

MASTER PLAN FOR DUDLEY CARTER PARK



Prepared for the City of Redmond Parks and Recreation Department
By
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THE PARK NAME

The park was called Slough Park for many years and throughout the master planning process. In accordance with City Ordinance, The City of Redmond Parks and Recreation Department solicited input from the public regarding the park name. Through that process, the park is now called Dudley Carter Park.

THE PARK SITE

Dudley Carter Park was acquired by the City of Redmond from King County in 2005. The property is 1.37 acres of flat to gently sloping terrain. It is home to renowned northwest woodcarver Dudley Carter's *Haida House IV* (ca. 1985.) The Haida House is a roughly 600 square foot, single-room studio built primarily with wood, which includes ornate carved figures on the roof eaves and an iconic totem pole entry. The *Haida House IV* is designated as a local landmark in the Redmond Heritage Resource Register.



Dudley Carter

In the early- to mid-20th century, the park property was used as a field or possibly a sod farm. In 1945, a one-room house with a detached two-car garage was constructed with a dirt floor (480 sf). This house appears to have been demolished in 1989. In 1957, a rambler referred to as 'the Slough House' was constructed. As King County's first Artist-in-Residence, Dudley Carter lived in the Slough House from 1988 until his death in 1992.

The site is located along the Sammamish River, but is not waterfront property, as King County's Sammamish River Trail runs between the site and the river. The river banks are very steep, and covered primarily with Himalayan blackberry. River access at this location is difficult due to the steepness, and there is no visual indication that people access the river at this location. The site is gently sloping from



elevation 38 (vertical feet above sea level, datum unknown) adjacent to 159th Place NE to elevation 32 along the Sammamish River Trail. The embankment of the trail connection through the southeastern part of the site is somewhat steep. There is a low, swale-like area along the western property boundary with a small depression where it meets the higher bike trail to the south. No standing water or indication of inundation has been observed there. There are several trees located through this area, and topographically, this area has potential for on-site stormwater use.

The northern and western half of the site is wooded with no understory plants. A Japanese maple is located in the center of the park, which is well-liked among community members. Along the trail, there are several trees, including a grouping of cypress, several cottonwoods, pines and cedars. There are three particularly large and apparently healthy firs along 159th Place NE near the intersection.

The site is located at a busy junction and gateway to the city. The adjacent Leary Way bridge carries much traffic into the downtown Redmond area. Leary Way intersects with 159th Place NE, which forms the eastern park boundary. Several auto-oriented land uses are located along this street, such as service stations and repair shops. This parcel is currently designated as "Downtown Mixed Use" in the

Comprehensive Land Use Plan, and 159th Place NE is planned to have 14 foot sidewalks. The Sammamish River Trail, which is very popular among bicyclists and pedestrians, runs adjacent to the site on the south. Dudley Carter Park is likely to attract many visitors from this trail.

The site is split between very good and very poor draining soils according to NRCS mapping. In the next phase of the project, a geotechnical investigation will be necessary to determine the feasibility of on-site stormwater management such as low-impact development techniques. See Appendix H: Preliminary Infrastructure Design Report for further soils information.

VISION STATEMENT

The character of the park will be founded on the preservation of the Dudley Carter's *Haida House IV* and will embody the spirit of the artist by celebrating art, nature, history and cultural traditions in a peaceful, inviting, and sustainable setting. This park will provide a place for people who are making connections between the Sammamish River Trail and Downtown, and for people to make social connections within the community.

GOALS

- Preserve Dudley Carter's *Haida House IV*
- Educate visitors about Dudley Carter and his work
- Accommodate and allow for Artist-at-Work program
- Showcase Native American art and natural history
- Create a place for small gatherings
- Maintain or enhance the sense of respite
- Create a place of discovery

PROGRAM

During the public meeting process, slide shows and boards were presented (Appendix A) with images and bulleted information to communicate to the public and the Commissions the relative scale, functions and potential appearance of a variety of park uses. The images shown were not specifically intended for this project, but gave a feel for the character and scale envisioned. Handouts were given (Appendix A), asking meeting participants to rate a variety of potential programming elements including art, restrooms, paths, landforms, art facilities, play areas, etc. Site specific design alternatives were prepared in the next step of the process.

PUBLIC PROCESS

The public process engaged the City with public meeting attendees, various Commissions (listed below), and City Council. Public engagement included slide show presentations, boards, large-format note taking, and handouts. The handouts provided an opportunity for participants to record their ideas and submit them as written comments. The programming boards and a sample of a returned handout are included in Appendix A.

The Master Plan process for Dudley Carter Park involved collaboration between:

- The City of Redmond Parks and Recreation Department (property owners and managers)
- The Redmond Arts Commission
- The Redmond Parks and Trails Commission
- The Redmond Landmarks Commission
- Public input
- Approval by Redmond City Council

Several public meetings were held throughout the process, as follows:

- Visioning Process
- Site Inventory and Haida House Assessment
- Draft Concept Alternatives
- Preparation of Draft Master Plan
- Final Master Plan and SEPA

July 9, 2009
 August 6, 2009
 September 16, 2009
 October 29, 2009
 February 23, 2010

ALTERNATIVES

The three alternatives presented to the public and described below explored a range of options and a variety of treatments in regard to themes and program elements.

Alternative A: Artist-at-Work theme

The primary attraction in this alternative is the location of an Artist-at-Work facility. The new building is shown adjacent to the Haida House, where the two buildings create a shared gathering space. (See Appendix B for plan.)

Alternative B: Gathering place theme

In this alternative, the focus of the park becomes a large, open space in the center; the edges of the gathering space are defined by arcing pathways on either side of the space. The Haida House and other building-related park improvements (such as a restroom and/or a multi-purpose facility) are separated from each other by the central gathering space. (See Appendix B for plan.)



Dudley Carter's *Haida House IV*

Alternative C: Historic or environment education theme

This option de-emphasizes building related activities in favor of creating smaller, clustered activity zones, with particular consideration given to the enhancement and experience of the wooded area of the park. This would include the restoration of a native Pacific Northwest plant community, as well as an art walk through the woods with art installations located along the path. (See Appendix B for plan.)

During the alternatives process, many topics and issues were discussed, from what the appropriate level of restoration of the Haida House should be, to how much parking, if any, should be provided for this project. The particular topics and their resolutions are discussed in the following section. The list of major topics is as follows:

- Haida House
- Artist-at-Work Program
- Multi-purpose Facility
- Gathering Areas
- Gateways
- Shoreline
- Play and Picnicking

- Circulation
- Art
- Restroom
- Vegetation
- Site Furnishings
- Parking and Vehicular Access
- Mixing Elements

DRAFT AND FINAL MASTER PLANS

A combination of elements from each of the alternatives came together to form a new preferred alternative following discussion with the community. The elements of the Master Plan are discussed below.

Haida House

There was some discussion in the beginning of the project regarding the relocation of the Haida House to situate it facing the water, as is customary in Haida dwellings. This idea, however, was deemed costly and potentially detrimental to the building. Additionally, the current location of the Haida House is agreeable because of the wooded setting behind it and open space in front of it. The Haida House is visible from adjacent streets, which is ideal from a crime prevention point-of-view. Therefore, the Haida House is proposed to remain in its existing location.

MAKERS Architecture assessed the current condition of the Haida House and provided three alternatives for building treatment:

1. Basic preservation work is needed to repair and preserve the building, assuming the building will not be occupied.
2. Additional work is required to bring the building up to current structural code requirements and to meet current handicapped access requirements so the interior could be occupied.
3. Additional work is required to provide for higher security for the windows (by installing rolling overhead security panels on the interior of the windows) and also to provide for building insulation and heat.

It was decided that the basic preservation work (alternative 1) will be the course of action.

Artist-At-Work Program

A major component of the program is the Artist-at-Work space, where an artist selected by the City in coordination with the Redmond Arts Commission would use the park to create art on site, showcase art in a public venue, and provide educational and recreational opportunities for the public. Park users would be invited to observe artists at work.

Multi-purpose Facility

A multi-purpose facility which can house the Artist-at-Work program would be versatile for many types of art, from large to small mediums, and work that may be created indoors or out. The building would include storage, power, gas, water, and sewer, and would be lockable so that an artist could secure their work and tools for the duration of their stay. Recognizing that the Artist-at-Work program may require only occasional use, the facility is proposed to be open to other park uses such as informal gatherings,

assemblies, picnicking, and other park programming. It is thought that these park uses would not be programmed in the sense that there would not be a reservation system applied to it. The multi-purpose facility will include the following elements:

- Operable and lockable garage-style doors with glass-paned windows (polycarbonate glazing)
- Interior gas fireplace
- Storage room
- Uni-sex restroom
- Power, water, gas, and sewer connections

Gathering Areas

Three main types of gathering areas were discussed during the master planning process:

- Spectator Plaza
- Central Gathering Space
- Story-telling Circle

The spectator plaza will be a key place within the park and will be able to accommodate a crowd of about 100 people for viewing Artists-at-Work and other events. The plaza has been designed through a collaborative process of designers, art program representatives, and maintenance staff. The proposed pavement design—a repetition of wavy lines—reflects one of Dudley Carter’s iconic carved patterns. The wavy lines were used by Dudley Carter in a variety of wood carvings, such as in *The Goddess of the Forest*, often to represent a female’s (Goddess’) hair. In this case, the wavy pattern is also a guide, helping to direct people through the plaza to the Haida House and towards the adjacent paths. A planter and benches will be situated to allow for large gatherings, and are included to allow for small group viewing as well as aesthetic appeal. The plaza is intended to be paved with a durable surface that can withstand occasional vehicular traffic for maintenance or material loading and unloading.

The location of a story-telling circle was shown in different locations in the alternatives. The name of this space relates to the goal of showcasing Native American art and history, considering the tradition of story-telling among Salish cultures, whose members have lived in the region for centuries and used this site as a river crossing and gathering area. The story-telling circle will feature seating around a fire pit.

The story-telling circle lies adjacent to the spectator plaza and central gathering space, allowing connectivity to both spaces. The story-telling circle will have seating for approximately 25 people.

The central gathering space is an open lawn that allows informal park uses such as sitting, viewing, picnicking, and small-space recreational activities. It can also serve as overflow space from events held at the spectator plaza.



Dudley Carter's *Three Panel Abstraction* at The City of Redmond's Luke McRedmond's Landing

Gateways

A gateway is shown at the pedestrian entrances along 159th Place NE, as well as at the entrance to the Sammamish River Trail. The gateways may be artist-designed and could include references to Dudley

Carter's totemic wood carvings. The gateways will help nearby pedestrian and bicyclists identify park entry points and compliment the art, architecture, and themes of the park.

Shoreline

The shoreline is part of the Riverwalk project area which proposed native plantings to help restore fish and wildlife habitat along the Sammamish River. The Dudley Carter Park project would implement the Riverwalk planting plan along the park frontage.

Consideration was given to providing more access to the water from the park. However, per the Riverwalk plan for the Sammamish River Corridor in Downtown, the City has already identified key water access points. There is an access point located at Luke McRedmond Park, less than one-quarter of a mile from Dudley Carter Park. Adding water access at this site would lead to trail conflicts. In addition, the bank of the river is quite steep at this location. However, there are excellent views of the river from both the pedestrian bridge and the Leary Way bridge which cross the river and are directly adjacent to the park.

Play and Picnicking

The idea of developing a sculptural, informal play area was popular among the public. Custom designed, small-scale, interactive sculptural elements are shown grouped together, with the intention of providing recreational opportunities for children, as well as aesthetic and artistic appreciation by all.

A picnic area is shown outside of the loop path on the southeastern part of the site. This use may be especially attractive to lunch-time park visitors. Together with the play area, the picnic area creates a use outside of the central gathering space, which in turn helps to define it spatially.

Circulation

The site is bound by a sidewalk along 159th Place NE, a sidewalk and a viewpoint along Leary Way, and by the popular Sammamish River Trail, which is used by pedestrians and bicyclists and connects to the Bear Creek Trail. The site is a crossroads and a gateway into downtown Redmond and the Redmond Town Center.

There are currently no developed pathways within the park. Public input regarding circulation emphasized the need to make connections to the adjacent trail and sidewalks while providing appropriate pedestrian circulation.

The proposed circulation routes include the walkway that encompasses the central gathering area and the art walk through the woods. There will be improved pedestrian access from the Sammamish River Trail, 159th Place NE, and Leary Way.

Art

The Parks and Recreation Department has engaged the Arts Commission during the master planning process. Both the Arts Commission and the public support the idea of having public art displayed in the park. Various ideas have been discussed, including displaying several Dudley Carter woodcarvings on site; embedding artistic, commemorative, or educational information in the park pavement; providing foundations for sculptural pieces that could be introduced at a later time; and providing art work built into the multi-purpose facility. The Parks and Recreation Department and the Arts Commission will continue to work on the art programming.

Restroom

There is consensus that a restroom is needed at this location to serve the heavy numbers of users along the Sammamish River Trail. There is a shared public-private restroom at the mixed-use development behind the nearby city park, Luke McRedmond Landing. To the south, the nearest public restroom is at King County's Marymoor Park. Given the small size of the site (1.37 acres), and the evolving nature of the program towards passive recreation as well as the goal to maintain a place of respite along the river, the park will have a one-room uni-sex restroom.

Vegetation

Most of the existing park trees will be preserved. The park layout, as shown in the master plan, has been arranged in order to save as many trees as possible. Trees within the 200' shoreline zone of the Sammamish River are valuable for wood recruitment for the river and habitat; the trio of fir trees near the park driveway may be considered the best trees on the site due to their height, caliper, habit, or stature. The public expressed desire for the Japanese maple near the center of the park to be preserved. One to two trees will be removed to accommodate the multi-purpose facility.

Two clusters of non-native and invasive tall shrubs will be removed; one next to the south elevation of the Haida House in order to enhance the view of the building; the other along the Leary Way embankment in order to improve views into the site from the viewpoint and intersection along Leary Way. A native plant palette will be used to accentuate the park entries, to enhance the building elevations, including a native plant garden around the Haida House, and enhance the shoreline (King County property). Vegetation will be selected to maintain reasonable visibility into much of the site for security purposes.

The picnic area will be seeded with native grasses and wildflowers. The maintenance staff can mow as necessary around the picnic facilities. It is intended that the area between the bike trail and the picnic facilities can be maintained as a meadow. The spectator plaza will have a planter near the center, which may consist primarily of native plants.

Site Furnishings

- Lighting for the art walk in the woods
- Lighting the interior and exterior of the Haida House
- Security lighting as needed
- Benches
- Picnic tables
- Bike racks for 10 or more bicycles
- Bollards, potentially, for vehicular controls
- Trash receptacles

Parking and Vehicular Access

It was decided during the public process that the site is too small to dedicate space to parking. On-street parking along 159th Place NE was proposed in each of the three alternatives; the alternatives illustrated parallel, angled, and 90 degree parking. After meeting with City traffic engineers, the 90 degree parking option was eliminated due to safety concerns. Shortly thereafter, angled parking was also eliminated due to the excess space it requires when compared to a parallel parking arrangement. Four or five parallel parking stalls are proposed, with timing and use limitations to allow for optimum park usage. The City will refer motorists to parking at other off-site locations in the case of larger events.

Also, vehicular access will be accommodated at the existing curb cut and gateway entrance along 159th Place NE, which is for park maintenance vehicle use and material/equipment delivery for artist use.

Another rolled curb to the north of the parallel parking strip will be provided for artist parking. The Preliminary Infrastructure Design Report in Appendix H provides further parking design and vehicular access information.

Mixing Elements

The preferred alternative incorporates key elements from each plan, including:

- The creation of a gathering area formed by the Haida House and the multi-purpose facility (from Alternative A),
- A central gathering space, which is a large lawn area more or less centered on the Japanese maple (from Alternative B), and
- The forested art walk in the woods (from Alternative C.)

DRAINAGE, UTILITIES AND UNDERGROUND STORAGE TANKS

A drainage plan has been developed based on the final master plan. See Appendix H, *Preliminary Infrastructure Design Report* for further drainage design information.

A geotechnical investigation is necessary to finalize the drainage plans for the site. The City's goal is to use low-impact development techniques to manage stormwater on site. Preliminary site designs show rain gardens in planters within the spectator plaza.

The attached report in Appendix H, *Preliminary Infrastructure Design Report*, also contains information regarding other utilities such as power, water, sanitary sewer and natural gas.

The design team investigated the presence of underground storage tanks on the site, thinking that they may have been used for waste or fuel for past residential use. Mapping and correspondence with the Federal Environmental Protection Agency, the State Department of Ecology and King County Public Health Department has not shown the presence of underground storage tanks on this site. However, further investigation may be required as underground tanks require special handling.

PERMITTING

Appendix I, Environmental Opportunities and Constraints Memo, explains the regulatory requirements for the project.

NEXT STEPS

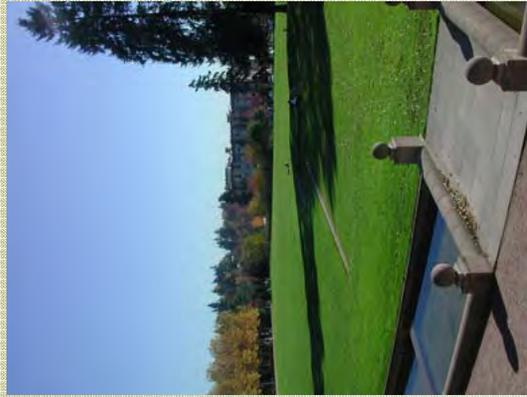
After the completion of the SEPA comment period and City Council approval of the Master Plan, the City of Redmond will commence implementation of the plan. This may include a phased approach, where some park elements are funded and built prior to others depending on funding and other factors. Park development will include permit applications for compliance with the City of Redmond Shoreline Master Program, as well as building and grading permits, issued by the City of Redmond.

An opinion of probable construction costs has been developed for the master plan (see Appendix D). The City will construct the park in phases.

- Phase I
 - Preservation of Haida House

- Gateways, signage
 - Trails and sculpture
- Phase II
 - Multi-use building
 - Finalize landscaping
 - Street frontage
- Phase III
 - Programming
- Cost Summary Total Project
 - Approximately \$1.4M for construction; \$600K for A/E and permitting services.

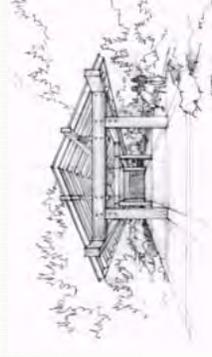
APPENDIX A: (3) PROGRAMMING BOARDS AND HANDOUTS



gathering space



story telling



multi-purpose facility

Park Elements



gateways / icons



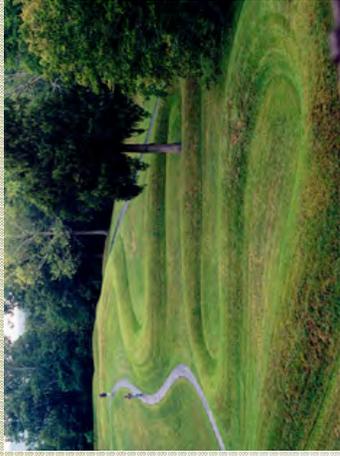
art



restrooms



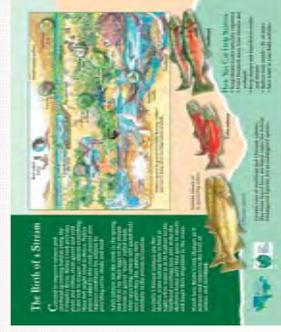
Park Elements



landforms



children's informal play area



interpretive



j.a. brennan

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| Name | Commission |
|------------------|----------------|
| Mary Bourguignon | Parks + Trails |

Vision, Goals and Program

To: Carolyn Hope Date: 8/5/09

From: Mike Perfetti, Jim Brennan Project: Slough Park Master Plan

Re: VISION, GOALS AND PROGRAM TECHNICAL MEMORANDUM

The draft vision and goal statements are provided to start a discussion with the commissioners and the public. Many of the elements have come from discussions with staff and the commissioners at the first meeting. It is anticipated that the vision, goals, and program will be further refined as we prepare for the first public meeting in September.

DRAFT VISION STATEMENT

Crossroad intersection

This park will become a distinctive gateway to a public place for people making connections between the Sammamish River Trail and downtown. It will also be a place of respite for downtown dwellers and workers. The character of the park will be founded on the preservation of the Dudley Carter's *Haida House IV* and embody the spirit of the artist by celebrating art, nature, history and Native American traditions in a peaceful, inviting, and sustainable setting.

DRAFT GOALS

- Preserve Dudley Carter's *Haida House IV*
- Educate visitors about Dudley Carter and his work
- Accommodate an Artist-at-Work program
- Showcase Native American art and culture
- Create a place for small gatherings
- Maintain or enhance the sense of respite
- Enhance relationship between park and the river
- Improve the connectivity with the trail and streets

Try this:

A park that celebrates the creation of art and honoring the legacy of Dudley Carter and his Haida House IV.

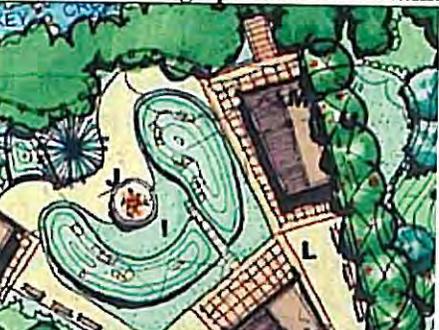
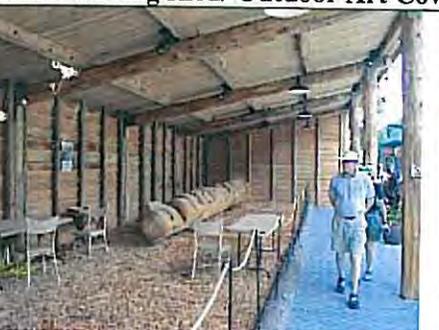
My priorities

PROGRAM

Simplify! Don't force this one little park to do too much.

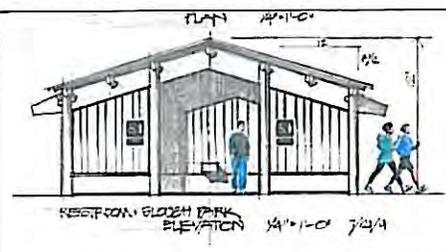
The images shown below are not specifically intended for this project but give a feel for the character and scale envisioned. Site specific design alternatives will be prepared in the next step of the process.

There are lots of other parks and open spaces nearby. Let's make this one unique!

| Program Element | Comments and Recommendations | Preferences |
|---|---|--|
| <p>Visitor Entrance Plaza Near 159th and Leary</p>  | <ul style="list-style-type: none"> ▪ Increase connectivity w/ downtown ▪ Park entry, gathering, route finding, short stays—momentarily to a few minutes ▪ 300-600 square feet (too big?) ▪ Expand or leave alone the small plaza exists at edge of Leary Bridge? ▪ Steep grades and trees present ▪ Gateway icon/seating/sign | <p>make it few smaller? yes - need to define entire - too easy to pass right by.</p> |
| <p>Gathering Circle with Fire Pit</p>  | <ul style="list-style-type: none"> ▪ Open user-operated wood fire pit vs. more controlled <u>gas</u>-fire pit ▪ Seating ▪ Story-telling/small formal or informal gatherings ▪ 250-500 square feet for 20-30 people | <p>NO - doesn't match goal of sustainability</p> |
| <p>Small Gathering Space for Entertainment</p>  | <ul style="list-style-type: none"> ▪ Elevated performance space or at-grade? ▪ Small amphitheatre-style grading, at-grade, or seating? ▪ Performance space: 100-200 square feet; audience space 250-400 square feet for 40 people ▪ Power? ▪ Combine w/ fire pit? | <p>yes - I like the idea of a national park style ring of benches around fire pit</p> |
| <p>Wood-carving shed/ Outdoor Art Covered Work Space</p>  | <ul style="list-style-type: none"> ▪ Canoe common range from 30-70' ▪ Totem common range from 20-50' ▪ Access to water, power, restroom ▪ Vehicle access required ▪ Open-air; style could be traditional, modern, ala Haida House, etc.... ▪ Range from 500-800 sf ▪ Consider relationship w/ Haida House ▪ Connected w/ other buildings? ▪ Combine w/ picnic shelter? | <p>Center for wooden Boats offers a great model for this.</p> |

NO - doesn't match goal of sustainability

the idea of a national park style ring of benches around fire pit for storytelling etc.

| | | |
|--|--|---|
| <p>Haida House</p>  | <ul style="list-style-type: none"> Restore to original state w/ updates to meet code or adapt for functions Possible functions: interpretive signage viewed from outside; art display space w/ (limited?) inside viewing; meeting space Does the public enter? Entry during special events only? No entry - but add polycarbonate windows to allow view inside? | <p>yes - love the idea of a small gallery - is there a way to design window shutters that could be closed for security but would be historically appropriate?</p> |
| <p>Art Displays</p>  | <ul style="list-style-type: none"> Interior art displays or outdoor sculpture, if any Rotating exhibits or permanent Dudley Carter only, Native American theme only, Prayer wheels Art that uses natural or recycled materials; other Site as rotating art gallery space to sell art? | <p>my preference - either just Dudley Carter or showcase local tribes</p> |
| <p>Totem Pole</p>  | <ul style="list-style-type: none"> To recall Dudley Carter and/or Native American architecture; or other icon? | |
| <p>Picnic Area/Picnic Shelter</p>  | <ul style="list-style-type: none"> Tables, if any, in an open setting or covered Grills? Water? Power? Shelter for 40 people, 600-900 sf; for 100 people 1500-1800 sf If shelter consider relationship to Haida House, other buildings Connected w/ other buildings May require parking? Adjacent picnic plaza? | <p>this is a lower priority for me than active artist & educational space</p> |
| <p>Restroom</p>  | <ul style="list-style-type: none"> Unisex or separated? One room 200-250 sf Two rooms 230-450 sf Lighted? Heated? Connected w/ other buildings? Drinking fountain? | <p>gender is better</p> |

Visitor Entry Plaza along Sammamish River Trail



- Increase use by trail users; popular route
- Park entry, gathering, bike parking, information, short stays—momentarily to a few minutes
- Space for people w/ bicycles
- 300-600 sf
- Bicycle parking—accommodate 10-20 bikes 200-400 sf
- Many trees are present; and a kiosk
- signage

Park Paths



- Connect to activity zones, access points
- 5', hard surface typ. for accessibility:
- Permeable pavement (cost, maintenance, dependent on site soils)

Sammamish River Trail Improvements



- Integrate trail w/ park setting/use
- Safety considerations
- King County property
- Trees existing along trail

Shoreline Enhancement or Restoration

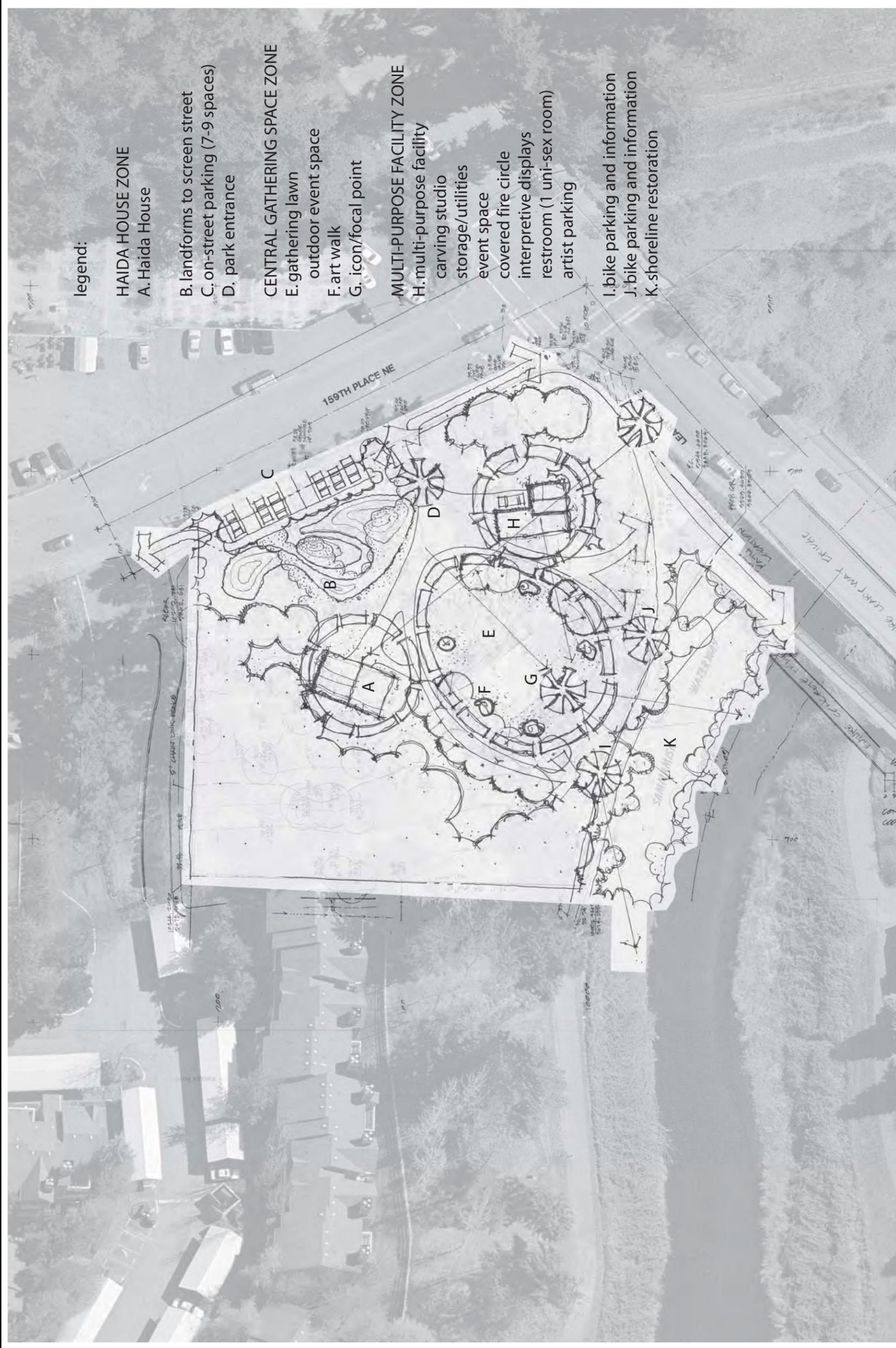


- Disturbed condition, invasives
- Steep slopes
- King County property
- Add native plantings to riverbank?

yes!

| Interpretive Signage and Wayfinding Signage | | |
|---|--|--|
|  <p>The Birth of a Stream</p> <p>Continued on opposite side of sheet.</p> <p>Salmon are the main attraction of the Haida House. They are the lifeblood of the Haida people. The Haida people have been fishing salmon for over 10,000 years. Salmon are a vital part of the Haida culture and are a source of pride for the Haida people.</p> <p>Salmon are the main attraction of the Haida House. They are the lifeblood of the Haida people. The Haida people have been fishing salmon for over 10,000 years. Salmon are a vital part of the Haida culture and are a source of pride for the Haida people.</p> <p>Salmon are the main attraction of the Haida House. They are the lifeblood of the Haida people. The Haida people have been fishing salmon for over 10,000 years. Salmon are a vital part of the Haida culture and are a source of pride for the Haida people.</p> | <ul style="list-style-type: none"> Improve clarity of existing wayfinding along trail Interpretive signage pertaining to Dudley Carter, Native American culture, salmon, restoration, other 4-sided interpretive kiosk Posting space for events? | |
| <p>Views</p>  | <ul style="list-style-type: none"> Open views of Haida House from trail? Tree/shrub removal? | |
| <p>Small play element</p>  | <ul style="list-style-type: none"> Informal such as sand play, water play; single piece of small play equip | <p><i>Small, consistent w/ art theme</i></p> |
| <p>Parking</p> | <ul style="list-style-type: none"> On-street; requires street dept. approval, maybe move sidewalk On-site, space limited – 5 stalls? For artist-at-work only Pull-in or street drop-off space none | |
| <p>Fencing</p> | <ul style="list-style-type: none"> to secure Haida House along sidewalk and property line there's existing fence | |
| <p>Lighting</p> | <ul style="list-style-type: none"> park operation hours security user-operated | |
| <p>Other</p> | | |

APPENDIX B: (3) ALTERNATIVE CONCEPT PLANS



legend:

HAIDA HOUSE ZONE

- A. Haida House
- B. landforms to screen street
- C. on-street parking (7-9 spaces)
- D. park entrance

CENTRAL GATHERING SPACE ZONE

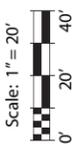
- E. gathering lawn
- outdoor event space
- F. art walk
- G. icon/focal point

MULTI-PURPOSE FACILITY ZONE

- H. multi-purpose facility
- carving studio
- storage/utilities
- event space
- covered fire circle
- interpretive displays
- restroom (1 uni-sex room)
- artist parking

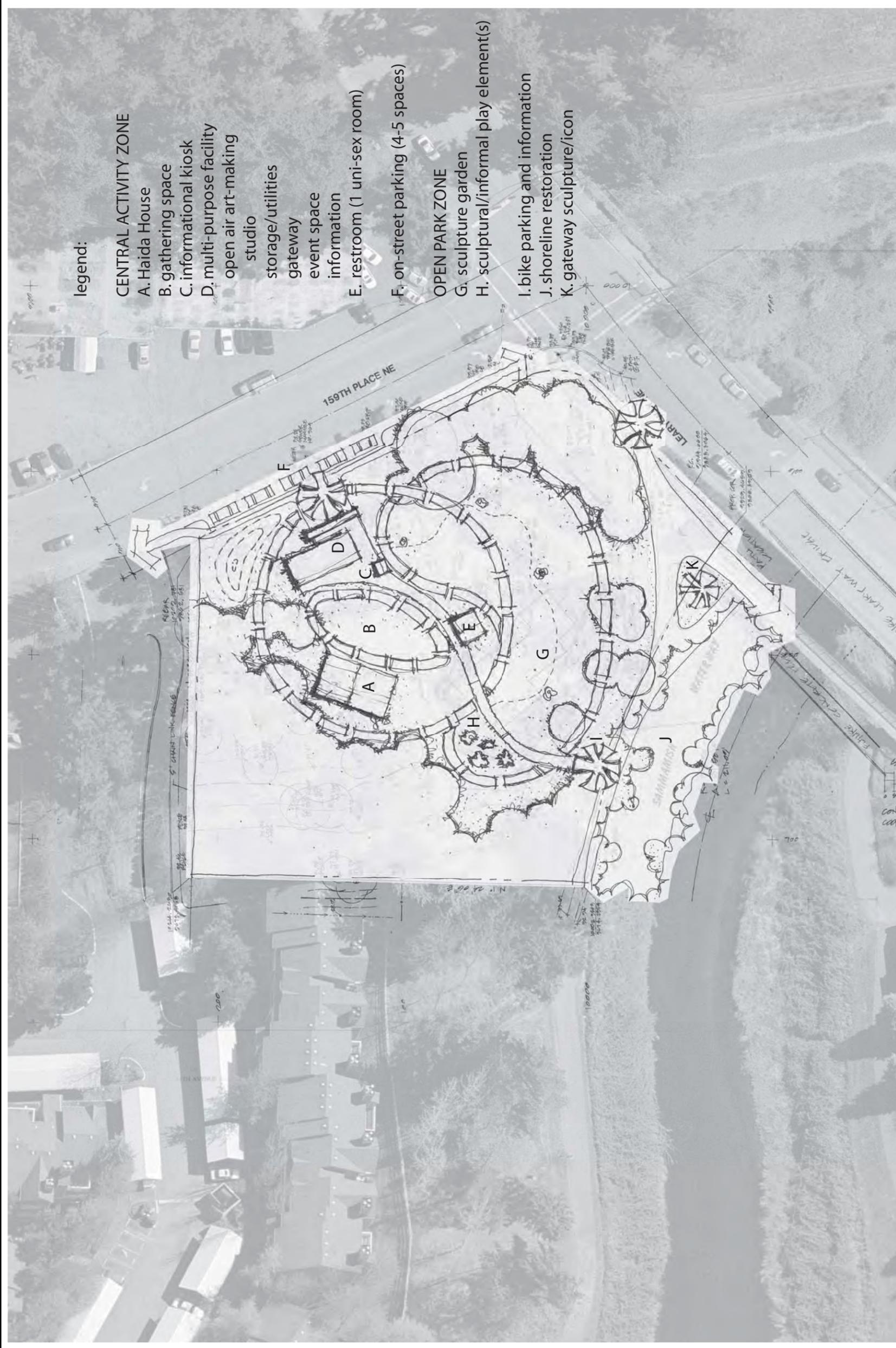
- I. bike parking and information
- J. bike parking and information
- K. shoreline restoration

SLOUGH PARK -- CONCEPTUAL ALTERNATIVE SITE PLAN B
CITY OF REDMOND



September 16, 2009





legend:

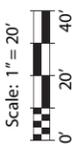
CENTRAL ACTIVITY ZONE

- A. Haida House
- B. gathering space
- C. informational kiosk
- D. multi-purpose facility
open air art-making
studio
- E. restroom (1 uni-sex room)
- F. on-street parking (4-5 spaces)

OPEN PARK ZONE

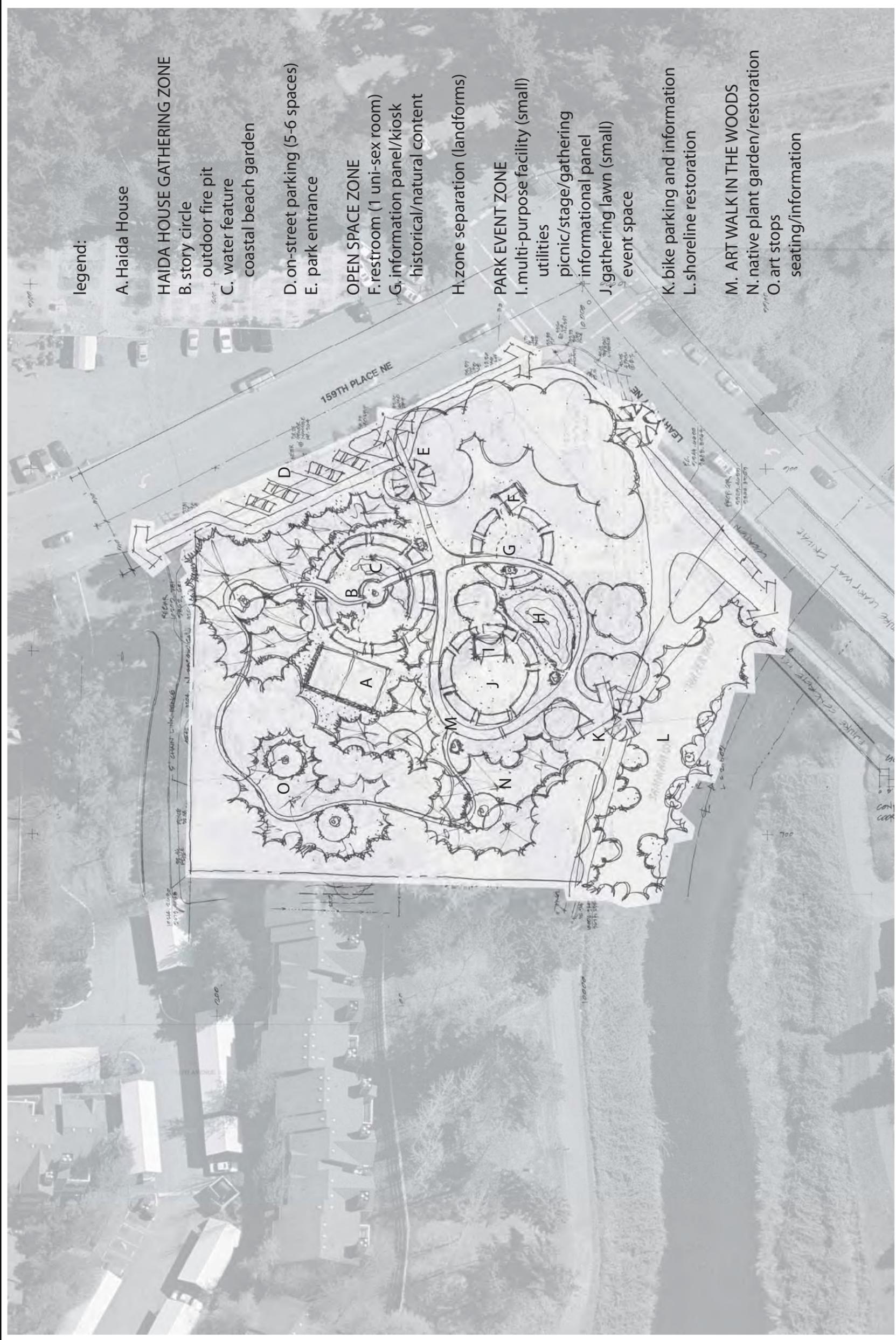
- G. sculpture garden
- H. sculptural/informal play element(s)
- I. bike parking and information
- J. shoreline restoration
- K. gateway sculpture/icon

SLOUGH PARK -- CONCEPTUAL ALTERNATIVE SITE PLAN A
CITY OF REDMOND



September 16, 2009





legend:

- A. Haida House
- HAIDA HOUSE GATHERING ZONE**
- B. story circle
 - outdoor fire pit
 - water feature
 - coastal beach garden
- D. on-street parking (5-6 spaces)
- E. park entrance
- OPEN SPACE ZONE**
- F. restroom (1 uni-sex room)
- G. information panel/kiosk
 - historical/natural content
- H. zone separation (landforms)
- PARK EVENT ZONE**
- I. multi-purpose facility (small)
 - utilities
 - picnic/stage/gathering
 - informational panel
- J. gathering lawn (small)
 - event space
- K. bike parking and information
- L. shoreline restoration
- M. ART WALK IN THE WOODS**
- N. native plant garden/restoration
- O. art stops
 - seating/information

Scale: 1" = 20'



SLOUGH PARK -- CONCEPTUAL ALTERNATIVE SITE PLAN C

CITY OF REDMOND

September 16, 2009



APPENDIX C: FINAL MASTER PLAN



LEGEND:

BUILDING ZONE

- A. Art walk (Through the woods)
- B. Haida House (Restoration)
- C. Spectator plaza
75-100 people
Dudley Carter wavy pattern motif
Seating and planters
- D. Multi-purpose facility
Artist-at-work studio
Event space
Storage and utilities
Fireplace
Restroom (1 Uni-sex room)
Artist parking
- E. On-street parking
New sidewalk
- F. Gateway

CENTRAL GATHERING SPACE ZONE

- G. Story circle
25 people
Fire ring
- H. Japanese maple (existing)
- I. Picnic area
Lawn and meadow
- J. Bike parking
- K. Gateway
- L. Art and play area
Tactile, child-oriented art
Lawn and meadow

- M. Shoreline restoration



Scale: 1" = 20'
0' 20' 40'

**DUDLEY CARTER PARK -- FINAL MASTER PLAN
CITY OF REDMOND**

IN ASSOCIATION WITH
MAKERS ARCHITECTURE + URBAN DESIGN
DAVIDO CONSULTING GROUP, INC.
DOUGLASS CONSULTING

April 19, 2010



APPENDIX D: OPINION OF PROBABLE CONSTRUCTION COST

Dudley Carter Park

PLANNING LEVEL
PRELIMINARY BUDGET ESTIMATE

J.A. Brennan & Associates
Landscape Architects &
Planners
100 S. King Street
Suite 200
Seattle, WA 98104
(206) 583-0620

Date: 19-Apr-10

PLEASE NOTE: "SOFT COSTS" ARE INCLUDED NEAR THE BOTTOM OF THIS ESTIMATE. WHEN IDENTIFYING WORK ITEMS SEPARATELY (EG. HAIDA HOUSE REFITS MUST INCLUDE THE CONSTRUCTION COST SHOWN PLUS, DESIGN, PERMITS/FEEES, TAXES, CONTINGENCY AND PROJECT MANAGEMENT, IF APPLICABLE.

01100 MOBILIZATION

| <u>Item</u> | <u>Description</u> | <u>Quantity</u> | <u>Unit</u> | <u>Unit Costs</u> | <u>Subtotal</u> | <u>Total</u> |
|-------------|--------------------|-----------------|-------------|-------------------|-----------------|--------------|
| | Surveying | 1.4 | ACRE | 3,000.00 | 4,200.00 | |
| | Mobilization | 10 | % | \$1,479,238.32 | 147,923.83 | |
| | Traffic Control | 8 | HR | 128.00 | 1,024.00 | |
| | | | | | | 153,147.83 |

02000 DEMOLITION & CLEARING

| <u>Item</u> | <u>Description</u> | <u>Quantity</u> | <u>Unit</u> | <u>Unit Costs</u> | <u>Subtotal</u> | <u>Total</u> |
|-------------|------------------------------|-----------------|-------------|-------------------|-----------------|--------------|
| | Concrete Sidewalk Demolition | 98 | SY | 42.00 | 4,116.00 | |
| | Curb and Gutter Demolition | 147 | LF | 21.00 | 3,087.00 | |
| | Clear and Grub light | 30 | MSF | 84.00 | 2,520.00 | |
| | Remove Chain Link Fence | 200 | LF | 4.00 | 800.00 | |
| | Silt Fence | 300 | LS | 6.00 | 1,800.00 | |
| | Construction Entrance | 1 | EA | 2,250.00 | 2,250.00 | |
| | | | | | | \$14,573.00 |

02200 GRADING and EROSION CONTROL

| <u>Item</u> | <u>Description</u> | <u>Quantity</u> | <u>Unit</u> | <u>Unit Costs</u> | <u>Subtotal</u> | <u>Total</u> |
|-------------|---|-----------------|-------------|-------------------|-----------------|--------------|
| | Cut and Fill on-site | 2000 | CY | 8.00 | 16,000.00 | |
| | Fine Grade (Lawn) | 120000 | SF | 0.12 | 14,400.00 | |
| | Planting Soil (included in planting s.f. costs) | | | | | 30,400.00 |

02500 STREET IMPROVEMENTS

| <u>Item</u> | <u>Description</u> | <u>Quantity</u> | <u>Unit</u> | <u>Unit Costs</u> | <u>Subtotal</u> | <u>Total</u> |
|-------------|--------------------------|-----------------|-------------|-------------------|-----------------|--------------|
| | Asphalt Paving | 116 | SY | 26.00 | 3,016.00 | |
| | Pavement markings | 5 | EA | 45.00 | 225.00 | |
| | Concrete Curb - Vertical | 120 | LF | 15.00 | 1,800.00 | |
| | Concrete Curb - Rolled | 120 | LF | 15.00 | 1,800.00 | |
| | Parking Signs | 3 | EA | 1,000.00 | 3,000.00 | |
| | | | | | | \$9,841.00 |

02500 PEDESTRIAN IMPROVEMENTS

| <u>Item</u> | <u>Description</u> | <u>Quantity</u> | <u>Unit</u> | <u>Unit Costs</u> | <u>Subtotal</u> | <u>Total</u> |
|-------------|---|-----------------|-------------|-------------------|-----------------|--------------|
| | Gathering plaza - conc w/ integral color and stone band | 3826 | SF | 20.00 | 76,520.00 | |
| | Concrete Sidewalk | 218 | LF | 112.00 | 24,416.00 | |
| | Park Paths - pervious concrete | 642 | LF | 70.00 | 44,940.00 | |
| | Other pavement - pervious concrete | 2786 | SF | 10.00 | 27,860.00 | |
| | | | | | | 173,736.00 |

02600 SITE UTILITIES

| <u>Item</u> | <u>Description</u> | <u>Quantity</u> | <u>Unit</u> | <u>Unit Costs</u> | <u>Subtotal</u> | <u>Total</u> |
|-------------|-------------------------|-----------------|-------------|-------------------|-----------------|--------------|
| | 6" Sanitary Side Sewer | 100 | LF | 120.00 | 12,000.00 | |
| | Water Service Pipe | 100 | LF | 20.00 | 2,000.00 | |
| | Combined Utility Trench | 260 | LF | 30.00 | 7,800.00 | |
| | 1.5" Conduit | 260 | LF | 15.00 | 3,900.00 | |
| | Wiring | 260 | LF | 8.00 | 2,080.00 | |
| | Power Pole Removal | 2 | EA | 4000.00 | 8,000.00 | |
| | | | | | | 35,780.00 |

02700 STORM DRAINAGE

| <u>Item</u> | <u>Description</u> | <u>Quantity</u> | <u>Unit</u> | <u>Unit Costs</u> | <u>Subtotal</u> | <u>Total</u> |
|-------------|--|-----------------|-------------|-------------------|-----------------|--------------|
| | 6" PVC SD Pipe | 200 | LF | 30.00 | 6,000.00 | |
| | 8" PVC SD Pipe | 20 | LF | 50.00 | 1,000.00 | |
| | Type 1 Catch Basin | 3 | EA | 1500.00 | 4,500.00 | |
| | 6" PVC Cleanout | 2 | EA | 750.00 | 1,500.00 | |
| | Pond/Rain Garden Overflow Structure | 2 | LS | 1000.00 | 2,000.00 | |
| | Excavation - Rain Garden | 209 | CY | 30.00 | 6,270.00 | |
| | Rain Garden Soil | 75 | CY | 50.00 | 3,750.00 | |
| | Seeding | 80 | SY | 2.00 | 160.00 | |
| | City of Redmond Regional Surcharge Fee | 2.1 | LS | 8668.00 | 18,202.80 | |
| | City of Redmond Capital Improvements Fee | 1 | LS | 1935.00 | 1,935.00 | |
| | | | | | | 45,317.80 |

FENCING

| <u>Item</u> | <u>Description</u> | <u>Quantity</u> | <u>Unit</u> | <u>Unit Costs</u> | <u>Subtotal</u> | <u>Total</u> |
|-------------|--------------------|-----------------|-------------|-------------------|-----------------|--------------|
| | | 0 | LF | 30.00 | 0.00 | 0.00 |

SIGNAGE

| <u>Item</u> | <u>Description</u> | <u>Quantity</u> | <u>Unit</u> | <u>Unit Costs</u> | <u>Subtotal</u> | <u>Total</u> |
|-------------|---|-----------------|-------------|-------------------|-----------------|--------------|
| | Gateway | 2 | EA | 40000.00 | 80,000.00 | |
| | Park Entry Signs | 2 | EA | 3000.00 | 6,000.00 | |
| | Interpretive Sign panels (from art budget?) | 6 | EA | 1200.00 | 7,200.00 | |
| | Kiosk, N.A. | 0 | EA | 14000.00 | 0.00 | |
| | | | | | | 93,200.00 |

| LIGHTING | | | | | | |
|------------------------------------|---|-----------------|---------------|-------------------|-----------------|-----------------------|
| <u>Item</u> | <u>Description</u> | <u>Quantity</u> | <u>Unit</u> | <u>Unit Costs</u> | <u>Subtotal</u> | <u>Total</u> |
| | Site Lighting | 1 | LS | 30000.00 | 30,000.00 | |
| | Haida House Lighting (see Haida House) | 1 | LS | 0.00 | 0.00 | |
| | | | | | | 30,000.00 |
| ART | | | | | | |
| <u>Item</u> | <u>Description</u> | <u>Quantity</u> | <u>Unit</u> | <u>Unit Costs</u> | <u>Subtotal</u> | <u>Total</u> |
| | Art budget not included | | | | | |
| | Art/Play Area (Art/Play Elements Not Included) | 1 | EA | 0.00 | 0.00 | |
| | Sculptural platforms (Art not Included) | 4 | EA | 7500.00 | 30,000.00 | |
| | | | | | | 30,000.00 |
| SITE FURNITURE | | | | | | |
| <u>Item</u> | <u>Description</u> | <u>Quantity</u> | <u>Unit</u> | <u>Unit Costs</u> | <u>Subtotal</u> | <u>Total</u> |
| | Benches--Custom curved | 10 | EA | 5000.00 | 50,000.00 | |
| | Bike Rack, min 10 bikes | 1 | EA | 2500.00 | 2,500.00 | |
| | Bollards | 2 | EA | 675.00 | 1,350.00 | |
| | Drinking Fountain | 1 | EA | 1200.00 | 1,200.00 | |
| | Picnic Table (with conc. pad) | 4 | EA | 3000.00 | 12,000.00 | |
| | Picnic Grill | 2 | EA | 300.00 | 600.00 | |
| | Trash Receptacle | 3 | EA | 800.00 | 2,400.00 | |
| | Recycling Receptacle | 3 | EA | 800.00 | 2,400.00 | |
| | | | | | | 72,450.00 |
| MULTI-USE FACILITY | | | | | | |
| <u>Item</u> | <u>Description</u> | <u>Quantity</u> | <u>Unit</u> | <u>Unit Costs</u> | <u>Subtotal</u> | <u>Total</u> |
| | Open-sided 28' x 48' wood structure with solid end walls & cedar-slab roof (16' x 40' within columns with 8' overhang on front and 4' on other three sides) | 1,344 | s.f. roof | 40.00 | 53,760.00 | |
| | Concrete slab on grade | 1,500 | s.f. slab | 6.00 | 9,000.00 | |
| | Rolling overhead steel security doors, both long sides (optional) | 400 | s.f. openings | 95.00 | 38,000.00 | |
| | Toilet & storage room: Unisex toilet room with adjacent storage room with plumbing exposed on restroom party wall | 160 | s.f. floor | 275.00 | 44,000.00 | |
| | Allowance for site work: parking, pathways, landscaping, lighting not included | 1 | Lump | 0.00 | 0.00 | |
| | Sink and Faucet | 1 | Lump | 1,500.00 | 1,500.00 | |
| | Lighting/Outlets | 1 | Lump | 1,500.00 | 1,500.00 | |
| | Contractor overhead & profit at 20% | 1 | LS | 28,952.00 | 28,952.00 | |
| | | | | | | 176,712.00 |
| HAIDA HOUSE | | | | | | |
| <u>Item</u> | <u>Description</u> | <u>Quantity</u> | <u>Unit</u> | <u>Unit Costs</u> | <u>Subtotal</u> | <u>Total</u> |
| | Basic Refits: Restore & Preserve Building Shell; No Interior Occupancy | | | | | |
| | Steel seismic and wind load connectors at all beam/wall joints | 30 | per connect. | 450.00 | 13,500.00 | |
| | New roof diaphragm & roof to match existing (no insulation) | 705 | s.f. roof | 15.00 | 10,575.00 | |
| | Deepen existing foundations to 18" below grade with reinforced concrete | 8 | per footing | 1200.00 | 9,600.00 | |
| | Install 3 new double-glazed skylights on west slope of roof similar in size & detailing to single existing skylight | 72 | s.f. skylight | 40.00 | 2,880.00 | |
| | Repair & seal exterior carvings per tech memo with glass microballoon/epoxy filler & borate treatment | 1 | Lump | 18500.00 | 18,500.00 | |
| | Repair, reflash, stain & seal exterior face of building frame, trim and walls | 828 | s.f. wall | 9.50 | 7,866.00 | |
| | Install new solid-core wood or flush steel door at rear entry with steel frame & high-security hardware | 1 | Lump | 2500.00 | 2,500.00 | |
| | Remove rear entry ramp and stair; build temporary steps and wood stoop at this entry | 1 | Lump | 750.00 | 750.00 | |
| | Repair and refinish all interior finishes and seal including repair and level and refinish wood-round floor | 634 | s.f. building | 18.00 | 11,412.00 | |
| | New electrical service plus minimal power and lighting including security lighting for exterior | 634 | s.f. building | 20.50 | 12,997.00 | |
| | New intrusion and fire alarm system | 1 | Lump | 2500.00 | 2,500.00 | |
| | Allowance for site work: parking, pathways, landscaping, lighting not included | 1 | Lump | 0.00 | 0.00 | |
| | Contractor overhead & profit at 20% | 1 | LS | 18616.00 | 18,616.00 | |
| | | | | | | 111,696.00 |
| 02900 PLANTING / IRRIGATION | | | | | | |
| <u>Item</u> | <u>Description</u> | <u>Quantity</u> | <u>Unit</u> | <u>Unit Costs</u> | <u>Subtotal</u> | <u>Total</u> |
| | Intensive Landscape Area includes irrigation | 16034 | SF | 8.00 | 128,272.00 | |
| | Moderate Landscape Area includes irrigation (Habitat Enhancement) | 6400 | SF | 5.00 | 32,000.00 | |
| | Seeded Lawn | 15 | MSF | 50.00 | 750.00 | |
| | | | | | | \$161,022.00 |
| | SUB TOTAL | | | | | \$1,137,875.63 |
| | 30% Contingency | 30 | % | 1,137,875.63 | 341,362.69 | |
| | 9.5 % Sales Tax | 9.5 | % | 1,479,238.32 | 140,527.64 | |
| | Total Construction Costs | | | | | \$1,619,765.96 |
| | Design | 20 | % | 1,479,238.32 | 295,847.66 | |
| | Permits | 3 | % | 1,479,238.32 | 44,377.15 | |
| | Total A/E and Permitting Services | | | | | 340,224.81 |
| | | | | | | \$822,115.14 |
| | TOTAL | | | | | \$1,959,990.78 |

APPENDIX E: MEETING NOTES

Arts Commission and Parks & Trails Commission
July 9, 2009
JA Brennan Dudley Carter/Slough House Presentation

Redmond Arts Commissioners, the Redmond Parks and Trails Commissioners, and the Redmond Landmarks & Heritage Commissioners discussed their questions and concerns. The following comments or issues raised were:

- Preserving the building as Dudley Carter built it.
- Utilize the building for artists to use and educate the community. Keep Carter's work/spirit alive.
- Open it to a variety of types of art. Native arts – weaving, pottery, etc.
- What type of use will we allow?
- Interpretive Center – Carter, his art, the theme, etc.
- Did Dudley Carter want any preservation? (L.L. says yes)
- Restrooms – not many nearby
- Concern over too much usage of the building. Must be careful to preserve the building without damaging it.
- It would be nice to have restrooms and drinking fountain in the facility.
- Parking will be an issue - don't lose part to parking. Install bike racks – as rest stop.
- Open up park to the river.
- Incorporate Native American history.
- Have information posted about the building and Carter. Similar to what museums have. Need interpretive info. about Carter and site for those that don't know story.
- Community involvement to design piece of art for park.
- Mini information center/museum.
- Preserve the story of the house. Make sure the story is told.
- Include local tribal members.
- Provide for natural reflection/meditation space – medicine wheel.
- Have water access to the house without trail conflicts.
- Make sure the house is listed in the State Historic Destination Register.
- Utilize house as a venue or permanent exhibition site – photos and Haida artifacts.
- Arts at work studio, emphasize Native American art.
- House will be eligible as a national and county landmark in 10 years. Group needs to be mindful of that. Tom Hitzroth from the

Landmarks and Heritage Commission can assist with making this a State historic landmark.

- Open Haida House to public events, limit parking, encourage walking or biking.
- The shelter can serve as a venue for smaller events – carving shelter/ concert venue – dual purpose.
- Put a kiosk in the middle of the park to discuss nature, arts, recreation and history – Native American settlers.
- Have an artisan resident program.
- Work with the Native American community to add authenticity to this site – water/canoeing/art/gathering areas/include Native American Community in visioning process.
- A possible outdoor multi-use structure – stage/studio.
- Don't put too much there as the space is small and too much activity would take away from it – water access/5 min. walk to Luke McRedmond/Native American aspect is important (10-12K years ago)/keep contemplative.
- Be mindful of the noise – avoid loud music, or other disturbances.
- Snoqualmie Tribe interested in holding classes at the site.
- Quiet/spiritual spaces – fire ring storytelling, continue art at site, interpretive information, passive use, low key local music.
- Crossroads, waypoint, connectivity, reflection, gathering place, park at City Hall (future parking options along 159th).
- Commitments were made to the Native American Community about this space. Be mindful to uphold those commitments.
- Be careful about parking lots as that would take away from the meditative aspect.
- There will be a mitigation of Bear Creek.
- Tie into salmon education.
- If ideas aren't incorporated into this park, they should be considered for somewhere else along the trail – consider other local parks for things that cannot fit in Slough Park.
- Focus on architecture and Native American history to help create and document our history.
- Honor those who came here before us.

Yelanjian invited everyone to future meetings on this topic:

- August 6 – Parks & Trails Commission will review the outcome of this meeting. Sept. 16 – A public meeting for feedback on the plan.

Comments from the audience:

- Former Mayor, Rosemarie Ives, wants to reach out to the Native American community on design. There were previous proposals when she was mayor, but she heard nothing about the river walk plans. There

is a river walk kiosk that was gifted to the city. She would like to know if the consultant is talking to staff with historical perspective about this master plan.

- Gary Smith, resident, discussed possible names: Salmonburg, Crossroads (Indian trail crossroads), and Dudley Carter Memorial Park. The public did not like the Slough Park name, but voted in favor of having Dudley Carter's name attached.
- Heidi Bohan, former resident of the house, pointed out that people came in droves despite the lack of parking and bathroom, although a small parking area for residents would be nice. When she lived there, they provided free story telling events with school groups. Where 5 trails converged for 9,000 years, plank house was there – may have been a key river crossing, preserve Heron Rookery nearby – only site with continuous forest to river which is why it is used by rookery. She said that the site used to be a PowWow site as well. The house is the only reconstructed 6 beam house in WA. She is happy to hear that it is being preserved. She has a crew that would volunteer to help save it. She works with the Snoqualmie tribe and they would carve canoes there. The Duwamish should also be included in this process. She suggested approaching the tribes through her as she works with them. Good place for Snoqualmie summer camps. Had native plant garden tours. Haida House useful for small groups. Need some parking on-site. Start with Snoqualmie (since recognized). John Mullin – go through Heidi. Canoe journey (carve own canoes and launching on Snoqualmie River – good to do on Sammamish River)
- Lynn Lambert, Dudley Carter's former executive secretary, suggested the resurrection of a totem pole. She referred to the book, "The Talking Totem Pole." She is thrilled to hear about these plans and she thinks that Mr. Carter would be delighted. She would like to see the park called the "Dudley Carter Memorial Park." Storytelling around the totem pole for children. Add picnic tables. Journalists wrote of no places on the eastside to reflect on history.

Meeting Notes
Slough Park/ Dudley Carter Site
Parks and Trails Commission Meeting
August 6, 2009

Commissioners in attendance:

Peter McDonald (Chair)
Cindy Jayne (Vice Chair)
Terri Dige
Becky Reininger
Mary Bourguignon
John Stillin (Arts Commission Chair)

Notes:

- Vision
- Switch the last sentence to the first
- The park is not so much a gateway as it is a connection
- Should be more futuristic - What will the park look like in 20 years...
- (Carolyn's comment - Should we the name from visions statement to guiding principle or purpose of the master plan?)
- The park is already most of the things in the vision statement
- A park that connects with Redmond's past
- Intersecting pathways, crossroads, trails to 159th and Leary
- Strategies: offering programs to visitors, providing park amenities that...

Conceptual Ideas:

- How to contain the firepits to prevent spread of fire?
- Gas or wood? (Carkeek is wood, Snoqualmie pass is gas, gas is more green??)
- No rental picnic area, small scale picnics ok, have Luke McRedmond picnic shelter for larger groups just down river
- Keep space are art/performance space
- Move restrooms closer to the river for access to trail
- Restrooms might be nice away from the trail to lure trail users into the park
- Artist at work in treed area in nw corner would be nice
- Keep things away from Leary because of street noise (Lyn Lambert said street noise wasn't much of a problem for Dudley Carter)
- Not a big flashy plaza, keep a lure to the park
- Make key entrance near the corner of 159th and Leary, where the trails and cross walks intersect
- Have a bikers dismount sign near the trail as you enter the park, possibly with bike racks near the trail
- Quiet hillside, slope in the park to view river and trail and contemplate
- More natural path surfaces in the park than asphalt?
- Be flexible with the design to allow for growth of some programs, like artist space or community gathering spaces.

- Balance parking with amenities and programs
- Have no trailhead parking signs in parking area (maybe a two hour limit?). Have a reserved parking space for the artist too.

Dudley Carter/Slough Park
September 16, 2009
Meeting Comments

- Thoughts on site fencing? (More attractive fencing or other alternatives.)
Is fencing needed for safety?
Need access for large trucks too (artists)
- Consider herons before tree removal or construction.
- Be careful of site layout
If have spectator area near
Artist at Work, don't divert other traffic there too (avoid conflicts)
- Backside of shelter to southwest
- Avoid conflict with fast moving traffic off trail
Let the viewpoint have steps down to viewing platform closer to water below trail level.
- Like artist in residence. Not just a park – good draw for people.
- Names – Haida Park, Haida House Park, Dudley Carter Park, Woodcarver Park, Salish Park – related to all local tribes, Samish, Snohomish, etc. Chief Seattle; word other than park – Carter Cultural Center, Carter Park/Salish Center.
- Small shelter for resting and picnic
- Don't like modern architecture
- Like natural children's play elements – rocks, logs, willow teepee, with multi-access
- Restroom
- People have trouble with parallel park
- Make sure bikers don't use this for shortcutting – traffic calming for bikes and keep child play area way from trail
- Architecture mirror Haida House is nice, but don't want to take away from house – complimentary design, but not too similar
- Parking is an issue. Don't want people parking at condos/apts.
- Need more to accommodate bikers/walkers – bike rack, rest areas closer to trail

- Integrate more with Slough
- Is there parking nearby to point people too. Must have parking options to equal demand. Study traffic in comparison to similar parks.
- Enclave/specialized park – don't want to attract too many people.
- Concern about use of RR after houses – plus traffic may attract more people.
- Parking arrangements with Town Center?
- Redmond changed immensely in past 40 years – somehow celebrate original landscape, etc.
- Cultural Center for everyone – basket weaving, story teller, native flute lessons, earth shelters/glass front, grass top, - used to have here in region (resident for maintenance and programming).
- No place on eastside for native people.
- Ideal size for 2 dozen people – from Dudley's time.
- Don't like grass x2, especially due to salmon bearing stream.
- Covered display area with various messages environmental, etc.
- Grass in land form or gathering space is okay, but not entire park, want more native plants.
- Reduce amount of mowing.
- Talking Totem Pole (10 animals) per book. – spirits poles are native to area.
- Group sizes – typical 2 dozen, school bus 40-50, special events limited.
- Interpretive kiosks.
- Like artist at work idea, Don't like modern art, Show images of his work.
- Show map of location of all DC's work.
- Tell story of DC's life.
- Volunteers – docents, interpretive information, hands on).

- "Heiness Home" – Royal House, grass around Haida House, crickets love grass, connection to nature.
- Siem Spirit, Salish House, more peaceful.
- Maybe Park could be Salish Learning Center.
- Slough access or viewpoints. Replant with lower nature plantings.
- Like cottonwoods, removing too many of them – smell great.
- Another viewpoint other than bridge to reduce foot traffic on pedestrian bridge = dangerous.
- Treehouse
- Landforms – would they destroy existing vegetation and tree root systems.
- Like idea of water in front of house or in park to represent native landscape.
- Like water more than fire pit – fire hard to manage, shelter more important than fire.
- People don't know where park is until you say where the woodcarver worked.
- Key to NE of Haida House "S" curved path in Plan A.
- I was at the meeting tonight. Someone suggested that the term "Park" was misleading as the area in question is such a small space. I looked up some other words that could be used: plaza, place, house, post, station, stop, homestead, rest, greenbelt, wayside, camp, site, area, corner, meeting place, rest stop.

If the center piece of the park is the Haida House and Dudley Carter's legacies, the park should be thus named. If other artists are also going to be honored, it makes sense to broaden the name. I did some research on the Haida tribe and they weren't from this area. They lived on the islands off British Columbia and raided this area. It makes sense to honor Carter more than just one of his works.

Dudley Carter Park

Dudley Carter Center

Artist's Corner

Dudley Station

First Nation Place (if the theme is only going to be for Native American art and not broaden to include other art forms)

I'm sure others can come up with lots of other ideas for names. I think it is important to not be too limiting in the name since it is hard to guess what the evolution of the space will be over the years to come.

I think a rest stop like this along the trail is critical. The trail should not be just for the bicycle racers that often use it. It is a great family resource and rest stops along the way for children and walkers would be a welcome addition. I often take my grandchildren on the trail and would love to use this park as a destination.

SLOUGH PARK MEETING October 29, 2009

Relocate landscape to chronology of Dudley Carter's life.

No storytelling circle

Identify place for totem'

Shoreline zone 150'-200' from river.

Would need to mitigate for imp. Surfaces in area.

Could mitigate with plantings and rain gardens.

Open side of building opens to the weather – this is a concern.

Bathroom should be closer to the trail.

Don't want them cruising through the park.

Could have a step down or lip to limit bike riding.

Observation platform to look out at river.

What wildlife exists, use native amenities.

Please change name.

Use Haida House for special events.

Bathroom shouldn't be designed for bicyclists.

Should be for park – so okay where it is.

Building location blocks views into park for police.

Overhang 8'

Highest point 12'-15'.

In the summer, the current location will get southwest sun.

Security alarms on buildings.

Lighting in park.

Don't change house, but alarm it.

Fire in or near building - could control it. Open fire would be nice or gas stone, pellets, wood?

Can we change the name of the Haida House?
Dudley Carter House?

Salish were here first.
Swinomish - Sammamish - Duwamish, Snohomish.

Style of multi-purpose is more like a longhouse - Salish style. Maybe we can add a few more design elements to make it more Salish and name it appropriately.

Can add more interpretive information for - environmental, Native American, etc.

2-way fireplace at end of building, with fire circle at end.

Ad a bike rack near bathroom too.

Lower roof and more overhang to reduce wind.

Like the entry plaza from the trail, but don't call it a story circle

Recreate the story circle around the possible location of a totem, like the art piece near the 159th Place entry or between the two buildings? Or in the forested area?

APPENDIX F: HAIDA HOUSE BUILDING ASSESSMENT; EXISTING FLOOR PLAN AND
ELEVATION, AND COST ESTIMATES

make (māk) vb 1 to bring into being by shaping or altering 2 to form in the mind, a judgement or plan 3 to put together by combining parts 4 to build, construct, formulate, devise, create 5 to prepare for use; arrange 6 to cause to happen

- | | |
|--|---|
| <input type="checkbox"/> Transmittal | <input type="checkbox"/> For Review & Comment |
| <input type="checkbox"/> Fax Transmittal | <input type="checkbox"/> For Your Use |
| <input type="checkbox"/> Telephone Log | <input type="checkbox"/> As Requested |
| <input type="checkbox"/> Memorandum | <input type="checkbox"/> For Approval |

DATE: 7-9-9

To: Mike Perfetti, Project Manager
J.A. Brennan Associates
100 South King Street Suite 200
Seattle, Washington 98104

FROM: Eric Anderson, partner, MAKERS

DESCRIPTION: Haida House in Slough Park: Building Condition Assessment

Building inspections:

1. March 10th, 2009. Carolyn Hope, Project Manager, and Justin Miniken, Parks Maintenance Supervisor, Redmond Parks and Recreation Department; Mary Yelanjian, Redmond Arts Commission; Jim Brennan, Chris Nack, and Mike Perfetti, J.A. Brennan Associates and Eric Anderson, MAKERS Architecture. Toured and photographed entire site and building exterior and interior plus surrounding riverfront trails.
2. June 25th, 2009. Sean McCormick and Eric Anderson, MAKERS, Mike Perfetti, J.A. Brennan Associates; Erik Davido, civil engineer, and Matt Schmitter, structural engineer, Davido Consulting Group; Justin Lacson, Douglass Consulting and Walter Berry, Lead Maintenance Worker, Redmond Parks and Recreation Department. Toured, measured and photographed entire building including exterior shell, interior and roof.

The Haida House was designed and built in the style of the Haida people using fitted joints and timber pegs instead of nails or bolts. The building was originally built by Dudley Carter at his home on Bel-Red Road circa 1985 and was then dismantled and stored in Marymoor Park. It was believed to have been moved to its current location in Slough Park and reassembled by Dudley Carter and helpers in the early 1990's according to Lyn Lambert, his unofficial librarian and administrative volunteer. Basic surface-mounted power, lighting and smoke alarm systems and a steel door with high-security hardware were installed in the building at the new site.

During the 3-10-09 inspection, the building was clean and dry and the power was connected. In the 6-25-09 inspection, the building was dry but had evidence of being recently lived-in (bedroll, clothes, food, etc.) and the power was shut off at the pole on the street. The occupant had pried off exterior wall siding to get in and had then rigged the interior door lever so it could be opened with a string from the outside. The string had broken at some point and the occupant had apparently not been in the building since then. Parks

maintenance personnel installed a new deadbolt on the steel door and reattached the loose exterior siding on June 26th to discourage further intrusions.

General condition:

- The basic structure is a heavy-timber post & beam frame with 2 x 2 frame & plywood infill sidewalls on all sides except the front and front left corner which have tempered plate glass windows currently covered with 1/2" plywood for security. Both gable ends are supported by cedar lintels which are in turn supported by 8 inch cedar posts set on 2 foot square by 8 inch deep concrete footings that were poured 2 inches below existing grade. Along the base of all walls are 4 x 12 cedar beams. Each of these beams has two lag screws that attach them to the base of the posts which have been notched for these beams. All of the primary structural posts and beams are in good condition. The main posts sit on steel plates that appear to have small (1/2") lag screws fastened into flat pressure-treated 2x4s that appear to have been cast into the footings. It is not apparent but it is assumed that each steel base plate has some kind of a steel pin that extends into the post above.
- The roof is constructed of 1/2 inch exterior plywood nailed to log rafters with a tarpaper membrane and 2 inch sleepers 3 feet on center supporting 4 foot-long x 10 inch-wide cedar-board shingles. The air space between the plywood sheathing and the shingle boards above is closed off by cedar trim boards at the rake and eave and enclosed by cedar split boards at the underside of the eaves. Eave venting is provided by unscreened construction gaps in the trim boards. The roof is completely covered with moss, ferns and leaves. The shingles have begun to rot because the vegetation above them keeps them wet almost year-round.
- The four main roof beams run parallel to the front entry and support 10 inch-diameter pine log rafters that are in good structural condition except their beam ends which are showing some dry-rot damage; the left rear beam from the entry wall has the most severe dry-rot which extends 6 inches to 10 inches into the beam end.
- The carved corner and ridge posts are also showing weathering and dry-rot especially above the roof line where the carvings are totally exposed. The copper roof flashings on the corner posts were very well-designed and executed and have kept the roof-to-post joints dry. Deep splits and checks in these three carvings above the roof line let in rainwater which has accelerated their deterioration. The main entry carving and its in-swinging door have remained in relatively good condition because the 2-foot roof overhang on both sides of the entry post gives it some protection.

- The entry door has hemp rope weather-stripping that has kept the jambs dry and the only leaks have been at the two upper corners of the door where rain can enter through 1" wide x 4" high gaps between the door head and the carved overhang above.
- The exterior siding is made up of full-height butt-jointed cedar splits set between the roof beam and grade beam so the wall is being kept dry primarily by a layer of tar paper behind the siding joints.
- The rear entry has a plywood ramp and a single-step wood stair, both of which have no weather protection, are heavily deteriorated, don't meet current handicapped code clearances and need to be replaced. Since the rear entry was probably added after the move, replacing the ramp, stair and door with weather-resistant materials that are more in keeping with the original design is recommended.

Interior issues: The interior has remained dry and the sidewalls and structural frame are showing no water or age-related deterioration. The plywood ceiling has been painted with a cloud-like blue and brown pattern that appears to be original and is in excellent condition. The floor is made up of huge Douglas Fir rounds with exposed-aggregate concrete infill. The fact that some of the wood round's edges have broken off and settled seems to indicate that the rounds are set on a bed of sand or gravel rather than on a solid concrete slab. The wood floor is generally level and sound although it has been scratched and soiled by use. The electrical wiring is all run in surface-mounted utilitarian galvanized conduit serving exterior-grade outlets and lights. A rusted and discolored wood-burning stove provides the only heat and may have been in the building when it was originally built.

Recommended preservation work:

1. Provide adequate structural strengthening. Lateral and vertical ties between posts, beams and footings will need to be provided. An initial concept for providing this would be to install galvanized steel plate connections on the interior faces of the building structure; a complication will be to provide these connections in an unobtrusive way. Matt Schmitter, the structural engineer with Davido Consulting Group, indicated that he does not believe that there will need to be any other seismic reinforcing for the structure due to the building's relative small size and the inherent strength of the post to beam connections. This assumption will need to be discussed further with Parks Department and City representatives as structural reinforcing could disturb the historic integrity of the building. In addition to the above connections work, the existing column footings

should be deepened to a minimum of 18 inches below grade to meet current code. This could be accomplished by excavating below the existing footings and pouring new footings; shoring of the columns would be required during this operation.

2. The roof should be removed down to the existing plywood sheathing and top side of sheathing should be treated with borate preservative. The sheathing top surface should then be sealed with a waterproofing topcoat (the interior face of this sheathing has the painted ceiling that must be preserved as-is). A Kemper or Carlisle waterproof membrane should be installed over the sheathing, possibly over a 2-way venting first course to release any water vapor that might get trapped above the sheathing and under the membrane. Full-dimensioned 2 inch treated wood sleepers should then be attached above the membrane at 3 feet on center. 1 1/2 inch polyisocyanurate insulation panels should be installed over the occupied area of building between the sleepers if the building will be heated. All-new fire-treated cedar shingle boards should be attached to the tops of the sleepers in a pattern matching the original roof configuration. Complete edge trim and flashings should be installed to match the original design except a continuous screened eave vent should be included to provide air circulation while keeping squirrels, birds and insects out of the air space.
3. All exposed wood siding, structure and carvings should be cleaned with low-pressure 50/50 water/denatured alcohol spray and soft brushes to solid wood. All exposed wood should be treated with a combination of a borate preservative (Bora-Care by Nisus Corp is one product recommended by the National Parks Service for preservation of totem poles) or equal and ethylene glycol taking care to protect surrounding plant material as borates are non-discriminatory herbicides. Fill any checks or damaged/missing wood with a combination of flexible epoxy, fumed silica and glass micro-balloon (GMB) that has been tinted to match the surrounding wood. Seal with X-100 natural Clear Seal (American Building Restoration Chemicals) or equal with Busan 1009N mildewcide or equal added. Take care to protect existing flashings at roof/carving joints.
4. Existing windows should be reglazed with double-glazed panels with polycarbonate exterior panels and tempered safety plate interior glazing set in aluminum frames stopped into trim per original building. All aluminum will be hidden by wood trim. The existing tempered glass panels might be reusable as the interior glazing panels provided they meet current code requirements for impact resistance and maximum size dimensions.
5. Drip line of eaves and all exterior paving, plantings to be per direction of J.A. Brennan, Landscape Architects.
6. Front and rear entry stoops should be replaced, including stairs

and ramp, with ADA-complying concrete or unit paver slabs per direction of J.A. Brennan if the building's interior is to be occupied. Painted steel or well-detailed wood handrails should replace the rotted wood rails at the rear entry. The rear entry door should be replaced with a steel or solid-core wood door in a steel frame with all metal hidden by wood trim and cladding finished to match balance of building.

7. Interior work: The wood rounds making up the floor should be reset or replaced as needed to provide a level, solid floor. The concrete infill between rounds should be repaired as needed. The entire floor should be cleaned and then sealed with a water-based urethane coating (Pacific Strong by West Coast Chemicals or equal). All sidewall plywood panels should be pulled off and full-thick rigid-foam insulation with interior vapor barrier should be installed if the building is going to be heated with electric heat. Heat could be provided by a combination of flush wall heaters in the sidewalls and possibly by also installing a hidden electric heater in the refinished existing wood stove or a new equivalent stove if the stove is going to remain in the space. All electrical conduit should be removed and replaced with conduit either hidden in sidewall panels or routed into structural members and patched with matching wood. All interior surfaces should be sealed with matte water-based urethane sealer appropriate for the substrate.

An estimate of probable construction cost of above restoration work and as-built drawings and photos of the Haida House are attached in the Appendix to this memo. The cost estimate is broken into 3 packages:

1. Basic preservation work needed to repair and preserve the building assuming the building won't be occupied.
2. Additional work required to bring the building up to current structural code requirements and to meet current handicapped access requirements so the interior could be occupied.
3. Additional work required to provide for higher security for the windows (by installing rolling overhead security panels on the inside face of the windows) and to also provide for building insulation and heat.

SIGNED:



COPIES TO: Project team and file

ORIGINAL TO FOLLOW:

REGULAR MAIL

OVERNIGHT

COURIER

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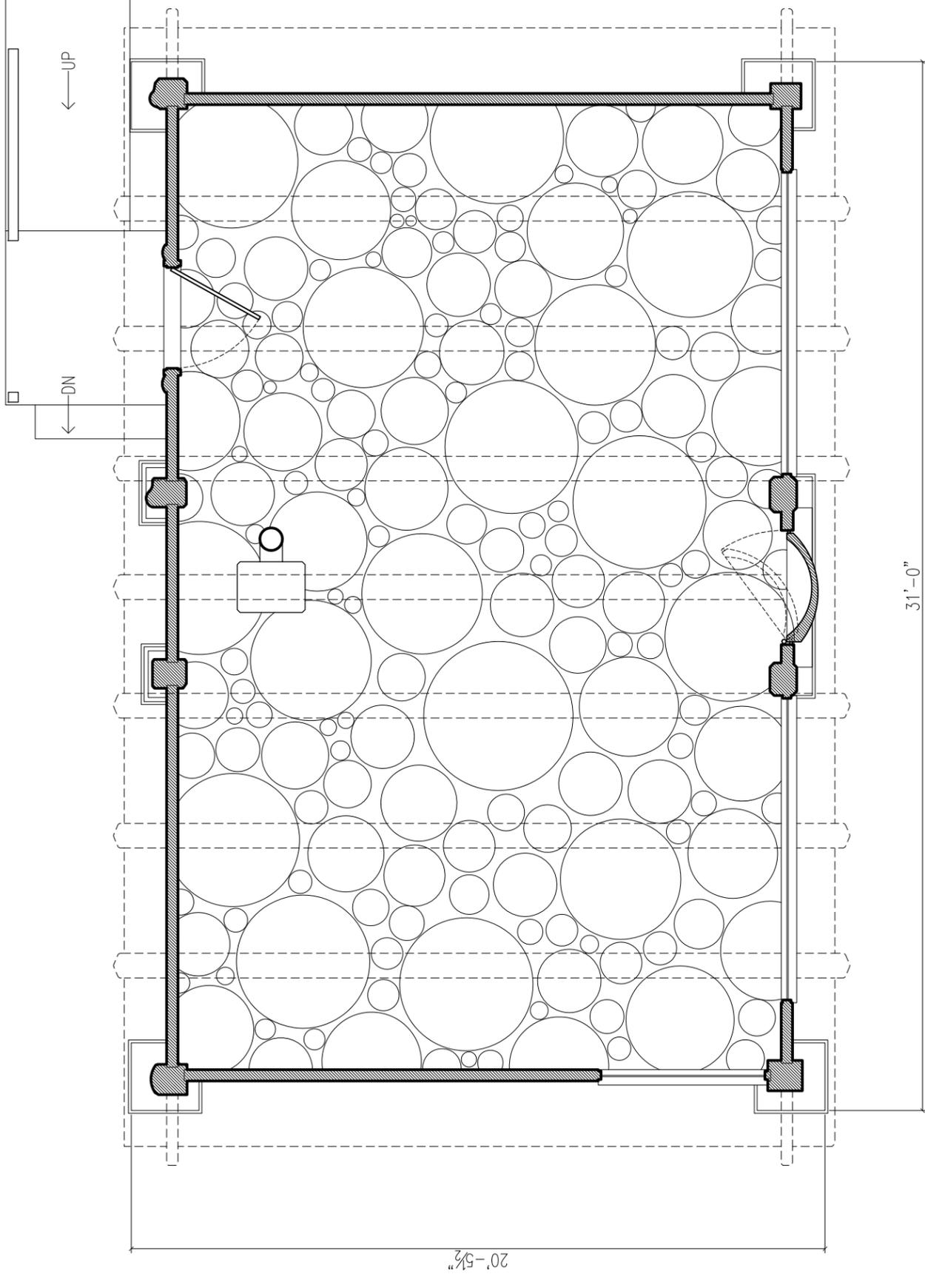
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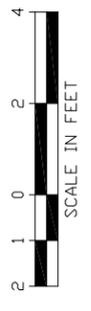
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1 FLOORPLAN 01
SCALE: 1/4" = 1'



MAKERS
ARCHITECTURE & INTERIOR DESIGN
1800 Third Ave., Suite 275
Seattle, WA 98101
Tel: (206) 622-2680 Fax: (206) 622-2679

make (mka) is to bring into being by the use of tools, materials, and judgment or plan 3 to put together by combining parts 4 to build, construct, create, or assemble 5 to cause to happen

| REV. | DATE | APPRV. | BY | DESCRIPTION |
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DUDLEY CARTER HAIDA HOUSE
SLOUGH PARK
REDMOND, WASHINGTON

Scale AS NOTED
File Name 0918-DESIGN-HAIDAHOUSE-EXT.dwg
Job n° 0918

Designed By
Drawn By SPMc.
Checked By EA

Title HAIDA HOUSE
FLOORPLAN 01
Date JULY 2009

Sheet 2 Of X
Sheet A - 101

A B C D E F G H

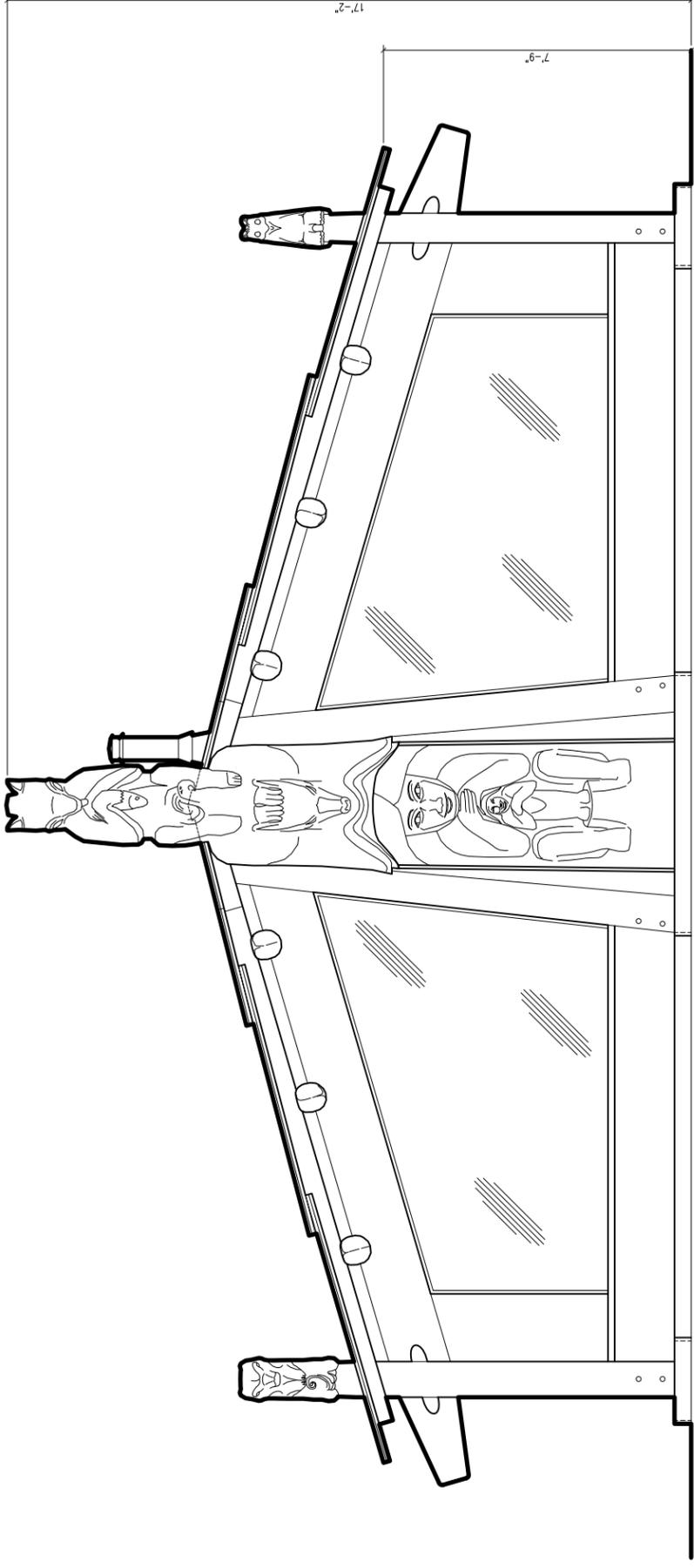
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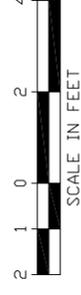
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1 SOUTH ELEVATION
SCALE: 1/2" = 1'



MAKERS
ARCHITECTURAL FIRM
1800 Third Ave, Suite 725
Seattle, WA 98101
Tel: (206) 652-2680 Fax: (206) 652-2679

make (rtd) is to bring into being by
the use of materials, tools, and
judgment or plan 3 to put together by
combining parts 4 to build, construct,
create, or assemble. The word is used for
work arranged & to cause to happen

| REV. | DATE | APPRV. | DESCRIPTION | BY |
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DUDLEY CARTER HAIDA HOUSE
SLOUGH PARK
REDMOND, WASHINGTON

Scale AS NOTED
File Name 0918-DESIGN-HAIDAHOUSE-EXT.dwg
Job n° 0918

Designed By
Drawn By SPMc.
Checked By EA

Title HAIDA HOUSE
FLOORPLAN 01

Date JULY 2009

Sheet 2 Of X
Sheet A - 201

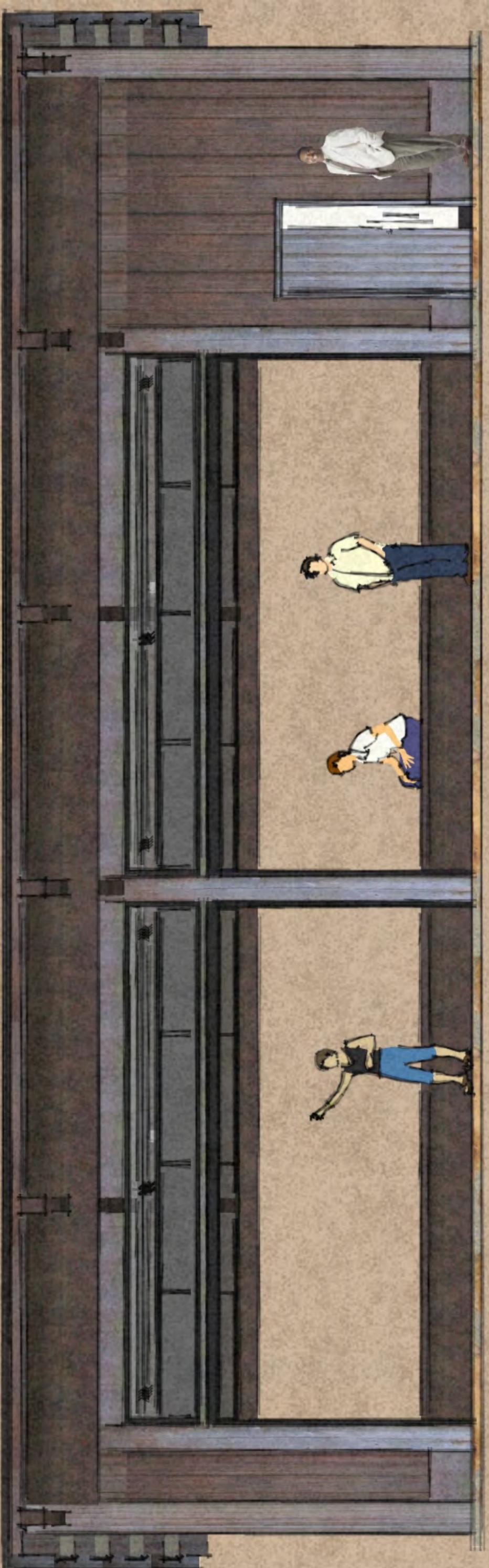
Estimated Construction Cost

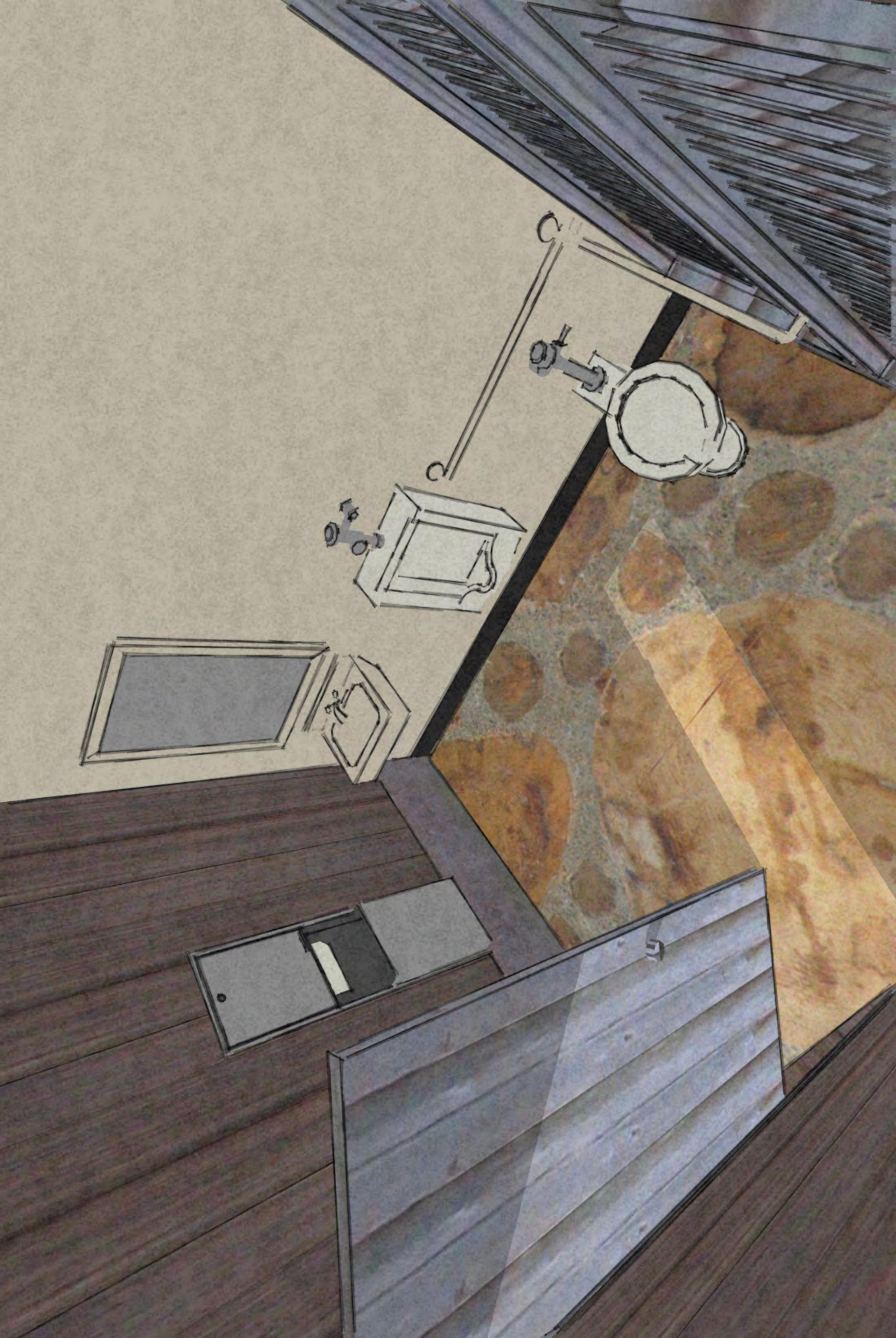
Haida House Refits

MAKERS Architecture 7-8-9

| Basic Refits: Restore & Preserve Building Shell; No Interior Occupancy | units | count | unit cost | subtotal |
|---|---------------|-------|-----------|------------------|
| Steel seismic and wind load connectors at all beam/wall joints | per connect. | 30 | \$450 | \$13,500 |
| New roof diaphragm & roof to match existing (no insulation) | s.f. roof | 705 | \$15 | \$10,575 |
| Deepen existing foundations to 18" below grade with reinforced concrete | per footing | 8 | \$1,200 | \$9,600 |
| Install 3 new double-glazed skylights on west slope of roof similar in size & detailing to single existing skylight | s.f. skylight | 72 | \$40 | \$2,880 |
| Repair & seal exterior carvings per tech memo with glass microballoon/epoxy filler & borate treatment | Lump | 1 | \$18,500 | \$18,500 |
| Repair, reflash, stain & seal exterior face of building frame, trim and walls | s.f. wall | 828 | \$9.50 | \$7,866 |
| Install new solid-core wood or flush steel door at rear entry with steel frame & high-security hardware | Lump | 1 | \$2,500 | \$2,500 |
| Remove rear entry ramp and stair; build temporary steps and wood stoop at this entry | Lump | 1 | \$750 | \$750 |
| Repair and refinish all interior finishes and seal including repair and level and refinish wood-round floor | s.f. building | 634 | \$18 | \$11,412 |
| New electrical service plus minimal power and lighting including security lighting for exterior | s.f. building | 634 | \$20.50 | \$12,997 |
| New intrusion and fire alarm system | Lump | 1 | \$2,500 | \$2,500 |
| Allowance for site work: parking, pathways, landscaping, lighting, etc. (not included in this estimate) | Lump | 1 | \$0 | \$0 |
| Subtotal | | | | \$93,080 |
| Contractor overhead & profit at 20% | | | | \$18,616 |
| Design fees, tax, permits, contingency and Project Management at 40% | | | | \$44,678 |
| Subtotal | | | | \$156,374 |
| Construction in Addition to Above Basic Refits to Allow Occupancy of Interior | | | | |
| New shear wall infill with steel connectors to grade beams, overhead beams & log rafters | s.f. wall | 278 | \$20 | \$5,560 |
| Replace above temporary rear entry stair with new concrete stoop, ramp & stair with wood or steel handrail | Lump | 1 | \$4,500 | \$4,500 |
| Additional power and lighting | s.f. building | 634 | \$8.00 | \$5,072 |
| Allowance for site work: parking, pathways, landscaping, lighting, etc. (not included in this estimate) | Lump | 1 | \$0 | \$0 |
| Subtotal | | | | \$15,132 |
| Contractor overhead & profit at 20% | | | | \$3,026 |
| Design fees, tax, permits, contingency and Project Management at 40% | | | | \$7,263 |
| Subtotal | | | | \$25,422 |
| Construction in Addition to All Above Work to Provide Heat & Improve Security | | | | |
| Roof insulation over heated area (Unit cost assumes insulation installed in 1st-phase basic refits) | s.f. roof | 562 | \$5.75 | \$3,232 |
| Replace vertical glazing with double-glazed polycarbonate & tempered plate units set in hidden aluminum channels | s.f. glazing | 130 | \$95 | \$12,350 |
| Insulate all exterior walls (\$3 unit cost based on installing insulation during 1st-phase basic refits) | s.f. wall | 828 | \$5 | \$4,140 |
| Install rolling overhead security shutters behind all glazing | s.f. openings | 130 | \$140 | \$18,200 |
| Install electric space heaters in sidewalls; install new wood-stove with electric space heater inside | Lump | 1 | \$3,500 | \$3,500 |
| Allowance for site work: parking, pathways, landscaping, lighting, etc. (not included in this estimate) | Lump | 1 | \$0 | \$0 |
| Subtotal | | | | \$41,422 |
| Contractor overhead & profit at 20% | | | | \$8,284 |
| Design fees, tax, permits, contingency and Project Management at 40% | | | | \$19,882 |
| Subtotal | | | | \$69,588 |
| Total, all above costs | | | | \$251,384 |

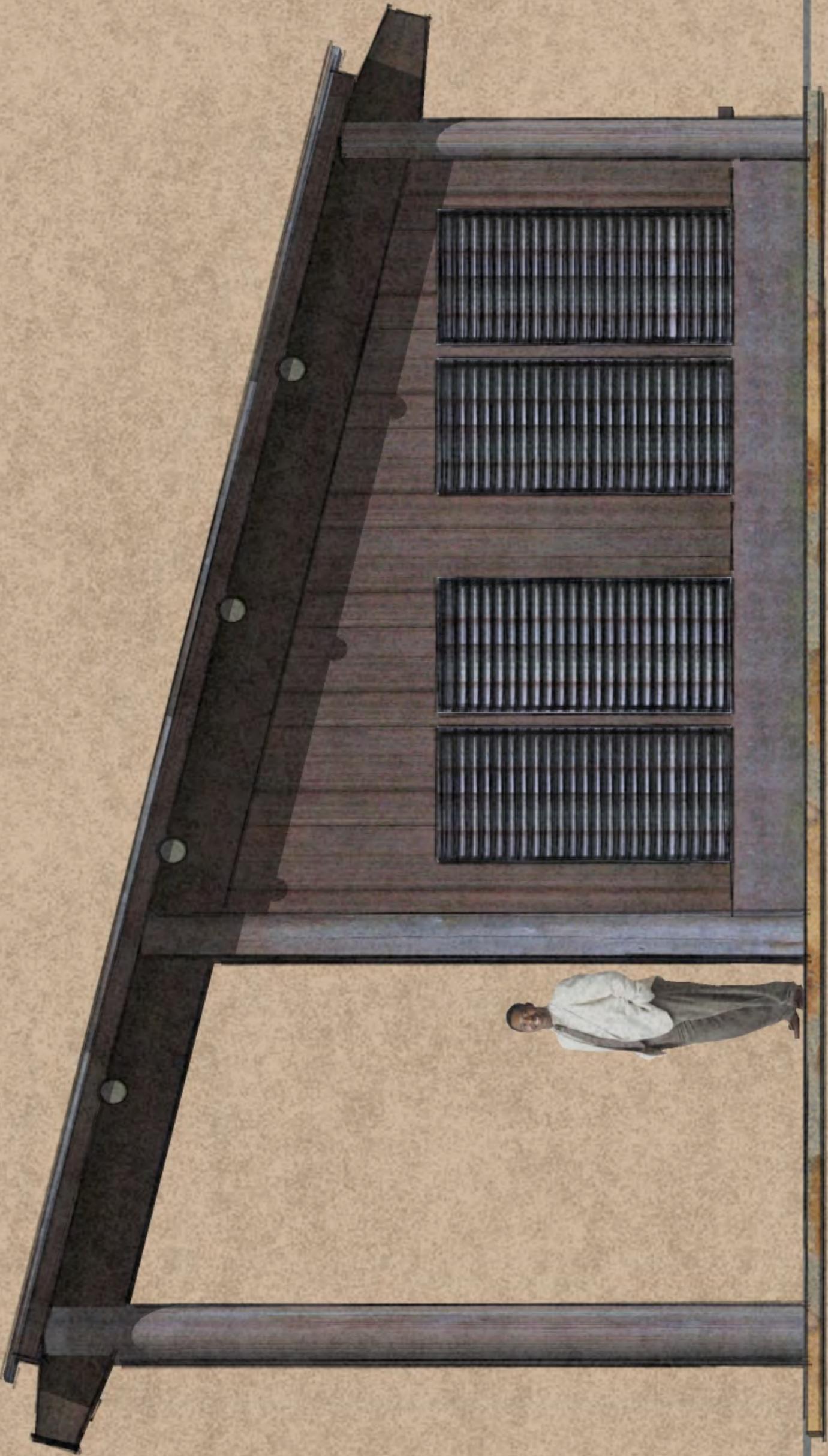
APPENDIX G: SKETCHES OF MULTI-PURPOSE FACILITY











APPENDIX H: PRELIMINARY INFRASTRUCTURE REPORT AND PLAN

PRELIMINARY INFRASTRUCTURE DESIGN REPORT

City of Redmond Parks and Recreation Slough Park/Dudley Carter Park Master Plan

March 16, 2010

*Owner:
City of Redmond Parks and
Recreation*



DAVIDO CONSULTING GROUP, INC. CIVIL ▪ STRUCTURAL ▪ LAND USE

15029 Bothell Way NE, Ste 600
Lake Forest Park, WA 98155
Phone: 206.523.0024
Fax: 206.523.1012

PO Box 1132
Freeland, WA 98249
Phone: 360.331.4131
Fax: 360.331.5131

CERTIFICATE OF ENGINEER

The technical material and data contained within this report has been prepared by or under the direction of the following registered professional engineer(s), licensed in accordance with the laws of the State of Washington to practice in the State of Washington.



QUICK REFERENCE PROJECT INFORMATION

General Project Information

| | |
|----------------------------|--|
| Project Name | Slough Park/Dudley Carter Park Master Plan |
| Location | 159th Pl NE & Leary Way NE |
| Parcel # | 9270700130 |
| Parcel Size | 50,333 square feet (per King County records) |
| Project Description | Restore Haida House, new multi-use building, walkways, landscaping, artist parking, and public on-street parking |
| Owner | City of Redmond Parks and Recreation PM: Carolyn Hope, Senior Park Planner |
| Landscape Architect | JA Brennan Associates, PLLC PM: Mike Perfetti |
| Civil Engineer | Davido Consulting Group, Inc PM: Erik Davido, P.E. LEED AP |

Access, Frontage Improvements, and Parking

| | |
|------------------------------|---|
| Access | Infrequent vehicular access and pedestrian access from 159th Pl NE, pedestrian access from Sammamish River Trail |
| Frontage Improvements | City of Redmond transportation plan calls for road widening of 159th Pl NE, parallel parking, and sidewalk improvements |
| Parking | No existing parking, several options evaluated for on-street parking on 159th Pl NE, selected option is parallel stalls |

Drainage

| | |
|----------------------------|--|
| Requirements | Slough Park/Dudley Carter Park is located in a Regional Surcharge Area and Wellhead Protection Zone: all pollution generating impervious surface requires connection to storm drain, all impervious surface assessed surcharge even if discharged on-site, porous pavement not counted as impervious in surcharge |
| Soils | No geotechnical report completed for Master Plan, NRCS shows both good and poor infiltrating soils on site |
| Proposed Facilities | Artist Parking: to storm drain in 159th Pl NE Access Road & Walkways: porous pavement (not counted in regional surcharge fee) Roofs & central plaza: connection to storm drain on 159th Pl NE or on-site Low Impact Development facilities/options including rain gardens, rainwater harvesting, and infiltration trench/beds (regional surcharge still applies) |

Utilities

| | |
|---------------------------|---|
| Water | Extend or replace existing service |
| Sewer | New side sewer to sewer main or MH in 159th Pl NE or Leary Wy |
| Power, Phone, CATV | Under-grounding of existing overhead utilities along 159th Pl NE likely required, connect services to underground utilities |
| Natural Gas | Natural gas main in existing sidewalk fronting site |

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1. INTRODUCTION

This report summarizes the preliminary infrastructure improvements requirements and recommendations developed with JA Brennan Associates and City of Redmond Parks and Recreation staff in the master planning process for Slough Park/Dudley Carter Park located at 159th Pl NE and Leary Way. See FIGURE 1 for the site location. The recommended and potential site infrastructure improvements are shown in the Preliminary Infrastructure Improvements Plan attached under separate cover. Refer to the JA Brennan Associates Master Plan and Memorandum for more details about the Park existing and proposed conditions/facilities.



FIGURE 1 Vicinity Map

1.1 Resources for Report

The following documents and resources were used in developing the infrastructure requirements and recommendations:

- JA Brennan Assoc Slough Park/Dudley Carter Park Draft and Final Master Plan (herein “Master Plan”)
- City of Redmond 2007 Stormwater Notebook
- City of Redmond GIS and other mapping
- King County Natural Resources and Parks Division 1990 topographic map
- King County iMAP
- Site visits
- Conversations with City staff in Parks and Recreation and Public Works
- National Resources Conservation Service (NRCS) Web Soil Survey

A topographic survey was not completed for the master planning but will likely be necessary for the design phase of the project.

1.2 Existing Site Conditions/Topography

Refer to the JA Brennan Associates Master Plan and Memorandum for more details on existing site conditions. In summary, the site currently has the Haida House with grass and trees. A single family residence was removed from the site and the curb cut with a short portion of the driveway remains as a maintenance access point for the park.

The site generally slopes westerly toward the Sammamish River, so currently any stormwater runoff sheet flows toward the River. There is an existing storm drain in 159th PI NE flowing north to south and approximately nine feet below the road grade at the southeast corner of the site. The storm drain in 159th PI NE is likely deep enough to accept runoff from most of the proposed surfaces in the Master Plan.

1.3 Soils

A geotechnical analysis was not conducted for the Master Plan, but available soils information shows a range of potential soils and infiltration conditions. According to the NRCS Web Soil Survey, see map and information in APPENDIX A, the site soils are Earlmont silt loam on the westerly portion and Everett gravelly sandy loam on the easterly portion. The Earlmont silt loam soils have an infiltration soil class “D” or poor infiltration and the Everett gravelly sandy loams are soil class “A” or high infiltration. A geotechnical analysis is recommended for the design phase of the project including recommendations for building/structural, pavement, and infiltration facilities.

1.4 Proposed Facilities

Refer to the JA Brennan Associates Master Plan and Memorandum for more details on the proposed facilities. In summary, the facilities include restoring the Haida House, new multi-purpose building with storage, utilities and a unisex restroom, gathering plaza, walkways, a play area, picnic area meadow, bike parking, planting, and shoreline restoration.

2. ACCESS, FRONTAGE IMPROVEMENTS, AND PARKING

This section summarizes the access, frontage improvements, and parking options analyzed in the master planning process. The preliminary design summary and design phase recommendations for access, frontage improvements, and parking are shown in TABLE 1.

2.1 Access

The site is currently accessed by maintenance vehicles via the driveway from 159th PI NE, see FIGURE 2. Pedestrians can access the site from 159th PI NE and Leary Way NE or from the Sammamish River Trail. The Master Plan calls for a similar pattern of access except with new public parking along 159th PI NE.



**FIGURE 2 Existing Maintenance Access and Site Conditions
(from 159th PI NE looking Southwest)**

2.2 Frontage Improvements

City staff provided a conceptual drawing of the future 159th PI NE improvements, shown in FIGURE 3, which include widening the right of way by approximately five feet along the site and moving the sidewalk out to the new right of way line. The future lane and parking configuration is not clear from the City's 159th PI NE concept plan, but discussions with City staff indicate that the parallel parking proposed for Slough Park/Dudley Carter Park is consistent with the City's transportation plan. There will be drainage and utility improvements in addition to relocating and creating a wider sidewalk and adding parallel parking along the site frontage. Refer to Section 3 for drainage improvements and Section 4.1 for utility improvements; however, in summary, the road widening will require drainage modifications to collect the road runoff and it is likely that overhead utilities will be required to be moved underground.

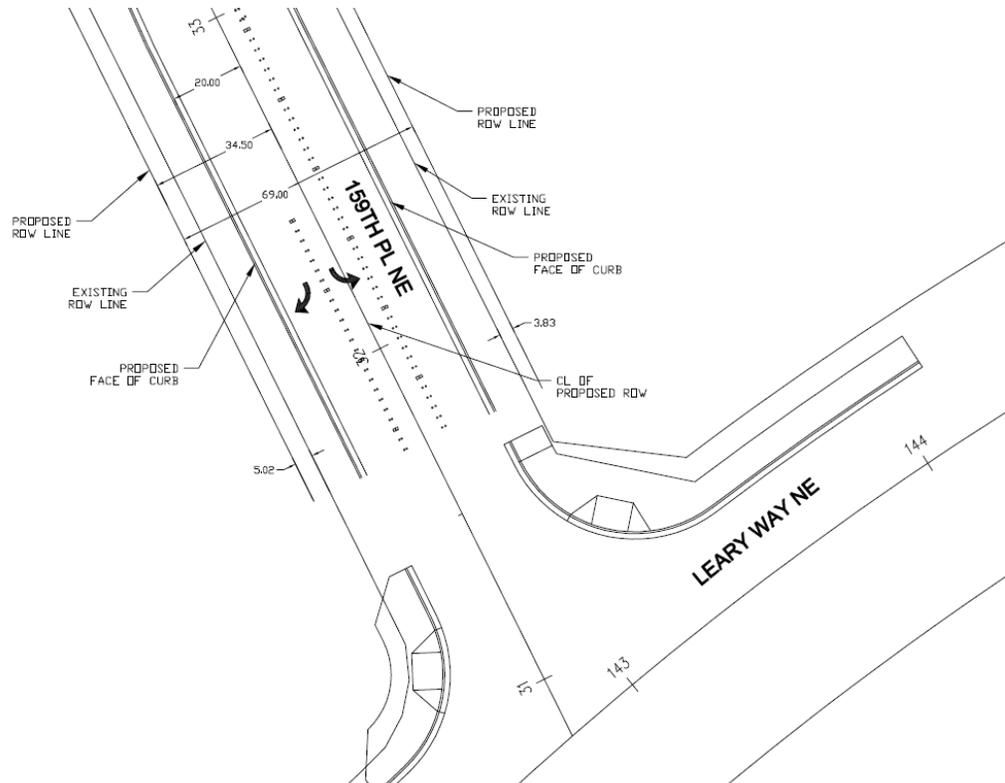


FIGURE 3 City of Redmond 159th PI NE Improvements Conceptual Drawing
Note: Labels and existing ROW lines added by DCG for clarity purposes

2.3 Parking

The public parking options considered for the site include:

- On-site parking (for public)
- Street parking: pull-in angled
- Street parking: perpendicular
- Street parking: back-in angled
- Street parking: parallel

On-site parking for the public was ruled out early in the master planning process because it would take too much of the site for parking that is needed for other elements.

All street parking options involve widening the west side of 159th PI NE along the site frontage. City transportation/engineering staff ruled out the pull-in angled and perpendicular parking options for safety reasons (i.e., bicycles and maneuvering into traffic lanes). The remaining public parking options considered by Parks and Recreation staff are back-in angled and parallel parking options shown in FIGURE 4.

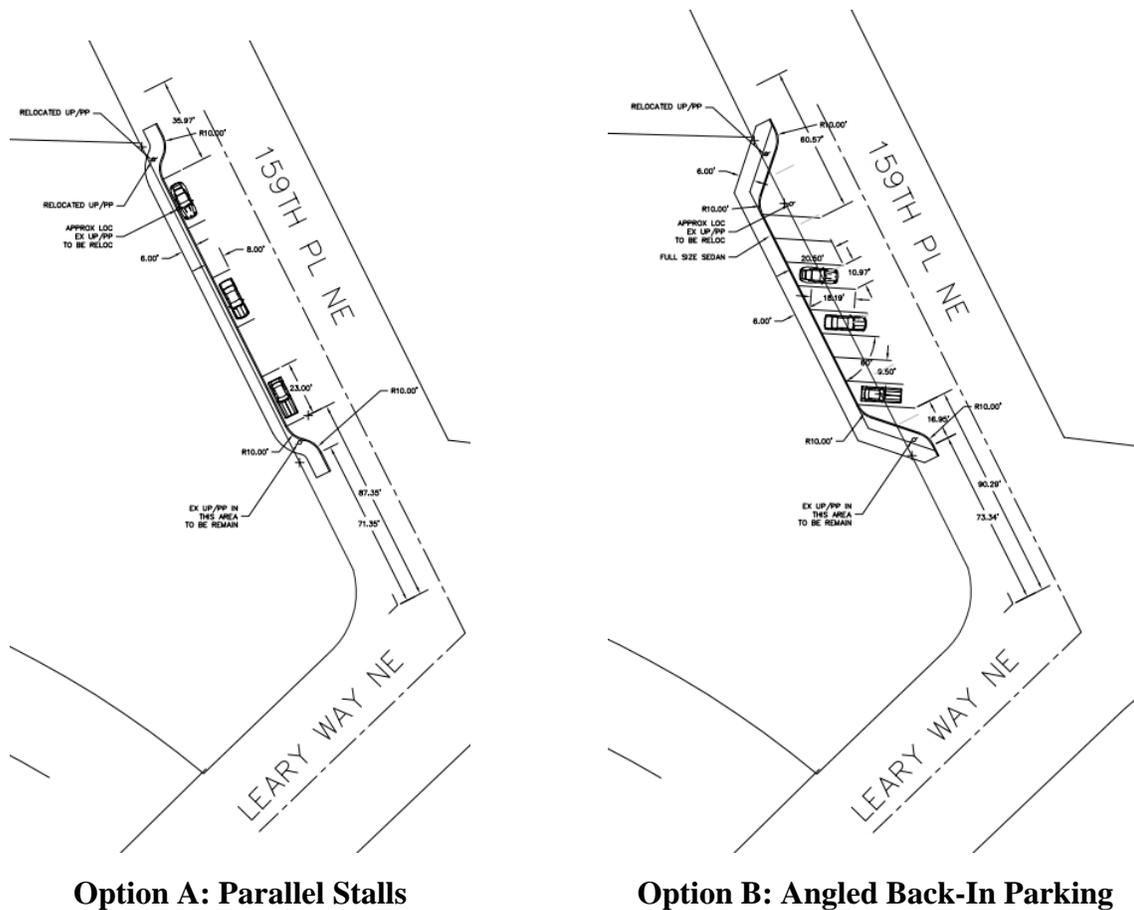


FIGURE 4 Public Parking Options Considered by Parks and Recreation

As shown in FIGURE 4, the back-in angled parking option provides two or three more stalls than the parallel option; however, it extends further into the site displacing area for other park elements. Parks staff decided to go with the parallel parking option because it provides some parking with the relatively minimal impact into the site. The parallel parking option should provide at least five stalls and maybe more with further analysis and design.

In the master planning process, it was determined to have artist parking in the northeasterly portion of the site, adjacent to the new building. The artist parking will be accessed through the parallel parking area, therefore, requiring a rolled curb along the northerly curb return so the vehicles can cross the curb and sidewalk into the site. The other access to the site, from 159th Pl NE, is for periodic maintenance via an access road located near the existing curb cut for the site. Given the two access points along the parallel parking it is probably best if the entire curb is rolled curb along the parallel parking.

We used the AutoTrack software in AutoCAD to evaluate the artist parking entrance/exit maneuvering as shown in FIGURE 5.

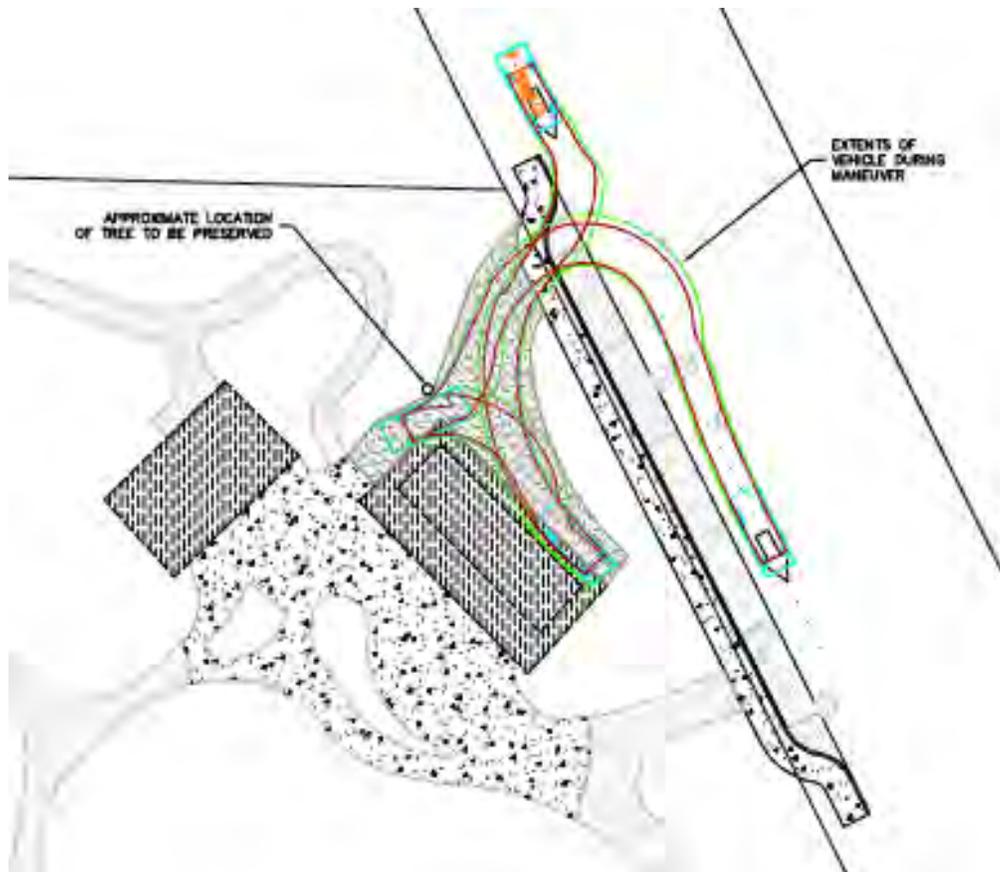


FIGURE 5 Artist Parking Access Maneuvering Analysis with AutoTrack Software

The vehicle maneuvering analysis in FIGURE 5 shows that it will be a relatively tight maneuver to avoid the building and existing tree. Assuming a topographic survey will be completed in the design phase, further analysis of the artist parking entrance/exit maneuvering with respect to existing trees and the new building should be completed using the topographic survey and proposed site plan.

The City should also consider signage options for the parallel street parking so that the artist parking and maintenance access can be utilized when needed. For example, the City may want to consider time limits on the parallel parking and/or a specialized sign(s) that can be displayed showing no parking for certain stalls at certain times. This may also apply in order to allow school/tour bus parking along the street.

**TABLE 1 Access, Frontage Improvements, and Parking
Summary and Design Considerations**

| Description | Design Considerations |
|---|---|
| <p>Access:</p> <ul style="list-style-type: none"> • Artist parking access at north side of parallel parking on 159th PI NE • Maintenance access at south side of parallel parking of 159th PI NE • Pedestrian access similar to current from 159th/Leary and Sammamish River Trail | <ul style="list-style-type: none"> • Rolled curb for a portion of the curb along parallel parking to provide drive-over access to site • Signage for parallel street parking to allow artist parking and maintenance access when needed |
| <p>Frontage Improvements:</p> <ul style="list-style-type: none"> • Road/ROW widening (approx. 5' min. per City's conceptual plan), parallel parking, sidewalk re-routing around parking, drainage, and utilities | <ul style="list-style-type: none"> • Confirm proposed Park improvements are consistent with City's transportation plan for 159th PI NE |
| <p>Parking</p> <ul style="list-style-type: none"> • 5+ public parallel stalls in widened 159th PI NE • On-site artist parking for one vehicle | <ul style="list-style-type: none"> • Use topographic survey and site plan to further evaluate parallel parking for additional stall(s) and artist parking maneuvering |

3. DRAINAGE

This section summarizes the stormwater requirements/regulations and proposed drainage facilities. The preliminary design summary and design phase recommendations for drainage facilities are shown in TABLE 3.

3.1 Drainage Requirements/Regulations

The project is subject to the City's 2007 Stormwater Notebook, an amendment to the 2005 Ecology Stormwater Management Manual for Western Washington. Slough Park/Dudley Carter Park is within the City's Regional Surcharge Area and a Wellhead Protection Zone. The Regional Surcharge Area is established for areas tributary to regional stormwater facilities, and Slough Park/Dudley Carter Park stormwater runoff is designated to flow to the pond facility located south of the site on the south side of Leary Way NE via the storm drain in 159th PI NE. The surcharge is \$4,292 per unit (one unit equals 2,000 SF of impervious surface) in addition to the City-wide \$958 per unit Capital Improvements Charge for a total of \$5,250 per 2,000 SF of impervious surface. There is no credit for impervious surfaces that are not connected to the

City’s storm drain system (see TABLE 2 for preliminary site surfacing and regional surcharge fee calculations).

The project is also located in Wellhead Protection Zone #3 of the Critical Aquifer Recharge Area. Projects/sites located in the Wellhead Protection Zone are not allowed to infiltrate stormwater from pollution generating impervious surfaces (PGIS); the runoff from PGIS must be connected to the City’s storm drain system. Stormwater runoff from non-PGIS can be infiltrated; however, there is no credit from the regional surcharge for impervious surfaces routed to infiltration. City staff indicated that there will be incentives in the future for Low Impact Development (LID) Best Management Practices (BMPs).

It was verified with City staff that non pollution generating porous pavement is not considered impervious and therefore not counted in the regional surcharge fee. City staff also indicated that the maintenance access road/site pedestrian entry is infrequent maintenance use and therefore not considered PGIS; however, the artist parking and access will be considered PGIS.

TABLE 2 summarizes the preliminary site surfacing and regional surcharge fees associated with the proposed/potential drainage facilities discussed in Section 3.

| Description | Area (SF) | *Regional Surcharge and Capital Imp's Fee |
|---|------------------|--|
| Artist parking/access PGIS | 1,389 | \$3,646 |
| Porous pavement maintenance access and walkways | 5,678 | N/A |
| Roofs | 2,345 | \$6,156 |
| Non-porous pavement walkways and access road | 3,038 | \$7,975 |
| Total: | | \$17,777 |

*Based on Regional Surcharge of \$4,292 and Capital Improvements Fee of \$958 per 2,000 SF of impervious surface

TABLE 2 Preliminary Site Surfacing and Regional Surcharge Fees

The areas and regional surcharge fees in TABLE 2 are for the on-site areas only and do not include right of way improvements. If the surcharge applies to right of way improvements then additional fees will apply.

3.2 Proposed/Potential Drainage Facilities

Working with JA Brennan Assoc and Parks staff, it was decided that porous pavement for the maintenance access and walkways would be beneficial in terms of implementing LID BMPs and reducing the regional surcharge fees. In addition to installing porous pavement for walkways and maintenance access/site pedestrian entrance, Parks staff favors the idea of using LID BMPs for the site impervious surfaces even if there currently is no incentive. The LID BMPs provide environmental and educational benefits that compliment the goals of the Master Plan. However;

based on budgetary, soils, site constraints, and/or other issues, Parks may elect to connect all site runoff to the storm drain on 159th PI NE.

The artist parking and access is required to be connected to the storm drain in 159th PI NE and the porous pavement in the maintenance access road/site pedestrian entrance and some walkways will infiltrate its own stormwater. The impervious surfaces requiring stormwater runoff collection and either routing to an on-site LID BMP facility or the storm drain in 159th PI NE include the building roofs (2,345+/- SF) and central plaza area (3,038+/- SF).

The LID BMP options recommended for the site include rain gardens, rainwater harvesting, and gravel infiltration trench/beds with potential locations for those facilities shown on the Preliminary Infrastructure Plan. The rain gardens and infiltration trench/beds require underlying soils with adequate infiltration rate; therefore, a geotechnical and infiltration analysis will be required in the design phase. The infiltration trench/beds can be installed beneath other surfaces/features (e.g., lawn or landscaping) so they are out of site. Parks staff may want to consider educational signage for the LID BMP facilities particularly those that are out of site.

Stormwater runoff for the new street and parking improvements on 159th PI NE will be collected by a new catch basin in the relocated curb/gutter on the south end of the improvements. It is anticipated that the City will require a catch basin connection (versus a tee) in the existing storm drain.

TABLE 3 Drainage Facilities Summary and Design Considerations

| Description | Design Considerations |
|--|---|
| Artist Parking & Access: <ul style="list-style-type: none"> • Considered PGIS, runoff collected in catch basin(s) and routed to storm drain in 159th | <ul style="list-style-type: none"> • Grading and catch basin location to collect runoff • Design storm drain routing and connection to storm drain in 159th |
| Maintenance Access/Site Pedestrian Entrance & Some Walkways: <ul style="list-style-type: none"> • Porous pavement | <ul style="list-style-type: none"> • Evaluate soils for infiltration • Porous pavement base rock important to good drainage and storage for infiltration • If decide not to construct porous pavement then need to determine other LID BMP or collection/connection to storm drain |
| Roofs and Other Non-PGIS <ul style="list-style-type: none"> • LID BMP Options: <ul style="list-style-type: none"> - Rain Gardens - Gravel Infiltration Bed - Rainwater Harvesting Tanks • Connection to storm drain | <ul style="list-style-type: none"> • Regional surcharge applies to impervious surface regardless • Evaluate soils for infiltration • Topographical limitations • Aesthetic appeal and site constraints |

4. UTILITIES

The proposed park facilities will require at a minimum: water, sewer, and power, and most likely natural gas utility connections (for a fire place and possible heating in the multi-use facility). However, extending telephone and cable TV services or at least conduits for those utilities, is recommended in conjunction with the power service connection in case those utilities are needed in the future (i.e., prevent from having to excavate again through developed landscaping/site). Preliminary research and correspondence with City of Redmond staff suggests that all necessary utilities are located in 159th PI NE, and services can be relatively easily extended to the project site. The preliminary design summary and design phase recommendations for utilities are shown in TABLE 4.

4.1 Power, Telephone, and Cable TV

Currently, there are overhead utility lines (power, telephone, and cable TV) between two power poles fronting the site along the west side of 159th PI NE. City staff have indicated that it is likely the current overhead utilities will be required to be moved underground as a part of the frontage improvements. To accommodate the frontage and parking improvements (see Section 2) the existing northern utility pole will likely need relocating to the north between the relocated sidewalk and the property line. Assuming the overhead utilities will be required to move underground, the southern power pole will be removed and hand holes or vaults installed as necessary with the underground utilities extended from the relocated power pole to the hand holes or vaults. The underground utility services for the site will be stubbed to the property and extended to the new building from either the relocated pole at the north end of the frontage, handholes or vaults replacing the south power pole, or from connections in handholes or vaults in the underground lines along the frontage.

4.2 Water

Water service will be required for the new multi-purpose building (i.e., restroom and any sinks for artist studio) and possibly irrigation needs. Based on mapping and plans provided by City staff, there is a 6" water main along the easterly side of 159th PI NE, and based on the old topographic map and site visits there is a water service and meter in the existing sidewalk fronting the site. Assuming the existing water service is in good condition, of adequate size, and the City will allow it, the service can be spliced and extended to the meter relocated in or behind the relocated sidewalk. The City may require a separate irrigation meter and backflow prevention that can be connected/teed into the extended service. If the City requires a new service(s) for domestic service and/or irrigation then the service(s) will need to be installed across 159th PI NE.

4.3 Sewer

Assuming the house that was removed from the site was connected to a sewer main, there should be a side sewer to the site; however, it is possible the house was on a septic system before connecting to the sewer system or never connected to the sewer system. Sewer system mapping provided by City staff shows the City's 8" sewer main in 159th PI NE flowing north from a MH in the upper one third of the site frontage and 15" sewer main flowing westerly in Leary Way NE turning northerly in the Sammamish River Trail corridor. The provided mapping does not show side sewers or stubs to the site from either sewer main. Therefore, assuming the City will allow

connecting to either main, there are two options for side sewer routes. However, both options may require a new connection to the main.

If the side sewer is connected to the 8" main on 159th Pl NE it will require excavation in and restoration of the road. If the side sewer is connected to the 15" main in the trail corridor it will likely require excavation in and restoration of the trail. Connecting to the 15" main requires more side sewer pipe installed through the site.

4.4 Underground Storage Tanks (USTs)

A residence was built on the site in 1957 and was removed in by King County prior to The City taking ownership of the parcel. A Phase 1 Environmental Assessment was completed by Camp Dresser & McKee in June 2001 and mentions a heating oil underground storage tank on the site with a recommendation for removal. City staff initiated research into whether or not the oil tank was removed but was not confirmed by the time of publishing this report. The location and removal of the oil tank should be confirmed and considered in the design phase of the project. The Phase 1 Environmental Assessment and research by Douglass Consulting for this master plan shows that there do not appear to be any other USTs on the site. According to GIS mapping from the Washington Department of Ecology (WDOE), there are no known existing underground storage facilities. An Environmental Protection Agency (EPA) facility mapping system also shows no known underground storage facilities.

A request for septic system asbuilt records has been submitted to the Seattle-King County Health department in case there was a septic system for the removed house. The asbuilt records were not available at the time of publishing this report and should be confirmed in the design phase of the project.

TABLE 4 Utilities Summary and Design Considerations

| Description | Design Considerations |
|---|--|
| Power, Telephone, and Cable TV <ul style="list-style-type: none"> • Assuming City will require under-grounding of overhead lines between two poles on 159th PI NE | <ul style="list-style-type: none"> • Move northerly pole to accommodate frontage/parking improvements • Underground utilities from relocated northerly pole along frontage to existing utility drop at removed south |
| Natural Gas <ul style="list-style-type: none"> • Existing main in existing sidewalk fronting site | <ul style="list-style-type: none"> • Extend gas service from existing main (should be relatively straightforward) |
| Water <ul style="list-style-type: none"> • Extend or replace existing service and relocate meter behind relocated sidewalk | <ul style="list-style-type: none"> • City needs to determine if existing service is adequate and can be extended or replace service. • If replace service, water main located on east side of 159th PI NE and relatively more difficult then extending |
| Sewer <ul style="list-style-type: none"> • New side sewer to 8” main in 159th PI NE or 15” main in Sammamish River Trail corridor | <ul style="list-style-type: none"> • Additional research into side sewer and/or septic for house removed from the site • Confirm location and depths of 8” and 15” sewer mains • Include sewer manholes and pipe invert elevations in topo survey |
| Underground Storage Tanks <ul style="list-style-type: none"> • Oil tank identified in CDM Phase 1 EA but not known if it has been removed • No USTs shown on WDOE and EPA mapping • Possible septic tank | <ul style="list-style-type: none"> • Confirm oil tank location and whether it was removed • Confirm if there was a septic system/tank and if was removed |

5. GRADING

The proposed project involves relatively minor grading with the majority of grading associated with the potential rain gardens. Based on preliminary sizing of the rain gardens and other miscellaneous grading, there will be approximately 370 cubic yards of excavation and 330 cubic yards of fill which is primarily imported planting soil.

6. REFERENCES

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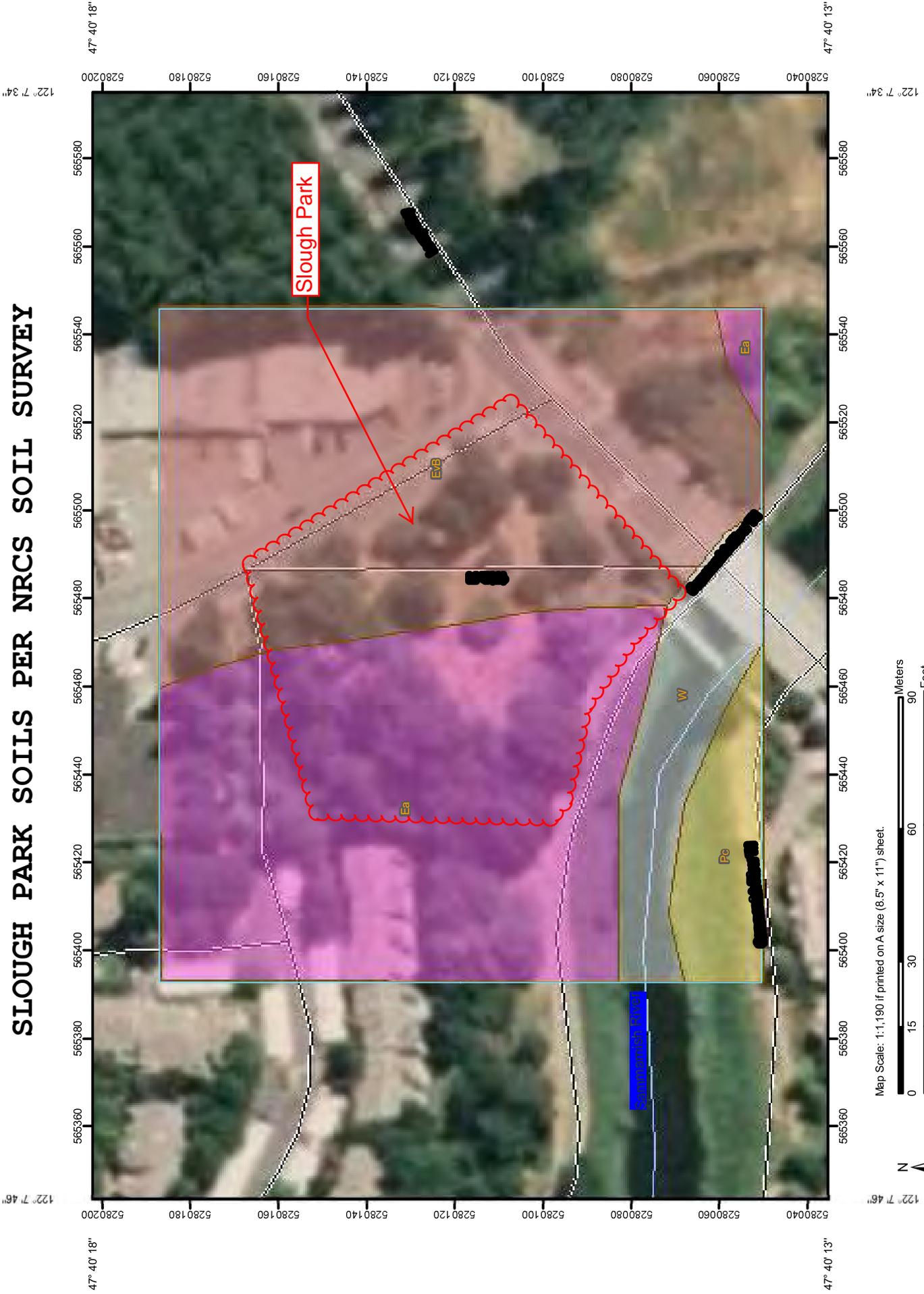
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APPENDIX A Soils Information

SLOUGH PARK SOILS PER NRCS SOIL SURVEY



MAP LEGEND

| | | |
|-------------------------------|---|----------------------------|
| Area of Interest (AOI) |  | Area of Interest (AOI) |
| Soils |  | Soil Map Units |
| Soil Ratings |  | A |
| |  | A/D |
| |  | B |
| |  | B/D |
| |  | C |
| |  | C/D |
| |  | D |
| |  | Not rated or not available |
| Political Features |  | Cities |
| Water Features |  | Oceans |
| |  | Streams and Canals |
| Transportation |  | Rails |
| |  | Interstate Highways |
| |  | US Routes |
| |  | Major Roads |
| |  | Local Roads |

MAP INFORMATION

Map Scale: 1:1,190 if printed on A size (8.5" x 11") sheet.

The soil surveys that comprise your AOI were mapped at 1:24,000. Please rely on the bar scale on each map sheet for accurate map measurements.

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL: <http://websoilsurvey.nrcs.usda.gov>
 Coordinate System: UTM Zone 10N NAD83

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: King County Area, Washington
 Survey Area Data: Version 4, Nov 21, 2006
 Date(s) aerial images were photographed: 7/24/2006

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Soil Properties and Qualities

| Soil Properties and Qualities— Summary by Map Unit — King County Area, Washington | | | | |
|---|--|--------|--------------|----------------|
| Map unit symbol | Map unit name | Rating | Acres in AOI | Percent of AOI |
| Ea | Earlmont silt loam | D | 2.1 | 40.9% |
| EvB | Everett gravelly sandy loam, 0 to 5 percent slopes | A | 2.4 | 45.6% |
| Pc | Pilchuck loamy fine sand | C | 0.3 | 5.5% |
| W | Water | | 0.4 | 8.0% |
| Totals for Area of Interest | | | 5.2 | 100.0% |

Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

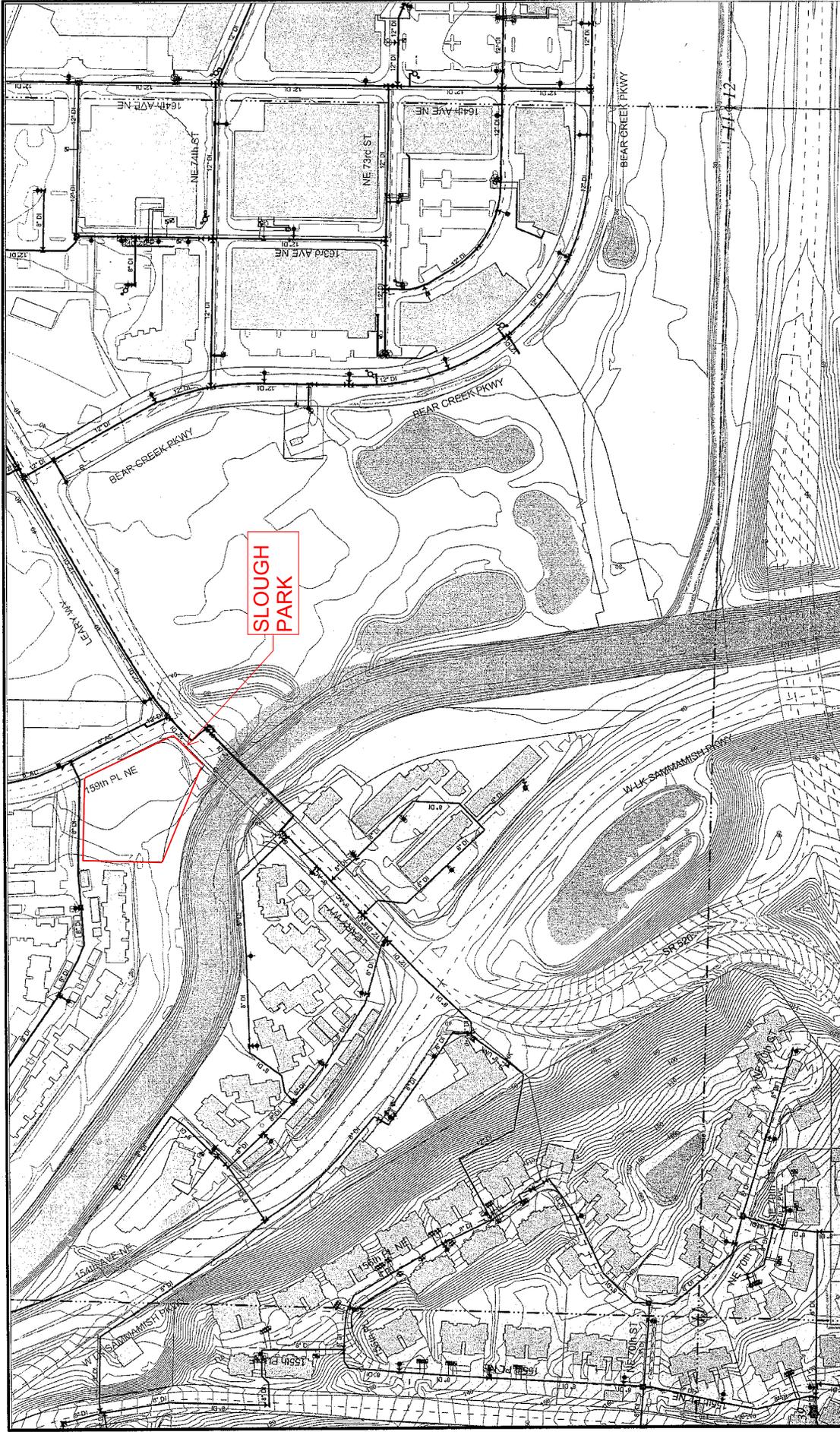
Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

APPENDIX B Other Maps and Documents Used in Preliminary Design

REDMOND WATER SYSTEM MAP



LEGEND

| | | | | | |
|--|--------------------------|--|----------------------------------|--|--------------------|
| | Allitude Valve | | Fire Hydrant | | Gate Valve |
| | Air Release Vacuum Valve | | Other Fire Hydrant | | Zone Valve |
| | Blowoff Valve | | FDC Standpipe/Wall Mounted | | Fire Hydrant Valve |
| | Butterfly Valve | | Other FDC Standpipe/Wall Mounted | | PIV |
| | Check Valve | | Fire Dry Standpipe | | Other PIV |
| | Flow Control Valve | | Other Fire Dry Standpipe | | PRV |

LEGEND

| | | | |
|--|----------------|--|----------------|
| | Pump | | Fire Pipe |
| | Well | | Other Pipe |
| | Reservoir | | Joint Use Pipe |
| | Sample Station | | Sanitary Pipe |
| | Meter | | Private Pipe |
| | Water Pipe | | Service Pipe |
| | | | Attention |

WATER SYSTEM MAP

City of Redmond
2000 NE 10th Street, Redmond, OR 97003
Phone: 503.754.2000
Fax: 503.754.2001
www.cityofredmond.gov

3FIS

FOR INFORMATION ONLY

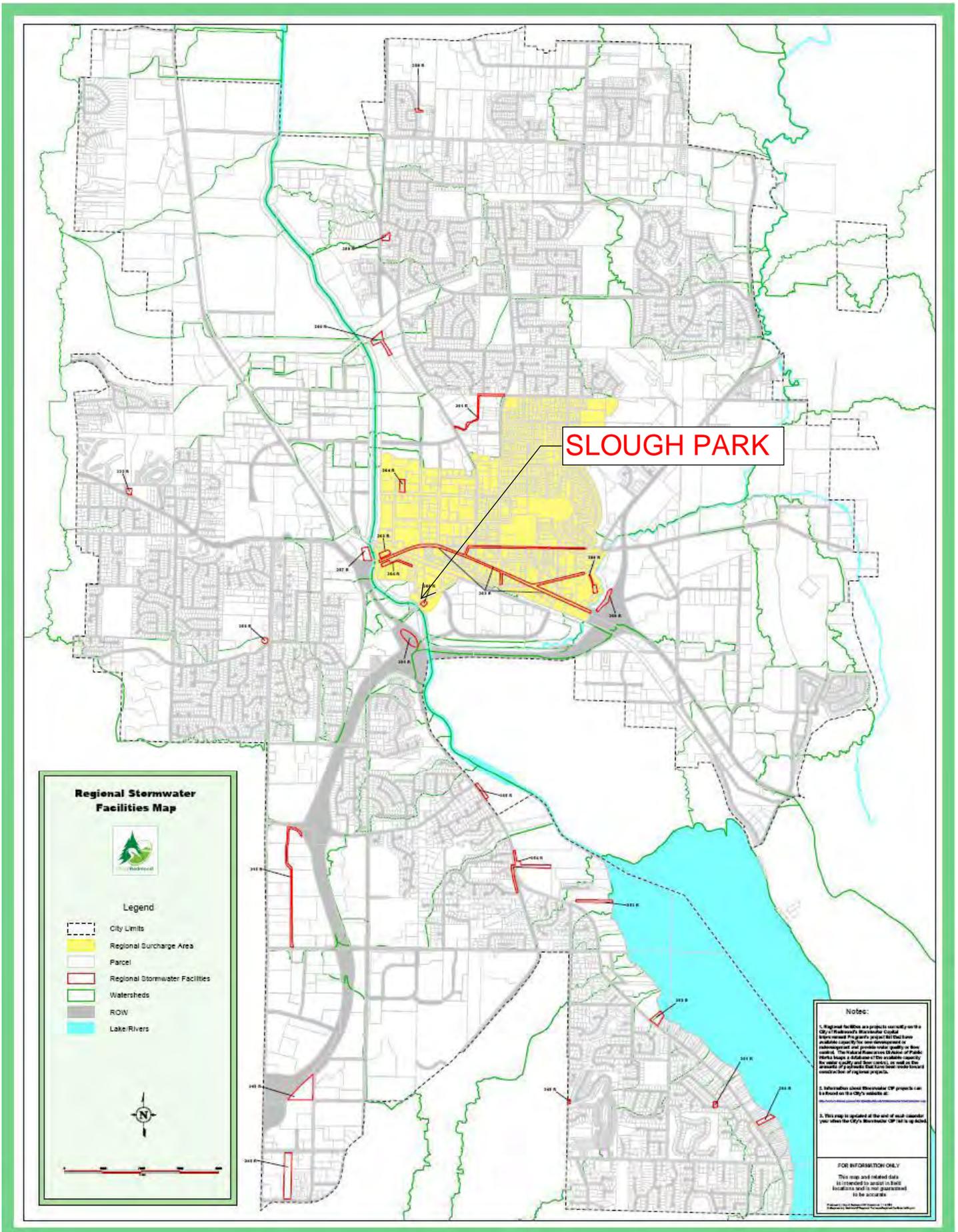
5/16/2007

NE 1/4 SEC. 11, T. 25 N., R. 05 E

SCALE: 1" = 200'

0 100 200 300

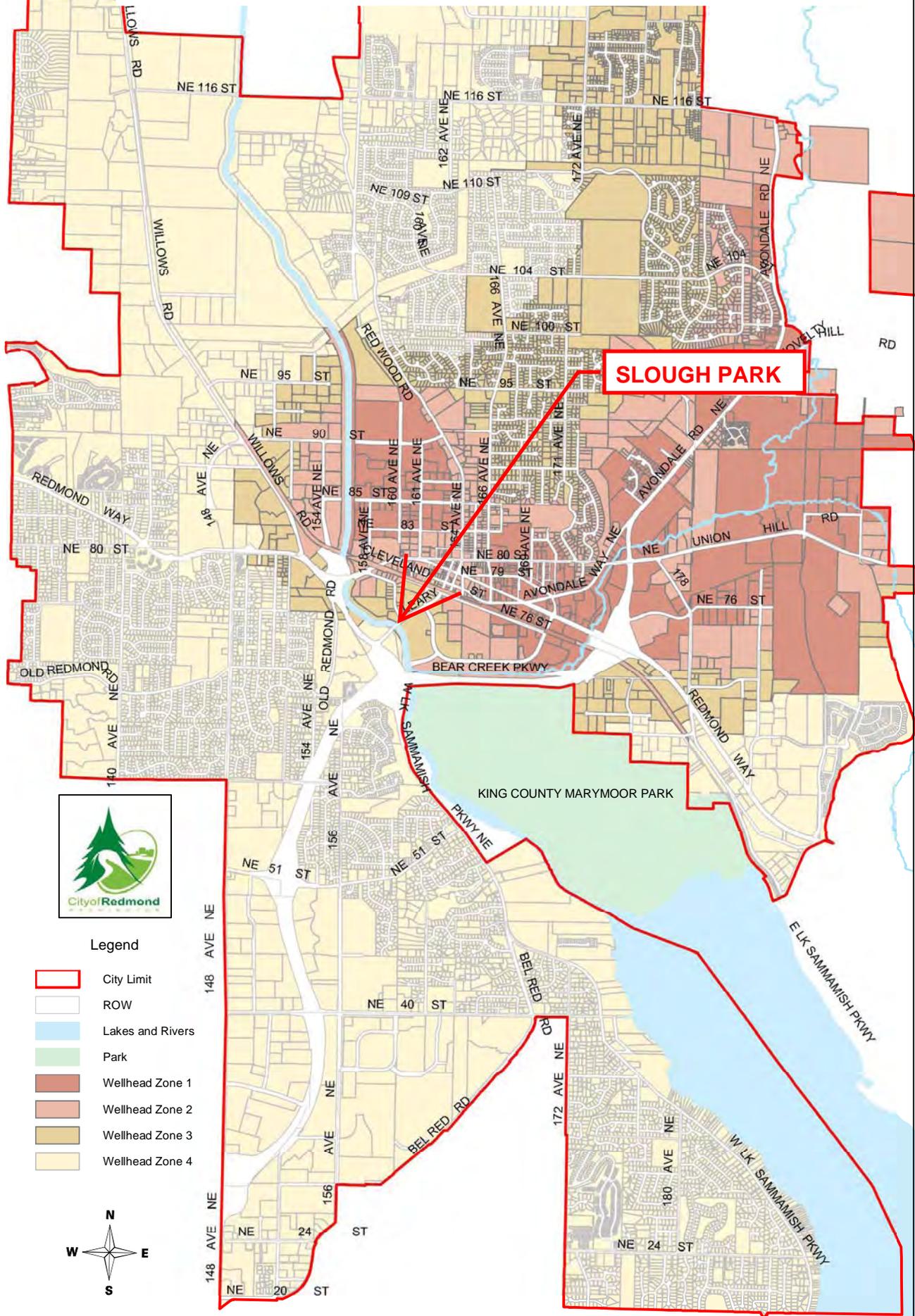
REDMOND REGIONAL SURCHARGE AREAS



A large version of this map is available on the City's website www.redmond.gov under City Services – Maps.

NE 124 ST

REDMOND WELLHEAD PROTECTION ZONES



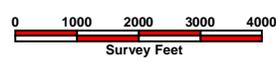
SLOUGH PARK

KING COUNTY MARYMOOR PARK



Legend

-  City Limit
-  ROW
-  Lakes and Rivers
-  Park
-  Wellhead Zone 1
-  Wellhead Zone 2
-  Wellhead Zone 3
-  Wellhead Zone 4



Preliminary Engineer's Construction Cost Estimate - Gravel Walkways

Project: Slough Park
By: Davido Consulting Group, Inc.

Date: 1/7/2010
Engineer: TG

| Item # | Description | Unit | Quantity | Low Unit Price | High Unit Price | Low Subtotal | High Subtotal |
|--------|---|------|----------|----------------|-----------------|--------------|---------------|
| 1 | Mobilization | LS | 1 | \$6,926 | \$11,293 | \$6,926 | \$11,293 |
| 2 | 6" PVC SD Pipe | LF | 200 | \$20 | \$30 | \$4,000 | \$6,000 |
| 3 | 8" PVC SD Pipe | LF | 20 | \$30 | \$50 | \$600 | \$1,000 |
| 4 | Type 1 Catch Basin | EA | 3 | \$1,000 | \$1,500 | \$3,000 | \$4,500 |
| 5 | 6" PVC Cleanout | EA | 2 | \$650 | \$750 | \$1,300 | \$1,500 |
| 6 | Pond/Rain Garden Overflow Structure | EA | 2 | \$500 | \$1,000 | \$1,000 | \$2,000 |
| 7 | Excavation - Rain Garden | CY | 209 | \$15 | \$30 | \$3,135 | \$6,270 |
| 8 | Rain Garden Soil | CY | 75 | \$35 | \$50 | \$2,625 | \$3,750 |
| 9 | Seeding (by hand) | SY | 80 | \$1 | \$2 | \$40 | \$160 |
| 10 | Silt Fence, Installed | LF | 300 | \$4 | \$6 | \$1,200 | \$1,800 |
| 11 | Construction Entrance | EA | 1 | \$1,500 | \$2,250 | \$1,500 | \$2,250 |
| 12 | 6" Sanitary Side Sewer | LF | 100 | \$72 | \$120 | \$7,200 | \$12,000 |
| 13 | Water Service Pipe | LF | 100 | \$10 | \$20 | \$1,000 | \$2,000 |
| 14 | Combined Utility Trench | LF | 260 | \$20 | \$30 | \$5,200 | \$7,800 |
| 15 | 1.5" Conduit | LF | 260 | \$10 | \$15 | \$2,600 | \$3,900 |
| 16 | Wiring | LF | 260 | \$5 | \$8 | \$1,300 | \$1,950 |
| 17 | Curb and Gutter - Vertical | LF | 143 | \$10 | \$15 | \$1,430 | \$2,145 |
| 18 | Curb and Gutter - Rolled | LF | 23 | \$14 | \$21 | \$322 | \$483 |
| 19 | Curb and Gutter - Demolition and Disposal | LF | 147 | \$14 | \$21 | \$2,058 | \$3,087 |
| 20 | Sidewalk (4") | SY | 111 | \$31 | \$47 | \$3,431 | \$5,146 |
| 21 | Sidewalk (4") - Demolition and Disposal | SY | 98 | \$28 | \$42 | \$2,744 | \$4,116 |
| 22 | Striping per stall | EA | 5 | \$6 | \$9 | \$30 | \$45 |
| 23 | Porous Pavement (3") | SF | 3264 | \$3 | \$5 | \$8,160 | \$16,320 |
| 24 | Base Rock (8") | SF | 3264 | \$1 | \$2 | \$3,264 | \$6,528 |
| 25 | AC Road, 2", 4" rock, First 2500 SY | SY | 116 | \$17 | \$26 | \$1,980 | \$2,969 |
| 26 | 4" Crushed Rock | SY | 652 | \$7 | \$11 | \$4,563 | \$6,845 |
| 27 | Traffic Control Crew (2 flaggers) | HR | 8 | \$85 | \$128 | \$680 | \$1,020 |
| 28 | Power Pole Removal | EA | 2 | \$2,000 | \$3,000 | \$4,000 | \$6,000 |
| 29 | Bollards - removable | EA | 2 | \$450 | \$675 | \$900 | \$1,350 |
| 30 | Restoration/Miscellaneous | LS | 1 | \$6,926 | \$11,293 | \$6,926 | \$11,293 |

| | | |
|---|------------------|------------------|
| Subtotal | \$83,114 | \$135,521 |
| 30% Contingency | \$24,934 | \$40,656 |
| Subtotal | \$108,048 | \$176,177 |
| 9.5% Tax | \$10,265 | \$16,737 |
| Total | \$118,312 | \$192,914 |
| City of Redmond Regional Surcharge Fee (\$4,292*(Total Imp SF/2000 SF) | \$21,258 | \$21,258 |
| City of Redmond Capital Improvements Fee (\$958*(Total Imp SF/2,000 SF) | \$4,745 | \$4,745 |
| Total Drainage Construction Costs and City Drainage Fees | \$144,316 | \$218,917 |
| Rain Garden Costs | \$8,160 | \$14,616 |
| Frontage Improvements Costs | \$20,009 | \$30,014 |
| Parking, Access Road, and Walkway Costs | \$20,265 | \$37,251 |
| Utility Costs | \$31,440 | \$48,780 |
| Erosion Control Costs | \$3,240 | \$4,860 |

| Areas Summary (SF): | |
|---------------------------|-------|
| Total Hardscape: | 13170 |
| Porous Pavement | |
| Access Road and Courtyard | 3264 |
| Asphalt | |
| Parallel Parking | 1694 |
| Gravel | |
| Walkways | 5221 |
| Artist Parking Lot | 646 |
| Roofs | 2345 |
| Total Impervious Surface | 9906 |

Note: This option includes porous pavement in the access road and courtyard only. It also includes a minimal amount of seeding and no planting.

APPENDIX I: ENVIRONMENTAL OPPORTUNITIES AND CONSTRAINTS/PERMITTING
MEMO

3518 Fremont Avenue North #536
Seattle, WA 98103
Phone: (206) 545-7394
Mobile: (360) 220-1422
Fax: (206) 260-2436
www.douglassconsulting.net

DATE: April 19, 2010

**TO: Mike Perfetti, J.A. Brennan and Associates
Jim Brennan, J.A. Brennan and Associates**

**Subject: City of Redmond: Dudley Carter Park- Opportunities and Constraints
Memo**

Dear Mike,

Thank you for the opportunity to review the City of Redmond's Dudley Carter Park Master Plan to identify opportunities and constraints in accordance with the Redmond Community Development Guide Chapter 20D and the 2008 Shoreline Master Program. This memorandum documents pertinent sections of the City's development code, NRCS soil profile information, maps and other environmental data. This document is prepared for the proposed Dudley Carter Park Master Plan and provides a more detailed analysis of permitting requirements presented in our draft Opportunities and Constraints Memorandum, dated July 2009.

Sincerely,

Desiree Douglass
Principal
Senior Environmental Planner

Environmental Opportunities and Constraints at Dudley Carter Park

Environmental opportunities and constraints at Dudley Carter Park were determined based on a review of the City of Redmond Shoreline Master Program, the Redmond Community Development Guide (RCDG) Code and Regulations, and City and State mapping of environmental features. Based on this review, environmental features located on the park site include:

- The Sammamish River, located along the southern boundary of the park; and
- The site is located within a Critical Aquifer Recharge Area (CARA) Wellhead Protection Area Zone 3.

Review of environmental mapping for the site indicate that Dudley Carter Park is not constrained by the following environmental resources:

- The site is not located within the 100-year floodplain or FEMA floodway.
- The site is not located within a geologically hazardous area.
- The site does not contain soils that are on the City's list of erosion hazard soils.
- The site has no documented Underground Storage Tanks (UST) or Leaking Underground Storage Tanks (LUST).

A. Proposed Shoreline Development

The primary environmental opportunity and constraint for design for Dudley Carter Park is the presence of the Sammamish River flowing along the southern boundary of the park. The Sammamish River, a Shoreline of the State and Class 1 Riparian Stream Corridor, is protected by the City of Redmond via a 200 foot stream buffer. The 200 foot stream buffer begins at the Ordinary High Water Mark (OHWM) line of the Sammamish River and extends landward. Much of the park (approximately 60 percent of the site) is located within the 200 foot stream buffer. Currently, paved pedestrian/bicycle trails (Sammamish River Trail) are located within the 200-foot stream buffer with the closet path being situated within 40-50 feet of the river's OHWM. These paths are approximately 10 feet wide and are paved with asphalt.

The proposed Master Plan for Dudley Carter Park includes the following features to be activities within the standard 200-foot stream buffer:

- Construct 500 linear feet of pedestrian trails for a total of 4,000 square feet of addition trails within the buffer. These trails will be constructed using ADA-accessible materials including potentially crushed rock or permeable pavement.
- Construct a portion of the Gathering Plaza in the outer 20 feet of the buffer. The plaza will be constructed using ADA-accessible materials potentially including permeable pavement.
- Construct bicycle parking and gateway to Sammamish River Trail. Enhance existing information kiosk. The parking area will be constructed using ADA-accessible materials including potentially crushed rock or permeable pavement.
- Construct art/play area adjacent to the bicycle parking area. This will be a grassy lawn with 3-5 sculptural play elements.
- Replace 1-2 existing picnic tables and add 2-3 picnic tables within the lawn area. Add signage for wayfinding, interpretative signage, and kiosk.
- Stormwater treatment will utilize a combination of permeable pavement, raingardens, and potentially conveyance to off-site treatment pond to the southeast across the Leary Way.
- Enhance the inner 40-50 feet of stream buffer by removing invasive species and adding plantings of regionally indigenous species.

Memorandum

City of Redmond – Dudley Carter Park Master Plan

B. Summary of Relevant City Shoreline and Stream Buffer Regulations (SMP and RCDG)

- Provide water enjoyment uses at parks located along major streets near downtown. (SMP)
- Allow access to the water's edge of the Sammamish River (SMP)
- View points and public access to direct contact with the water's edge of the Sammamish River may be located closer than 75 feet to the ordinary high water mark. (SMP)
- Trails and public access pathways may be located in buffers but should generally be no closer than 75 feet from the ordinary high water mark. (SMP)
- Permeable trails/ pathways are permitted within the shoreline buffer. (RCDG)
- Minor educational facilities such as signage kiosks are permitted within the buffer (RCDG)
- Stormwater conveyance systems are permitted within the buffer. (RCDG)
- Surface stormwater design is encouraged within Urban Conservancy areas to enhance wildlife habitat. (This includes raingardens).
- The Sammamish River, protected by a Class I stream buffer, permits the maximum clearing and grading within the outer 50-foot buffer is 35 percent of the outer buffer area. Grading in excess of 35 percent will not be permitted. No net effective impervious surface may be created within this area. (RCDG)
- Sammamish River must retain a minimum buffer of 150 feet as measured from the ordinary high water mark (150 feet defines the "inner buffer") (SMP)
- Stream buffer averaging can only be applied to the inner buffer. In addition, the inner buffer width cannot be reduced below 75 percent of the the standard inner buffer width in any location. (RCDG)
- The area of the stream buffer after averaging must be equal to the buffer area before averaging. (RCDG)
- Structures such as buildings are not permitted within the shoreline buffer unless permitted otherwise through the adopted Shoreline Master Program. (RCDG)
- Improving buffer ecological functions is required if buffer reduction is requested. (RCDG)
- Approved rehabilitation and mitigation plans (i.e. rain garden) are permitted within the stream buffer of the Sammamish River. (RCDG)
- Plant selection is limited to regionally indigenous plants.

C. Permitting Implications for Proposed Master Plan Design

The proposed Master Plan design meets many of the City of Redmond SMP and RCDG requirements as follows:

- Promotes enjoyment of the water resources at Dudley Carter Park by improving access and views to the Sammamish River. The Master Plan accomplishes this by including view points, public access, trails, education signage and kiosks, as well as creating public gathering places within the park to attract visitors to the park for family and community gathering.
- Most new trails proposed under the Master Plan are located more than 75 feet from the OHWM. New trails that are proposed within 75 feet of the OHWM will serve to connect the new pedestrian trails to the existing Sammamish River Trail, located within 40-50 feet of the OHWM.
- New trails are proposed to be constructed using ADA-accessible materials including potentially crushed rock or permeable pavement.
- A buffer reduction may be requested to allow for construction of the Multi-Purpose Gathering Plaza in the outer 50 feet of the 200-foot buffer. The project is a public park that strives to enhance recreational, art, and community gathering activities at the park. Buffer reduction may be necessary to allow the project to incorporate important community gathering elements such as the Gathering Plaza and potentially a story-telling fire ring.
- Grading in the outer 50 feet of the 200-foot buffer will not exceed 35 percent of this area.

Memorandum

City of Redmond – Dudley Carter Park Master Plan

- Grading within the 150-foot reduced buffer will be limited to the minimum necessary to construct the pedestrian trails to ADA requirements and provide landscape enhancements.
- No structures other than the allowed pedestrian trails, bicycle parking, educational/wayfinding signage and kiosks, picnic tables and play sculptures are proposed within the 150-foot buffer.
- Shoreline restoration will be accomplished by removal of invasive species and planting of regionally indigenous plant species and will meet the requirement to improve buffer ecological functions, as a condition of a buffer reduction request.

D. Critical Aquifer Recharge Area (CARA) Development Constraints

The proposed Dudley Carter Park Master Plan is located within and Wellhead Protection Area Zone 3. A Wellhead Protection Area Zone 3 represents the land area that overlies the five-year and 10-year time-of-travel zones of any public water source well owned by the City, excluding the land area contained within Wellhead Protection Zones 1 or 2. The site is located within a Critical Aquifer Recharge Area (CARA) Wellhead Protection Area Zone 3. Stringent development standards exist for CARA Zone 1 and 2 but not Zone 3 areas. For example, community sewage disposal systems can be permitted within a CARA Zone 3 area, but not within a Zone 1 or 2.

E. Summary of Relevant City CARA Regulations

- Dudley Carter Park, located within a Wellhead Protection Zone 3, is a permitted use within a Zone 3 area.
- 20.40.50-040 of the RCDG contains specification of stormwater conveyance systems within a wellhead protection zone. The following applies within this area.
 - Storm Water Infiltration Systems. Design and construction of new storm water infiltration systems must address site-specific risks of releases posed by all hazardous materials on-site. These risks may be mitigated by physical design means or equivalent best management practices in accordance with an approved Hazardous Materials Management Plan. Design and construction of said storm water infiltration systems shall also be in accordance with RMC 15.24.020 and the City of Redmond Technical Notebook and shall be certified for compliance with the requirements of this section by a professional engineer or engineering geologist registered in the State of Washington.*
- Best Management Practices. All development or redevelopment shall implement best management practices (BMPs) for water quality and quantity, as approved by the Technical Committee, such as biofiltration swales and use of oil-water separators, BMPs appropriate to the particular use proposed, clustered development, and limited impervious surfaces.
- A development agreement with City is required where construction machinery would be refueled on-site. Compliance with the performance standards for vehicle fueling, maintenance and storage areas; loading and unloading areas. Detailed monitoring and construction standards are required.

F. Permitting Implications for Proposed Master Plan Design

The proposed Dudley Carter Park Master Plan design is allowed under the regulations for CARA Wellhead Protection Zone 3. The storm water system will need to be designed in accordance with the City codes and the City of Redmond Technical Notebook. Best Management Practices (BMPs) for water quality and quantity will be implemented during the development of the park. If construction staging, including vehicle refueling, is proposed to be on-site, a development agreement with the City will be implemented. All monitoring and construction standards will be adhered to.

Memorandum

City of Redmond – Dudley Carter Park Master Plan

G. Anticipated Permits Required for the Dudley Carter Park Master Plan Services

The City process begins with a pre-application meeting, with a General Application Form being submitted by the applicant (Parks Department). Based on the General Application Form and the pre-application meeting, the City will determine the permits required. Based on our review and understanding of the City codes and processes, the following documentation, permits, and processes are anticipated to be required for the project.

1. Design Drawings for the Dudley Carter Park Master Plan
2. Critical Areas Report, detailing all potential critical areas located on the property.
3. Preliminary Stormwater Report
4. Tree Preservation Plan, if required
5. SEPA Checklist
6. City of Redmond Site Plan Entitlement
7. City of Redmond Shoreline Permit application – anticipated to be a Substantial Use Permit
8. City of Redmond Significant Tree Removal Permit application (potentially required for the removal of the large Douglas Fir tree)
9. City of Redmond Grading Permit
10. City of Redmond Building Permit
11. City of Redmond Regional Surcharge and Capital Improvement Drainage Fees
12. Washington Department of Ecology (WDOE) National Pollution Discharge Elimination System (NPDES) permit for construction and ground disturbance.

Once the Critical Areas Report is prepared and confirms the absence of any wetlands on the site that would be impacted by the project, the US Army Corps of Engineers (USACE) has final jurisdiction and determination over the presence or absence of jurisdictional wetlands. With USACE confirmation of no wetland impacts, the only critical areas permitting nexus would be the WDOE review of the City of Redmond Shoreline Permit determination. So long as no wetlands are impacted, no other federal or state permits for critical areas are anticipated.

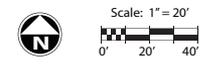
Please note that because the Haida House was found eligible for listing under the NHPA, any work on the Haida House would require review and approval by the State Historic Preservation Office (SHPO).



LEGEND:

- BUILDING ZONE**
- A. Art walk (Through the woods)
 - B. Haida House (Restoration)
 - C. Spectator plaza
75-100 people
Dudley Carter wavy pattern motif
Seating and planters
 - D. Multi-purpose facility
Artist-at-work studio
Event space
Storage and utilities
Fireplace
Restroom (1 Uni-sex room)
Artist parking
 - E. On-street parking
New sidewalk
 - F. Gateway

- CENTRAL GATHERING SPACE ZONE**
- G. Story circle
25 people
Fire ring
 - H. Japanese maple (existing)
 - I. Picnic area
Lawn and meadow
 - J. Bike parking
 - K. Gateway
 - L. Art and play area
Tactile, child-oriented art
Lawn and meadow
 - M. Shoreline restoration



SLOUGH PARK -- FINAL MASTER PLAN
CITY OF REDMOND

IN ASSOCIATION WITH
MAKERS ARCHITECTURE + URBAN DESIGN
DAVIDO CONSULTING GROUP, INC.
DOUGLASS CONSULTING

January 7, 2010
j.a. brennan
ASSOCIATES PLLC



COPY

**STATE ENVIRONMENTAL POLICY ACT (SEPA)
DETERMINATION OF NON-SIGNIFICANCE**

Name of Proposal/File Number: DUDLEY CARTER PARK MASTER PLAN, File Number L100203

Description of Proposal:
DUDLEY CARTER PARK MASTER PLAN

Location of Proposal: 7447 159TH PL NE

Site Address of Proposal (if any): 7447 159TH PL NE RED

Proponent: HOPE CAROLYN

Lead Agency: CITY OF REDMOND

The lead agency for this proposal has determined that the requirements of environmental analysis, protection, and mitigation measures have been adequately addressed through the City's regulations and Comprehensive Plan together with applicable State and Federal laws.

Additionally, the lead agency has determined that the proposal does not have a probable significant adverse impact on the environment as described under SEPA.

An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. **This information is available to the public on request.**

(over)

Comment Period: Depending upon the proposal, a comment period may not be required. An "**X**" is placed next to the applicable comment period provision.

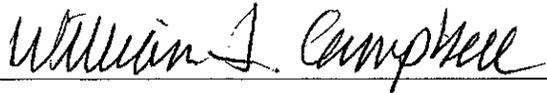
There is no comment period for this DNS. Please see below for appeal provisions.

This DNS is issued under 197-11-340(2), and the lead agency will not make a decision on this proposal for 14 days from the date below. Comments can be submitted to the project Planner, Thara Johnson, at 425-556-2470, via fax at 425-556-2400, via e-mail at tmjohnson@redmond.gov, or in person at the Development Services Center located at 15670 NE 85th Street, Redmond, WA 98052. **Comments must be submitted by 07/26/2010.**

Responsible Official: *Robert G. Odle, Planning Director*

Signature: 

Responsible Official: *William J. Campbell, Public Works Director*

Signature: 

Address: 15670 N.E. 85th Street, P.O. Box 97010, Redmond, WA 98073-9710

Appeal Period

You may appeal this determination to the City of Redmond Planning Department, Redmond City Hall, 15670 N.E. 85th Street, P.O. Box 97010, Redmond, WA 98073-9710, **no later than 5:00 p.m. on 08/10/2010**, by submitting a completed City of Redmond Appeal Application Form available on the City's website at www.redmond.gov or at City Hall. You should be prepared to make specific factual objections.

For more information about the project or SEPA procedures, please contact the project Planner, Thara Johnson, at 425-556-2470 or via e-mail tmjohnson@redmond.gov.

Date of DNS issuance: 07/12/2010



SEPA APPLICATION FORM

City of Redmond
Department of Planning and
Community Development
15670 NE 85th Street,
P.O. Box 97010,
Redmond, WA 98073-9710

This form must be completed (clearly printed or typed) to file a SEPA checklist. All applications must be filed in person.

| | | | | | | | | | | | | |
|---|---|---------------------|------------|-----------|----------------|--|------------------|-----------------------|--|---------------|----------------|-----|
| 1. <input checked="" type="checkbox"/> Property Owner | 2. <input checked="" type="checkbox"/> Applicant | | | | | | | | | | | |
| City of Redmond | City of Redmond Parks and Recreation | | | | | | | | | | | |
| Address: PO Box 97010, MS 4NPK | Address: PO Box 97010, MS 4NPK | | | | | | | | | | | |
| Redmond, WA 98073 | | | | | | | | | | | | |
| Email Address: Phone: 425.556.2313 | Email Address: Phone: 425.556.2313 | | | | | | | | | | | |
| cjhope@redmond.gov | | | | | | | | | | | | |
| 3. <input checked="" type="checkbox"/> Applicant's Contact | <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="text-align: center;">FOR AGENCY USE ONLY</td> </tr> <tr> <td>DEV #: DEV</td> </tr> <tr> <td>SEPA #: L</td> </tr> <tr> <td>PROPOSAL NAME:</td> </tr> <tr> <td> </td> </tr> <tr> <td>RELATED CASES: L</td> </tr> <tr> <td>PROPOSED CITY ACTION:</td> </tr> <tr> <td> </td> </tr> <tr> <td>FEE RECEIVED:</td> </tr> <tr> <td>DATE RECEIVED:</td> </tr> <tr> <td>BY:</td> </tr> </table> | FOR AGENCY USE ONLY | DEV #: DEV | SEPA #: L | PROPOSAL NAME: | | RELATED CASES: L | PROPOSED CITY ACTION: | | FEE RECEIVED: | DATE RECEIVED: | BY: |
| FOR AGENCY USE ONLY | | | | | | | | | | | | |
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| PROPOSED CITY ACTION: | | | | | | | | | | | | |
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| DATE RECEIVED: | | | | | | | | | | | | |
| BY: | | | | | | | | | | | | |
| Carolyn Hope, Senior Park Planner | | | | | | | | | | | | |
| Address: PO Box 97010, MS 4NPK | | | | | | | | | | | | |
| Redmond, WA 98073 | | | | | | | | | | | | |
| Email Address: Phone: 425.556.2313 | | | | | | | | | | | | |
| cjhope@redmond.gov | | | | | | | | | | | | |
| 4. Property Address or Location: Dudley Carter Park (aka Slough 7447 159th Pl. N.E., Redmond, WA | | | | | | | | | | | | |
| 5. Section/ Township/ Range: S:NE1/4 11; T: 25N R: 5E | | | | | | | | | | | | |
| 6. Assessor Parcel Numbers: 9270700130 | | | | | | | | | | | | |
| 7. Total Acres: 1.37 | | | | | | | | | | | | |
| 8. Initial Permit Type(s): Non-Project Action | | | | | | | | | | | | |
| 9. Zoning: CTR - Carter zone (Downtown District) | | | | | | | | | | | | |
| 10. Shoreline Designation (if any): Natural | | | | | | | | | | | | |
| 11. Water Body (if any nearby): Sammamish River | | | | | | | | | | | | |
| 12. Project name and brief description of the proposal: Dudley Carter Park Master Plan | | | | | | | | | | | | |
| 13. Proposed timing or phasing, and estimated completion date: This is a master plan that will be used as the basis for design of the park. Phase I construction could occur in 2011 if funding for engineering and construction is approved. | | | | | | | | | | | | |
| 14. Do you have any plans for future additions, expansions, or further activity related to or connected with this proposal? If yes, explain: No | | | | | | | | | | | | |
| 15. Do you know of any plans by others that may affect this site? If yes, explain? No. | | | | | | | | | | | | |
| 16. List other federal, state, or local permits, licenses, or approvals required for this proposal: None for the non-project action, but later: Site Plan Entitlement, Shoreline Substantial Use, Grading, Bldg, NPDES Temp SW | | | | | | | | | | | | |
| 17. List any environmental information that has been prepared or will be prepared regarding this proposal: SEPA Checklist only, more work is necessary during engineering design phase. | | | | | | | | | | | | |
| 18. Checklist Prepared By: Desiree Douglass, Douglass Consulting Date Prepared: May 11, 2010 | | | | | | | | | | | | |

(Please Print)



CITY OF REDMOND

ENVIRONMENTAL CHECKLIST

Purpose of Checklist:

The State Environmental Policy Act (SEPA), chapter 43.21C RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the City of Redmond identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

Instructions for Applicants:

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply" and indicate the reason why the question "does not apply". It is not adequate to submit responses such as "N/A" or "does not apply"; without providing a reason why the specific section does not relate or cause an impact. Complete answers to the questions now may avoid unnecessary delays later. If you need more space to write answers attach them and reference.

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the City can assist you.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. When you submit this checklist the City may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Use of Checklist for Non project Proposals:

Complete this checklist for non-project proposals, even though questions may be answered "does not apply." IN ADDITION, complete the SUPPLEMENTAL SHEET FOR NON PROJECT ACTIONS (part D).

For non-project actions, the references in the checklist to the words "project," "applicant," and "property or site" should be read as "proposal," "proposer," and "affected geographic area," respectively.

| To be completed by applicant | Evaluation for Agency Use only |
|---|--------------------------------|
| <p>A. <u>BACKGROUND</u></p> <p>1. Name of proposed project, if applicable:</p> <p style="padding-left: 40px;">Dudley Carter Park Master Plan, formerly known as Slough Park</p> <p>2. Name of applicant:</p> <p style="padding-left: 40px;">City of Redmond Parks and Recreation</p> <p>3. Address and phone number of applicant and Contact person:</p> <p style="padding-left: 40px;">Contact Person: Carolyn Hope, Senior Park Planner Address: City of Redmond - MS4NPK PO Box 97010 Redmond, WA 98073-9710 Phone: 425.556.2313</p> <p>4. Date checklist prepared:</p> <p style="padding-left: 40px;">April 16th, 2010</p> <p>5. Agency requesting checklist:</p> <p style="padding-left: 40px;">City of Redmond Planning Department</p> <p>6. Give an accurate, brief description of the proposal's scope and nature:</p> <p style="padding-left: 20px;">i. Acreage of the site: <u>1.37 acres</u></p> <p style="padding-left: 20px;">ii. Number of dwelling units/ buildings to be constructed: <u>1</u></p> <p style="padding-left: 20px;">iii. Square footage of dwelling units/ buildings being added: <u>1,375 sf</u></p> <p style="padding-left: 20px;">iv. Square footage of pavement being added: <u>10,105 sf</u></p> <p style="padding-left: 20px;">v. Building Activity type: <u>Public Assembly</u></p> <p style="padding-left: 20px;">vi. Other information: <u>Roof of new building is 1,375 sf; interior is 770 sf</u></p> | |

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| <p>7. Proposed timing or schedule (including phasing, if applicable):</p> <p>Phase I: 2010-2011: Preserve Haida House; Gateways and signage; Trails and sculpture. Phase II: Multi-use building; Finalize landscaping; Street frontage Phase III: Programming</p> <p>8. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, explain</p> <p>All proposed improvements to be accomplished under the Master Plan are described herein.</p> <p>9. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.</p> <p>Completed Environmental Documentation: 1. Preliminary Infrastructure Design Report, 2/15/10, Davido Consulting Group, Inc. 2. Master Plan for Slough Park/Dudley Carter Park, 2/2/10, JA Brennan Associates 3. Slough Park Opportunities and Constraints Memorandum, 12/20/09, Douglass Consulting</p> <p>Continued, see the SEPA Checklist Addendum, attached.</p> <p>10. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, explain.</p> | |

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| <p>11. List any government approvals or permits that will be needed for your proposal, if known.</p> <p>Before submitting permit applications, the Parks Department will have a pre-application meeting with the City Planning & Community Development and submit a General Application Form. Potential permits for the project include:</p> <ol style="list-style-type: none"> 1. City of Redmond Site Plan Entitlement 2. City of Redmond Substantial Shoreline Use Permit 3. City of Redmond SEPA Review 4. City of Redmond Grading Permit 5. City of Redmond Building Permit 6. Washington Department of Ecology (WDOE) NPDES Temporary Stormwater Construction permit. <p>12. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)</p> <p>The Dudley Carter Park Master Plan will create a small (1.37 acres) neighborhood park close to the Redmond city center, and adjacent to the Sammamish River Trail that connect greenways and parks along the river. The property was the site of the artist Dudley Carter's studio. The Master Plan highlights the integration of art and artists into the new park. Key elements of the Master Plan are:</p> <ol style="list-style-type: none"> 1. Preserve and restore the Haida House, originally Dudley Carter's artist studio. 2. Construct a new multi-use building to host the artist-at-work program; informal gathering; picnicking; and park programs. A restroom is included. 3. Create a Gathering Plaza connecting the Haida House and the new building. 4. Create a lawn Central Open Space with a story-telling circle and fire pit in the center of the park. 5. Install an informal sculptural play area for children to engage with art and play. 6. Create an Art in the Woods walk with art installations placed in the woods behind the Haida House. 7. Create gateways to the park from 159th Place NE and the Sammamish River Trail. 8. Create pedestrian paths through the park that connect the park to the adjacent Sammamish River Trail. 9. Provide lighting for the Haida House and the Art Walk. 10. Provide benches, picnic tables, bicycle racks, and bollards for limiting vehicle access into park. <p>Continued, see the SEPA Checklist Addendum, attached.</p> | |

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| <p>B. <u>ENVIRONMENTAL ELEMENTS</u></p> <p>1. Earth</p> <p>a. General description of the site (check one)</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Flat <input type="checkbox"/> Rolling <input type="checkbox"/> Hilly <input type="checkbox"/> Steep slopes <input type="checkbox"/> Mountainous <input type="checkbox"/> Other <p>The site is generally flat to gently sloping from the northeast to the southwest.</p> <p>b. What is the steepest slope on the site (approximate percent slope)? Describe location and areas of different topography.</p> <p>The site gently slopes from elevation 38 MSL at 159th Place NE to elevation 32 MSL along the Sammamish River Trail, along the southern boundary of the park property. While the trail and riverbank are not on the park property, it is notable that the topography is steep from the trail down to the river along this reach.</p> <p>c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, mulch)? If you know the classification of agricultural soils, specify them and note any prime farmland.</p> <p>The Natural Resource Conservation Service (NRCS) Web Soil Survey mapped Earlmont silt loam soils on the western portion of the site and Everett gravelly sandy loam soils on the eastern portion of the site. Earlmont silt loams have an infiltration soil class of "D" ie: poor infiltration. This soil is listed in King County as a hydric soil and a Prime Farmland soil, if drained. Everett gravelly sandy loams have an infiltration soil class of "A" with high infiltration rates. This soils is not listed in King County as a hydric soil, but is listed as Prime Farmland soil if irrigated.</p> | |

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| <p>d. Are there surface indications or history of unstable soils in the immediate vicinity? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If so, describe.</p> <p>e. Describe the purpose, type, location and approximate quantities of any filling or grading proposed. Indicate source of fill.</p> <p>Minor (approx 4 inches) of surface grading will be conducted to construct the pathways, the multi-use building, and the gathering plaza over an area of approximately 0.75 acres. Construction will entail approximately 370 cubic yards of excavation which will be used on-site to create embankments along paths. Approximately 330 cubic yards of planting soil will be imported.</p> <p>f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.</p> <p>The potential for erosion would be associated with grading during construction activities. No erosion is anticipated after construction is complete or during use of the park. Grading could result in erosion as a result of disturbed soils, especially if construction occurs during the rainy season.</p> <p>g. About what percentage of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?</p> <p>The site is 50,333 sf in area. The impervious surface for pavement and other materials will be 5,352 sf. Buildings and roofing will contribute 2,345 sf, for a total of 7,697 sf of impervious surface. This represents 15.3% of the site.</p> <p>h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any.</p> <p>Best Management Practices (BMPs) will be used during construction to reduce erosion. These include placing rock over the construction entrance, installing sedimentation fences, mulching exposed surfaces, and revegetating disturbed soils. These measures should reduce any erosion potential to a level of non-significance.</p> <p>i. Does the landfill or excavation involve over 100 cubic yards throughout the lifetime of the project?</p> <p>No. See 1.e, above. The total fill and excavation for the project is estimated at 370 cubic yards of excavation and 330 cubic yards of planting soil amendments for the entire Master Plan (lifetime of the project).</p> | |

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| <p>2. Air</p> <p>a. What types of emissions to the air would result from the proposal (i.e. dust, automobile, odors, industrial wood smoke, and greenhouse gases) during construction and when the project is completed: If any, generally describe and give approximate quantities if known.</p> <p>Minor temporary emissions to air could occur during construction of the Master Plan. Short-term emissions of exhaust and fugitive dust will result from the use of diesel and gas-powered heavy construction equipment (excavators and backhoes) during construction.</p> <p>b. Are there any off-site sources of emissions or odor that may affect your proposal? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If so, generally describe.</p> <p>Review of the WDOE GIS Facility/Site Atlas web mapping and the EPA Enviromapper for hazardous wastes and emission sources showed no significant sources of emissions or odor in the vicinity of the park property. No known off-site sources of emissions or odors would affect this proposal.</p> <p>c. Proposed measures to reduce or control emissions or other impacts to air, if any:</p> <p>Any impacts to air quality will be temporary and minor in nature. Measures to reduce and control emissions and odor include: limit vehicle idling, maintain construction vehicles; manage fine sediments (fugitive dust) by securing construction entryways with rock and wetting dry soils during construction.</p> <p>3. Water</p> <p>a. Surface</p> <p>1. Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, describe type, location and provide names. If appropriate, state what stream or river it flows into. Provide a sketch if not shown on site plans.</p> <p>The Sammamish River is located adjacent to the southern boundary of the park site. The Sammamish River is designated as a Shoreline of the State and Class I Riparian Stream Corridors. The Sammamish River has a 200-foot shoreline buffer which does overlay a significant portion of the park site (see Master Plan dated 2/26/10). No other surface waters were identified onsite.</p> <p>2. Will the project require any work over, in, or adjacent to (within 200 feet) the described waters: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, please describe and attach available plans. Note approximate distance between surface waters and any construction, fill, etc..</p> <p>Continued, see Addendum to SEPA Checklist, attached.</p> | |

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| <p>3. Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material, if from on site.</p> <p>No fill or dredge material will be placed in surface waters or wetlands.</p> <p>4. Will the proposal require surface water withdrawals or diversions? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Give general description, purpose, and approximate quantities if known.</p> <p>5. Does the proposal lie within a 100-year floodplain? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If so, note location on the site plan.</p> <p>No, the Flood Insurance Rate Maps (FIRM) show that the site is located in a Zone X area determined to be outside of the 0.2% annual chance floodplain.</p> <p>6. Does the proposal involve any discharge of waste materials to surface waters? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If so, describe the type of waste and anticipated volume of discharge.</p> <p>b. Ground</p> <p>1. Will ground water be withdrawn, or will water be discharged to ground water? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Give general description, purpose, and approximate quantities if known.</p> | |

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| <p>2. Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals...; agricultural; etc.) Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.</p> <p>Not applicable, see 1., above</p> <p>c. Water Runoff (including storm water):</p> <p>1. Describe the source(s) of runoff (including storm water) and method of collection, transport/conveyance, and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.</p> <p>Sources of storm water runoff include the rooftops, the Artists parking and access, the Gathering Plaza, and any pathways that are impervious surfaces. See the Addendum to the SEPA Checklist, attached.</p> <p>2. Could waste materials enter ground or surface waters? If so, generally describe.</p> <p>The potential exists for hydrocarbons and other contaminants to enter ground or surface water during construction and from impervious surfaces after construction. The potential for sediments to enter surface waters also exists during construction-related grading activities.</p> <p>d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:</p> <p>Construction vehicles will be kept in good condition and refueling will be outside of the 200-foot shoreline buffer. Storm water treatment include conveying storm water to City storm drain in 159th Place NE and/or constructing rain gardens, gravel infiltration beds, or rainwater harvest.</p> <p>4. Plants</p> <p>a. Check and select types of vegetation found on the site:</p> <p><input checked="" type="checkbox"/> Deciduous Tree: <input checked="" type="checkbox"/> Alder <input checked="" type="checkbox"/> Maple <input type="checkbox"/> Aspen <input checked="" type="checkbox"/> Other</p> <p><input checked="" type="checkbox"/> Evergreen Tree: <input checked="" type="checkbox"/> Cedar <input checked="" type="checkbox"/> Fir <input checked="" type="checkbox"/> Pine <input checked="" type="checkbox"/> Other</p> | |

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| <p> <input checked="" type="checkbox"/> Shrubs <input checked="" type="checkbox"/> Grass <input type="checkbox"/> Pasture <input type="checkbox"/> Crop or Grain <input type="checkbox"/> Wet soil plants: <input type="checkbox"/> Cattail <input type="checkbox"/> Buttercup <input type="checkbox"/> Bullrush <input type="checkbox"/> Skunk cabbage <input type="checkbox"/> Other <input type="checkbox"/> Water plants: <input type="checkbox"/> Water lily <input type="checkbox"/> Eelgrass <input type="checkbox"/> Milfoil <input type="checkbox"/> Other <input type="checkbox"/> Other types of vegetation (please list) </p> <p>b. What kind and amount of vegetation will be removed or altered?</p> <p>A 20-30-inch diameter Doug fir will be removed to construct the multi-use building. Several English laurel shrubs next to the Haida house, a few shrubs near the bike trail, and part or all of the grass lawn will be removed.</p> <p>c. List threatened or endangered species known to be on or near the site.</p> <p>No threatened or endangered plant species are identified on the site.</p> <p>d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:</p> <p>The lawn area in the center of the park will be replanted after construction. Native plant species will be planted to accentuate the park entries, enhance the building aesthetics, and the shoreline. Vegetation will be selected to maintain views and keep open visibility for improved security.</p> <p>5. Animals</p> <p>a. Circle any birds and animals which have been observed on or near the site or are known to be on or near the site</p> <p> <input checked="" type="checkbox"/> Birds: <input checked="" type="checkbox"/> Hawk <input checked="" type="checkbox"/> Heron <input checked="" type="checkbox"/> Eagle <input checked="" type="checkbox"/> Songbirds <input type="checkbox"/> Other <input type="checkbox"/> Mammals: <input type="checkbox"/> Deer <input type="checkbox"/> Bear <input type="checkbox"/> Elk <input type="checkbox"/> Beaver <input type="checkbox"/> Other </p> | |

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| <p> <input type="checkbox"/> Fish: <input type="checkbox"/> Bass <input checked="" type="checkbox"/> Salmon <input checked="" type="checkbox"/> Trout <input type="checkbox"/> Herring <input type="checkbox"/> Shellfish <input type="checkbox"/> Other </p> <p>b. List any threatened or endangered species known to be on or near the site</p> <p>The Sammamish River provides habitat for several protected fish species, including chinook salmon, coho salmon, steelhead, cutthroat trout, and kokanee. No other threatened or endangered animal species are known to be on or near the site.</p> <p>c. Is the site part of a migration route: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If so, explain?</p> <p>The park lies within the Pacific flyway, a north-south migratory bird route.</p> <p>d. Proposed measures to preserve or enhance wildlife, if any:</p> <p>Plantings of native plant species will provide forage and cover for wildlife.</p> <p>6. Energy and Natural Resources</p> <p>a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs: Describe whether it will be used for heating, manufacturing, etc.</p> <p>Energy sources for the project include: electric power for lights and appliances; natural gas for a fireplace and heating; and potentially passive solar energy heating in the multi-purpose building. The potential for using solar energy, renewable energy, and geothermal energy will be evaluated in the Preliminary Engineering Report.</p> <p>b. Would your project affect the potential use of solar energy by adjacent properties? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If so, generally describe.</p> | |

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| <p data-bbox="185 590 204 615">7</p> <p data-bbox="300 296 1192 401">c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:</p> <p data-bbox="367 411 1192 596">The multi-use building will use passive solar heating, double-glazed low-e windows, and energy efficient lighting fixtures. The restrooms will use low-flush toilet fixtures. The potential for using recycled materials, on-demand hot water, aradiant floor heat, solar energy, renewable energy, and geothermal energy will also be evaluated in the Preliminary Engineering Report. +</p> <p data-bbox="300 606 607 636">Environmental Health</p> <p data-bbox="300 674 1192 814">a. Are there any environmental health hazards, including exposure to toxic chemicals, risk or fire and explosion, spill, or hazardous waste that could occur as a result of this proposal? <input data-bbox="1019 747 1039 772" type="checkbox"/> Yes <input checked="" data-bbox="370 783 389 808" type="checkbox"/> No. If so, describe.</p> <p data-bbox="375 884 1154 940">As discussed under "Water Resources", above, there is a small potential for accidental spills during construction.</p> <p data-bbox="300 1010 1192 1247">1. Describe special emergency services that might be required. Local fire, police, or aid units may be required may be required in the event of accident or injury during construction or operation of the park. No increase in special emergency services will be needed during construction or operation of the park. +</p> <p data-bbox="300 1182 1192 1367">2. Proposed measures to reduce or control environmental health hazards, if any: None needed. The park is currently served for emergency special services by the City of Redmond.</p> <p data-bbox="300 1430 444 1459">b. Noise</p> <p data-bbox="300 1486 1192 1654">1. What types of noise exist in the area which may affect your project (for example: traffic equipment, operation, other)? None. The park is located in an urban area with ambient noise from traffic, retail and service business, and residences in the surrounding neighborhood. +</p> <p data-bbox="300 1675 1192 1898">2. What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site. Short-term noise will occur during construction, mostly from equipment and trucks. No long-term noise impacts will result from the project.</p> | |

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| <p>3. Proposed measures to reduce or control noise impacts, if any:</p> <p>The City Planning Department will limit construction working hours to weekdays from 7:00 am to 6:00 pm.</p> <p>c. Describe the potential use of the following:</p> <ol style="list-style-type: none"> 1. <input checked="" type="checkbox"/> Flammable liquids 2. <input checked="" type="checkbox"/> Combustible liquids 3. <input checked="" type="checkbox"/> Flammable gases 4. <input type="checkbox"/> Combustible or flammable fibers 5. <input type="checkbox"/> Flammable solids 6. <input type="checkbox"/> Unstable materials 7. <input type="checkbox"/> Corrosives 8. <input type="checkbox"/> Oxidizing materials 9. <input type="checkbox"/> Organic peroxides 10. <input type="checkbox"/> Nitromethane 11. <input type="checkbox"/> Ammonium nitrate 12. <input type="checkbox"/> Highly toxic material 13. <input type="checkbox"/> Poisonous gas 14. <input type="checkbox"/> Smokeless powder 15. <input type="checkbox"/> Black sporting powder 16. <input type="checkbox"/> Ammunition 17. <input type="checkbox"/> Explosives 18. <input type="checkbox"/> Cryogenics 19. <input type="checkbox"/> Medical gas 20. <input type="checkbox"/> Radioactive material 21. <input type="checkbox"/> Biological material 22. <input type="checkbox"/> High piled storage (over 12' in most cases) <p>Flammable and combustible liquids (gasoline and diesel for construction equipment) will be on-site during construction activities.</p> | |

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| <p>8. Land and Shoreline Use</p> <p>a. What is the current use of the site and adjacent properties?</p> <p>The site is currently a park. It is in an urban area with a regional bicycle path on the southern boundary, residences to the west, and retail and service business to the north, and an arterial to the east.</p> <p>b. Has the site been used for agriculture? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If so, describe.</p> <p>The site was used as a pasture or possibly a sod farm in the early portion of the 20th century. It has not been used for agricultural in many decades (since the 1950s).</p> <p>c. Describe any structures on the site.</p> <p>The only structure on the site is the Dudley Carter Haida House IV, a 600 sf single-room studio constructed with wood with carved figures on the roof eaves and an iconic totem pole entry. The Haida House IV is designated as a local landmark in the Redmond Heritage Resource Register.</p> <p>d. Will any structures be demolished? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If so, what?</p> <p>e. What is the current zoning classification of the site?</p> <p>CTR - Carter zone (Downtown District)</p> <p>f. What is the current comprehensive plan designation of the site?</p> <p>Downtown Mixed Use</p> <p>g. If applicable, what is the current shoreline master program designation of the site?</p> <p>Urban Conservancy</p> | |

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| <p>h. Has any part of the site been classified as an "environmentally sensitive" area? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If so, specify. (If unsure check with City)</p> <p>The 200-foot shoreline buffer for Sammamish River is located on the site.</p> <p>i. Approximately how many people would reside or work in the completed project.</p> <p>No persons would reside at the project. Maintenance crews of 1-2 people would work at the park approximately two times per week. An artist may work on the site once the new building is constructed.</p> <p>j. Approximately how many people would the completed project displace?</p> <p>None</p> <p>k. Proposed measures to avoid or reduce displacement impacts, if any:</p> <p>None needed.</p> <p>l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:</p> <p>The project fulfills goals and policies contained within the City's Comprehensive Park Plan, including including arts in parklands, developing "pocket parks", develop parks in urban centers such as the downtown districts, and develop outdoor plazas within the City Center.</p> <p>m. What percentage of the building will be used for:</p> <p><input type="checkbox"/> Warehousing</p> <p><input type="checkbox"/> Manufacturing</p> <p><input type="checkbox"/> Office</p> <p><input type="checkbox"/> Retail</p> <p><input type="checkbox"/> Service (specify)</p> <p><input checked="" type="checkbox"/> Other (specify) Art, Recreation, Community Events</p> <p><input type="checkbox"/> Residential</p> | |

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| <p>n. What is the proposed U.B.C. construction type?</p> <p>The multi-use building and restroom will have rigid timber structural frame and the building class will be Type VB similar to the existing Haida House per the 2006 International Building Code.</p> <p>o. How many square feet are proposed (gross square footage including all floors, mezzanines, etc.)</p> <p>The Haida House is approximately 600 sf. The multi-use facility will be approximately 770 sf inside with a roof area of approximately 1,375 sf, which may be reduced during the detailed design process.</p> <p>p. How many square feet are available for future expansion (gross square footage including floors, mezzanines and additions).</p> <p>None anticipated.</p> <p>9. Housing</p> <p>a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.</p> <p>None</p> <p>b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.</p> <p>None</p> <p>c. Proposed measures to reduce or control housing impacts, if any:</p> <p>None needed</p> <p>10. Aesthetics</p> <p>a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?</p> <p>The Haida House will not change in height (it is a single story building). The multi-use building will be single-story with the roof ranging from 9 to 15 feet in height, depending on final roof design.</p> | |

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| <p>b. What views in the immediate vicinity would be altered or obstructed?</p> <p>None</p> <p>c. Proposed measures to reduce or control aesthetic impacts, if any:</p> <p>None needed. The goal of this project is to improve the overall aesthetics of the park. As discussed earlier, the project includes planting of native species at the gateway and around the buildings, as well as along the southern edge of the park.</p> <p>11. Light and Glare</p> <p>a. What type of light or glare will the proposal produce: What time of day or night would it mainly occur:</p> <p>The project will likely include some interior or and outdoor lighting installed at the buildings. Uplights may be installed along the Art Walk in the Woods and at the park gateways. Some security lighting will likely be installed at the Gathering Plaza.</p> <p>b. Could light or glare from the finished project be a safety hazard or interfere with views:</p> <p>No</p> <p>c. What existing off-site sources of light or glare may affect your proposal?</p> <p>None</p> <p>d. Proposed measures to reduce or control light and glare impacts, if any:</p> <p>Lighting will be limited to the interior of the park. Light fixtures that project light downward and/or glare shields will be used, as appropriate.</p> | |

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| <p>12. Recreation</p> <p>a. What designated and informal recreational opportunities are in the immediate vicinity?</p> <p>The Sammamish River Trail and Bear Creek Trail are designed for bicycles and pedestrians and borders the southern edge of the park. Continued, see Addendum to SEPA Checklist, attached.</p> <p>b. Would the proposed project displace any existing recreational uses? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If so, describe.</p> <p>No, the project will increase recreational opportunities by opening a park in the downtown area.</p> <p>c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:</p> <p>The Dudley Carter Park will provide numerous recreational opportunities, including an Artist-at-Work program, community events, story-telling circle, informal art play area, and picnicking for families, and a trail rest stop.</p> <p>13. Historic and Cultural Preservation</p> <p>a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.</p> <p>Yes, the Haida House is designated as a local landmark in the Redmond Heritage Resource Register. It was built in 1985 and is approximately 600 feet in size. It was built as a single-room studio with carved figures on the roof eaves and an iconic totem pole entry.</p> <p>b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.</p> <p>With the exception of the Haida House, none known.</p> <p>c. Proposed measures to reduce or control impacts, if any:</p> <p>It is not anticipated the cultural resources would be discovered as a result of construction of the park. However, should an inadvertent discovery occur, all construction will be halted immediately and the City of Redmond and the State Historic Preservation Office will be contacted.</p> | |

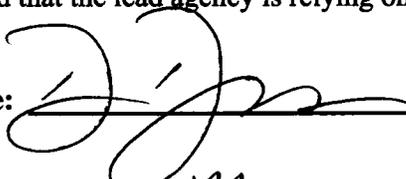
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| <p>14. Transportation</p> <p>a. Identify public streets and highways service the site, and describe proposed access to the existing street system. Show on site plans, if any.</p> <p>Vehicle access to the site is from 159th Place NE. Pedestrians and bicyclists can access the park from 159th Place NE, from Leary Way NE, or from the Sammamish River Trail.</p> <p>b. Is site currently served by public transit? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If not, what is the approximate distance to the nearest transit stop.</p> <p>Public transit does not serve the park itself, however Route 291 has a loop from the downtown core that goes within 2-3 blocks of the park. Multiple transit routes serving the downtown are 10-15 blocks away. The future East Link light rail station will be two blocks from the park.</p> <p>c. How many parking spaces would the completed project have? How many would the project eliminate?</p> <p>The completed project will add five or more public on-street parallel parking place by widening 159th Place NE. The project will also provide one on-site parking space for artist parking. The project will not eliminate any parking spaces.</p> <p>d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).</p> <p>The project will entail frontage improvements on 159th Place NE (a public street) to widen the road, include on-street parallel parking, and reroute the sidewalks around the parking. Improvements on the site itself will include maintenance access and on-site artist parking on the north side of the multi-use building accessed from 159th Place NE.</p> <p>e. How many weekday vehicular trips (one way) per day would be generated by the completed project? <u>est 5-20/day</u></p> <p>If known, indicate when peak volumes would occur. _____ - <u>2-3 pm</u> a.m. & - <u>5-7</u> p.m. How many of these trips occur in the a.m. peak hours? <u>5-10</u> How many of these trips occur in the p.m. peak hours? <u>5-10</u></p> <p>The park is a small downtown park, intended to be used primarily by pedestrians and bicyclists on the weekends. It is estimated that 5-20 of the park visitors will access the park by vehicle per day. Parking will be provided for 4-5 vehicles on-street. Signage will provide restrictions for park users and give a limit to hours of parking. More users are anticipated for special, community, and art events, in which case special arrangements will be made for parking at nearby locations.</p> | |

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| <p>f. Proposed measures to reduce or control transportation impacts, if any.</p> <p>The park is a small neighborhood designed to be accessed primarily by pedestrians and bicyclists, thereby reducing transportation impacts. Most programming will be designed to occur from late morning to early evening, reducing potential impacts on peak traffic hours. Improving 159th Place NE will provide some on-street parking.</p> <p>15. Public Services</p> <p>a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No. If so, generally describe.</p> <p>The only public services needed at the park will be police and fire protection. These needs are minimal due to the small size of the park and are already provided by the City of Redmond.</p> <p>b. Proposed measures to reduce or control direct impacts on public services, if any.</p> <p>None needed.</p> <p>16. Utilities</p> <p>a. Select utilities currently available at the site:</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Electricity <input checked="" type="checkbox"/> Natural gas <input checked="" type="checkbox"/> Water <input checked="" type="checkbox"/> Refuse service <input checked="" type="checkbox"/> Telephone <input type="checkbox"/> Sanitary Sewer <input checked="" type="checkbox"/> Septic System <input type="checkbox"/> Other | |

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| <p>b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.</p> <p>The project will use the following utilities: electricity, natural gas, telephone, cable TV, water, and sewer. To provide for these services will include: Undergrounding power, telephone and cable services; extend natural gas from 159th Place NE; extend or replace existing water service; extend new side sewer from 8" main in 159th Place NE or from 15" main in the trail.</p> | |

C. SIGNATURE

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature:  Douglass Consulting

Date Submitted: May 11, 2010

Relationship to signer to project: Environmental Consultant

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| <p>D. <u>SUPPLEMENTAL SHEET FOR NON-PROJECT ACTIONS</u></p> <p><i>(DO NOT USE THIS SHEET FOR PROJECT ACTIONS)</i></p> <p>Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.</p> <p>When answering these questions, be aware of the extent the proposal or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.</p> <ol style="list-style-type: none"> 1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise: <p>Proposed measures to avoid or reduce such increases are:</p> <ol style="list-style-type: none"> 2. How would the proposal be likely to affect plants, animals, fish, or marine life? <p>Proposed measures to protect or conserve plants, animals, fish or marine life are:</p> <ol style="list-style-type: none"> 3. How would the proposal be likely to deplete energy or natural resources? | |

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| <p>Proposed measures to protect or conserve energy and natural resources are:</p> <p>4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands:</p> <p>Proposed measures to protect such resources or to avoid or reduce impacts are:</p> <p>5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?</p> <p>Proposed measures to avoid or reduce shoreline and land use impacts are:</p> <p>6. How would the proposal be likely to increase transportation or public services and utilities?</p> <p>Proposed measures to reduce or respond to such demand(s) are:</p> | |

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|---|---------------------------------------|
| 7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment. | |

ADDENDUM FOR DUDLEY CARTER PARK SEPA CHECKLIST

This Addendum contains additional information for questions on the City of Redmond SEPA Checklist, prepared for Dudley Carter Park, dated April 16th, 2010.

9. Environmental Information, continued

Anticipated Reports/Studies:

1. Geotechnical Phase 1 Report
2. Stormwater Pollution Prevention Plan (SWPPP)
3. Preliminary Engineering Report
4. Topographic Survey

12. Project Description, continued

11. Preserve as many of the trees on the property as is feasible. Plant native species to accentuate the gateways into the park and around the new multi-use building.
12. Provide on-site parking for the artist and 4-5 new on-street parking spaces.
13. Provide storm water treatment for impervious surfaces at park.
14. Extend utilities into the park, including electricity, natural gas, sewer, etc.

3. Water

a. Surface Water, continued

Several park elements lie within the 200-foot shoreline buffer. The new paths and lawn picnic, the art and play area are located within the 200-foot buffer. The fire pit and a small portion of the gathering plaza are located in the outer 50 feet of the 200-foot buffer. The

No filling or dredging will occur within the OHWM of the Sammamish River. No other surface waters were identified onsite.

3.c. Water Runoff (including storm water)

1. Sources of runoff; where water flows; and will this water flow into other waters:

The storm water will be collected on-site through catch basins and will either flow into the City storm water system or into an on-site storm water treatment system. How the on-site storm water is treated will be determined during the Preliminary Engineering Report. The storm water will not be released into any other waters.

12. Recreation, continued

This trail is a regional trail that connects the Dudley Carter park to nearby parks and green space. These trails are regional trails that connect the Dudley Carter Park to nearby parks and green space, including Luke McRedmond Park, Redmond Town Center Open Space, and Marymoor Park. In addition, Dudley Carter Park is located across the street from the Heron Rookery.



LEGEND:

BUILDING ZONE

- A. Art walk (Through the woods)
- B. Haida House (Restoration)
- C. Spectator plaza
75-100 people
- Dudley Carter wavy pattern motif
- Seating and planters
- D. Multi-purpose facility
- Artist-at-work studio
- Event space
- Storage and utilities
- Fireplace
- Restroom (1 Uni-sex room)
- Artist parking
- E. On-street parking
- New sidewalk
- F. Gateway

CENTRAL GATHERING SPACE ZONE

- G. Story circle
- 25 people
- Fire ring
- H. Japanese maple (existing)
- I. Picnic area
- Lawn and meadow
- J. Bike parking
- K. Gateway
- L. Art and play area
- Tactile, child-oriented art
- Lawn and meadow

M. Shoreline restoration



Scale: 1" = 20'
0' 20' 40'

**DUDLEY CARTER PARK -- FINAL MASTER PLAN
CITY OF REDMOND**

IN ASSOCIATION WITH
MAKERS ARCHITECTURE + URBAN DESIGN
DAVIDO CONSULTING GROUP, INC.
DOUGLASS CONSULTING

April 19, 2010

