

E.J. NIST FAMILY PARK MASTER PLAN REPORT

City of Normandy Park, Washington



PREPARED BY WORTHY AND ASSOCIATES, LLC

ADOPTED APRIL 11, 2006



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City of Normandy Park

FOREWARD

This space is to be used for quotes and text to be determined at a later time.



E.J. NIST FAMILY PARK MASTER PLAN REPORT

City of Normandy Park

ACKNOWLEDGEMENTS

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Recreational Coordinator

Karen McAllister-Wagner

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Karl Franta

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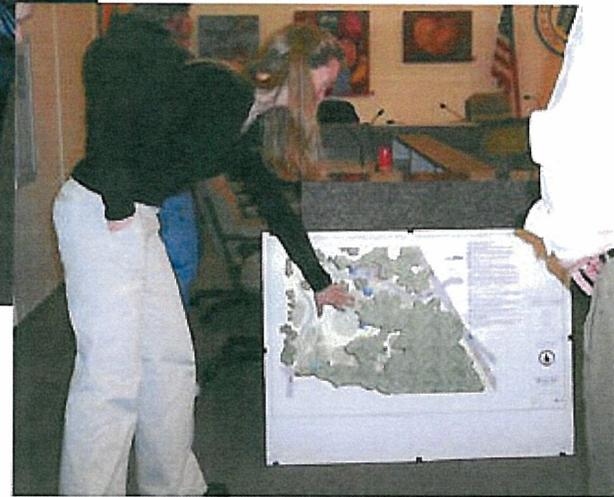
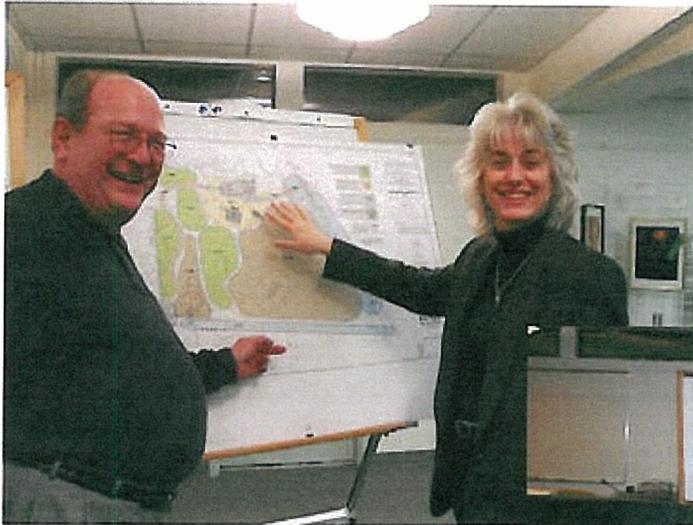
Eric Gold, ASLA, Landscape Architect

Elise Worthy, Planner

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WORKSHOP PHOTOS



SITE DESCRIPTION AND LOCATION

The 5.6 acre site is located at 242 SW Normandy Road at the intersections of 3rd Place SW and 4th Avenue SW. It is bounded by Normandy Road to the South and the undeveloped 4th Avenue SW Right of Way to the west.

The park will provide a range of outdoor recreational opportunities to meet local neighborhood and city-wide demands. Planned long-term site enhancements will create a sustainable resource which will serve the City of Normandy Park in a multitude of ways from interpretational and educational activities near the forest and wetland to use as a community-enhancing gathering and recreation space in the meadows, play areas, and shelters.

The following pages include an aerial photograph and site analysis of this unique property.

Included also are plan views describing the site features and opportunities and constraints to potential development. Because a significant amount of the site is heavily wooded and wetlands are present, there are unique opportunities for native habitat enhancement, conservation, interpretive displays, stewardship, volunteerism, and education.

Additionally, the slope of the site poses limitations for active development of the park. Because of Normandy Park's commitment to accessibility for citizens of all mobility levels, specific locations at the picnic shelter, restroom, parking area, and playground have been planned for full ADA access.

AERIAL VIEW



SPATIAL ANALYSIS

The property consists of a number of area types which constrain the development and enhancement of the park. The total site area, including adjacent rights-of-way is 244,500 square feet (5.6 acres).

Unobstructed Cleared Area: The site contains 37,000 square feet (.87 acres) of unobstructed cleared area, approximately 15% of the site. These areas are sloped and could be used for an open play meadow and picnicking.

Existing Improved Area: The site contains 28,500 square feet (.65 acres) of existing paving, structures, and other improved area, totaling approximately 11% of the site. These areas are appropriate for new improvements requiring ADA access, such as on-site parking, restrooms, children's play area, picnic shelters, etc.

Public Rights-of-Way: The site contains 43,000 square feet (1.0 acres) of contiguous public rights-of-way, approximately 18% of the site. These areas will be used for pedestrian circulation, vehicular access (user, maintenance, security, and emergency) and on-street parking.

Ecologically Constrained and/or Regulated Areas: The site contains 101,000 square feet (2.3 acres) of ecologically constrained and/or regulated areas, approximately 41% of the site. These areas are appropriate for passive open space, trails, education areas, natural buffers, and volunteerism areas.

All Other Areas: The site contains approximately 35,000 square feet (.8 acres) of other areas, approximately 15% of the site. These areas include spaces between different use zone types and buffer zones between proposed conflicting uses.

EXISTING CONDITIONS / ENVIRONMENTAL ELEMENTS

The following is a summary of the existing conditions and environmental elements associated with implementing the Master Plan.

Earth: The site has limited flat areas with less than 5% slope. Dominant topography is 10% to 20% with some slopes over 30% steep. Approximately 11% (28,500 of the total 244,500 square feet) is currently covered with impervious surfaces; these include existing structures and paved areas.

Water: The park site includes two small wetlands totaling 1175 square feet and designs will integrate surface storm water with existing wetlands, buffers, grassed swales, and natural systems using low impact development.

Plants: The site has deciduous trees, evergreen trees, shrubs, grass, wet soil plants, and other types of vegetation. Dense thickets of invasive species Himalayan Blackberry and English Ivy should be removed and replanted with more desirable native shrub species to enhance the wildlife habitat. No threatened or endangered plant species are known to be on or near the site. The two small wetland areas will be preserved. In the wetland and proposed buffer areas, native shrub species will replace non-native invasive species such as reed canary grass and Himalayan blackberries.

Animals: No threatened or endangered species are known to be on or near the site. Songbirds and other birds are present and the site is located in the Pacific Flyway migration route. The Pacific Flyway ranges from the tundra of Alaska and Canada to the Gulf of California, as far west as Hawaii, and as far east as the Rocky Mountain Range. Preservation of the two wetland and buffer areas is proposed. A portion of the degraded emergent wetland and buffer areas are proposed to be enhanced by removing invasive grass species and planting native shrubs such as wild roses, willows, vine maple, salmonberry, red osier dogwood, and elderberry which offer food and habitat for songbirds.

Energy and Natural Resources: Electric power will be used for minor needs. This project will not affect solar energy needs by adjacent properties. A single story restroom is proposed in late-phase construction in existing paved footprint. No energy conservation features are proposed and no energy impacts are anticipated.

Environmental Health: No toxic chemicals or hazardous waste will occur as a result of this proposal. No special emergency services are required. No environmental health hazards are anticipated. The project should be monitored during construction by the project landscape architect and civil engineer.

Noise: Residential noise and related urban automobile traffic noise exist in the area but are not expected to affect this project. Short-term noise would consist of operating construction machinery during daylight hours. Long-term noise is expected from park use, but hours of opening and placement of activities will limit noise disturbance to neighbors.

Land and Shoreline Use: The current zoning classification for the site is for residential use, which accounts for City parks. The site has been designated as an environmentally sensitive area because of the wetlands. The City created a Six-Year Parks Improvement Plan in 2003, which named this site for development.

Aesthetics: Due to the nature of the proposed low-impact design, aesthetics of the property will not be greatly affected. Removal of the Nist residence will positively impact the view of the park and surrounding environment.

Light and Glare: No light or glare will occur from the proposed project. The proposed measure is to have limited security lighting.

Recreation: The project proposal will have an open meadow, covered and open picnic areas, trails and paths, habitat interpretation, wildlife viewing, and a children's play area when completed. Recreational opportunities will be increased with this project. The project will fulfill a recreational need for informal, passive recreation and play space for a range of ages in the neighborhood.

Historic and Cultural Preservation: The Nist family story is of significance and will be interpreted in a storyboard display as historically and culturally significant. If any additional evidence of historic, archaeological, scientific, or cultural importance is found during construction, construction would immediately stop and the Washington State Office of Archeology and Historic Preservation would be notified.

Transportation: The site is bordered by Normandy Road to the south. One van-accessible ADA parking stall and 5 standard parking stalls are proposed on-site.

WETLAND SITES AND REGULATIONS

The National Wetland Inventory does not identify wetlands on the site; however, two small wetlands have been designated on the site per the *Washington State Department of Ecology Wetland Delineation Manual* (Washington State Department of Ecology, 1997) by Adolfson Associates, Inc.

Wetland A: Wetland A is a very small emergent wetland located within the forested area and is approximately 500 square feet (.01 acres) in size. The wetland and buffer have not been disturbed by current land uses. Vegetation is fairly dense in both the wetland and the buffer. Wetland A's dominant plant species include Salmonberry (*Rubus spectabilis*) and Lady Fern (*Athyrium filix-femina*).



Wetland A

Wetland B: Wetland B is located north of Wetland A in a mown pasture area at a topographic low spot. Wetland B is palustrine emergent and is approximately 675 square feet (.02 acres) in size. The wetland and buffer have been disturbed due to current land uses. Wetland B's dominant plant species are Creeping Buttercup (*Ranunculus repens*) and mown Grasses (*Agrostis* spp.).



Wetland B

Regulations: Both of the wetlands are classified as "Important Wetlands" by Normandy Park Municipal Code 13.16.030. "Important Wetlands" require a standard buffer width of 35 feet.

WETLAND ENHANCEMENT

Wetlands are an asset to the community because of the benefits that they provide.

- They serve as natural filters which purify groundwater and remove pollutants and excess sediment.
- They are a natural alternative to expensive engineered water retention areas.
- Wetlands are habitat for many local species and provide food, shelter, and nesting areas.

The two wetlands on the property are non-tidal freshwater emergent wetlands, which, when undisturbed, are dominated by trees (forested Wetland A), grasses, sedges, and other non-woody plants. The wetlands on the site, particularly disturbed Wetland B, can be enhanced through reintroduction of native species.

Non-native invasive species including Himalayan Blackberry (*Rubus discolor*) and English Ivy (*Hedera helix*) have been outcompeting the native species and crowding them out. The emergent and forested wetlands when restored, balanced, healthy, and established will have less of these non-native weedy plant types. New shrubs may be drawn from the following list depending on the soil moisture (hydrology):

- | | | | |
|---------------------|------------------------------|---------------------|---------------------------|
| • Black hawthorn | <i>Crataegus douglasii</i> | • Red-osier dogwood | <i>Cornus stolonifera</i> |
| • Clustered rose | <i>Rosa pisocarpa</i> | • Salmonberry | <i>Rubus spectabilis</i> |
| • Douglas' spiraea | <i>Spiraea douglasii</i> | • Scouler's willow | <i>Salix scouleriana</i> |
| • Pacific nine bark | <i>Physocarpus capitatus</i> | • Sitka willow | <i>Salix sitchensis</i> |
| • Pacific willow | <i>Salix lasiandra</i> | • Vine maple | <i>Acer circinatum</i> |

Enhancement of Wetland B should include reintroduction of native rushes, sedges, and grasses, which will dramatically improve the value and function of the existing damaged wetland. These enhancements will include establishing small native emergent plants at the edges, including:

- | | | | |
|-------------|-----------------------|----------------|----------------------|
| • Soft rush | <i>Juncus effusus</i> | • Slough sedge | <i>Carex obnupta</i> |
|-------------|-----------------------|----------------|----------------------|

NATIVE SPECIES REINTRODUCTION

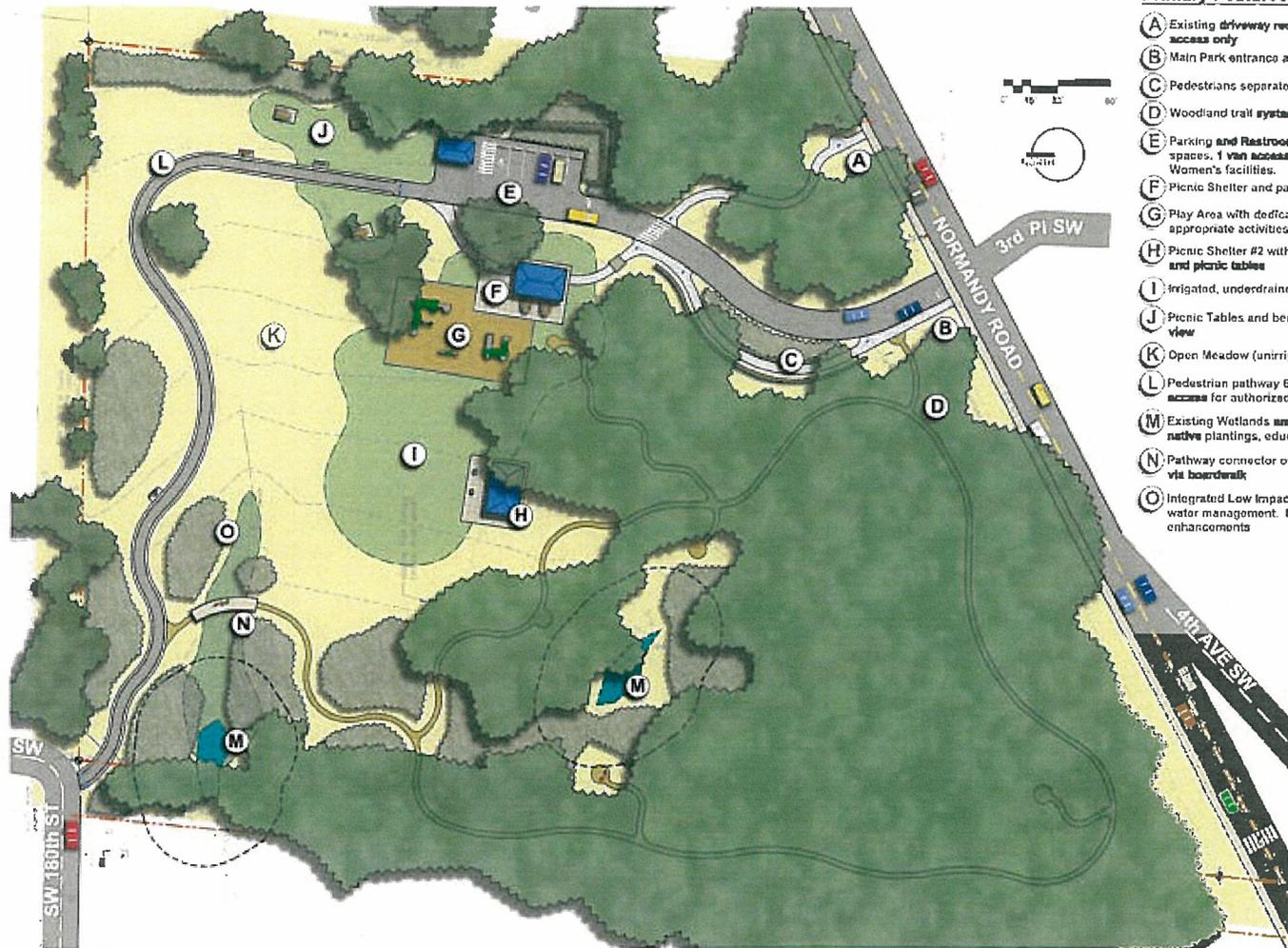
Why plant native?

- Native plants have adapted in our region for thousands of years and are the best suited plants for our weather and soil conditions.
- Native plants are the best habitat for animals of the northwest. They provide food, shelter, and nesting area for birds, amphibians, and mammals of our bioregion.
- Native plants prevent erosion by gripping the soil with their roots. They also filter pollution and make groundwater cleaner. Both of these features keep pollution and excess sediment from ending up in our waterways, which helps salmon.
- After they're established, native plants require little attention and less watering than non-natives.
- Some non-native species (called "invasive species") are incredibly aggressive and threaten biodiversity by killing other plants. For example, English Ivy is prolific and spreads easily; so much so that it can climb trees and kill them as well as block out and strangle many other low-lying plants. Other invasive species include the Himalayan Blackberry, English Holly, and Scot's Broom.

NIST RESIDENCE

The Nist Residence was reviewed on October 21, 2005 by Lottie Eskilsson of Eskilsson Architecture. The residence, which was constructed in 1947, is not historically or architecturally significant. The residence is not ADA accessible for a number of reasons, including the steep access to the house, the unsuitable entrance, and one of the restrooms, which is not suitable for retrofitting for ADA accessibility. Additionally, the flooring materials, adhesives, and "popcorn" ceiling type are likely to contain asbestos. There appears to be some electrical and plumbing problems. If the building were to be modified for public use, a change of occupancy would be required as well as improvements to meet building, accessibility, and energy codes. The total cost of upgrading the building for public use is likely to be somewhere between \$110,000 and \$170,000 dollars. Cost of demolition of the residence would be approximately \$20,000, with an additional \$8,000 for demolition, removal, and site restoration of the foundation and stairway.

The location is awkward and obstructs the park view. The costs to upgrade the house are prohibitively expensive and will negatively impact the development of the park. If there is need for a structure, it could be erected in a more suitable location, be designed for planned activity, and be much less expensive than upgrades to the existing structure.



Primary Features:

- (A) Existing driveway reconfigured to pedestrian access only
- (B) Main Park entrance aligned with 3rd Place SW
- (C) Pedestrians separated from vehicle access
- (D) Woodland trail system
- (E) Parking and Restrooms; 8 standard parking spaces, 1 van accessible. Separate Men's and Women's facilities.
- (F) Picnic Shelter and patio associated with play area
- (G) Play Area with dedicated, properly separated age appropriate activities (3500sf shown)
- (H) Picnic Shelter #2 with small patio, barbecue grills, and picnic tables
- (I) Irrigated, underdrained play lawn
- (J) Picnic Tables and benches, strategically located for view
- (K) Open Meadow (unirrigated lawn)
- (L) Pedestrian pathway 6' wide plus shoulders (also access for authorized vehicles)
- (M) Existing Wetlands and buffers enhanced with native plantings, educational signage
- (N) Pathway connector over existing "natural" drainage via boardwalk
- (O) Integrated Low Impact Development model surface water management, habitat and vegetation enhancements



NO. REVISION DATE BY

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 REGISTERED
 LANDSCAPE ARCHITECT

STEPHEN GEORGE WORTHY
 LICENSE No. 232

City of Normandy Park
 801 SW 17th Street
 Normandy Park, WA 98160-2611



PROJECT

**EJ Niet Family Park
 Master Plan**

242 Normandy Road
 Normandy Park, WA

SHEET TITLE

DRAFT MASTER PLAN

SCALE 1"=30'-0"
 DESIGNED BY EG
 DRAWING BY EG
 CHECKED BY SW
 DATE 3-16-08
 PLOT# 01-11

SHEET NO.
MP 3.1

1 of 1

3-PHASE IMPLEMENTATION COST OPINION

Phased Approach to Implementation

Completing the development of the E. J. Nist Family Park will require a sizeable financial investment. Normally, identifying funding for such a project requires considerable time and effort, which rarely results in an opportunity for a single construction phase. In acknowledgement of this fact, the following phased approach to implementation is offered. The cost opinions that follow describe three possible phases; each provides an improved level of access, safety, recreational opportunity, and environmental benefit to the public. Each phase also includes significant opportunities for community volunteerism and stewardship, from participation in play area design workshops to trail construction and maintenance, invasive plant removal, and native planting work parties.

Phase 1 - "Site Preparation and Picnic Shelter"

Demolition (house, shed, well, and carport), utilities (water, sewer, and power), rough grading, road and pathway improvements except asphalt paving, meadow soil improvements and reseeding, installation of shelter #1, temporary restriping of parking lot, and invasive plant removal.

ITEM	UNIT	QUANTITY	UNIT PRICE	TOTAL
Contractor Mobilization and Site Preparation	LS	1	30,000.00	30,000.00
Demolition; House, Carport, Shed, and Well	LS	1	50,000.00	50,000.00
Utilities; Water, Sewer, Power	LS	1	80,000.00	80,000.00
Clearing and Grubbing	SF	22,500	0.75	16,875.00
Rough Grading, Entry Road, and Upper Play Area	SF	42,560	0.33	14,044.80
Paving; Crushed Rock Paths and Shoulders	SF	3,255	4.00	13,020.00
Shelter 1, 18x28	LS	1	100,000.00	100,000.00
Meadow Soil Preparation, Seeding, and Establishment	SF	57,250	0.65	37,212.50
Invasive Plant Removal (Oversight and Disposal only)	LS	1	5,000.00	5,000.00

Subtotal: \$346,152.30
 Design Contingency @ 15%: \$51,922.85
 Design Administration @ 20%: \$69,230.46
 Taxes and Permitting @ 10%: \$34,615.23

Phase 1 Anticipated Development Cost: \$501,920.84

All items are shown as a probable cost opinion for 2006 and are not a guarantee of actual cost. Worthy and Associates may not be held responsible for discrepancies between estimated costs and actual constructed costs.

Phase 2 - "Park Expansion"

Complete construction of play area including all equipment, safety surfacing, and patio at shelter #1. Construction of play lawn including drainage and irrigation, site furnishing throughout, asphalt paving of roadway and paths, pavement markings and regulatory signage, security lighting, and invasive plant removal.

ITEM	UNIT	QUANTITY	UNIT PRICE	TOTAL
Contractor Mobilization and Site Preparation	LS	1	32,500.00	32,500.00
Rough Grading	SF	33,250	0.40	13,300.00
Paving; Traffic Rated Asphalt, and Pavement Marking	SF	12,450	5.25	65,362.50
Paving; Pedestrian Concrete	SF	2,225	6.00	13,350.00
Concrete Curbs (Play Area)	SF	400	22.50	9,000.00
Landscape Walls (Play Area and Paths)	SF	225	65.00	14,625.00
Play Equipment and Safety Surfacing	LS	1	150,000.00	150,000.00
Site Furnishings	LS	1	22,500.00	22,500.00
Invasive Plant Removal (Oversight and Disposal only)	LS	1	5,000.00	5,000.00
Irrigation, Fully Automatic, Lawn only	LS	1	32,500.00	32,500.00
Site Lighting, Security	LS	1	7,500.00	7,500.00

Subtotal: \$405,637.50
 Design Contingency @ 15%: \$60,845.63
 Design Administration @ 20%: \$81,127.50
 Taxes and Permitting @ 10%: \$40,563.75

Phase 1 Anticipated Development Cost: \$588,174.38

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Phase 3 - "Park Completion"

Installation of shelter #2, restrooms, landscape plantings, trail improvements, environmental education components and interpretive signage, and wetland and buffer vegetation enhancement.

ITEM	UNIT	QUANTITY	UNIT PRICE	TOTAL
Contractor Mobilization and Site Preparation	LS	1	32,500.00	32,500.00
Rough Grading	SF	22,250	0.30	6,675.00
Shelter 2, 18x28	LS	1	100,000.00	100,000.00
ADA Restrooms	LS	1	250,000.00	250,000.00
Landscape Plantings (Parking, Entry, etc.)	LS	1	17,500.00	17,500.00
Interpretive and Regulatory Signage	LS	1	15,000.00	15,000.00
Trail Construction and Improvements	LS	1	20,000.00	20,000.00
Invasive Plant Removal (Oversight and Disposal)	LS	1	5,000.00	5,000.00
Native Revegetation	LS	1	200,000.00	20,000.00

Subtotal: \$466,675.00
 Design Contingency @ 15%: \$70,001.25
 Design Administration @ 20%: \$93,335.00
 Taxes and Permitting @ 10%: \$46,667.50

Phase 1 Anticipated Development Cost: \$676,678.75

All items are shown as a probable cost opinion for 2006 and are not a guarantee of actual cost. Worthy and Associates may not be held responsible for discrepancies between estimated costs and actual constructed costs.

PARK DEVELOPMENT PROCESS

E.J. Nist Family Park is named in honor of Emmett Nist, who bequeathed the property to the City of Normandy Park for use as a park. In 2001, the city accepted the property and began the planning phase for the enhancement of the natural beauty of the site. The site was included in Normandy Park's *Six-Year Parks Improvement Plan*, which was adopted by the city council on March 25, 2003. An Ad-Hoc Committee was appointed to make recommendations and prepare a preliminary report for the use of the Nist property and the report was delivered on September 17, 2003. The City contracted with Worthy and Associates in 2005 to develop the Master Plan and serve as facilitators for the planning process and planning began in October of that year.

A summary of key events in the planning and public review process is listed as follows:

- November 8, 2005:** The wetland delineation report for the property was completed by Adolfsen Associates, Inc., which identified two small wetlands on the site.
- December 15, 2005:** The report on the Nist Residence was completed by Eskilsson Architecture, which deemed the house unsuitable for upgrades and repair necessary to comply with code.
- January 18, 2006:** The first of three public meetings was held; Worthy and Associates gathered input from the community and background information was presented.
- February 15, 2006:** The second public meeting was held; Worthy and Associates presented possible alternatives for the Master Plan. Community members gave feedback based on the alternatives.
- March 1, 2006:** The Park Board met to consider community input, accessibility requirements, and needs of the City and assembled a preferred alternative.
- March 15, 2006:** The final community meeting took place and the preferred alternative, 3.1, was presented and unanimously approved by the Park Board and all attending members from the Nist Park Citizens Ad Hoc Committee.

2003 SIX YEAR PARKS IMPROVEMENT PLAN

The Nist Family Park Master Plan was designed keeping the goals and objectives of the entirety of the City of Normandy Park as top priority. Based on the 2003 Six Year Parks Improvement Plan, the Master Plan of Nist Park directly addresses:

- **Objective 2:** Enhance and maintain existing parks to provide a greater level of public enjoyment.
 - **Policy 2.1:** Park design shall be compliant with the Americans with Disabilities Act (ADA).
 - **Policy 2.2:** Restrooms and other convenience features shall be incorporated in to the design and development of "destination parks."
 - **Policy 2.3:** High priority of funding shall be accorded projects that incorporate walking trails or eliminate a safety hazard.
 - **Policy 2.4:** The cost of operation and maintenance shall be considered when enhancing parks.
 - **Policy 2.6:** Utilize supervised volunteers whenever appropriate.
- **Objective 3:** Open undeveloped parks in a safe, timely, and fiscally responsible manner.
 - **Policy 3.3:** Operation and maintenance costs associated with the opening of new parks shall be considered during project design and the annual budget process.
 - **Policy 3.4:** Utilize supervised volunteers whenever appropriate.
- **Objective 4:** Park design shall protect and improve the functions of the natural environment and strike a balance between public use and preservation.
 - **Policy 4.1:** Park design shall incorporate features that enhance the existing environment and educate users of the presence and functions of environmental amenities.
 - **Policy 4.2:** Development and maintenance of parklands shall utilize eco-friendly methods and products.
 - **Policy 4.3:** Park development and management shall, where appropriate, incorporate natural resource conservation, restoration, and preservation.