RESOLUTION NO. R2016-05

A RESOLUTION OF THE CITY OF SEQUIM ADOPTING THE CARRIE BLAKE COMMUNITY PARK MASTER PLAN WHICH ESTABLISHES A SITE PLAN TO BE FOLLOWED FOR CURRENT AND FUTURE PARK DEVELOPMENTS AND TO ASSIST IN THE PRIORITIZATION OF CAPITAL PLANNING NEEDS

WHEREAS, the Washington State Legislature directed all jurisdictions planning under the Growth Management Act (RCW 36.70A) to plan in a coordinated and comprehensive manner to maintain and enhance the quality of life enjoyed by state residents; and,

WHEREAS, the planning goals established under the Act address the retention of open space, enhancement of recreational opportunities, conservation of fish and wildlife habitat, increased access to natural resource lands and water, and the development of parks and recreation facilities, (RCW 36.70A020(9); and,

WHEREAS, the Parks and Recreation Element of the Comprehensive Plan sets goals and policies guiding the planned growth of the park and recreation system in the City; and,

WHEREAS, the Washington State Recreation and Conservation Office (RCO) requires a community-wide park planning effort be completed and certified to maintain eligibility for grant funds for acquisition and development of park sites and facilities; and,

WHEREAS, the City of Sequim Parks and Recreation Board has completed the Carrie Blake Community Park Master Plan including all necessary elements and,

WHEREAS, the plan has been extensively reviewed by the Parks and Recreation Board, City Council and City Staff; and,

WHEREAS, the City Council adopted a Resolution at a regularly scheduled meeting on February 22, 2016 and,

WHEREAS, in conformance with Title 20, Sequim Municipal Code, the plan has been available for public review and comment;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SEQUIM, WASHINGTON, HEREBY RESOLVES AS FOLLOWS:

Section 1. That the Sequim City Council supports the Sequim City staff actions in their request to develop the Carrie Blake Community Park Master Plan.

Section 2. It is our hope that the Carrie Blake Community Park Master, attached as Exhibit A, will serve as the blue print directing capital planning needs for the Community Park.

Adopted by the Sequim City Council on this 22nd day of February, 2016.

Dennis L Smith

Dennis Smith, Mayor

Karen Kuznek-Reese, City Clerk, MMC

Approved as to Form:

Craig Ritchie, City Attorney

Carrie Blake Community Park
Master Plan Report



Architectural illustrations.

The Water Reuse Demonstration Site and The Carrie Blake Park Properties

Prepared by: HBB Landscape Architecture and Zenovic & Associates

CITY OF SEQUIM

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Sequim Family Advocates
Olympic Peninsula Demonstration Garden
Jamestown S'Klallam Tribe
Puget Sound Anglers, North Olympic Peninsula Chapter
Park Docents
Peninsula Trails Coalition (Olympic Discovery Trail)
Sequim Tennis Group
Sequim Community Tennis Fund

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A special "Thank You" to everyone who attended an open house and participated in the planning process, or made direct contact to the City by e-mail or telephone. We appreciate your comments and support.

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INTRODUCTION

Background & Purpose

Carrie Blake Community Park consists of two parcels: the Carrie Blake Park parcel (22.42 acres) and the Water Reuse Demonstration Site parcel (28.85 acres). Although Carrie Blake Park and the Water Reuse Site are legally different properties, to the away visitor, they look and feel like one park. As a result, the two properties together are commonly referred to as "Carrie Blake Park".

Carrie Blake Park was once a 200-acre Farm owned by the Blake Family. In the 1970s, part of the farm was sold to the City of Sequim to build a park. In the 1990s, the city purchased the Water Reuse Site using state grant funding designed to assist the city in its goal of re-using 100% of its reclaimed water. Much of the park has been developed over the years by local community groups investing time, money and labor to create a variety of amenities. As a result, there is a large variety of uses at the site, but there isn't always a clear approach to the design, location, or layout of those uses.

Existing improvements include:

- Japanese garden,
- Gazebo and picnic areas,
- Playgrounds
- Off-leash and agility training area,
- BMX track,
- Walking and biking trails,
- Performing arts stage
- Ponds and creeks,
- Guy Cole Convention Center,
- Horseshoe pits,
- Softball and soccer fields,
- Skate park,
- Ornamental community gardens

On the Carrie Blake Park site, amenities provide a variety of active and passive recreation. On the Water Reuse Site, the amenities have the additional function of educating and demonstrating the sustainable practice of reusing wastewater. Combined, Carrie Blake Park is a vibrant, well-used, and treasured community park. The new and improved park components will provide a variety of opportunities for passive and active recreation, ultimately contributing to improved health and a higher quality of life for residents and visitors to Sequim.

This Master Plan report describes the overall planning process and provides a set of park standards to guide future park improvements into a cohesive approach and character for the overall park, regardless of funding sources or how many different phases are developed over time. Each proposed park component is also described in detail. Breaking the park into various components allows maximum flexibility in potential phasing of construction, or in targeted funding as opportunities become available. A detailed estimate of proposed construction cost and phasing is also included as an Appendix to this plan.

City of Sequim Parks and Recreation Master Plan

In 2015, the City developed a Parks and Recreation Master Plan (City Parks Plan) that outlines the City's vision, goals and objectives for the development of parks and recreation over the next twenty years, and provides general direction for future park development. Within the plan, community parks are intended to provide much of the larger recreation infrastructure, with fields and courts, trails, passive spaces, and natural areas.

Carrie Blake Park and the Water Reuse Site are both identified as community parks in the City Parks Plan, which are intended to serve the local neighborhood, city-wide residents, and the larger region. In addition to maintaining the existing diverse uses, the City Parks Plan proposes the following improvements to the park:

Carrie Blake Park Program

- Pickleball courts
- Rock climbing wall
- Skate park renovation and/or expansion
- BMX park renovation and/or expansion
- Guy Cole building renovation and/or expansion
- Basketball courts
- Additional pedestrian-only trails
- Water bottle refilling station
- Re-configuration of children's play equipment
- Re-configuration of access road
- Cross-circulation from North Blake Avenue to North Rhodefer Road
- Tennis courts
- Off-leash dog park renovation and/or expansion
- Recycle stations
- Benches, picnic tables, and picnic shelter
- Entrance and interpretive signs
- Born Learning Trail

Water Reuse Site Program

- Demonstration garden, community garden, and fruit trees
- Tiered seating around the performance stage
- Bocce ball courts
- Playground renovation and/or expansion

Community-Based Design Process

The Carrie Blake Park Master Plan is a result of a community-based design process that took place over a period of five months with extensive stakeholder outreach and community involvement. The process began with a site assessment to observe existing conditions, collect photographs, and assess the site. It became clear during the assessment that there was a pattern to the existing elements, and that pattern could provide the basis for an organizational strategy to be used in future development of the park. Stakeholder interviews were also conducted to better understand the current park users and recreation providers, as well as their potential future needs for the park to support their programs or activities.

The existing site assessment and feedback received during the stakeholder interviews were used to create two Plan Alternatives. The Plan Alternates represented different potential uses of the site, an organizational strategy for the entire park, and a variety of circulation patterns and layout of park uses between each Alternate. The Plan Alternates were presented to the Parks Board and then to the community in an open house. Each Alternate is described in greater detail in the Appendix for Open House #1.

Feedback from the Plan Alternate presentations was used to guide the development of a draft Master Plan. The draft Master Plan was presented back to the same stakeholder groups from the initial interviews to ensure the original goals and vision were incorporated into the plan for the park. The draft Master Plan was then presented to a joint meeting of the City Council and the Parks Board, as well as a second community open house. Feedback on the draft Master Plan was used to develop the final Carrie Blake Park Master Plan. The draft Master Plan is described in greater detail in the Appendix for Open House #2.

A copy of the presentation materials and meeting summaries is included as an Appendix to this report. The following is a timeline of the community-based design process:

Site Assessment	October 07, 2015
Organizational Strategy	October 07, 2015
Stakeholder Interviews	October 08, 2015 – November 05, 2015
Plan Alternates	October 21, 2015
Parks Board	November 02, 2015
Open House #1	November 02, 2015
Draft Master Plan	December 08, 2015
Stakeholder Review	November 20, 2015 – December 14, 2015
Joint City Council and Parks Board	December 14, 2015
Open House #2	December 15, 2015
Final Master Plan	January 15, 2016
Adoption by City Council	To Be Determined

The final Master Plan meets the needs expressed by the community as well as some existing system deficiencies identified by the site assessment and/or the community during the design process. As a result of this extensive community-based process, Carrie Blake Park improvements will realize the community's vision for a park that incorporate fitness for all age groups and abilities; provides a clear organization and wayfinding system for the park; allows opportunities for passive recreation; incorporates rainwater management strategies; and highlights ecological design, art and culture.

MASTER PLAN

Overview

The Carrie Blake Park Master Plan provides an organizational guide and design layout for existing and proposed park components throughout the site. Many components are existing and in need of improvement, some are entirely new, and others are relocated or reorganized to better fit within the overall design of the park. The intent of this Master Plan is to show a coordinated, consistent, and comprehensive layout that brings all of the disparate park program elements and components together, within the limits set by existing conditions, natural site features and systems, and stormwater improvements.

The following sections summarize the Site Assessment and organizational strategy for the park, and defines a new standard for all site improvements to help guide future development of the park. A discussion of improvements to vehicular circulation and parking is also included to help clarify the overall intent for the park.

The Master Plan is presented with architectural illustrations to help visualize the proposed plan. Each park component is then generally described and a summary of improvements included. These descriptions are not meant to be exhaustive in detail, but provide enough direction to guide design, development, and/or improvement of each park component.

It is important to note that a few programmatic elements were not included in the Master Plan. Recommendations that these park components would be best served by being located elsewhere are provided.

Site Assessment

A Site Assessment was conducted using the Program Elements in the City's Parks Plan as a framework for analysis across three main themes: Circulation, ADA/Universal Access, and Crime Prevention through Environmental Design (CPTED). A complete summary of the Site Assessment is included as an Appendix to this report.



CIRCULATION

In general, bicycle facilities are not extensive to or through the site. Although there are some bicycle racks in the park and access to the public restroom, the existing site and trails system is not very conducive to bicycle use. Trails lack a hierarchy of material or character, and the major circulation routes through the park, including along the Olympic Discovery Trail are not clear. The Olympic Discovery Trail crosses the vehicular entry at the Water Reuse site on North Rhodefer Road in an awkward configuration that makes it difficult to see trail users by traffic entering and exiting the site. There are also limited bicycle lanes leading to the park from adjacent transit or transportation corridors to support non-motorized transportation options.



Once within the park, a series of new connections and a clear wayfinding system would create the opportunity for multiple loop trails. Loop trails should include a hierarchy of trail types, clear wayfinding an accessible route to all uses within the site. Other support facilities within the park could include a bicycle repair station, easy access to restrooms, benches and seating areas, and water bottle refill stations, bicycle racks and drinking fountains. For example, seating would provide respite, viewing opportunities, or a place for quiet contemplation along trail routes. A consistent standard for site furnishings would allow for easier, cost effective, and potentially quicker repair or replacement of benches, picnic tables and other park amenities throughout the site.



Entrances into the site could also be enhanced for pedestrian access from adjacent neighborhoods, at intersections or at other desired entrances into the site. While there is good visibility into the site from park entrances, the south entrance appears to be used less and does not have a clear connection to other park improvements around this area. In addition, the entrance off North Rhodefer and the Water Reuse Site narrows once you enter the site, reducing access and creating limiting parking along this route. Emergency vehicle access and turnaround appears to occur around the Guy Cole Center and near the James Center for Performing Arts.



ADA/UNIVERSAL ACCESS

Currently, many of the existing uses have poor accessibility, or the existing access does appear to meet current accessibility standards. For example, the existing trail system transitions between multiple surfaces including paved, gravel, mulch, and lawn, making internal circulation difficult for cyclists and anyone with impaired mobility or wheelchairs. Several of the bridges also appear to have uneven transitions to land that exceed maximum ADA elevation changes. In some instances trails end at the edge of vehicular drives with no warning or transition, creating a potential conflict between pedestrians or bicyclists and vehicular traffic. This was noted at several locations around the Friendship Garden, south of the soccer fields, and near the performance stage.



Where provided, all site furnishings should also meet accessibility standards for access, location, and use, including at all bleacher and viewing areas, along trail routes, at the performance stage and seating area, and at other park improvements (existing or proposed). The restroom connections to ADA parking and playgrounds also do not appear to meet current ADA standards.



CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED)

Much of the park consists of contiguous open space all of which can be easily seen from a vehicular drive. Dense vegetation, however, occurs around Bell Creek and the bridges can be dark and hidden. There is also dense growth along the west drainage channel at the Water Reuse Site that provides a buffer to the adjacent neighbors during events, but also prevents surveillance into the park from the street.



In general, many of the existing park improvements have good visibility within each area, but the entrances to those areas are often partially obscured or could be improved for added safety and security. For example, playgrounds are located near parking lots and in close proximity to restrooms, but they are split by the main entry drive causing a potential conflict and a lack of visibility between the different playgrounds at the site.

Overall, the appearance of active and on-going maintenance, as well as two existing caretakers in residence at the site provides a positive contributing factor to the lack of conflicts realized, limited vandalism, and lack of graffiti throughout the park.



Organizational Strategy

There is a general pattern already occurring within the park that existing improvements are organized around. This pattern forms the basis of the organizational framework that should be reinforced through future development and facility improvements. This also provides the framework for a wayfinding system integrated across the park. The site facilities and features are organized into four generalized zones described below (see Figure 1).



FIELDS ZONE

This zone includes sport fields and activities that require open field areas and lawns such as soccer, softball, and the Off-leash dog park. Picnic areas, playgrounds, and other supporting uses would also be appropriate in this zone.



GARDEN / NATURAL ZONE

The garden / natural zone accommodates formal garden areas such as the Demonstration Garden and Friendship Garden, as well as natural planting areas along North Blake Avenue. These areas provide a vegetated buffer and screen along the west edge of the park, adjacent to the single-family residential neighborhood. Reinforcing the west edge with additional buffer planting, screening, and expanded garden facilities would be appropriate uses in this zone.



ACTIVITY / COURTS ZONE

Most of the single-use activities are located along the central spine of the park, including the James Center for Performing Arts, Guy Cole Convention Center, BMX, skate park, and the Born Learning Trail. Supporting facilities, such as the playground, restroom, and pump house buildings are also located in this zone. Additional sport court facilities such as tennis and pickleball along with picnic, playground, and plaza areas would be appropriate in this central zone.



CREEK / NATURAL ZONE

The creek / natural zone accommodates Bell Creek and its adjacent 100-foot buffer, two pond areas, and the majority of mature trees in the park. Maintaining and enhancing natural and native plantings would be appropriate uses for this zone. Where buffer encroachments occur, mitigation planting and restoration should occur adjacent to the buffer areas.

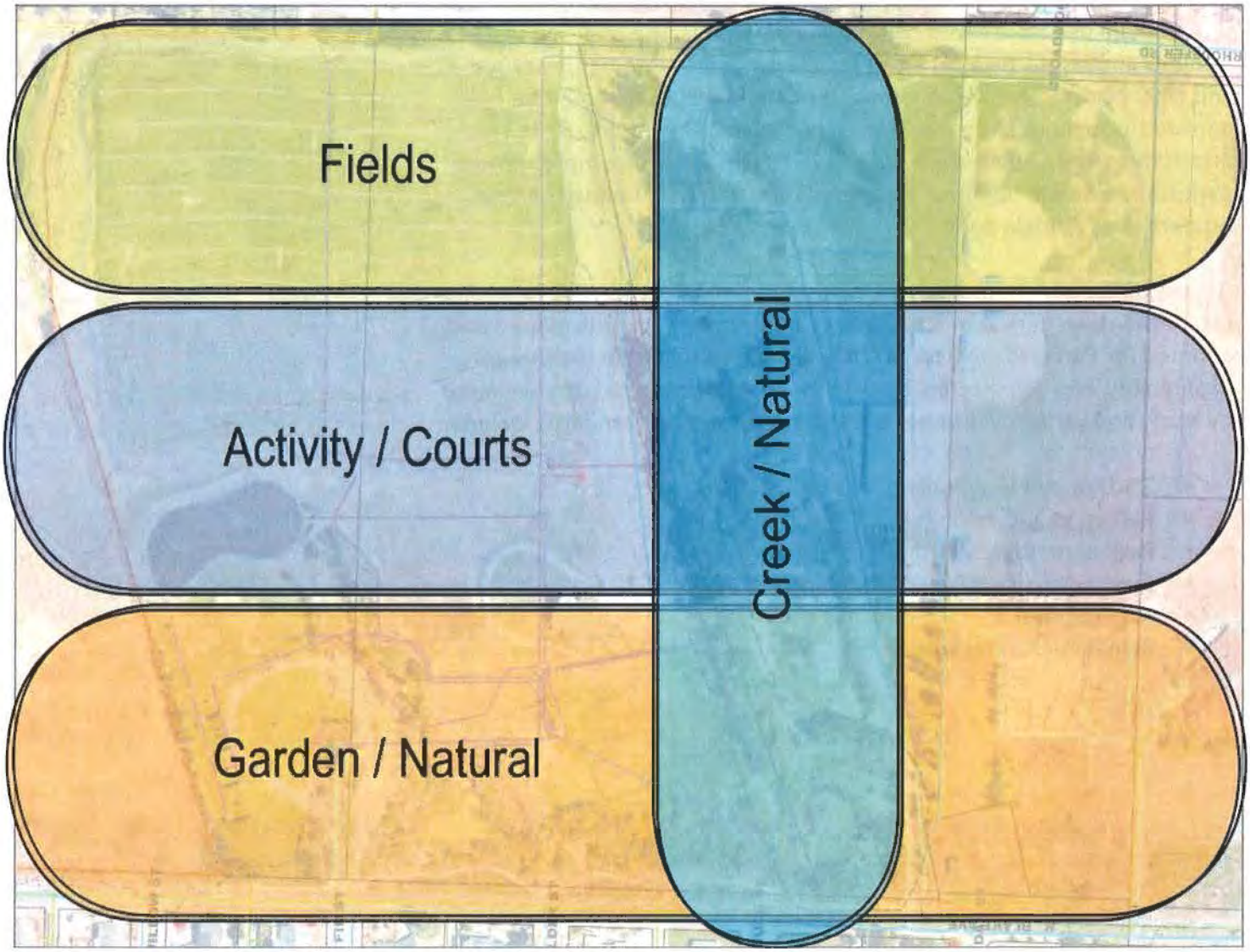


Figure 1. Four zones defining the organizational strategy for program elements in the park.

Comprehensive Park Standards

While Carrie Blake Park and the Water Reuse Demonstration Site provide well used and loved community amenities, the addition of facilities and layout over time has resulted in a disjointed appearance and lacks comprehensive and consistent standards that should be applied throughout the park. The users of these sites think of the two properties as one open space facility and park. A set of comprehensive park standards will reinforce this perception and help define the two properties as a single park.

As part of the park improvement process moving forward, the following comprehensive park standards are recommended to be developed and adopted for Carrie Blake Park as a whole, and to maintain the integrity, high quality, and consistency between elements improved or developed by many and various volunteer efforts. The proposed standards include:

- Signage and Wayfinding
- Pathways and Paving
- Park Amenities
- Commemorative Donation/Memorial Policy
- Art Program
- Rainwater Management

SIGNAGE AND WAYFINDING

A visually consistent signage system with a clear hierarchy of sign types would help create a consistent identity for Carrie Blake Park. To avoid sign clutter and have signs compete for attention, it is vital to develop a visually clear hierarchy of sign types with consistent materials, textures, fonts and text format, dimensions, and color palette within the hierarchy. Development of a Signage and Wayfinding Plan that clearly describes design, materials and potential locations for each sign type will become a useful tool for improving wayfinding within the park.

At a minimum, the following sign types should be considered in order of hierarchy:

1. Park Entry Signs (example: Carrie Blake Community Park)
2. Facility Signs (example: Albert Haller Playfields; Friendship Garden)
3. Interpretive Signs (example: raingardens; permeable paving)
4. Wayfinding Signs (example: directional arrows to restrooms)
5. Regulatory Signs (example: rules for off-leash, playground, fishing)











Examples of a cohesive sign system that improves wayfinding.

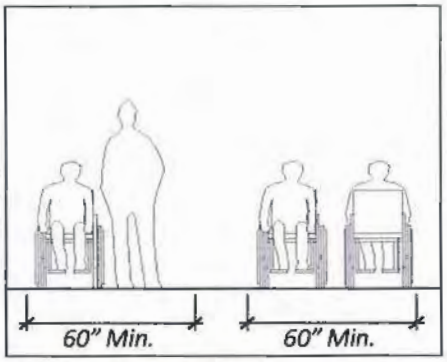
TRAILS AND PAVING

Trails and paving design should have a clear hierarchy to create primary, secondary, and tertiary levels of circulation. Standards should be developed for paving material, quality of surfacing, width, accessibility for people with physical disabilities, and universal access.

The main objectives of trails and paving standards should include:

1. Establish varying pathway widths based on their function within a wayfinding plan.
2. Ensure that the minimum width meets ADA guidelines, such as allowing for two wheelchairs to pass.
3. Maintain a consistent paving material.

Based on the sustainability goals for the park, use of porous asphalt is recommended. The porous asphalt would need to be edged by a flush 6" concrete band. Providing the concrete band helps protects the edges of the porous asphalt from clogging. It also provides high visual contrast to assist in wayfinding, especially at dusk or dawn, and for people with visual impairments.



ADA Passing Zone Minimum Width









Examples of a primary shared use trail with a secondary pathway.

PARK AMENITIES

Currently, park amenities vary in size, shape, design, and material, often competing aesthetically with each other. Developing a set of standards for park amenities will reinforce a unified identity for the park. A coordinated family of site furnishings should include items such as:

- benches
- gates
- bollards
- picnic shelters
- gazebos
- bike racks
- fencing
- litter/recycling receptacles
- handrails
- drinking fountains
- guardrails

Park buildings and structures should be included in these standards to provide guidance regarding architectural style and important details to reinforce a community park aesthetic. All site amenities should incorporate ADA guidelines, such as providing an ADA space adjacent to companion seating at all viewing areas.











Examples of a park amenities in a design family.

COMMEMORATIVE DONATION/MEMORIAL PROGRAM

Donations and memorial gifts are an important component of the vitality of many community parks. It's important that a formal program sets standards for the appropriate acknowledgment of gifts and donations, and allows for commemoration of important events within a consistent framework.

A donation / memorial program could include the following elements:

1. Commemorative park bench, memorial trees, or engraved pavers.
2. Consolidated names on a wall, where donor names are listed according to donation level (this has also been adapted to list memorial names as well in lieu of site-specific memorials).
3. Defining what types of donations or gifts are disallowed and what types are allowed.
4. Explaining the process by which a request is made and reviewed.
5. Identifying naming opportunities, if allowed, within the park for large individual donors.
6. Develop a consistent procedure to address memorials and donation elements that currently exist within the park.











Examples of a various donor recognition programs.

ART PROGRAM

Two examples of making art accessible to the public at Carrie Blake Park are the steel art piece 'Sunlight and Shadow' in the northwest part of the site and the stone lantern in the Friendship Garden. As an iconic open space, Carrie Blake Park has the potential to showcase additional art pieces throughout the park, both integrated into various design elements or as stand-alone iconic pieces.





Treatment of public art at the park should be considered and integrated into the overall public art plan for the City of Sequim, currently being developed by the City Arts Advisory Commission. Public art within Carrie Blake Park should at a minimum:

1. Document the valuation (for insurance purposes) of existing and future art works.
2. Collect artist-provided guidelines regarding how their artwork can be cleaned, maintained, and repaired if damaged.
3. Maintain a database of public art with the artist's contact information and any special conditions associated with each piece.
4. Identify potential locations and opportunities for public art in the park, including donated and commissioned pieces.



Example of an Art Plan for the Port Angeles Waterfront.

RAINWATER MANAGEMENT

Taking inspiration from the Water-Reuse Demonstration Site, a park standard to guide rainwater management is recommended for entirety of Carrie Blake Park. With Bell Creek, its buffer, and numerous water channels in the park, a rainwater management system should be integrated into the park and guide future improvements. Each facility (new, proposed, or improved) located in the park should integrate the principles of low-impact development, and be designed and constructed with the ability to treat, detain, and/or infiltrate rainwater runoff that the facility generates. This means that each new facility should evaluate as part of its design, how it will treat rainwater runoff with the following criteria:

1. Run off from impermeable paved plaza areas should be directed to biofiltration areas and/or raingardens nearby.
2. Impermeable court facilities should provide adjacent infiltration strips to help detain and infiltrate runoff.
3. Uses that impact the quality of rainwater runoff, such as parking or the Off-leash dog park should provide raingardens in their planted buffers to filter runoff before it enters Bell Creek.
4. Trails and pathways should per permeable asphalt with concrete edges.











Examples of a "parking forest" an raingardens designed so that all runoff is collected and treated within the parking area.

Vehicular Circulation Improvements

Safe, efficient vehicular access to and through Carrie Blake site and the Water Reuse site is critical to optimal usage of all elements of the community park. Currently roadway circulation, ease and sufficiency of parking, and access to the site are ineffective. The Master Plan provides a cohesive blend of roadways, parking areas, and well-defined access points that resolves these deficiencies.

ROADWAYS

The addition and relocation of roadways provides for through connections from North Blake Avenue on the west to North Rhodefer Road on the east at two locations. These changes will give park users several options for accessing the various park facilities while reducing impacts on adjoining roadways. Improved circulation patterns will also provide for a safer park environment, minimizing the potential for the blocking of vehicular travel, and allowing quicker access for emergency vehicles.

In the Water Reuse site the existing roadway at that accesses the Reuse Demonstration Building off North Blake Avenue will be connected to the roadway to the soccer field/amphitheater facilities. This roadway will allow improved access to the James Center for the Performing Arts for both musicians/artists and audience members, reducing the walking distance to the venue and more evenly distributing traffic to North Blake Avenue and North Rhodefer Road. Access to the soccer fields will also be more efficient for the same reasons. Response time for emergency vehicles is anticipated to be reduced as the need to drive completely around the park to reach these facilities is avoided.

On the Carrie Blake site, current access is provided by a single roadway that crosses Bell Creek, encroaches into the wetland buffer for associated ponds, and traverses between children's play areas. This roadway has poor visibility and walkways terminate at the edge of the roadway causing pedestrians to walk within the traffic lanes. This roadway will be eliminated. Access to the Carrie Blake site will be redirected to a new location on the south edge of the park.

To accommodate this new access, the existing roadway that runs along the park south boundary will be extended east to North Rhodefer Road, a traffic circle will be placed at the park entrance, and a new park access roadway will extend north between the softball fields and restroom building. This change will eliminate the environmental and safety issues associated with the current roadway and allow more efficient distribution of traffic to the adjacent roadways. The traffic circle will provide improved control of traffic into the park as well as act a traffic calming measure for the new through roadway.

PARKING

Parking facilities within the park are generally open asphalt and gravel areas with minimal stall markings. This approach leads to inefficient distribution of vehicles and the potential for parking in unsafe locations. The new parking facilities are intended to address that deficiency and also provide sufficient spaces for all uses under most conditions. More formalized parking will also allow for the placement of trees and shrubs between and around parking areas to improve esthetics of the park while reducing heat gain during summer months.



On the Carrie Blake site, formalized uses include the Guy Cole Convention Center, softball fields, tennis and pickleball courts, while less formalized uses include the playground, gathering areas, off-leash dog park, skate park, and intra-park trails and gardens. Allocating parking based on industry standards, the number of spaces for each formalized use can be established. Parking needs for other uses are more subjective. Based on the designated formalized uses, the parking needs are 75 spaces for the Guy Cole Convention Center (1 space per 4 occupants based on 300 occupants from "The Future of the Guy Cole Building" study), 30 spaces for the softball fields (15 per field), and 24 for the tennis and pickleball courts (2 per court), for a total of 129 spaces. The plan anticipates a total of 190 spaces, leaving 61 spaces for the other uses.



It is unlikely that the formalized uses will have concurrent events, so sufficient parking is available for the other uses. It is also important to note that the parking has been arranged to be close to the major uses (Guy Cole Convention Center and softball fields) while still providing safe and easy access to the other uses.

On the Water Reuse site, primary uses include the James Center for the Performing Arts amphitheater and the soccer fields. There is sufficient room in the amphitheater to seat in excess of 2,500 people and still meet recommended attendee space allocation for safety. However, a reasonable number of spaces for maximum typical use should be about 1/3 of that number, or around 800 people. At the recommended parking of 1 space per 5 people, the total parking required for this use is 160 spaces.



For the soccer fields, the industry standard is 16 parking spaces per regulation field. There is sufficient room to place up to 5 regulation fields on the site, for a total of 80 spaces, resulting in a need of 240 spaces for both uses. A total of 191 spaces is provided in the Master Plan for this area, not including the parking around the Reuse Demonstration Building. Again, it is assumed that concurrent events at these two facilities are unlikely, so adequate parking is provided for all but extraordinary events. It would be necessary to provide off-site parking for such events.

INTERSECTIONS

Access to the park is currently provided at three primary locations (North Blake Avenue at the Reuse Demonstration Building, North Blake Avenue at the Carrie Blake site, and North Rhodefer Road at the soccer fields) with an additional limited use access off North Blake Avenue to the parking lot adjacent to the skate park. The access intersection at the Water Reuse Demonstration Site is the only one that is safe and efficient.



The intersection that provides vehicular access to the soccer fields and James Center is narrow, poorly aligned with the roadway, and has the Olympic Discovery Trail, which is used by numerous pedestrians and bicyclists, crossing the park roadway very near the entry. This configuration is very unsafe as it is difficult for motorists to see pedestrians and fast moving bicycles approaching the road crossing. In addition, the narrow entry to the roadway is inadequate for two vehicles to pass, leading to conflicts when soccer games are starting and ending as well as when performances end at the amphitheater. The Master Plan anticipates improving this intersection by widening, realigning, and relocating the Olympic Discovery Trail in this area.



The intersection that currently provides access to the Carrie Blake site access road is deficient due to the need to provide a crossing over Bell Creek immediately after turning from North Blake Avenue. This configuration limits the turning radius for vehicles entering the park and results in conflicts with vehicles leaving the site. The location of the access is mid-block, so movement into and out of the site interferes with the free movement of traffic on North Blake Avenue especially when major events at the Guy Cole Center conclude. The location and configuration of the access also impedes the flow in Bell Creek during high flow storm events, resulting in flooding of areas of the south.



By relocating the park entrance to an upgraded/new roadway along the south boundary of the park, the noted deficiencies are resolved. This relocation also allows for unrestricted flow in Bell Creek, eliminates the flooding problems, allows for better distribution of traffic onto adjacent streets, and reduces traffic impacts on the residential neighborhood west of the park.



Master Plan Description

The following Master Plan and associated perspective illustrations for Carrie Blake Park (Figures 2 - 4) shows how the organizational structure, park standards, and circulation improvements are combined with the proposed uses to create a cohesive, clear system of park element throughout the site. The plan is the result of numerous public meetings and discussions with park stakeholders, city staff, and elected officials. The following section describes each park component in greater detail, including a summary of the existing condition where applicable as well as a list of proposed improvements.

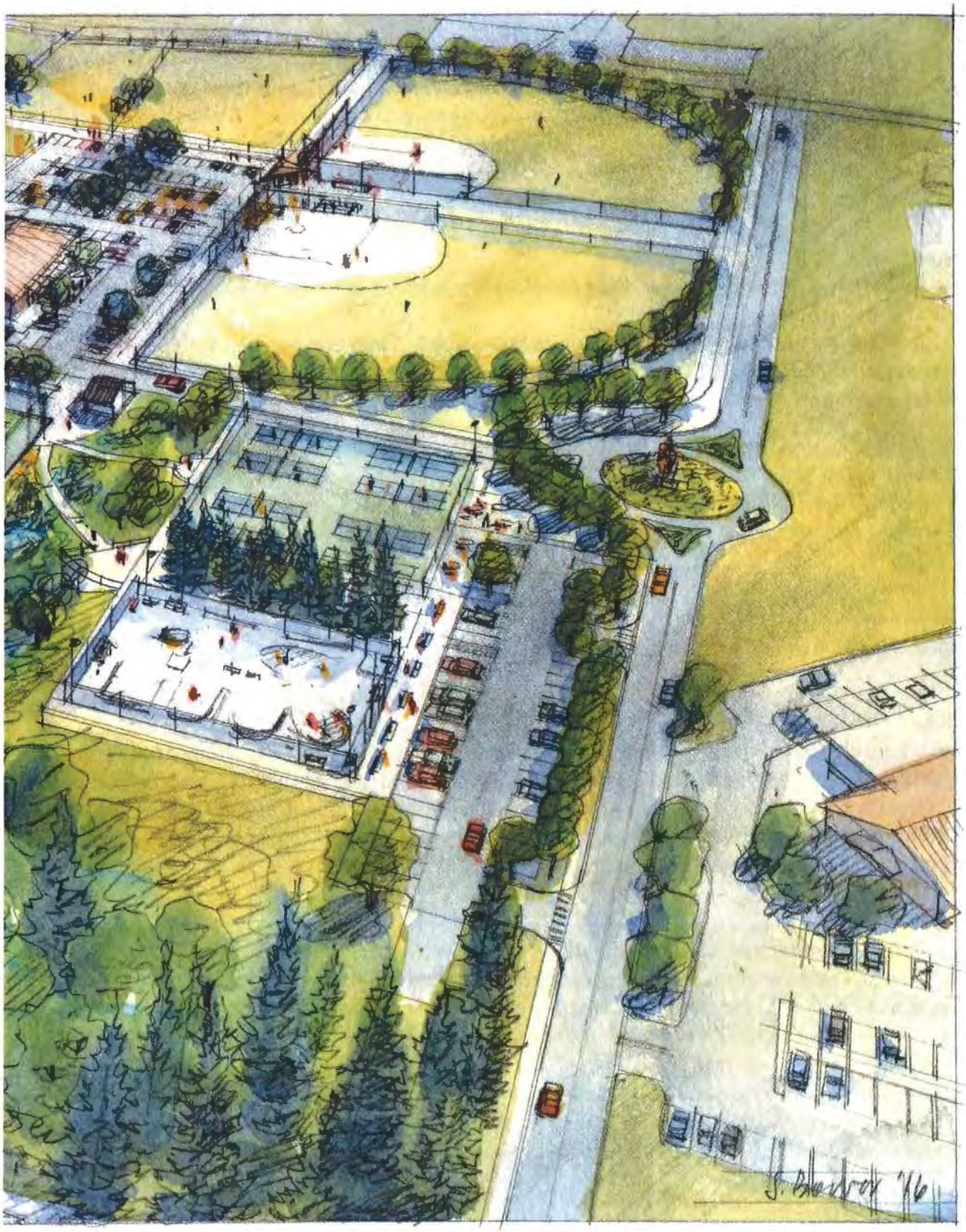
The different components of the Master Plan include the following:

1. Olympic Discovery Trail
2. Alber Haller Playfields: Soccer
3. Small Playground and Born Learning Trail
4. Holding Pond
5. "North Lane" West Segment
6. Olympic Discovery Trail - Trailhead
7. Vegetation Buffer
8. Intersection Improvements
9. Terraces and Concert Lawn
10. James Center for the Performing Arts
11. Restroom with Plaza
12. "North Lane" East Segment
13. Demonstration Gardens
14. Mitigation Planting and Docent Area
15. Bell Creek
16. Friendship Garden: Rock Garden
17. Pedestrian Bridge
18. Friendship Garden
19. Matt Dryke Memorial Pavilion
20. Large Playground
21. Picnic Pavilions and Horse Shoe Pits
22. Off-Leash Dog Park
23. Guy Cole Mini Convention Center: Parking Lot
24. Guy Cole Mini Convention Center Remodel
25. Tennis Courts
26. Stormwater Facilities and Docent Area
27. Potential Stormwater Mitigation Area
28. Skate Park
29. Pickleball Courts
30. Softball Fields
31. "South Lane" West Segment and Park Entry
32. "South Lane" East Segment


Broadmoor St
N Rhodefer Rd
100' Stream-Wetland Buffer
South Lane
Trinity United Methodist Church
N Blake Ave
E Spruce St
E Cedar St
Trail
1
8f
14
22
32
30
23
24
21
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12
31
29
25
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C
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8d
8e



HBB | Stephanie Bower, Architectural Illustration



HBB | Stephanie Bower, Architectural Illustration

Park Components

1 OLYMPIC DISCOVERY TRAIL

The Olympic Discovery Trail (ODT) is a 130 mile, paved, trail alignment that spans the north of the Olympic Peninsula from Port Townsend to the Pacific Ocean shore, traversing several jurisdictions. More than half of the trail has been constructed. The segment of the ODT running through Carrie Blake Community Park was one of the first constructed in the early 1990s. It no longer meets current AASHTO standards for trail construction or ODT Design Guidelines as published by the Peninsula Trails Coalition.

Summary of Improvements:

- Widen the trail to 10 ft. to 12 ft. width and provide shoulders to meet Chapter 5 of the AASHTO standards for multi-use trail construction.
- Replace the impermeable asphalt surfacing with porous asphalt with 6 in. concrete edges.
- Provide signs in conformance with ODT Design Guidelines.
- Relocate adult fitness stations from interior of the park along the outer ODT alignment.

2 ALBER HALLER PLAYFIELDS: SOCCER

The Albert Haller Playfields are multi-use natural grass playfields used by Junior and Adult soccer leagues, for referee training, lacrosse, and occasional community events. It consists of open lawn and goals. The playfields are irrigated.

Summary of Improvements:

- Continue to maintain the lawn, grading, and irrigation.

3 SMALL PLAYGROUND AND BORN LEARNING TRAIL

Through targeted stakeholder conversations, it emerged that often parents had to split their time between older children playing on the playfields and smaller children who wanted to play on the playground equipment at the other end of the park, or choose which to monitor. A small playground in the proximity of the playfields was felt by the community to be a good solution to alleviate this pressure and provide an area where parents can monitor both playfield and playground activities.

Summary of Improvements:

- Provide playground with interactive play equipment.
- Construct "parent plaza" area with site furnishings and small picnic shelter.
- Provide porous asphalt with 6 in. concrete edges pathway connection to the ODT, restroom, and parking areas. Pathway minimum width should provide 8 ft. for main pathways, and 6 ft. width for auxiliary pathway connectors.
- Relocate the Born Learning Trail signs to the pathways leading from the new restrooms (11 below) to the playground.
- Provide playground identification sign and rules sign.

4 HOLDING POND

The holding pond on the water reuse demonstration site property feeds the streams and ponds of Carrie Blake Community Park. The pond is used by remote control sailboat enthusiasts and anglers for fishing events. The local anglers stock the pond with fish once a year. Pond-related activity occurs on adjacent gravel pathways. In addition, for increased stormwater control and environmental functioning, the city had a report with Summary of Improvements to relocate and enlarge the holding pond and infiltration areas.

Summary of Improvements:

- Enlarge the holding pond at its existing location to approximately 1.2 acre surface area and increase its depth to approximately 10 ft. to increase water volume capacity.
- Integrate a small picnic shelter, social gathering area with site furnishings at the west side of the pond.
- Provide porous asphalt with 6 in. concrete edges pathway connection to the ODT and parking areas.
- Provide permeable paved and ADA accessible pathways around the perimeter of the pond for all-side, recreational access with gradually-sloped and grass covered shoulders to the pond's water surface.
- Provide holding pond identification sign and rules sign.

5 "NORTH LANE" WEST SEGMENT

As part of the vehicular circulation and parking improvements within the park, the parking areas and travel lane serving the playfields should be connected to Blake Avenue. This west segment extension would then provide direct access through water reuse demonstration site property for emergency vehicles to quickly access the pond, playground, playfields, and concert areas. This segment would complete the one-way through-access thereby helping to alleviating the existing circulation conflicts at the North Rhodefer Road entry.

Summary of Improvements:

- Expand the paving and pathways from the east segment of the "north lane" to connect with the drive lane around the water reuse demonstration site building.
- Paving to be porous asphalt.
- Redesign culvert and crossing of water channel from holding pond and restore plantings along the edges of the water channel.
- Provide traffic direction signs.

6 OLYMPIC DISCOVERY TRAIL - TRAILHEAD

The existing water reuse demonstration site building includes restroom, adjacent parking, bike racks and with the new pathway alignments, direct access to the ODT. With the addition of wayfinding signs, bike repair station, and water-bottle refill/drinking fountain station, and potential upgrade to site furnishings to fit future park design guidelines, the community supported the additional designation of this area as a trailhead for the ODT.

Summary of Improvements:

- Reconfigure the entry plaza area with permeable paved plaza.
- Provide bike repair station and water-bottle refill/drinking fountain station.
- Upgrade site furnishings: seating, bike racks, litter/recycling receptacles.
- Provide porous asphalt with 6 in. concrete edges pathway connection to the ODT. Restore lawn areas disturbed by construction.
- Maintain current artwork(s).
- Integrate ODT signs per the ODT Design Guidelines as well as trailhead/water reuse building identification signs, rules signs, kiosk, and wayfinding signs.
- Provide additional drive aisle connection to the west of the building to allow for circular drive return.

7 VEGETATION BUFFER

Plant enhancements proposed include clearing of invasive species and planting of native species to enhance screening of park from neighborhood and the ecological value along Blake Avenue.

Summary of Improvements:

- Invasive species removal.
- Selective pruning and thinning of woody vegetation for form and improved branching structure.
- Planting of native species.
- Planting street trees.

8 INTERSECTION IMPROVEMENTS

(a – Fir; b – Alder; C – Spruce; D – Cedar; E – South Lane W; F – South Lane E;)

Improving pedestrian and bicycle access from adjacent residential communities and the city as a whole is a key piece to increase walk-ability and bike-ability to and from the park. Neighborhood street intersections that provide access to the park's edges and sidewalks provide opportunities to include traffic-calming techniques along Blake Avenue such as raised-table pedestrian crosswalks, planted bulb-outs, ADA ramps, and clearly marked crosswalks to improve crossing safety and accessibility. Similarly, improving crossings at main vehicular intersections will help alleviate vehicle and pedestrian and bicycle conflicts.

Summary of Improvements:

- Provide sidewalks with ADA curb ramps and striped crosswalks.
- Reconstruct pedestrian-only intersections (8b – 8d) as raised tables with planted bulb-outs.
- Provide traffic and crossing signs at intersections.
- Incorporate Park Identification Signs at main park entry points.
- At intersection 8e, provide continuous sidewalk along west side of Blake and connect to Gebhardt B Zwicker trail.

9 TERRACES AND CONCERT LAWN

The existing concert lawn is in need of enlargement, access to shade, improved ADA access, and regrading of the slope for concert audiences and community events. The design of this area transitions to the demonstration gardens and the pathways integrate the concert lawn with the layout of the demonstration garden. The addition of trellises and trees provide shaded areas and integrate the space into the gardens. The north end provides an opportunity to mound and berm an area forming terraces for additional seating and audience space.

Summary of Improvements:

- Enlarge and regrade the concert lawn.
- Provide ADA accessible pathways that are paved with porous asphalt and with 6 in. concrete edges.
- Construct wood trellis structures over segments of the pathway to support vines and in a style complimentary to the James Center for the Performing Arts.
- Berm earthwork to provide terraces along the north area of the concert lawn.
- Plant specimen trees to define the space and provide shade along the edges.
- Provide site furnishings such as benches and litter/recycle receptacles.

10 JAMES CENTER FOR THE PERFORMING ARTS

The existing James Center for the Performing Arts is too small for the growing size of the center's users. Plans for expansion of the building with a practice room/auxiliary indoor concert venue, and outdoor plaza, gathering area for receptions or social events have been drawn and proposed.

Summary of Improvements:

- Expand the building per existing, proposed plans and drawings.
- Provide pathway connections and paved plaza areas
- Provide porous asphalt with 6 in. concrete edges pathways integrated with master plan layout for pathways around concert lawn and connections to the demonstration garden pathways.
- Construct outdoor plaza and social gathering area.
- Incorporate component identification sign and rules sign.
- Construct auxiliary parking and loading area access.

11 RESTROOM WITH PLAZA

A need for additional restroom facilities accessed by playfield users, concert area users and playground users was expressed by the community. Providing site furnishings, signs, plaza, and restroom will form a centralized gathering and social area for this quadrant of the park. Raingardens can manage stormwater runoff from the restroom roof and trees provide additional shade to a potential drop-off area. The centralized and visually open location with increased activity also provides for maximum natural surveillance of the restroom.

Summary of Improvements:

- Provide restroom building with storage and green roof.
- Provide concrete plaza area integrated with pathway system and "north lane" improvements.
- Provide site furnishings such as seating, picnic tables, litter/recycle receptacles, and water-bottle refill/ drinking fountain.
- Construct raingardens to manage and infiltrate stormwater.
- Incorporate rules sign, green roof interpretive sign, and wayfinding kiosk.

12 "NORTH LANE" EAST SEGMENT

The city recently adopted plans and layout for improvements to the east segment of the "north lane." These plans have been integrated into this master plan and are reflected in the plan drawings and master plan improvements.

Summary of Improvements:

- Reconfigure travel lane and improve parking space allocation through striping and standardized widening of travel lane.
- Paving will be porous asphalt.
- Improve travel lane where ODT crosses to increase safety at crossing.
- Provide Park Identification sign at North Rhodefer Road entry.

13 DEMONSTRATION GARDENS

Maintained by a group of dedicated volunteers, the demonstration garden is a park destination as well as a link between the Japanese Friendship Garden and the rest of the site. The existing terraced garden provides attractive walking loops and opportunities for some water use and planting demonstrations. Future phases include the Rose Garden, Herb Garden, and Ethnobotanical Garden. Additionally, a building for storing tools and giving demonstrations adjacent to the expanded garden is included in the master plan.

Summary of Improvements:

- Direct future phases of the garden layout per master plan.
- Provide pathways paved with porous asphalt and with 6 in. concrete edges.
- Relocate totem pole near the existing playgrounds into the ethnobotanical garden "eye."

14 MITIGATION PLANTING AND DOCENT AREA

Due to several park components encroaching on the creek buffer, mitigation areas for buffer planting are provided in the master plan as required by code. These must be contiguous with the existing buffer and mitigate for the square feet of encroachment. The east area of park around Bell Creek provides an opportunity to plant areas adjacent to the buffer boundaries with native vegetation to improve habitat function of riparian ecology.

The current docent area has issues with camper, home, or RV access to the docent site. This includes utility access such as sewer, power, telecom, and water connections. Integrate the design features commonly found for RV park accommodations with larger footprints to allow for side loading will provide improved docent sites.

Summary of Improvements:

- Redevelop docent site with improved access.
- Provide utility connections similar to RV sites with special attention to the unique needs of the docent sites, being more permanent than a typical RV spot.
- Plant native, riparian species adjacent to the creek buffer as mitigation planting.

15 BELL CREEK

This area includes improving the pathway network around and over Bell Creek and also planting of creek buffer areas with native vegetation to improve habitat function of riparian ecology.

Summary of Improvements:

- Improve bridge crossings for ADA access and surface traction.
- Provide permeable paved pathways with 6 in. concrete edges.
- Plant native, riparian species within the creek buffer.

16 FRIENDSHIP GARDEN: ROCK GARDEN

The current rock garden area is in need of design and improvement. With improved pathways and connections, the location offers an opportunity for the rock garden to provide a transitional space between the Friendship Garden and Demonstration Garden areas.

Summary of Improvements:

- Provide boulders, raked rock, edging, and other items unique to a Japanese rock garden.
- Provide porous asphalt paved pathways with six inch concrete edges.

17 PEDESTRIAN BRIDGE

The community expressed a strong desire for an east to west pedestrian link through the park. By extending the pathway network along the north side of Bell Creek, integrated into improvements for the "North Lane," James Center, and Demonstration Garden, the pedestrian bridge provides the missing link from the entrance at North Rhodefer Road to the intersection of North Blake Avenue at Spruce St. and pedestrian/bicycle connections into the adjacent neighborhood.

Summary of Improvements:

- Provide porous asphalt with 6 in. concrete edges pathways that are connected to the pathways at the Demonstration Garden and the sidewalk along North Blake Avenue
- Provide ADA accessible pedestrian bridge spanning the irrigation channel with railing. Surfacing to provide adequate traction.

18 FRIENDSHIP GARDEN

Maintained by a group of dedicated volunteers, the Friendship Garden is a park destination as well as a west side link between the Demonstration Garden and the rest of the site. The primary focus of improvements at the Friendship Garden should be the maintenance of the pond vegetation and the wooden pedestrian bridges.

Summary of Improvements:

- Permanently remove cattails from infested soils in and around the ponds.
- Replace the wooden pedestrian bridges with bridges that remain in character for the Japanese-style of the garden and also address ADA, safe walking surface texture, maintainability, and railing requirements.
- Incorporate identification sign, rules sign, and wayfinding kiosk.

19 MATT DRYKE MEMORIAL PAVILION

The existing pavilion is in disrepair and located in a difficult area of the park not easily accessed by pedestrians without creating a conflict with vehicular traffic. The master plan provides an opportunity to replace the pavilion with a new structure to house the memorial plaque and bust dedicated to Matt Dryke.

Summary of Improvements:

- Construct a new pavilion structure with seating and pedestals for memorial plaque and bust.
- Provide access to grass lawn gathering area and connections to other park elements by a porous asphalt pathway with 6 in. concrete edges.
- Integrate a water bottle refill/drinking fountain to increase activity at the pavilion for natural surveillance.
- Incorporate identification sign and rules sign.

20 LARGE PLAYGROUND

The spatial area of the large playground equals the existing three, disconnected play areas in the park. This provides for the potential reuse for much of the current equipment such as the swings and structures, but also to provide more interactive play equipment such as climbing net structures, climbing boulders, and musical sound play equipment.

Summary of Improvements:

- Provide play area with subsurface drainage and safety surfacing meeting current safety and ADA standards.
- Integrate play equipment that is universally accessible to children of all abilities.
- Incorporate a diversity of equipment including climbing net structures, spinning equipment, boulders, climbing walls, and slides.
- Construct a parent plaza with site furnishings including water-bottle/drinking fountain, for parental supervision of children.
- Provide enhanced entry plaza with site furnishings and connections to adjacent park components and restrooms.
- Incorporate identification sign, rules sign, and wayfinding sign.
- Provide concrete plaza area.
- Construct raingardens to manage and infiltrate stormwater.

21 PICNIC PAVILIONS AND HORSE SHOE PITS

The current picnic pavilion and gazebo are popular community event spaces. The master plan proposes to maintain the use close to the existing area and provide two new picnic pavilion structures to double the capacity provided by the existing areas. Also, this is an opportunity to integrate grills for public use and also relocate the horseshoe pits to this area. This frees up the existing horseshoe pit area for use as mitigation planting and raingarden area.

Summary of Improvements:

- Provide new, permanent picnic pavilion structures to match architectural detail and design of Guy Cole Mini Convention Center remodel.
- Provide site furnishings including grills.
- Construct new horseshoe pits.
- Integrate pavilions into pathway system by providing porous asphalt pathway with 6 in. concrete edges.
- Incorporate identification sign and rules sign.

22 OFF-LEASH DOG PARK

Maintained by a group of dedicated volunteers, off-leash dog park is a park destination. The primary focus of improvements at the off-leash dog park should be the maintenance of the lawn areas and, as the existing fencing and site furnishings age, replacement with fencing and site furnishings in coordination with established park design standards. In addition, provide ADA access to the off-leash dog park in the form of paved access to entries and internal paved pathways to site furnishing areas within in each enclosure.

Summary of Improvements:

- Provide porous asphalt pathway with 6 in. concrete edges to main site furnishing areas within enclosures.
- Replace existing fencing with new fencing consistent with park design guidelines.
- Incorporate identification sign and rules sign.

23 GUY COLE MINI CONVENTION CENTER: PARKING LOT

The convention center is currently used for a variety of community events. A main concern is parking availability at the convention center, which also currently serves the softball fields and dog parks. The existing paved area around the Guy Cole Mini Convention Center is unmarked leading to haphazard and inefficient parking. The master plan provides striping to maximize parking, expands parking to the east and provides accessible parking stalls and access at several locations in proximity to major park components.

Summary of Improvements:

- Paving is porous asphalt.
- Integrate curb ramps, striping, wheel stops and planting.
- Maintain underground utility connections to Guy Cole Mini Convention Center.
- Provide grass-pave fire lane access and planting around building.
- Provide rules signs and wayfinding signs.

24 GUY COLE MINI CONVENTION CENTER REMODEL

The convention center is currently used for a variety of community events. There are current plans for a complete remodel of the facility to enhance its use as a community event space.

Summary of Improvements:

- Advance the current remodel plans for the building structure.
- Provide identification sign and wayfinding signs.
- Construct raingardens to manage and infiltrate stormwater. (Explore integration of features with public art)

25 TENNIS COURTS

There are no tennis courts at Carrie Blake Park yet. Tennis courts are in demand for recreational players and for tennis programs such as the Community Junior Tennis Program which has been active the last nine years. The master plan proposes four tennis courts be added to meet tournament standards in regard to size and alignment. These are integrated into the ADA pathway network so that they can be fully accessible and used for wheelchair tennis.

Summary of Improvements:

- Provide fenced, striped, and paved surfacing to meet tournament standards.
- Integrate site furnishings including water-bottle/drinking fountain.
- Connect to adjacent pathways, plaza, and restroom through porous asphalt pathway with 6 in. concrete edges.
- Provide concrete plaza area.
- Construct raingardens to manage and infiltrate stormwater. (Explore integration of features with public art)
- Provide identification sign and rules sign.

26 Stormwater FACILITIES AND DOCENT AREA

The southwest corner of the park experiences extensive stormwater flow from Bell Creek overflows. The undeveloped area around the culvert outlet provides an opportunity to integrate stormwater management features to help mitigate and reduce flood waters impacts in this area. Planting this area with native vegetation will also improve habitat function of riparian ecology and counts toward mitigation planting directly adjacent to the creek buffer. The current docent area has been relocated to improve access and site surveillance given the new layout of the park in the master plan. This relocation includes improved utility access such as sewer, power, telecom, and water connections. Integrate the design features commonly found for RV park accommodations with larger footprints to allow for side loading will provide improved docent sites.

Summary of Improvements:

- Redevelop docent site with improved access.
- Provide utility connections similar to RV sites with special attention to the unique needs of the docent sites, being more permanent than a typical RV spot.
- Plant native, riparian species adjacent to the creek buffer as mitigation planting.
- Reroute stream channel and construct wet ponds, detention cells, and manufactured wetland with native planting.

27 POTENTIAL STORMWATER MITIGATION AREA

There is a small private property owned by a telecom company which sits in the middle of the stormwater facility. Most of the property is undeveloped and has potential to increase the area used for mitigation planting and stormwater control.

Summary of Improvements:

- Negotiate with telecom property owner to increase area used for stormwater control to the maximum extent possible.
- Plant native, riparian species adjacent to the creek buffer as mitigation planting in new area obtained.
- Reroute irrigation channel and construct wet ponds, detention cells, and manufactured wetland with native planting in new area obtained.

28 SKATE PARK

The existing skatepark no longer meets current guidelines for skate park design and no longer serves the skateboard community. The surfacing does not meet skatepark design Summary of Improvements and does not provide for continuous skating "flow" between elements. It also consistently floods during storm events. The master plan shifts the skateboard park to the west, providing a planted buffer between it and the pickleball courts, slightly reduces the footprint per initial input from skatepark designers that suggest a smaller footprint with more efficient use of skate elements will provide increased skate value.

Summary of Improvements:

- Provide new design for skatepark to serve both "street skaters" and "bowl skaters."
- Integrate site furnishings along edges including water-bottle/drinking fountain.
- Connect to adjacent pathways, plaza, and restroom through asphalt pathway with 6 in. concrete edges.
- Provide concrete plaza viewpoint area.
- Construct raingardens to manage and infiltrate stormwater.
- Provide identification sign and rules sign.
- Provide subsurface drainage to alleviate existing flooding conditions in the skate park area.

29 PICKLEBALL COURTS

There are currently no pickleball courts at Carrie Blake Community Park. The Sequim Picklers presently rotate where they practice between retrofitted basketball courts and the Boys and Girls Club (indoor space). Providing 8 courts in a tournament configuration will provide the community with a pickleball facility. The location is proposed near the new entrance to the park and close proximity to parking and the restroom building.

Summary of Improvements:

- Provide fenced, striped, and paved surfacing to meet tournament standards.
- Integrate site furnishings including water-bottle/drinking fountain.
- Connect to adjacent pathways, plaza, and restroom through asphalt pathway with 6 in. concrete edges.
- Provide concrete plaza viewpoint area.
- Construct raingardens to manage and infiltrate stormwater.
- Provide identification sign and rules sign.

30 SOFTBALL FIELDS

The current softball fields are extensively used by community softball leagues and also allow for tournaments. The master plan maintains the softball fields at their current location and layout with minor improvements needed to the facility based on public comment.

Summary of Improvements:

- Renovate the grass lawn outfields by improving grading and drainage.
- Upgrade the infields to clay.
- Upgrade the current bleachers to more permanent material and provide an additional set.

31 "SOUTH LANE" WEST SEGMENT AND PARK ENTRY

There is strong support to create a new east to west vehicular and pedestrian connection along the south boundary of the park. This "south lane" would provide a new entrance route to the south part of Carrie Blake Community Park. The entry to the park integrates a roundabout as a means of slowing through traffic to avoid the road becoming a raceway and also to provide a feature for the incorporation of future sculptural art and announce this entrance as a major gateway to the park and to the convention center.

Summary of Improvements:

- Construct "south lane" to meet current city standards for street construction.
- Incorporate sidewalks and street tree plantings to meet intent of master plan.
- Provide roundabout with electrical and water conduit to provide for future potential artistic feature.
- Provide park identification signs and wayfinding signs.

32 "SOUTH LANE" EAST SEGMENT

The east segment completes the "south lane" connection between North Rhodefer Road and North Blake Avenue It also presents an opportunity to provide street-side parking spaces that could fit campers and RVs that may just want to visit the park for a day or a few hours.

Summary of Improvements:

- Construct "south lane" to meet current city standards for street construction including street-side parking stalls for campers and RVs.
- Incorporate sidewalks and street tree plantings to meet intent of master plan.
- Provide park identification signs and wayfinding signs.

Additional Plan Components

Four items from the original program lists that are not included in the Carrie Blake Park Master Plan are the BMX Track, Basketball, Bocce Ball, and Climbing Wall park components. Given the limited amount of space available after program elements with strong constancies have been incorporated into the master plan, and the need to provide planting areas to mitigate for existing encroachments in the creek buffer, providing a programmatic space for these park components is not feasible.

The concerns are that each park component deserves to be a first-class facility and the quality of the facility should not be reduced to a substandard level simply to squeeze it into left over space. Additionally, squeezing all of the program elements into the park space leaves very little planted and vegetated space, resulting in an athletic complex dominated by short walls, fences, and much hardscape. This aesthetic was in direct contradiction to the public comment and input regarding the desired character for the park.



BMX TRACK

- The spatial requirements of a first-class BMX track facility greatly expanded the footprint of this park component.
- A regional need for a BMX track emerged through the public involvement process.

Recommendation:
As a regional facility, the city should partner with the county to identify a suitable location near the Sequim area to serve the need for a first-class, BMX track facility within the city's general location.



BASKETBALL

- A community need for basketball courts open for use by the public emerged through the public involvement process.
- However the public did not generally feel this to be a strong component for Carrie Blake Community Park.

Recommendation:
The relocation of pickleball court use into Carrie Blake Community Park from the current elementary school playground's basketball courts, provides an opportunity to return the school courts to basketball use. As a partner with the school district, the city and district should improve the courts as porous paving courts enhancing the sustainability of the play area as well as reducing the noise generated by bouncing basketballs.

BOCCE BALL COURTS

- Some local need for bocce ball courts emerged through the public involvement process.
- However the public did not generally feel this to be a strong component for Carrie Blake Community Park.



Recommendation

The scale and use of bocce ball courts lends itself to be incorporated within neighborhood scale parks. The city should identify neighborhood opportunities to, at a minimum, provide double courts for competition play for four teams.

CLIMBING WALL

- A community need for the provision of adult-level climbing walls (typically age 16 and older) emerged through the public involvement process.



Recommendation:

For children level-of-service, incorporate climbing elements and net structures into the new playground areas.

For adult level-of-service:

1. Incorporate climbing wall panels into either the Guy Cole Convention Center and/or skate park design along with adequate safety surfacing.
2. Given the regional draw of a full-scale, climbing wall facility, partner with the county to identify a suitable location near the Sequim area to serve the need for a first-class, outdoor, adult climbing wall facility.

ESTIMATED COST OF MASTER PLAN COMPONENTS

Estimated Probable Cost of Construction

1. In order to provide a guide for possibilities or projects that may emerge in the future, the cost estimate is comprehensive and includes all park components of Carrie Blake Community Park that could have the possibility for renovation, improvement, redesign, and/or new development
2. The following figure delineates the boundaries for each component and what is included within that park component area. For example, the tennis court component includes some of the surrounding plaza work, walkways, planting, potential retaining walls and auxiliary grading in addition to the work necessary to develop it as a stand-alone project such as temporary sediment and erosion control (TESC), demolition, clearing & grubbing, rough grading, underground utility lines that may need routing, among other associated costs.
3. Each cost estimates assumes that each park component area is developed as a stand-alone project. Cost efficiencies and savings will be realized if adjacent components can be developed together. For instance, grading, demolition, and mobilization for a larger area is of less increase in cost compared to mobilizing twice for the same area that is divided into two projects. Also, an item such as a survey could be combined for the entire park property as a single project and then this cost would no longer be divided among each component, resulting in cost efficiency.
4. The estimate is conservative in that it assumes that all construction is of a first-class workmanship quality and furnishings, plants, and materials are durable, have high longevity, and need low levels of continued maintenance. For instance, a cheaper wood bench could be installed for less cost, but higher maintenance in annual sealing and refinishing and in increased replacements as the wood deteriorates over 10 years; versus a metal, powder-coat bench with anti-graffiti coating that could be in continuous use for 30 + years but with a higher initial purchase cost. The approach is to be conservative in planning-level estimates to ensure that all potentialities are accounted for.
5. The unit costs reflect average, 2015 in-place, construction costs for Western Washington park construction projects, assume a design/bid/build contract, and that site conditions are typical. They do not take into account volunteer efforts, donations, and/or alternate sources of funding, furnishing acquisition, or site development.
    - The unit costs are pro-rated for use at a planning level and include escalations for:
    - Contractor mark-ups
    - Shipping/freight, delivery, and handling
    - Contractor Labor
    - Incidental materials

In addition to the park improvements, the following are suggested budgets in order to address some of the deficiencies identified in the master plan.

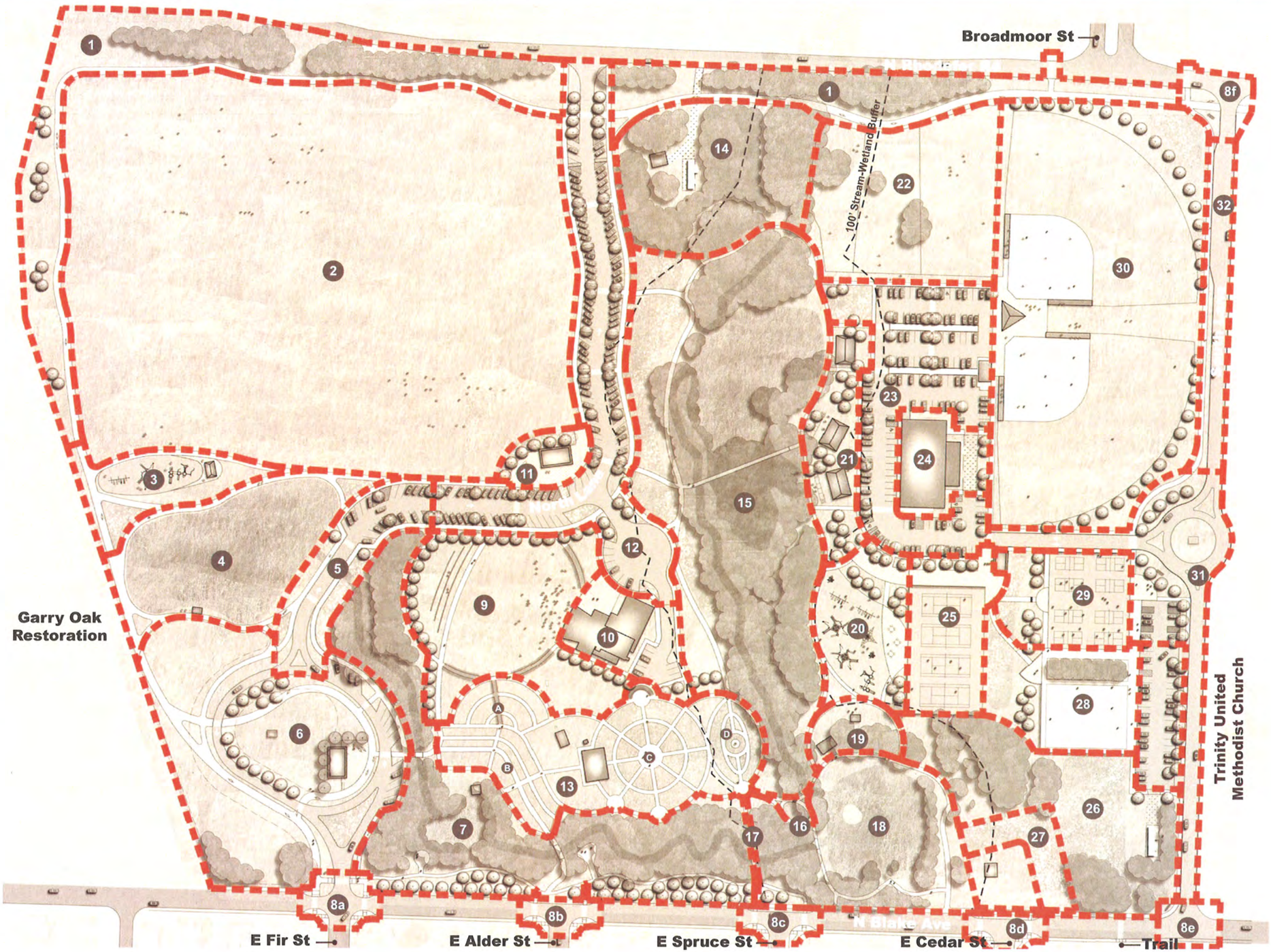
Item Consultant Fee

Donation and Memorial Policy $20,000.00-$25,000.00
Carrie Blake Community Park Design Standards:* $35,000.00-$55,000.00
Sign Plan** $8,000.00-$12,000.00

*To cover site furnishings, architectural styles, irrigation, paving, and rainwater management
**May be developed independent or incorporated in Park Design Standards.

CARRIE BLAKE COMMUNITY PARK FINAL MASTER PLAN

1. Olympic Discovery Trail (ODT)
2. Albert Haller Playfields
3. Small Playground and Born Learning Trail
4. Holding Pond
5. "North Lane" West Segment
6. Olympic Dicsovery Trail Trailhead
7. Vegetation Buffer
8. Intersections
9. Terraces and Concert Lawn
10. James Center for the Performing Arts
11. Restroom with Plaza
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13. Demonstration Gardens
    - A. Rose Garden
    - B. Lavender Terrace Garden
    - C. Herb Garden
    - D. Ethnobotany Garden
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15. Bell Creek
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22. Off-Leash Dog Park
23. Guy Cole Mini Convention Center: Parking Lot
24. Guy Cole Mini Convention Center Remodel
25. Tennis Courts
26. Storm Water Facilities and Docent Area
27. Potential Storm Water Mitigation Area
28. Skate Park
29. Pickleball Courts
30. Softball Fields
31. "South Lane" West Segment and Park Entry
32. "South Lane" East Segment



Phasing and Order of Constructability

Table 1. Park Components: Order of Constructability (Potential Phasing)

a. *A single component in a row can be independently constructed or combined with other adjacent components.*
b. *Components within a row depend on another component being constructed first.*
c. *Order of construction is assigned in numerical order (1, 2, 3, ...)*
d. *Components with the same order number should be constructed at the same time.*
e. *Components with same order number and a letter (3a, 3b, 3c,...) depend on the preceding number being constructed, but are independent of each other.*

Order of Construct.	Park Component
	1. Olympic Discovery Trail
	2. Alber Haller Playfields
	7. Vegetation Buffer
	8. Intersection Improvements (8b Alder, 8c Spruce, 8d Cedar)
	10. James Center for the Performing Arts
	11. Restroom with Plaza
1	12. "North Lane" East Segment
2	4. Holding Pond
2	5. "North Lane" West Segment
3a	9. Terraces and Concert Lawn
3b	3. Small Playground and Born Learning Trail
3c	6. Olympic Discovery Trail – Trailhead
4 (after 3c)	8. Intersection Improvements (8a Fir)
	13. Demonstration Garden
	14. Mitigation Planting and Docent Area
	16. Friendship Garden: Rock Garden
	17. Pedestrian Bridge
	18. Friendship Garden
	19. Matt Dryke Memorial Pavilion

Order of Construct.	Park Component
	22. Off-Leash Dog Park
1	24. Guy Cole Mini Convention Center: Remodel
2	31. "South Lane" West Segment and Park Entry
3	23. Guy Cole Mini Convention Center: Parking Lot
4a	25. Tennis Courts
4b	8. Intersection Improvements (8e South Lane west)
4c	20. Large Playground
4d	21 Picnic Pavilions and Horseshoe Pits
4e	15. Bell Creek
1	29. Pickleball Courts
2	28. Skate Park
3 (or with 2)	26. Stormwater Facilities and Docent Area
4	27. Potential Stormwater Mitigation Area
	30. Softball Fields
1	32. "South Lane" East Segment
2	8. Intersection Improvements (8f South Lane east)

Estimate of
Probable Cost of Construction

Hough Beck & Baird Inc.

Date: 01/19/16

Project Name: Carrie Blake Park Masterplan
Project Number: 2015-17
Project Phase: 200
Prepared By: M. Thompson/A. Farina-Williams
Checked By: D. Koonts

Components

	Total Const.	A&E Design (20%)	Admin/Permitting Fees (5%)
1. Olympic Discovery Trail (ODT)	$ 628,473	$ 125,694.63	$ 31,423.66
2. Albert Haller Playfields	$ 1,783,429	$ 356,685.76	$ 89,171.44
3. Small Playground and Born Learning Trail	$ 479,084	$ 95,816.70	$ 23,954.18
4. Holding Pond	$ 420,215	$ 84,042.92	$ 21,010.73
5. "North Lane" West Segment	$ 411,588	$ 82,317.68	$ 20,579.42
6. ODT Trailhead	$ 1,103,258	$ 220,651.54	$ 55,162.89
7. Vegetation Buffer	$ 553,092	$ 110,618.34	$ 27,654.59
8a. Intersection at Fir	$ 119,391	$ 23,878.25	$ 5,969.56
8b. Intersection at Alder	$ 87,876	$ 17,575.11	$ 4,393.78
8c. Intersection at Spruce	$ 87,875	$ 17,574.93	$ 4,393.73
8d. Intersection at Cedar	$ 87,874	$ 17,574.83	$ 4,393.71
8e. Intersection at South Lane W	$ 110,408	$ 22,081.52	$ 5,520.38
8f. Intersection at South Lane E	$ 69,350	$ 13,870.09	$ 3,467.52
9. Terraces and Concert Lawn	$ 555,890	$ 111,177.92	$ 27,794.48
10. James Center for the Performing Arts	$ 2,733,005	$ 546,600.93	$ 136,650.23
11. Restroom with Plaza	$ 711,874	$ 142,374.89	$ 35,593.72
12. "North Lane" East Segment	$ 714,325	$ 142,865.09	$ 35,716.27
13. Demonstration Gardens	$ 2,133,634	$ 426,726.78	$ 106,681.69
14. Mitigation Planting and Docent Area	$ 434,372	$ 86,874.41	$ 21,718.60
15. Bell Creek	$ 1,131,242	$ 226,248.39	$ 56,562.10
16. Friendship Garden: Rock Garden	$ 65,960	$ 13,192.03	$ 3,298.01
17. Pedestrian Bridge	$ 73,338	$ 14,667.69	$ 3,666.92
18. Friendship Garden	$ 364,927	$ 72,985.47	$ 18,246.37
19. Matt Dryke Memorial Pavilion	$ 158,741	$ 31,748.25	$ 7,937.06
20. Large Playground	$ 667,761	$ 133,552.16	$ 33,388.04
21. Picnic Pavilions and Horse Shoe Pits	$ 689,369	$ 137,873.90	$ 34,468.47
22. Off-Leash Dog Park	$ 537,260	$ 107,452.03	$ 26,863.01
23. Guy Cole Mini Convention Center: Parking Lot	$ 944,512	$ 188,902.41	$ 47,225.60
24. Guy Cole Mini Convention Center Remodel	$ 1,274,283	$ 254,856.66	$ 63,714.17
25. Tennis Courts	$ 1,164,255	$ 232,850.90	$ 58,212.73
26. Storm Water Facilities and Docent Area	$ 857,640	$ 171,527.92	$ 42,881.98
27. Potential Stormwater Mitigation Area	$ 169,143	$ 33,828.50	$ 8,457.13
28. Skate Park	$ 1,235,603	$ 247,120.70	$ 61,780.17
29. Pickleball Courts	$ 476,554	$ 95,310.74	$ 23,827.69
30. Softball Fields	$ 2,519,729	$ 503,945.75	$ 125,986.44
31. "South Lane" West Segment and Park Entry	$ 1,602,694	$ 320,538.80	$ 80,134.70
32. "South Lane" East Segment	$ 244,438	$ 48,887.62	$ 12,221.91
Estimated Subtotal	**$ 25,555,329**	**$ 5,480,492**	**$ 1,370,123**
Estimated Total	**$**		**32,405,945**

Estimate of
Probable Cost of Construction

Hough Beck & Baird Inc.

Date: 1/19/2016

Project Name: Carrie Blake Park Masterplan
Project Number: 2015-17
Project Phase: 200
Prepared By: M. Thompson/A. Farina-Williams
Checked By: D. Koonts

Component Total: $788,291

1. Olympic Discovery Trail (ODT)

Component SF: 154,700

Item	Description	Qty	Unit	Unit Cost		Item Total
1.00	**Demolition and Site Preparation**					
1.01	Demolition	24,700	SF	$2.00	$	49,400
1.02	TESC/Fencing	1	LS	$2,500.00	$	2,500
1.03	Clear and Grub (4" depth)	36,600	SF	$0.16	$	5,856
1.04	Rough and Finish Grading	36,600	SF	$0.30	$	10,980
2.00	**Paving**					
2.01	Porous Asphalt Pedestrian Path with Concrete Edge	28,800	SF	$10.00	$	288,000
2.02	Crosswalk (striping, ADA ramps, etc.)	1	EA	$1,000.00	$	1,000
3.00	**Utilities**					
3.01	Utilities (storm, electric, water, telecommunication)	2,500	LF	$10.00	$	25,000
4.00	**Site Improvements**					
4.01	Bench	4	EA	$2,500.00	$	10,000
4.02	Kiosk	2	EA	$7,000.00	$	14,000
4.03	Identification Sign	2	EA	$5,000.00	$	10,000
4.04	Wayfinding Sign	4	EA	$2,000.00	$	8,000
4.05	Interpretive Sign	1	EA	$4,000.00	$	4,000
5.00	**Planting/Irrigation**					
5.01	Lawn Sod (including soil and fertilizer)	7,800	SF	$1.50	$	11,700
5.02	Automatic Irrigation	7,800	SF	$0.80	$	6,240
				Subtotal	*$*	*446,676*
	Mobilization (12%)				$	53,601
	Sales Tax (8.7%)				$	38,861
	Contingency (20%)				$	89,335
				Construction Subtotal	***$***	***628,473***
	A&E Design (20%)				$	125,695
	Admin/Permitting Fees (5%)				$	31,424
	Surveying				$	2,700
				Component Total:	**$**	**788,291**

Estimate of
Probable Cost of Construction

Hough Beck & Baird Inc.

Date: 1/19/2016

Project Name: Carrie Blake Park Masterplan
Project Number: 2015-17
Project Phase: 200
Prepared By: M. Thompson/A. Farina-Williams
Checked By: D. Koonts

Component Total: $2,234,286

2. Albert Haller Playfields

Component SF: 475,400

Item	Description	Qty	Unit	Unit Cost		Item Total
1.00	**Demolition and Site Preperation**					
1.01	TESC/Fencing	1	LS	$2,500.00	$	2,500
1.02	Rough and Finish Grading	475,400	SF	$0.30	$	142,620
2.00	**Paving**					
3.00	**Utilities**					
4.00	**Site Improvements**					
4.01	Bleachers	4	EA	$5,000.00	$	20,000
4.02	Identification Sign	2	EA	$2,500.00	$	5,000
4.03	Wayfinding Sign	2	EA	$2,000.00	$	4,000
5.00	**Planting/Irrigation**					
5.01	Lawn Sod (including soil and fertilizer)	475,400	SF	$1.50	$	713,100
5.02	Automatic Irrigation	475,400	SF	$0.80	$	380,320
				Subtotal	*$*	*1,267,540*
	Mobilization (12%)				$	152,105
	Sales Tax (8.7%)				$	110,276
	Contingency (20%)				$	253,508
				Construction Subtotal	***$***	***1,783,429***
	Design (20%)				$	356,686
	Admin/Permitting Fees (5%)				$	89,171
	Surveying				$	5,000
				Component Total:	**$**	**2,234,286**

Estimate of
Probable Cost of Construction

Hough Beck & Baird Inc.

Date: 1/19/2016

Project Name: Carrie Blake Park Masterplan
Project Number: 2015-17
Project Phase: 200
Prepared By: M. Thompson/A. Farina-Williams
Checked By: D. Koonts

Component Total: $599,854

3. Small Playground and Born Learning Trail

Component SF: 26,800

Item	Description	Qty	Unit	Unit Cost		Item Total
1.00	**Demolition and Site Preperation**					
1.01	Demolition	6,000	SF	$2.00	$	12,000
1.02	TESC/Fencing	1	LS	$2,500.00	$	2,500
1.03	Clear and Grub (4" depth)	26,800	SF	$0.16	$	4,288
1.04	Rough and Finish Grading	26,800	SF	$0.30	$	8,040
1.05	Balance Cut/Fill On Site (6" avg. depth)	26,800	SF	$0.13	$	3,484
2.00	**Paving**					
2.01	Porous Asphalt Pedestrian Path with Concrete Edge	6,200	SF	$10.00	$	62,000
2.02	Plaza Paving (50% standard concrete, 50% special paving)	1,400	SF	$12.00	$	16,800
3.00	**Utilities**					
3.01	Electric (power, receptacles)	1	LS	$25,000.00	$	25,000
4.00	**Site Improvements**					
4.01	Bench	6	EA	$2,500.00	$	15,000
4.02	Kiosk	1	EA	$7,000.00	$	7,000
4.03	Identification Sign	2	EA	$5,000.00	$	10,000
4.04	Wayfinding Sign	2	EA	$2,000.00	$	4,000
4.05	Born Learning Trail Sign Relocation	1	EA	$2,500.00	$	2,500
4.06	Pavilion/Shelter (15'x24')	1	EA	$48,000.00	$	48,000
4.07	Play area (play equipment, surfacing, drainage)	8,000	SF	$12.00	$	96,000
5.00	**Planting/Irrigation**					
5.01	Lawn Sod (including soil and fertilizer)	5,760	SF	$1.50	$	8,640
5.02	Raingarden Planting (including soil)	2,800	SF	$3.00	$	8,400
5.03	Automatic Irrigation	8,560	SF	$0.80	$	6,848
				Subtotal	*$*	*340,500*
	Mobilization (12%)				$	40,860
	Sales Tax (8.7%)				$	29,624
	Contingency (20%)				$	68,100
				Construction Subtotal	***$***	***479,084***
	Design (20%)				$	95,817
	Admin/Permitting Fees (5%)				$	23,954
	Surveying				$	1,000
				Component Total:	**$**	**599,854**

Estimate of
Probable Cost of Construction

Hough Beck & Baird Inc.

Date: 1/19/2016

Project Name: Carrie Blake Park Masterplan
Project Number: 2015-17
Project Phase: 200
Prepared By: M. Thompson/A. Farina-Williams
Checked By: D. Koonts

Component Total: $528,268

4. Holding Pond

Component SF: 67,400

Item	Description	Qty	Unit	Unit Cost		Item Total
1.00	**Demolition and Site Preperation**					
1.01	Demolition	4000	SF	$2.00	$	8,000
1.02	TESC/Fencing	1	LS	$2,500.00	$	2,500
1.03	Clear and Grub (4" depth)	13,500	SF	$0.16	$	2,160
1.04	Rough and Finish Grading	13,500	SF	$0.30	$	4,050
2.00	**Paving**					
2.01	Porous Asphalt Pedestrian Path with Concrete Edge	10,400	SF	$10.00	$	104,000
3.00	**Utilities**					
3.01	Utilities (storm, electric, water, telecommunication)	1	LS	$5,000.00	$	5,000
3.02	Electric (power, receptacles)	1	LS	$10,000.00	$	10,000
4.00	**Site Improvements**					
4.01	Bench	4	EA	$2,500.00	$	10,000
4.02	Picnic Table	2	EA	$2,250.00	$	4,500
4.03	Identification Sign	2	EA	$5,000.00	$	10,000
4.04	Wayfinding Sign	2	EA	$2,000.00	$	4,000
4.05	Interpretive Sign	1	EA	$4,000.00	$	4,000
4.06	Pavilion/Shelter (10'x15')	1	EA	$16,250.00	$	16,250
4.07	Pond Excavation	4,000	CY	$15.00	$	60,000
4.08	Pond Liner	2,000	SY	$25.00	$	50,000
5.00	**Planting/Irrigation**					
5.01	Lawn Sod (including soil and fertilizer)	2,000	SF	$1.50	$	3,000
5.03	Raingarden Planting (including soil)	2,000	SF	$3.00	$	6,000
5.04	Automatic Irrigation	4,000	SF	$0.80	$	3,200
				Subtotal	*$*	*298,660*
	Mobilization (12%)				$	35,839
	Sales Tax (8.7%)				$	25,983
	Contingency (20%)				$	59,732
				Construction Subtotal	***$***	***420,215***
	Design (20%)				$	84,043
	Admin/Permitting Fees (5%)				$	21,011
	Surveying				$	3,000
				Component Total:	**$**	**528,268**

Estimate of
Probable Cost of Construction

Hough Beck & Baird Inc.

Date: 1/19/2016

Project Name: Carrie Blake Park Masterplan
Project Number: 2015-17
Project Phase: 200
Prepared By: M. Thompson/A. Farina-Williams
Checked By: D. Koonts

Component Total: $516,086

5. "North Lane" West Segment

Component SF: 32,000

Item	Description	Qty	Unit	Unit Cost		Item Total
1.00	**Demolition and Site Preperation**					
1.01	Demolition	3200	SF	$2.00	$	6,400
1.02	TESC/Fencing	1000	LF	$4.00	$	4,000
1.03	Clear and Grub (4" depth)	32,000	SF	$0.16	$	5,120
1.04	Rough and Finish Grading	32,000	SF	$0.30	$	9,600
1.05	Balance Cut/Fill On Site (6" avg. depth)	32,000	SF	$0.13	$	4,160
2.00	**Paving**					
2.01	Porous Asphalt Pedestrian Path with Concrete Edge	6,300	SF	$10.00	$	63,000
2.02	Vehicular Paving (including curbs and base course)	15900	TBD	$7.50	$	119,250
2.03	Crosswalk (striping, ADA ramps, etc.)	4	EA	$1,000.00	$	4,000
2.04	Vehicular Bridge	1	LS	$50,000.00	$	50,000
3.00	**Utilities**					
3.01	Utilities (storm, electric, water, telecommunication)	1	LS	$5,000.00	$	5,000
4.00	**Site Improvements**					
4.01	Identification Sign	2	EA	$5,000.00	$	10,000
4.02	Wayfinding Sign	2	EA	$2,000.00	$	4,000
5.00	**Planting/Irrigation**					
5.00	Lawn Sod (including soil and fertilizer)	1,000	SF	$1.50	$	1,499
5.01	Raingarden Planting (including soil)	1,500	SF	$3.00	$	4,500
5.02	Automatic Irrigation	2,500	SF	$0.80	$	2,000
				Subtotal	*$*	*292,529*
	Mobilization (12%)				$	35,103
	Sales Tax (8.7%)				$	25,450
	Contingency (20%)				$	58,506
				Construction Subtotal	***$***	***411,588***
	Design (20%)				$	82,318
	Admin/Permitting Fees (5%)				$	20,579
	Surveying				$	1,600
				Component Total:	**$**	**516,086**

Estimate of
Probable Cost of Construction

Hough Beck & Baird Inc.

Date: 1/19/2016

Project Name: Carrie Blake Park Masterplan
Project Number: 2015-17
Project Phase: 200
Prepared By: M. Thompson/A. Farina-Williams
Checked By: D. Koonts

Component Total: $1,385,572

6. ODT Trailhead

Component SF: 130,000

Item	Description	Qty	Unit	Unit Cost		Item Total
1.00	**Demolition and Site Preparation**					
1.01	Demolition	14,500	SF	$2.00	$	29,000
1.02	TESC/Fencing	2,900	LF	$4.00	$	11,600
1.03	Clear and Grub (4" depth)	130,000	SF	$0.16	$	20,800
1.04	Rough and Finish Grading	130,000	SF	$0.30	$	39,000
1.05	Balance Cut/Fill On Site (6" avg. depth)	130,000	SF	$0.13	$	16,900
2.00	**Paving**					
2.01	Porous Asphalt Pedestrian Path with Concrete Edge	17,300	SF	$10.00	$	173,000
2.02	Plaza Paving (50% standard concrete, 50% special paving)	2,300	SF	$12.00	$	27,600
2.03	Vehicular Paving (including curbs and base course)	6,900	SF	$9.25	$	63,825
2.04	Crosswalk (striping, ADA ramps, etc.)	4	EA	$1,000.00	$	4,000
3.00	**Utilities**					
3.01	Utilities (storm, electric, water, telecommunication)	1	LS	$5,000.00	$	5,000
3.02	Electric (power, receptacles)	1	LS	$1,500.00	$	1,500
4.00	**Site Improvements**					
4.01	Bench	6	EA	$2,500.00	$	15,000
4.02	Drinking Fountain	2	EA	$3,000.00	$	6,000
4.03	Trash/Recycling	1	EA	$1,000.00	$	1,000
4.04	Bicycle Rack	1	EA	$1,000.00	$	1,000
4.05	Kiosk	1	EA	$7,000.00	$	7,000
4.06	Identification Sign	1	EA	$5,000.00	$	5,000
4.07	Wayfinding Sign	2	EA	$2,000.00	$	4,000
4.08	Interpretive Sign	1	EA	$4,000.00	$	4,000
4.06	Restroom Renovation (including bike repair stop)	200	SF	$350.00	$	70,000
5.00	**Planting/Irrigation**					
5.01	Trees, Shrubs, Groundcovers (including mulch, soil, fertilizer)	10,400	SF	$8.75	$	90,997
5.02	Trees in Lawn	10,400	SF	$5.85	$	60,838
5.03	Lawn Sod (including soil and fertilizer)	41,400	SF	$1.50	$	62,100
5.04	Raingarden Planting (including soil)	4,000	SF	$3.00	$	12,000
5.05	Automatic Irrigation	66,200	SF	$0.80	$	52,960
				Subtotal	*$*	*784,121*
	Mobilization (12%)				$	94,094
	Sales Tax (8.7%)				$	68,218
	Contingency (20%)				$	156,824
				Construction Subtotal	***$***	***1,103,258***
	Design (20%)				$	220,652
	Admin/Permitting Fees (5%)				$	55,163
	Surveying				$	6,500
				Component Total:	**$**	**1,385,572**

Estimate of
Probable Cost of Construction

Hough Beck & Baird Inc.

Date: 1/19/2016

Project Name: Carrie Blake Park Masterplan
Project Number: 2015-17
Project Phase: 200
Prepared By: M. Thompson/A. Farina-Williams
Checked By: D. Koonts

Component Total: $692,865

7. Vegetation Buffer

Component SF: 123,500

Item	Description	Qty	Unit	Unit Cost		Item Total
1.00	**Demolition and Site Preperation**					
1.01	TESC/Fencing	1	LS	$2,500.00	$	2,500
1.02	Clear and Grub (4" depth)	30,000	SF	$0.16	$	4,800
1.03	Rough and Finish Grading	30,000	SF	$0.30	$	9,000
2.00	**Paving**					
2.01	Porous Asphalt Pedestrian Path with Concrete Edge	4,900	SF	$10.00	$	49,000
3.00	**Utilities**					
4.00	**Site Improvements**					
4.01	Bench	1	EA	$2,500.00	$	2,500
4.02	Trash/Recycling	1	EA	$1,000.00	$	1,000
4.03	Identification Sign	1	EA	$5,000.00	$	5,000
4.04	Wayfinding Sign	2	EA	$2,000.00	$	4,000
4.05	Pedestrian Bridge	36	LF	$2,250.00	$	81,000
5.00	**Planting/Irrigation**					
5.01	Trees, Shrubs, Groundcovers (including mulch, soil, fertilizer)	12,000	SF	$8.75	$	105,000
5.02	Trees in Lawn	18,000	SF	$5.85	$	105,300
5.03	Automatic Irrigation	30,000	SF	$0.80	$	24,000
				Subtotal	*$*	*393,100*
	Mobilization (12%)				$	47,172
	Sales Tax (8.7%)				$	34,200
	Contingency (20%)				$	78,620
				Construction Subtotal	***$***	***553,092***
	Design (20%)				$	110,618
	Admin/Permitting Fees (5%)				$	27,655
	Surveying				$	1,500
				Component Total:	**$**	**692,865**

Estimate of
Probable Cost of Construction

Hough Beck & Baird Inc.

Date: 1/19/2016

Project Name: Carrie Blake Park Masterplan
Project Number: 2015-17
Project Phase: 200
Prepared By: M. Thompson/A. Farina-Williams
Checked By: D. Koonts

Component Total: $150,239

8a. Intersection at Fir

Component SF: 9,200

Item	Description	Qty	Unit	Unit Cost		Item Total
1.00	**Demolition and Site Preperation**					
1.01	Demolition	6800	SF	$2.00	$	13,600
1.02	TESC/Fencing	1	LS	$1,000.00	$	1,000
1.03	Clear and Grub (4" depth)	100	SF	$0.16	$	16
1.04	Rough and Finish Grading	100	SF	$0.30	$	30
2.00	**Paving**					
2.01	Vehicular Paving (including curbs and base course)	5,500	SF	$8.50	$	46,750
2.02	Crosswalk (striping, ADA ramps, etc.)	4	EA	$3,000.00	$	12,000
3.00	**Utilities**					
3.01	Utilities (storm, electric, water, telecommunication)	1	LS	$1,000.00	$	1,000
4.00	**Site Improvements**					
4.01	Monument Sign	1	EA	$10,000.00	$	10,000
5.00	**Planting/Irrigation**					
5.01	Lawn Sod (including soil and fertilizer)	200	SF	$1.50	$	299
5.02	Automatic Irrigation	200	SF	$0.80	$	160
				Subtotal	*$*	*84,855*
	Mobilization (12%)				$	10,183
	Sales Tax (8.7%)				$	7,382
	Contingency (20%)				$	16,971
				Construction Subtotal	***$***	***119,391***
	Design (20%)				$	23,878
	Admin/Permitting Fees (5%)				$	5,970
	Surveying				$	1,000
				Component Total:	**$**	**150,239**

Estimate of
Probable Cost of Construction

Hough Beck & Baird Inc.

Date: 1/19/2016

Project Name: Carrie Blake Park Masterplan
Project Number: 2015-17
Project Phase: 200
Prepared By: M. Thompson/A. Farina-Williams
Checked By: D. Koonts

Component Total: $110,844

8b. Intersection at Alder

Component SF: 6,600

Item	Description	Qty	Unit	Unit Cost		Item Total
1.00	**Demolition and Site Preperation**					
1.01	Demolition	6000	SF	$2.00	$	12,000
1.02	TESC/Fencing	1	LS	$1,000.00	$	1,000
1.03	Clear and Grub (4" depth)	100	SF	$0.16	$	16
1.04	Rough and Finish Grading	100	SF	$0.30	$	30
2.00	**Paving**					
2.01	Vehicular Paving (including curbs and base course)	4700	SF	$8.50	$	39,950
2.02	Crosswalk (striping, ADA ramps, etc.)	2	EA	$4,000.00	$	8,000
3.00	**Utilities**					
3.01	Utilities (storm, electric, water, telecommunication)	1	LS	$1,000.00	$	1,000
4.00	**Site Improvements**					
5.00	**Planting/Irrigation**					
5.01	Lawn Sod (including soil and fertilizer)	200	SF	$1.50	$	300
5.02	Automatic Irrigation	200	SF	$0.80	$	160
				Subtotal	*$*	*62,456*
	Mobilization (12%)				$	7,495
	Sales Tax (8.7%)				$	5,434
	Contingency (20%)				$	12,491
				Construction Subtotal	***$***	***87,876***
	Design (20%)				$	17,575
	Admin/Permitting Fees (5%)				$	4,394
	Surveying				$	1,000
				Component Total:	**$**	**110,844**

Estimate of
Probable Cost of Construction

Hough Beck & Baird Inc.

Date: 1/19/2016

Project Name: Carrie Blake Park Masterplan
Project Number: 2015-17
Project Phase: 200
Prepared By: M. Thompson/A. Farina-Williams
Checked By: D. Koonts

Component Total: $110,843

8c. Intersection at Spruce

Component SF: 6,300

Item	Description	Qty	Unit	Unit Cost		Item Total
1.00	**Demolition and Site Preperation**					
1.01	Demolition	6000	SF	$2.00	$	12,000
1.02	TESC/Fencing	1	LS	$1,000.00	$	1,000
1.03	Clear and Grub (4" depth)	100	SF	$0.16	$	16
1.04	Rough and Finish Grading	100	SF	$0.30	$	30
2.00	**Paving**					
2.01	Vehicular Paving (including curbs and base course)	4700	SF	$8.50	$	39,950
2.02	Crosswalk (striping, ADA ramps, etc.)	2	EA	$4,000.00	$	8,000
3.00	**Utilities**					
3.01	Utilities (storm, electric, water, telecommunication)	1	LS	$1,000.00	$	1,000
4.00	**Site Improvements**					
5.00	**Planting/Irrigation**					
5.01	Lawn Sod (including soil and fertilizer)	200	SF	$1.50	$	300
5.02	Automatic Irrigation	200	SF	$0.80	$	160
				Subtotal	*$*	*62,455*
	Mobilization (12%)				$	7,495
	Sales Tax (8.7%)				$	5,434
	Contingency (20%)				$	12,491
				Construction Subtotal	***$***	***87,875***
	Design (20%)				$	17,575
	Admin/Permitting Fees (5%)				$	4,394
	Surveying				$	1,000
				Component Total:	**$**	**110,843**

Estimate of
Probable Cost of Construction

Hough Beck & Baird Inc.

Date: 1/19/2016

Project Name: Carrie Blake Park Masterplan
Project Number: 2015-17
Project Phase: 200
Prepared By: M. Thompson/A. Farina-Williams
Checked By: D. Koonts

Component Total: $110,843

8d. Intersection at Cedar

Component SF: 6,500

Item	Description	Qty	Unit	Unit Cost		Item Total
1.00	**Demolition and Site Preperation**					
1.01	Demolition	6,000	SF	$2.00	$	12,000
1.02	TESC/Fencing	1	LS	$1,000.00	$	1,000
1.03	Clear and Grub (4" depth)	100	SF	$0.16	$	16
1.04	Rough and Finish Grading	100	SF	$0.30	$	30
2.00	**Paving**					
2.01	Vehicular Paving (including curbs and base course)	4,700	SF	$8.50	$	39,950
2.02	Crosswalk (striping, ADA ramps, etc.)	2	EA	$4,000.00	$	8,000
3.00	**Utilities**					
3.01	Utilities (storm, electric, water, telecommunication)	1	LS	$1,000.00	$	1,000
4.00	**Site Improvements**					
5.00	**Planting/Irrigation**					
5.01	Lawn Sod (including soil and fertilizer)	200	SF	$1.50	$	299
5.02	Automatic Irrigation	200	SF	$0.80	$	160
				Subtotal	$	*62,455*
	Mobilization (12%)				$	7,495
	Sales Tax (8.7%)				$	5,434
	Contingency (20%)				$	12,491
				Construction Subtotal	**$**	***87,874***
	Design (20%)				$	17,575
	Admin/Permitting Fees (5%)				$	4,394
	Surveying				$	1,000
				Component Total:	**$**	**110,843**

Estimate of
Probable Cost of Construction

Hough Beck & Baird Inc.

Date: 1/19/2016

Project Name: Carrie Blake Park Masterplan
Project Number: 2015-17
Project Phase: 200
Prepared By: M. Thompson/A. Farina-Williams
Checked By: D. Koonts

Component Total: $139,510

8e. Intersection at South Lane W

Component SF: 6,900

Item	Description	Qty	Unit	Unit Cost		Item Total
1.00	**Demolition and Site Preperation**					
1.01	Demolition	4000	SF	$2.00	$	8,000
1.02	TESC/Fencing	1	LS	$1,000.00	$	1,000
1.03	Clear and Grub (4" depth)	1,000	SF	$0.16	$	160
1.04	Rough and Finish Grading	500	SF	$0.30	$	150
2.00	**Paving**					
2.01	Vehicular Paving (including curbs and base course)	4300	SF	$7.00	$	30,100
2.02	Sidewalk	600	SF	$6.00	$	3,600
2.03	Crosswalk (striping, ADA ramps, etc.)	1	EA	$4,000.00	$	4,000
3.00	**Utilities**					
3.01	Utilities (storm, electric, water, telecommunication)	1	LS	$1,000.00	$	1,000
4.00	**Site Improvements**					
4.01	Monument Sign	3	EA	$10,000.00	$	30,000
5.00	**Planting/Irrigation**					
5.01	Lawn Sod (including soil and fertilizer)	200	SF	$1.50	$	300
5.02	Automatic Irrigation	200	SF	$0.80	$	160
				Subtotal	*$*	*78,470*
	Mobilization (12%)				$	9,416
	Sales Tax (8.7%)				$	6,827
	Contingency (20%)				$	15,694
				Construction Subtotal	***$***	***110,408***
	Design (20%)				$	22,082
	Admin/Permitting Fees (5%)				$	5,520
	Surveying				$	1,500
				Component Total:	**$**	**139,510**

Estimate of
Probable Cost of Construction

Hough Beck & Baird Inc.

Date: 1/19/2016

Project Name: Carrie Blake Park Masterplan
Project Number: 2015-17
Project Phase: 200
Prepared By: M. Thompson/A. Farina-Williams
Checked By: D. Koonts

Component Total: $88,188

8f. Intersection at South Lane E

Component SF: 10,300

Item	Description	Qty	Unit	Unit Cost		Item Total
1.00	**Demolition and Site Preperation**					
1.01	Demolition	1	LS	$500.00	$	500
1.02	TESC/Fencing	1	LS	$1,000.00	$	1,000
1.03	Clear and Grub (4" depth)	3,000	SF	$0.16	$	480
1.04	Rough and Finish Grading	1,500	SF	$0.30	$	450
2.00	**Paving**					
2.01	Vehicular Paving (including curbs and base course)	1400	SF	$8.50	$	11,900
2.02	ODT Replacement	200	LF	$100.00	$	20,000
2.03	Crosswalk (striping, ADA ramps, etc.)	1	EA	$3,500.00	$	3,500
3.00	**Utilities**					
3.01	Utilities (storm, electric, water, telecommunication)	1	LS	$1,000.00	$	1,000
4.00	**Site Improvements**					
4.01	Monument Sign	1	EA	$10,000.00	$	10,000
5.00	**Planting/Irrigation**					
5.01	Lawn Sod (including soil and fertilizer)	200	SF	$1.50	$	300
5.02	Automatic Irrigation	200	SF	$0.80	$	160
				Subtotal	*$*	*49,290*
	Mobilization (12%)				$	5,915
	Sales Tax (8.7%)				$	4,288
	Contingency (20%)				$	9,858
				Construction Subtotal	***$***	***69,350***
	Design (20%)				$	13,870
	Admin/Permitting Fees (5%)				$	3,468
	Surveying				$	1,500
				Component Total:	**$**	**88,188**

Estimate of
Probable Cost of Construction

Hough Beck & Baird Inc.

Date: 1/19/2016

Project Name: Carrie Blake Park Masterplan
Project Number: 2015-17
Project Phase: 200
Prepared By: M. Thompson/A. Farina-Williams
Checked By: D. Koonts

Component Total: $697,362

9. Terraces and Concert Lawn

Component SF: 74,200

Item	Description	Qty	Unit	Unit Cost		Item Total
1.00	**Demolition and Site Preperation**					
1.01	TESC/Fencing	1	LS	$2,500.00	$	2,500
1.02	Clear and Grub (4" depth)	74,200	SF	$0.16	$	11,872
1.03	Rough and Finish Grading	74,200	SF	$0.30	$	22,260
1.04	Balance Cut/Fill On Site (6" avg. depth)	74,200	SF	$0.13	$	9,646
1.05	Import Fill (non-structural fill)	13,000	SF	0.37	$	4,810
2.00	**Paving**					
2.01	Porous Asphalt Pedestrian Path with Concrete Edge	5,900	SF	$10.00	$	59,000
3.00	**Utilities**					
4.00	**Site Improvements**					
4.01	Trash/Recycling	4	EA	$1,000.00	$	4,000
4.02	Bench	20	EA	$2,500.00	$	50,000
4.03	Identification Sign	1	EA	$5,000.00	$	5,000
4.04	Wayfinding Sign	4	EA	$2,000.00	$	8,000
4.05	Wood Trellis	200	LF	$100.00	$	20,000
4.06	Concrete Retaining Wall/Seatwall (1.5' average)	400	LF	$25.00	$	10,000
5.00	**Planting/Irrigation**					
5.01	Trees in Lawn	7,000	SF	$5.85	$	40,950
5.02	Lawn Sod (including soil and fertilizer)	61,500	SF	$1.50	$	92,250
5.03	Automatic Irrigation	68,500	SF	$0.80	$	54,800
				Subtotal	*$*	*395,089*
	Mobilization (12%)				$	47,411
	Sales Tax (8.7%)				$	34,373
	Contingency (20%)				$	79,018
				Construction Subtotal	***$***	***555,890***
	Design (20%)				$	111,178
	Admin/Permitting Fees (5%)				$	27,794
	Surveying				$	2,500
				Component Total:	**$**	**697,362**

Estimate of
Probable Cost of Construction

Hough Beck & Baird Inc.

Date: 1/19/2016

Project Name: Carrie Blake Park Masterplan
Project Number: 2015-17
Project Phase: 200
Prepared By: M. Thompson/A. Farina-Williams
Checked By: D. Koonts

Component Total: $3,417,486

10. James Center for the Performing Arts

Component SF: 24,600

Item	Description	Qty	Unit	Unit Cost		Item Total
1.00	**Demolition and Site Preparation**					
1.01	Demolition		SF	$2.00	$	-
1.02	TESC/Fencing	1	LS	$2,500.00	$	2,500
1.03	Clear and Grub (4" depth)	24,600	SF	$0.16	$	3,936
1.04	Rough and Finish Grading	24,600	SF	$0.30	$	7,380
1.05	Balance Cut/Fill On Site (6" avg. depth)	24,600	SF	$0.13	$	3,198
2.00	**Paving**					
2.01	Porous Asphalt Pedestrian Path with Concrete Edge	3,400	SF	$10.00	$	34,000
2.02	Plaza Paving (50% standard concrete, 50% special paving)	3,000	SF	$12.00	$	36,000
2.03	Vehicular Paving (including curbs and base course)	5,300	SF	$7.50	$	39,750
3.00	**Utilities**					
3.01	Utilities (storm, electric, water, telecommunication)	1	LS	$10,000.00	$	10,000
4.00	**Site Improvements**					
4.01	Picnic Table	2	EA	$3,500.00	$	7,000
4.02	Trash/Recycling	2	EA	$1,000.00	$	2,000
4.03	Bicycle Rack	2	EA	$1,000.00	$	2,000
4.04	Bench	2	EA	$2,500.00	$	5,000
4.05	Identification Sign	1	EA	$5,000.00	$	5,000
4.06	Wayfinding Sign	2	EA	$2,000.00	$	4,000
4.07	Building Construction	3,600	SF	$475.00	$	1,710,000
5.00	**Planting/Irrigation**					
5.01	Trees, Shrubs, Groundcovers (including mulch, soil, fertilizer)	7,400	SF	$8.75	$	64,750
5.02	Automatic Irrigation	7,400	SF	$0.80	$	5,920
				Subtotal	$	*1,942,434*
	Mobilization (12%)				$	233,092
	Sales Tax (8.7%)				$	168,992
	Contingency (20%)				$	388,487
				Construction Subtotal	***$***	***2,733,005***
	Design (20%)				$	546,601
	Admin/Permitting Fees (5%)				$	136,650
	Surveying				$	1,230
				Component Total:	**$**	**3,417,486**

Estimate of
Probable Cost of Construction

Hough Beck & Baird Inc.

Date: 1/19/2016

Project Name: Carrie Blake Park Masterplan
Project Number: 2015-17
Project Phase: 200
Prepared By: M. Thompson/A. Farina-Williams
Checked By: D. Koonts

Component Total: $890,843

11. Restroom with Plaza

Component SF: 10,800

Item	Description	Qty	Unit	Unit Cost		Item Total
1.00	**Demolition and Site Preperation**					
1.01	TESC/Fencing	1	LS	$2,500.00	$	2,500
1.02	Clear and Grub (4" depth)	10,800	SF	$0.16	$	1,728
1.03	Rough and Finish Grading	10,800	SF	$0.30	$	3,240
1.04	Balance Cut/Fill On Site (6" avg. depth)	10,800	SF	$0.13	$	1,404
2.00	**Paving**					
2.01	Plaza Paving (50% standard concrete, 50% special paving)	5,700	SF	$12.00	$	68,400
3.00	**Utilities**					
3.01	Utilities (storm, electric, water, telecommunication)	1	LS	$25,000.00	$	25,000
4.00	**Site Improvements**					
4.01	Drinking Fountain	1	EA	$3,000.00	$	3,000
4.02	Picnic Table	4	EA	$3,500.00	$	14,000
4.03	Trash/Recycling	2	EA	$1,000.00	$	2,000
4.04	Bicycle Rack	2	EA	$1,000.00	$	2,000
4.05	Bench	2	EA	$2,500.00	$	5,000
4.06	Identification Sign	1	EA	$5,000.00	$	5,000
4.07	Wayfinding Sign	1	EA	$2,000.00	$	2,000
4.08	Kiosk	1	EA	$7,000.00	$	7,000
4.09	Restroom Facility (4 stalls with 2 sinks)	1	EA	$350,000.00	$	350,000
5.00	**Planting/Irrigation**					
5.01	Raingarden Planting (including soil)	3,600	SF	$3.00	$	10,800
5.02	Automatic Irrigation	3,600	SF	$0.80	$	2,880
				Subtotal	*$*	*505,952*
	Mobilization (12%)				$	60,714
	Sales Tax (8.7%)				$	44,018
	Contingency (20%)				$	101,190
				Construction Subtotal	***$***	***711,874***
	Design (20%)				$	142,375
	Admin/Permitting Fees (5%)				$	35,594
	Surveying				$	1,000
				Component Total:	**$**	**890,843**

Estimate of
Probable Cost of Construction

Hough Beck & Baird Inc.

Date: 1/19/2016

Project Name: Carrie Blake Park Masterplan
Project Number: 2015-17
Project Phase: 200
Prepared By: M. Thompson/A. Farina-Williams
Checked By: D. Koonts

Component Total: $894,407

12. "North Lane" East Segment

Component SF: 92,600

Item	Description	Qty	Unit	Unit Cost		Item Total
1.00	**Demolition and Site Preperation**					
1.01	Demolition	12200	SF	$2.00	$	24,400
1.02	TESC/Fencing	2300	LF	$4.00	$	9,200
1.03	Clear and Grub (4" depth)	92,600	SF	$0.16	$	14,816
1.04	Rough and Finish Grading	92,600	SF	$0.30	$	27,780
1.05	Balance Cut/Fill On Site (6" avg. depth)	92,600	SF	$0.13	$	12,038
2.00	**Paving**					
2.01	Porous Asphalt Pedestrian Path with Concrete Edge	19,400	SF	$10.00	$	194,000
2.02	Vehicular Paving (including curbs and base course)	12,100	SF	$7.50	$	90,750
2.03	Crosswalk (striping, ADA ramps, etc.)	8	EA	$1,000.00	$	8,000
3.00	**Utilities**					
3.01	Utilities (storm, electric, water, telecommunication)	2600	LF	$10.00	$	26,000
4.00	**Site Improvements**					
4.01	Monument Sign	1	EA	$10,000.00	$	10,000
4.02	Wayfinding Sign	2	EA	$5,000.00	$	10,000
5.00	**Planting/Irrigation**					
5.01	Trees, Shrubs, Groundcovers (including mulch, soil, fertilizer)	3,000	SF	$8.75	$	26,250
5.03	Raingarden Planting (including soil)	13,700	SF	$3.00	$	41,100
5.04	Automatic Irrigation	16,700	SF	$0.80	$	13,360
				Subtotal	*$*	*507,694*
	Mobilization (12%)				$	60,923
	Sales Tax (8.7%)				$	44,169
	Contingency (20%)				$	101,539
				Construction Subtotal	***$***	***714,325***
	Design (20%)				$	142,865
	Admin/Permitting Fees (5%)				$	35,716
	Surveying				$	1,500
				Component Total:	**$**	**894,407**

Estimate of
Probable Cost of Construction

Hough Beck & Baird Inc.

Date: 1/19/2016

Project Name: Carrie Blake Park Masterplan
Project Number: 2015-17
Project Phase: 200
Prepared By: M. Thompson/A. Farina-Williams
Checked By: D. Koonts

Component Total: $2,669,542

13. Demonstration Gardens

Component SF: 85,200

Item	Description	Qty	Unit	Unit Cost		Item Total
1.00	**Demolition and Site Preperation**					
1.01	TESC/Fencing	1	LS	$2,500.00	$	2,500
1.02	Clear and Grub (4" depth)	85,200	SF	$0.16	$	13,632
1.03	Rough and Finish Grading	85,200	SF	$0.30	$	25,560
2.00	**Paving**					
2.01	Porous Asphalt Pedestrian Path with Concrete Edge	30,000	SF	$10.00	$	300,000
3.00	**Utilities**					
3.01	Utilities (storm, electric, water, telecommunication)	1	LS	$5,000.00	$	5,000
4.00	**Site Improvements**					
4.01	Bench	8	EA	$2,500.00	$	20,000
4.02	Trash/Recycling	2	EA	$1,000.00	$	2,000
4.03	Identification Sign	3	EA	$5,000.00	$	15,000
4.04	Wayfinding Sign	2	EA	$2,000.00	$	4,000
4.05	Interpretive Sign	2	EA	$4,000.00	$	8,000
4.06	Wood Trellis	140	LF	$100.00	$	14,000
4.06	Building Construction	1800	SF	$475.00	$	855,000
5.00	**Planting/Irrigation**					
5.01	Shrubs and Groundcover	53,000	SF	$3.95	$	209,350
5.02	Automatic Irrigation	53,000	SF	$0.80	$	42,400
				Subtotal	*$*	*1,516,442*
	Mobilization (12%)				$	181,973
	Sales Tax (8.7%)				$	131,930
	Contingency (20%)				$	303,288
				Construction Subtotal	***$***	***2,133,634***
	Design (20%)				$	426,727
	Admin/Permitting Fees (5%)				$	106,682
	Surveying				$	2,500
				Component Total:	**$**	**2,669,542**

Estimate of
Probable Cost of Construction

Hough Beck & Baird Inc.

Date: 1/19/2016

Project Name: Carrie Blake Park Masterplan
Project Number: 2015-17
Project Phase: 200
Prepared By: M. Thompson/A. Farina-Williams
Checked By: D. Koonts

Component Total: $543,465

14. Mitigation Planting and Docent Area

Component SF: 66,200

Item	Description	Qty	Unit	Unit Cost		Item Total
1.00	**Demolition and Site Preperation**					
1.01	Demolition	4000	SF	$2.00	$	8,000
1.02	TESC/Fencing	1	LS	$2,500.00	$	2,500
1.03	Clear and Grub (4" depth)	27,000	SF	$0.16	$	4,320
1.04	Rough and Finish Grading	31,000	SF	$0.30	$	9,300
2.00	**Paving**					
2.01	Vehicular Paving (including curbs and base course)	800	SF	$7.50	$	6,000
2.02	Grass Crete	2500	SF	$15.00	$	37,500
3.00	**Utilities**					
3.01	Utilities (storm, electric, water, telecommunication)	1	LS	$5,000.00	$	5,000
4.00	**Site Improvements**					
5.00	**Planting/Irrigation**					
5.01	Trees, Shrubs, Groundcovers (including mulch, soil, fertilizer)	24,000	SF	$8.75	$	210,001
5.02	Lawn Sod (including soil and fertilizer)	3,000	SF	$1.50	$	4,500
5.03	Automatic Irrigation	27,000	SF	$0.80	$	21,600
				Subtotal	$	*308,722*
	Mobilization (12%)				$	37,047
	Sales Tax (8.7%)				$	26,859
	Contingency (20%)				$	61,744
				Construction Subtotal	**$**	***434,372***
	Design (20%)				$	86,874
	Admin/Permitting Fees (5%)				$	21,719
	Surveying				$	500
				Component Total:	**$**	**543,465**

Estimate of
Probable Cost of Construction

Hough Beck & Baird Inc.

Date: 1/19/2016

Project Name: Carrie Blake Park Masterplan
Project Number: 2015-17
Project Phase: 200
Prepared By: M. Thompson/A. Farina-Williams
Checked By: D. Koonts

Component Total: $1,420,052

15. Bell Creek

Component SF: 203,000

Item	Description	Qty	Unit	Unit Cost		Item Total
1.00	**Demolition and Site Preperation**					
1.01	TESC/Fencing	1	LS	$2,500.00	$	2,500
1.02	Clear and Grub (4" depth)	58,000	SF	$0.16	$	9,280
1.03	Rough and Finish Grading	58,000	SF	$0.30	$	17,400
2.00	**Paving**					
2.01	Porous Asphalt Pedestrian Path with Concrete Edge	8,400	SF	$10.00	$	84,000
3.00	**Utilities**					
4.00	**Site Improvements**					
4.01	Bench	4	EA	$2,500.00	$	10,000
4.02	Trash/Recycling	2	EA	$1,000.00	$	2,000
4.03	Identification Sign	4	EA	$5,000.00	$	20,000
4.04	Wayfinding Sign	2	EA	$2,000.00	$	4,000
4.05	Interpretive Sign	1	EA	$4,000.00	$	4,000
4.06	Pedestrian Bridge	170	LF	$2,250.00	$	382,500
5.00	**Planting/Irrigation**					
5.01	Trees, Shrubs, Groundcovers (including mulch, soil, fertilizer)	16,000	SF	$8.75	$	140,000
5.02	Lawn Sod (including soil and fertilizer)	8,100	SF	$1.50	$	12,150
5.03	Raingarden Planting (including soil)	25,500	SF	$3.00	$	76,500
5.04	Automatic Irrigation	49,600	SF	$0.80	$	39,680
				Subtotal	*$*	*804,010*
	Mobilization (12%)				$	96,481
	Sales Tax (8.7%)				$	69,949
	Contingency (20%)				$	160,802
				Construction Subtotal	***$***	***1,131,242***
	Design (20%)				$	226,248
	Admin/Permitting Fees (5%)				$	56,562
	Surveying				$	6,000
				Component Total:	**$**	**1,420,052**

Estimate of
Probable Cost of Construction

Hough Beck & Baird Inc.

Date: 1/19/2016

Project Name: Carrie Blake Park Masterplan
Project Number: 2015-17
Project Phase: 200
Prepared By: M. Thompson/A. Farina-Williams
Checked By: D. Koonts

Component Total: $82,950

16. Friendship Garden: Rock Garden

Component SF: 2,500

Item	Description	Qty	Unit	Unit Cost		Item Total
1.00	**Demolition and Site Preperation**					
1.01	TESC/Fencing	1	LS	$2,500.00	$	2,500
1.02	Clear and Grub (4" depth)	2,500	SF	$0.16	$	400
1.03	Rough and Finish Grading	2,500	SF	$0.30	$	750
2.00	**Paving**					
2.01	Porous Asphalt Pedestrian Path with Concrete Edge	1,400	SF	$10.00	$	14,000
3.00	**Utilities**					
4.00	**Site Improvements**					
4.01	Bench	4	EA	$2,500.00	$	10,000
4.02	Wayfinding Sign	2	EA	$2,000.00	$	4,000
4.03	Interpretive Sign	1	EA	$4,000.00	$	4,000
4.03	Rock Garden Sand (1ft depth)	1,000	SF	$11.00	$	11,000
5.00	**Planting/Irrigation**					
5.01	Lawn Sod (including soil and fertilizer)	100	SF	$1.50	$	150
5.04	Automatic Irrigation	100	SF	$0.80	$	80
				Subtotal	*$*	*46,880*
	Mobilization (12%)				$	5,626
	Sales Tax (8.7%)				$	4,079
	Contingency (20%)				$	9,376
				Construction Subtotal	***$***	***65,960***
	Design (20%)				$	13,192
	Admin/Permitting Fees (5%)				$	3,298
	Surveying				$	500
				Component Total:	**$**	**82,950**

Estimate of
Probable Cost of Construction

Hough Beck & Baird Inc.

Date: 1/19/2016

Project Name: Carrie Blake Park Masterplan
Project Number: 2015-17
Project Phase: 200
Prepared By: M. Thompson/A. Farina-Williams
Checked By: D. Koonts

Component Total: $92,173

17. Pedestrian Bridge

Component SF: 1,100

Item	Description	Qty	Unit	Unit Cost		Item Total
1.00	**Demolition and Site Preperation**					
1.01	Demolition	200	SF	$2.00	$	400
1.02	TESC/Fencing	400	LF	$4.00	$	1,600
1.03	Clear and Grub (4" depth)	1,100	SF	$0.16	$	176
1.04	Rough and Finish Grading	1,100	SF	$0.30	$	330
1.05	Balance Cut/Fill On Site (6" avg. depth)	1,100	SF	$0.13	$	143
2.00	**Paving**					
2.01	Porous Asphalt Pedestrian Path with Concrete Edge	900	SF	$10.00	$	9,000
3.00	**Utilities**					
4.00	**Site Improvements**					
4.01	Wayfinding Sign	2	EA	$2,000.00	$	4,000
4.02	Pedestrian Bridge	16	LF	$2,250.00	$	36,000
5.00	**Planting/Irrigation**					
5.01	Shrubs and Groundcover	100	SF	$3.95	$	395
5.02	Automatic Irrigation	100	SF	$0.80	$	80
				Subtotal	*$*	*52,124*
	Mobilization (12%)				$	6,255
	Sales Tax (8.7%)				$	4,535
	Contingency (20%)				$	10,425
				Construction Subtotal	***$***	***73,338***
	Design (20%)				$	14,668
	Admin/Permitting Fees (5%)				$	3,667
	Surveying				$	500
				Component Total:	**$**	**92,173**

Estimate of
Probable Cost of Construction

Hough Beck & Baird Inc.

Date: 1/19/2016

Project Name: Carrie Blake Park Masterplan
Project Number: 2015-17
Project Phase: 200
Prepared By: M. Thompson/A. Farina-Williams
Checked By: D. Koonts

Component Total: $461,159

18. Friendship Garden

Component SF: 69,500

Item	Description	Qty	Unit	Unit Cost		Item Total
1.00	**Demolition and Site Preperation**					
1.01	TESC/Fencing	1	LS	$2,500.00	$	2,500
1.02	Clear and Grub (4" depth)	7,000	SF	$0.16	$	1,120
1.03	Rough and Finish Grading	7,000	SF	$0.30	$	2,100
1.04	Invasive Species Removal (Cattail, Waterlily, heavy machine use)	28000	SF	$2.00	$	56,000
2.00	**Paving**					
2.01	Porous Asphalt Pedestrian Path with Concrete Edge	7,200	SF	$10.00	$	72,000
3.00	**Utilities**					
4.00	**Site Improvements**					
4.01	Bench	4	EA	$2,500.00	$	10,000
4.02	Trash/Recycling	2	EA	$1,000.00	$	2,000
4.03	Identification Sign	1	EA	$5,000.00	$	5,000
4.04	Wayfinding Sign	2	EA	$2,000.00	$	4,000
4.05	Interpretive Sign	1	EA	$4,000.00	$	4,000
4.06	Pedestrian Bridge	32	LF	$2,250.00	$	72,000
5.00	**Planting/Irrigation**					
5.01	Trees, Shrubs, Groundcovers (including mulch, soil, fertilizer)	3,000	SF	$8.75	$	26,246
5.02	Automatic Irrigation	3,000	SF	$0.80	$	2,400
				Subtotal	*$*	*259,360*
	Mobilization (12%)				$	31,124
	Sales Tax (8.7%)				$	22,565
	Contingency (20%)				$	51,873
				Construction Subtotal	***$***	***364,927***
	Design (20%)				$	72,985
	Admin/Permitting Fees (5%)				$	18,246
	Surveying				$	5,000
				Component Total:	**$**	**461,159**

Estimate of
Probable Cost of Construction

Hough Beck & Baird Inc.

Date: 1/19/2016

Project Name: Carrie Blake Park Masterplan
Project Number: 2015-17
Project Phase: 200
Prepared By: M. Thompson/A. Farina-Williams
Checked By: D. Koonts

Component Total: $199,427

19. Matt Dryke Memorial Pavilion

Component SF: 11,600

Item	Description	Qty	Unit	Unit Cost		Item Total
1.00	**Demolition and Site Preperation**					
1.01	Demolition	200	SF	$2.00	$	400
1.02	TESC/Fencing	1	LS	$2,500.00	$	2,500
1.03	Clear and Grub (4" depth)	2,400	SF	$0.16	$	384
1.04	Rough and Finish Grading	2,400	SF	$0.30	$	720
1.05	Balance Cut/Fill On Site (6" avg. depth)	2,400	SF	$0.13	$	312
2.00	**Paving**					
2.01	Porous Asphalt Pedestrian Path with Concrete Edge	1,800	SF	$10.00	$	18,000
3.00	**Utilities**					
4.00	**Site Improvements**					
4.01	Bench	2	EA	$2,500.00	$	5,000
4.02	Identification Sign	1	EA	$5,000.00	$	5,000
4.03	Wayfinding Sign	1	EA	$2,000.00	$	2,000
4.04	Interpretive Sign	1	EA	$4,000.00	$	4,000
4.05	Memorial Structure	200	SF	$350.00	$	70,000
5.00	**Planting/Irrigation**					
5.01	Trees, Shrubs, Groundcovers (including mulch, soil, fertilizer)	400	SF	$8.75	$	3,497
5.02	Lawn Sod (including soil and fertilizer)	300	SF	$1.50	$	450
5.04	Automatic Irrigation	700	SF	$0.80	$	560
				Subtotal	*$*	*112,823*
	Mobilization (12%)				$	13,539
	Sales Tax (8.7%)				$	9,816
	Contingency (20%)				$	22,565
				Construction Subtotal	***$***	***158,741***
	Design (20%)				$	31,748
	Admin/Permitting Fees (5%)				$	7,937
	Surveying				$	1,000
				Component Total:	**$**	**199,427**

Estimate of
Probable Cost of Construction

Hough Beck & Baird Inc.

Date: 1/19/2016

Project Name: Carrie Blake Park Masterplan
Project Number: 2015-17
Project Phase: 200
Prepared By: M. Thompson/A. Farina-Williams
Checked By: D. Koonts

Component Total: $835,701

20. Large Playground

Component SF: 34,100

Item	Description	Qty	Unit	Unit Cost		Item Total
1.00	**Demolition and Site Preperation**					
1.01	Demolition	24000	SF	$2.00	$	48,000
1.02	TESC/Fencing	1	LS	$2,500.00	$	2,500
1.03	Clear and Grub (4" depth)	34,100	SF	$0.16	$	5,456
1.04	Rough and Finish Grading	34,100	SF	$0.30	$	10,230
1.05	Balance Cut/Fill On Site (6" avg. depth)	34,100	SF	$0.13	$	4,433
2.00	**Paving**					
2.01	Porous Asphalt Pedestrian Path with Concrete Edge	3,000	SF	$10.00	$	30,000
2.02	Plaza Paving (50% standard concrete, 50% special paving)	6,600	SF	$12.00	$	79,200
3.00	**Utilities**					
4.00	**Site Improvements**					
4.01	Drinking Fountain	1	EA	$3,000.00	$	3,000
4.02	Picnic Table	4	EA	$3,500.00	$	14,000
4.03	Trash/Recycling	2	EA	$1,000.00	$	2,000
4.04	Bicycle Rack	2	EA	$1,000.00	$	2,000
4.05	Bench	4	EA	$2,500.00	$	10,000
4.06	Kiosk	1	EA	$7,000.00	$	7,000
4.07	Identification Sign	1	EA	$5,000.00	$	5,000
4.08	Wayfinding Sign	2	EA	$2,000.00	$	4,000
4.07	Play area (play equipment, surfacing, drainage)	16,500	SF	$12.00	$	198,000
5.00	**Planting/Irrigation**					
5.01	Trees in Lawn	6,800	SF	$5.85	$	39,780
5.03	Raingarden Planting (including soil)	1,200	SF	$3.00	$	3,600
5.04	Automatic Irrigation	8,000	SF	$0.80	$	6,400
				Subtotal	*$*	*474,599*
	Mobilization (12%)				$	56,952
	Sales Tax (8.7%)				$	41,290
	Contingency (20%)				$	94,920
				Construction Subtotal	***$***	***667,761***
	Design (20%)				$	133,552
	Admin/Permitting Fees (5%)				$	33,388
	Surveying				$	1,000
				Component Total:	**$**	**835,701**

Estimate of
Probable Cost of Construction

Hough Beck & Baird Inc.

Date: 1/19/2016

Project Name: Carrie Blake Park Masterplan
Project Number: 2015-17
Project Phase: 200
Prepared By: M. Thompson/A. Farina-Williams
Checked By: D. Koonts

Component Total: $863,712

21. Picnic Pavilions and Horse Shoe Pits

Component SF: 27,300

Item	Description	Qty	Unit	Unit Cost		Item Total
1.00	**Demolition and Site Preperation**					
1.01	Demolition	8000	SF	$2.00	$	16,000
1.02	TESC/Fencing	1	LS	$2,500.00	$	2,500
1.03	Clear and Grub (4" depth)	27,300	SF	$0.16	$	4,368
1.04	Rough and Finish Grading	27,300	SF	$0.30	$	8,190
1.05	Balance Cut/Fill On Site (6" avg. depth)	27,300	SF	$0.13	$	3,549
2.00	**Paving**					
2.01	Porous Asphalt Pedestrian Path with Concrete Edge	3,200	SF	$10.00	$	32,000
3.00	**Utilities**					
4.00	**Site Improvements**					
4.01	Bench	2	EA	$2,500.00	$	5,000
4.02	Picnic Table	12	EA	$3,500.00	$	42,000
4.02	Trash/Recycling	1	EA	$1,000.00	$	1,000
4.03	Identification Sign	1	EA	$5,000.00	$	5,000
4.04	Wayfinding Sign	1	EA	$2,000.00	$	2,000
4.05	Pavilion/Shelter (30'x45')	3	EA	$80,000.00	$	240,000
4.06	Horseshoe Pits	2	EA	$1,000.00	$	2,000
5.00	**Planting/Irrigation**					
5.01	Trees in Lawn	19,000	SF	$5.85	$	111,150
5.02	Automatic Irrigation	19,000	SF	$0.80	$	15,200
				Subtotal	*$*	*489,957*
	Mobilization (12%)				$	58,795
	Sales Tax (8.7%)				$	42,626
	Contingency (20%)				$	97,991
				Construction Subtotal	***$***	***689,369***
	Design (20%)				$	137,874
	Admin/Permitting Fees (5%)				$	34,468
	Surveying				$	2,000
				Component Total:	**$**	**863,712**

Estimate of
Probable Cost of Construction

Hough Beck & Baird Inc.

Date: 1/19/2016

Project Name: Carrie Blake Park Masterplan
Project Number: 2015-17
Project Phase: 200
Prepared By: M. Thompson/A. Farina-Williams
Checked By: D. Koonts

Component Total: $675,340

22. Off-Leash Dog Park

Component SF: 75,300

Item	Description	Qty	Unit	Unit Cost		Item Total
1.00	**Demolition and Site Preperation**					
1.01	TESC/Fencing	1	LS	$2,500.00	$	2,500
1.02	Clear and Grub (4" depth)	75,300	SF	$0.16	$	12,048
2.00	**Paving**					
2.01	Porous Asphalt Pedestrian Path with Concrete Edge	2,600	SF	$10.00	$	26,000
3.00	**Utilities**					
3.01	Utilities (storm, electric, water, telecommunication)	1	LS	$500.00	$	500
4.00	**Site Improvements**					
4.01	Bench	6	EA	$2,500.00	$	15,000
4.02	Drinking Fountain	1	EA	$3,000.00	$	3,000
4.03	Trash/Recycling	3	EA	$1,000.00	$	3,000
4.04	Identification Sign	1	EA	$5,000.00	$	5,000
4.05	Wayfinding Sign	1	EA	$2,000.00	$	2,000
4.06	Fencing (black vinyl coated chain link)	1,600	LF	$32.00	$	51,200
4.07	Pavilion/Shelter (15'x24')	2	EA	$48,000.00	$	96,000
5.00	**Planting/Irrigation**					
5.01	Lawn Sod (including soil and fertilizer)	72,000	SF	$1.50	$	108,000
5.02	Automatic Irrigation	72,000	SF	$0.80	$	57,600
				Subtotal	*$*	*381,848*
	Mobilization (12%)				$	45,822
	Sales Tax (8.7%)				$	33,221
	Contingency (20%)				$	76,370
				Construction Subtotal	***$***	***537,260***
	Design (20%)				$	107,452
	Admin/Permitting Fees (5%)				$	26,863
	Surveying				$	3,765
				Component Total:	**$**	**675,340**

Estimate of
Probable Cost of Construction

Hough Beck & Baird Inc.

Date: 1/19/2016

Project Name: Carrie Blake Park Masterplan
Project Number: 2015-17
Project Phase: 200
Prepared By: M. Thompson/A. Farina-Williams
Checked By: D. Koonts

Component Total: $1,186,640

23. Guy Cole Mini Convention Center: Parking Lot

Component SF: 70,500

Item	Description	Qty	Unit	Unit Cost		Item Total
1.00	**Demolition and Site Preparation**					
1.01	Demolition	42,000	SF	$2.00	$	84,000
1.02	TESC/Fencing	1,400	LF	$4.00	$	5,600
1.03	Clear and Grub (4" depth)	70,500	SF	$0.16	$	11,280
1.04	Rough and Finish Grading	70,500	SF	$0.30	$	21,150
1.05	Balance Cut/Fill On Site (6" avg. depth)	70,500	SF	$0.13	$	9,165
2.00	**Paving**					
2.01	Porous Asphalt Pedestrian Path with Concrete Edge	9,600	SF	$10.00	$	96,000
2.02	Vehicular Paving (including curbs and base course)	54,400	SF	$7.25	$	394,400
2.03	Crosswalk (striping, ADA ramps, etc.)	5	EA	$1,000.00	$	5,000
3.00	**Utilities**					
3.01	Utilities (storm, electric, water, telecommunication)	1	LS	$5,000.00	$	5,000
4.00	**Site Improvements**					
4.01	Trash/Recycling	2	EA	$1,000.00	$	2,000
4.02	Bicycle Rack	1	EA	$1,000.00	$	1,000
4.03	Bench	2	EA	$2,500.00	$	5,000
4.04	Identification Sign	1	EA	$5,000.00	$	5,000
4.04	Wayfinding Sign	1	EA	$2,000.00	$	2,000
5.00	**Planting/Irrigation**					
5.01	Raingarden Planting (including soil)	6,500	SF	$3.00	$	19,500
5.02	Automatic Irrigation	6,500	SF	$0.80	$	5,200
				Subtotal	*$*	*671,295*
	Mobilization (12%)				$	80,555
	Sales Tax (8.7%)				$	58,403
	Contingency (20%)				$	134,259
				Construction Subtotal	***$***	***944,512***
	Design (20%)				$	188,902
	Admin/Permitting Fees (5%)				$	47,226
	Surveying				$	6,000
				Component Total:	**$**	**1,186,640**

Estimate of
Probable Cost of Construction

Hough Beck & Baird Inc.

Date: 1/19/2016

Project Name: Carrie Blake Park Masterplan
Project Number: 2015-17
Project Phase: 200
Prepared By: M. Thompson/A. Farina-Williams
Checked By: D. Koonts

Component Total: $1,593,854

24. Guy Cole Mini Convention Center Remodel

Component SF: 20,900

Item	Description	Qty	Unit	Unit Cost		Item Total
1.00	**Demolition and Site Preperation**					
1.01	Demolition		SF	$2.00	$	-
1.02	TESC/Fencing	1	LS	$2,500.00	$	2,500
1.03	Clear and Grub (4" depth)	20,900	SF	$0.16	$	3,344
1.04	Rough and Finish Grading	20,900	SF	$0.30	$	6,270
2.00	**Paving**					
2.01	Porous Asphalt Pedestrian Path with Concrete Edge	3,900	SF	$10.00	$	39,000
2.02	Grass Crete	1,800	SF	$15.00	$	27,000
3.00	**Utilities**					
3.01	Utilities (storm, electric, water, telecommunication)	1	LS	$1,000.00	$	1,000
4.00	**Site Improvements**					
4.01	Picnic Table	4	EA	$3,500.00	$	14,000
4.02	Trash/Recycling	1	EA	$1,000.00	$	1,000
4.03	Bicycle Rack	2	EA	$1,000.00	$	2,000
4.04	Bench	2	EA	$2,500.00	$	5,000
4.05	Identification Sign	3	EA	$5,000.00	$	15,000
4.06	Wayfinding Sign	1	EA	$2,000.00	$	2,000
4.07	Kiosk	1	EA	$7,000.00	$	7,000
4.06	Guy Cole Mini Convention Center Remodel	1	LS	$750,000.00	$	750,000
5.00	**Planting/Irrigation**					
5.01	Trees, Shrubs, Groundcovers (including mulch, soil, fertilizer)	3,200	SF	$8.75	$	28,000
5.02	Automatic Irrigation	3,200	SF	$0.80	$	2,560
				Subtotal	*$*	*905,674*
	Mobilization (12%)				$	108,681
	Sales Tax (8.7%)				$	78,794
	Contingency (20%)				$	181,135
				Construction Subtotal	***$***	***1,274,283***
	Design (20%)				$	254,857
	Admin/Permitting Fees (5%)				$	63,714
	Surveying				$	1,000
				Component Total:	**$**	**1,593,854**

Estimate of
Probable Cost of Construction

Hough Beck & Baird Inc.

Date: 1/19/2016

Project Name: Carrie Blake Park Masterplan
Project Number: 2015-17
Project Phase: 200
Prepared By: M. Thompson/A. Farina-Williams
Checked By: D. Koonts

Component Total: $1,458,318

25. Tennis Courts

Component SF: 32,700

Item	Description	Qty	Unit	Unit Cost		Item Total
1.00	**Demolition and Site Preperation**					
1.01	Demolition	5600	SF	$2.00	$	11,200
1.02	TESC/Fencing	1	LS	$2,500.00	$	2,500
1.03	Clear and Grub (4" depth)	32,700	SF	$0.16	$	5,232
1.04	Rough and Finish Grading	32,700	SF	$0.30	$	9,810
1.05	Balance Cut/Fill On Site (6" avg. depth)	32,700	SF	$0.13	$	4,251
2.00	**Paving**					
2.01	Plaza Paving (50% standard concrete, 50% special paving)	6,000	SF	$12.00	$	72,000
3.00	**Utilities**					
3.01	Utilities (storm, electric, water, telecommunication)	1	LS	$10,000.00	$	10,000
4.00	**Site Improvements**					
4.01	Trash/Recycling	1	EA	$1,000.00	$	1,000
4.02	Drinking Fountain	1	EA	$1,000.00	$	1,000
4.03	Bench	6	EA	$2,500.00	$	15,000
4.04	Concrete Retaining Walls (3.5' average)	15000	LF	$45.00	$	675,000
4.05	Tennis Court	1	EA	$14,400.00	$	14,400
5.00	**Planting/Irrigation**					
5.01	Raingarden Planting (including soil)	1600	SF	$3.00	$	4,800
5.02	Automatic Irrigation	1600	SF	$0.80	$	1,280
				Subtotal	*$*	*827,473*
	Mobilization (12%)				$	99,297
	Sales Tax (8.7%)				$	71,990
	Contingency (20%)				$	165,495
				Construction Subtotal	***$***	***1,164,255***
	Design (20%)				$	232,851
	Admin/Permitting Fees (5%)				$	58,213
	Surveying				$	3,000
				Component Total:	**$**	**1,458,318**

Estimate of
Probable Cost of Construction

Hough Beck & Baird Inc.

Date: 1/19/2016

Project Name: Carrie Blake Park Masterplan
Project Number: 2015-17
Project Phase: 200
Prepared By: M. Thompson/A. Farina-Williams
Checked By: D. Koonts

Component Total: $1,076,049

26. Storm Water Facilities and Docent Area

Component SF: 74,400

Item	Description	Qty	Unit	Unit Cost		Item Total
1.00	**Demolition and Site Preperation**					
1.01	Demolition	25000	SF	$2.00	$	50,000
1.02	TESC/Fencing	1	LS	$2,500.00	$	2,500
1.03	Clear and Grub (12"depth)	74,400	SF	$0.25	$	18,600
1.04	Rough and Finish Grading	74,400	SF	$1.00	$	74,400
1.05	Balance Cut/Fill On Site (12" avg. depth)	74,400	SF	$0.25	$	18,600
2.00	**Paving**					
2.01	Porous Asphalt Pedestrian Path with Concrete Edge	3,000	SF	$10.00	$	30,000
2.02	Vehicular Paving (including curbs and base course)	800	SF	$7.50	$	6,000
2.03	Grass Crete	1,000	SF	$15.00	$	15,000
3.00	**Utilities**					
3.01	Utilities (storm, electric, water, telecommunication)	1	LS	$5,000.00	$	5,000
4.00	**Site Improvements**					
4.01	Identification Sign	1	EA	$5,000.00	$	5,000
4.02	Wayfinding Sign	1	EA	$2,000.00	$	2,000
4.03	Interpretive Sign	1	EA	$4,000.00	$	4,000
5.00	**Planting/Irrigation**					
5.01	Trees, Shrubs, Groundcovers (including mulch, soil, fertilizer)	24,000	SF	$8.75	$	210,001
5.02	Lawn Sod (including soil and fertilizer)	10,000	SF	$1.50	$	15,000
5.03	Constructed Wetland/Stormwater Control (planting soil, planting, mulch)	25,000	SF	$4.25	$	106,250
5.04	Automatic Irrigation	59,000	SF	$0.80	$	47,200
				Subtotal	*$*	*609,552*
	Mobilization (12%)				$	73,146
	Sales Tax (8.7%)				$	53,031
	Contingency (20%)				$	121,910
				Construction Subtotal	***$***	***857,640***
	Design (20%)				$	171,528
	Admin/Permitting Fees (5%)				$	42,882
	Surveying				$	4,000
				Component Total:	**$**	**1,076,049**

Estimate of
Probable Cost of Construction

Hough Beck & Baird Inc.

Date: 1/19/2016

Project Name: Carrie Blake Park Masterplan
Project Number: 2015-17
Project Phase: 200
Prepared By: M. Thompson/A. Farina-Williams
Checked By: D. Koonts

Component Total: $211,928

27. Potential Stormwater Mitigation Area

Component SF: 13,300

Item	Description	Qty	Unit	Unit Cost		Item Total
1.00	**Demolition and Site Preperation**					
1.01	Demolition	13,300	SF	$2.00	$	26,600
1.02	TESC/Fencing	1	LS	$2,500.00	$	2,500
1.03	Clear and Grub (12"depth)	13,300	SF	$0.25	$	3,325
1.04	Rough and Finish Grading	13,300	SF	$1.00	$	13,300
1.05	Balance Cut/Fill On Site (12" avg. depth)	13,300	SF	$0.25	$	3,325
2.00	**Paving**					
3.00	**Utilities**					
4.00	**Site Improvements**					
4.01	Interpretive Sign	1	EA	$4,000.00	$	4,000
5.00	**Planting/Irrigation**					
5.01	Constructed Wetland/Stormwater Control (planting soil, planting, mulch)	13,300	SF	$4.25	$	56,525
5.02	Automatic Irrigation	13,300	SF	$0.80	$	10,640
				Subtotal	*$*	*120,215*
	Mobilization (12%)				$	14,426
	Sales Tax (8.7%)				$	10,459
	Contingency (20%)				$	24,043
				Construction Subtotal	***$***	***169,143***
	Design (20%)				$	33,829
	Admin/Permitting Fees (5%)				$	8,457
	Surveying				$	500
				Component Total:	**$**	**211,928**

Estimate of
Probable Cost of Construction

Hough Beck & Baird Inc.

Date: 1/19/2016

Project Name: Carrie Blake Park Masterplan
Project Number: 2015-17
Project Phase: 200
Prepared By: M. Thompson/A. Farina-Williams
Checked By: D. Koonts

Component Total: $1,545,504

28. Skate Park

Component SF: 39,700

Item	Description	Qty	Unit	Unit Cost		Item Total
1.00	**Demolition and Site Preperation**					
1.01	Demolition	20000	SF	$2.00	$	40,000
1.02	TESC/Fencing	1	LS	$2,500.00	$	2,500
1.03	Clear and Grub (4" depth)	39,700	SF	$0.16	$	6,352
1.04	Rough and Finish Grading	39,700	SF	$0.30	$	11,910
1.05	Balance Cut/Fill On Site (6" avg. depth)	39,700	SF	$0.13	$	5,161
2.00	**Paving**					
2.01	Porous Asphalt Pedestrian Path with Concrete Edge	9,300	SF	$10.00	$	93,000
2.02	Plaza Paving (50% standard concrete, 50% special paving)	1,000	SF	$12.00	$	12,000
3.00	**Utilities**					
4.00	**Site Improvements**					
4.01	Trash/Recycling	1	EA	$1,000.00	$	1,000
4.02	Bicycle Rack	1	EA	$1,000.00	$	1,000
4.03	Bench	2	EA	$2,500.00	$	5,000
4.04	Identification Sign	1	EA	$5,000.00	$	5,000
4.05	Wayfinding Sign	1	EA	$2,000.00	$	2,000
4.05	Skate Park	12,800	SF	$40.00	$	512,000
6.00	**Planting/Irrigation**					
6.01	Trees in Lawn	24,400	SF	$5.85	$	142,740
6.02	Raingarden Planting (including soil)	5,000	SF	$3.00	$	15,000
6.03	Automatic Irrigation	29,400	SF	$0.80	$	23,520
				Subtotal	*$*	*878,183*
	Mobilization (12%)				$	105,382
	Sales Tax (8.7%)				$	76,402
	Contingency (20%)				$	175,637
				Construction Subtotal	***$***	***1,235,603***
	Design (20%)				$	247,121
	Admin/Permitting Fees (5%)				$	61,780
	Surveying				$	1,000
				Component Total:	**$**	**1,545,504**

Estimate of
Probable Cost of Construction

Hough Beck & Baird Inc.

Date: 1/19/2016

Project Name: Carrie Blake Park Masterplan
Project Number: 2015-17
Project Phase: 200
Prepared By: M. Thompson/A. Farina-Williams
Checked By: D. Koonts

Component Total: $597,692

29. Pickleball Courts

Component SF: 31,300

Item	Description	Qty	Unit	Unit Cost		Item Total
1.00	**Demolition and Site Preperation**					
1.01	TESC/Fencing	1	LS	$2,500.00	$	2,500
1.02	Clear and Grub (4" depth)	31,300	SF	$0.16	$	5,008
1.03	Rough and Finish Grading	31,300	SF	$0.30	$	9,390
1.04	Balance Cut/Fill On Site (6" avg. depth)	31,300	SF	$0.13	$	4,069
2.00	**Paving**					
2.01	Porous Asphalt Pedestrian Path with Concrete Edge	1,400	SF	$10.00	$	14,000
2.02	Plaza Paving (50% standard concrete, 50% special paving)	700	SF	$12.00	$	8,400
3.00	**Utilities**					
3.01	Electric (power, receptacles)	1	LS	$25,000.00	$	25,000
4.00	**Site Improvements**					
4.01	Drinking Fountain	1	EA	$3,000.00	$	3,000
4.02	Trash/Recycling	1	EA	$1,000.00	$	1,000
4.03	Bicycle Rack	1	EA	$1,000.00	$	1,000
4.04	Bleachers	2	EA	$5,000.00	$	10,000
4.05	Kiosk	1	EA	$7,000.00	$	7,000
4.06	Identification Sign	1	EA	$5,000.00	$	5,000
4.07	Wayfinding Sign	1	EA	$2,000.00	$	2,000
4.06	Picklball Courts (see exhibit A)	1	LS	$185,000.00	$	185,000
6.00	**Planting/Irrigation**					
6.01	Trees in Lawn	6,700	SF	$5.85	$	39,195
6.02	Raingarden Planting (including soil)	3,100	SF	$3.00	$	9,300
6.03	Automatic Irrigation	9,800	SF	$0.80	$	7,840
				Subtotal	*$*	*338,702*
	Mobilization (12%)				$	40,644
	Sales Tax (8.7%)				$	29,467
	Contingency (20%)				$	67,740
				Construction Subtotal	***$***	***476,554***
	Design (20%)				$	95,311
	Admin/Permitting Fees (5%)				$	23,828
	Surveying				$	2,000
				Component Total:	**$**	**597,692**

Estimate of
Probable Cost of Construction

Hough Beck & Baird Inc.

Date: 1/19/2016

Project Name: Carrie Blake Park Masterplan
Project Number: 2015-17
Project Phase: 200
Prepared By: M. Thompson/A. Farina-Williams
Checked By: D. Koonts

Component Total: $3,150,661

30. Softball Fields

Component SF: 214,300

Item	Description	Qty	Unit	Unit Cost		Item Total
1.00	**Demolition and Site Preperation**					
1.01	TESC/Fencing	1	LS	$2,500.00	$	2,500
1.02	Clear and Grub (4" depth)	214,300	SF	$0.16	$	34,288
1.03	Rough and Finish Grading	214,300	SF	$0.30	$	64,290
1.04	Balance Cut/Fill On Site (6" avg. depth)	214,300	SF	$0.13	$	27,859
2.00	**Paving**					
2.01	Porous Asphalt Pedestrian Path with Concrete Edge	2,000	SF	$10.00	$	20,000
2.02	Plaza Paving (50% standard concrete, 50% special paving)	6,700	SF	$12.00	$	80,400
3.00	**Utilities**					
3.01	Utilities (storm, electric, water, telecommunication)	1	LS	$10,000.00	$	10,000
3.02	Electric (power, receptacles)	1	LS	$25,000.00	$	25,000
4.00	**Site Improvements**					
4.01	Drinking Fountain	1	EA	$3,000.00	$	3,000
4.02	Trash/Recycling	1	EA	$1,000.00	$	1,000
4.03	Bicycle Rack	2	EA	$1,000.00	$	2,000
4.04	Bench	4	EA	$2,500.00	$	10,000
4.05	Kiosk	1	EA	$7,000.00	$	7,000
4.06	Identification Sign	1	EA	$5,000.00	$	5,000
4.07	Wayfinding Sign	1	EA	$2,000.00	$	2,000
4.08	Softball field renovation (surfacing, drainage)	154,000	SF	$4.50	$	693,000
4.09	Restroom Facility (4 stalls with 2 sinks)	1	EA	$350,000.00	$	350,000
5.00	**Planting/Irrigation**					
5.01	Trees in Lawn	47,100	SF	$5.85	$	275,535
5.03	Raingarden Planting (including soil)	4,500	SF	$3.00	$	13,500
5.04	Automatic Irrigation	205,600	SF	$0.80	$	164,480
				Subtotal	$	*1,790,852*
	Mobilization (12%)				$	214,902
	Sales Tax (8.7%)				$	155,804
	Contingency (20%)				$	358,170
				Construction Subtotal	**$**	***2,519,729***
	Design (20%)				$	503,946
	Admin/Permitting Fees (5%)				$	125,986
	Surveying				$	1,000
				Component Total:	**$**	**3,150,661**

Estimate of
Probable Cost of Construction

Hough Beck & Baird Inc.

Date: 1/19/2016

Project Name: Carrie Blake Park Masterplan
Project Number: 2015-17
Project Phase: 200
Prepared By: M. Thompson/A. Farina-Williams
Checked By: D. Koonts

Component Total: $2,008,368

31. "South Lane" West Segment and Park Entry

Component SF: 56,400

Item	Description	Qty	Unit	Unit Cost		Item Total
1.00	**Demolition and Site Preperation**					
1.01	Demolition	1	LS	$2,500.00	$	2,500
1.02	Demolition of Existing Entrance Road	200,000	SF	$2.00	$	400,000
1.03	TESC/Fencing	1,200	LF	$4.00	$	4,800
1.04	Clear and Grub (4" depth)	56,400	SF	$0.16	$	9,024
1.05	Rough and Finish Grading	56,400	SF	$0.30	$	16,920
1.06	Balance Cut/Fill On Site (6" avg. depth)	56,400	SF	$0.13	$	7,332
2.00	**Paving**					
2.01	Porous Asphalt Pedestrian Path with Concrete Edge	6,500	SF	$10.00	$	65,000
2.02	Plaza Paving (50% standard concrete, 50% special paving)	1,500	SF	$12.00	$	18,000
2.03	Vehicular Paving (including curbs and base course)	21,000	SF	$7.50	$	157,500
2.04	Crosswalk (striping, ADA ramps, etc.)	4	EA	$1,000.00	$	4,000
2.05	Restore Sidewalk at Demolished Park Entry	34	SF	$15.00	$	510
3.00	**Utilities**					
3.01	Utilities (storm, electric, water, telecommunication)	300	LF	$10.00	$	3,000
3.02	Electric (power, receptacles)	1	LS	$5,000.00	$	5,000
4.00	**Site Improvements**					
4.01	Bench	4	EA	$2,500.00	$	10,000
4.02	Picnic Table	4	EA	$3,500.00	$	14,000
4.03	Monument Sign	1	EA	$10,000.00	$	10,000
4.04	Kiosk	1	EA	$7,000.00	$	7,000
4.05	Identification Sign	1	EA	$5,000.00	$	5,000
4.06	Wayfinding Sign	2	EA	$2,000.00	$	4,000
5.00	**Planting/Irrigation**					
5.01	Trees, Shrubs, Groundcovers (including mulch, soil, fertilizer)	10,000	SF	$8.75	$	87,500
5.02	Lawn Sod (including soil and fertilizer)	200,000	SF	$1.50	$	300,000
5.03	Automatic Irrigation	10,000	SF	$0.80	$	8,000
				Subtotal	*$*	*1,139,086*
	Mobilization (12%)				$	136,690
	Sales Tax (8.7%)				$	99,100
	Contingency (20%)				$	227,817
				Construction Subtotal	***$***	***1,602,694***
	Design (20%)				$	320,539
	Admin/Permitting Fees (5%)				$	80,135
	Surveying				$	5,000
				Component Total:	**$**	**2,008,368**

Estimate of
Probable Cost of Construction

Hough Beck & Baird Inc.

Date: 1/19/2016

Project Name: Carrie Blake Park Masterplan
Project Number: 2015-17
Project Phase: 200
Prepared By: M. Thompson/A. Farina-Williams
Checked By: D. Koonts

Component Total: $307,548

32. "South Lane" East Segment

Component SF: 22,900

Item	Description	Qty	Unit	Unit Cost		Item Total
1.00	**Demolition and Site Preparation**					
1.01	Demolition	1	LS	$2,500.00	$	2,500
1.02	TESC/Fencing	1,200	LF	$4.00	$	4,800
1.03	Clear and Grub (4" depth)	22,900	SF	$0.16	$	3,664
1.04	Rough and Finish Grading	16,200	SF	$0.30	$	4,860
1.05	Balance Cut/Fill On Site (6" avg. depth)	16,200	SF	$0.13	$	2,106
2.00	**Paving**					
2.01	Porous Asphalt Pedestrian Path with Concrete Edge	4,300	SF	$10.00	$	43,000
2.02	Vehicular Paving (including curbs and base course)	12400	SF	$7.50	$	93,000
3.00	**Utilities**					
3.01	Utilities (storm, electric, water, telecommunication)	600	LF	$10.00	$	6,000
4.00	**Site Improvements**					
5.00	**Planting/Irrigation**					
5.01	Lawn Sod (including soil and fertilizer)	6,000	SF	$1.50	$	9,000
5.02	Automatic Irrigation	6,000	SF	$0.80	$	4,800
				Subtotal	*$*	*173,730*
	Mobilization (12%)				$	20,848
	Sales Tax (8.7%)				$	15,115
	Contingency (20%)				$	34,746
				Construction Subtotal	***$***	***244,438***
	Design (20%)				$	48,888
	Admin/Permitting Fees (5%)				$	12,222
	Surveying				$	2,000
				Component Total:	**$**	**307,548**

Appendix A: Department Meeting Notes

HBB
LANDSCAPE ARCHITECTURE

Hough Beck & Baird Inc.
215 Westlake Avenue North
Seattle, WA 98109-5217

206.682.3051 Phone
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Seattle | Boise

Meeting Notes

Date	7 October 2015
HBB Project No.	2015-17 01 200
Project Name	Carrie Blake Park & Water Reuse Site Master Plan
Regarding:	City Dept. & Consultant Meeting: Planning Feedback

Attendees

Charisse Deschenes, Senior Planner, City of Sequim	Joe Irvin, Assist. to the City Mngr., City of Sequim
Barbara Hanna, Comm. & Marketing Dir., City of Sequim	Dean W. Koonts, Principal, HBB Landscape Architecture

Items Discussed

1) **General Items:**
   a) Carrie Blake Park is a key gathering place for many diverse functions.
   b) The city has ±7,000 residents, and the surrounding area has ±25,000 who conceptually think of themselves as belonging to the city yet live outside the city limits. So the park really serves a population of ±32,000.
2) **Trails:**
   a) During the park comprehensive planning process, the biggest response in activity surveys has been regarding walking and hiking.
   b) There is loop of pathways through both properties which is about 1 mile. This is consistently used.
   c) The Olympic Discovery Trail (ODT) is a great tourist attraction. But a clear route through the park is needed. It seems that most bicyclists seem to use bike trailheads in Blyn and Port Angeles.
   d) Perhaps future access to the Garry Oak reforestation site with some passive trails or paths so that the public can to experience it, if Dept. of Fish and Wildlife would allow this.
3) **Park Identity:**
   a) One major issue is park identity. We have two adjacent properties, both with different names and different named elements, but to the vast majority of users and community members, they are referred to collectively as 'Carrie Blake Park.'
   b) Some thought should go into renaming the the Water Reuse Demonstration property and/or a possible name change for both properties to better reflect the use of both: 'Carrie Blake Community Park' is a suggestion.
4) **Events & Venues:**
   a) It would be nice to integrate areas that could be used as venues for Weddings. Sequim is marketed as a wedding destination and it would be nice to capitalize on this within the park through strategically located gazebos or viewpoints.
   b) Power for a holiday lighting event would be great.
   c) Integrated, controlled access to event space would be nice for ticketed events; it's a lot of fencing to constantly be putting up and taking down.
   d) Regular events in the park include the dog shows, softball tournament, band shelter events, soccer tournaments, and passive picnicking/gatherings.
5) **Preserve Passive Open Space:**
   a) Informal areas should be preserved for park users who just want to throw down a blanket and lay there with a book.
   b) Passive space is very important to the community balanced with active spaces.
   c) Preserve open space as grass lawn: it's flexible and this type of space is needed for many of the city's temporary events and seasonal festivals.

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6) **Access & Parking:**
   a) Access for emergency vehicles is an issue, since going around the park to get to the N Rhodefer Rd entrance to get aid to someone on the soccer field can add as much as seven minutes to response time.
   b) Parking and street configuration is a big concern especially during the transition period between events: one group leaving and another group arriving. It's at these peak times that the entrances and drives are inefficient and have congestion issues.
   c) Need to preclude parking along N Rhodefer Rd with alternate parking areas or require a shuttling plan or traffic control plan from event organizers.

7) **Programmed Areas:**
   a) Youth activities and family activities are scattered and spread around the site and seem disconnected.
   b) The playground that is split by the road is an unsafe condition.
   c) The footprint of the Guy Cole Building will change with a remodel and this should be integrated into the Master Plan.
   d) Providing some shade around the amphitheater is useful. During events on a hot day, people often are gathering along the north edge of the space, in the shade of the trees along the channel.

8) **Connection to Neighborhoods:**
   a) Pedestrian access to the park should be enhanced from adjacent neighborhoods.
   b) Consider the impacts to the neighbors; the Master Plan should carefully think through impacts to the adjacent neighborhoods such as the Oak Tree neighborhood and the Broadmoor Development in terms of noise, traffic volume, security, etc.

9) **Summary of Priorities:**
   a) Balance the active and passive open space needs and areas.
   b) Keep large passive, flexible open space.
   c) Assess the Master Plan in terms of neighborhood adjacencies and impacts.

Action Items	By Whom	Date Due
Guy Cole Building remodel footprint proposal and plans to HBB	Joe	
The clear distance between intersections along Blake and Rhodefer to Joe.	Charisse	

We believe the above record to be an accurate summary of decisions and related discussions. We would appreciate notification of exceptions to this record within ten (10) days of its receipt. Failing such notification, we will consider this a statement of fact with which you concur.

Copy to Attendees & FILE

Signed Dean W. Koonts, ASLA

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Meeting Notes

Date	7 October 2015
HBB Project No.	2015-17 01 200
Project Name	Carrie Blake Park & Water Reuse Site Master Plan
Regarding:	City Dept. & Consultant Meeting: Public Works Feedback

Attendees

David Garlington, Public Works Director, City of Sequim	Troy Saghafi, Engineer Technician, City of Sequim
Willie Dueno, G.I.S. Analyst, City of Sequim	Joe Irvin, Assit. to the City Mngr., City of Sequim
Pete Tjemsland, Utilities Manager, City of Sequim	Dean W.Koonts, Principal, HBB Landscape Architecture
Mike Brandt, Streets Manager, City Sequim	

Items Discussed

1) **Irrigation Systems:**
   a) Special events are set up in the informal grass fields and the set-up damages the irrigation system: tent stakes strike lateral lines and trucks drive over sprinkler heads.
   b) The north property line is an irrigation ditch that also allows supplemental water to run to the Garry Oak reforestation property.
   c) The long-range goal is that both properties will be irrigated by reuse water and controlled by a centralized controller in the Pump House. Currently some irrigation systems are turned on manually and other zones have their own controllers (some are battery-operated).
   d) The irrigation system has high pressure, but lacks thrust blocking or in some cases pressure reducing valves, so many glued joints have failed as have 90°elbow bends in the lines.
   e) Recently, reclaimed water from the irrigation system was spraying into a drinking fountain and "contaminating" the potable water system. Don't locate the systems where cross contamination or mixing of water can occur.
2) **Flood Prone Areas:**
   a) South of the entrance on Blake Ave there is flooding when the Bell Creek drainage ditch overflows. The water flows into the open area north of the skate park.
   b) The other area that sees stormwater overflow is at the east discharge point of the ponds along the creek. Here they overflow to the northeast into the "rain garden" demonstration area and builds up or ponds along the west edge of N Rodhefer Rd until it infiltrates.
3) **Holding Ponds:**
   a) The Holding Ponds function as a water reservoir for the irrigation of the Garry Oak reforestation area. It's auxiliary allowed use is for fishing and for the remote-control sail boats.
   b) There are Phase 2 plans for the holding ponds that expand the infiltration basin and relocate the ponds.
   c) Infiltration of the soils on both properties is excellent.
4) **Restrooms:**
   a) Some vandalism has occurred at the restroom by the skate park, but this has been minimized by locking it at dusk.
   b) The water re-use site needs a restroom location toward the center of the park (south of Soccer fields and near band shelter). Perhaps this can be combined with storage.
5) **Miscellaneous Utilities:**

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a) The parcel at the south entrance is owned by a cable/fiber company. The underground cable is routed under the entrance roadway and exists at the entrance intersection to Blake Ave.
b) The cell transmission tower is AT&T.
c) The reclaimed water system and potable water system lines must be separated 10 ft clear underground.
d) Power goes to the band shelter and pump house.

6) Program Items:

a) Access road at N Rhodefer Rd is too narrow and a pinch point for traffic arriving and departing; also the parking stalls are variable lengths. There's a design conflict with the N Rhodefer Rd entrance and the crossing of the Olympic Discovery Trail.
b) Graffiti does occur at the skate park. Maintenance is on the constant lookout/observation and paints over.
c) The softball fields are used by a senior league tournament and gets used several times a week.
d) The band shell building plans to add an expansion to the west that will serve as a small, indoor concert/practice hall.
e) The remote-control sail boats rely on wind and wind direction, so the group of sailboat enthusiasts is very sensitive to anything that changes or blocks the wind near the holding ponds.
f) There is a plan to add weather data collection to the pump house. The information will be accessible via internet
g) Cattails are a constant problem in the waterways of the park.
h) The water channel that runs from the demonstration garden south to the friendship garden is very overgrown; many people don't know there is a channel there. Consider a trail that runs parallel to the channel.
i) Fencing for events needs to be easier to install to isolate areas for access control.
j) Many of the bridges need to be upgraded to be ADA compliant.
k) Bell creek is an ESA (Endangered Species Act) classed stream for Bull Trout, so over water coverage and mitigation is a factor.
l) Consider a space for concession areas (this may need to be temporary in nature).

7) Summary of Priorities

a) Parking and access
b) Centralized irrigation system
c) Resilience for the flood prone areas and compatibility with program elements.

Action Items	By Whom	Date Due
Phase 2 plans for the holding ponds to HBB	Joe	
Band Shell structure expansion plans to HBB	Joe	

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Appendix B: Stakeholder Meeting / Phone Notes

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Meeting Notes

Date	8 October 2015	Time	1:30PM – 2:30PM
HBB Project No.	2015-17 01 200	Location	Sequim Civic Center
Project Name	Carrie Blake Park & Water Reuse Site Master Plan		
Regarding:	Stakeholder Meeting: Sequim Shiso Sister City Association		

Attendees

Pete Tjemsland, President	Genaveve Starr, Liaison to the City Council and Chamber of Commerce
Jan Danford, Vice President	Ryoko Toyama, Secretary
Carol Farquhar, Treasurer	Joe Irvin, Assit. to the City Mngr., City of Sequim
Annette Hanson, Education Committee Chair	Dean W. Koonts, Principal, HBB Landscape Architecture
Jassie Rhude, Gardan Committee Chair	

Items Discussed

General Background and History of the Friendship Garden:

- Association and Friendship Garden has a 20 year history.
- It's a destination for residents in Sequim; a "go-to" place
- Much of the Friendship garden was privately funded, for instance the pebble walk and viewing pavilion.
- Many of the display signs and interpretive signs were produced and provided by the Association.
- They have had yearly foreign exchanges between Sequim and Shiso City
- The city of Yamasaki (before it merged into Shiso City) donated a Japanese stone lantern that is carved from a single boulder. It is on the island in the pond. In exchange, Sequim sent a Pacific Northwest, old growth log and carver to carve it in situ in Yamasaki into a totem pole.
- The grey marker stone lists the Japanese donors.
- The garden is maintained through a combination of volunteers, Association committees, Rotary Club, and the City. For a period of time, the city of Yamasaki sent yearly funds for the upkeep of the Friendship Garden and the funds were set aside into a separate account to pay for maintenance. The City provides mulch for plants. Volunteers take care of the day-to-day maintenance of the park's planting beds.
- The viewpoints and views through the park are important and a big attraction.

Friendship Garden Comments:

- The bridges and entry gateways are important elements.
- The bamboo poles on the bridges get vandalized on occasion and need to be replaced.
- The chrysanthemums are often stolen.
- There have been a few instances of graffiti, but not extensively.
- The bridges' walking surface is slick and currently is covered with roofing tack material, but it wears away quickly. The Association would be open to options for replacing the bridges to improve ADA access and still keep with the Japanese theme. Suggestions included recycled wood material, but they are open to options.

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- The major issue facing the Friendship Garden is the cattail infestation of the pond. Due to the design of the pond, mechanical equipment can't access the pond. Only when there is no water in the pond is it possible to go into it and with manual/mechanical means remove the cattail.
- Also, there has been a desire to upgrade the sand/rock garden, which is often walked through and disturbed by visitors. It needs a special rock (which is expensive). The area could be expanded.
- The channel along the west side is overgrown with foliage as well. This could be cleared out to improve sightlines into the Friendship Garden.
- The main quality to keep intact is keeping the Garden as a quiet place. Surrounding program elements should be compatible to a quiet and contemplative atmosphere.
- The entries are a bit hidden and don't tie into the pathways of the rest of the park. Especially now that the corner near the Band Shelter lawn has been cleared out, this corner has become an informal entry point. Also, there's a path from the Viewing Pavilion to the playground that could be formalized.
- One thing the Association wants to emphasize is "No more memorial benches!" These are not coordinated with the Garden design. One idea was to replace benches with aggregate concrete benches so that the rough surface deters graffiti.

General Park Comments:

- Parking along N. Rhodefer Rd is an issue that we see every week.
- Softball occurs on Tuesday and Thursday and having parking available for that use is important
- The Off Leash Areas are very well used and activate the park at all hours.
- The playground divided by the roadway is a concern.

Action Items	By Whom	Date Due

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Phone Notes

Date	8 October 2015	Conversation with:	Ms. Jan Boyungs, Dog Park Pal
HBB Project No.	2015-17 01 200	Telephone No.	1.360.775.5005
Project Name	Carrie Blake Park & Water Reuse Site Master Plan		
Regarding:	Stakeholder Meeting: Dog Park Pals		

Items Discussed

General Background and History of the Off-Leash Areas

- This is perhaps one of the most well-loved and most used areas of the park
- There are users that come from Port Angeles and even Forks who drive here to use the off-leash area.
- K-9 unit was using it, but Sequim's K-9 dog is going to retire soon and it's not clear whether it will be replaced.
- Also, City of Port Angeles K-9 unit comes over and uses it as well. Although they don't keep it well-maintained; it needs to be repainted.
- For seniors, it's great as a way to meet new people and be outside.
- It is used dawn to dusk and weather is no obstacle to its use either.
- Each enclosure can sometimes have up to 25 dogs at a time.

Off-Leash Area Comments:

- It's the nicest facility of its kind, mostly because it is not gravel or mulch, but has grass lawn and trees.
- There are three enclosures and are on a rotating schedule. Only two are actively used at any one time. The third enclosure is closed so that the lawn and grass has time to recover from the use.
- The site furnishings have been paid through private funds both donations and the Dog Park Pals' annual fundraising event.
- Two shelters were purchased and constructed in between the enclosures so that each shelter can serve two enclosures.
- They are in the process of purchasing more benches through fund raising and to purchase benches per city standard benches.
- There is water provided. The city provided a point-of-connection and volunteers trenched and piped water from the POC to all three enclosures. However, it's seasonal, since the water is turned off during the winter to avoid pipes freezing and bursting. But many of the dog owners carry jugs of water with them during that time.
- The main problem is that parking can be sparse when there are multiple events happening such as softball, the Guy Cole building, and a family is using the picnic area since they all use the same paved parking area around the Guy Cole building.
- Currently there are port-a-potties near the dog parks at the parking lot, but not as nice as the restroom building at the other end.
- Dog Park Pals main concern is losing the off leash areas in the park or a reduction in the size of the dog parks.

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General Park Comments:

- The park is beautiful and don't want to lose that feeling or the look with too much stuff. The open grass areas, the water and streams, and the trees are wonderful.
- It really functions as "the Hub" of the city and community
- Parking in the park as a whole is unorganized.
- The playground being split by the roadway is not safe for kids
- Dog Park Pals would like a second location for a dog park at the west side of the city?

Action Items	By Whom	Date Due

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Phone Notes

Date	20 October 2015	Conversation with:	Mr. Dave Underwood, Pres. of League
HBB Project No.	2015-17 01 200	Telephone No.	1.360.504.4206
Project Name	Carrie Blake Park & Water Reuse Site Master Plan		
Regarding:	Stakeholder Meeting: Softball "Grey Wolves"		

Items Discussed

General Background and History of the Greywolves:

- Use the fields three days a week: play on Tuesdays and Thursdays; and practice on Saturdays.
- Utilize both fields for games in the Summer. Utilize one for games and one for warm-up/practice in Winter.
- The league has a ground crew of volunteers that form work parties to maintain the fields. Often league members will get a deal with local suppliers to support maintenance efforts.
- More than 40 players.
- They have a tournament team that tours.
- Players are at least 50 years for women and 55 for men at all skill levels.

Softball Fields Comments:

- The city mows the lawn for them, but typically it's kept too long at 2" or 2 ¼". The preferred length for softball play is 1". This is because the grass holds onto water so the longer length increases slipperiness of the lawn becoming a fall and slip hazard. This is a safety concern for the older adults playing ball. It also affects the way the ball bounces making it far more unpredictable.
- The wide space between the fields is needed because balls are occasionally hit outside of the field and the distance avoids most of the stray balls going into the adjacent field. Typically it's best to have 45 ft. to 60 ft. (existing meets this space requirement). Currently, they use the space for warm-up practice.
- The fields are about 4 to 5 years old.
- They worked with the city to improve the home plate area/batter boxes with clay bricks and clay surfacing. The city provided the material and the league work party installed it. Still would prefer to upgrade to clay in the infields.
- Grading in the outfields is uneven and needs resurfacing.
- There was a minor drainage issue in Field 1 between first base and outfield with ponding water after a storm event. The league brought in sand and regarded the area this year hoping to have the issue solved.
- Currently they manually water the lawns shortly before use. Access reuse water through an irrigation water disconnect (quick coupler) behind the pitcher mound. Would love to see irrigation upgraded by adding rotor type spray heads for infield with 60 foot radius.
- They installed the fence topper around the outfield to protect against injury.
- They also rebuilt the original wood bleachers which were in bad repair. They purchased wood and paint and rebuilt them. They could use an additional set of bleachers
- On the wish list is an electronic score board with wireless control.

General Park Comments:

- There's plenty of parking, except when on a nice day and there is increased demand from the Dog Park & Picnic Area.
- The park is beautiful and we don't want to lose that feeling or the look with too much stuff. The open grass areas, the water and streams, and the trees are wonderful.

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Meeting Notes

Date	21 October 2015	Time:	2:00pm – 3:00pm
HBB Project No.	2015-17 01 200	Location:	Carrie Blake Park
Project Name	Carrie Blake Park & Water Reuse Site Master Plan		
Regarding:	Stakeholder Meeting: BMX Track & Skateboard Park		

Attendees

Sean Coleman, BMX Track	Dean W. Koonts, Principal, HBB Landscape Architecture
Tim Stanford, Skateboard Park	Jeff Henderson, Skateboard Park

Items Discussed

General Background and History of the Skatepark:

- You have two types of skaters: street skaters and bowl skaters. Skaters will travel to good facilities to use them. The reason there aren't many cars at Carrie Blake is the facility is not attractive for skaters.
- 18-20 years ago the city tried to reach out for this facility and met with some skaters, laying out pieces and skate elements: volcano, pyramid, ledges, etc. These were then cobbled together without much thought to how skaters flow from element to element or how important the surface texture is. Then, instead of having skatepark specialists trained in constructing these, a utility contractor won the bid who had no real experience designing and building a skate facility.
- Really good examples of skateparks that folks will drive to are by two companies:
    - *Dreamland Skarteparks*: Port Angeles, Port Townsend.
    - *Grindline Skateparks*: Port Orchard, Forks, Bainbride Island, several in Seattle parks.

Skatepark Comments:

- The Skate Park isn't really a good skating facility for four main reasons:
    - the surfacing of concrete is too rough,
    - the concrete block walls seep after it rains and drainage is poor,
    - there is too much flat bottom area so skaters can't flow; they lose speed; and
    - there are too many dead ends where you have to stop. It's also twice the size it needs to be if it had a tighter design.
- A well-designed and tight skatepark at 250 ft square would attract young skaters.
- The NE corner is basically unusable. A retrofit of the existing skatepark by adding a bowl at the NE corner, improving the drainage and a quarterpike would really help with flow and returns (probably about $20,000 to $30,000).
- Alternately by cutting out some concrete sections and adding skateboard ledges, steps, and obstacles would also help.
- Ideally going with a smaller facility, tighter bowl design would be better

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General Background and History of the BMX Track:

- The best tracks are shaped as an "M", "W", or "V"; avoid crossing of lanes because of safety so no "8".
- A great track facility with seating would be around 250 ft by 350 ft
    - As an example, the BMX at Lincoln Park in Port Angeles is 260 ft by 300ft. In Richland, there's a good one at 400 ft by 250 ft including seating.
    - Richland has a facility that is 400 ft by 250 ft with seating.
    - Another possibility is a pump track like at Poulsbo; this takes less space but is far more useful designed correctly especially for practice runs.
- The Carrie Blake Park facility is 160ft square and is very tight.

BMX Track Comments:

- The existing BMX track surfacing has a lot of rock in it and its footprint is small and not challenging. Rocks and boulders in the existing facility are dangerous, especially when the rocks spin out or if a rider falls.
- For best maintenance, the curves/corners should be paved to avoid spin off and rutting.
- Best surface in straight stretches is packed earth with no rocks or asphalt.
- In general, you want a start hill from which you can see the whole track (for safety – to see if a crash occurs during competitions). The start hill needs power access for events.

General Park Comments:

- Parking at the soccer is bad and very confusing. The entrance is tight.
- When we use the park, the best spot to park is at the Water Reuse Building and then walk the paths around the field or through friendship garden to avoid the soccer crowds.

Action Items	By Whom	Date Due

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Meeting Notes

Date	21 October 2015	Time:	9:00 am – 10:00 am
HBB Project No.	2015-17 01 200	Location:	Rainshadow Coffee
Project Name	Carrie Blake Park & Water Reuse Site Master Plan		
Regarding:	Stakeholder Meeting: Pickleball Facility		

Attendees

Charlie Pugh, Pickleball Facility Committee

Dean W. Koonts, Principal, HBB Landscape Architecture

Items Discussed

General Background and History of the Sequim Picklers:

- There are about 120 regular players with seasonal fluctuation, more in the summer and fewer in the winter.
- There is a group of RV Picklers as well that tour the senior pickleball tournament venues around the West Coast
- Charlie provided handouts on the group's history and the proposed plans for the pickleball courts that they developed.
- They play Monday, Wednesday, Friday, and Saturday.
- Sequim Family Advocates was their fiscal sponsor, but now they are organized as a "club" and non-profit.

Pickleball Facility Comments:

- Currently they use retrofit basketball courts at the elementary school playground at 3rd and Fir. They are concrete courts that the rotary club striped and added concrete paving to the edges in order to fit double courts. It's not ideal since the surface is rough and expansion joints are in odd locations, causing the ball to be unpredictable when it bounces on a joint.
- During the winter, they use the Boys and Girls Club for indoor play.
- There are nice courts in Port Angeles (PA), and the PA and Sequim pickleball groups travel to each other for matches.
- Future court facility will need:
    - Storage for equipment, nets, brooms, perhaps a temporary tent/shade structure, & squeegees for the courts.
    - Drinking fountain or water supply for water bottles.
    - Water access for power washing the surfaces a few time a year.
- As an example, there's an amazing pickleball complex in Bend, OR. It's a 16 court facility, with shade structures, tables, fencing, and corridors.
- In the design of the courts a 16 ft wide corridor between each set of 4 courts is preferred. This area is used for judges, seating, socializing, display of scores, etc. and needs to be flexible with moveable picnic tables/seating if site furnishings are provided. Power to the corridor is also important for competitions.
- Locating the courts next to Bell Creek is not ideal because of the ducks and potential for them to take over the court and leave a mess. Need some separation from duck invasion.
- Where ever the courts are located, they would like to have room to expand.

General Park Comments:

- They did measure out between the BMX track and the softball fields and a 8 court facility would fit there.
- Open to other locations as well.

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Meeting Notes

Date:	21 October 2015	Time: 1:00pm – 2:00pm	
HBB Project No.	2015-17 01 200	Location: Rainshadow Coffee	
Project Name	Carrie Blake Park & Water Reuse Site Master Plan		
Regarding:	Stakeholder Meeting: Sequim City Band		

Attendees

Ted Mata, Sequim City Band President	Dean W. Koonts, Principal, HBB Landscape Architecture
Patsy Matingley, Parks Board, former City Band President	Vicky Blakesley, former City Band President

Items Discussed

General Background and History of the Sequim City Band:

- Average about 60-70 members with more in summer; it's seasonal since many members travel south in the winter.
- It started around 2002 with a retired band director and a group of 20 musicians and they used the high school band room and at the picnic shelters by Guy Cole Building.
- The band room and shelters were not an ideal situation and the group approached the community director back then and coordinated in developing the James Center.
- The growth in the past 5-10 years has been phenomenal
- Practice once a week in the evenings for about 2 hours with ½ hour at either end for arriving and departing.
- Several programs, for instance:
    - Monday nights start early for the Teen Community Orchestra
    - Wednesday evenings are for Community Band
    - Sat morning they have "Big Band" (sometimes traffic conflicts with soccer field use)
    - Their 4th of July event draws more than 1,000
    - Try to perform once a month concerts.

James Center Comments:

- Acoustic is faced away from neighborhood. Ken Hays is a contact for sound and acoustics when in the details of things
- Rehearsal hall is not adequate for their growth; need expansion for practice room
- Driveway configuration is an issue
- Often attendees park in the lawn north of the amphitheater and point cars at stage and listen from their cars
- An additional tier would be nice and to have the pathways paved.
- Keep the green area but it does need to be regarded since it settled and now is lower form the stage height then is desirable for a concert.
- Often, attendees will gather in the shade of the trees by the channel since it's the only shade on a hot sunny day. Providing some alternative like a shelter or covered area or trees would be provide for this need.
- Capacity in the lawn is one item we also need to look at expanding.

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General Park Comments

- Maintain flexible open lawn; needs irrigation for all field/lawn areas
- There should be interpretive sign for history of the properties.
- Signs throughout the park should be consistent and clear: rules and regulations; don't scatter them everywhere. Too many signs.
- Dog "mit" stations need better coverage throughout the park. You have two types of dog walking: the walkers who walk their dogs and need the mits and the dog park users.
- Signs: The concept of consistently naming the two sites Carrie Blake Community Park, with elements within the park makes sense and should be explored.
- The split between play areas with the roadway is a bad situation and the playground equipment should be upgraded (no longer in good repair).
- Need more habitat, more vegetation.
- Plants and shrubs need to be appropriate sizes at maturity for maintenance
- Parking and Traffic: Pods of parking might be integrated with picnic area for families; also provide safe, marked areas for crossing the roadway. Kids often run between cars across the road to get to the soccer fields.
- It's not coherent where one should walk and there is a mix of different paving types in the driveway to the Bandstand: permeable asphalt and gravel is a mixed message. It needs to be coherent and consistent: where to drive, where to walk, where to park.
- Would love to have the motif of the demonstration gardens reinforce the amphitheater design.

Action Items	By Whom	Date Due

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Meeting Notes

Date	21 October 2015	Time:	11:00am – 12:00pm
HBB Project No.	2015-17 01 200	Location:	Adagio Bean & Leaf
Project Name	Carrie Blake Park & Water Reuse Site Master Plan		
Regarding:	Stakeholder Meeting: Sequim Family Advocates (SFA)		

Attendees

Dave Shreffler, President

Dean W. Koonts, Principal, HBB Landscape Architecture

Items Discussed

General Background and History of Sequim Family Advocates:

- SFA started around 2009, they're a non-profit, and they came together to promote the needs of kids and families in Sequim and Eastern Clallam County in recreation and education and act as a positive voice in the community.
- Playfield put SFA on map and is a showcase project for them.
- Sequim Jr. League plays in Spring and Autumn with about 400 participants.
- Adult League has about 25 teams.
- Locally, the Storm Kings is a soccer league that uses the playfield, but they have their own designated facility that is county-owned.
- The fields are available for referee training and lacrosse.
- Occasional a community event such as the fire district will use the fields for an event.
- The playfields are scheduled for league play otherwise its open for use by others; SFA does scheduling.
- Annual tournament is the Dungeness Cup, all programing is part of marketing.
- Kids age from 5 years up through high school teens participate.

Albert Haller Playfields Comments:

- It's a multi-use, natural grass playfields for use by the entire community.
- A restroom close to the playfields would be good combined with storage for use by volunteers. They had thought a good spot might be by ADA parking stalls near James Center.
- No future plans for the fields
- Lighting is not desired so as not to be a nuisance.
- Don't want permanent seating; it needs to as flexible as possible
- City helps with maintenance and mows/aerates the lawn.
- During transition times between groups and practices, access off of Rhodefer Rd is a huge pinch point and area for conflict.
- Parking is not efficient and occurs along Rhodefer Rd. shoulders.
- The big problem is not having a true drop-off area.
- The need for playfields became apparent with school district fields overused and with very limited space.
- The Albert Haller Playfields take pressure off of the school fields.

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General Park Comments

- Park is piecemeal and really needs to be pieced together.
- It needs to be a park for the entire community; for everyone of all ages. Don't isolate user groups but have some areas where mingling can occur.
- Keep mix of passive lawn and active areas.
- Teenagers really need a facility and SFA would advocate for outdoor basketball area for the younger teen group to shoot hoops.
- There are horseshoe pits by the AT&T tower that are used weekly by one couple.
- The road to the Guy Cole Center divides two playgrounds and is a hazard since kids run across road between play areas. The play areas also need to be upgraded to currently standards.
- The park needs consistent signs and wayfinding.
- Tractor access gate off of Rhodefer Rd to the playfields should be removed and planted to help prevent the shoulder parking.
- Need more public restrooms

Action Items	By Whom	Date Due

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Signed Dean W. Koonts, ASLA

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Phone Notes

Date	22 October 2015	Conversation with:	Mr. Bill Wrobel, President
HBB Project No.	2015-17 01 200	Telephone No.	1.360.504.1146
Project Name	Carrie Blake Park & Water Reuse Site Master Plan		
Regarding:	Stakeholder Meeting: Olympic Peninsula Demonstration Garden (OPDG)		

Items Discussed

General Background and History of the Olympic Peninsula Demonstration Garden:

- Bill Wrobel is one of the founding directors.
- The OPDG started with the Master Gardner organization.
- Sissi Bruch and Stu Hempstreet developed the terrace garden and were also instrumental in developing a master plan for the expansion of the OPDG.
- Olympic Peninsula Demonstration Gardens is a registered non-profit and started to really get underway in 2007/2008.
- In the past, the OPDG has been a part of the lavender festival in the park and listed as a walk for visitors to Sequim.
- They have approx. 50 people.
- They haven't organized formal fundraisers for the OPDG but do accept donations.
- State Dept. of Ecology approved the OPDG as acceptable for the Water Reuse property.

Demonstration Garden Comments:

- Public works supports them by removing compost items from the garden grounds.
- Volunteer efforts are used to maintain the gardens.
- They bring any heavy equipment in to the site if they need any. These are mostly gas-operated trimmers for pruning the lavender. There is no access for electrical power.
- There is a storage room in the Water Reuse Demonstration Bldg. for day-to-day maintenance tools such as rakes, trowels, and shovels.
- Next phase of expansion is a rose garden to the east of the terrace.
- The rest of the expansion is envisioned to encompass the grassy area west of the James Center from the terraces to the Friendship Garden showcasing ethno-botanical gardens and native plants, centered around a totem pole.
- They have a native plant survey of plants growing along the aeration water channel along Blake Ave.

General Park Comments:

- They get many compliments from people about the garden when volunteers are out doing maintenance.
- It's a great photograph opportunity and often people taking pictures with their families at the terraces.
- There was once a gazebo type structure at the top of the terraces aligned with the central stairs and weddings photography had been allowed there.
- Some of the plans for the area would conflict with the garden such as plans by the city to relocate the holding ponds in the location planned for the rose garden.
- Also, in putting in parking at the west side of the James Center for Sequim Band.

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Action Items	By Whom	Date Due
Send Master Plan of the full build out of the OPDG to Dean at HBB	Bill	

We believe the above record to be an accurate summary of decisions and related discussions. We would appreciate notification of exceptions to this record within ten (10) days of its receipt. Failing such notification, we will consider this a statement of fact with which you concur.

Copy to Attendees & Joe Irvin, FILE

Signed Dean W. Koonts, ASLA

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Date	26 October 2015	Conversation with:	Ms. Sissi Bruch
HBB Project No.	2015-17 01 200	Telephone No.	1.360.452.8471
Project Name	Carrie Blake Park & Water Reuse Site Master Plan		
Regarding:	Stakeholder Meeting: Olympic Peninsula Demonstration Garden (OPDG)		

Items Discussed

General Background and History of the Olympic Peninsula Demonstration Garden:

- The OPDG started with the Master Gardner organization, but then they voted to pull out as an official sponsor, but several Master Gardners continue to be involved in the OPDG.
- Sissi Bruch and Stu Hemstreet developed the terrace garden and were also instrumental in developing a master plan for the expansion of the OPDG as well as a community effort to master plan the park at Carrie Blake and Water Re-use site.
- Sissi offered to send their background information and report as well so that the current process can build on those initial efforts.

Demonstration Garden Comments:

- They are on their way to getting funding for the rose garden portion.

General Park Comments:

- Dean asked if Sissi knew about the little totem pole near the playground and if she had any information regarding it. She wasn't aware of anything but thought that perhaps the Jamestown Native American Tribe might know about it. The OPDG does have plans for an ethnological botany garden around a totem pole and perhaps with Jamestown cooperation, they could clean and rededicate the totem pole in the ethnological botany garden as an idea.
- Access to the Garry Oak plantation would be a great asset if something could be arranged.
- Integrating a food forest into the plans
- It would be great if the Carrie Blake property could also expand south in the vacant lot adjacent the church if the opportunity presented itself.

Action Items	By Whom	Date Due
Send community Master Plan background to Dean at HBB	Sissi	
Send contact information for Jamestown Tribe to Dean at HBB	Sissi	

We believe the above record to be an accurate summary of decisions and related discussions. We would appreciate notification of exceptions to this record within ten (10) days of its receipt. Failing such notification, we will consider this a statement of fact with which you concur.

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Date	28 October 2015	Conversation with:	Mr. Stu Hempstreet
HBB Project No.	2015-17 01 200	Telephone No.	1.951.231.3799
Project Name	Carrie Blake Park & Water Reuse Site Master Plan		
Regarding:	Stakeholder Meeting: Olympic Peninsula Demonstration Garden (OPDG)		

Items Discussed

A better phone number to reach Stu on is his landline, 360-417-8249. It connects directly to his hearing aid.

General Background and History of the Olympic Peninsula Demonstration Garden:

- The demonstration garden started with the master gardeners 7 ½ or 8 years ago.
- Stu worked with the Univ. of California in horticultural research. When he moved to Washington, he became involved with the Master Gardeners.
- He has been a landscape designer since 1956. He is not licensed since he was more interested in research.
- The group wanted to build a demonstration garden and he was asked to help with the design.
- About half the gardeners were not interested since they already had too many activities they were involved in so they split.
- There are about 6-12 core members and many peripheral members making about 70 members total.
- The group looks for grant money and partnerships with tribes or other organizations.
- They are interested in getting other gardening groups in the area involved.
- Sissi is an architect and incredibly valuable member of the master gardeners group.
- Members of the group also include many self-employed movers and shakers. There are a lot of university related people involved in master gardeners group.
- Currently the group is in a holding pattern.
- One of their goals is to develop gardens that show people what to plant on their own properties.
- They would like a building to house their activities.
- Water features in the demonstration garden would be great.
- They would like to have a rose demonstration garden that showcases how roses can be integrated into more mixed planting schemes rather than isolating roses on their own.
- Paths can also be an active part of the demonstration garden. They could be made of different materials or created with new techniques.
- The lavender festival is an important event to the demonstration gardeners. They would like more similar events such as an apple festival or fruit tree festival. They would also like to partner with fruit tree or apple tree groups.
- Pest control demonstrations would be valuable as well so that people can learn how to use pest control responsibly, safely and sustainably.
- A bulb demonstration area would be nice too.
- They would like to be a part of the irrigation festival.

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Demonstration Garden Comments:

- They currently store tables and chairs at City Hall.
- They use the City's reclaimed water to water the current demonstration garden.
- They need a building. It is estimated that the building they need might cost about $150,000 or more. The city originally wanted them to put in bathrooms.
- They need access to water for water features in different areas.
- It might be a good idea to have a fog chamber demonstration or demonstrations of other unique technologies.
- A pruning demonstration area would be great too.
- The primary goal is to get more space for different demonstrations. All are equal priority.
- The important things to maintain on site are the natural flow of water. Dams should not be used. The demonstration garden should remain as well. It does not necessarily need to keep its current form but it should be expanded and have a continuity of design.
- A demonstration garden wish list might include a new building with more demonstration garden space, a method of public outreach with city involvement, and benefactors.

General Park Comments:

- The top three priorities are:
    - public outreach with city involvement
    - getting money
    - getting dedicated, younger, educated members
- The garden could be a really great attraction for visitors to the city.

Action Items	By Whom	Date Due

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Date	28 October 2015	Conversation with:	Ms. Leanne Jenkins, Planning Director Jamestown S'Klallam Tribe
HBB Project No.	2015-17 01 200	Telephone No.	1.360.683.1109
Project Name	Carrie Blake Park & Water Reuse Site Master Plan		
Regarding:	Stakeholder Meeting: Jamestown Tribe		

Items Discussed

General Background and History of the Jamestown S'Klallam Tribe:

- The Jamestown S'Klallam Tribe has occupied the Olympic Peninsula since time immemorial. It is a sovereign Native Nation, a government, a community, and a people. It has been a Federally-recognized Tribe since 1981.
- The S'Klallam people are the original inhabitants of this area.
- The S'Klallam people are focused on cultural revitalization, economic development, and maintaining Treaty rights to fish, hunt and gather in their Usual and Accustomed Area (U&A). They have inhabited and made continuous use of the resources of the Sequim-Dungeness Valley for an estimated 15,000 years to ensure their survival.
- The S'Klallam people engage in many seasonal and annual events, including annual Canoe Journeys, First Salmon Ceremony, Tribal gatherings, and the Annual Tribal Elders Gathering.
- They have an annual canoe journey that lands on Jamestown Beach. They use the high school to provide a meal but they would like to use Carrie Blake Park.
- They used to have the Elders Luncheon at Carrie Blake Park since their facilities were not available for a period of time.
- She does not think the totem in Carrie Blake Park is a Jamestown Tribe totem since it is a public park and the Jamestown tribe didn't make many totems. Totems are a fairly recent tradition after the 70's.

S'Klallam Park Use Comments:

- Within Carrie Blake Park, the S'Klallam people have utilized the Guy Cole Center for the Annual Tribal Elders Gathering, which brings in about 200-300 Elders and their spouses from all over the state for an honoring luncheon. They have also used the Guy Cole Center for public meetings associated with environmental projects. Outside of Carrie Blake, they use the Sequim High School facilities to serve food and hold welcoming ceremonies during our annual Canoe Journey, when hundreds of Tribal people arrive at Jamestown Beach and are transported to the school. The Tribe also has a small community center in Blyn that we use for smaller gatherings such as meetings, Native Film Nights, training programs, and celebrations.
- A more modern and spacious facility at Carrie Blake would be welcomed, with adequate food preparation and service areas, and a good sound system. The ability to show short films or speaking programs (stage with screen and A/V systems) would be helpful for other community meetings. Adequate parking for large events would be an improvement.
- The S'Klallam people are not sure what works really well right now—things could mainly stay as-is; they will continue to use their own facilities for certain events, but would like the option of being able to rent or use other public facilities for events.

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General Park Comments:
Thinking of the park as whole, the top three priorities are:

- A larger community center building with amenities and technological capabilities;
- Efficient use of water resources; and
- Habitat improvements for fish and wildlife.

Action Items	By Whom	Date Due

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Phone Notes

Date	28 October 2015	Conversation with:	Mr. Tom Duttrey, Founder
HBB Project No.	2015-17 01 200	Telephone No.	1.360.775.7573
Project Name	Carrie Blake Park & Water Reuse Site Master Plan		
Regarding:	Stakeholder Meeting: NW Anglers		

Items Discussed

Tom's email address - tomanddee84@q.com

General Background and History of the Northwest Anglers:

- Puget Sound Anglers has 11 chapters. The Sequim chapter is the North Olympic Peninsula chapter.
- They have been a group for 25 years.
- Their primary purpose is to fight for rights to fish. They have slowly been losing rights to fish for various reasons.
- There are members in P.A., Sequim and some in Port Townsend making 160 total members.
- They do a lot of volunteer work at the 2 local hatcheries. They help with spawning of salmon at hatcheries. They also take fish carcasses upstream and dump them in the water to add nutrients.
- Events that are important include the annual kids fishing activity.
- Their members are also involved in different groups.

Angling and Pond Comments:

- They meet once a month in the Trinity Methodist Church.
- They used to have a fundraising function at Guy Cole Center but there was too much remodeling and inconsistent access to they moved the spaghetti dinner fundraiser to Sunland Golf Course.
- They don't really have a wish list since the Methodist Church currently has everything they need including a computer to show information, meeting room, and is available for the hours they need.
- They thought about using the pond in Carrie Blake Park but there were too many environmental regulations so they secured usage of the Sequim Reclamation Pond.
- At pond they have all their fishing events. They can get a couple hundred people around the pond.
- Originally, the anglers would drive across the open space (where the soccer fields are now) to deposit fish in the pond. However, since the fields were built they have been accessing the pond by entering the parking lot along N. Rhodefer Rd. and then driving down the ODT. This is uncomfortable, and they would like a dedicated route.
- The pond should be deeper, especially for temperature control.

General Park Comments

Top priorities are

- Parking
- Restrooms

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Action Items	By Whom	Date Due

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Phone Notes

Date	28 October 2015	Conversation with:	Mr. Budd Nash, Park Docent
HBB Project No.	2015-17 01 200	Telephone No.	1.919.247.4136
Project Name	Carrie Blake Park & Water Reuse Site Master Plan		
Regarding:	Stakeholder Meeting: Park Docent		

Items Discussed

emery@webdoms.com

General Background and History of the Docents:

- Intentionally chose the name of "docent" instead of "volunteer" or "host" since it connotes that they are an educated resource for the park. They are responsible for visitors to the park and have to know as much about the park as possible. Over last year they have become the eyes and ears of the city. They are concerned with:
  - Safety
  - Liability of City
  - Making sure park stays in good condition
- He made guide for city to help pick people for the Docent position and to let people know what job really entails.
- He also created a quarterly "State of the Park" document that he provided to HBB.
- Not many people applied for job over past couple of years, maybe 4 or 5 total.
- The Docent program has been in existence for 3 or 4 years total
- Volunteers so far include:
  - Kay Dill was from Sequim
  - Sheila White from California
  - Dave Colb is here in summer, gone in winter
- Day-to-day tasks include latching the gate to Rhodefer Rd to discourage after dark activities. Its not a major physical barrier but it seems to help a great deal.
- They also check on the restrooms to make sure they are well taken care of and not damaged.
- The ODT makes night closures of the park difficult since people use the trail at all hours. It is also located really close to the RV and is very loud.
- All of the events in the park are important and of a concern to the Docents.
  - Soccer tournaments (parking is issue since access is limited and there are not enough spaces to accommodate the amount of people that come the tournaments).
  - The Foghat music festival.
  - There is something every weekend in summer.
  - The garden has own events.
  - Each area seems to operate in isolation without any communication to other areas of the park.
- The City constructed a number of bridges that have failed abutments and had to be taken out.
- There are a lot of issues with use because of Bell Creek. No fertilizers of weed killers can be used and other tasks are limited.
- Landscape is handled by City but some is contracted out.

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Docent Facility Comments:

- The facilities that the docents are currently using have a wifi hot spot, utilities to hook up to and a pad to park on. The docents pay for their own propane and their RV.
- Facilities need to be improved. They were put in by people who didn't know what they were doing. Typical RVs have water is in the center and the electric in rear. The park facilities have all the utilities in the rear corner and it is really difficult to hook the RV up to them. The attachments are too far away and too high especially for the sewer connection. Positive drainage is a really big problem as is the pressure for water (its loo low to take a good shower and has to be supplemented with a generator of some sort).
- There is no good or easy way to get the RV on and off site. This is a big problem. There are lots of berms and pits and the trees are too big and get in the way of the RV when trying to maneuver it into the site.
- Not much about the RV facilities are working well right now.
- Budd has a list of items that he has sent to the city and will send to us.
- The trees along Bell Creek interfere with satellite for TV .
- The ODT bridge rumbles and makes a lot of noise when bikes go over. The RV is located too close to ODT.
- Power is fine. Water is issue since the Docents utility hook ups are at the end of the water line. The PSI for low to take shower and the pressure varies too much.
- The main trends
    - There is bad communication with the City. For example, when events happen at Guy Cole there is no infrastructure to let the Docents know that something is happening and to expect an increase in park visitors. Parking is a big issue right now and is made even worse when there are events.
    - The playground is split between the major access road.
    - The entrance to the park is in bad spot for kids and animals.

General Park Comments:

- The top three development priorities for the park are:
    - Improving/increasing parking
    - Creating a consistent system for communication and programming (some type of collaboration mechanism... perhaps a consolidated schedule that is online but this will only work if all involved are required to have online access. Currently some people don't access internet resources so much)
    - Creating a better working arrangement for RV connections and a safe way to get the RV in and out

Action Items	By Whom	Date Due
"State of the Park" Document to HBB	Budd Nash	10.28
Docent description and responsibilities	Budd Nash	10.28

We believe the above record to be an accurate summary of decisions and related discussions. We would appreciate notification of exceptions to this record within ten (10) days of its receipt. Failing such notification, we will consider this a statement of fact with which you concur.

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Signed Arielle Farina-Williams

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Phone Notes

Date	28 October 2015	Conversation with:	Mr. Don Thomas, Founder
HBB Project No.	2015-17 01 200	Telephone No.	1.360.582.3033
Project Name	Carrie Blake Park & Water Reuse Site Master Plan		
Regarding:	Stakeholder Meeting: Sequim Tennis Group		

Items Discussed

Don's email address is masterdgt@aol.com

General Background and History of the Sequim Tennis Group:

- Don was a pro tennis player and now he focuses his time on teaching and coaching.
- He has coached tennis for kids over last 9 years and put together the Community Junior Tennis Program.
- He is now retired and will be 75 next month.
- He started a program for juniors with boys and girls club for summer tennis camps. Camp has become very successful. Introduces kids to tennis. He has now cut ties with boys and girls club to work on other projects.
- He started the Community Junior Tennis Program last year to provide free lessons to kids.
- The program expanded this past summer to have a tournament.
- They really want to have courts in Carrie Blake Park so that they can hold the tournament there.
- 90% of kids come from Sequim but some come from other areas.
- 55-60 kids participate on a regular basis.
- He is the only teacher but he has tried to get others to help.
- His main focus is junior programs. He also teaches a Ten and Under Tennis group.
- Sequim Tennis Group is umbrella name for a number of tennis groups.
- There is no league other than the high school, but they do have a tennis ladder program. They also have cardio tennis.

Tennis Courts Comments:

- The courts they currently use are at the High School but they are obsolete and in bad shape. There are only 5 courts and they are heavily used by the high school. There are 4 months that the public doesn't have access to the courts.
- All of the tennis groups that he knows of want to get off the high school courts and have use of public courts.
- There are a number of ways the facility can be improved:
    - add courts to Carrie Blake Park
    - lighting
    - a court marked for Ten and Under (different striping/sizing than standard court)
    - a backboard to hit balls against - curved would be better but its much more expensive
    - courts should have a north/south alignment
    - There are 2 sets of criteria for courts: Tournament and Recreation. Determined by distance between courts. No decision has been made as to which criteria to use but he prefers the tournament sizing. Tournament courts have 12 ft between courts, 21 ft from baseline and end of court, and 24,480 sf needed per 4 courts
    - grandstands would be great
    - a shed near the courts for equipment storage

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- wind breakers on the fence surrounding the tennis courts
- a low fence or separation between the courts to prevent balls from crossing into different courts

- The courts should be constructed to have a resistance to cracking (he already sent this info to Joe Irvin). Post-tensioned concrete is a good material to serve as a base. Asphalt is not good.

General Park Comments:

- Thinking of the park as whole, the top three priorities that need to be addressed are:
  - Build tennis courts at Carrie Blake Park
  - Address the limited parking
  - Pickle ball courts should be as far away from tennis as possible since they are so loud

Action Items	By Whom	Date Due

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Phone Notes

Date	05 November 2015	Conversation with:	Mr. Terry Parks, Founder
HBB Project No.	2015-17 01 200	Telephone No.	Home 1.360.808.7949 Cell 1.610.895.5975
Project Name	Carrie Blake Park & Water Reuse Site Master Plan		
Regarding:	Stakeholder Meeting: Sequim Community Tennis Fund		

Items Discussed

Terry's email address is teranceparks@netscape.net

General Background and History of the Sequim Community Tennis Fund:

- The Sequim Community Tennis Fund is a non-profit 501C3, public charity that collects funds and donates them to the City for the construction of public tennis courts.
- They are currently a very small organization. They have been a group for about 2 years and have 3 directly involved members. They seem to be gaining support steadily. Their members are from Sequim and the surrounding counties.
- Their short term mission is to assist the City with funds to build public tennis courts. Their long term mission is to assist with operations and maintenance of the future tennis facility and to provide free programs to the public. They would also like to host Unites States Tennis Association (USTA) sanctioned armature matches.
- Tournaments and events that are currently important to the Sequim Community Tennis Fund are the Sequim Tennis Groups tournament, put on by Don Thomas, and the Boys and Girls club tennis academy.

Tennis Court Comments:

- Currently the Sequim Community Tennis Fund uses the high school tennis courts but they are in bad shape and there are not enough courts. There are also scheduling issues since the school and all other tennis groups in the area also use these courts.
- Their main goals are to get public tennis courts built, to be a part of the operations and maintenance of the courts, and to provide lessons and a tennis tournament.
- The Sequim Community Tennis Fund's wish list includes 4-6 lighted tennis courts and a storage space for equipment that is not shared with other groups in facility at Carrie Blake Park.

General Park Comments:

Thinking of the park as whole, their top three priorities are:

- Getting public tennis courts built.
- Improving the traffic flow and connectivity for pedestrians, cyclists, and vehicles with easy to follow signs that identify where you are in relation to other areas in the park.
- Having continuity in the landscape with well-placed vegetation that works well with the activities in the park.

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Appendix C: Open House #1 Information

Open House #1: Plan Alternates

As a result of the stakeholder interviews and roundtable discussions, and subsequent design charrettes, two alternate layouts emerged that appeared to address the most stakeholder concerns and integrated a large majority of the program items from the City's Park and Recreation Master Plan for both the Water Reuse Demonstration Site and Carrie Blake Park properties.

The alternates were randomly assigned letters "M" and "S" to minimize hierarchal preference. Each explored variations based on facility footprints, access, and connectivity within the organizational framework for the community park. These alternates were presented as part of the first public open house to gather public input and feedback. General descriptions of each alternate are as follows (points of difference are italicized).

ALTERNATE 'M'

Carrie Blake Park Property

- Revises layout of off-leash, dog park to move north enclosure away from creek buffer and provide centralized, communal gathering space.
- Adds additional picnic space.
- Connects North Rhodefer Road to North Blake Avenue along south boundary.
- Improves intersection connections to adjacent neighborhoods.
- Integrates Guy Cole Convention Center remodel.
- Moves Matt Dryke Memorial just northwest of Guy Cole Convention Center.
- Maintains Friendship Garden.
- Maintains softball fields.
- *Adds some parking around the Guy Cole Convention Center.*
- *Maintains current vehicular entry to Guy Cole Convention Center.*
- *Maintains picnic area just north of Guy Cole Conventian Center.*
- *Provides tennis courts east of Friendship Garden.*
- *Provides integrated, and larger playground facility with plaza around existing restroom building.*
- *Removes skate park and relocates new, state-of the art skate bowl south of existing restroom building along with half basketball court.*
- *Provides BMX pump track north of parking area.*
- *Provides tennis courts west of new play area.*
- *Provides minimal irrigation channel / stormwater basin retrofit.*
- *Expands exiting parking along south boundary to the west.*

Water Reuse Demonstration Park Property

- Connects North Rhodefer Road to North Blake Avenue with formalized Parking.
- Improves intersection connections to adjacent neighborhoods.
- Reroutes Olympic Discovery Trail (ODT).
- Reconfigures restroom building as ODT trailhead.
- Expands holding pond and adds picnic facility at pond.
- Adds playground, new restroom building.
- Maintains Albert Haller Playfields.
- Improves and expands James Center for Performing Arts amphitheater / lawn.
- Integrates James Center for Performing Arts expansion.
- Proposes reuse and relocation of Carrie Blake Park totem pole to ethno-botanical garden area.
- *Reconfigures demonstration garden area to integrate flexible open space for events.*
- *Provides minimal water channel buffer retrofit.*


Willow Creek Manor
Park Custodian
Creek Buffer
Bell Creek
Existing Softball Fields
Existing Horseshoe Pits
Existing Raingarden
Existing Pond
Existing Convention Center
Existing Restroom
Flag Pole
Existing Band Shell
Existing Open Space & Events
Relocated Totem Pole
Existing Friendship Garden
Existing Cable Utility Property
Trinity Unity Methodist Church
AKE PARK &
MONSTRATION SITE
HBB
LANDSCAPE ARCHITECTURE

ALTERNATE 'S'

Carrie Blake Park Property

- Revises layout of off-leash, dog park to move north enclosure away from creek buffer and provide centralized, communal gathering space.
- Adds additional picnic space.
- Connects North Rhodefer Road to North Blake Avenue along south boundary.
- Improves intersection connections to adjacent neighborhoods.
- Integrates Guy Cole Convention Center remodel.
- Moves Matt Dryke Memorial just northwest of Guy Cole Convention Center.
- Maintains Friendship Garden.
- *Shifts western softball field to provide space for new vehicular access from the south roadway connector.*
- *Adds more parking around the Guy Cole Convention Center.*
- *Removes current vehicular entry to Guy Cole Convention Center and provides new entrance from the south roadway connector.*
- *Removes picnic area just north of Guy Cole Convention Center and provides a play area.*
- *Provides pickleball courts east of Friendship Garden.*
- *Provides enhanced picnic area and plaza around existing restroom building.*
- *Upgrades existing skate park and remodels features within current footprint.*
- *Provides BMX track north of existing skate park.*
- *Provides tennis courts west of new play area.*
- *Expands exiting parking along south boundary to the east.*
- *Provides enhanced stream channel / stormwater basin retrofit.*

Water Reuse Demonstration Park Property

- Connects North Rhodefer Road to North Blake Avenue with formalized parking.
- Improves intersection connections to adjacent neighborhoods.
- Reroutes Olympic Discovery Trail (ODT).
- Reconfigures restroom building as ODT trailhead.
- Expands holding pond and adds picnic facility at pond.
- Adds playground, new restroom building.
- Maintains Albert Haller Playfields.
- Improves and expands James Center for Performing Arts amphitheater / lawn.
- Integrates James Center for Performing Arts expansion.
- Proposes reuse and relocation of Carrie Blake Park totem pole to ethno-botanical garden area.
- *Maintains demonstration garden area per original master plan.*
- *Provides increased water channel buffer planting and retrofit.*



.AKE PARK &
:MONSTRATION SITE

HBB
LANDSCAPE ARCHITECTURE

Summary of Open House #1

The two preliminary plan alternates, including the site assessments, were presented to the community. The following is a summary of the comments received:

GENERAL

- Noted priorities include: improved circulation, improved sign system, and the installation of new park elements.
- Community members are curious about opportunities to include restrooms, concessions, seating, and parking west of the Guy Cole Convention Center and central to many of the active uses of the park.
- Light and noise pollution are of special concern between park uses and between the park and the adjacent residences.
- There is an acknowledged need for more restrooms, water fountains and water bottle refill stations, and other amenities throughout the park.
- A reduction in size of any programmed area is disagreeable, except for a possible reduction of the open space and the retrofit of the skate park to create a smaller skate bowl.
- Docents should remain in current or similar locations. If altered, the location of the docent site for Blake Ave could move to the undeveloped area in the south west corner of the site. If new entrance is constructed, the docent should be located close to entrance.
- The plans are missing the two bocce ball courts that were listed in the plan program.
- The aesthetics of grouping many fenced uses should be addressed.
- For passive areas, trees are favored. However, maintenance of active programming areas discourages trees near much of the programming to the south.

CIRCULATION AND PARKING

- Congestion and parking availability are concerns. Safe, slow, organized circulation is a priority. Possibilities for more parking during large events are also of interest.
- Proximity of parking to different uses was a noted concern.
- Emergency access is also a concern. Road widths, road layout, and signs with location information were mentioned as ways to improve the safety in the park.
- Clear and direct circulation paths across the site, especially going E/W and to centralized location in the park, should be included.
- Adding parking along North Blake Avenue should be considered.
- Pedestrian/cyclist conflicts should be addressed with path design or with separate path systems.
- Removal of the original road to the Guy Cole Center and relocating to the south (as in option S) seems like a good option.
- Not sure about having the connector road, that runs through Water Reuse Site, be a one-way or two-way road.
- Parking should be located near the tennis courts.

SIGNS

- The overall sign plan has support, and should expand to include mile marker signs on trails and signs that show park users' location in case of emergency.

DEMONSTRATION GARDEN

- Disagreement exists regarding the demonstration garden expansion, especially with regard to how to move forward with the existing open space behind the band shell.
- Garden design should provide the opportunity of looping walks, not just a pass through a linear garden.
- Some comments were for concentrating the demonstration garden around the edges of the existing open space lawn; Some comments were for keeping the demonstration garden layout as proposed by the garden group.

SKATE BOWL

- The skate area should be redesigned to include city elements such as rails and a more effective bowl.
- Separate areas for experienced and beginner skaters would improve safety.
- The skate area can be reduced in size and still improved.
- The skate park makes sense in its current location.

BMX

- The full BMX track is favored, as opposed to a pump track.
- The location of the BMX area in option S is liked.

BASKETBALL

- The basketball court may not be necessary. Other community courts are unused.

DOG PARK

- The dog park should not become smaller.
- Appropriate gating systems should be included in the plan.
- The proposed gathering area at the dog park should be included, but should move to the edge of the dog park.

TENNIS

- Courts must be aligned N/S to meet tournament standards.
- Distance to parking is a concern, especially since wheelchair tennis is a future possibility.

PICKLEBALL

- Providing the opportunity to expand to a greater number of courts is important for either option. In Option S, pickleball can benefit from skate park reduction in the future as part of a phased approach to court expansion.
- The pickleball paddles are quite loud.
- The location of the picklball courts in option S is preferred since it provides the desired number of courts and is consistent with the Sequim Picklers' Court Construction and Facility Planning documents.
- Space for seating and storage is important.
- It is not desirable to surround pickleball courts with blacktop.

HOLDING POND

- Improve the water quality at the holding pond (fishing pond) and along the rest of the site. Some considerations include water depth (minimum of 10' possible?), water temperature, and the quality of infiltrating water.

BANDSHELL AND AMPHITHEATER

- Terracing the amphitheater would prevent the current practice of parking in the amphitheater area.

PLAY

- Play areas should be in a safe location. Access to the play areas should also not cross other potential conflicting uses, such as roads, parking, or dog park circulation.
- Play areas should provide opportunity for adult play alongside children's play (example: Artists at Play playground by EMP).

Additionally, while Alternate S was mentioned as a preference several times, Alternate M was not mentioned as a favored or preferred plan overall. Many respondents asked that one or two elements from Alternate M substitute elements of Alternate S.

Open House #1 Sign In Sheet

Open House #1 Sign-In Sheet

Name	E-mail	Phone
Kim Rosales	Kfish1113@aol.com	477-8266
LEE BOWEN	HLEEBOWEN2@GMAIL.com	360-565-6502
Doug Hastings	Tennisdoug@hotmail.com	360-565-6555
Heather Johnson	Heather lovsart@gmail.com	3601912-4648
Denise Cordero	dencor1041@gmail.com	360 452-1091
Jim Peck	Jpeck1945@gmail.com	(360)797-1078
Dennis Smith	dsmith@sequimwa.gov	4774936
Jan Boyungs	sun38jan@wavecable.com	797 1452
JODY K WILKINSON	scuby2usa@MSN.com	503 320-5784
Sean Coleman	Sean@southandsouth.com	46-1435
LORI Coleman	llcoleman.TC@gmail.com	477-5262
Mike Pinell	Mike.Pinell@Lakeside industries.com	(360)461 4259
Brett Noble	on file	on file
Don Thomas	Mastersgt@aol.com	582-3033
Brandon Lambstrom	driftwood@olypen.com	683-6054

Note: Consistent with the Public Records Act, Chapter 42.56 RCW, all records within the possession of the City may be subject to a public disclosure request and may be distributed or copied. Records include and are not limited to sign-in sheets, contracts, e-mails, notes, correspondence, etc. Use of lists of individuals or directory information (including address, phone, or e-mail) may not be used for commercial purposes.

Open House #1 Sign-In Sheet

Name	E-mail	Phone
NOREEN WARWICK	norenwarwick@gmail.com	344 923-9235
Henry Warwick	hjwarwick111@gmail.com	"
Juanita Reyes	biologos772@gmail.com	—
Jan P.	—	—
David Praebstel	david_wayne@yahoo.com	—
Rich Bemm	richardbemm@gmail.com	749-6633
Lily Congner	—	—
TERRENCE PARKS	terranceparks@netscape.net	360.808.7949
DAVE CROONQUIST	DCROONQUIST@GMAIL.com	360 582 1370
MARK OZIAS	markoz@senikda.com	—
Sara Blake	—	683-6649
BOB FULLHART	BOBELLEN@OLYPEN.com	—
Paul West	the.Lawnranger@hotmail.com	797-3570
GEORGE WILLIAMS	bike_elf@yahoo.com	—

Note: Consistent with the Public Records Act, Chapter 42.56 RCW, all records within the possession of the City may be subject to a public disclosure request and may be distributed or copied. Records include and are not limited to sign-in sheets, contracts, e-mails, notes, correspondence, etc. Use of lists of individuals or directory information (including address, phone, or e-mail) may not be used for commercial purposes.

Open House #1 Sign-In Sheet

Name	E-mail	Phone
DAVE SHREFFLER	LOSTMTNLOOP@OLYMPUS.NET	360-477-2558
Charles Pugh	cbpugh007@outlook.com	360-460-4646
Shaun Jones JR.	shaunjonesJRR@gmail.com	360-775-6551
Aiden Sierra	Aiden Sierra@yahoo.com	360-912-4[illegible]
RICHARD CAREY	PHMICE57@OLYMPUS.NET	681-0426

Note: Consistent with the Public Records Act, Chapter 42.56 RCW, all records within the possession of the City may be subject to a public disclosure request and may be distributed or copied. Records include and are not limited to sign-in sheets, contracts, e-mails, notes, correspondence, etc. Use of lists of individuals or directory information (including address, phone, or e-mail) may not be used for commercial purposes.

Open House #1 Boards

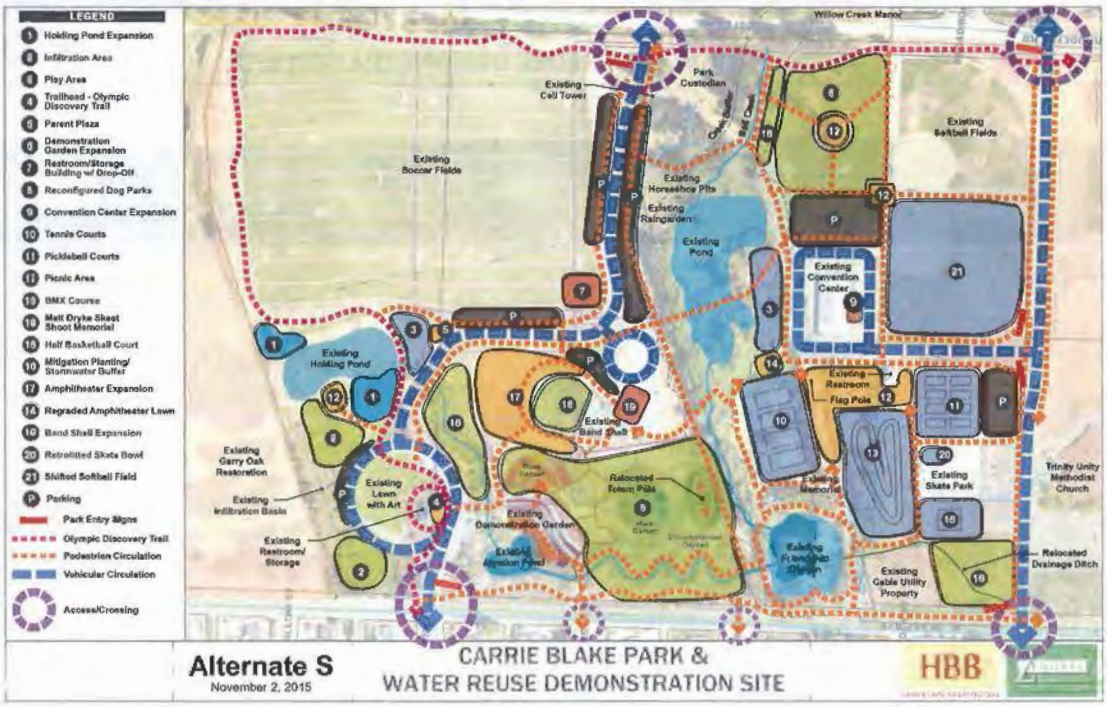


Open House #1 2 November 2015

M



S



Open House #1 2 November 2015

SEQUIM HBB ZENOVIC

Open House #1 Photographs













Open House #1 Notes

STATION 1

- What do you think of each
- any missing components
- what would you prioritize
- circulation

- important to have full BMX TRACK, not just pump-track
- make sure enough bathrooms → 3:1 ratio - Need are in SE corner (women / men)
- maybe outdoor access on Convention Center
- like full expansion of pond → 10' Deep in summer MIN! needs circulation improved. more pick up pipe to N.
- Keep the central area near pond for concessions, check out etc...
- is there a way to have free BMX & Road (MTM)
- Special event overflow parking on lawn/fields
- roundabout needs turning radius/bus drop off
- where does water go that floods dog park/how fix?
- Chiller for pond/cooler water needed
- Redirect irr. water into pond, then to sump then back to system pass-through
-

MONICA + MARIA — PAGE 1/3

→ markers for 911 location. ⅄ or ~~ for emergency to know where you are.

→ entrances to dog park

→ likes central gathering for dog advocates

→ likes larger pkg in Alt S / not playground. Lack of pkg

→ Need room for 400 pkg for kids fishing day 8am - 2pm + families 3rd Sat in May.

→ Likes S plan. provi

→ Needs people to slow down to use restrooms by new road alignment.

→ Alt S gives more room to control flooding

→ likes ⑥ put into Alt S.

→ No need for open space in Alt M. ① too small for any event. ② Soccer field is ok to use for use ③ open space is too open

→ Circulation through park need more direct from east to West

MONICA + MARIA — PAGE 2/3

Prioritize

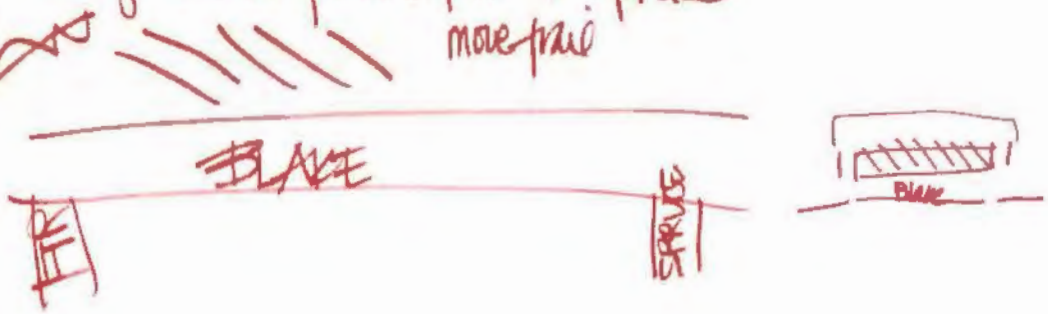
1 - Circulation
2 - Courts
3 - Storage | PP | Band shell expansion

1 Parking | Roads
2. Courts
3 - Retain park master plan

1 Pedestrian circulation - more direct
2 Adult climbing structure EMP
3 Keeping dog park size

1 Full size BMX
2 Adult climbing wall
3 Peg along Blake

→ Peg along Blake from Fir to Spruce
move trail



MONICA MARIA — PAGE 3/3

STATION (2)

Scribe: Charisse Deschenes
Station Leader: Annie Youngerman

pg 1

Pickleball favors (S) - parking circulation / congestion

+ Additional walking Areas

Lighting + Traffic (S is Best)

Walking (mileage on signage) - Overall component to add

+/- III Dogs kids / foul balls (m) + Kids bolt across parking happy not across major roads

+ Likes (S) better pickle ball (parking - close)

+ Water areas a great idea - No bottle water

+ Likes a full track on (S)

+ Likes (S) for maintenance of passive park (totem relocated area)

+ Bathrooms surround main activities by track on (S)

+ Likes (S) access + 20 back side of track

+ Interested in moving parking closer to ~~pa~~ tennis court in (S) it splits but gives options

+ Picnic areas + playground nice in both - Like new in soccer field area

- Nothing good about skate park options (M & S) Unskatable in (S) too small in (S). New bowl - existing too big

One comment to take skate bowl from (m) + placing it in (S)

- (S) looks like ~~they take~~ take away play area

Goal - Don't take away play areas

ANNIE+CHARISSE - PAGE 1/3

STATION (2)

Prioritization

+ Common signage a good idea (we're pro wayfinding)
  Guy Cole parking increase is a priority - Both options a +
+ (S) More safe
- Dog Park - Remain as is. The layout is fine. Labs run full Length of field. (Next level of design we will talk about fencing - Annie)
+ Covered area nice for interior of dog Park + Accessible
- Dog Park Picnic area should be on edge - not centered
- Garden Space Dead End trails in (M)
+ Likes Garden area (6) in (M) & Place in (S)
  1 like for current (18) - terrace seating to remain as lawn. Some advantage to allowing parking on lawn
+ Love open climbing space for adults too - Like the one @ the EMP
  Alt. (S) area that belongs to Blake Family - Making sure connection Stays they are very generous about the border Area. Pull Blake family into the conversation
  Move parking for wheel chair tennis program to (S) - (From previous comment)
+ Love the bike repair station + water filling - both options
+ Access in SEC on (S)

Current Configuration Preferred

Prioritization - Pickleball court users - fine w/ (S) 8 courts
Surfacing for accessibility (she's in the band) - 2 people
Emergency markers/access so you can tell EMT where you are. I'm near station B (example)

ANNIE + CHARISSE — PAGE 2/3

STATION (2) pg3

One-way thru the park to deal w/ traffic

Concerns w/ people ~~[illegible]~~ congestion-driving - Parking should encourage looping - One-way access. Also have parking for Bull & dog park (Peak-Flow) - Liked it as one-way thru entire park

Would rather keep traffic on boundary of park (S) - on South side of park

Priority - Safety through vehicular access - control the flow of the vehicles not circulating through parking lots

Playgrounds next to restrooms & kids

Bike path shouldn't go on bridge b/c people stand on bridge to look @ wildlife - Also a high point

Bikes/Vehicles/Pedestrian Connections - be sure where they interact is well thought out

Many people walking in park before Light & right after @ this time of year. Convenience meeting Safety

ANNIE + CHARISSE — PAGE 2/3

STATION 3 BETSY + PATSY

- bocce ball courts (2)
- expand + deepen the ponds (10'?)
- pond circulation improvements
- Charging station for elec. cars
- Alt. S (2)
- Parking is far from tennis courts in "S"
  - flip parking + pickleball courts
  - USTA has rules on orientation of courts (N/S) + layout (stagger cts.?)
- tennis court lighting – new tech (bases that shine down)
- adult play – climbing + surveillance
- BMX – expand facilities –
- retrofit skate park
- too many fenced areas right next each other
- gardners don't like open space in center – like "S"

BETSY + PATSY – PAGE 1/3

Gardens

- gardens need to be circle
  no parking in open space in "M"
- event space can be in existing soccer field
  Open space in "M" isn't large enough for events -

Other

- garden configuration on "M" should go on "S"
- more restroom consolidated w/ interp center
- wheel chair tennis - access / infrastructure
- "S" - entrance to Guy Cole - traffic circle at new ent. to slow people -
- BMX - like "S" - actually a track
  seating area for BMX - double seating along the straight
  BMX "shack" for registration + concessions
  ↖ duel use w/ Picklers + tennis

- trees not too near (BMX weather benefits)
- basketball @ comm. sch - no one uses
- pickleball near basketball/Skate etc - pickleball near parking +
- BMX has to be fenced - upkeep is impt
  ↳ + Access?

BETSY + PATSY — PAGE 2/3

* BMX - full track much preferred

* remove softball? (just one?)

* fewer pickleball/tennis courts?

* Skateboard Pk. — stairs, rails, ledges, launch ramps, gap
  - bowl in middle + other (manual pads) around outside
    (vert) (street)
  - Cover in one area (over stair or rail))
  - little kid area so they don't get run over by bigger kids
  - helmet promotion (beginners)
  - City life w/in Skate Park
  - same area but wipe out middle + start over
  - water fountain closer or water refill station

- memorial roses
- Wedding & demo garden - needs shade, stairs, improvements

BETSY + PATSY -- PAGE 3/3

STATION
(4)

- Like #6 in M- would like it in the Splan as well. - wrap around garden - love it.
- Like the Splan for pickleball courts. !
  - more parking close by
  - no trees
  - not a lot of excavation required to pay for.
  - existing skate park can be reconfigured (bowl) so Pickleball courts can be added in the future
- Show me the money?
- Love the idea on the signs - ~~conductivity~~ What?
- community

JOE - PAGE 1/1

Open House #1 Comment Cards

Open House #1 Comment Card

Please provide us with your comments regarding Alternate M.

Stormwater contaminants should be prevented from entering the groundwater supply — well water!

Lights - avoid light & North

Contact: (Optional)
Name: Sam Blake
E-mail: sblake@nikola.com
Phone: 623-5649

For further information, contact Joe Irvin



Open House #1 Comment Card

Please provide us with your comments regarding Alternate M.

I like M better because of the skate park/BMX track improvements

Contact: (Optional)
Name: Cash C.
E-mail:
Phone:

For further information, contact Joe Irvin



Open House #1 Comment Card

Please provide us with your comments regarding Alternate M.

Make tennis courts smaller (not 4 courts) and skatepark/bike track bigger. Also have a seating area between skatepark and bike track. Get rid of half court basketball and add to skatepark. SKATEPARK SHOULD HAVE A "STREET COURSE" AND NOT BE ALL ONE BOWL. ~~Hate to~~ Thank you

Contact: (Optional)
Name: Paul
E-mail: the.lonewanger@hotmail.com
Phone: (w) 717-3570

For further information, contact Joe Irvin



Open House #1 Comment Card

Please provide us with your comments regarding Alternate M.

I LIKE PLAN S I'M A BMX RACER MOM BMX TRACK ON THIS PLAN + PICKLE BALL PLAYERS WOULD BE CLOSER TO PARKING

I RACE 6 1/2 + OVER CLASS RACERS ARE FROM AGE 2 TO OVER 60 yrs.

Contact: (Optional)
Name: GEORGE WILLIAMS
E-mail: bike-elf@yahoo.com
Phone: 360-460-2515

For further information, contact Joe Irvin



Open House #1 Comment Card

Please provide us with your comments regarding Alternate S.

I like the idea on S that it is a track not a pump track. We would love a BMX track in Sequim!!

Contact: (Optional)
Name: Taylor
E-mail: NA
Phone: 1360 461-1449

For further information, contact Joe Irvin



Open House #1 Comment Card

Please provide us with your comments regarding Alternate S.

I prefer Alternative S. New lighting technology makes light pollution for court sports almost a moot point. I like dark skies too, no worries with the new lighting system. Pickle-ball can be a little noisy - cracking sound from ball hitting paddle. Maybe trees would mitigate the noise.

Contact: (Optional)
Name: Terry Parks
E-mail:
Phone: 360.808.7949
619.895.5975
B

For further information, contact Joe Irvin



Open House #1 Comment Card

Please provide us with your comments regarding Alternate S.

Contact: (Optional)
Name:
E-mail:
Phone:

For further information, contact Joe Irvin



Open House #1 Comment Card

Please provide us with your comments regarding Alternate S.

Contact: (Optional)
Name:
E-mail:
Phone:

For further information, contact Joe Irvin



Open House #1 Comment Card

Please provide us with your comments regarding Alternate 5.

full BMX track
playground+dog park by soccer fields/ tennis+pickelball by softball fields

Contact. (Optional)
Name: Cash Coleman
E-mail:
Phone:

For further information, contact Joe Irvin



Open House #1 Comment Card

Please provide us with your comments regarding Alternate 5.

much prefer option 5!

Full BMX Track!
Playground + Dog park seperate!
Love the #3 play area by soccer fields!

BMX needs an area for a small building for sign ups/ concessions. needs to be fenced w/ enough waiting area to accomadate pop up tents. extra parking is a BONUS!

Thank you to everyone who helped get this started!

Contact. (Optional)
Name: Dri Coleman
E-mail: llcoleman.T@gmail.com
Phone: 360-477-5263

For further information, contact Joe Irvin



Open House #1 Comment Card

Please provide us with your comments regarding Alternate 5.

LIKE PLAN 5 THE BEST. COMBINATION OF SHORT COURTS + PLAYGROUND IS BEST.

Contact. (Optional)
Name: RICHARD CARY
E-mail:
Phone: 682 0426

For further information, contact Joe Irvin



Open House #1 Comment Card

Please provide us with your comments regarding Alternate 5.

Like Plan 5

Contact. (Optional)
Name: Gary Rose
E-mail:
Phone:

For further information, contact Joe Irvin



Open House #1 Comment Card

Please provide us with your comments regarding Alternate 5.

Love Plan 5
Great community building area for pickleball & other outdoor activities

Contact. (Optional)
Name: Noreen Warwick
E-mail: noreenwarwick@gmail.com
Phone:

For further information, contact Joe Irvin



Open House #1 Comment Card

Please provide us with your comments regarding Alternate 5.

Plan 5
YES!

Contact. (Optional)
Name: H J Warwick III
E-mail: @gmail.com
Phone:

For further information, contact Joe Irvin



Open House #1 Comment Card

Please provide us with your comments regarding Alternate 5.

Like pickleball court location
" eliminating main entrance thru park
No trees near pickleball courts and road along S. side
Great ideas overall -
Very good presentation -
thank you!!

Contact. (Optional)
Name: Denise Cardoso
E-mail: dencar1041@gmail.com
Phone: (360) 417-1041

For further information, contact Joe Irvin



Open House #1 Comment Card

Please provide us with your comments regarding Alternate 5.

Contact. (Optional)
Name:
E-mail:
Phone:

For further information, contact Joe Irvin



Appendix D: Open House #2 Information

Open House #2: Draft Master Plan

As a result of follow-up stakeholder interviews and roundtable discussions, comments received from the first open house, and subsequent meetings with the city and design team, one draft master plan layout emerged that appeared to address the most stakeholder concerns and integrated a large majority of the program items from the City's Park and Recreation Master Plan for both the Water Reuse Demonstration Site and Carrie Blake Park properties. The draft Master Plan was presented as part of the second public open house to gather public input and feedback. Brief descriptions of each park component presented are as follows.

Carrie Blake Park Property

- Maintains Dog Park in current configuration and provides mitigation planting for creek buffer encroachment.
- Adds additional picnic space.
- Connects North Rhodefer Road to North Blake Avenue along south boundary (labeled "south lane").
- Improves intersection connections to adjacent neighborhoods.
- Integrates Guy Cole Convention Center remodel.
- Relocates Matt Dryke Memorial between Friendship Garden and large playground.
- Maintains Friendship Garden with addition of Rock Garden space.
- Maintains softball fields with addition of plaza area and potential restroom/shelter area.
- Adds and formalizes parking around the Guy Cole Convention Center.
- Removes current vehicular entry to Guy Cole Convention Center and provides new entrance from the "south lane".
- Maintains picnic area location just north of Guy Cole Convention Center with improved shelters, grills, and horseshoe pits.
- Provides large playground, tennis courts, and pickleball courts connected by pathways and enhanced plaza areas around the existing restroom.
- Upgrades existing skate park and remodels features with location shifted to the west.
- Expands exiting parking along south boundary to the east.
- Relocates and improves docent area.
- Provides enhanced stream channel / stormwater basin retrofit combined with mitigation planting.
- Provides rain garden areas for improved rain water management.

Water Reuse Demonstration Park Property

- Connects North Rhodefer Road to North Blake Avenue through "north lane" with formalized parking.
- Improves intersection connections to adjacent neighborhoods.
- Enhances water resuse restroom building as an ODT trailhead.
- Reroutes Olympic Discovery Trail (ODT) to offer by-pass of trailhead and direct connection to Fir Street.
- Expands holding pond and adds picnic facility at pond.
- Adds small playground with Born Learning pathway.
- Maintains Albert Haller Playfields.
- Adds new restroom and plaza area at Playfields.
- Improves and expands James Center for Performing Arts amphitheater / concert lawn integrating layout with demonstration garden layout.
- Integrates James Center for Performing Arts expansion.
- Proposes reuse and relocation of Carrie Blake Park totem pole to ethno-botanical garden area.
- Maintains demonstration garden area per original master plan.
- Provides increased water channel buffer planting and retrofit.
- Reconfigures and improves docent area.
- Provides for mitigation planting area at east end of property adjacent to creek buffer.
- Provides a direct east to west pedestrian connection with bridge parallel to Bell Creek alignment.


Broadmoor St
N Rhodefer Rd
100' Stream-Wetland Buffer
South Lane
Trinity United Methodist Church
N Blake Ave
E Spruce St
E Cedar St
C
D

Summary of Open House #2

The draft master plan was presented to the community. The following is a summary of the comments received:

GENERAL

- There was a preference for combining the water bottle filling station and drinking fountain.
- Provide taller trees and shrubs in the southwest corner of the site.
- Seating, bleacher, or some provision for spectators should be provided to observe active sport/court events.

CIRCULATION AND PARKING

- Consider adding on-street parking around the edges of the park.
- Indicate the location of ADA parking stalls with a label or symbol in the plan graphic.
- The park road (labeled 'North Lane') between North Rhodefer Road and N. North Blake Avenue should be designed to be wide enough for emergency access even if the road is one way.
- Locate the 'North Lane' road further away from the fishing pond to avoid conflicts between vehicles and water fowl.
- Consider integrating day-use only, RV side-street parking along the park edges.
- Integrate charging stations for cars and indicate the location on the final plan. This park is located in the "Electric Car Loop".
- The Olympic Discovery Trail (ODT) could be widened to meet the ODT design standards for congested areas (10-12 ft)
- The intersection of the ODT and the park entrance at North Rhodefer Road should be reconfigured for increased safety.
- Add a bypass route for the ODT along the north property line for riders/bike tours that do not want to make a stop at a trailhead.

SKATE PARK

- Consider redesigning the skatepark. The footprint seems unnecessarily large and does not need to be square.
- A contact for Grindline skatepark designers was provided to get an estimate of costs and an idea of how the skatepark could look.
- Drainage at the skatepark needs to be improved.

BMX, BASKETBALL, & BOCCE BALL

- Attendees supported relocation of the BMX track, bocceball, and basketball to another facility more in line with these uses.

DOG PARK

- There is one picnic shelter located too close to the dog park. Cooking food on grills, picnicking, and dogs do not mix well. A solution may be to flip the location of that particular picnic shelter with the location of the adjacent raingarden to the south of it.
- Consider reducing the proposed parking by the dogpark and increasing the size of the dogpark.

PICKLEBALL

- There is a desire for pickleball court expansion. Suggestions from attendees included moving the skatepark to provide some future space. Temporarily, this space could also provide a planted buffer between the pickleball courts and the skatepark.

PLAY

- Including climbing net structures into the playground was universally liked.

RESTROOMS

- Consider adding a restroom to the softball plaza. Instead of a full-service restroom, this could be a semi-permanent port-a-potty enclosure with screening.
- It is preferred that restrooms be located immediately adjacent to playgrounds.
- Clarify the labeling of restrooms on the draft master plan.

CLIMBING WALL

- Consider adding an adult climbing wall to the master plan. Potential locations include integrating it into the skatepark or the future Guy Cole expansion.
- Integrating a climbing wall into the playground is not preferred since there is a concern that this use would conflict with the children's play space.
- Generally, there is a concern about safety, liability, and the increased risk of having a structure that requires harnesses.

DOCENT SITES

- It is important that the sites designed for the park docents accommodate long term living and not just RV camping.
- They also need:
  1. Access to open sky for satellites
  2. Pull in/pull out access as well as trailer access, and
  3. Lockable storage sheds.

All other park components shown in the master plan were met with general approval and consensus that these met community expectations and the public need for these programmed items.

Open House #2 Sign In Sheet

Open House #2 Sign-In Sheet

Name	E-mail	Phone
DEAN W. KOONTS	dkoonts@hbbseattle.com	206-682-3057
JODY K WILKINSON	SCUBY2USA@MSN.COM	503-320-5784
Maryann Ballard	—	360-775-6092
Scott CLAUSEN		360 683- 8771
Neil Clausen		" " "
Dennis Smith	dsmith@sequimWA.gov	360-477 4586
Cathy & Ty Bourm	ccbourm@olypen.com	360-461-0375
Denise Cordero	denisec@olypen.com	360 417-1041
Ed Bourassa	edbourassa@msn.com	360-681-0378
Charlie Pugh	cbpugh77@gmail.com	360-460-4646
Ruby Pugh	"	"
Roger FELL	sales@pennwarries.com	360-681-7453
TED MATA		683-5712
LISA REED	reedtenor@sbcglobal.net	(360) 681-0199
David Jelin	davidsjding@live.com	360 683 4858
Margaret Delay	mdelay@wavecable.com	360 504-9990
Sean Lawman	SEAN@Buchanan-arch.com	360-452-1435

Note: Consistent with the Public Records Act, Chapter 42.56 RCW, all records within the possession of the City may be subject to a public disclosure request and may be distributed or copied. Records include and are not limited to sign-in sheets, contracts, e-mails, notes, correspondence, etc. Use of lists of individuals or directory information (including address, phone, or e-mail) may not be used for commercial purposes.

Open House #2 Sign-In Sheet

Name	E-mail	Phone
Rich Betz	mtnshadow@yahoo.com	360-477-0102
Budd Nash	Budd@Webdocs.com	919-247-4136
Margie Rose	margarro2@gmail.com	509-999-7345
Gary Rose	"	"
Jan Boyungs	sun38jan@wavecable.com	797-1452
Cash Coleman	[redacted]	477-5262
RICHARD SCHOONOVER	Schoonclan@att.net	
Lynette Coppola	lynettecoppola@yahoo.com	
Richard Beamm	richardbeamm@gmail.com	749-6633
Carolyn Elder	carobill30@gmail.com	907-723-2307
Dona Brock	brockdl@olympicwifi.com	
Renne Brock-Richmond	renne@unitqueensy.com	
AGE BOWEN	niceboweni@gmail.com	360-582-6500
CHRIS Barton	bartonewa@gmail.com	360-808-9110
6th Henstreet		
Candace Pratt		
Maria Seabolt		
Joe Irvin		

Note: Consistent with the Public Records Act, Chapter 42.56 RCW, all records within the possession of the City may be subject to a public disclosure request and may be distributed or copied. Records include and are not limited to sign-in sheets, contracts, e-mails, notes, correspondence, etc. Use of lists of individuals or directory information (including address, phone, or e-mail) may not be used for commercial purposes.

Open House #2 Sign-In Sheet

Name	E-mail	Phone
Rebecca Lanham	arifflu ook@olypen.com	683-6054
Bill Wrobel	VENTURERESC@GMAIL.COM	775-8876
Bill Greer	pastorgreer@sequimumc.org	504-2079
[illegible]		681-6833
Shaun Jones	Olympicboardshop@gmail.com	360-775-6544
Heather Johnson	Heatherluvsart@Gmail.com	360)912-4648
Shaun Jones JR	Shaunjonesjrr@gmail.com	(360)775-6551
Mark Simpson	markemark.jk8@gmail.com	(360) 582-1449
Temple Cannon, Ayla Cummins	templecummins@Hotmail.com	(360)681-7296
Tim Sanford		
Micah Shapiro		
Jim Stoffer	jamesstoffer@wavecable.com	360-775-5556
Taylor Coleman		
Lai Coleman	Elcoleman@centurylink.net	477-5263

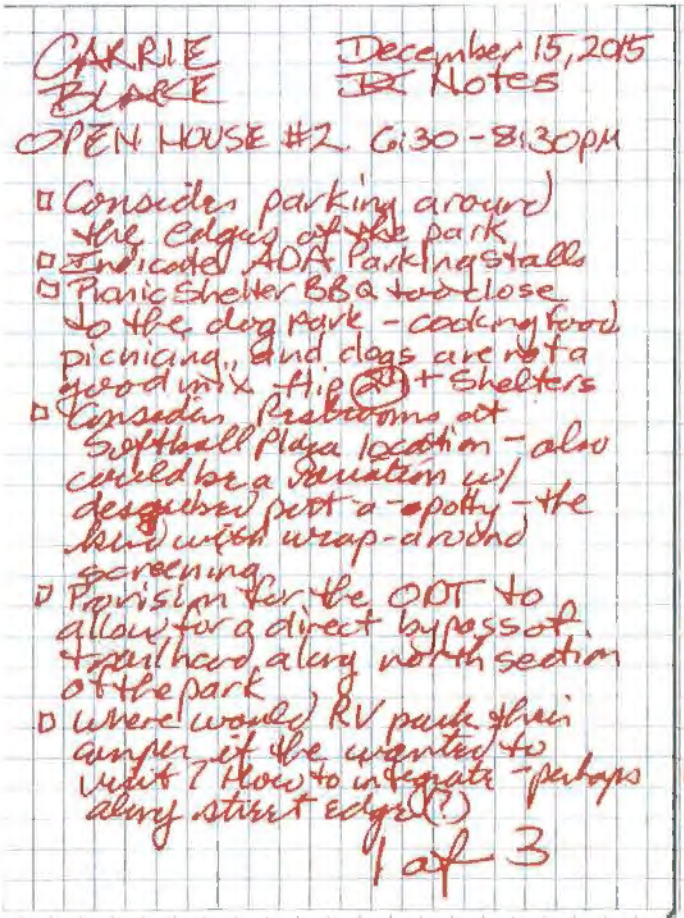
Note: Consistent with the Public Records Act, Chapter 42.56 RCW, all records within the possession of the City may be subject to a public disclosure request and may be distributed or copied. Records include and are not limited to sign-in sheets, contracts, e-mails, notes, correspondence, etc. Use of lists of individuals or directory information (including address, phone, or e-mail) may not be used for commercial purposes.

Open House #2 Board



Carrie Blake Community Park Master Plan
Open House #2 15 December 2015

Open House #2 Notes

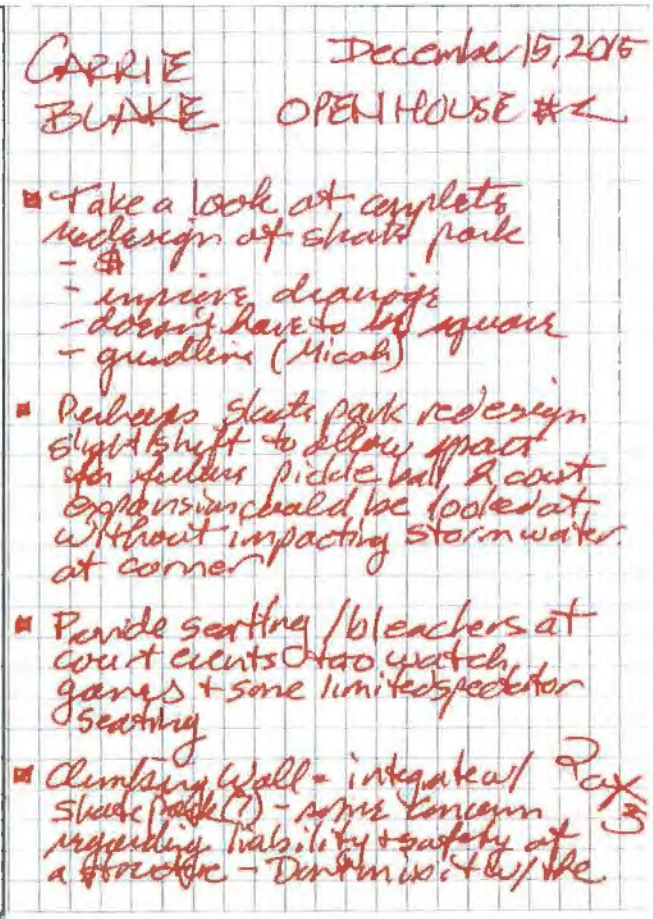


CARRIE BLAKE December 15, 2015 Notes

OPEN HOUSE #2 6:30 - 8:30PM

- Consider parking around the edges of the park
- Indicate ADA Parking stalls
- Picnic Shelter BBQ too close to the dog park - cooking food picnicing, and dogs are not a good mix. Hip (2) + Shelters
- Consider Restrooms at Softball Plaza location - also could be a Sanitation w/ designated pet a potty - the kind with wrap-around screening
- Provision for the ODT to allow for a direct bypass of trailhead along north section of the park
- Where would RV park their camper if the wanted to visit? How to integrate - perhaps along street edges(?)

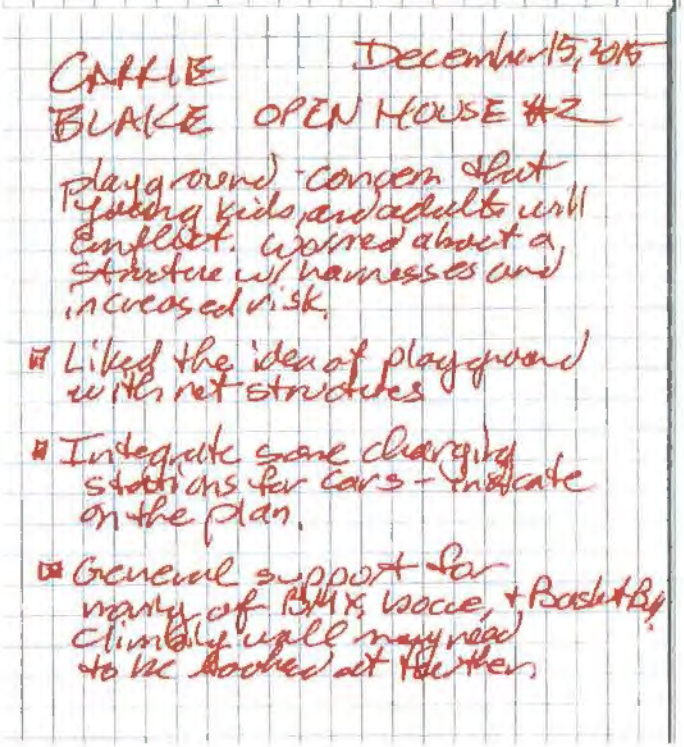
1 of 3



CARRIE BLAKE December 15, 2015 OPEN HOUSE #2

- Take a look at complete redesign of skate park - $ - improve drainage - doesn't have to be square - guidlines (Micah)
- Perhaps skate park redesign slight shift to allow impact for future Pickle ball & court expansion could be looked at without impacting storm water at corner
- Provide seating / bleachers at court events to watch games + some limited spectator seating
- Climbing Wall - integrate w/ skate park (?) - some concern regarding liability + safety at a structure - Dept to work w/ the

2 of 3



CARRIE BLAKE December 15, 2015 OPEN HOUSE #2

Playground concern that young kids and adults will conflict. Worried about a structure w/ harnesses and increased risk.

- Liked the idea of playground w/ net structures
- Integrate some charging stations for cars - indicate on the plan.
- General support for many of BMX, Soccer, + Basketball. Climbing wall may need to be looked at further.

3 of 3

Maria Seabolt ★ Restrooms #7 is miss Labeled

★ Benches/Memorials - are others grandfathered in?

★ ODT re-alignment @ Rhodafer and trail widened.

★ Rock Climbing for adults in play area footprint.

★ Emergency Access (Back to Blake Avenue)

★ Genevieve would like to see taller shrubs & trees in SW corner.

★ Climbing wall on Grey Cole

★ Define BMX

- Space for future Pickleball Courts
- Skate board park can be reconfigured
- Add climbing wall with Skate park
- Move Skate park west to water mitagation area
- Look at room for #20, 21 + 24 to see what would fit
- Consider bleachers + seating to observe Courts
- Climbing Wall - safety issues? Liability? probably not in the playground
- Tie path across bridge to Haller fields to go to cross walk
- Water fill station + drinking fountain Combined
- Handicapped parking
- daytime RV parking
- charging Stations for electric cars - part of the "electric car loop" (tourism)
- green buffer between Pickleball + Skate Park
- Move pavillion away from dog park
- More restrooms - near ball fields + dog park - Seasonal port-a-potty - with shrubbery.

Open House #2 Comment Cards



Open House #2 Comment Card

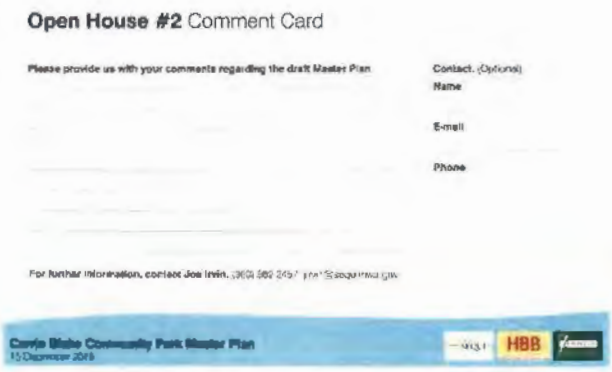
Please provide us with your comments regarding the draft Master Plan

if you look at the pickleball courts it could fit in the tennis with the same lines! then build a BMX track.

Contact. (Optional)
Name: Cash Coleman
E-mail:
Phone:

For further information, contact Joe Irvin. (360) 582 2457 jirvin@sequimwa.gov

Carrie Blake Community Park Master Plan — HBB



Open House #2 Comment Card

Please provide us with your comments regarding the draft Master Plan

Contact. (Optional)
Name:
E-mail:
Phone:

For further information, contact Joe Irvin. (360) 582 2457 jirvin@sequimwa.gov

Carrie Blake Community Park Master Plan — HBB



Open House #2 Comment Card

Please provide us with your comments regarding the draft Master Plan

I LOVE it!
I especially like all the new walking paths around the demonstration, deck, + rain garden.

Contact. (Optional)
Name: Margaret
E-mail:
Phone: 360-504-9990

For further information, contact Joe Irvin. (360) 582 2457 jirvin@sequimwa.gov

Carrie Blake Community Park Master Plan — HBB



Open House #2 Comment Card

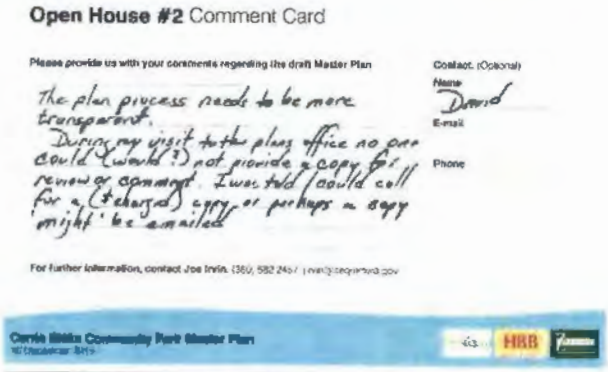
Please provide us with your comments regarding the draft Master Plan

Flag pole?
Drinking fountains?

Contact. (Optional)
Name: Jan Baynes
E-mail:
Phone:

For further information, contact Joe Irvin. (360) 582 2457 jirvin@sequimwa.gov

Carrie Blake Community Park Master Plan — HBB



Open House #2 Comment Card

Please provide us with your comments regarding the draft Master Plan

The plan process needs to be more transparent.
During my visit to the plans office no one could (would?) not provide a copy for review or comment. I was told I could call for a (charged) copy or perhaps a copy might be emailed

Contact. (Optional)
Name: David
E-mail:
Phone:

For further information, contact Joe Irvin. (360) 582 2457 jirvin@sequimwa.gov

Carrie Blake Community Park Master Plan — HBB



Open House #2 Comment Card

Please provide us with your comments regarding the draft Master Plan

Area 17, extra parking. I would like to see a few of the 4 additional rows of parking used to expand the dog park instead. Thanks.

Contact. (Optional)
Name: Margaret
E-mail:
Phone: 360-504-9990

For further information, contact Joe Irvin. (360) 582 2457 jirvin@sequimwa.gov

Carrie Blake Community Park Master Plan — HBB

Appendix E: Olympic Discovery Trail Guidelines

OLYMPIC Discovery TRAIL

GUIDELINES

for

Olympic Discovery Trail's

Signs & Structures

Produced by the
Peninsula Trails Coalition
P.O. Box 1836 • Port Angeles, WA 98362
ODT@olympicdiscoverytrail.com
www.olympicdiscoverytrail.com
www.peninsulatrailscoalition.org

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Trailhead Design .... Back cover

Introduction to the Olympic Discovery Trail

The Olympic Peninsula is one of Washington State's most stunning destinations for non-motorized touring. The Olympic Discovery Trail winds through forests, ocean beaches, farmland, small towns, lakes, rivers, hot springs, tribal lands and Olympic National Park, a World Heritage biosphere. Traversing 120 miles of the lowlands between the Olympic Mountains and the Strait of Juan de Fuca, the route of the Olympic Discovery Trail (ODT) will connect the cities and sites of the northern Olympic Peninsula from Puget Sound to the Pacific Ocean beaches.

Construction began in the 90's. The presently completed trail travels through a variety of diverse landscapes, from fields and parks and towns, over creeks, rivers and ravines on restored railroad trestles, to beaches and national recreation areas. This paved bicycle and pedestrian route, with equestrian side tracks in many areas, will provide non-motorized access along the entire North Olympic Peninsula.

Using This Guide

The Olympic Discovery Trail is developing a style that is based on cedar and fir structures that reflect the surrounding forests, signs that mirror the regions natural beauty, and local, often volunteer, construction mindful of the pioneer values of this region. This manual provides style guidelines that support the brand image of the ODT and enhance the experience of trail users through the application of a consistent style in the delivery of trail information. The purpose of this guide is to establish clear definitions of the informational signage and structural elements that are used along the Olympic Discovery Trail, with references to construction drawings, materials, computer files and processes that are required to make or procure each item. Together these establish the unique character of the trail, as well as making the trail itself safer and more usable. They provide a consistent visual image on constructed features and signage over the length of the trail. This manual does not deal with regulatory signage, which is controlled by Local, State and Federal standards.

The Peninsula Trails Coalition (PTC) maintains the CAD documentation drawings and graphic files needed for each structural or sign element controlled by these guidelines, and provides them to jurisdictions as required. PTC has volunteers skilled in making, routing, and installing each of the structures and will provide and/or install them on request. We also have skilled graphic volunteers who will prepare the computer files needed to procure signs for use along the trail. If design modifications are required to adjust for special situations or locations, PTC will be pleased to work with the jurisdiction to provide modified documentation. We also support maintenance and repair of any of these structures when needed, and maintain an inventory of the standard signs for fast response installation or repair. These volunteer contributions can significantly reduce the cost of trail infrastructure for all jurisdictions.

Sign Type and Process

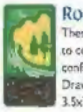
Signs used along the ODT are high resolution, full color digitally printed signs designed for long life with full outdoor exposure. We utilize the v.3 process and materials as specified by 3M Co. We provide the sign graphics as an .eps vector file (and/or a bitmap file in any of the common formats) for bedding and fabrication. These are printed using piezo ink jet printers on 3m Controltac Graphic IJI180Cv3 UV resistant Film. We specify a 3M 8519 over laminate for graffiti resistance and image protection. Generally the films are mounted on 3A Composites Dibond panels. These are comprised of two .012 painted aluminum sheets with a solid polyethylene core. We use .125"-thick sheets for signs mounted to backing (as on kiosks). However, solid aluminum backing sheets can be used for strength in stand-alone signs if desired, in any desired thickness. Under full exposure conditions, these signs generally provide a 15-year life, potentially more with shade protection (e.g. roofs on kiosks). Sign size references are shown in inches, width x height.





Trail identification sign

These signs are used to identify the trail and appear at intervals along the trail and trail approaches. They can be mounted on 4x4 wood or on steel posts just off the trail.
Directional arrows are available to mount beneath the signs. PTC drawing 14.10-3 and the referenced graphic file are used for procurement. Standard sizes are 12x8" and 18x12".



Route marker sign

These small vertical signs appear at frequent intervals along the trail. They are used to confirm users are still on ODT, particularly at intersections and other potentially confusing spots. They are mounted on one 4x4 or steel post just off the trail. PTC Drawing 14.10-4 and the referenced graphic file define the sign. Standard sizes are 3.5x7" and 7.5x15".



Brand identifiers

These add-on signs are designed to be used to mount on the trail structures along the route. You can see them on the structures in the next section. PTC Drawing 15.3-1, -2, -3, -4 and referenced graphic files define these signs. Sizes are #1 (14x3.5"), #2 (20.5x5"), #3 (26x3.5"), and #4 (16x2").



Volunteer adopter sign

This sign is used to acknowledge trail adopters by mounting to 4x4 post or metal stake somewhere central in the adopted section. PTC Drawing 15.3-2 and referenced graphic file define the sign. Size is 10x8". The adopter name(s) are applied with weather resistant stick-on black block letters, ¾" high on up to three lines.



Trail information signs

These signs are one of a kind signs that provide information either specific to a site of special interest, or maps and sites to look for along a section of the trail. They are mounted on kiosks at trailheads or at approaches to cities or other places where local info is needed. They are also mounted on Information Display Stands at sites of interest. Each sign is defined by its graphic file, identified by location and date in the file title. The sign sizes for the standard structures are (approx.) 36x48" for large kiosks, 24x32" for small kiosks, and 24x18" or 36x24"



for information stands. Kiosk signs have about 0.5" bleed for mounting strips, info stands are mounted flush. Background color and style follow the examples shown.

Structures



Information kiosk

These large kiosks provide information and trail maps to trail users at ODT trailheads. They generally present a local map of the neighborhood of the trailhead with a "you are here" indicator, and a larger map that shows the trail route for 10 miles or so in either direction. A "take one" map box is attached to the kiosk frame. Information and photos feature local points of interest. The back side of the kiosk is used for posting notices. PTC Drawing 14.10-1 defines the structure and provides a bill of materials. Overall size is 5ft wide x 4ft footprint and 8' high. Display space is 4'x3'. All exposed surfaces are stained medium dark brown. Brand identifier 15.3-2 is attached to the lower cross beam as shown.



Wayfinding kiosk

These small kiosks are used to provide local area information at points along the trail. The example shown is at the east entrance to downtown Sequim, and shows ODT users connections to the town trail system, as well as store, restaurant, and lodging locations. The back side can be used for posting notices. A "take one" map box is attached to the frame. PTC Drawing 14.9-1 defines the construction and materials. Overall size is 40" wide x 38" footprint, 8' high. Display space is 24"x32". All exposed surfaces are stained medium dark brown. PTC 15.3-3 identifier is attached to the lower cross beam.



Trailhead entrance

This routed sign appears at the road entrance to all ODT trailheads. The trailhead name appears below the trail ID. It may also be used in other locations where trail access from a road is available, in which case the trailhead name is replaced with "road name" Access. PTC Drawing 14.10-2defines the structure. The sign area is 40x32". Finish is medium dark brown stain on all exterior surfaces. Routed lettering is filled with white exterior latex paint except "Discovery" is in standard yellow-gold paint. Attach PTC 14.10-4 large Route Marker to left of trail name as shown.



Trail mileage structure

This sign provides the distance to other points along the trail from the sign location. They are also used at intersections to show direction and distance on side trails or roads. Two lines of lettering are routed into clear 5/4 cedar boards 42x7.5". Up to four can be mounted on a pair of 6 ft. 4x4" posts, spaced 28". Construction and routing is defined by PTC Drawing 14.11-1. The cedar is left unfinished and ages to silver grey. The routed letters are filled with black exterior latex paint. The posts should be stained medium dark brown. If space permits, attach PTC 15.3-4 identifier in place of a line of lettering.



Dismount and hitch station

These stations are provided at locations where we have equestrian access and they need to dismount to use facilities, read maps etc. It is defined by PTC Drawing 14.11-2. The stand is 2'x4' on a gravel pad with 1' steps, filled with sand. Finish is medium dark brown exterior stain on all surfaces. Attach PTC 15.3-4 identifier to side of stand facing trail.



Dog station

ODT is presently using commercial components for a dog station. However, in suburban areas this is a very popular feature, so we expect to develop an ODT unique design featuring dog regulations that are consistent with our jurisdictions. PTC Drawing 15.5-1 defines the current station.



Trail bike rack

Bike racks are provided at trailheads as a convenience to bicyclists when loading or unloading, or just using the trailhead maps and facilities. PTC Drawing 15.3-3 defines a wood stand consistent with our other structures. Finish is medium dark brown exterior stain on all surfaces. Attach PTC 15.3-4 identifier.

Sanican base

We pour a concrete sanican base with tie downs at each of our trailheads, and commercial sanicans are leased with service. Our sanican base drawing PTC 14.11-3 defines both regular and handicapped sizes.



Information display stand

Information displays are placed along the trail to provide information about points of interest. PTC Drawing 14.11-4 defines a wood stand built to outlast the sign est. life time, in either 24x18" or 36x24" sizes, finished in medium brown stain. Attach PTC 15.3-4 identifier.



Trail picnic table

Tables with benches are placed at most trailheads and selected rest areas to provide a place to sit or eat, or to load up packs and bikes for a trip. We use galvanized steel frames fastened to concrete pads, with 2"x10" cedar or fir planks for seats and tops that can be replaced. They are available in 6' and 8' lengths. PTC Drawing 15.5-2 provides frame sources and assembly/ repair information.

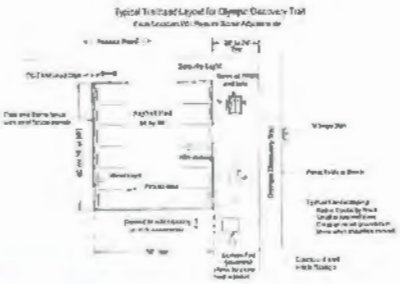


Parking fence design guidelines

Fencing around the parking area leaves the rest of the area more natural, as well as providing some protection for users. We use post and rail construction with UV resistant vinyl privacy panels, as shown, which is easily built or maintained by our volunteer crews. Corner and end posts are set in concrete. PTC Drawing 15.5-3 defines construction and finish details for parking and handicapped provisions. The structure is based on 4' x 8' panels with 7' posts (2' in ground) and 2x4 rails. Panels are light cedar, posts and rails have dark brown exterior stain with 25% solids. Attach PTC Drawing 14.10-4 markers to posts on either side of road entrance lot and lot exit to trail.

Security lighting design guidelines

Most of our trailheads are on roads with power lines which makes having a security light reasonable. The PUD will place a light pole at the edge of the trailhead. By selecting the higher wattage lamp available and a suitably tall pole, it is generally possible to shed light on the trail crossing of the road, the installations and signs at the trailhead, and some light over the fence into the parking area. When PTC designs trailheads, we will make recommendations to the jurisdiction regarding safety light type, cost and location, but as the land owner, they must make the agreement with the PUD.



Trailhead layout

Each trailhead requires a specific design effort to integrate all the design elements into the land available and to accommodate the road and trail geometry. Road access permits are required. Road, trail, and parking lot drainage requirements must be accommodated. The jurisdiction for the section of trail involved has final approval authority.





Design of Shared Use Paths

5.1 INTRODUCTION

Shared use paths are independent facilities that are physically separated from motorized vehicles by an open space or barrier and either within the highway right-of-way or within an independent right-of-way. Shared use paths are sometimes referred to as "trails." However, in many cases the term "trail" denotes an unimproved recreational facility. Care should be taken not to use these terms interchangeably because they have significantly different design guidelines. Shared use paths should be designed based on the guidance given in this guide.

Path users are generally non-motorized and may include but are not limited to:

- Typical upright adult bicyclists
- Recumbent bicyclists
- Bicyclists pulling trailers
- Tandem bicyclists
- Child bicyclists
- Inline skaters
- Roller skaters
- Skateboarders
- Kick scooter users
- Persons who are walking, running, pushing strollers, using wheelchairs (both non-motorized and increasingly powered), people with baby carriages, people walking dogs, and others

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Paths are most commonly designed for two-way travel, and this guidance herein assumes a two-way facility is planned unless otherwise stated.

Shared use paths can serve a variety of purposes. They can provide access through a residential neighborhood (e.g., a connection between cul-de-sac streets) or access to schools. They can provide a commuting route between residential areas and job centers or schools. Located in a park or greenway, they can provide an enjoyable recreational opportunity. Shared use paths can be formed along rivers, along beaches, abandoned or active railroad and utility rights-of-way, roadway corridors, forested areas, between college campuses, in urban parks and open space areas. Shared use paths can also provide bicycle access to areas that are only served by limited-access highways. Shared use paths that run adjacent to a roadway are called sidepaths. These are discussed further in Section 5.2.2.

Shared use paths should be thought of as a means of off-road transportation users for bicycles and other users that extends and complements the roadway network. Shared use paths should not be used to preclude use of bicycle facilities, but rather to supplement a network of on-road bike lanes, shared roadways, bicycle boulevards, and paved shoulders. Shared use path design is similar to roadway design, but on a smaller scale and with typically lower design speeds.

5.1.1 Accessibility Requirements for Shared Use Paths

Due to the fact that nearly all shared use paths are used by pedestrians, they fall under the accessibility requirements of the Americans with Disabilities Act (ADA). The technical provisions herein either meet or exceed those recommended in current accessibility guidelines. Paths in a public right-of-way that function as sidewalks also fall be designed in accordance with the proposed *Public Rights-of-Way Accessibility Guidelines* (PROWAG) (13), or subsequent guidance that may supersede PROWAG in the future. These guidelines also apply to users accessing the all types of shared use paths.

Shared use paths built as independent rights-of-way should meet the draft accessibility guidelines in the *Advance Notice of Proposed Rulemaking (ANPRM) on Accessibility Guidelines for Shared Use Trails* (12), or any subsequent rulemaking that supersedes the ANPRM. The ANPRM proposes shared use paths have more restrictive trails and more closely aligns their accessibility provisions with those provided for sidewalks and other pedestrian facilities. Refer to the U.S. Access Board website (www.access-board.gov) for up-to-date information regarding the accessibility provisions for shared use paths and other pedestrian facilities covered by the Americans with Disabilities Act and the Architectural Barriers Act.

5.2 ELEMENTS OF DESIGN

Shared use path design criteria are based on the physical and operating characteristics of path users, which are substantially different than motor vehicles. Due to a large percentage of path users being adult bicyclists, they are the primary design user for shared use paths and are the basis for most of the design recommendations in this chapter. This chapter also provides information on critical design issues and values for other potential design users, which should be used in the event that large volumes of these other user types are anticipated.

Scenic paths are frequently used by children. The operating characteristics of child bicyclists are highly variable, and their specific characteristics have not yet been fully defined through research

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studies. However, it is generally assumed that the speed of youth bicyclists is lower than adult bicyclists. Since much of the design criteria in this guide is based on design speed, children will be accommodated on a large extent. When considering criteria associated to design speed, engineering judgment should be used when analyzing these values for children. Throughout this chapter, several design variables are recommended which are based primarily on pedestrian research. It is presumed that these measures will also benefit bicyclists and other path users, although the research has not been conducted to support this assumption.

5.2.1 Width and Clearance

The usable width and the horizontal clearance for a shared use path are primary design considerations. Figure 5-1 depicts the typical cross section of a shared use path. The appropriate paved width for a shared use path is dependent on the passing, volume, and mix of users. The minimum paved width for a two-directional shared use path is 10 ft (3.0 m). Typically, widths range from 10 to 14 ft (3.0 to 4.3 m), with the wider values applicable to areas with high use and/or a wider variety of user groups.

In very rare circumstances, a reduced width of 8 ft (2.4 m) may be used where the following conditions prevail:

- Bicycle traffic is expected to be low, even on peak days or during peak hours.
- Pedestrian use of the facility is not expected to be more than occasional.
- Horizontal and vertical alignments provide frequent, well-designed passing and resting opportunities.
- The path will not be regularly subjected to maintenance vehicle loading conditions that would cause premature edge damage.

In addition, a paved width of 8 ft (2.4 m) may be used on a short distance due to physical constraints such as an environmental feature, bridge abutments, utility structures, trees, and such. Passing signs that indicate the pathway narrows (W5-1a), per the MUTCD (7), should be considered in these locations.

A wider path is needed to provide an acceptable level of service on pathways that are frequently used by both pedestrians and wheeled users. The *Shared Use Path Level of Service Calculator* (14) is helpful in determining the appropriate width of a pathway given existing or anticipated use, volumes and mixes (8). Wider pathways, 12 to 14 ft (3.6 to 4.2 m), are recommended to accommodate an anticipated to serve a high percentage of pedestrians (50 percent or more of the total pathway volume) and high user volumes (more than 300 total users in the peak hour). Users from 10 (3.6 m) wide pathways are needed to enable a bicyclist to pass another path user going in the same direction, or for the same when a path user is approaching from the opposite direction (see Figure 5-2) (6). Wider paths are also desired in the following situations:

- Where there is significant use by inline skaters, adult travelers, children, or other users that need more operating width (see Chapter 3).
- Where the path is used by larger maintenance vehicles.

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- On steep grades to provide additional passing area; or
- Through curves to provide more operating space.

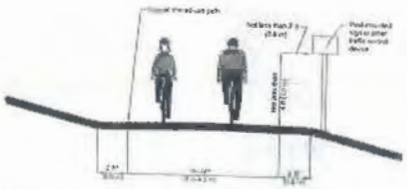


Figure 5-1 Typical Cross Section of Two-Way, Shared Use Path on Independent Right-of-Way

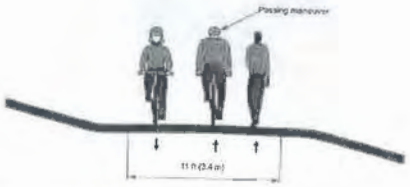


Figure 5-2 Minimum Width Needed to Facilitate Passing on a Shared Use Path

Unlike most roadways, where a set road is used to segregate pedestrians and bicyclists on a shared use path, even in areas with high user volumes—they are typically co-mingle. Path users customarily keep right except to pass. Signs may be used, as appropriate, to place on the right and to pass on

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visible warning prior to passing other users. Part 9 of the *MUTCD* (7) provides a variety of regulatory signs that can be used for this purpose.

On pathways with heavy peak hour usage or other open-ground conditions, it may be desirable to delineate the line of a centerline stripe on the path and help identify the direction of travel with segment marking stripes. A solid yellow centerline stripe may be used to separate two directions of travel where passing is not permitted, and a broken yellow line may be used where passing is permitted. The centerline can either be continuous along the entire length of the path, or may be used only in locations where operational changes from the *MUTCD* engineering study or like study shall be considered.

In areas with extremely heavy pathway volumes, segregation of pedestrians from wheeled users may be appropriate; however, one should be aware that the overall effectiveness of segregation is complicated. Pedestrians are typically unpredictable with a bi-directional walking line no matter what of the pathway, which has been provided with directional lanes or travel. This technique should only be used where a minimum path width of 13 ft (4 m) is provided, with at least 10 ft (3 m) for two-way wheeled traffic, and at least 3 ft (1 m) for pedestrians.

Where this type of segregation is used on a path with a crest (e.g., adjacent to a hill or ridge), the pedestrian lane should be placed to the side of the path with the view. Again, this solution should only be used for pathways with heavy volumes, as pedestrians will often walk in the "bicycle only" portion of a pathway unless it is heavily traveled by bicycles.

Another solution is to provide physically separated pathways for pedestrians and wheeled users. A number of factors should be considered when determining whether to provide separate paths, such as general site constraints (i.e., the width of separation and wetland, wildlife, and shoreline areas of different types of path users, and the associated level of compliance of users choosing the appropriate path). In some instances, the best paths may be located close to each other, separated by a barrier, but in other instances they may be located far away from each other. Signs, as discussed in the *MUTCD* (7) and described in more detail in Section 5.4.2, mode-specific signs may be used to guide users to their appropriate paths.

Ideally, a graded shoulder area at least 3 to 5 ft (0.9 to 1.5 m) wide should be provided on each side of the pathway. At a minimum, a 2 ft (0.6 m) graded area with a maximum 1V:6H slope should be provided for clearance from lateral obstructions such as bushes, large rocks, bridge piers, abutments, and poles. The *MUTCD* requires a minimum 1 ft (0.3 m) clearance for post-mounted signs or other traffic control devices (7). Where intensely vegetated path or bicycle pathway areas are not bounded with appropriate safety and maintenance (or functional) barrier, a lateral clearance less than 1 ft (0.3 m) is acceptable. If adequate clearance cannot be provided between the path and lateral obstructions, then warning signs, object markers, or enhanced conspicuity and reflectorization of the obstruction should be used.

Where a path is adjacent to parallel bodies of water or downward slopes of 1V:3H or steeper, a under separation should be considered. A 5 ft (1.5 m) separation from the edge of the path pavement to the top of the slope is desirable. Depending on the height of the embankment and condition at the bottom, a physical barrier, such as dense shrubbery, railing, or fencing may be needed. This is an area where engineering judgment should be applied, as the risk for a bicyclist who went off the path should be considered in the risk posed by the trail. Where a roadway runs

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(i.e., distance between the edge of the paved pavement and the top of the slope) is less than 5 ft (1.5 m), lateral barrier or rails are recommended in the following situations (see Figure 5-3):

- Slopes 1V:3H or steeper, with a drop of 6 ft (1.8 m) or greater;
- Slopes 1V:3H or steeper, adjacent to a parallel body of water or other substantial obstacle;
- Slopes 1V:2H or steeper, with a drop of 4 ft (1.2 m) or greater; and
- Slopes 1V:1H or steeper, with a drop of 1 ft (0.3 m) or greater.

The barrier or rail should begin prior to, and extend beyond the area of need. The lateral offset of the barrier should be at least 1 ft (0.3 m) from the edge of the path. The top of the barrier should be level and be from the path edge. Barrier or rail with the necessary surface on the 2 ft (0.6 m) clear area should be marked with object markers.

Railings that are used to protect users from slopes or other edge path areas have varying aesthetic and safety considerations. Railings that especially have relatively large openings. A typical design includes vertical bars, horizontal elements with vertical elements spaced far enough apart to prevent the needed structural supports and in accordance with applicable building codes. Where there is a high vertical drop or a steep or vertical slope to the path, a railing is preferred, as pathway edge protection should be used to discourage whether a railing is safe for bridges (as discussed in Section 5.3.10) should be considered.

Other considerations in design can be used to separate paths from adjacent areas, either due to unintentional hazards or to discourage pathway users from venturing onto adjacent properties. Berms and/or vegetation can serve this function.

It is not desirable to place the pathway in a manner that requires pathway users to be very aware, as this can cause personal security issues, especially at times when most bicyclists are using the path. Some bicyclists are concerned with hidden areas where they could be surprised by someone.

The desirable vertical clearance to obstruction is 10 ft (3.0 m). Fixed objects should not be permitted to penetrate within the vertical or horizontal clearance of a shared use path. The recommended minimum vertical clearance that can be used in constrained areas is 8 ft (2.4 m). In some situations, vertical clearance greater than 10 ft (3.0 m) may be needed to permit passage of maintenance and emergency vehicles.

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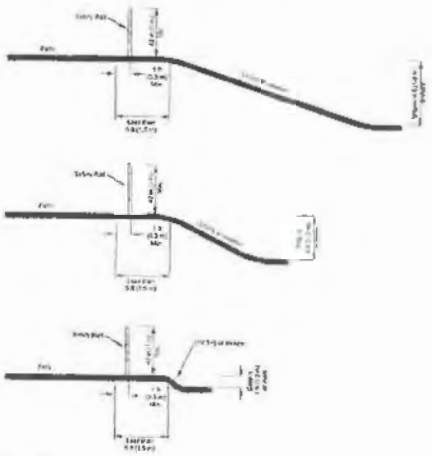


Figure 5-3. Safety Rail Between Path and Adjacent Slope

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Paths that are located in low-lying areas may need protection or other drainage issues as the vicinity may have not been previously addressed so that the path design properly, and that attention areas located away from the pathway are provided.

To prevent erosion in the area adjacent to the shared use path, consideration should be given to preserving a handy, natural ground cover. In addition, pathway design should meet applicable storm water management regulations. In an effort to improve water quality and manage the quantity of runoff, low-impact development techniques such as bio-retention swales should be considered. Other erosion and sediment control measures should be employed as needed, including seeding, mulching, and sodding of adjacent slopes, swales, and other erodible areas.

5.2.12 Lighting

Fixed-source lighting can improve visibility along paths and at intersections at night or under other dark conditions. Lighting can also greatly improve riders' ability to detect surface discontinuities under such conditions, even when their bicycles are properly equipped with headlamps. Provision of lighting should be considered where nighttime usage is not prohibited, and especially on paths that provide convenient connections to transit stops and stations, schools, universities, shopping, and employment areas.

Where nighttime use is permitted, pathway lighting is recommended at path–roadway intersections. If nighttime use is prohibited, lighting is generally not considered if the path only connects to existing sidewalks, because the crossing is in the public right-of-way and may be used at night even if the pathway is not. Lighting should also be considered in locations where personal security is an issue.

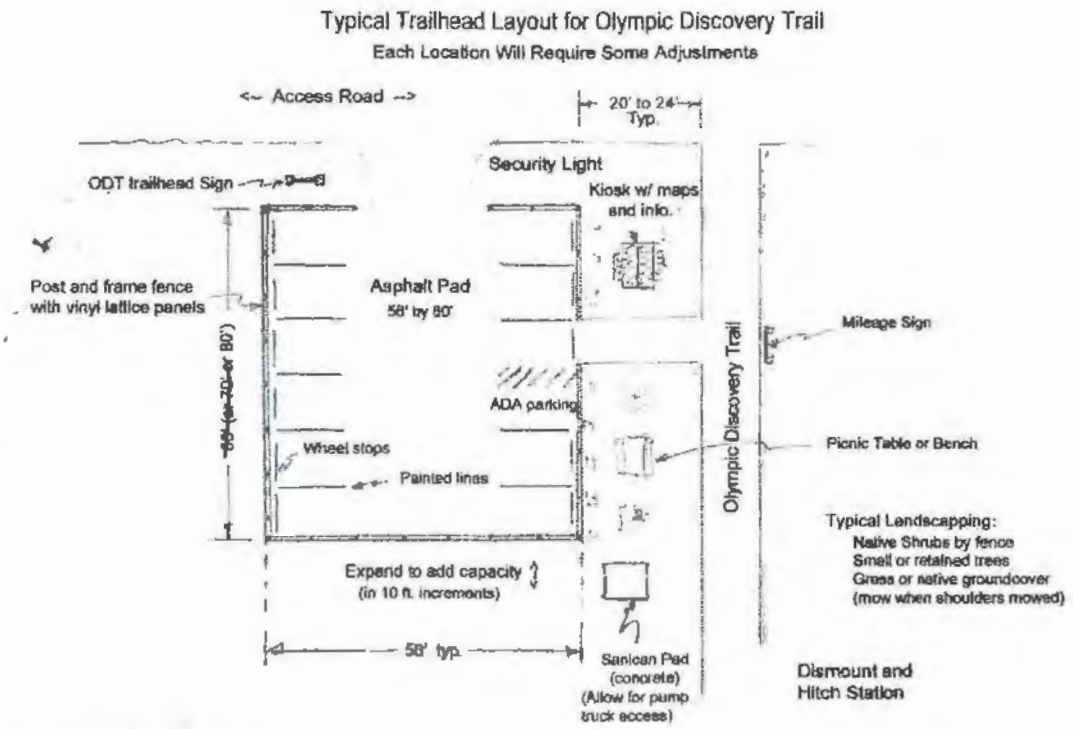
Pedestrian-scale lighting is preferred to tall, highway-style lamps. Pedestrian-scale lighting is characterized by shorter light poles (standards about 15 ft (4.5 m) high), lower levels of illumination (except at crossings), closer spacing of standards on paved path, areas between luminaires, and high-pressure sodium vapor or metal halide lamps. Metal halide lamps produce better color rendition (whiter light) than sodium vapor lamps and can facilitate user recognition in areas with high volumes of night use. Depending on the location, average maintained horizontal illuminance levels of 0.5 to 2-foot candles (5 to 22 lux) should be considered. For personal safety, higher lighting levels may be needed in some locations.

Placement of light poles should provide the recommended horizontal and vertical clearances from the pathway. Light fixtures should be chosen to reduce the loss of light and may need to comply with local "dark sky" guidelines and regulations. The use of solar-powered lighting can be considered; however, care should be taken that the installation provides adequate light. Solar-powered lighting is often inadequate in locations with significant tree canopy or in northern regions where it sometimes fails to provide enough illumination during winter months.

If a pathway is used infrequently at night, lighting can be provided at certain hours only, based on an engineering study of pathway usage, for example, up to 11:00 p.m. and starting at 6:00 a.m. These conditions should be made known to path users with a sign at path entrances. Where lighting is not provided, or only provided during certain hours, reflective edge lines should be provided as described in Section 5.4.1.

Lighting should be provided in pathway tunnels and underpasses. At night, lighting to ensure is important to provide security. Daytime lighting of tunnels and underpasses is often needed.

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Trailhead layout

Each trailhead requires a specific design effort to integrate all the design elements into the land available and to accommodate the road and trail geometry. Road access permits are required.

Appendix F: Sequim City Band Information

JAMES CENTER USAGE

SWISHER REHEARSAL HALL:

Sequim City Band	60 people per week	=	240 per month
Sequim Community Orchestra	40 people per week	=	160 per month
Stardust Big Band	16 people per week	=	64 per month
Olympic Express Band	15 people per week	=	60 per month
Clarinet Ensemble	15 people per week	=	60 per month

TOTAL PEOPLE VISITS PER YEAR: 5448

SUMMER CONCERTS ON STAGE JUNE - SEPTEMBER:

City Band	300 people per month			
4th of July	1200 people	=	per summer	2400
City of Sequim Series	300 people per week	=	per summer	3600

TOTAL PEOPLE VISITS PER YEAR: **11,448**

IMPACT ISSUES OF PLAY FIELDS USAGE ON THE JAMES CENTER FOR THE PERFORMING ARTS:

1. Unsafe driveway/parking for all
2. Little communication/coordination during planning phases conflicting with Center plans
3. Potential scheduling conflicts

The Fanfare



NEWS FROM

Sequim City Band

October 2015

November 1st Concert at 3:00 p.m.

Sequim City Band Highlights Autumn with Special Guest Navy Band Northwest

As the leaves turn color and temperatures hold in the 50s, the Sequim City Band moves inside for its autumn concert. To add further color to the beautiful Sunday afternoon, the Band will host the Navy Band Northwest. The Navy Band performs every summer at various outdoor concerts, including one right here in Sequim; but the concert on November 1st will provide listeners with opportunity to hear this band perform an entirely different portion of their musical repertoire. As an added bonus, Clallam County Sheriff, Bill Benedict, will share his announcing enthusiasm

The **Sequim City Band** will take to the stage at 3PM at the SHS Auditorium and perform pieces from some of its favorite composers. Gustav Holst was one of the first composers to write suites specifically for the concert band. The Band will feature *Second Suite in F for Military Band*. This suite in 4 movements plays homage to various English folk tunes, Hampshire songs to be more precise. While the first 3 movements each feature a single folk tune, it is the final movement in which Holst demonstrates how seamlessly he combines melodies. He uses a catchy 6/8 tune and deploys it across all instruments, including a duet between the piccolo and tuba and one of the best baritone solos of all time.

The Band has found a current composer, John Mackey, who writes pieces that evoke beautiful images and titles each to match the mood he sets. He is one of a new generation of composers that began composing on computer early in life. He did this without learning to play an instrument. With the technology available at the time, he had to perform all of the transpositions manually. What a way to learn music. *Sheltering Sky*, with full use of all instruments in the concert band to provide rich chords and melody progression, demonstrates his mastery of music composition. It is easy to see why University wind ensembles frequently perform his concert band pieces.

In a return to an earlier time, the Band will play the *Overture to "Candide"* by Leonard Bernstein. Although the operetta as a whole received mixed reviews when it opened in 1956, the music was an immediate success, and the *Overture* soon earned a place in the orchestral repertoire. The *Overture* begins with a soaring fanfare and then includes 4 themes or tunes specifically written for the operetta. "Glitter and Be Gay" is considered the 'jewel' of the show and is one of the most technically challenging for the coloratura soprano soloist. It is also well known because it was used at the midpoint of *The Dick Cavett Show*. The music won a Tony Award for the Broadway revival in 1974.

Of course our community band can't perform without several marches. Richard Wagner's *Grand March from "Tannhauser"* shows the audience the richness of the operatic march, while John Philip Sousa's lively *King Cotton March* rounds out the program.

The **Navy Band Northwest** will bring its special musical talents. We are pleased they could make time in a busy schedule to join us. The Band performs nearly 500 engagements each year and will be under the leadership of its Director, Lieutenant Bruce J. Mansfield. We await the final program list but we can expect memorable music from the premier United States Navy musical organization in the Northwest. *Vicki Blakesley, Publicity Chair*

Bring your friends to this free, fun concert. See you all on November 1!

2014 Sequim City Band Board of Directors

• PRESIDENT	Ted Mala
• VICE PRESIDENT	Richard Greenway
• TREASURER	Dave Proebstel
• SECRETARY	Cheryl Montgomery
• BOARD MEMBERS	Vicky Blakesley Nancy Reis Cheryl Smoker Mary Whitmore
• CONDUCTOR	Tyler Benedict



The 2015 Band Board Left to Right: Richard, Tyler, Cheryl S., Ted, Dave, Vicky, Cheryl M., Nancy, and Mary.

Music Notes

Being in Band gave me a place to call home
All my friends were in band.
Most of my activities were in band.
My summers revolved around band camps.
Being in Band gave me confidence,
self worth and purpose through the power of learning and music.
Being in Band helped me become a composer.

Being in Band gave me a good career, nearly all of my friends,
a long list of fantastic music instructors, and gave me a chance
at a life I thought I could only dream of.
I thank God for leading me into music and into the band room all
those many years ago.
It scares me to think what would have happened to me
if I had never had a chance at
Being in Band.

Julie Giroux 1/22/2015

Amid the *fortes* and *accelerandos* that guide a community band through a musical score, there's an invisible notation: *con molto camaraderie*.

A spirit of fellowship defines the hundreds -- no, thousands -- of Americans who belong to community bands causing park band shells to reverberate each summer with Sousa or "Superman."

"Community bands are mature musicians," Luckhardt said. "They might not have a great sound in that everything is perfectly in tune right away, but they come with a kind of mature spirit. The joy of music is so strong. They want to play, they want to shape a phrase."

Jerry Luckhardt, associate professor of music at the University of Minnesota



COMMANDER NAVY REGION NORTHWEST
NAVY BAND NORTHWEST



From the Baton

2015 has been an exciting year for the Sequim City Band. First of all, I want to thank each and every one for attending our concerts and donors for their contributions to our band. Those donations have helped us continue to grow and explore many different avenues each and every season.

As we approach the holidays, it's easy to reflect back on this year's successes. Between March and October we have performed 5 concerts. In May we celebrated 10 years "living" at the James Center and performed a throwback to 2005 which featured the pieces played during that year's concert series. The Sequim City Band was also honored to play at the opening ceremonies of the Sequim Civic Center in June. Participating in community events is important to the band, and we were quick to jump at the opportunity to be a part of this historic event.

We had an "Around the World" themed concert as well as our annual 4th of July concert. In August we featured The Hometown Band from Kitsap County. The Hometown Band had never performed in our area and the Sequim City Band was able to give them the opportunity to play to an entirely new audience. Providing these outlets for regional bands across the state is a continuous goal of the Sequim City Band.

We look forward to the upcoming colder weather, because with that comes some exciting concerts! Most recently we will be hosting the Navy Band Northwest for our November concert. The Navy band frequents the area, usually in the summer, to provide great concert band music to the region. We are excited to finally be able to join forces and display an exciting fall concert. We also look forward to December, where we have our holiday concert to keep us all in the mood for the season.

In addition to the City band, we have also explored other avenues of performance. A smaller brass choir has performed at several locations this year including the Lavender Festival and the Clallam County Fair opening ceremonies. This was wildly successful, so we hope to continue to explore different venues and events that this group can perform at. Stay tuned for a special Christmas performance with this group as well.

Each year comes new adventures, music, members, and we are happy to indulge in all that comes our way. Thank you all again for your continued support, and we look forward to seeing you indoors for the rest of this season!

Tyler Benedict
SCB Conductor



James Center for the Performing Arts
2005 - 2015

The James Center for the Performing Arts was built in 2004 and opened for "business" in January of 2005. It was built with a lease of the land by the City of Sequim and a gift from a special individual who provided the money to give the Sequim City Band their beautiful home. It was then donated to the City of Sequim to maintain and operate although the Band has an agreement with the City for use of the stage and the rehearsal hall. Since that time, there have been a few modifications and much use. Swisher Hall, the rehearsal room behind the stage, is named after the Band's founder and first conductor Chuck Swither. Nearly every Tuesday night you will find the Sequim Community Orchestra rehearsing. On Wednesday nights the Sequim City Band is there, Thursday is Star Dust Big Band Night, and on Saturday morning the Olympic Express Band is hard at work. The James Center stage holds free performances for the public on the third Sunday afternoon of the month (May through September) and on the 4th of July when the City Band performs. Tuesday nights (June through August) the City of Sequim hosts bands for the community's enjoyment. We have now also seen paid performances by The Kingston Trio and Foghat. You may also come across Tai Chi classes or a church service on stage. The James Center is one of the crown jewels of our beautiful Olympic Peninsula.



Band Aides 2015

Band Aides are the donors to the Sequim City Band - our angels whom we cannot do without! Every year the Band provides free concerts to the public. Each program presents about 12 selections in a variety of styles for the listening pleasure of our audience. Each piece of music represents an investment of $60 to $100. Because of your generosity, the Band has an extensive library of music and can add new music each year for a bit of variety. Donations also make it possible to pay our conductor for his many hours of service and to provide college scholarships for young musicians.

To make a donation to the Sequim City Band general operating fund, please make your checks to: **The Sequim City Band, P.O. Box 1745, Sequim, WA 98382.** You may use the enclosed envelope for your convenience. The Sequim City Band is a tax-deductible 501c3 organization.

Conductors Club ($5000+)
Bates Family Foundation
Rex J. Bates

Top Brass ($1000 to $4999)
Dave & Patsy* Mattingley

Accents ($500 to $999)
Linda Makela*
Dick & Pat Petit
Susan Theune*

Major Chords ($250-$499)
Bud Critchfield
Bob & Laura Reardon *in honor of Rose Bates*
Dave* & Jan* Proebstel
Terry's Lock & Safe, Inc.*

Dynamics ($100 to $249)
John Adams*
Anonymous
Bill & Lynnette Baughman
Clutell Insurance
Barbara Commons
The Co-op Farm & Garden
Pat Gachowski
Bob* & Gerry Golightly
Bob* & Joann Haick
Pattijo Hoskins*
Ed & Lois Honeycutt
Judith Louis
Paul Martin
Ken Meredith
Rick & Wendy Oak
Tom & Sue Runyan
Tom & Jacque Schaafsma
Don Schweiner
Washington Lavender, LLC
Bill & Christine Wrobel

Treble Clefs ($50 to $99)
Jack & Mary Allen* Clark
Mark & Rosemary Freed
Deonne Hanson
Barbara Hinchliff
Ivan & Carol Hoyt
David & Jorita Jensen
Anne Kask
Mary Lowey*
Ted Mata*
Ken & Eleanor Olin
Thomas & Nancy* Reis
Donald Sperry
Neil & Bobbie* Uuselman
Carol Wehr

Bass Clefs ($25 to $49)
Anonymous (2)
Lee & Marsha Chatfield
Dave & Cathy Collins
Dynasty Chinese Sequim Co.
Maurice Frazell
Mura Glean
Don & Clare Hatler
Thomas & Donna Helen
Michele Helms
Dick & Gale Larson
Cindy Mackey*
George & Gwen McAlmond
Glenn & Nancy Powell
Darold & Kay Seed
Betty Skidmore
Robert & Elizabeth Young

Rhythms ($10 to $24)
Nancy Anderson
Anonymous
Cliff Brown*
Esther Eagle*
Henry & Jeanette Fischer
Ray Krijci*
Larry Mann*
Collis* & Mary* Massey
Doug & Colleen* Montoya
Robert* & Kirsten Nathan
Sue Ninemires*
Elmer & Elaine Ramsey
Lee Shames*
Debbi Soderstrom*
Michael & Charleen Swisher
Jerry & Ellen Toed
Mary Thayne
Miles Vokurka*

In-Kind Donations
Brisk Print & Copy
Olympic Mailing Services
Cheryl Smoker* & Mike Laird*

** are band members*

An envelope is included for your donation or encore request!



Members of our community band have been making music for a long time. Below you will see some of them at their High School finest! What fun we had trying to figure out "Who's Who". Can you pick them out in the Sequim City Band?



Row 1:Bob Golightly, 2nd from left; Ray Krijci; Cheryl Smoker, right; Jodi Chamberlin; Row 2: Miles Vokura; Nancy Reis; Cliff Brown, right drum major; Lin Makela; Row 3: Charlene McElroy ; Row 4: Wade Clark; Cindy Mackey; Susie Hemick, Tyler Benedict, Sue Ninemires, right; Patsy Mattingley. Row 5: Bob Haick, 2nd from left top row; Ken Young.



NEWS FROM

Sequim City Band
P.O. Box 1745
Sequim, WA 98382

Phone: 360-207-4722
Email: info@sequimcityband.org

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Promoting and preserving concert band music on the Olympic Peninsula.

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Patsy Mattingley, editor & publisher

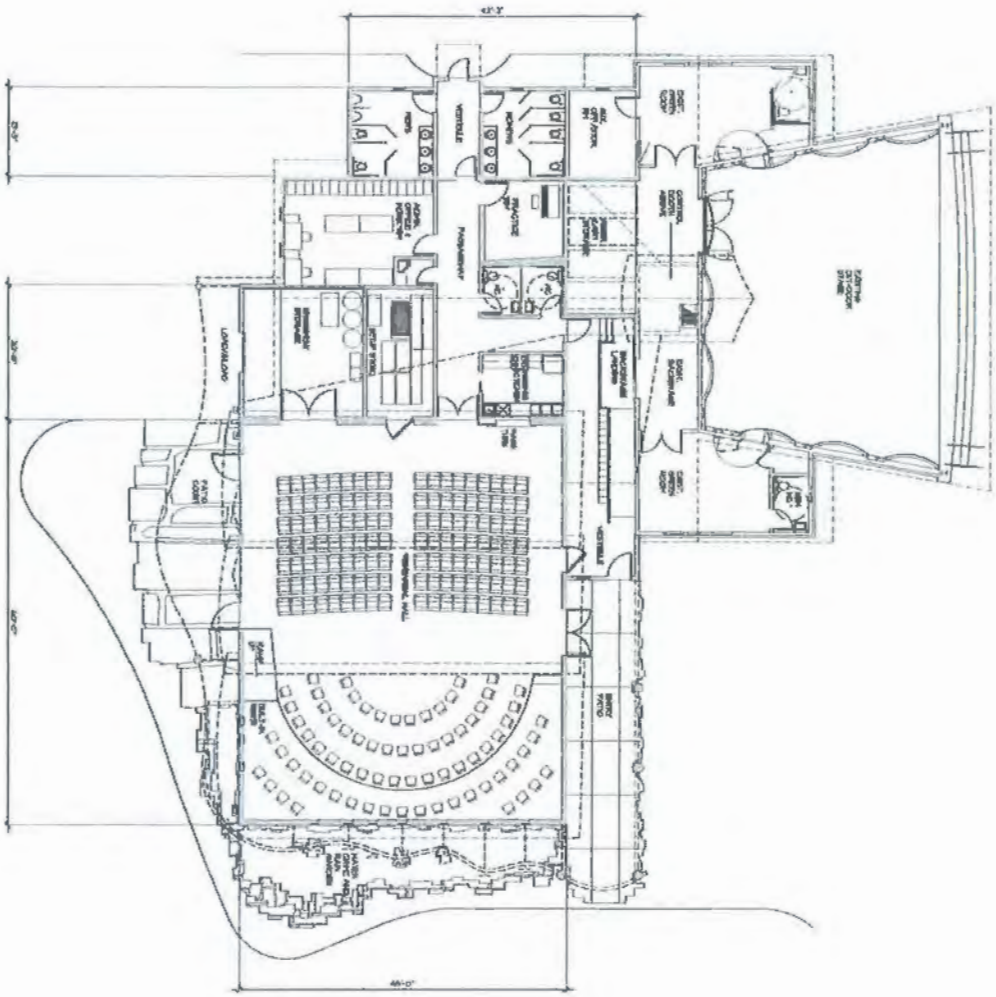
With this mailing you are receiving a donation envelope. If you give the Band your e-mail address we will send concert reminders via e-mail. Your address will be used only for reminders and newsletters from the Band, and will not be given to anyone else.

2015—2016 INDOOR CONCERT SERIES
5:00 p.m. at the Sequim High School Auditorium

November 1, 2015
December 13, 2015
March 13, 2016

Band Bargain is great Santa!
Saturday, November 27, 2015
Sequim Ave. & Washington St.

Our audiences and our Band Aides are the lifeblood of the organization!
Come on out and bring a friend!



Appendix G: Sequim Picklers Information

Build It And They Will Come?

There is no better place in Western Washington for outdoor pickleball than under the Blue Hole of Sequim.

An estimated $216,000 is needed to construct a fenced, tournament-quality, 8-court complex.

Let's get this done in 2016!!



They Are Already Here!!

Pickleball is the fastest growing sport in the US - and the game is on in Sequim! Scores of local "picklers" of all ages now pursue healthy exercise and social interaction through this game with the funny name.

Play currently occurs on school district property at the corner of 3rd and Fir, on undersized, primitive pads meant for half-court basketball play.

Dedicated, quality courts will improve safety, accommodate increased local demand, feature tournaments and attract visitors, add a regional economic stimulant, and enhance the overall quality of life in Sequim.

PICKLEBALL IS....

- ★ Fun For All Ages
- ★ Family Friendly
- ★ Easy to Learn
- ★ Easy on Joints
- ★ Attracts Visitors
- ★ Attracts Retirees
- ★ Inexpensive to Play
- ★ Builds Community
- ★ Economic Engine
- ★ Healthy Activity

Imagine *Sequim* as the Pickleball destination for Western Washington!!

How Can You Help??

Make a tax-deductible contribution to
Sequim Family Advocates
for the benefit of
Sequim Picklers
PO Box 3441
Sequim, WA 98382

Please Donate:

1. Money
2. In-Kind Services
3. Resources / Raw Materials

Contact the Resource and Fundraising Team:
* Lee Bowen: hleebowen@gmail.com 360.565.6502
* Katinka Nanna: katinka@nikola.com 360.681.8554

gofundme
gofundme.com/sequimpicklers

Find us on Facebook

Pickleball in Sequim!

**** GOAL ****

Build a Public Tournament-Quality Pickleball Complex at Carrie Blake Park in *2016*

I Support Pickleball in Sequim!

I _____ of _____
(name) (mailing address)

hereby pledge and agree to pay the ***Sequim Family Advocates, FBO Sequim Picklers***,

the sum of _____($ _____).

In consideration of this pledge agreement, I acknowledge and the Sequim Picklers promise to use the amount pledged for construction of the proposed Sequim pickleball complex. Sequim Picklers agree that it will apply the contributions in accordance with IRS tax exempt regulations; and this pledge, once paid, is tax deductible to the maximum amount allowed by law.

This Pledge made on this _____ day of _____, 20_____.

_____ _____
Printed Name Signature

- ▫ You can use my name and the amount pledged.
- ▫ You can use my name but not the amount pledged.
- ▫ I wish to remain anonymous

This is a gift in memory of _____

Find us on Facebook gofundme gofundme.com/sequimpicklers

Make a tax-deductible contribution to
Sequim Family Advocates
for the benefit of *Sequim Picklers*
PO Box 3441
Sequim, WA 98382

PFC of Sequim
Court Construction
and
Facility Planning



Preferred Court Configuration includes central 16' gathering corridor

EIGHT CONCRETE PICKLEBALL COURTS



Each Court size 30' x 60' USAPA approved

Proposed Acrylic Color Surface



FENCING Plan: Black Vinyl chain link.
10 foot perimeter fence. 4 foot interior fence.

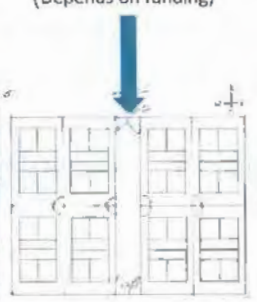


Preferred 16' wide corridor
between each set of 4 courts.
(Depends on funding)

Ideas include:
- Picnic Tables to sit and socialize
- Shade
- Benches
- Wall to post information and hold challenge ladders
- Space to administer tournaments

Sample shade implementation





Sample center corridor information board



Staking the Carrie Blake site for City Feasibility
May 7, 2015

North East Corner



North West Corner



South East Corner



South West Corner





Pickleball Facility Committee (PFC) History

Dec 2014 - May 10, 2015

Key Driving Issue: Need for Permanent Publicly Accessible Pickleball Courts

Today our play at the Community School is allowed by the School District. This use could be discontinued at any time. Many school districts do not allow non-school personnel on school property during school hours. A subtle reminder that our use is by permission only occurred recently when we (the Pickleball Facilities Committee) requested to set up a table and offer free lessons during Irrigation Festival and that request was denied. This serves as a reminder that nothing should be taken for granted. In the short term we need to do everything we can to preserve our use of the Community School site until permanent replacement courts are completed. Plans to offer lessons and clinics to grow Pickleball in Sequim could be a challenge. To continue play at 3rd & Fir, we may have to sign an agreement with the schools and provide insurance, suggesting the need for formalizing Sequim Picklers into a more structured non-profit organization.

DECEMBER

Dec 2014 - City Council published a draft "City of Sequim Parks and Recreation (P&R) Master Plan": The Draft Parks Master Plan's proposed Capital Improvement Plan included $30,000 for Pickleball and scheduled for implementation in 2019. The low funding amount and date of 2019 spurred several of the Sequim Picklers to action. As a result, about a dozen concerned Sequim Picklers met to discuss how to respond to the draft Master Plan.

Dec 2014 - Pickleball Facility Committee (PFC) of Sequim formed in late Dec: These Picker's decided to form an ad-ho committee for the purpose of changing the master plan recommendation to include more funding and moving the implementation schedule to an earlier date and more importantly to build permanent pickleball courts in Sequim. For the sake of efficiency the committee was created with several sub-committees to work toward permanent public pickleball courts in Sequim. Sub-committees included a Site Selection and Evaluation, Fund Raising and Resources, Court Construction and Facility Planning, and government liaison. Each of these groups were tasked with specific responsibilities and were to report back to the committee as a whole on a regular basis.

Dec 2014 - Sequim Picklers ask City Council to increase and move up funding for Pickleball: In December the PFC made a presentation to the City Council, requesting they increase the funding for Pickleball and move the funding up to 2016. The Mayor asked how much it would cost to build a Pickleball court. In response the PFC committed to provide a cost estimate to the City by February. The Mayor responded and noted that the City needed to find a way to build courts and that the Parks and Recreation focus needed to be more balanced to include both opportunities for passive and active recreation. In her words "The City has access to some of the best walking and hiking trails in the nation with the Olympic National Park nearby. We need to focus on building courts."

JANUARY

Jan 7, 2015 - Court Construction and Facility Planning sub-committee provided initial cost estimate: This PFC sub-committee completed a rough order of magnitude cost to build 8 pickleball courts. The estimate was published in a report provided to the City Manager's office and to City Council. This initial estimate did not take into account the need for a prevailing wage. The estimate was revised accordingly to take into account that "Public Works" projects can be as much as 20% above private work. The current working estimate is $216,000.

Jan 7, 2015 - Site Selection Sub Committee evaluates Sequim sites appropriate for 8 public Pickleball courts: This PFC sub-committee traveled to local Sequim sites to review facilities, parking, size, terrain, and proximity to central Sequim. Many sites were considered and the committee traveled to and photo documented characteristics of six sites. A written Site Option Report was prepared and provided to the City Manager's office and to City Council. City staff has requested that they be allowed to use this document as one of their supporting documents.

Jan 7, 2015 - PFC narrowed site selection to two final sites, SARC and Carrie Blake Park: Discussions with SARC and the Sequim Parks and Rec Board proceeded concurrently.

Jan 14, 2015 - Formal meeting conducted with SARC board: SARC board was very receptive and indicated that they would be open to allowing the PFC to build on SARC property. Issues concerning short and long-term viability of SARC were especially about what would occur to courts built on the site and what would happen if SARC ceased functions.

A follow-up meeting was held with the PFC and the SARC appointed liaison: Discussions included SARC's authorities, it's structural relationship to City and county, and it's legal authority to allow Pickleball court construction on its property. Further discussion focused on matters related to what an "operational partnership" might look like.

Jan 2015 - Local Community Project Grant Application Submitted. A $200,000 grant application was prepared by the PFC and submitted to the Washington State Legislature sponsored on our behalf by Representative Steve Tharinger. While the grant was not successful this year Representative Tharinger encouraged us to reapply next year as he considers us now 'in the queue' and the project is now familiar to the application reviewers. Our application will be much stronger next January as now can demonstrate much stronger "documented" local support.

February 23, 2015 - Sequim Parks and Recreation Master Plan revised: Following PFC testimony at the City Council meeting the P&R MP was amended to include funding of $150K for 2016. The City Council unanimously approved the revised P&R Master Plan and sent it off for official approval to the State Recreation and Conservation Office (RCO). Council discussion was widely supportive, stating that the City needed to do everything it could to fund pickleball (and tennis courts). Councilmember Miller commented that it was frankly an embarrassment not to have pickleball (and tennis) courts.

MARCH

Mar 12, 2015 - PFC selects Carrie Blake Park as our preferred site location: Key site characteristics included proximity to support facilities such as restrooms, parking, and utilities. The site was also flat with easy access by car, bicycle, and foot and no existing uses would need to be displaced.

Mar 2015 - PFC partners with Sequim Family Associates and Jeanne Martin (CPA) to aid in fund raising efforts: Non-profit status for funding support is important so that contributions can be tax deductible. Sequim Family Associates (SFA), a 501(c)3 non-profit organization, and the engine behind building the Haller Soccer Fields at Carrie Blake Park has tentatively agreed to be our "bridge" and provide the legal structure for fundraising while we pursue our own non-profit status (with the State) for operational purposes. The SFA and the CPA (Jeanne Martin) will not be charging for their services other than the coverage of out-of-pocket expenses.

APRIL

Apr 2015 - Council Meetings and Project Status Reports. Council has requested that regular project briefings be made during the public comment portions of their meetings. Members of the PFC and some Sequim Pickers have been attending all City Council meetings held the 2nd and 4th Monday of each month at 6:00PM at the Transit Building. We also attend every Parks & Recreation Board meeting the 2nd Tuesday of each month at 6:30PM. There is now a Sequim Pickler applying for a board vacancy on the Parks and Rec Board.

Apr 2015 – The PFC Funding and Resource Sub-Committee publishes the PFC Funding Strategy:

(1) Leverage pledges by requesting matching funds from the City, State, and other grant/foundation programs;
(2) Approach local businesses requesting donations. Assemble contact teams, prepare an information binder, schedule training, develop a priority business list; make informational presentations local to Civic organizations
(3) Pursue grant funding assistance.

MAY

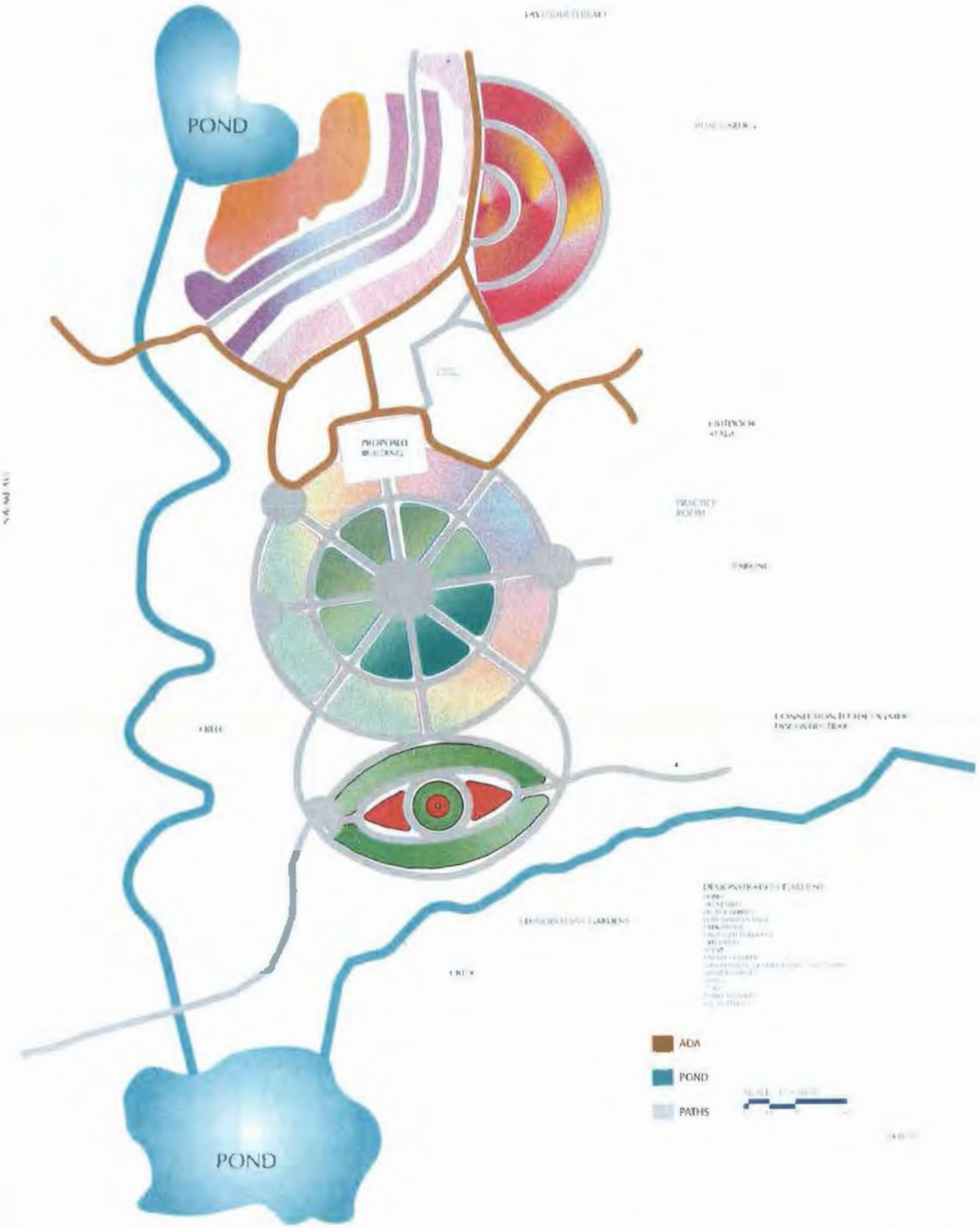
May 2015 – The PFC Funding and Resource Sub-Committee completes elements of strategy:

Includes the assembly of contact teams for business outreach and the information binder.

May 2015 - An all Sequim Picklers Barbecue is scheduled: to provide fun, and information about the progress toward building the new Sequim Pickleball Complex.

"Only a few times in your life do you get to be part of something new ond important that benefits many people for years to come—being part of building new pickleball courts in Sequim is one of them." Quote from Lee Bowen.

Appendix H: Demonstration Garden Master Plan



SITE PLAN

PROPOSED GARDEN PLAN

Olympic Peninsula Garden Society

Appendix I: Sequim Arts Commission

City Arts Advisory Commission

CITY OF SEQUIM

Planning Strategy Report



February 2015

Introduction

The City Arts Advisory Commission (CAAC) has created this planning strategy report to identify short-

Defining Public Art

Public art is defined as art in any media that has been planned and executed with the intention of being staged in the physical public domain. The arts field encompasses the performing, visual and fine arts, as well as applied arts including architecture, graphic design, crafts, film, digital media and video, humanities, historic preservation, literature, folklife, and other creative activities.

Importance of Arts and Culture to the Community and Economic Development

As reported in a briefing paper written by Kimberley Hodgson, AICP, and Kelly Ann Beavers for the American Planning Association, planners are realizing the potential contributions of art and culture to social, economic, and environmental aspects of community life. People are increasingly recognizing the connection between the activity of the arts and culture sector and the economic vitality in a neighborhood or community. Communities in which arts and culture activities of all types flourish are important for the recruitment and retention of a skilled and educated workforce in a city. The presence of arts and culture in a specific neighborhood or community can increase attention and foot traffic, bringing in visitors and attracting more development.

Art and cultural opportunities can help to drive tourism in the community by providing access to unique features, programs, and experiences such as special events and festivals. Providing public art in

Community Need

Surveys completed in 2011 and in recent workshops and meetings have shown there is a need in the community for more arts/culture activities and special events.

The Citizen Survey completed in 2011 showed that 37% of the respondents felt the city should have more focus on arts/culture activities. 43% thought there should be more activities for seniors and 67% more activities for teenagers. Arts and cultural activities could be developed to meet the needs of all ages.

A Parks and Recreation Needs Assessment Survey also completed in 2011 showed that 43% of the respondents would like to see more community special events, 42% wanted more adult fitness and wellness programs, and 34% wanted nature programs/environmental education. The CAAC will be exploring the opportunity to develop stormwater projects with an art element.

educational/interpretive opportunities.

In the development phase of the Parks & Recreation Master Plan, a Public Workshop was held May 21, 2014. Comments from citizens included the need for Facility and Sustainable Development related to materials and infrastructure. People would like a gathering place in the center of town. They also want to tap into the cultural elements and values in design of amenities (i.e., agriculture and Native American traditions.)

The Planning Phase

In the spring of 2014, development of a public art policy was initiated. In creating the ordinance and policy, documents from other cities were reviewed. City staff also met with stakeholders from various art groups in the area for their input on developing an arts commission, what would it look like and what type of art would be appropriate in Sequim. Based on input and examples, the CAAC was created by the City Council in April 2014.

What is the role of the CAAC?

The ordinance approved by the City Council established that the Commission serves in an advisory capacity to the City on matters including, but not limited to:

1. Cultural and artistic endeavors and projects in which the city may become involved and to act as a representative of the community in such matters. *(See Goal #1.)*
2. Encourage donations, grants and other support to further expand the arts and cultural services and programs available to citizens of Sequim and members of the Sequim community. *(See Goal #2.)*
3. Coordinate and strengthen existing organizations in the field of art, and to develop cooperation with schools and regional and national art organizations. *(See Goal #3 and #5.)*
4. Encourage, conduct, sponsor, or co-sponsor public programs to further the development and public awareness of, and interest in, the fine and performing arts. *(See Goal #1.)*
5. Review and make recommendations on all works of art acquired by the City, whether through purchase, donation or loan. *(See Goal #6.)*
6. Assist the City in the preparation of planning documents including guidelines, master plans and strategic planning documents related to public art and the public awareness of the visual arts within the City.
7. To operate under policies and procedures as approved by the City Council.
8. To take such other actions as the City Council may direct from time to time.

How many CAAC members are there and what are their qualifications?

- Not less than five and not more than seven members.
- Members are appointed by the City Council upon the basis of demonstrated interest in, and knowledge and support of, the arts.
- Members serve without salary or other compensation.
- At least 3 members must be residents of the City of Sequim or own a business within the city limits of the City of Sequim.
- Up to 4 members may be nonresidents who live within the Clallam County boundaries in the Sequim School District or whose main employment is with a business located within the Sequim city limits.

In the beginning

The first meeting of the CAAC was held July 22, 2014. One of their first tasks was to determine locations for public art in the new Civic Center. Potential locations, an application process and procedures and the concept for a historic photo display were presented to the City Council and approved on November 24, 2014.

In the future pieces may be commissioned for specific spaces. Direct selection may be confined to purchases or commissions for a specific type of art. A certain expertise may be required. At the conclusion of the selection process, artists will be recommended by the CAAC. Those selected can be awarded a contract or their artwork purchased. All final decisions are made by the City Council.

well as the CAAC, a town hall meeting was held to talk to the community about the Call, the role of the CAAC and future activities. Representatives from all aspects of the arts community were invited.

At this meeting, several attendees expressed concern regarding committee membership and ensuring that there is broad representation of all forms of art. There was strong support for a coordinated events calendar or webpage presence. This would assist organizations in event planning to determine what activities/events are happening on any given dates. This type of

Facebook page is also available to highlight City events/activities. For several reasons people are unaware of this opportunity and the City will work to increase awareness of its existence.

Civic Center Plans

CAAC has identified locations in the civic center for art placement. These locations were approved by the City Council in November 2014.

The lobby area of the Civic Center will be utilized for a temporary art display. The first exhibit takes place from May 1 through December 31, ***see attachment 1.*** The Call for Artists identified

months.

Stakeholders were clear that the promotion of local artists was a particularly important aspect of enhancing arts and culture in Sequim. This ensures that economic benefits stay in the community. The current Call for Art requires that applicants be residents of the North Olympic Peninsula.

The CAAC recommends waiting to see how the facility is utilized when it is occupied and will then make recommendations to the City Council for future activities/acquisitions. During the

first exhibit the CAAC will develop future programs and determine the best use of the various locations for art.

the Parks & Recreation Master Plan, Comprehensive Plan update and the Capital Improvement Plan was conducted as well as an inventory of the ***see Attachment 2***. It also included a tour throughout the City to determine public art locations.



Bicycle Racks are placed throughout the City. These provide an artistic flare to make this functional necessity more attractive. Most of the racks are green. However, eggplant racks help to indicate the downtown core.

Brackett Road Planting Area is an area that was planted by the City years ago. Oliver Strong created a dog topiary that has been playing in this area for several years.





Traffic Utility Box Vinyl Wrap project commenced. The project is about celebrating the people, places, commerce and sense of community that make up the City of Sequim and the Sequim-Dungeness Valley.

As of 2015, three utility boxes have been wrapped. The goal is to continue the decoration of Traffic Utility Boxes throughout the core of the City. Each of the wraps will embrace the natural and human histories of the City and the surrounding valley that we call home. ***(See Attachment 3 for more information concerning the Vinyl Wrap Art Project.)***



Centennial program, a **tile project** was created. People were to be determined location and design. The City contracted with AGlazing Art Studio who provided the tiles and firing.



This same concept has been utilized in **Heritage Park**. Colorful tiles, painted by local elementary students decorate the walls of the open structure.

Water Reuse Demonstration Site is host to the



David Reynolds in 2001.



The **Water Reuse Demonstration Site** is also home to a water feature which uses reclaimed water. This site was developed with a grant from the Washington State Department of Ecology to educate and demonstrate the sustainable practice of reusing water.

Carrie Blake Park is home to the unleashed dog park. In 2006 several calls were received at the Sequim Police Department complaining that a few dog owners were running their pets off-leash. Dog owners petitioned the City



fenced fields for dogs to use off-leash. The gates to these fields are artfully decorated.



a delegation from the sister city, the idea was conceived to develop a **Friendship Garden** (a blend of Japanese and American flora). The Friendship Garden, located in Carrie Blake Park, is home to an immense and beautiful Japanese lantern. This lantern was hand sculpted by one of the members of the Yamasaki (now Shiso City) Association in four sections from white stone. The installation required use of the largest crane from Anchor Marine in Port Angeles. The over-the-water distance was more than 60 feet and the total weight about 10,000 pounds. Accompanying the lantern was a marble tablet inscribed in Japanese characters with the names of their members who had contributed to this project. This tablet was placed at the southwest entrance to the garden, The lantern and marble tablet had an estimated value in 1998 of aver $25,000.

Centennial Place, which is the former site of a Gull gas station at the corner of Sequim Avenue and Washington Street, was purchased in 2013. This property has been transformed and



named Centennial Place to commemorate purchasin

socialize.

Pioneer Park, once owned by the Sequim Cemetery Association, was gifted to the City in 2001. The City of Sequim and Sequim Prairie Garden Club have a 50-year lease which expires July 2051. The terms of the lease indicate that the club maintains the park and on-site building. The Garden Club is also responsible for the building rental. The park contains interesting artifacts and enhancements that have been donated to the Garden Club, many of them from Sequim pioneer families in memory of a loved one.

A waterfall once located at the park entrance was built by members of the Lotzgesell family. The waterfall is no longer in existence, however, some of the rock work is still there.



Continuing through the park, a small log cabin, built in 1861 is located on the east border of the property. In 1912, on Chicken Coop Road, this was home to the Zaccardo Family. They donated the building to the Garden Club in 1959 in memory of their mother, Mary Zaccardo Nason. After relocating the cabin to the park grounds, it was fenced for protection.

East of the clubhouse is a totem pole painted and donated in 1967 by Jamestown , with financial help from the Rotary Club.

On display in the south garden is an old canoe, once used by the Lapush Indians and donated to the club by the Frick family.

Seal Street Park





Formerly providing one-way egress from Seal Street onto Washington Street, this road was closed for safety and improved traffic operations in 2003 as part of the Downtown Revitalization Project. This area has been set up as a hospitality area with benches, planter boxes and a bike rack.

Current Cultural Opportunities

There are several events that take place during the year in the Sequim-Dungeness Valley providing many cultural and artistic opportunities for the entire community.

Developed by the Sequim City Band in 2005, the James Center for the Performing Arts was established at the Water Reuse Demonstration Site



Music in the Park concert series since 2006. This program provides an opportunity for residents to gather with family, friends and pets for an evening of socializing and entertainment. This program is sponsored by the City, local residents and businesses and is free to the public. A variety of other activities and performances take place at this location throughout the year.

Planning Retreat

The CAAC recently held a planning retreat for the purpose of creating their Mission, Vision statement, and establishing Critical Success Factors, Goals and Objectives.

The members provided thoughtful and thorough responses to a list of questions posed to them in advance of the retreat/planning session. Based on this input and the ensuing discussions, a planning strategy was developed.

Mission

The commission was established by an ordinance adopted by the City Council to advise and assist the City in bringing more awareness to the artistic and cultural activities of the community. This helped guide the CAAC in mission development.

beauty and culture of the greater community of

Vision

With the completion of the new Civic Center, the City will show positive growth in its activities, people and arts.

celebrate the artistic and cultural

People will see and be able to enjoy the arts through different venues and installations. People will see a more vibrant and energized downtown.

Goals Established by CAAC

The CAAC established their goals, some of which may overlap with goals established in the Park & Recreation Master Plan. The CAAC and Park & Recreation Board may work together and coordinate activities in the areas of mutual interests.

experience for our citizens and

1. Explore new and innovative programming

The CAAC will develop programs and opportunities which are responsive to the needs and interests of Sequim residents and accommodate a citizenry diverse in age, interests, income levels and abilities. The Park & Recreation Master Plan has also identified recreation services to include arts and cultural activities.

A citizen survey completed in 2011 showed respondents felt the need for various programs which included:

- 43% community special events
- 31% adult art and theater programs
- 29% adult music programs
- 28% adult lifelong learning/enrichment programs
- 17% youth art, dance, performing arts programs



Some of the ideas which have been discussed by the CAAC include:

- Culinary classes
- Downtown core performing arts opportunities (Civic Center/Centennial Place)
- The Piano Project
-
- Bursts of creative fun for spontaneous concerts; street
- Arts festival

2. Research and Develop Funding Opportunities

The CAAC will use various resources to provide funding for art and cultural activities and events. These include, but may not be limited to:

- Grants
- Event/project sponsorships
- Annual budget appropriation by the City
- Foundations
- Individual donations/endowments

The CAAC is currently working with the Olympic View Community Foundation on a potential partnership related to funding opportunities.

3. Increase Public Awareness of the Fine and Performing Arts and the Arts Commission

The Vision Statement for the City of Sequim is to maintain its friendly, small-town lifestyle and overall high quality of life as it continues to ***grow and develop as the cultural*** and civic heart of the Sequim-Dungeness Valley and as a center of commercial, recreational, educational, and medical services.

In an effort to increase public awareness, it is important to have an effective communications plan. This may include, but not be limited to,

- Develop and update a database that includes contacts for the arts community
- Semi-Annual Forum with the arts community and other interested parties
- Presentations to various service groups, chamber, etc.
- Provide information to the chamber to include in e-blasts to its members
- Annual report to City Council
- Ongoing public relations

CAAC has agreed on the need to celebrate successes of the Commission as well as recognize accomplishments of others in the community. They all agreed that follow-through on projects is extremely important and will add to the cohesiveness of the arts community and the credibility of the CAAC.

4. Increase the arts and cultural

Increasing the use of this community calendar will provide information to visitors and residents on the abundant opportunities in the area. When fully utilized, the calendar will provide a comprehensive list of activities and events available in the community.

- calendar
- Identify a volunteer to follow-up with groups (this is a task that may be assigned to the concierge position in the new Civic Center)

5. Develop and nurture partnerships

This is a common theme identified by many groups and entities.

- The City Council has identified community alliances and partnerships as one of their Critical Success Factors.
- Goals outlined in the Parks and Recreation Master Plan included nurturing community and regional partnerships as well as coordinating with the large number of volunteer and volunteer groups to assist in the promotion of community events.

Working with the business community, educational institutions and local arts organizations to expand and strengthen the presence of arts in Sequim. Nearby cities have arts and cultural programs which the City could work with to create a broader cooperative arrangement for programming and events. The City will share opportunities when and where feasible. Potential partners include, but are not limited to,

- Olympic View Community Foundation
-
- Service clubs
-
-
- Senior Center/other senior communities
- Sequim Dungeness Valley Chamber of Commerce
- Museum & Arts Center
- Media (KSQM, Gazette/Peninsula Daily News, KONP)

CAAC will coordinate with the Park & Recreation Board to identify areas for public art and cultural opportunities in parks. Additional partnerships may be identified as public awareness increases.

6. Enhance and implement art in public places

Areas that have been identified as potential locations for public art and cultural opportunities:

- Carrie Blake Park
- Centennial Place
- City rights-of-way
- City streets
- Civic Center Plaza

- Dr. James Standard Park
- Gebhardt Zwicker Trail
- Heritage Park
- Joseph L. Keeler Memorial Park
- Olympic Discovery Trail
- Pioneer Memorial Park
- Seal Street Park
- Water Reuse Demonstration Site which hosts the James Center for the Performing Arts.

Other public art opportunities that have been identified include:

- Work with the Olympic View Community Foundation to find a permanent home for the Lehman murals
- Expand the utility box project
- Identify locations and secure commitments from building/property owners to implement façade/murals
- Identify locations and secure commitments from building/property owners to bring awareness of the historical buildings, especially in the downtown core
- Enhancement plans for Centennial Place
- Centennial tiles
- Determine best use of $50,000 identified for public art in the Civic Center
- Educational opportunities through the Stormwater Stewardship Project
- Identify performing art opportunities

that will enhance the overall creative culture of our community and the

Critical Success Factors

Effective communication

Established Partnerships

and partnerships with as many entities as possible in order to accomplish the tasks and activities.

Funding for the Arts

Credibility

artistic groups and organizations and be recognized as a positive resource across the North Olympic Peninsula

A 360° field of vision

Challenges

retreat, as well as prior citizen surveys.

Those attending the town hall meeting were asked to complete a questionnaire. A coordinated arts calendar was identified as a major need throughout the community. Many events are scheduled for the same days. Several felt that a coordinated calendar could eliminate

is available for this specific purpose. The City is working to increase awareness of its availability.

large performance areas. Guy Cole is being renovated. The tribe may be a viable partner in the future because of the expansion of their resort properties.

The CAAC identified their strengths as

- Diversity, creativity and enthusiasm.
- The variety of backgrounds and interests add to the discussion and development of the commission and we nicely share the common value of art. We have a broad range of skills, experience, and viewpoints.
- and perspectives to the group.
- Members are from many segments of the arts. We have a similar vision which is a possible unifying force.
- There is representation from a variety of organizations involved in music, art and performances plus a good breadth of experience levels relating to community volunteer duties.
- We have a workable number of participants.
- We have a congenial group that works well together.
- We have very strong support from the City staff

They identified weaknesses as

- Diversity, independence of artists, time restrictions, limited communication.
-

- struggling with structure and infrastructure
- Lack of funding
- The ability to reach all the arts groups to let them know what is happening.
- Perception of limited representation by some members of the community. NOTE: You can only constitute a body based on applications and a qualitative decision must be made.
- We are struggling with process

Future Opportunities

CAAC will continue to work to develop future cultural opportunities that benefit the community. In addition to the work of CAAC, the Park Master Plan and Capital Improvement Plan have included opportunities to enhance arts and cultural programs.

A recently adopted Parks and Recreation Master Plan identified a few areas for expansion of arts and culture. These include:

New uses	Year of Completion	Budgeted amount
Small farm demonstrations	2019-2020	$15,000
Centennial Place pedestrian and public space amenities/programs	2017-2020 and beyond	$15,000 annually
Olympic Discovery Trail pedestrian/bicycle/vehicle and public space amenities	2016-2020	$10,000 annually

ovements for the Seal Street alleyway as well as various sidewalks, bicycle lanes and the Olympic Discovery Trail. These locations could incorporate public art into their design.

place, it may include incentives to encourage developers in commercial districts to provide pocket parks, plazas, courtyards, arcades, atrium, pedestrian corridors and through block corridors. These developments are also potential locations for art.

Action Plan Summary

The City of Sequim has exciting opportunities to greatly expand arts and culture events and programming in the City, enhance the livability of the community and generate excitement. With a new parks and recreation plan in place, as well as nearing completion of the new Civic Center, this is an excellent time to identify new ways to integrate arts and culture into the community.

The CAAC is eager to help build a unique and vibrant arts and culture environment for everyone to enjoy. As funding becomes available, the City has the opportunity to increase awareness of the arts and culture in the community.

nter. This facility will soon be completed. Once s operations are determined, CAAC will focus on more permanent art displays for the center.

The CAAC has already begun working on funding opportunities as well as programming to bring new activities and programs to Sequim.

Thank you to the City Arts Advisory Commission for Commission Planning Strategy Report!

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