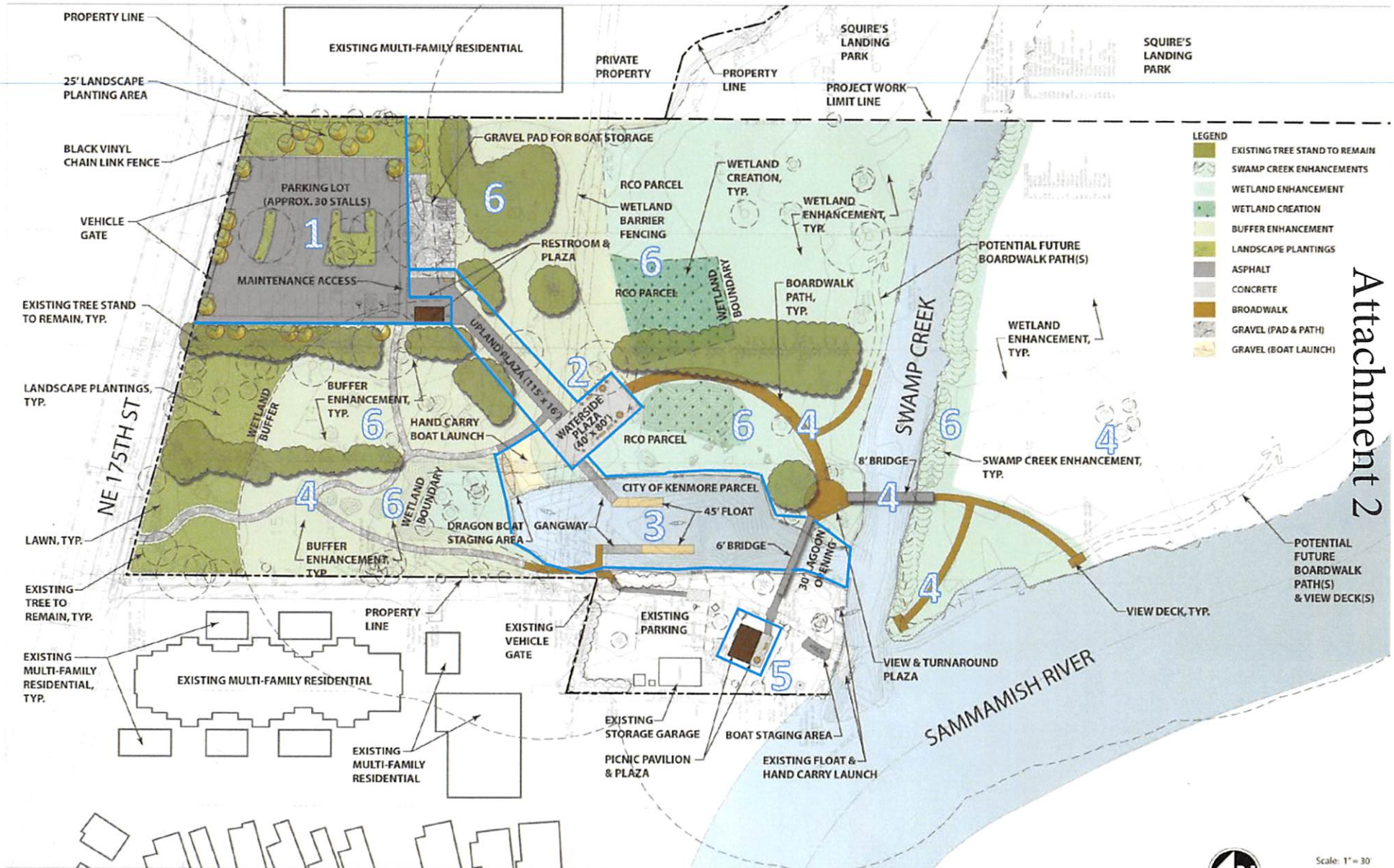
**COUNCIL GOAL/BUDGET OBJECTIVE BEING ADDRESSED:** 2018-19 City Council Goals: Goal 2. To implement the Walkways and Waterways projects. Goal 5. To update and continue to implement the Economic Development Plan, advance public access to the water.



Attachment I

Squire's Landing Park  
Concept Plan



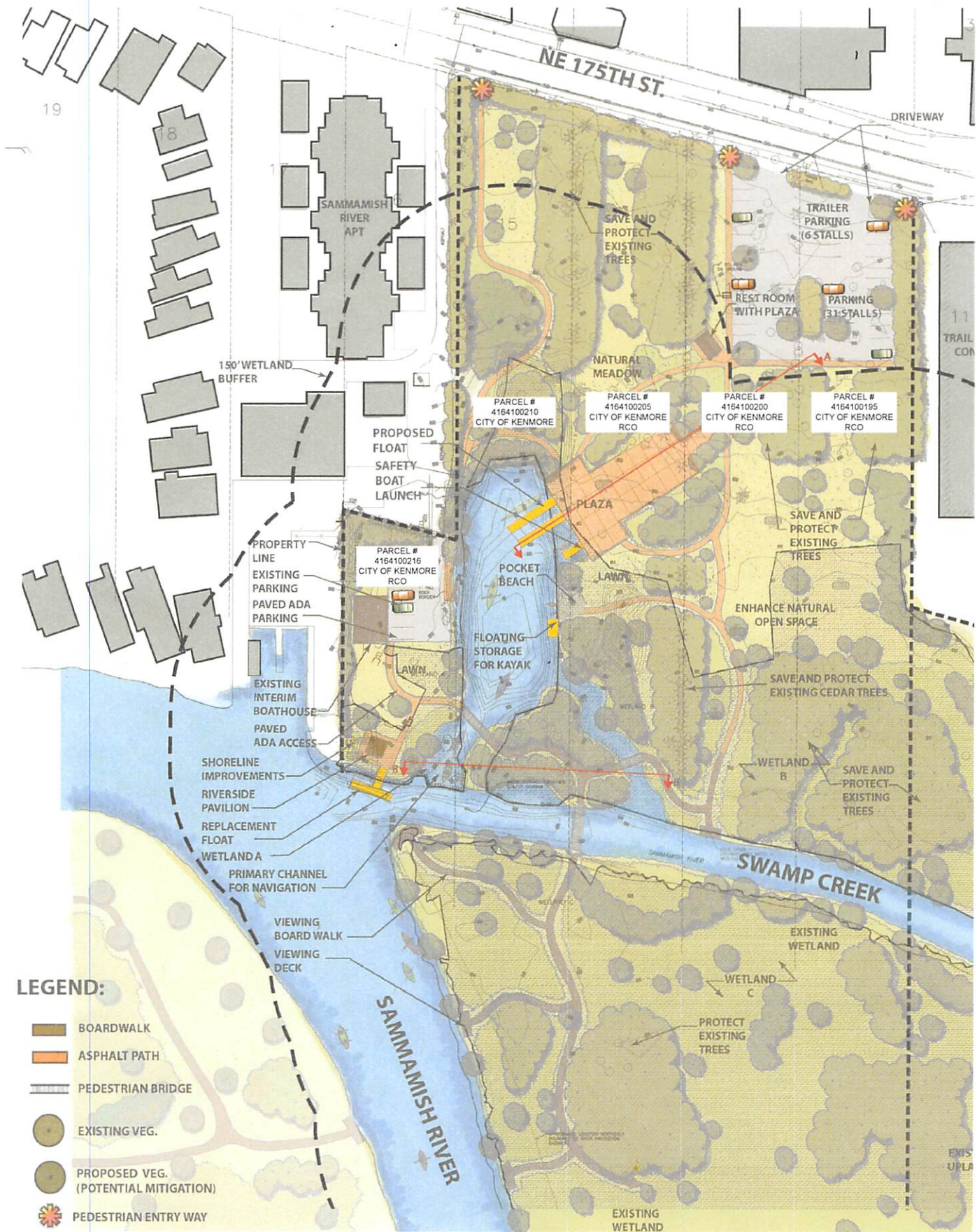


Squire's Landing Park  
Draft 30% Site Plan

03/09/2018



# Attachment 3



## LEGEND:

-  BOARDWALK
-  ASPHALT PATH
-  PEDESTRIAN BRIDGE
-  EXISTING VEG.
-  PROPOSED VEG. (POTENTIAL MITIGATION)
-  PEDESTRIAN ENTRY WAY

## SQUIRE'S LANDING CONCEPT PLAN





SQUIRE'S LANDING PARK WALKWAYS WATERWAYS PROJECT BUDGET ANALYSIS

Construction Project Expenditures	
Walkways & Waterways (W&W) Squire's Landing Park Project	
Engineer's Estimate (Draft 30% Site Plan)	\$2,919,096
1% for the Arts	\$29,191
10% WSST	\$291,910
Administrative Staff Costs (.25 FTE x 4 yrs)	\$200,000
Design & Permitting	\$890,216
Construction Management (10%)	\$291,910
<b>Project Cost Subtotal</b>	<b>\$4,622,322</b>
Inflation Contingency (6% for four years)	\$700,583
Construction Contingency (30%)	\$875,729
<b>Contingency Subtotal</b>	<b>\$1,576,312</b>
<b>Total Estimated Project Cost w/ Contingency</b>	<b>\$6,198,634</b>

Total Project Funding Plan	
<b>USES</b>	
30% Design Cost Estimate (Design, Permitting, Construction)	\$6,198,634
10-year Mitigation & Monitoring	\$400,000
Land Acquisition	\$1,000,000
<b>TOTAL FUNDS NEEDED</b>	<b>\$7,598,634</b>
<b>SOURCES</b>	
2017 Walkways & Waterways Bond	\$5,100,000
Potential RCO Grant Award	\$500,000
Potential CFT Grant Award	\$500,000
Other Available City Funding	\$1,498,634
<b>TOTAL SOURCES NEEDED</b>	<b>\$7,598,634</b>