RESOLUTION R-4570

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KIRKLAND ADOPTING A MASTER PLAN FOR JUANITA BEACH PARK.

WHEREAS, the City of Kirkland is interested in creating a diverse system of parks, recreational facilities, and open spaces that is attractive, safe, functional, and available to all segments of the population; and

WHEREAS, the City Council passed Ordinance 3852 on August 6, 2002 which in part provides for the review and approval of park master plans; and

WHEREAS, the Park Board and Department of Parks and Community Services organized and completed an extensive planning process to create a vision for the future of Juanita Beach Park, involving important stakeholders and interested citizens; and

WHEREAS, the Department of Parks and Community Services has completed the Juanita Beach Park Master Plan; and

WHEREAS, pursuant to public notice, the Park Board on October 18, 2005 conducted a public hearing for the purposes of soliciting public comment on the Juanita Beach Park Master Plan; and

WHEREAS, the City Council has received from the Park Board a written report and recommendation on a proposed Juanita Beach Park Master Plan; and

WHEREAS, in regular public meeting the City Council considered the written report and recommendation of the Park Board.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Kirkland adopts the Juanita Beach Park Master Plan recommended by the Park Board and set forth in Exhibit A to this Resolution.

PASSED by majority vote of the Kirkland City Council on the 16th day of May, 2006.

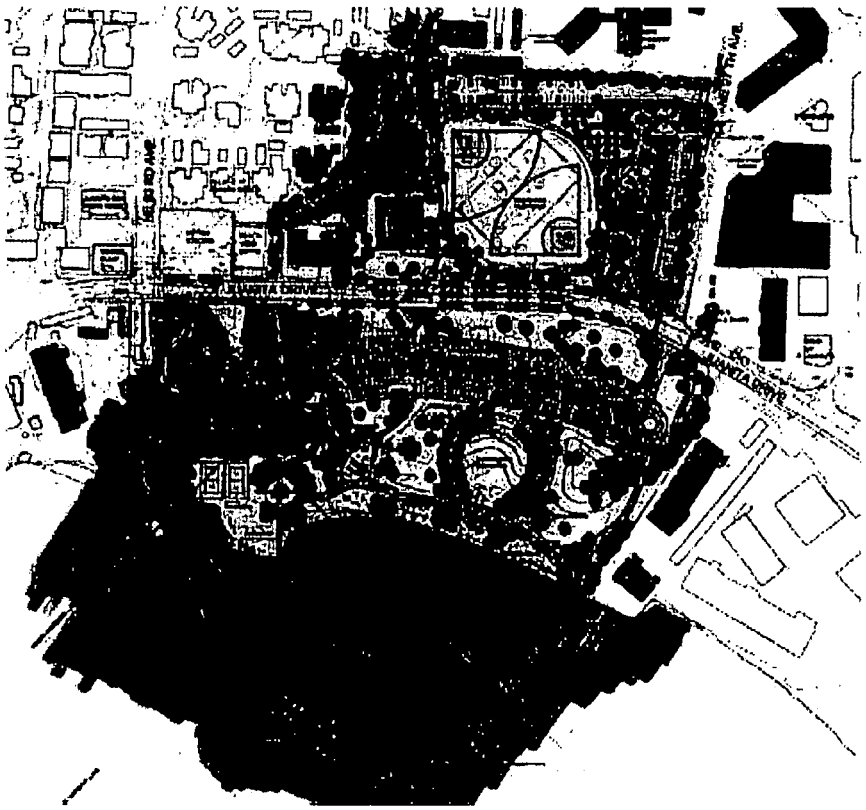
SIGNED in authentication thereof on the 16th day of May, 2006.

Mayor

ATTEST:

City Clerk

EXHIBIT A



Juanita Beach Park
Master Plan Report

May 1, 2006

Prepared for
City of Kirkland Parks and Community Services

Prepared by
J.A. Brennan Associates, PLLC

In Association with
J.T. Atkins & Company PC
Makers Architecture + Urban Design
Douglass Consulting
TetraTech Inc.
Property Counselors
Landau Associates

ACKNOWLEDGEMENTS

This report represents a collaborative process between the citizens of Kirkland, City of Kirkland Parks and Community Services staff, and various public agencies and/or organizations. By taking the time to participate in public meetings, review documents, and share ideas, the following individuals assisted in insuring the success of this Master Plan effort.

City Council
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Nona Ganz
Jessica Greenway
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Dave Russell
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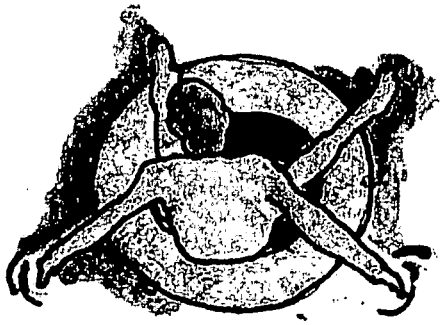
Megan Hershberger, *Avalon Bay – Juanita Village*
Merrily Dicks, *Kirkland Heritage Society & Cultural Council*
Kate Krafft, *King County Landmark Commission*
Kathryn Emtman, *Park Neighbor*
Dan Hughes, *Skateboard Advocate*



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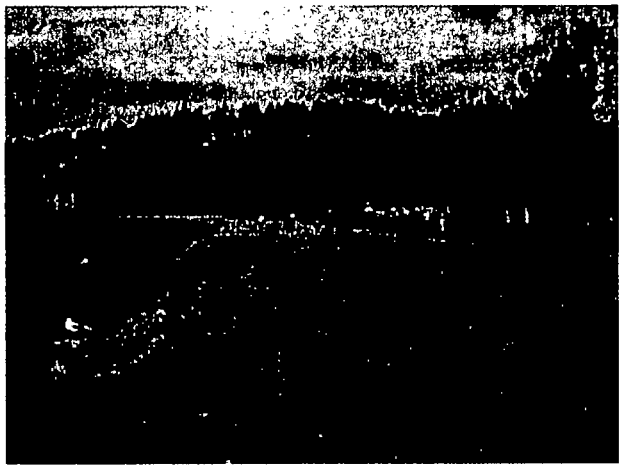
INTRODUCTION



Juanita Beach Park sits on the scenic shores of Lake Washington's Juanita Bay. The bisection of the park by NE Juanita Drive effectively creates two separate park sections, a northern section with active recreation features such as tennis courts and little league fields and a southern section with swimming beach, trails, and over-water pedestrian pier. Juanita Beach Park has a long history of attracting City of Kirkland residents and visitors to the park to enjoy its scenic swimming beach and other park amenities.

This report offers a master plan for revitalizing the much-loved and time-degraded park. New development in the area has resulted in an adjacent village core that will connect to the revitalized park. Park improvements will fulfill the growing community's need for appropriately programmed green and open space. The surrounding residential neighborhoods will be well served by new recreation amenities such as a skateboard park and the Community Commons area. The revitalized park will also attract visitors from throughout the region, as the park has one of best swimming and wading beaches on Lake Washington. Improvements to the shoreline and Juanita Creek will also protect and enhancement the natural environment of the park.

Purpose of the Juanita Beach Park Master Plan

When the City of Kirkland received ownership of Juanita Beach Park from King County in 2002, the City began improving park maintenance standards, as well as initiating the process of planning for future upgrades to the park.

Following a consultant selection process, the City of Kirkland Parks and Community Services hired J.A. Brennan Associates to help develop a Master Plan for the park in 2004. Park staff met with members of the design team and walked the site and discussed historic site uses, opportunities, and constraints. The consultant team began by accumulating background information about the site, revising the site topographic survey, researching regulatory aspects of the project, and gathering information about related projects such as the Juanita Village development.

Park facilities considered during the master planning phase include swimming, picnicking, sports fields and supporting facilities, such as: access and parking, lighting, storm water measures, concession, and restroom facilities. Other park uses considered were passive recreation, playgrounds, picnic areas, shelters, vehicular and pedestrian access and circulation, park maintenance areas, and natural enhancement areas.

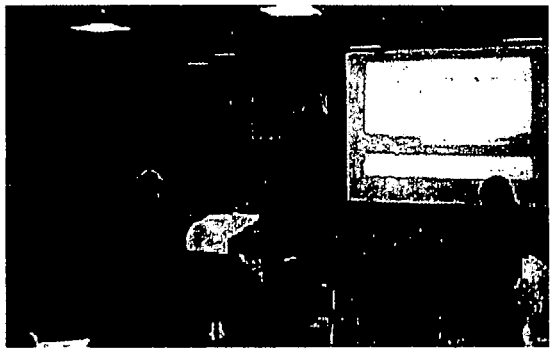
The primary objective of the Master Plan is to begin developing Juanita Beach Park into a community and regional park. Specifically, the master planning phase of the project is focused on the design of swimming beach and associated water quality improvements, Little League baseball fields, multi-use play field, related drainage, fencing, bleachers, walkways, parking, access drive, park signage, playground, picnic facilities, hand carry boat launch and rental facility, skate park, and other recreational amenities. Habitat restoration components of the project include vegetation restoration, and stream and lake buffer enhancements.

The City of Kirkland's Recreational Needs

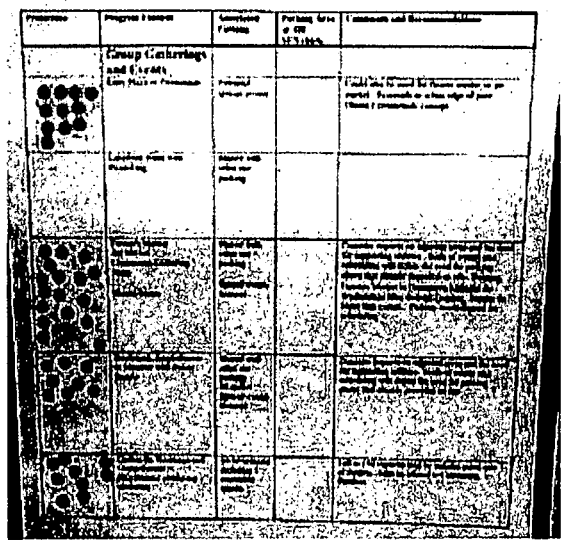
The Juanita Beach Park project will alleviate local and regional need for active recreation play areas that include Little League baseball fields, skateboard facilities, and volleyball courts. Redevelopment of existing recreation areas will provide state-of-the-art facilities that meet user expectations for modern park facilities. Modifications to the pedestrian pier structure and Juanita Creek will improve the quality of the swimming beach, an important focus of the revitalization project.

Design Process

The planning process involved synthesizing input from stakeholders, the public, and the City. An involved public process began with the formation of a Citizen Advisory Team that guided the process along. Members of the Citizen Advisory team represented the community as well as the Park Advisory Board and local sport groups. Six Citizen Advisory Team meetings were held. Four of the Citizen Advisory Team meetings were followed by public meetings, where concerns were heard and design ideas were discussed. An agency meeting with regulators was also held to understand regulatory issues impacting park development.



The City's Parks and Community Services Department issued press releases to inform the public about the project's progress and opportunities to become involved in the public process. The City's website also offered updated information about the project on a regular basis. By listening to the community and stakeholders, the team has identified program elements that represent the community's needs and worked with the City of Kirkland to develop an appropriate preferred Master Plan for the park. See Appendix for public meeting notes.



Public Meeting attendees were able to express opinions about various program elements during the design process.

The designers gained a thorough understanding of the site and its context in the community by reviewing extensive site data and the public's input from the first three public meetings, where community needs and desires and uses appropriate to the site were discussed. From this discussion two alternatives were developed. Input was then solicited from the City, the Park Board, and a draft master plan was developed taking elements from each of the alternatives.

Project Location and Site Description

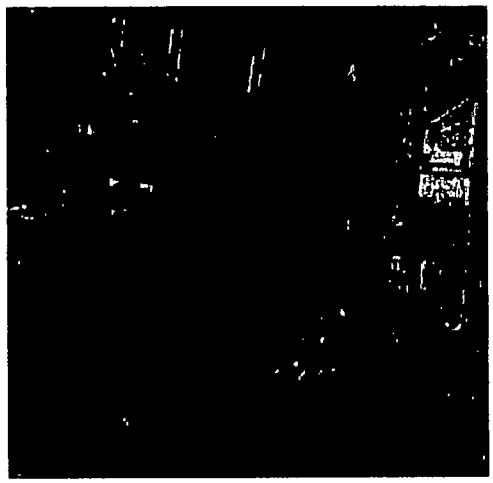
Juanita Beach Park is located in the Juanita neighborhood of the City of Kirkland, on Lake Washington's Juanita Bay. The park is bisected into southern and northern sections by NE Juanita Drive. The park's southern edge is bordered by 1,000 feet of Lake Washington shoreline, where a 1,350 foot long pedestrian pier extends 580 feet into Juanita Bay. The southern section of the park also includes the swimming beach, restroom, meadow areas, picnic areas, and Juanita Creek.

The northern park area includes tennis courts, ballfields, open play areas, the historic Forbes house, and Juanita Creek. King County transferred ownership of the 29.5 acre park to the City of Kirkland in 2002. On November 5, 2002 Kirkland voters voted for slight property tax increase to pay for maintenance and improvements at the park.

EXISTING CONDITIONS / SITE DATA AND ANALYSIS

Cultural Elements

Historic or Cultural Resources



- 1876 Juanita Beach property homesteaded by Dorr and Eliza Forbes
- Urania Dock – ferry Urania and Urania Club House (Scandinavian meeting place from Finn Hill) (west of Forbes property
- 1906 Forbes House/Juanita House: Two story wood frame house
- 1916 Construction of Lake WA Ship Canal caused Lake Washington to drop 8.8 feet, exposing vast expanse of fine white sand at Juanita. Sand shelf extended 500 ft. from shore, only 5 ft deep
- 1921 Forbes and Nelson constructed restrooms and 20x30 foot bath house and opened beach business for day use resort
- 1925 Forbes built open-air kitchen with tables, stove and hot water
- 1928 Forbes built a larger, two-story bath house with jukebox and dance floor, swimsuits for rent
- After WW II Juanita Beach lost its appeal, people went into mountains instead.
- 1957 King County bought the Shady Beach and Sandy Beach properties
- Forbes House/Juanita House: Two story wood frame house, 1906
- Community Landmark designation, City of Kirkland
- King County Parks used for interpretive program offices

Existing Structures

Structure and Location	Size	Description	Comment/Condition
Picnic Shelter #1*(SE):*	24'x38'	Open, wood, post and beam, flat-roofed shelter; not ADA accessible; 3-4 picnic tables, grill box, water and electricity. Reserve for up to 150 persons. Several outdoor grills nearby.	
Picnic Shelter #2 *(SW):*	20'x30'	Half open, wood, post and beam, gable-roofed shelter with 6 tables, nearby fire pit, water and electricity. Reserve for up to 150 persons.	(Preferred)
Bath House:		Built in 1965, CMU building: dressing rooms, restrooms and concession stand	
Parks Maintenance Shop	4,500 SF CMU building	Lacks adjacent supporting yard area and covered vehicle parking	Condition: good. Located within Juanita Creek buffer zone.
Restroom (North of Juanita Drive):	10'x32	Prefabricated' metal restroom building.	Condition: fair to poor.
Concession Stand and Storage shed			Condition: fair exterior condition
Pedestrian Pier/Breakwater		Built in early 1970's; horseshoe-shaped. Projects 580 feet into Juanita Bay from the shoreline. 1350 foot long pier of timber bents and pile caps	Every other plank was removed from the south sections of the pier, where

		which support a concrete deck, and a bent-to-bent wood vertical planking system on the inner and outer faces on the west and south legs of the pier.	greatest wave forces experienced. This modification reduced wave attenuation, but also silted in the diving area. Diving platform. "Juanita Beach Pier Inspection and Condition Report", April 1999, Summit Technology Consulting Engineers, Inc., P.S.
Pedestrian Bridge		Provides access to Picnic Shelter #2 and a large scenic area with views of the Creek and Bay. Timber bridge and timber railings are in good condition. (not ADA accessible, because no ADA path on west side)	

Conclusion: Except for Forbes House, the pier, and the pedestrian bridge, site structures are in poor locations, poor conditions, and/or functionally inadequate.

Existing Recreational Features:

Structure and Location	Description	Comment/Condition
Two ball fields	Poor condition with short outfields (178 LF), inadequate fencing and rough turf. Ball field #1: outfield ranges from 146 LF to 154 LF. Neither field meets Little League standards for regulation play.	Both fields present a potential safety hazard for players, spectators, and other Park users due to location and size.
Tennis Courts	Fenced and lighted; Use: formal and informal games;	Not ADA accessible (no access path); good condition, but require resurfacing; Light glare and noise may disturb neighbors (Inn on the Park); located in the Juanita Creek Buffer zone
Sand Volleyball Courts		
Horse Shoe Pits		
Play Area		new
Swimming Area	Enclosed by pier/breakwater: +/- 190 M x 180 M area	

Land Use and Zoning

The following land uses and zoning regulations impact and/or surround the immediate area of the park:

- High-density multi-family zones: contain detached, attached or stacked dwelling units
- Apartments and Condos flank the southern portion of the park and the west and north sides of the northern portion f the Park.
- Commercial and business zoning: east of the northern portion (east of 97th Ave. NE)
- Spuds Restaurant
- German Retirement Village
- Chelsea at Juanita Village and Avalon Juanita Village east of park
- Proposed: Juanita Village 5, east of park

Paths/Pedestrian Circulation

Pedestrian circulation is an important element of a park's functionality in the community. Because the park is bisected by NE Juanita Drive, safe pedestrian connections are particularly important at Juanita Beach Park. Currently path and pedestrian circulation at the site includes the following elements:

- Sidewalks along NE Juanita Beach Drive
- Safe signalized pedestrian crossing at 97th Ave. NE
- Pedestrian links to surrounding apartments and condominiums
- Secondary pedestrian crossing south of tennis courts
- King County considered construction of a pedestrian underpass or overpass across Juanita Drive, but too expensive ($400,000 to $500,000)
- Two paved paths: One between the Maintenance Shop and western pier entrance (also maintenance vehicle route) intersects the bridge across Juanita Creek. The other path leads from the main parking lot to the bathhouse.
- Pedestrian path along southern boundary of south parking lot (too narrow for ADA), poor condition
- Pedestrian Pier
- Park is largely inaccessible to persons with disabilities due to the lack of ADA-compliant paths connecting facilities.

Traffic, Vehicular Circulation and Parking

The park is accessed by vehicle from NE Juanita Beach Drive, a two-lane road with five foot bike lanes in each direction, planted median and sidewalks or from 97th Avenue NE, also a two-lane road. Access to/from I-405 is 1¼ miles east of the Park on NE 116th St.

Entries: Main South Entry at 97th Ave NE and NE Juanita Drive (at traffic signal)
Main North Entry off 97th Ave NE to gravel parking lot (near intersection)
Second North Entry, off 97th Ave. NE to Forbes House loop driveway

Parking: South lot: approx. 200 Parking spaces
North lot: 50 Parking spaces (gravel)

Utilities

Water Supply Systems

- Water lines area located on east side of Park with connections to existing facilities.
- A water meter is located in southern portion of Park, serving both sides of the Park. (King County requested two meters be installed one in each side of the Park as part of the Juanita Drive Improvements Project.

Sanitary Sewer Systems

- Twin sanitary sewer force mains run south across Juanita Drive from the Metro Pump Station and then east along the south side of the Juanita Drive right-of-way.
- Additional lines and manholes: see plan
- Metro Pump Station – existing at NW corner of 93rd Ave. NE

- Juanita Bay Pump Station – new
- It is assumed that existing restrooms still utilize septic tanks.

Stormwater Systems

There are storm sewer lines and catch basins located in the southern portion of the Park. None are visible on the northern portion. Upgrades to the stormwater system will be required in the master plan to improve water quality.

Electricity and Telephone

- The Juanita Drive Improvement Project placed power lines and telephone lines underground along Juanita Drive.
- Services to the Forbes House are from sources along 97th Ave. NE

Natural Systems Elements

Lake Washington

This below memorandum summarizes Tetra Tech's review of sediment, hydrology, water quality and fisheries conditions at Juanita Beach Park and includes recommendations on actions to include in the Master Plan for improving those conditions.

Sediment

A review of historic to current aerial photos (1936, 1960, 1974) of Juanita Beach Park shows that there has always been a very shallow sandy beach and shoreline at the location of the Park beach and the north and east ends of the bay. In the oldest photos, there were long linear piers that went out to deep water, presumably to allow boats to tie up in deeper water. In the early 1970's, King County built the existing pier that entirely encloses Juanita Beach and added planking on the north and west sides, presumably to reduce wave action at the beach, but perhaps also to prevent sediment from Juanita Creek from depositing at the beach. Juanita Creek delivers a significant load of sediment (approximately 20,000 tons/year) including small gravel, sands, and fine silts that are deposited in the bay. It is estimated that 10,000 tons per year to the delta, 4400 tons in the swimming area, and remaining 5200 tons is lost the deep sediments of Lake Washington.

It has to be understood that Juanita Creek has historically been a significant source of sand to the Juanita Beach area. However, it can be assumed that the total delivery of sediment to Lake Washington has increased as the result of urbanization of it watershed. In addition, the particle size distribution may be different today then prior to human development of the basin. Specifically, the sediment delivered to the lake probably is made up of a larger fraction of fines. This is based on the reduced biofiltration capacity of the watershed as land-use changed from forested/vegetated to impervious urban surfaces.
Currently, sediment has deposited to a depth of about 3 feet against the north pier and planking and the reduction in current and wave action has facilitated the deposition of silt and organic material within the pier and at Juanita Beach. There is also a large delta that has built up between Juanita Creek and the pier that was not visible in the historic photos. The prevailing current in the bay is clockwise from west to east and then south. This has likely caused the outward growth of the delta because the planking on the piers prevent the coarser sediment from moving on eastward in the bay. Though the planking reduces the ability for the nearshore current to transport the coarser sediments, the finer silts and calys are likely still transported eastward with some of the silt to be deposited in the sheltered, low energy environment of the beach area.

Options to reduce the sediment buildup are: 1) dredge the delta to a depth of 3-5 feet; 2) dredge up fine sediment at the beach; 3) implement maintenance dredging program at delta to remove sediment every few years; 4) remove the planking on the piers to allow natural sediment movement in the bay; 5) implement sediment detention and removal in the creek basin to reduce sediment load into the lake; 6) reduce sources of sediment in the basin.

Because the prevailing winds during the summer are from the north and northwest and the fetch is very small in Juanita Bay from that direction, the planking on the piers does not appear to provide any useful measure of wave reduction or increased swimmer safety when the beach will primarily be used. During the winter, the prevailing winds are from the south and southwest, with a very long fetch directly towards the beach. However, the historic aerial photos do not indicate that wave action significantly affected the shallow beach, although it may have removed fine sediments (silts and organics) that had deposited along the beach. Thus, removal of the planking on the piers appears to be an easy method to allow natural water and sediment circulation around the bay and provide winter scour to remove some of the fine sediment deposited at the beach. This would help restore the beach to its historic condition. How rapidly this would occur is difficult to estimate and initial dredging of the delta may help facilitate a quicker return to the historic condition. Removal of the planking would however, allow sediment to be deposited in the shallow area down current of the beach as in historic conditions. Thus, additional sand would likely be delivered to the docks immediately to the east of the swim beach.

It should also be noted that removal of the planking would allow eastward movement of sand currently deposited in the delta and into the swim area. This could initially create a slug of sand moving through the beach area and through areas beyond the beach. This possibility should be investigated further and if necessary, considerations of dredging the delta deposits to prevent such an occurrence should be considered.

Options to manage the sediment loading to the lake include upstream bank stabilization and stormwater runoff best management practices within the Juanita Creek drainage basin. Within the park, side channel floodplain connectivity could be provided to help trap sediments in small storm events, less than two year.

Hydrology

Juanita Creek is approximately 3 miles in length, with approximately 9 miles of open stream in the basin. The watershed area is 6.6 mi^2. Base flows in Juanita Creek are approximately 5 cfs (with minimum discharges of 2-3 cfs). Juanita Creek flows have been modified as a result of urbanization and removal of forested cover in the basin and can be considered to be typical of urban stream in western Washington with higher peak flows and larger runoff volumes during storm events. Annual peak flows range from 90-270 cfs.

Prevailing winds and wave energy in Juanita Bay are from the southwest and south in the winter (5 mile fetch from southwest on Lake Washington; 4.3 mile fetch from the south) and from the northwest and north in the summer (beach is largely protected; only 0.1 mile fetch). The current flows clockwise around the bay from the west to east and then south.

Lake Washington elevation fluctuates by two feet and is controlled by the U.S. Army Corps of Engineers at the Hiram Chittenden Locks. The lake level is controlled to provide flood storage in the winter months and to provide sufficient water supply for navigation and fish enhancement at the Locks during the spring, summer, and fall. The lake is typically at its lowest level (Elevation 20) starting in October and continuing until February, when the Corps begins to slowly fill the lake back to its high level (Elevation

22) reached in April-May. The pre-lock level (prior to 1917) of Lake Washington was approximately 30 feet-MLLW.

1. Options to restore a portion of the natural hydrologic functions to Juanita Creek and Juanita Bay include: restore floodplain and floodplain wetlands/side channels along Juanita Creek;
2. provide upstream stormwater detention;
3. remove baffles on pier to restore natural bay circulation;
4. remove or raise a portion of the encircling pier to restore natural wave energy and bay circulation;
5. perform dredging to remove portions of the delta that have grown out into Lake Washington as a result of the blockage of sand transport by the pier baffles.

Water Quality

Juanita Creek is listed on the Washington Department of Ecology's draft 2002/2004 303(d) list for water quality impairments including dissolved oxygen, fecal coliform, temperature, mercury, pH, alpha-Endosulfan, ammonia-N, arsenic, beta-Endosulfan, cadmium, chlorpyrifos, chromium, copper, Endosulfan, hexachlorobenzene, lead, nickel, pentachlorophenol, selenium, silver, and zinc. The USGS found 17 pesticides during a storm event in 1998, which was the highest number detected in that larger King County survey (Voss and Embrey 2000 cited in Kerwin 2001). The water quality impairments in Juanita Creek adversely affect the fish and aquatic food web.

Of particular concern to Juanita Beach Park, are the high levels of fecal coliform after storms. Juanita Beach is frequently closed during the summer season due to dangerous levels of coliform bacteria in the lake water. It is likely that the high levels of bacteria in the bay are due to a combination of fecal coliform from the creek, direct runoff from the park and adjacent lawns (high amounts of geese and duck feces at the park), and potential leakage from the old sewer pipe that runs under the beach (although this was not indicated by the RNA tracking performed by King County, personal communication Jonathan Frodge, 2005). Bacteria can bind to fine sediments and organic matter, such as is present all along the beach inside the ring pier, although previous investigations at Juanita Beach have failed to demonstrate that the sediments at the beach are in fact a source of bacterial contamination (J. Frodge, personal communication 2005). The main body of water within Lake Washington has good water quality and does not reflect any of the problems documented for Juanita Creek of the swim beach. To improve the water quality at the beach for all parameters there is a need to promote more exchange of water with the open water of the lake. In previous years King County installed a pump to try to get more exchange, but it was undersized relative the volume of water that needs to move through the beach area to avoid water quality problems.

Options to improve water quality at the beach and in the creek include: 1) reduce sources of pollutants in Juanita Creek basin through stormwater BMPs; 2) restore floodplain wetlands to filter pollutants; 3) create a high flow sand filtration system to filter creek flows; 4) reduce attractiveness of park to geese and ducks by reducing area of lawn adjacent to the beach and creating a visual barrier using shrubs to reduce their direct access from the water to lawn; 5) create swales and rain garden to filter runoff from the park prior to entering the bay or creek; 6) remove planking on piers to restore natural circulation and wave action to scour fine sediments away from beach; 7) investigate the integrity status of the sewer pipe adjacent to the beach to ensure it is not leaking; 8) reduce runoff in park by repaving parking area with pervious pavement, reducing lawn area especially with inadequate drainage and attraction to waterfowl for feeding, reducing other pervious surfaces.

Reducing fine sediment deposition along the beach, increasing lake–beach circulation, and reducing direct runoff from fecal material from the park will be the most significant in reducing fecal coliform concentrations at the beach.

Fisheries and Fish Habitat

Juanita Creek and Juanita Beach both provide potential habitat for a variety of fish species. Species that are known to be present, or are likely to be present, in Juanita Creek include coho and sockeye salmon, kokanee, cutthroat and rainbow trout, longfin smelt, lamprey, three-spine stickleback, largescale sucker, dace, shiner, sculpins, and crayfish. Species that utilize the shoreline and beach area likely include chinook, coho, and sockeye salmon, steelhead, cutthroat and rainbow trout, peamouth chub, yellow perch, northern pikeminnow, largescale sucker, sunfish, bullhead, largemouth bass, smallmouth bass, carp, sculpins, and crayfish. (King County 2002; Kerwin 2001; Martz *et al* 1996)

The habitat in Juanita Creek was assessed by King County (2002) in 2000. In general, throughout the watershed, bank stability is poor in many locations, the riparian vegetation is limited in width and percent canopy, very few pieces of large woody debris (LWD) are present and they are predominantly small diameter alder, pool frequency is low, and pool quality is low. Particular problems included significant quantities of fine sediment in most reaches; the only suitable spawning gravel is in the park and in their surveyed Segment 4 (just downstream of 141st St). Pools throughout the creek, while moderately frequent, are all very shallow and do not provide sufficient depth or cover. Several potential fish passage barriers are present upstream of 141st Street.

In the lower segment of the creek, including Juanita Beach Park, the riparian zone was only 21% forested, primarily with young alders (*Alnus rubra*), with significant presence of blackberry (*Rubus armeniacus*) and reed canary grass (*Phalaris arundinaceae*) and mowed lawn in the park. Purple loosestrife (Lythrum salicaria) and Japanese knotweed (*Polygonum cuspidatum*) are also present. The stream banks are eroding in several locations in the park on the outside of meander bends. Many banks have been armored, including banks with low risk of erosion. While pools are riffles are present between Juanita Drive and the pedestrian bridge at the upper end of the park, the channel is incised and appears to be entirely disconnected from the floodplain. Downstream of Juanita Drive, the creek floods into the park frequently, a maintenance building is located immediately adjacent to the left bank and the channel appears to have been moved to the edge of the park to bring it as far away from the swimming beach as possible.

The Lake Washington shoreline along Juanita Beach is shallow water with sandy or silty/organic substrate and minimal vegetation. No wood or overhanging vegetation for cover is present along the shoreline at the park. To the southeast of the park are the extensive wetlands in Juanita Bay Park. This area is indicative of the historic shoreline condition in Juanita Bay.

The historic condition in the basin was coniferous forest with Douglas fir (*Pseudotsuga menziesii*), western red cedar (*Thuja plicata*), western hemlock (*Tsuga heterophylla*), with likely alder, willows (*Salix* sp.) and cottonwood (*Populus balsamifera*) along the creek and lakeshore. The 1936 aerial photos show much of the basin forested, even after 50 years of timber harvest and development. Current photos show much of the watershed developed to residential and commercial uses. Although Juanita Creek has generally always flowed through a narrow ravine and narrow floodplain, much of that former floodplain has now been developed. The park downstream of Juanita Drive now serves as the only floodplain available.

High quality salmonid habitat is characterized by a diversity of pools, riffles, glides, side channels, wetlands, and oxbows to provide suitable habitat during multiple life history stages such as spawning, rearing, refuge, and adult holding and migration. Large woody debris is believed to play a major role in the formation of habitats in the Pacific northwest via energy dissipation, pool formation, sediment retention, and provision of cover (Maser *et al* 1988; Bilby and Ward 1991; Harmon *et al* 1986 all cited in King County 2002). In Lake Washington, salmonids use the shoreline for short-term rearing and migration. Key features that chinook appear to utilize are shallow shorelines with sandy or small gravel substrate, overhanging vegetation, and small woody debris (Tabor *et al* 2004). Sockeye fry were also

commonly encountered at a shallow sandy beach with natural vegetation adjacent to the Cedar River mouth in 1994 and 1995 (Martz *et al* 1996).

Numerous opportunities for habitat restoration and enhancement exist along Juanita Creek and Juanita Beach including: 1) excavate floodplain side channels/wetlands along Juanita Creek downstream of pedestrian bridge, in lower park where frequently flooded, where maintenance building currently resides; 2) remove maintenance building and restore riparian and create floodplain; 3) remove armoring on banks except where absolutely necessary; 4) slope banks back and revegetation; 5) restore riparian zone; 6) place LWD in the channel; 7) restore shoreline between north pier and creek mouth to natural vegetation such as willows and cottonwoods to provide buffer and overhanging vegetation; 8) place small woody debris along shoreline in clumps, best to be associated with overhanging vegetation; 9) revegetate clumps of willows along shoreline at swimming beach or eastern edge of property, in select locations to provide overhanging vegetation.

Geotechnical and Soils

- Indianola soils – along streams and lakes, excessively drained soils
- Alluvium and glacial till: along NE Juanita Drive
- Sandy beach: sands imported over the years that overlay stream deposits of silty sands and gravels.

Juanita Creek

Juanita Creek is a perennial creek that flows from the north to the south through the park and has its mouth on Lake Washington through the beach portion of Juanita Beach Park. It is located in the Juanita Creek Drainage Basin, a Primary Drainage Basin under the City of Kirkland Code (KZC). Juanita Creek is used by resident salmonids and anadromous salmonids. In the northern portion of the park where the creek enters the park, flows are relatively shallow with areas of gravel and cobble-lined glide habitat. The creek deepens as it flows under NE Juanita Drive and turns to the west and flows to the mouth of the creek. The channel is deeper near the mouth and has a sand/mud bottom. The creek channel has been realigned in locations and is influenced by upstream sedimentation, bank incising, and areas of bank armoring.

The riparian zone along the creek is highly urbanized with areas of lawn and foot traffic up to the edge of the creek. There are also areas where shrubs and trees provide some vegetative buffer in the northern portion of the park. Himalayan blackberry (Rubus armeniacus) dominates the shrub layer in many locations and competes with the native vegetation. The minimal vegetative cover within the riparian zone has allowed for easy access to the channel and foot traffic has eroded the creek banks in some locations.

Juanita Creek is rated as a Type A stream by the City of Kirkland code due to the use of the creek by salmonid species. Required buffers on Type A streams within Primary Drainage Basins are a minimum of 75 feet wide per the KZC Chapter 90.90. The City requires a 10-foot building setback from the stream buffer (KZC 90.45 and 90.90).

Opportunities for enhancement of Juanita Creek as it flows through Juanita Beach Park are numerous. The recent Stream Inventory Report prepared by Parametrix (2004) identifies numerous opportunities to restore and enhance the creeks. Some key opportunities include:

- Control upstream sedimentation inputs to moderate sedimentation within the creek channel.

- Remove the failed bank armoring and replace with bio-engineered approaches to channel stabilization.
- Remove invasive species within the stream buffer.
- Establish a wider buffer for the creek by planting native species within the 75-foot buffer.
- Develop trails in the outer 50% of the buffer to allow some human access along the creek, but minimize uncontrolled access to the creek banks.
- Relocate buildings currently located within the 75-foot creek buffer to outside the creek buffer.

Wetlands

Three reviews of wetland boundaries have been performed at the Juanita Creek Park property to date:

1. Wetlands, Stream, and Wildlife Report prepared by B-Twelve Associates, Inc. August 1999 (incorporated into the Juanita Beach Park Site Inventory and Analysis Report in August 1999).
2. Wetland Delineation Report prepared for the Juanita Bay Pump Station and Forcemain Upgrade Project, prepared by HDR in July 2002; and
3. Memorandum summarizing peer review of the HDR Wetland Delineation Report prepared by Adolfson Associates, Inc. in September 2002.

Additionally, a review of wetland buffers, Shoreline Management Act regulations, and Endangered Species Act implications that relate to potential redevelopment at Juanita Beach Park was prepared by The Watershed Company in July 2001.

The 1999 wetland delineation conducted by B-Twelve identified two large wetland areas along the shoreline at Juanita Beach Park, Wetland A and Wetland B. These areas were identified based on observations of soil conditions and inference of hydrology. Because the two areas are located in mowed grass areas of the park, vegetation was not used as a decisive parameter for the wetland determination. No data sheets or hydrologic monitoring data was provided with this wetland delineation, without which specific soil conditions and hydrologic conditions observed cannot be confirmed.

The 2002 wetland delineation conducted by HDR identified two small wetland areas adjacent to Juanita Creek, but disagreed with the B-Twelve delineation regarding the two large wetland areas identified in the mowed grass area along the shoreline. HDR used hydric soil criterion developed specifically for sandy soils such as those found at Juanita Beach Park and determined that the soils in these locations did not meet the necessary criterion for sandy hydric soils. The report also refers to multiple visits to the site to observe hydrologic conditions, and based on these observations, determined that the wetland hydrology parameter was not met in the two areas determined to be wetland in the 1999 wetland determination. The 2002 HDR wetland determination report includes data sheets. However, data for hydrologic monitoring conducted during the multiple site visits was not included in the report.

The 2002 memorandum prepared by Adolfson reviewing the 2002 HDR report indicated that their biologists were in agreement with the location of the two wetlands identified adjacent to Juanita Creek, but indicated that three other wetlands were also present adjacent to the creek. The review also requested hydrologic monitoring data to document HDRs observances of hydrologic conditions in the areas previously delineated as wetland by B-Twelve in 1999.

Issues regarding wetland boundaries to be resolved include:

1. Are the two areas delineated by B-Twelve in 1999 jurisdictional wetlands or not?

Resolution of this question is important as these two wetland areas are large and have significant buffers. If present, they represent significant limitations to development in this area of the park.

Potential methods for resolving this question include:

- Contacting HDR to request any hydrologic data collected; and
- Conduct hydrologic monitoring within these areas through the first three months of the growing season in 2005 (March, April, May, and potentially June).

This data, in combination with the existing soil data, should clarify the presence or absence of wetlands in these areas. Ideally, a redelineation of these areas would be confirmed by the US Army Corps of Engineers (USACE), as the USACE has final jurisdiction over determination of wetland boundaries. However, it is difficult to obtain USACE review for a project unless there is a specific USACE permit application submitted. A Master Plan level of design does not generate a USACE permit as these are typically prepared at the time of project development.

2. Are there additional wetlands along Juanita Creek that are not shown on the 2002 HDR wetland determination, as indicated in the 2002 Adolfson review memorandum?

- Potential methods for resolving this question include:
- Contacting HDR and requesting any data collected along the Juanita Creek that was not included in the wetland determination report. The report is thorough and it is unlikely that there is additional data available.
- Conduct another wetland determination to clarify the presence of absence of wetlands along Juanita Creek.

Resolution of the wetland locations and boundaries is an important first step to identifying the permitting issues associated with various Master Plan designs and establishing predictability for the permitting process. For the purpose of designing a Master Plan for Juanita Beach Park, and based on the above information, it is recommended that the design incorporate the four wetland areas identified along Juanita Creek by HDR and Adolfson Associates, jointly. The two areas identified as wetland by B-Twelve will need further documentation to confirm their presence or absence but it is recommended that these areas not be identified as wetland for master planning purposes.

The wetlands along Juanita Creek would be classified as Type 1 wetlands because the wetland is contiguous with Lake Washington and adjacent to Juanita Creek, both water bodies that provide habitat for federally-listed fish species. The wetlands are all located within a Primary Drainage Basin and therefore, buffers on the wetlands along Juanita Creek would be 100 feet wide per the KZC Chapter 90.45. As with Juanita Creek, a 10-foot building setback from the buffer is required.

Opportunities for enhancement of the wetlands adjacent to Juanita Creek in Juanita Beach Park are numerous. Some key opportunities include:

- Restore and enhance vegetation within the wetlands by planting native wetland species.
- Diversify the vegetation structure and species by planting a mixture of trees, shrubs, and herbaceous species.
- Remove invasive species within the wetlands.
- Establish a wider buffer for the wetlands by planting native species within the 100-foot buffer.
- Relocate buildings currently located within the 100-foot wetland buffer to outside the wetland buffer.

- Develop trails in the outer 50% of the buffer to allow some human access along the wetlands and creek, but minimize uncontrolled access to the creek banks.

Vegetation

Vegetation at Juanita Beach Park is highly urbanized and consists mostly of non-native landscape species. Along Lake Washington, south of NE Juanita Drive, vegetation is characterized by lawn grass species with plantings of landscaped trees, including black cottonwood (Populus balsamifera), Scarlet oak, and willow. On the north side of NE Juanita Drive are more large areas of lawn grass species with landscape tree species. Many of the trees, especially the cottonwoods (150 Cottonwoods were planted by Forbes in 1925) are reaching the end of their life spans.

Opportunities for enhancement of the vegetation at Juanita Beach Park are numerous. Some key opportunities are included in the Juanita Beach Park Natural Resource Inventory and Analysis Report.

Wildlife

Although Juanita Beach Park has some function as a wildlife refuge within the larger urban environment, the habitat has been degraded through human impact and lack of vegetative diversity. Wildlife habitat in the park is degraded by expanses of non-native lawn grass species and stands of invasive plant species, including primarily Himalayan blackberry. In addition, predatory animals including bullfrogs and domestic cats are a threat to the survival of small mammals, amphibians, and birds in the park. Wildlife at Juanita Beach Park is typical of an urban waterfront park with gulls, ducks, and Canada geese dominating the avian species along the shoreline. The heavy use of the park by Canada geese especially is noted to contribute to waste and water quality issues along the shoreline.

The presence of federally-listed threatened and endangered species is identified within the park in the shoreline environments of Lake Washington and Juanita Creek. Federally-protected fish species in these water bodies include:

- Chinook salmon (*Oncorhynchus tshawytscha*)(threatened) and present in Lake Washington, with potential presence in Juanita Creek only;
- Coho salmon (*Oncorhynchus kisutch*); and
- Cutthroat trout (*Oncorhynchus clarki*)

State-listed fish species identified at Juanita Creek Park include:

- longfin smelt (*Spirinchus thaleichthys*);
- sockeye salmon (*Oncorhynchus nerka*), and
- kokanee (*Oncorhynchus nerka*).

The nearest bald eagle nest is identified by the Washington Department of Fish and Wildlife (WDFW) priority habitats and species maps as being located 1.2 miles to the west of Juanita Beach Park (WDFW pers. comm. 12/6/04). Based on studies of wildlife use at the nearby Juanita Bay Park in 1992 (Watershed Dynamics 1992), other state-listed sensitive species that have the potential to be present at Juanita Beach Park include: great blue heron (*Ardea herodias*), bufflehead (*Bucelphala albeola*), hooded merganser (*Lophodytes cucullatus*), and western pond turtle (*Clemmys marmorata*). All of these species except for western pond turtle were identified at Juanita Bay Park during the 1992 wildlife study and have the potential to be found at Juanita Beach Park also.

See the *Juanita Beach Park Natural Resource Inventory* report for additional wildlife data and enhancement opportunities.

PROGRAM OPPORTUNITIES

In order to develop park programming appropriate to the site, the design team worked with the City, the Citizens Advisory Team (CAT), and the public to create a vision for the park that was based on community input and the site's context. Goals for the park revitalization led to appropriate programming for the park.

Vision Statement

Juanita Beach Park is a family friendly, multi-generational community park that fits the scale, character, and history of the park site and the surrounding neighborhood. The park provides waterfront access and a balanced mix of active and passive recreation opportunities while protecting and enhancing the natural environment.

Goals

Park Integration Goals:

- Link park to surrounding community
- Unify north and south sides of the park
- Buffer parking lot views
- Encourage bike and pedestrian access

Recreation Goals:

- Create multi-use recreational facilities where possible
- Develop facilities that respond to the needs of the community
- Provide recreation appropriate to the site character
- Balance development with environmental issues
- Balance active and passive recreation activities

Environmental Stewardship Goals:

- Enhance Juanita Creek to create a healthy stream environment. (This could include the reach within the park and up-stream reaches)
- Create a salmon and wildlife friendly shoreline
- Enhance and restore wetlands
- Educate the visitors about habitat values

Community-Building Goals:

- Create community gathering areas
- Create sense of community ownership
- Consider adopt a park opportunities

Aesthetic Goals:

- Buildings should not dominate the landscape
- Provide aesthetically pleasing night lighting
- Create naturalistic landforms

- Improve the visual quality of the shoreline
- Maintain framed views of the lake

Historical Resources Goals:

- Maintain and restore Forbes House and associated landscape
- Provide appropriate interpretation of area history
- Protect cultural resources

Revenue Goals:

- Develop revenue opportunities that can contribute funds to operations and/or development of the Park.
- Include commercial activities that enhance the experience of park users and fit the park's character
- Attract users that can support other businesses in the surrounding commercial district

Maintenance Goals:

- Consider the cost / benefits of dredging the swimming area
- Create a park in balance with maintenance resources

Park Program

Through extensive meetings with the public, CAT, City staff, the Park Board, and City Council the designers developed the programming elements for the park. The two alternative concepts developed take these program elements to the next step, integrating ideas and concepts into the site.

Program Element	Associated Parking	Parking Area @ 400 SF/Vehicle	Comments and Recommendations
Passive Recreation			
Picnic Areas	10 spaces per shelter, or minimum group area 2 cars per picnic table	4,000 SF	Group picnic (minimum 25 people) Family & individual picnicking
Lakefront Promenade	Shared with other use parking		Walkway adjacent to the beach that leads visitors to beach access points, the water walk and other view points. Enhances goose control
Forbes House Garden	Shared with multi-use playfield parking		Entry garden used for events as well as landscape feature. Consider historical context of the garden
Interpretive Trails, Signage, Shelters, & Wayfinding	Shared with other uses		Located in selected areas to present information about the environment that is being viewed
Active Recreation			

Program Element	Associated Parking	Parking Area @ 400 SF/Vehicle	Comments and Recommendations
Multi-use Playfield	20 to 60 vehicles if used concurrently with other recreational elements Could be shared use if scheduled properly	8,000-24,000 SF	Informal play lawn for various sports and activities, such as soccer, football, Frisbee, etc. Could be more than one playfield of varying size
Little League Baseball Field	62 spaces per field including 3 accessible spaces	24,800 SF	2 fields exist – consider relocating and improving fields, could reduce to one field, or could eliminate fields and use for other activities. Consider orientation of fields and facility location 205' foul lines, 215' center field, 50' to 60' infield Little league season is from March to mid June. Opportunity to share parking with swimming which starts mid June
Skate Park	Assume 20 vehicles	4,000 SF	Minimum the size (approximately 40FTx80FT) or up to 14,000 S.F. Should be more challenging than skate park at Peter Kirk. Provide good visibility and access. Consider other teen and young adult activities in area such as rock climbing, and space nets
Basketball **Multi-Use Sport Court**	10 spaces per court including a accessible space	4,000 SF per court	Consider ½ court and full court basketball. Potential multi-use sport court Badminton, pickle ball, basketball
Tennis Courts	3-4 spaces per court	1600 SF per court	Relocate tennis courts, resurface existing courts, or eliminate. Existing tennis court are lighted
Participatory Fountain **Spray Park**	Shared with other use parking		Consider location in association with playground, beach area or beach plaza area. Could be sculptural element of more of a package play feature
Water Based Related Recreation			
Day Use Moorage	Shared with other use parking		Consider use of portion of water walk for short-term day moorage if water depth is adequate. Locate floating docks on outside of water walk

Program Element	Associated Parking	Parking Area @ 400 SF/Vehicle	Comments and Recommendations
Hand Carry Boat Launch. Wind surf and kite board rigging & launching	Shared with other uses Parking 6 stalls	2,400 S.F.	Requires relatively close vehicle access to unload equipment and access to open water. Grass rigging areas desirable. Consider load and un-load zone for peak use
Small Boat Rental Facility (Canoe, Kayak, Paddle Boat, Sail Boats)	Assume 30 vehicle spaces including 3 accessible space	12,000 SF	Facility would require relatively close service access and a connection to open water. Parking figure assumes 40 boats. Enatai has 80 boats, all of which might be out at once on sunny day. Boathouse is 2400 square feet. Ideal facility would include 4-foot wide floating dock with finger piers for launch and return
Swimming Beach	50 SF of beach area and water area per person. 50 – 270 vehicles 6 vehicles	135' x 600' if 200 stall 81,000 S.F. 2400 SF Lifeguard house	Consider the "carrying capacity" of the area adjacent to the beach regarding the amount of parking that is appropriate for that park area. The existing parking lot holds approximately 200 vehicles. At 3 people per vehicle that equals 600 people (requiring 30,000 SF of beach area). The existing beach area is approximately 40,000 SF. Using the 50 SF/person standard, the existing beach can accommodate 800 people requiring approximately 270 parking spaces Consider options for swimming facilities. Existing formal swimming area is enclosed by water walk and protected by breakwater. Consider modification of pier to T pier, complete or partial removal of breakwater, lifeguard facilities, water depths, and dredging options See water quality section. Lake scientists indicate that with intervention water can be safe for swimming Men's and woman's restrooms, changing area, life guard office and first aid, indoor or outdoor shower, storage area, link to possible concession Life Guard Facilities
Outdoor Classroom	Shared with other use parking		Could be associated with a shelter, small-scale plaza, amphitheater, or open lawn area. Consider solar orientation
Group Gatherings and Events			
Entry Plaza or Promenade	Potential special events		Could also be used for farmer market or art market. Responds to urban edge of park. Olmsted promenade concept
Lakefront Plaza with Picnicking	Shared with other use parking		

Program Element	Associated Parking	Parking Area @ 400 SF/Vehicle	Comments and Recommendations
Farmer's Market **Art Market** **Community Gathering Plaza** **Shared Venue**	Shared with other use parking Special events demand		Consider impacts on adjacent areas and the need for supporting utilities. Scale of events and scheduling will define the need for parking above that already provided on site. Existing Farmers Market in Downtown Kirkland on Wednesdays May through October. Similar to Moss Bay events. Parking needs depend on scheduling
Bandstand, Amphitheater or Meadow with Power Supply	Shared with other use parking 50 stalls? Special events demand		Consider impacts on adjacent areas and the need for supporting utilities. Scale of events and scheduling will define the need for parking above that already provided on site
Garden for Weddings and Group Rentals **(See revenue producing elements)**	30-50 vehicles including 3 accessible spaces		100 to 150 capacity may be realistic given size of facility. Activity related to Community Pavilion
Forbes House as support facility for outdoor rental events (e.g. restrooms, changing, and setup)			
Community Pavilion	Assume (100 to 150) guests at an event – average of 3 people per vehicle. 30 –50 vehicles		Rental Facility for community meetings and programs. Weekday uses to complement weekend rentals for weddings banquets, and receptions. Could be at Forbes house, near Forbes house or by lake
Plaza / Garden Space	Shared use		Near Forbes house and / or by events rental element. Multi purpose plaza space. Creative focal point
Revenue Producing Elements			
Event Facility Rental	See Community Pavilion		Weddings Meetings Corporate Use at Forbes House or new facility
Commercial Recreation			Appropriate use and scale Boat rental Others?
Food/ Restaurant Concession			Trailer Pad Snack Bar Small Restaurant Range of scale
Entertainment Events			

MASTER PLAN ALTERNATIVES

Park Theme and Character Alternatives

The following themes and alternative characters were discussed in public meetings and at CAT meetings to help focus on the design of park. The designers and City staff considered a range of possibilities.

Landscape Alternatives Considered

- Wild landscape character
- Naturalistic landscape character
- Formal landscape character
- Open landscape character
- Park room concept – defined spaces
- Ecological landscape / edges / patterns/ diversity / corridors / structure

Architectural Alternatives Considered

Character

- Rustic architectural character
- Craftsmen architectural character
- Modern architectural character

Site Planning and Massing

- Building programs clustered
- Building organized around meadows or plazas
- Buildings tucked into landforms or vegetation edges

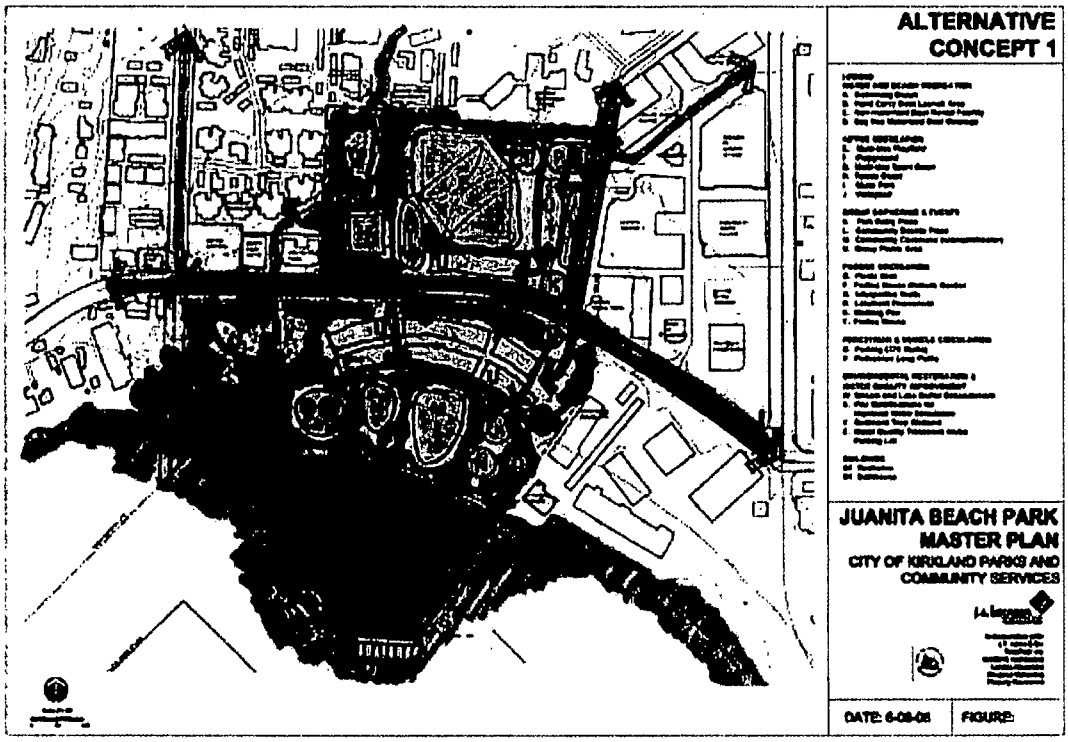
Experiential Quality Discussion

The discussion about the experiential quality of the park resulted a few different design ideas:

The park could be developed to define a consistent character that is homogeneous throughout, or alternatively a series of park rooms could be developed each with a different character, however the rooms would achieve unity by repeating materials and forms to tie the park together. In no case should the park be fragmented and chaotic.

Transitions in one alternative could lead the visitor through a series of spaces ranging from formal on the urban edge to wild along the stream or within the natural shoreline buffer.

Another alternative could provide a naturalistic feel immediately from the edge of the park creating a green oasis juxtaposed with the urban setting of the project.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JUANITA BEACH PARK MASTER PLAN
CITY OF KIRKLAND PARKS AND COMMUNITY SERVICES
DATE: 6-08-05
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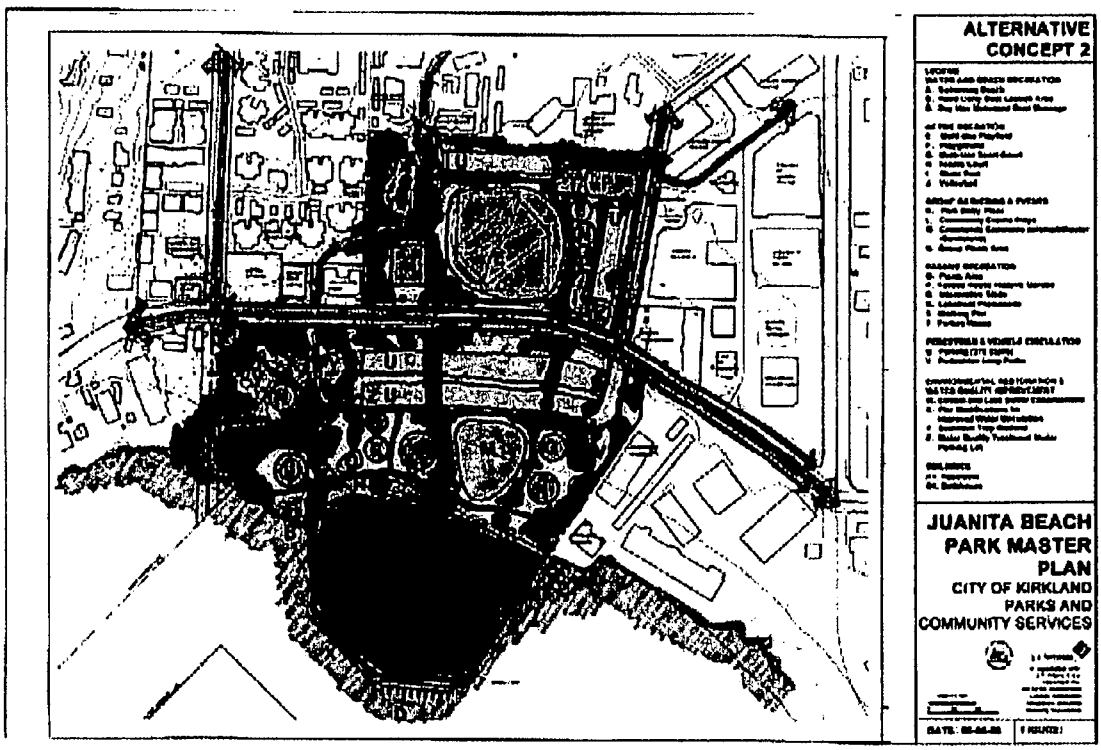

ALTERNATIVE CONCEPT 2
JUANITA BEACH PARK MASTER PLAN
CITY OF KIRKLAND PARKS AND COMMUNITY SERVICES

Alternative Description

This table is provided to highlight differences between the two alternative designs to be presented at public meeting number three. Note that various elements can be selected from either alternative or recombined to create the preferred alternative design.

There are many elements common to both alternatives such as preserving and enhancing stream and lake buffers, water quality improvement measures, loop paths for strolling and interpretation, and passive recreation amenities.

[illegible]	[illegible]	[illegible]
N. Side Parking	Parking south and east boarders	Parking north and east boarders
S. Side Parking	Arched parking lot. This allows for the retention of some of the trees along Juanita Drive	Parking located along Juanita Drive, parallel to the roadway. Most of the trees along Juanita Drive removed. Some could be saved in parking lot islands. Fingers of green extend from Juanita drive to the lake
Community Events Plaza	Located along 97th Ave. Promenade leading from village to Juanita Drive	Located along shoreline as part of waterfront promenade. Provide service access from parking lot
Community Commons W/ Amphitheater	Small scale amphitheater (120' x 60') centrally located along shore. Minimize or omit bandstand	Larger amphitheater 200' x 175') centrally located along shore
Multi-use Playfield	Locate north toward northern property line. Provide minimum 15' buffer	Locate south toward Juanita Drive and southern property line
Skate Park	Locate adjacent to tennis court. Note that this will be close to parking located along Juanita Drive	Locate east of multi-use playfield near entry plaza.
Restroom	Combine with boathouse & Bathhouse on west side of park shoreline near stream buffer	Central location between bathhouse and amphitheater
Boathouse	Boathouse provided, include kiosk on dock for life jacket and sales	No Boathouse provided
Waterfront Promenade	The promenade has a more sinuous or meandering form	The promenade is simpler in form allowing for integration of community gathering plaza

Public Reaction to the Master Plan Alternatives

At public meeting number three, where the alternatives were presented to the public, the general consensus was that the design for the northern park section from Option 2 was preferred and the southern park section from Option 1 was preferred. See graphics attached.

Please refer to the Appendix for more specific meeting notes from each of the public meetings.

PREFERRED MASTER PLAN

Juanita Beach Park, a Green and Blue Oasis

Working collaboratively with the City and the public, the design team developed a Master Plan that will create a healthy place for the City with both passive and active recreational elements meeting the needs of the community and regional park users. Meeting the needs of diverse users, from people to fish, the new Juanita Beach Park is about putting smiles on the faces of children and adults. Lake and beach access, beach volleyball, multi-use recreational fields, picnic facilities, boating facilities, a skate park, and community activity areas will coalesce to create a special place for Kirkland residents. Juanita Beach Park will be a place where the community can come together to recreate and enjoy healthy and life-sustaining activities. (See Appendix, Figures - and - for Master Plan graphics.)

Park Theme and Character

Juanita Beach Park character is defined by the history of lakefront recreation within the region as well as the history of recreational use on the site. The Forbes House provides an important historic treasure for the park. This park history is complemented by the natural landscape that defines the edges of Juanita Creek and the trees and lawn that define the remainder of the park. The landscape patterns and Juanita Drive divide the park into a series of use areas and outdoor rooms that define distinctive areas of the park. The north area is defined by attractive tree plantings, lawn areas, play fields and the Juanita Creek natural area to the west. The southern park area is defined by trees and lawn, a large parking area, the beach and pier. The connection of Juanita Creek to Lake Washington is an important landscape element for the park.

The park is developed to present a character that is consistent thematically throughout the park. The design is carefully integrated into the park's setting at Juanita Village to promote use and access, and compatibility with the park surroundings. Unity is achieved in design by repeating materials and forms that tie the park together. This is important to connect the park experience across Juanita Drive.

Architectural Character/ Site Planning and Massing

Buildings are developed with a craftsmen style architectural character that strongly ties to the parks natural landscape, open lawn character and the historic recreational use of the site. The buildings are sited at the edges of the lawn and plaza areas to assist in defining the spaces. The building scale and locations complements and reinforces the landscape character and provide focal points for park visitors. Buildings are tucked into gentle landforms or vegetation edges.

Plan Description

Juanita Beach Park is a unique mix of landscapes, open space and recreational opportunities within a rapidly growing area of Kirkland. The park provides open lawns for organized and informal games, natural landscapes that define the course of the Juanita Creek as it meanders through the park and access to the Lake Washington waterfront. The park has two distinct characters. It is an urban park, providing open space and amenities for the urban land uses on the west, north and east of the park. It is a natural park providing lakefront access and opportunities to experience the natural landscapes along Juanita Creek.

Juanita Drive defines two sections of the park. The north section provides the urban amenities for Juanita Village and other surrounding residential areas. Along NE 97th Ave. park visitors can stroll along a wide sidewalk or promenade defined by a double row of street trees. This urban space provides opportunities to sit, read the paper and on weekends attend a Saturday market. A paved area to the west of NE 97th

Ave. provides parking for the ball fields, tennis courts and soccer green to the west. When appropriate the market functions can expand into the parking area. A picnic shelter, play ground, restroom and skate park enrich the plaza space located between the ball fields and parking. The Forbes House provides a focal point for public and private functions. The Historic residence provides space for park offices, meetings, family reunions, and weddings. The entry garden and small orchard provide outdoor rooms for events and celebrate the historic character of the house. Overflow parking is provided at the north edge of the park. This parking area provides parking for Forbes House activities as well as additional parking for baseball and soccer games. It will be constructed with a grass pave material that will provide a green turf surface and permeable paving. This will minimize the impact to surface water resources while providing a functional and aesthetically pleasing character.

The skate park plaza provides an important focal point and park entry gateway at the northwest corner of the NE 97th Ave. and Juanita Drive intersection. The skate park plaza provides color and activity that greet park visitors as they enter the park from the corner. Consideration should be given to lighting the skate park to extend the hours of use into the evening. From this area park visitors are linked to other areas in the north section of the park. The skate park plaza also provides a strong tie to the pedestrian crosswalk and plaza on the south side of Juanita Drive.

Another pedestrian cross walk occurs in the center of the park. This crossing is marked by rows of trees that define the crossing and adjacent open spaces.

The southern section of the park is dominated by the large lawns defined by trees, beach and pier that provide park visitor with waterfront access. Pedestrian paths connection the two sections of park pass through a series of landscapes as the visitors proceed to the beach. The first is a transitional landscape on the south side of Juanita Drive. This landscape provides a buffer between the Juanita Drive and park areas to the south as well as framing views of the park and lake for travelers on Juanita Drive. The parking area is the next area encountered. Within this area the majority of parking for the beach is located. The parking area is diversified by biofiltration / raingarden areas and tree stands. Pedestrian ways through the parking area are strongly defined with paving patterns and landscape elements to announce the crossing points to drivers and pedestrians. Consideration should be given to the use of permeable pavers to minimize the impact to surface water resources and to reduce costs for stormwater treatment facilities.

The lawn landscape is the next area the visitor passes through. Three lawn areas providing a striking series of landscape experiences. A central lawn area, defined by gentle landforms and formal rows of trees, provides an amphitheater for small scale performances. Within this area families could picnic on the lawn while watching the performances with the Lake providing a beautiful backdrop to the plaza "stage" area. The lawn areas to the west and east of the central space provide picnic and informal play opportunities within the lawn and scattered shade tree setting. Picnic shelters are located within each of these lawn areas.

The beach is the next area the visitor encounters. This area is defined by the lakefront promenade on its upland edge. The expansive beach area is softened by informal stands of trees which ad salmon habitat and aesthetic value. The trees in addition defining the beach areas provide shade and informal play spaces. The lakefront promenade connects the east and west edges of the beach as well as providing access to the two entries to the pier. The restroom / concession building are located adjacent to the western end of the lakefront promenade. This facility provides beach amenities as well as a food concession for the beach and lawn areas. A playground is to the east of this building. The pier provides park visitors with opportunities to get out over the lake, to fish, to dock a boat as well as rent a canoe or kayak.

Another unique park area is the area on the west side of Juanita Creek. This area provides space for additional water quality treatment for stream flows as well as interpretive trails through this natural area.

Entry Signage and Gate

A City of Kirkland Parks entry sign and lockable entry gate will be provided at all four parking lot entries. Accent plantings are provided to highlight the park entries.

Drop Off Area / Entry Plaza

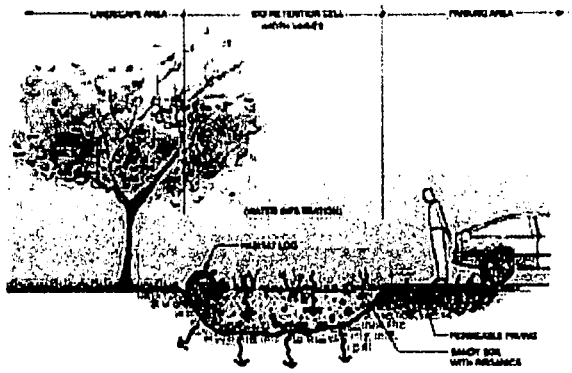
Two entry plaza/ drop-off areas are provided on the south side of the park. A drop off area is provided near the south entry of the park to allow for convenient drop off of park users and providing a minimum of traffic conflict through the use of a circular turn-around. The turn-around is 24 feet wide and is defined by an attractive landscaped island. Three short term load and unload parking spaces are provided at the east end of the parking lot, and five are located at the west end of the parking lot.

Parking Lot

The site, with its gentle slopes can easily accommodate parking facilities. Important considerations will be:

1. Minimization of impervious surfaces
2. The development of efficient site access to both the north and south portions of the site
3. Optimizing the elevation difference between the parking surfaces and the water quality facilities so that storm water management options are available.
4. Saving existing trees, particularly between the parking lot and Juanita Drive.
5. Soften parking with tree and shrub plantings.
6. Create strong pedestrian crossings through parking lots.
7. Provide efficient drop-off areas to avoid congestion.
8. Provide ADA and short term parking.

Consideration should be given to providing some or all of the parking on permeable paving. Poured in place permeable concrete paving is available from specialty contractors. The installed price of this material is three to four times more expensive than asphalt but it allows infiltration of storm water that will reduce storm water treatment and detention costs. Permeable concrete unit pavers are also available for four to five times the cost of asphalt. This material has a superior appearance and is readily available. Pervious asphalt paving could be considered for use on paths or parking lot pavement. Issues and concerns relating to pervious asphalt pavement include clogging and wear issues, in addition to an increase in cost compared to conventional asphalt paving. Further analysis of these options will be made as the design moves ahead. Pervious grass pavement is proposed for the overflow parking along the northern perimeter of the park. It would be advantageous to design the parking to allow decentralized water quality treatment facilities.



Low Impact Design: Parking lot with permeable paving and rain gardens.

Rain gardens should be considered for integration into the parking lot design. These could be located to the east of the village lot and they could be integrated into the central planting strip of the south parking lot.

Parking for a total of 350 cars is provided. 270 stalls exist now. Of the 350 proposed stalls 125 spaces are proposed for the north portion of the park and 225 spaces are proposed on the south or waterfront portion of the park. Assuming 2% of the parking spaces are ADA accessible parking a total of 7 ADA spaces are provided.

Emergency Vehicle Access

Emergency Vehicle access is provided to the parking lots and to the beach area. The service access near the bathhouse is designed with removable bollards that all access to the beach area. A hammerhead turn around constructed with grass pave or unit pavers is provided near the beach.

Park and Recreation Elements

Swimming Beach

The large sandy swimming beach that exists on the shoreline will be maintained and enhanced. The beach offers opportunities for sunning, picnicking, and sand castle building. Life guard viewing areas will also be developed on the beach and walking pier as required. Water depths within the swimming area are very shallow with summer depths ranging from 1 to 5 feet in depth. No diving will be allowed from the pier. The swimming beach has always been very shallow and is perfect for water play for younger swimmers, and stronger swimmers who don't mind the shallow water. Consideration could be given to providing a float line to delineate water play and lap swimming areas.

See the water quality section for recommendations for improving water quality.

Community Commons

The Community Commons offers a flexible lawn area that provides an informal passive recreational feature as well as a place for community oriented entertainment including moderate to small scaled music events, and movies in the park or other community events. It will also make a great place to gather on the 4th of July. A small informal stage area is provided along the Lakefront Promenade which also serves as an informal gathering and picnic area when not used for events.

Lakefront Promenade

The Lakefront Promenade makes a great place to stroll with opportunities to socialize and enjoy views toward the lake and park areas. Low concrete seating walls provide opportunities for resting, sunning, and also limit geese access to the lawn areas. Easy access from the lawn areas to the beach are provided across the promenade. Art elements could be incorporated into the seat walls or paving to explore the history of the site, water quality improvement and issues, or other interpretive topics. Integrated into the dock entry plaza on the east end of the promenade is a water channel feature that interprets the function of the rain garden and the cleaning of water flows before they enter the lake.

Children's Playgrounds

Playgrounds are provided in the north and south portions of the park. The southern playground space is located between the Bathhouse and the Picnic shelter to create a strong connection between the picnic shelter and the playground. Families will be able to use the picnic shelter while children are able to enjoy the Playground.

The northern play area is located between the picnic shelter and the restroom. Parents will be able to sit near the playground or at the picnic shelter and watch their children. This smaller play area will serve younger children in groups or families utilizing the multi-use playfield. The play areas will be ADA accessible with a ramp located off the plaza to accommodate wheel chair access. Encompassing the Playground is a walk that contains the wood chips. At either end of the play area picnic tables are located on widened portions of the walk to create a small gathering space and seating area for adults to monitor the children at play. Placement of play structures will comply with ASTM Playground Safety Guidelines. The play surface will be a wood chip material set at a depth of 12" and compacted in place to provide ADA access. Location of structures will provide for good site lines to the play area for parental monitoring of children.

Playstructure Ages 2-5
Play ground structure that will accommodate ages 2-5. The play elements will be appropriate for children of this age.

Playground Ages 5-12
Play ground structure that will accommodate ages 5-12. The play elements will be appropriate for children of this age.

Consideration could be given to a young teen climbing structure to cater to an age group that is often missed in recreation other than organized activities.

Playground Elements and Issues

- Seating for parents/guardians
- Pre-teen climbing structure
- Older children's play structure
- Tot lot
- Curb walls
- Play surface
- Provide ample room for fall zones
- Drainage
- Geo-fabric

Juanita Beach Park Path System

The park's Path system will provide recreation opportunities for strollers, and joggers. One trail will loop around the multi-use playfield. Distance markers for walking and jogging reference would be placed along the loop paths. Generally all on site trails will be handicapped accessible. Another series of loops are provided on the south side of the park that includes the water walk pier. Pedestrian entries are designed to encourage efficient and attractive access to reduce parking demands.

The IAC contributed to the federal Architectural and Transportation Barriers Compliance Board's (Access Board) report on the minimum guidelines for picnic and camping areas, beaches and trails. The new ADA Accessibility rule was due out in late 2004 and was intended to apply to federal agencies only. These guidelines are the most current available, and should be followed during the detailed design of the trails and park facilities, to assure that ADA accessibility is incorporated to the maximum extent possible. A final report is available from the Access Board's web site: http://www.accessboard.gov/.

Drinking fountains will be located at several key places in the park. Locations include restrooms, playgrounds, ball fields, skate park, bathhouse and picnic shelters.

Educational Opportunities

Incorporated into the Juanita Creek streamside and lakeside buffers are educational opportunities for the general community, in addition to area schools. Passive park areas such as interpretive viewpoints, an interpretive pavilion and boardwalk crossing the water quality treatment / flood zone wetland, riparian enhancement areas, stream enhancement areas, rain gardens, and a potential backyard wildlife display area, and a potential historical display at the Forbes House Garden can serve as a part of an educational resource for the community.

Potential Interpretive Themes:
Riparian and salmon habitat

- Site & community history
- Ethno-botany
- Backyard wildlife
- Salmon habitat
- Innovative use of stormwater
- Stormwater treatment/ water quality

Architectural Elements

This study team concurs with the conclusions of the 1970 Recreational Master Plan, 1987 Master Plan Report, and 1999 Site Inventory & Analysis Report. All three of these documents assessed the condition of the existing structures in the Park and recommended that, with the exception of the historically-significant Forbes House and the repairable pier, none of the existing structures were worth repairing and retaining. Most, like the bath house, restroom building and picnic shelters, were so deteriorated that it would be more cost-effective to accommodate their functions in new structures. Others, like the district maintenance building and the small out-buildings next to the Forbes house, should be removed and not replaced on this site at all.

Bathhouse

The bath house represents a building type that was appropriate in the past when it made economic sense for a Parks Department to staff locker and towel concessions for public bath houses at swimming beaches. Bath houses are seldom included now when swimming beaches are developed unless the number of users is substantially higher than is likely at Juanita Beach. Swimmers can change into swimsuits in changing areas in adjacent restrooms and are more likely for security purposes to bring clothes and valuables down to the beach rather than to leave them in self-lock lockers in a changing area. For this reason changing areas and lockers have been limited in the design.

Restrooms

New restrooms can take advantage of vandal-resistant and easy-to-maintain materials such as polycarbonate interior wall cladding, stainless steel plumbing fixtures and casework cladding and solid polyethylene toilet partitions. Full skid-resistant tile floors can provide a good-quality floor finish. Building shell materials such as concrete masonry unit walls, steel doors and steel roofs with polycarbonate-glazed skylights can provide attractive, low-maintenance toilet and changing facilities. Prior planning documents recommended building one new toilet building on each side of the park and providing room for changing in the building on the south near the beach.

For purposes of the current Master Plan effort, we have developed a schematic design for a restroom prototype that will have four toilets and three lavatories on the women's side and three toilets, two urinals and three lavatories on the Men's side. The toilet building near the beach will have a 200 s.f. space for dressing and will also have 15-20 lockable lockers with free-standing benches on each side of the toilet Room.

Food Concessions in Juanita Park

The possibility of small-scale concessions in the Park has been brought up many times in past reports and in public meetings conducted by the current design team. Several King County Parks and some North West municipal parks rent space to food concessions. These food service operations tend to be small, locally-owned takeout food businesses although King County has had excellent experience renting space to national chains selling fast but relatively-healthy food in Park's' recreational buildings. The restroom building near the beachfront will have about 340 S.F. as a leasable concession area.

Lifeguard Office

A 240 S.F. lifeguard office is provided in the bathhouse building.

Non Motorized Boat Rental Facility

The specific program and design for the small boat rental facility will need to be determined once a lessee has been identified. The schematic plan shows 432 S.F. for office and storage. The design program has mentioned storage buildings for rental kayaks or rowing shells. A small-scale boat rental business could be operated from a building of 850 S.F. This floor area would allow for a 100 S.F. rental office plus a 700 S.F. boat storage room opening to a garage door on a sidewall. An additional 50 S.F. would provide space for a small mechanical/utility room. Architecturally the boat rental building could either be part of the Bathhouse or could be a free-standing building with materials, colors and details similar to the other new buildings on the site.

A kiosk is also proposed on the pier for staffing on the dock. The kiosk would provide storage or life jackets and paddles as well as a cashier function. A 120' x 24' float and two finger floats are provided off of the water walk. A gangway will provide access to the float. Grated decking should be used for improved light penetration to minimize impacts to salmonids. Consideration should be given to installing a mooring anchor and float within the DNR lease area for winter moorage of the float. This would reduce maintenance costs due to damage from winter storms.

Hand Carry Boat Launch

A hand carry boat launch is provided west of the water walk near the stream delta. This will allow easy water access for small boats in an area of the beach outside of the enclosed swimming area. Access is provided from the west end of the parking lot. Boats, windsurfers, and kite boards will need to be carried approximately 400 feet from the end of the parking lot. 5 load and unload short term parking spaces are provided in this area. Boating in Juanita Bay is anticipated to be attractive to many users and some visitors may paddle toward Juanita Bay Park. Educational signage should be provided to minimize the impact of boaters on wildlife habitat. Buoys or logs with signage could be used to identify sensitive areas that are off limit to boaters.

Day Use Motorized Boat Moorage

Short stay day use moorage is provided outside of the water walk to allow boat access to the park. A gangway and concrete floats are provided for boat slips. Water in this area is approximately 5 feet deep in the summer. Grated decking should be used for improved light penetration to minimize impacts to salmonids. Consideration should be given to installing a mooring anchor and float within the DNR lease area for winter moorage of the float. This would reduce maintenance costs due to damage from winter storms.

Boating Mitigation Plan Required

The Juanita Beach Park Master Plan includes several new opportunities for boating on Lake Washington, as described above. However, these boating opportunities can only occur if wildlife habitat areas in and around nearby Juanita Bay Park are protected. Establishment of the non-motorized boat rental facility, hand carry boat launch, or day-use motorized boat moorage is contingent upon the implementation of a City Council-approved boating mitigation plan which describes in detail how wildlife habitat areas will be protected from intrusion by both motorized and non-motorized watercraft. The mitigation plan should detail the effective strategies to be implemented, which may include use of appropriate physical barriers and signage, establishment of rules and enforcement, seasonal restrictions, and boater education (especially to non-motorized boat renters). The mitigation plan will be developed in consultation with groups and agencies such as the State Department of Fish and Wildlife, King County Marine Patrol, East Lake Washington Audubon Society, Juanita Bay Park volunteer park rangers, and others as necessary.

Picnic Shelters

New picnic shelters should to accommodate groups of varying sizes. Prior master plans recommended building two small and one large shelter south of Juanita Drive and two small shelters north of the Drive. This recommendation seems to reflect current trends in park use, with most picnic groups being 4-8 and a few being 16 or more. Each shelter will be able to accommodate 20-40 people.

The Forbes House

This house and its site have been nominated as a historic property by the City. Its significance as a pioneer farmhouse and the prominence of the Forbes family in the development of early Kirkland has earned the house a permanent position in the Park. During the planning process, the issue as to whether the House could be moved slightly to a better location for planning and site-use purposes came up. The national standard for historic property preservation dictates that the only justification for moving a historic structure is if the building's existence is threatened and moving it is the only way to save it. This is not the case with the Forbes House, so the Master Plan team is recommending that the House stays where it is. The historic designation report by Mimi Sheridan recommends that work be done to the interior and exterior of the house, as well as site improvements. The historic designation report by Mimi Sheridan recommends that the following work be done to the House's exterior:

- Remove the west carport roof and ramp and patch wall at carport attachment.
- Restore deteriorated porch, stairs, trim, siding, windows and doors.
- Replace roof with historically-accurate wood shingles treated for fire resistance
- Repair chimney and foundation to original design.

In addition to the above historic restoration effort, this Master Plan team has recommended restoring the Forbes House's surrounding site to enhance its attractiveness as a rental facility for special events. The Historic residence provides space for park offices, meetings, family reunions, and weddings. Historic

photos of the site show a substantial fruit tree orchard north and west of the house and gardens to the north and east of the House. The recommended site improvements for the Forbes House are:

- Replant a portion of the orchard and restore flower and food gardens to the north and east to enhance the historic setting for the House.
- Develop parking lots or landscaped aprons to the east to accommodate rental uses. If the house can accommodate up to 99 people, parking should be provided for 30-40 cars.
- Given the relatively hard, urban edge on the east edge of the site on 97th Avenue, the east edge of the Forbes House site on 97th might be enhanced with heavier, vertical plantings or arbors to reinforce this edge and to define a break between the street scale and this historic farm house property.

Proposed interior work:

- Remove interior walls as needed to provide meeting space for up to 99 people.
- Refit kitchen as a catering-style kitchen with room for warming and cooling modules. Replace sink and cabinets as needed.
- Refit bathroom to ADA standards with attention to historic appropriateness.
- Refit bedrooms and basement spaces as appropriate for rental functions.
- Refit/replace building structural, mechanical, electrical and plumbing systems as needed.
- Paint and patch all interior surfaces per needs of rental function.

If the House's exterior shell were restored and its interior were reconfigured to accommodate a larger variety of rental uses, the House could become a revenue-producer for the Parks Department. Another opportunity to tell the Forbes House story could be satisfied by the installation of interpretive panels detailing the house's history and the significance of the Forbes family in the development of Juanita Beach. These panels could be displayed near approaches to the house on posts and could also be mounted in old-style frames on the interior as pictures would have been hung.

Active Recreation Components

1. Providing soccer and little league is a component of the project.
2. All fields should serve the same level of competition.
3. Park to include two Little League baseball fields
4. Construction of one multi-use playfield that can be used for multiple sports activities.
5. The fields are to be natural turf; synthetic turf options were not considered.
6. It is assumed that no lighting will be provided for the fields.

The Master Plan shows a multi-use field that could be marked as required to accommodate a 250' x 150' soccer field and two little league fields with 200' foul lines.

Fencing

Fencing is recommended for each of the little league fields. Backstop fencing will be included and this fence will extend down each foul line past 1st and 3rd bases to the end of the dugout or to the edge of the outfield. The recommended height of this fence at the backstop is 30 ft and can be a combination of chain link fence and nylon netting. Outfield fences are optional and if provided would need to be portable so that fencing could be removed and stored during soccer season since the fields overlap.

Lighting

Lighting is proposed for Tennis Courts, Skate Park, Bathhouse, Parking Lots, and on the dock. Lighting should be low level, with attractive fixtures that fir the character of the park and Juanita Village.

Basketball Court

A basketball court is provided for use by children and adults in the community, and is proposed for location at the west end of the south parking lot. Basket ball backstops are provided within the parking lot to reduce the amount of impervious paving and can be used during the fall, winter and spring when swimming is closed. This location will allow use during non-peak park use periods, when the parking lot is not fully occupied.

Skate Park

The skate park is 10,000 S.F. in area and includes street skating and bowl skating opportunities. The details of the design should be developed with a specialist in skate park design and with input from user groups. Consideration should be given to lighting the park to extend the hours of use. Seating walls and bollards are used to control access to the skate park and to create a safe park environment.

Beach Volleyball

Two sand volley ball courts are provided with nets and boundary lines. Safe clear areas are also provided.

Tennis Courts

The two existing tennis courts are maintained in there current location. It is anticipated that the courts will need re-surfacing in the future. Consideration should be given to upgrading the lighting in future phases.

Public Art

Public art will be incorporated into the Park design. A collaborative effort between the Cultural Council, artist, the design team, and the community will help to create lasting art focal points to explore history and culture and provide a sense of ownership to the neighborhood.

Natural Systems Enhancement Opportunities

The greatest opportunities for natural systems enhancement include:

Juanita Creek Flood Zone Water Quality Enhancement

Recommendations

1. Restoration of natural bay circulation and wave energy to the swimming beach will improve water quality, sediment quality, and reduce deposition of sediment along the park shoreline. It will also allow fish passage along the shoreline. This can most easily be accomplished by removal of all of the planking and baffles on the existing circular pier structure. Beyond removal of planking/baffles, raising a portion of the pier up in an arch to allow more wave energy into the swimming area (and potentially small boats) would further increase circulation. Dredging may be necessary to prevent a slug of sediment being transported from the delta to the swim beach and further eastward. It may also be expeditious to dredge material from the swim beach area to reduce the time for recovery of the beach to a more natural condition. . Though the sediments from the delta and swim beach will naturally erode and move along the shoreline once circulation and wave energy are restored, the period for recovery could be lengthy.
2. Restoration of the creek riparian zone and creation of floodplain habitats will improve water quality, sediment quality and sediment loading to the lake, and significantly improve fish and wildlife habitats. (A) Recommend an average 75 foot wide buffer on both banks to meet City of Kirkland requirements and provide significant habitat benefits. (B) Excavate an overflow channel and floodplain in upper area of park (downstream of pedestrian bridge on right bank) through blackberry dominated site and revegetate with native trees and shrubs (cedar, hemlock, big leaf maple, crabapple, willow, salmonberry, twinberry, spirea, etc.). (C) Excavate floodplain in lower area of park (right bank across from existing maintenance building) and revegetate entire area with native trees, shrubs, and emergent vegetation (cedar, cottonwood, alder, crabapple, serviceberry, mock orange, willow, twinberry, red elderberry, sedges, etc.). (D) Remove maintenance building and revegetate as riparian/floodplain area. (E) Restore the shoreline between north pier and creek mouth to natural wetland and riparian area (willows, cattails, sedges, cottonwood, cedar).
3. Sediment and bacteria control can be further enhanced by installation of a sand filtration system under the parking area to collect high flows. After filtration, the water can be returned to Juanita Creek.
4. Reduce runoff of fecal material from the park by creating a grassy swale to intercept overland flows and filter flow to discharge at east end of property, create a visual barrier between the water and the lawns by a raised walkway with shrub plantings to reduce geese and waterfowl numbers.

Riparian Buffer Enhancement

Existing scientific studies show 25- to 300-foot minimum buffer widths are necessary to provide bank stabilization, sediment, nutrient and pollutant removal, and habitat functions.[1,2,3]

Based on site visits, areas with the greatest opportunities for stream or riparian buffer enhancement include:

- Riparian vegetation enhancement at the northwest end of the park, including removal of Himalayan blackberry and English ivy (*Hedera helix*).

Dense riparian plantings will be provided along the creek for shade, to provide cover and food, and limit access by dogs and humans. Pine rail fences could be provided at the edge of the riparian buffer in high use areas to control access. Viewpoints are provided at strategic locations to allow viewing of the stream and ponds. Railings or pine rail fencing will be provided at viewpoints to limit access. Interpretive signage is included a key view point for public education and enjoyment.

Opportunities for enhancement of Juanita Creek as it flows through Juanita Beach Park are numerous. The recent Stream Inventory Report prepared by Parametrix (2004) identifies numerous opportunities to restore and enhance the creeks. Some key opportunities include:

- Control upstream sedimentation inputs to moderate sedimentation within the creek channel.
- Remove the failed bank armoring and replace with bio-engineered approaches to channel stabilization.
- Remove invasive species within the stream buffer.
- Establish a wider buffer for the creek by planting native species within the 75-foot buffer.
- Develop trails in the outer 50% of the buffer to allow some human access along the creek, but minimize uncontrolled access to the creek banks.
- Relocate buildings currently located within the 75-foot creek buffer to outside the creek buffer.

Wetlands

Opportunities for enhancement of the wetlands adjacent to Juanita Creek in Juanita Beach Park include:

- Restore and enhance vegetation within the wetlands by planting native wetland species.
- Diversify the vegetation structure and species by planting a mixture of trees, shrubs, and herbaceous species.
- Remove invasive species within the wetlands.
- Establish a wider buffer for the wetlands by planting native species within the 100-foot buffer.
- Relocate buildings currently located within the 100-foot wetland buffer to outside the wetland buffer.
- Develop trails in the outer 50% of the buffer to allow some human access along the wetlands and creek, but minimize uncontrolled access to the creek banks.

Park Planting

Existing vegetation along the stream and throughout the park will be maintained and enhanced to provide a natural character of the park. Some of the existing trees will need to be removed however, many of these trees are old and in declining health. New Plantings will be utilized to highlight entry areas, define different rooms, offer shade, increase opportunities for habitat enhancement, and provide an enhanced park experience. Trees will be selected that are rich in texture and provide vibrant fall color. Concerns of safety and ensuring views into the Park will limit shrub plantings. Strategically locating and appropriate selection of shrubs will provide for safe site lines into the Park and buffer perimeters and parking lots. All newly created planting areas will be mulched. Trees should be selected to minimize the impact to view especially from the condominiums to the east of the park near the lake.

Awareness to maintenance requirements for the Park should assist with decisions being made about the selection of tree species. Input from Maintenance crews should be taken into consideration when defining tree types to be used on site.

Playfield lawn areas will be prepped for appropriate play surface; seed mix for the playfield area should be a suitable seed mix for the anticipated type of activity that will be taking place on the playfield areas, i.e. soccer, football, baseball such as a Perennial Rye Grass mix.

Some meadow areas could be planted with a seed mix that is more drought tolerant and would require less water application. Eco-turf could be used as a drought tolerant seed mix. Potential to seed less actively used areas with wildflower seed mix could add interest and beauty as well offer a playful meadow landscape for children.

Landform Development and Soil Preparation

Landform development is proposed for drainage improvement of very level grass areas, definition of outdoor spaces, and improvement of soils to support a healthy plant community.

Proposed Soil Improvements

A minimum soil replacement depth of four inches of topsoil is recommended.

Mulch

Chip on site material for stream, forest and buffer planting area mulching as available. Utilize bark mulch for the remainder of planting areas, spreading bark throughout the entire planting bed. In areas where trees are planted within meadow or grass areas, place a three-foot circle of mulch around each individual tree. Mulch is important for its moisture-holding capacity, which is a critical element for plant survival through the dry summer months. Mulch also reduces maintenance requirements and keeps grass from competing with plants for water and soil nutrients.

Stormwater Management and Drainage

Water Quantity

It is assumed that stormwater detention will not be required for the parking area(s) south of Juanita Drive since discharge will be directly to Lake Washington. Use of low impact design methods will be maximized in the design of these parking facilities for management of peak flows. The underlying soils south of Juanita Drive may not have the capacity to infiltrate during more extreme events, and if this is the case, excess flows from the parking areas will be directed into the swale running adjacent to the parking areas. The swale will convey excess flows to the lake.

North of Juanita Drive detention may be required for the proposed parking areas due the fact that any proposed outfall would be outlet directly to Juanita Creek. If runoff from new parking areas is conveyed directly to Juanita Creek, detention will likely be required. Similar to the case for the parking areas south of Juanita Drive, the use of low impact design methods will be maximized in the design of these parking facilities for management of peak flows. It is expected that the soil texture north of Juanita Drive is more conducive to infiltration and it may be possible to manage runoff from the parking areas without requiring detention. However, in the event that detention is required it is assumed that it will be provided in underground detention vaults and that Level 2 flow control will be required as per King County Surface Water Design Manual (King County 1998), the design manual currently used by the City.

Water Quality

Water quality facilities for parking areas will need to treat sediment, hydrocarbons, and heavy metals. Water quality facilities may not be required for playfields if runoff is infiltrated and there is no surface discharge. If infiltration is not possible water quality requirements will apply. Treatment would need to respond to nutrient loading and organic chemical components of other materials used in playfield maintenance.

Low Impact Design (LID) methods could be used to infiltrate runoff in rain gardens in each of the parking lots. Infiltration is considered to be the most naturalistic and most effective mechanism for management of peak flows. Infiltration can also provide significant water quality benefits and can greatly reduce construction costs by eliminating or minimizing pipe networks.

Water quality requirements for the fertilizers used on the playfields could likely be met if a minimum 18-inch sand layer is used for the subgrade?

Utilities

Irrigation

Irrigation of the park is proposed through the Park.

- Irrigated turf for play areas: full head to head automatic irrigation
- Irrigation Equipment:
- Rainbird /Hunter / Toro
- Provide CCU computer link
- Rain sensor
- Per United Pipe

Sanitary Sewer Systems

Provide sewer connection for the bathhouse and the restroom north of Juanita Drive.

Power Supply

Provide upgraded power supply to all park buildings and for site lighting. Power will also be provided for the stage area at the Community Commons.

PHASING PLAN AND COST ESTIMATE

The total anticipated cost for the development of Juanita Beach Park is $15 million dollars (2005).

A general phasing strategy will be developed before the end of 2005. As funding becomes available the subsequent phases will be further defined to fit the available budgets and community priorities.

See Appendix for the Master Plan Cost Estimate

REGULATORY IMPLICATIONS

Wetland, lake, stream and upland habitats are regulated by state, federal, and local agencies. Some of the key agencies that will have review and approval of proposed master plan activities at Juanita Beach Park are summarized below.

US Army Corps of Engineers

The US Army Corps of Engineers (USACE) regulates fill or discharge into the waters of the United States through the Clean Water Act (CWA) Section 404 regulatory program and Section 10 of the Rivers and Harbors Act. Activities involving up to 0.5-acre of aquatic impact would likely require a Section 404 Nationwide Permit (NWP) and impacts over 0.5-acres would likely require an Individual Permit (IP) from the Corps. The NWP program allows for activities in wetlands under a program of various permits tailored to specific types of projects. NWPs each have unique criteria for their use and specific requirements. NWPs are applied for through the submittal of a Joint Aquatic Resource Permit Application (JARPA). IPs are discretionary permits that involve an alternatives analysis and public review and comment.

For projects where there is a CWA permit from the USACE, the USACE is typically the lead agency for coordinating consultation to determine a project's compliance with the Endangered Species Act (ESA) Section 7 and the Magnuson-Stevens Fishery Conservation and Management Act (Magnuson-Stevens Act). This consultation is conducted with NOAA Fisheries and/or the US Fish and Wildlife Service (USFWS) through review of a Biological Assessment/Biological Evaluation.

NOAA Fisheries

NOAA Fisheries is the federal agency that provides consultation for projects affecting federally-listed marine and anadromous species. They will review the project and the BA or BE and consult with the other federal agencies on the potential effects of the project on federally-listed marine and/or anadromous species. Per preliminary discussions with NOAA Fisheries regarding the Juanita Beach Park Master Plan, NOAA Fisheries indicated that there are restoration and enhancement activities that they strongly encourage to be implemented for projects along the shoreline of Lake Washington. These measures are aimed at improving the fish habitat along the shoreline, while accommodating human uses:

- Removing and/or minimizing bulkheads and breakwaters to the maximum extent feasible;
- Redesign bulkheads and breakwaters to include bioengineering techniques.
- Provide a shallow grade along the beach to dissipate wave energy at the shore.
- Provide overhanging vegetation along a minimum of 50% of the shoreline. Overhanging vegetation should include a mixture of conifers, deciduous, and typically willow species.
- Plant emergent vegetation along the shoreline.

USFWS

While NOAA Fisheries is the federal agency that provides consultation for projects affecting federally-listed marine and anadromous species, the USFWS provides consultation for projects affecting all other federally-listed species. They will review the project and the BA or BE and consult with the other federal agencies on the potential effects of the project on all non-marine and/or federally-listed species. USFWS will provide comment on habitat restoration and enhancements that are proposed in the project.

Department of Natural Resources and Environmental Protection Agency

The Department of Natural Resources (DNR) may have review, comment, and approval of activities entailing removal or disturbance of the substrate in the shoreline of Lake Washington at Juanita Beach Park. The extent of DNRs involvement in potential projects entailed in the Master Plan is still being

explored. The Environmental Protection Agency (EPA) will have review, comment, and approval of the project activities in Lake Washington under Section 303 of the Clean Water Act, specifically addressing water quality issues.

WDOE

The WDOE has review and approval authority for several federal, state, and local permits including Clean Water Act (CWA) Section 401 Water Quality Certification; CWA Section 402 National Pollutant Discharge Elimination System (NPDES) permits; Section 303 of the CWA; and Shoreline Development Permits under the Shoreline Management Act (SMA). WDOE may review the JARPA for the USACE permit submittal, although typically WDOE does not review or issue Section 401 Water Quality Certifications for projects with under 0.5 acres of impact to wetlands. WDOE administers the SMA and reviews permits issued under the each jurisdiction's Shoreline Management Program (SMP). The City of Kirkland has a SMP and will serve as the lead jurisdiction for issuance of any shoreline permits, while the WDOE will review any proposed permits. WDOE will also have administrative review of any State Environmental Policy Act (SEPA) permits that are issued by the City of Kirkland. Any projects with a ground disturbance of over 5 acres will require an NPDES permit from WDOE.

WDFW

The WDFW administers the State Hydraulic Code (75.20 RCW), which is intended to protect fish life and its supporting habitat. The WDFW issues Hydraulic Project Approvals (HPAs) for work within the ordinary high water mark (OHWM) or work landward of the OHWM that has direct impacts on fish or fish habitat. An HPA would be required for any proposed work within Juanita Creek and/or Lake Washington.

City of Kirkland

The City of Kirkland administers several codes and programs that would apply to activities affecting natural resources at Juanita Beach Park including the Kirkland Zoning Code (KZC), especially Chapter 90. Drainage Basins that addresses wetlands, streams, lakes and other water resources within the City; the Kirkland Municipal Code (KMC), especially Chapter 24.02 SEPA Procedures; and Chapter 24.04 Shoreline Master Program.

Juanita Creek is rated as a Type A stream by the KZC Chapter 90 due to the use of the creek by salmonid species. Required buffers on Type A streams within Primary Drainage Basins are a minimum of 75 feet wide per the KZC Chapter 90.90. The City requires a 10-foot building setback from the stream buffer (KZC 90.45 and 90.90). Under Chapter 90, the wetlands along Juanita Creek would be classified as Type 1 wetlands because the wetland is contiguous with Lake Washington and adjacent to Juanita Creek, both water bodies that provide habitat for federally-listed fish species. The wetlands are all located within a Primary Drainage Basin and therefore, buffers on the wetlands along Juanita Creek would be 100 feet wide per the KZC Chapter 90.45. As with Juanita Creek, a 10-foot building setback from the buffer is required.

Chapter 90 of the KZC details City requirements and opportunities for proposed development within these aquatic resources or their buffers. Minor improvements (likely including pedestrian trails, benches, and viewing areas) can be located within the outer 50% of the resource buffer so long as various criteria are met, including:

a. It will not adversely affect water quality;
b. It will not adversely affect fish, wildlife, or their habitat;
c. It will not adversely affect drainage or storm water detention capabilities;
d. It will not lead to unstable earth conditions or create erosion hazards or contribute to scouring actions; and

e. It will not be materially detrimental to any other property in the areas of the subject property or to the City as a whole, including the loss of significant open space or scenic vistas.

Buffer reductions or averaging can also be requested and for Type 1 wetlands will be reviewed by the Hearing Examiner pursuant to Process IIA as required in KZC Chapter 150. Any proposed activities in the Type 1 wetlands would have additional requirements such as demonstrating that there is no feasible alternative to the proposed fill, limiting fill to less than five percent of the wetland area, and providing compensatory mitigation per Chapter 90.55.

The City of Kirkland's Shoreline Management Program (SMP) requirements will apply to the shoreline designated along Lake Washington. Currently, the shorelines within Juanita Beach Park are designated as "Urban Residential 1". However, under the state requirements for updating SMPs, the City of Kirkland is expected to begin updating its SMP in 2005 or 2006, including the classification of shoreline environment designations. This will provide the City with the opportunity to apply a new environmental designation to the shoreline of Lake Washington within Juanita Beach Park, and may thus affect management policies and regulations within the park. The most likely environmental designation for Juanita Beach Park under the new guidelines would be "Urban Conservancy."

Within environments designated as Urban Conservancy, development should have an overall goal of improving ecological functions while providing public recreational opportunities and access. Predicting specific zoning requirements under the Urban Conservancy or any other environmental designation is inherently speculative. However, development within the shoreline area would have some limitations under most foreseeable scenarios. Typically, existing buildings are allowed to remain with limitations on new development. The opportunities for habitat enhancement along Lake Washington and Juanita Creek are numerous and the project could propose reconstruction of existing buildings, some relocation of existing buildings, along with shoreline habitat enhancement as a way of addressing the public needs and the goals and requirements of the SMA and SMP.

The Master Plan has been developed consistent with the City of Kirkland's zoning and development regulations. The City will evaluate the implementation of this Master Plan for Critical Areas permits, as applicable. A master use permit may be necessary. Further review will be necessary as part of the permit process. (See Existing Conditions above for further discussion Fish and Wildlife permitting implications.)

National Environmental Policy Act (NEPA) and State Environmental Policy Act (SEPA) compliance will be completed in the next phase. Permit requirements for implementing the Juanita Beach Park Master Plan include the following:

The Joint Aquatic Resources Permits Application (JARPA) is used by US Army Corps of Engineers (ACOE) to coordinate the various federal, state and local jurisdiction permits that are required for work within aquatic areas and includes the below permit applications:

- ACOE Nation Wide Permit (NWP) or Individual Section 404 Permit
- Hydraulic Project Approval, issued by the Washington Department of Fish and Wildlife
- Section 401 Water Quality Certification. The Washington State Department of Ecology must determine whether a project complies with state water quality standards before the ACOE will issue a Section 401 certification
- Services Review under ESA. The information required for an ESA evaluation must be prepared in the form of a Biological Evaluation (BA)
- City Critical Area permit, if applicable.

Washington State Department of Natural Resources

The lease for aquatic land with the DNR will expire and will need to be re-negotiated. Consideration should be given to expanding the lease area to include winter moorage for floats. The DNR has indicated that the cost of the lease will be affected by the amount of fee collected by revenue producing elements.

Community Opportunities for Public Involvement in the Implementation of Restoration Projects

Collaboration with the following agencies or public groups is possible.

- WRIA 8 project coordination
- East Lake Audubon Society
- Salmon Watch stewards
- Neighborhood environmental stewardship groups

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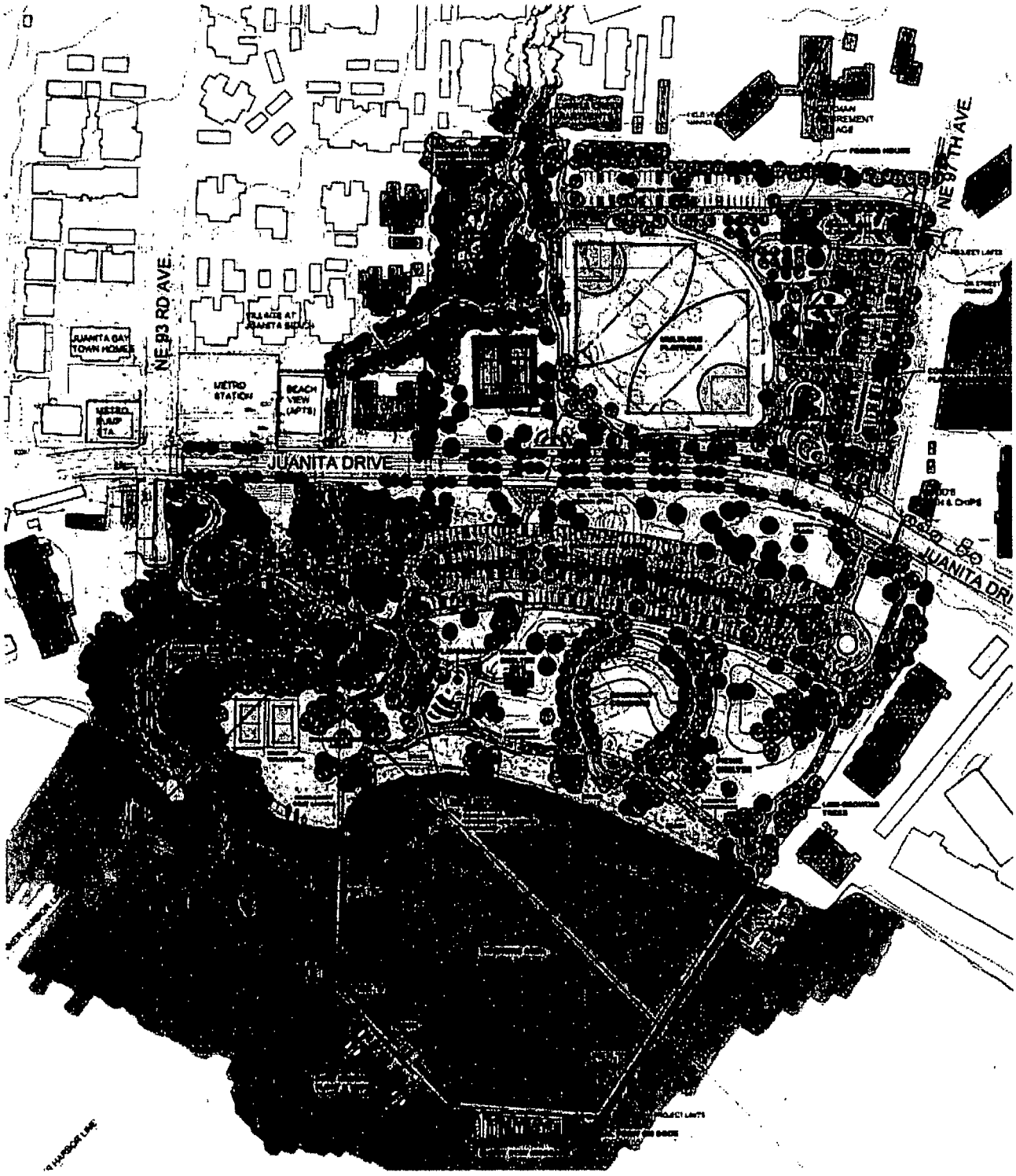

MASTER PLAN

JUANITA BEACH PARK MASTER PLAN
CITY OF KIRKLAND PARKS AND COMMUNITY SERVICES

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DOUGLASS CONSULTING
LANDAU ASSOCIATES

-E-

-W-

SAVE
EXISTING OAK

PICNIC
SHELTER

SECTION A

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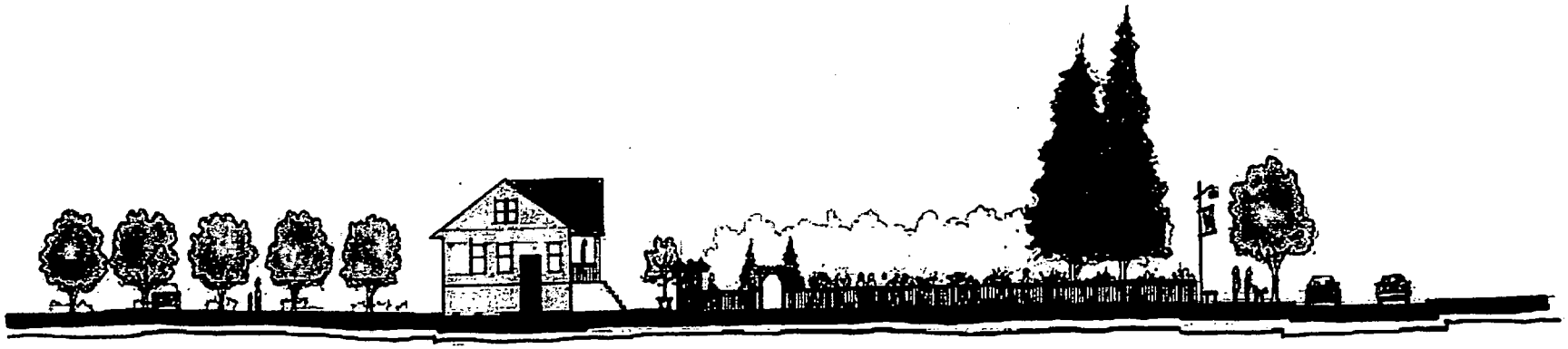

SECTION B

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SECTION C

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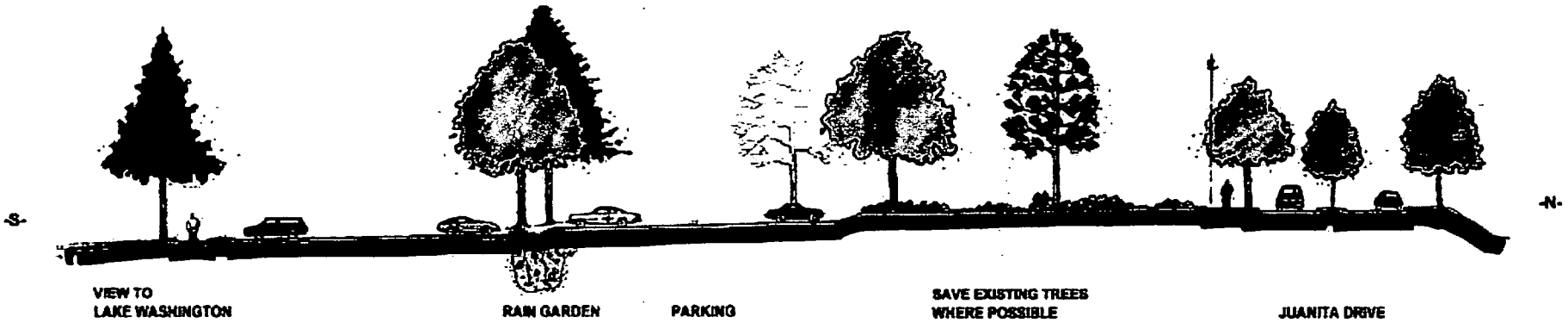

SECTION D-NORTH

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SECTION D-SOUTH

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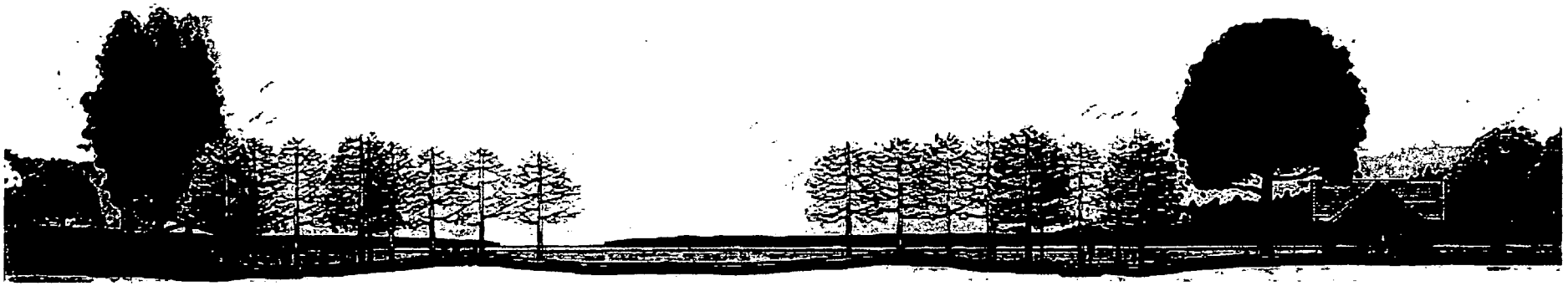

SECTION E

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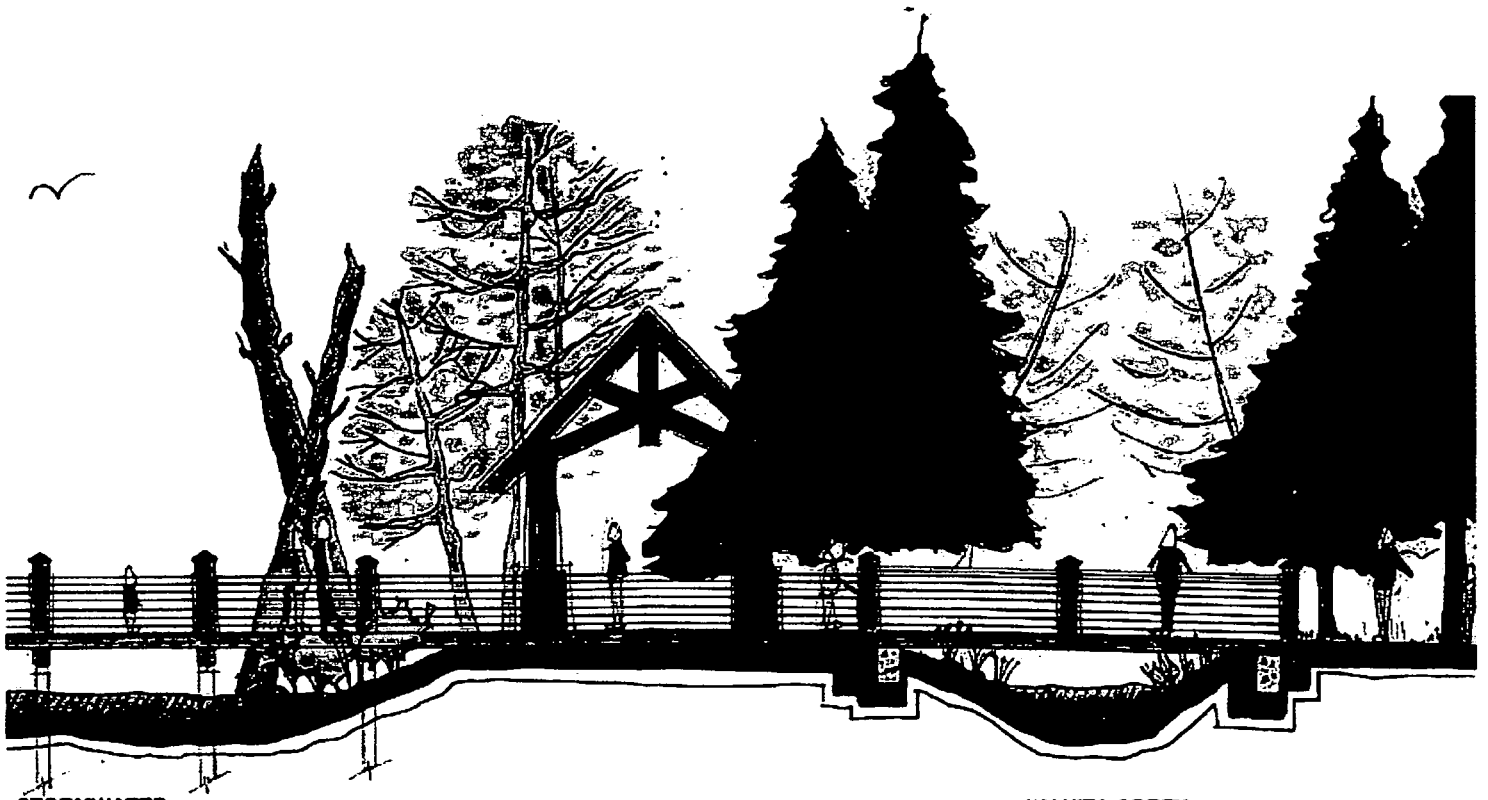

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STORMWATER TREATMENT POND

EDUCATIONAL KIOSK

JUANITA CREEK

SECTION F

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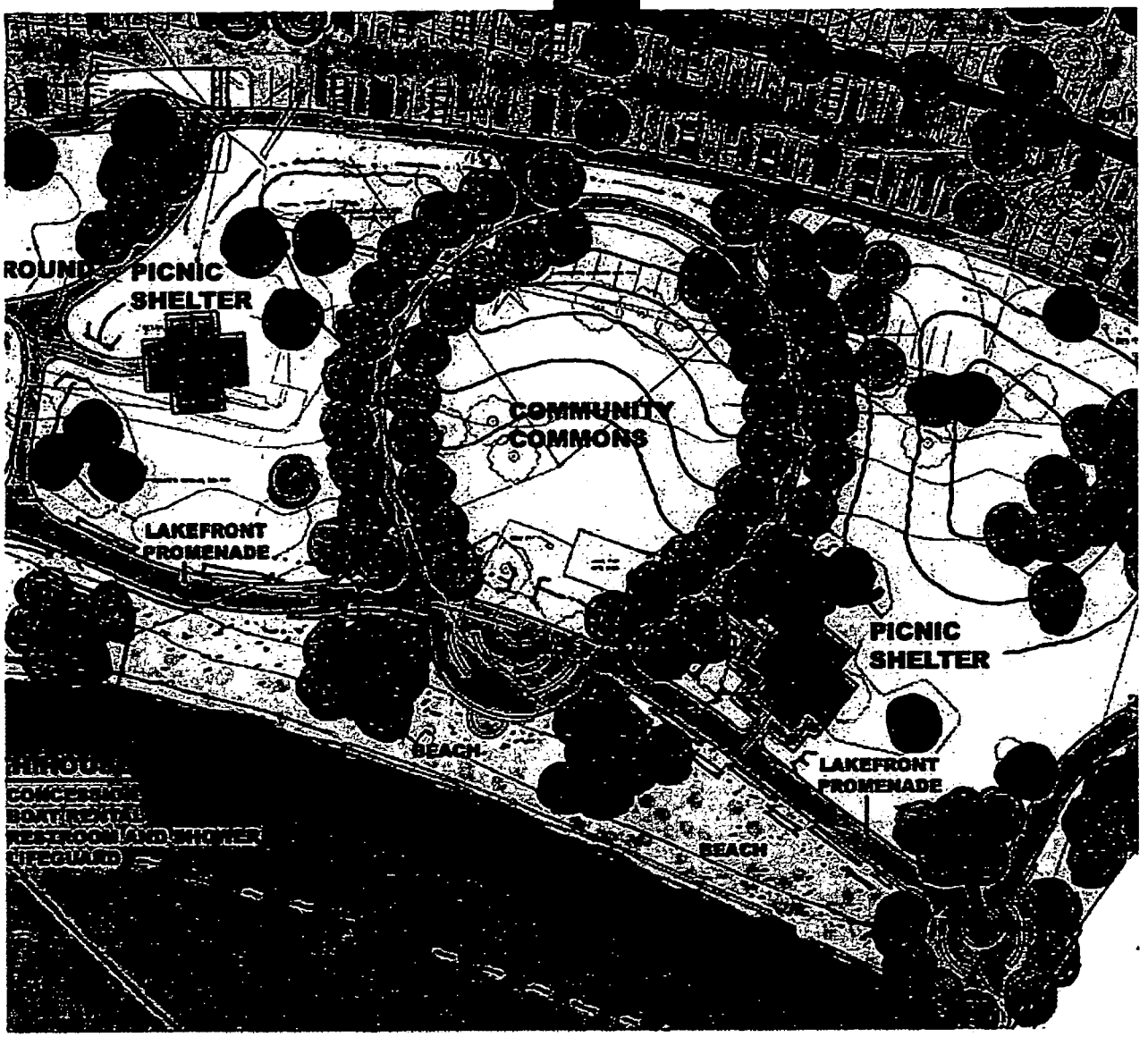

COMMONS DETAIL

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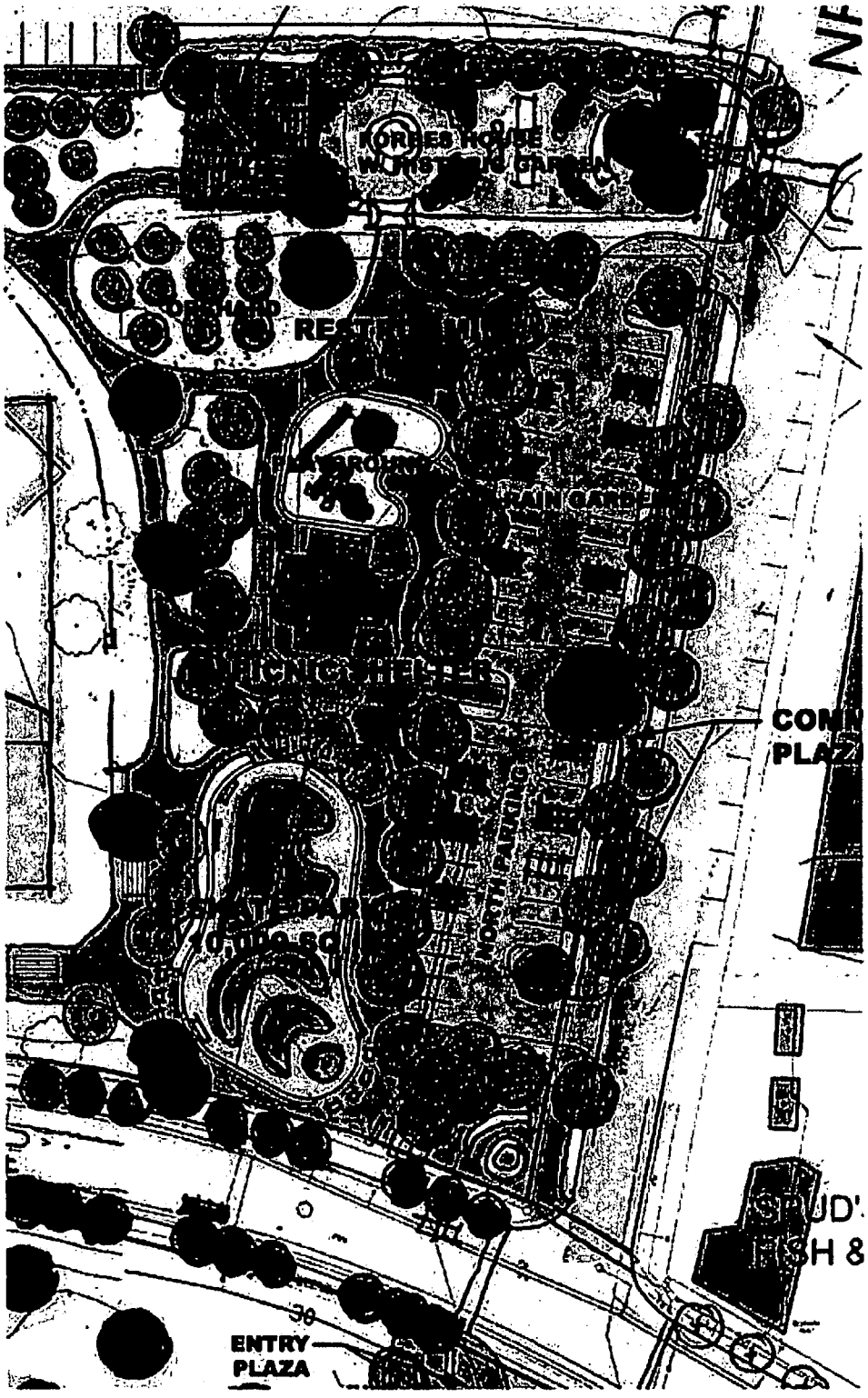

FIELD PARKING

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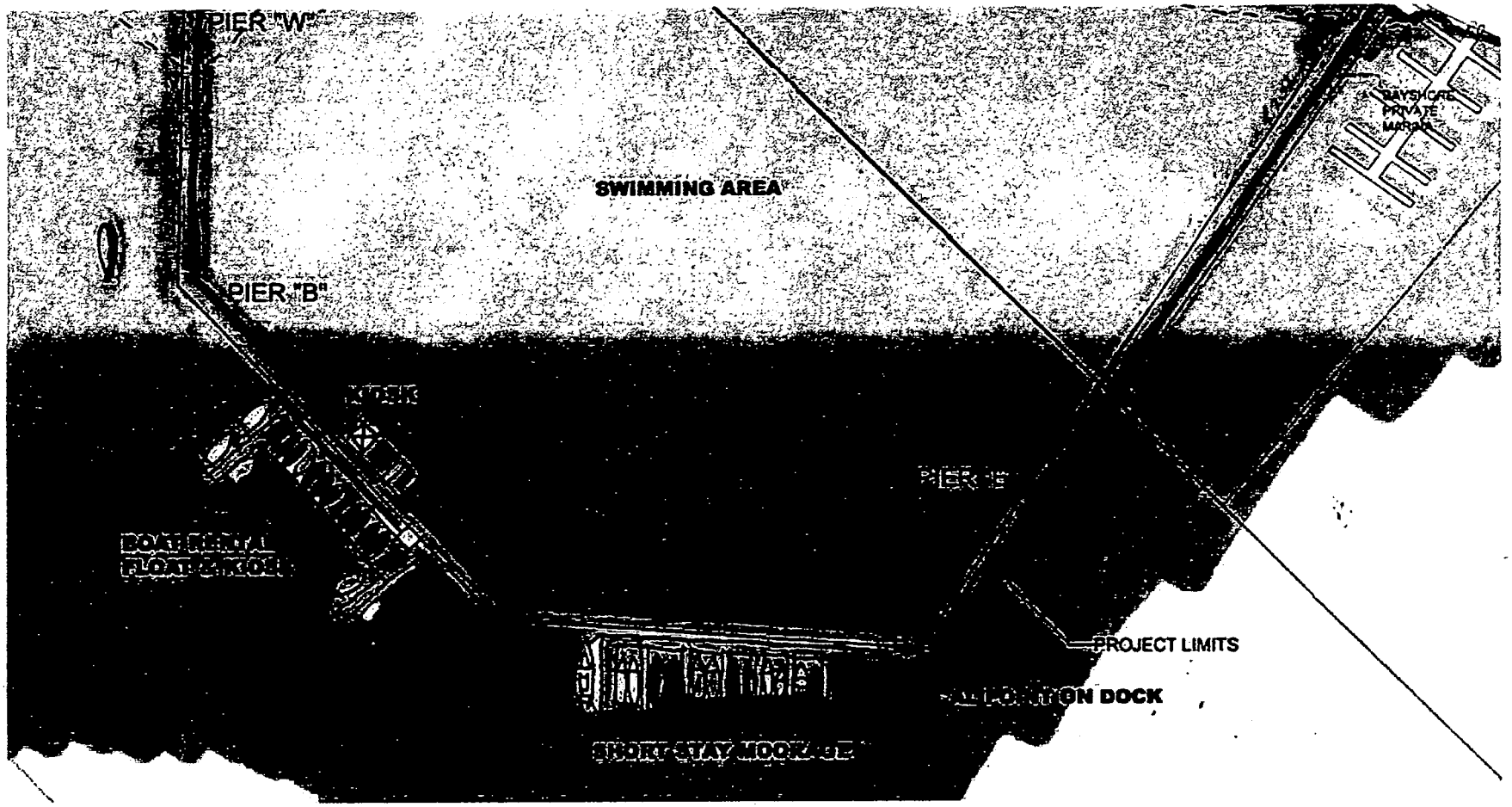

MARINA

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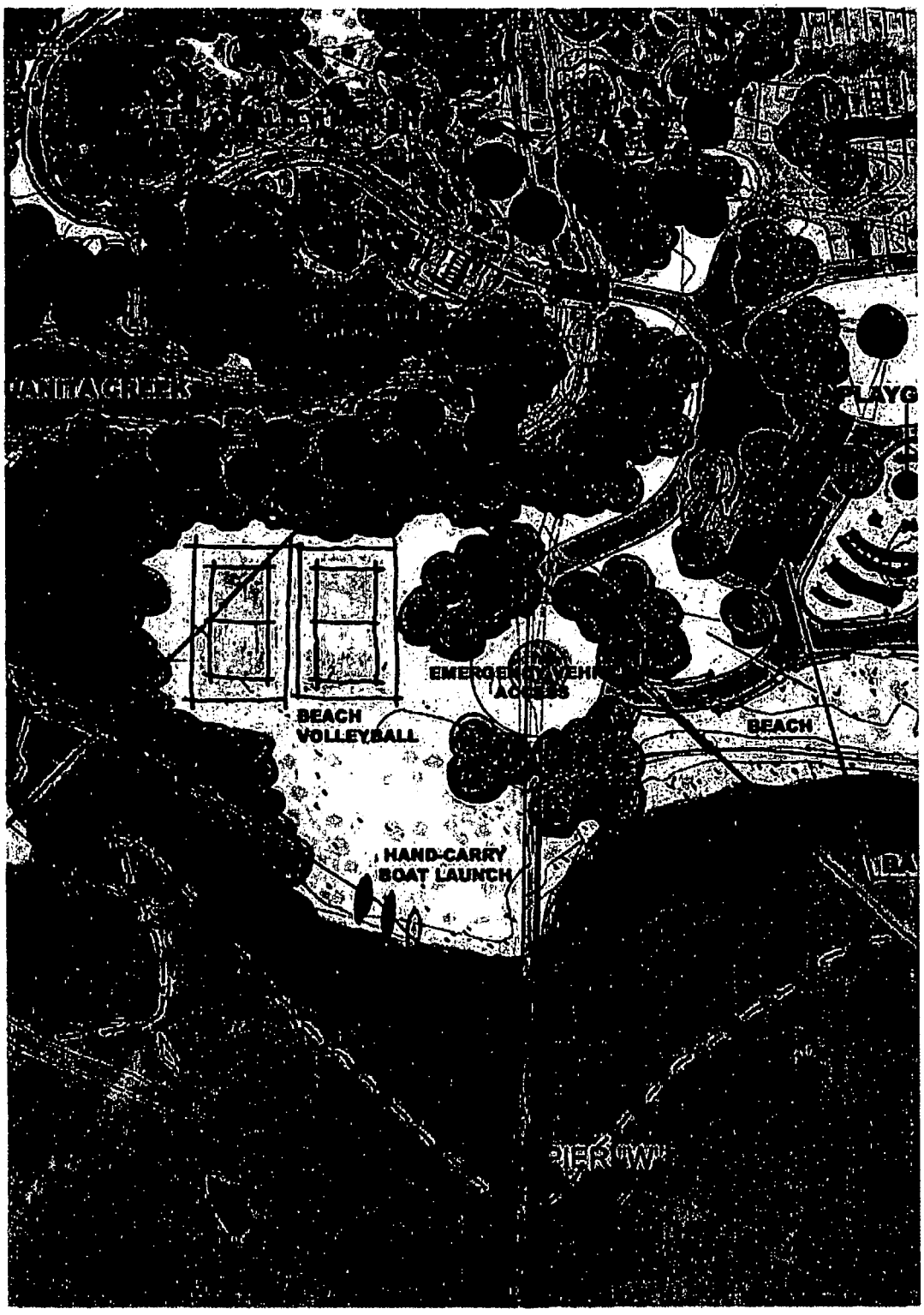

STREAM AND BEACH AREA

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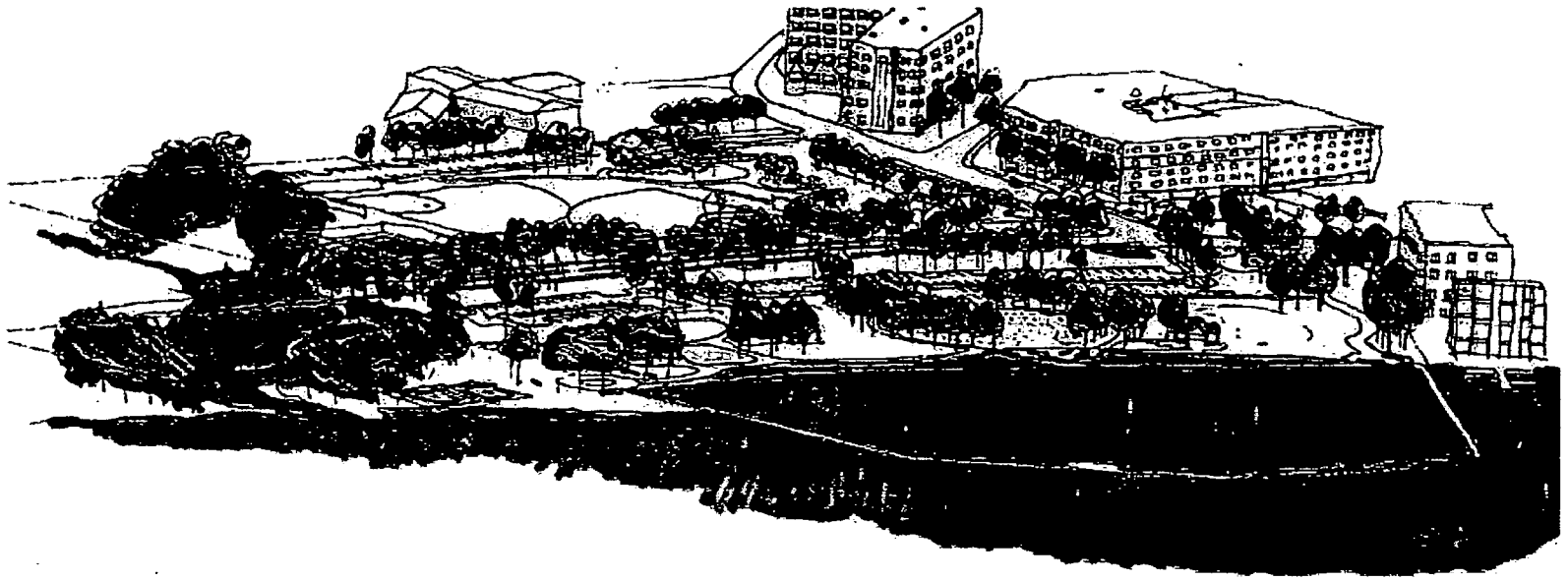

ILLUSTRATIVE SKETCH

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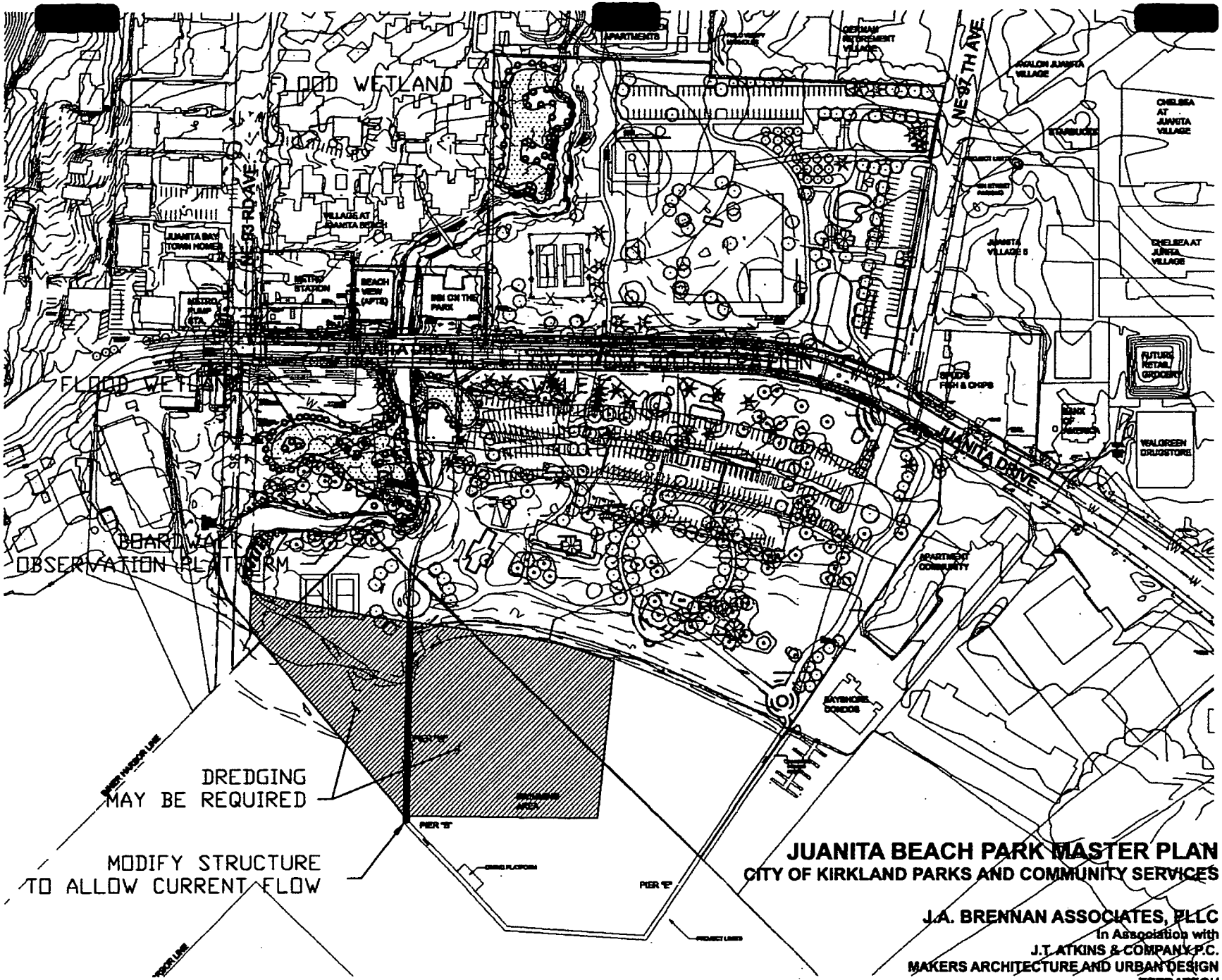

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WATER QUALITY IMPROVEMENT CONCEPTS

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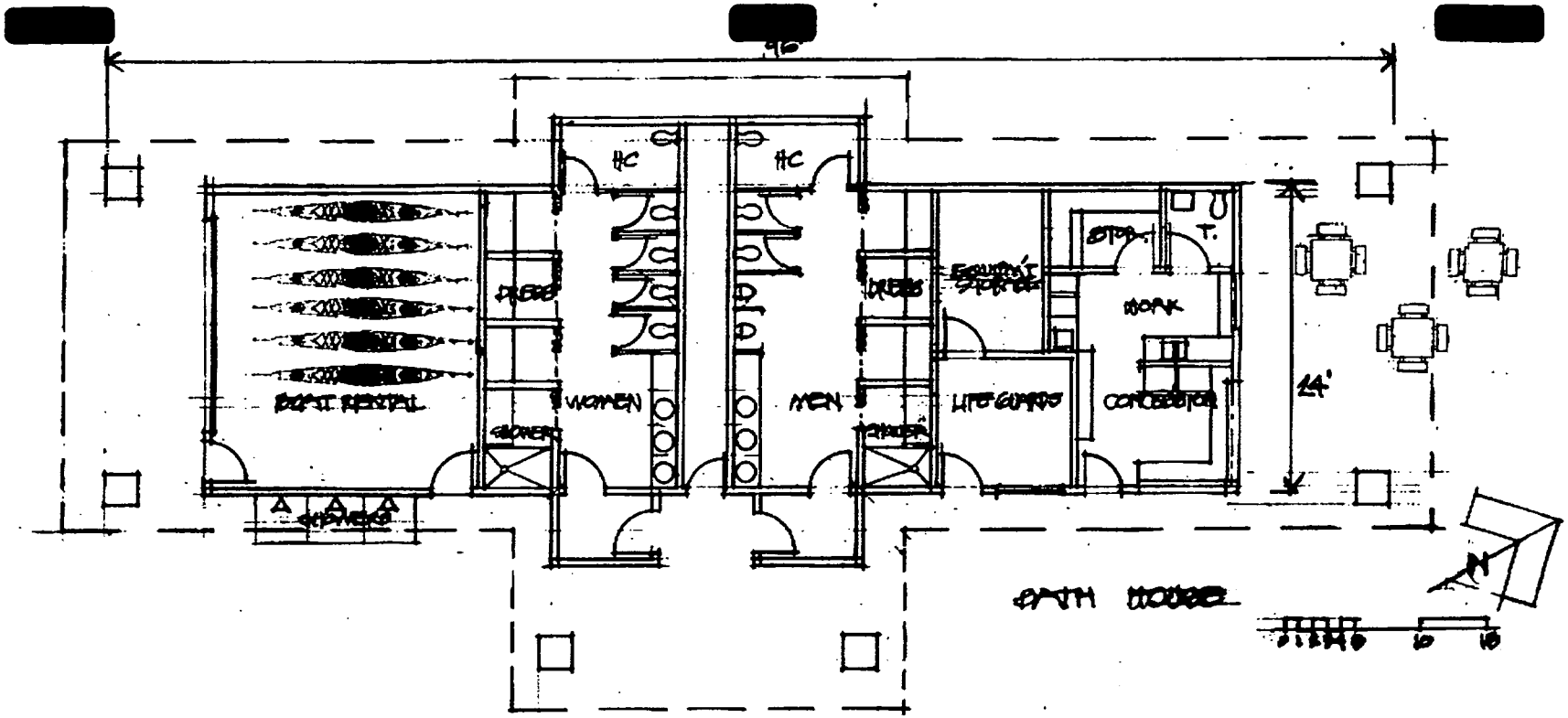

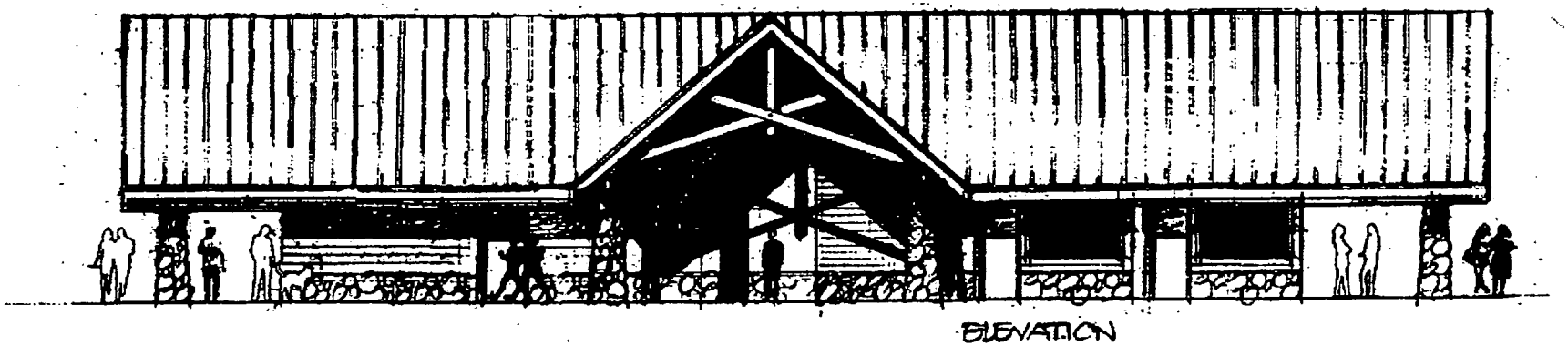

BATHHOUSE PLAN AND ELEVATION

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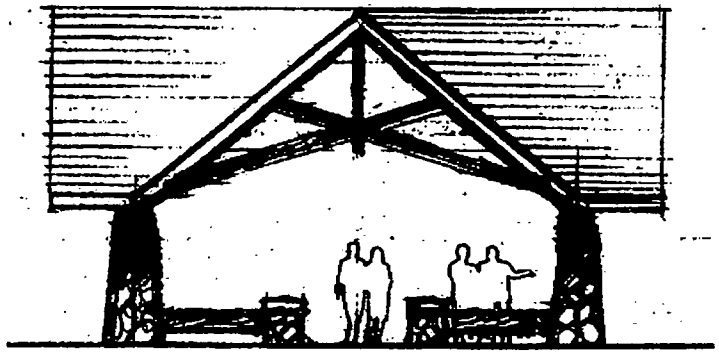
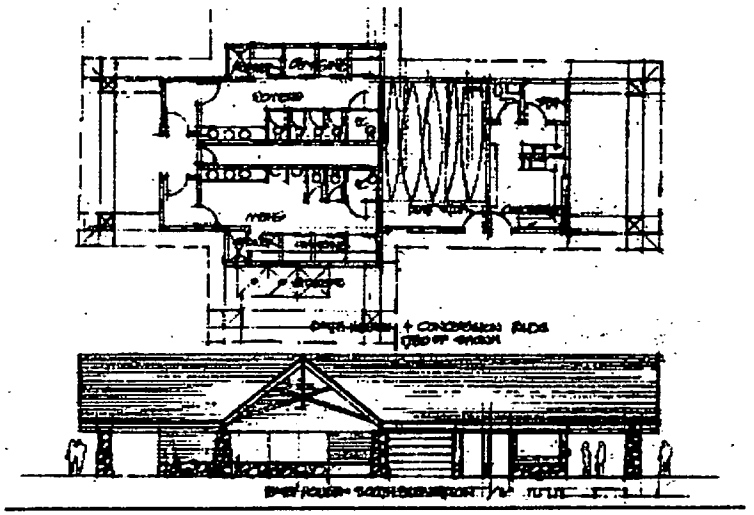
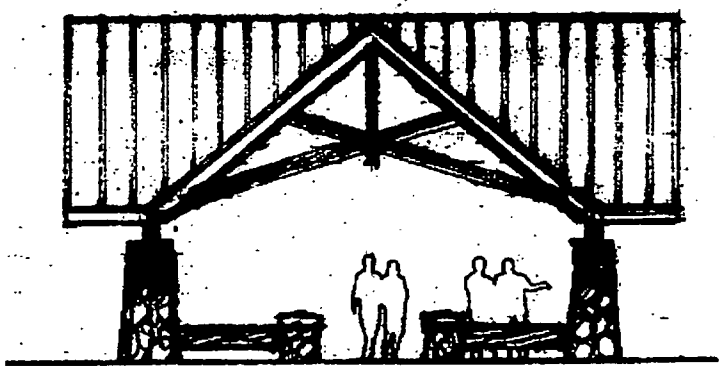


24-PERSON SHELTER





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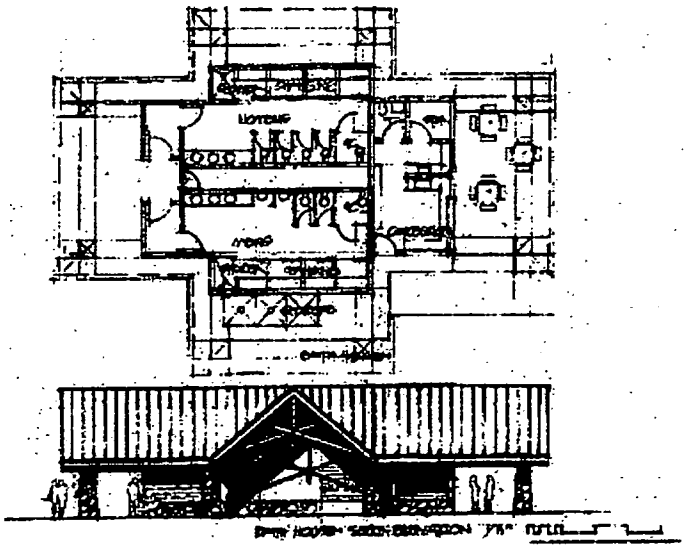

PICNIC SHELTER

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JUANITA BEACH PARK COST ESTIMATE

PLANNING LEVEL

PRELIMINARY BUDGET ESTIMATE

Date: 02-Nov-05

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

01000 MOBILIZATION

Item	Description	Quantity	Unit	Unit Costs	Subtotal	Total
	Mobilization		5%		$ 462,459.91	
						$462,459.91

02000 DEMOLITION & CLEARING

Item	Description	Quantity	Unit	Unit Costs	Subtotal	Total
	Asphalt Demolition	11500	SY	$ 6.00	$ 69,000.00	
	Asphalt & Concrete, Haul & Dump	1248	CY	$ 8.50	$ 10,608.00	
	Clear, Grub, Haul, & Dump	590000	SF	$ 0.06	$ 35,400.00	
	Selective Clearing and Grubbing	195000	SF	$ 0.06	$ 11,700.00	
	Concrete Demolition	300	SY	$ 12.00	$ 3,600.00	
	Demolish Crushed Rock Paving	8669	SY	$ 12.00	$ 104,028.00	
	Curb and Gutter Demolition	2000	LF	$ 4.00	$ 8,000.00	
	Traffic Control	1	LS	$ 8,000.00	$ 8,000.00	
	Building Demolition (north restroom) incl. Haul & dump)	1	LS	$ 7,200.00	$ 7,200.00	
	Building Demolition (concession stand & storage b incl. Haul & dump)	1	LS	$ 2,000.00	$ 2,000.00	
	Building Demolition (bathhouse) incl. Haul & dump)	1	LS	$ 45,000.00	$ 45,000.00	
	Building Demolition (maintenance bldg) incl. Haul & dump)	1	LS	$ 43,000.00	$ 43,000.00	
	Building Demolition (picnic shelter) incl. Haul & dump)	1	LS	$ 5,000.00	$ 5,000.00	
	Demolish Backstop & Bleacher at Ballfields	2	LS	$ 1,250.00	$ 2,500.00	
	Tree Removal	1	LS	$ 15,000.00	$ 15,000.00	
	Septic Tank Removal	1	LS	$ 1,500.00	$ 1,500.00	
	Demolish Timber Breakwater	1	LS	$ 8,000.00	$ 8,000.00	
						$379,536.00

02200 GRADING and EROSION CONTROL

Item	Description	Quantity	Unit	Unit Costs	Subtotal	Total
	Grading (Cut & Fill with Equipment)	4000	CY	$ 6.00	$ 24,000.00	
	Import Fill	1000	CY	$ 20.00	$ 20,000.00	
	Temporary Sedimentation & Erosion Control	1	LS	$ 20,000.00	$ 20,000.00	
	Water Quality Monitoring During Construction	1	LS	$ 5,000.00	$ 5,000.00	
						$69,000.00

02500 PAVING

Item	Description	Quantity	Unit	Unit Costs	Subtotal	Total
	Asphalt Paving (8' Path)	5500	LF	$ 20.00	$ 110,000.00	
	Concrete Paving	24000	SF	$ 5.00	$ 120,000.00	
	Asphalt Paving (Parking Lot)	127000	SF	$ 3.00	$ 381,000.00	
	Permeable Concrete Paving	5000	SF	$ 10.00	$ 50,000.00	
	Grasspave Permeable Paving (n. lot)	32000	SF	$ 5.00	$ 160,000.00	
	Conc. Curb Ramp	20	EA	$ 500.00	$ 10,000.00	
						$831,000.00

02600 SITE UTILITIES

Item	Description	Quantity	Unit	Unit Costs	Subtotal	Total
	Fire Hydrant	2	EA	$ 3,500.00	$ 7,000.00	
	Power Supply w/ panal & transformer	2	EA	$ 20,000.00	$ 40,000.00	
	Sanitary Sewer	500	LF	$ 25.00	$ 12,500.00	
	Water System - 4" Main w/ meter & POC	1	LS	$ 50,000.00	$ 50,000.00	
	Electrical disconnect for Community Commons	1	EA	$ 2,500.00	$ 2,500.00	
						$112,000.00

02700 STORM DRAINAGE

Item	Description	Quantity	Unit	Unit Costs	Subtotal	Total
	Biofiltration-drainage swale	1	LS	$ 18,000.00	$ 18,000.00	
	Catch Basins	15	EA	$ 2,000.00	$ 30,000.00	
	Storm Drain Piping	2000	LF	$ 10.00	$ 20,000.00	
	Rain Garden	1000	LF	$ 15.00	$ 15,000.00	
	Below Grade Detention Vaults	1	LS	$ 150,000.00	$ 150,000.00	
						$233,000.00

02700 SITE IMPROVEMENTS

Item	Description	Quantity	Unit	Unit Costs	Subtotal	Total
	Signage					
	Directional Sign	5	EA	$ 250.00	$ 1,250.00	
	Entry Sign	6	EA	$ 1,500.00	$ 9,000.00	
	Entry Gate	6	EA	$ 2,000.00	$ 12,000.00	
	Interpretive Kiosk	2	EA	$ 8,000.00	$ 16,000.00	
	Interpretive Signage	10	EA	$ 1,200.00	$ 12,000.00	
						$50,250.00
	Structures					
	Group Picnic Shelter	3	EA	$ 76,000.00	$ 228,000.00	
	Group Picnic Plaza and Site Furniture	3	EA	$ 15,000.00	$ 45,000.00	
	Restroom (North Side)	1	EA	$ 155,000.00	$ 155,000.00	
	Bath House	1	EA	$ 520,000.00	$ 520,000.00	
	Forbes House Renovation	1	LS	$ 712,000.00	$ 712,000.00	
	Interpretive Pavilion	1	EA	$ 35,000.00	$ 35,000.00	
	Boat Rental Kiosk (on pier)	1	EA	$ 10,000.00	$ 10,000.00	
	Boat Rental Float & Gangway	1	EA	$ 75,000.00	$ 75,000.00	
	Bridge - 6'x40', Pedestrian	1	LS	$ 5,000.00	$ 5,000.00	
	Focal Point on Dock	1	LS	$ 35,000.00	$ 35,000.00	
	Stream View Point - Crushed Rock w/ Railing	2	EA	$ 3,000.00	$ 6,000.00	
	Viewing Pier - 6'x25'	1	EA	$ 4,000.00	$ 4,000.00	
						$1,830,000.00
	Recreational Facilities					
	Entry Plaza SE Corner (North)	4000	SF	$ 26.00	$ 104,000.00	
	Entry Plaza SW Corner (North)	1500	SF	$ 26.00	$ 39,000.00	
	Skate Park	1	LS	$ 335,000.00	$ 335,000.00	
	Playground W/ Play Curb	13000	SF	$ 6.00	$ 78,000.00	
	Little League Athletic Fields	2	EA	$ 300,000.00	$ 600,000.00	
	Tennis Court Resurfacing	2	EA	$ 4,000.00	$ 8,000.00	
	Bleachers	2	EA	$ 1,500.00	$ 3,000.00	
	Entry Plaza NE Corner (South)	5000	SF	$ 26.00	$ 130,000.00	
	Entry Plaza NW Corner (South)	1400	SF	$ 26.00	$ 36,400.00	
	Basketball Goals	6	EA	$ 2,000.00	$ 12,000.00	
	Sand Volleyball	2	LS	$ 8,500.00	$ 17,000.00	
	Lakefront Promenade	1	EA	$ 112,000.00	$ 112,000.00	
	Day-Use Moorage Float & Gangway	3500	SF	$ 40.00	$ 140,000.00	
						$1,614,400.00
	Landscaping					
	Stream Buffer Enhancement	1	LS	$ 90,000.00	$ 90,000.00	
	Forbes House Historic Garden	10000	SF	$ 9.00	$ 90,000.00	
	Landscaping (high intensity)W/ IRRIGATION	85000	SF	$ 7.00	$ 595,000.00	
	Landscaping (moderate intensity) w/ irrigation	365000	SF	$ 5.00	$ 1,825,000.00	
						$2,600,000.00
	Habitat Enhancement and Mitigation					
	Water Quality Marsh (North)	1	LS	$ 100,000.00	$ 100,000.00	
	Water Quality Marsh (South)	1	LS	$ 250,000.00	$ 250,000.00	
						$350,000.00
	Paths					
	Boardwalk - 6' Wide ,Wood, Pin Pile - Over Water	150	LF	$ 300.00	$ 45,000.00	
	Crushed Rock Path (6' wide)	100	LF	$ 11.00	$ 1,100.00	
	Pin-pile Supported Bridge - 8' wide	40	LF	$ 200.00	$ 8,000.00	
						$54,100.00
	Site Furniture & Amenities					
	Bench	25	EA	$ 750.00	$ 18,750.00	

Bike Rack	4	EA	$ 350.00	$ 1,400.00	
Bollard	20	EA	$ 200.00	$ 4,000.00	
Art Elements	1	LS	$ 50,000.00	$ 50,000.00	
Drinking Fountain	4	EA	$ 1,200.00	$ 4,800.00	
Picnic Grill	10	EA	$ 275.00	$ 2,750.00	
Picnic Table (with conc. pad)	18	EA	$ 1,600.00	$ 28,800.00	
Trash Receptacle	15	EA	$ 250.00	$ 3,750.00	
Seatwalls - Conc.	700	LF	$ 162.00	$ 113,400.00	
					$227,650.00
Lighting					
Lighting - Skate Park	1	LS	$ 20,000.00	$ 20,000.00	
Lighting - Tennis Courts (Group of 4)	0	LS	$ 20,000.00	$ -	
Parking Lot Luminaire - 30' (South Lot)	15	EA	$ 6,500.00	$ 97,500.00	
Parking Lot Luminaire - 30' (North Lot)	6	EA	$ 6,500.00	$ 39,000.00	
Parking Lot Luminaire - 30' (Village Lot)	12	EA	$ 6,500.00	$ 78,000.00	
Roadway Luminaire - 20'	6	EA	$ 8,500.00	$ 51,000.00	
Walkway Luminaire - 10'	45	EA	$ 3,000.00	$ 135,000.00	
Walkway Bollard - 42"	30	EA	$ 500.00	$ 15,000.00	
					$435,500.00

Subtotal	$9,249,889.91
Sales Tax 9%	**$ 832,400.63**
Estimating and Design Contingency 25%	$2,312,223.98
Construction Contingency 10%	$ 924,889.59
Design/Engineering/Testing/Inspections 15%	$1,387,334.39
Permits	$50,000.00
City Project Management 3%	$277,466.88
Total Preliminary Cost Estimate	$ 16,033,211.38

j.a. brennan associates PLLC

EXHIBIT A

Meeting Notes:

Public Meetings #1-5

Agency Meeting

j.a. brennan associates PLLC

City Of Kirkland
Parks and Community Services
Juanita Beach Park Master Plan

Public Meeting #1 Minutes
December 9, 2004

Attendees:

Prepared by:

J.A. Brennan Associates, PLLC – Landscape Architects & Planners
In association with J.T. Atkins & Company
The first public meeting was held on December 9, 2004 to gather input from the community, receive feedback on the appropriate levels of park development, and generate ideas for park character and programming.

I. **Introductions**

Jennifer and Michael introduced the design team, outlined the project's scope and schedule, and stressed the importance of the public involvement process. The City communicated its openness to all ideas.

II. **Site Inventory and Analysis (30 minutes) Jim**

An overview of Juanita Park, including site context was given. The consultant led a discussion where the following issues and opportunities, some relating to existing conditions, were brought up by attendees:

- Consider setting aside specific areas within the park for cultural activities.
- Invasive plants are located in the wetland and should be managed.
- One attendee asked what the causes of water pollution are. It was noted that water pollution is primarily coming from the stream and from waterfowl in the lake and along the shore. Failed septic systems may be contributing to the problem in the Juanita Creek Drainage, and high numbers of geese along the shoreline also adds to the bacteria problem which causes health risks to swimmers. The walking pier also has an impact on water quality by limiting mixing, reducing waves and sediment disturbance, and by keeping polluted stream flows out of the swimming area. The effects of the walking pier will need to be studied in more detail to look at how it is beneficial and how it potentially adds to the pollution problem
- The impacts of removing the waterwalk need to be studied before removal is considered.
- Wind/wave fetch, lake dynamics all impact the shore and need to be considered in redevelopment plans.
- The waterwalk is more accessible in summer; it is difficult to access from the parking lot in winter.
- A lack of lighting is apparent on the site. It was noted that part of the walking pier (west side) is lighted.
- View issues need to be considered. The view of the lake is important and should be maintained, particularly the view from Juanita Drive and the ballfields.
- Groundwater flows/depth and drainage patterns should be carefully studied for impacts to new park elements.

- Should the beach be maintained for swimming? The cost of maintaining it needs to be considered. It was noted that if enough resources are committed to improving water quality the beach could be safe for swimming.
- Storm drainage has been diverted to run away from the creek. Could water be redirected into creek to improve water quality?
- The amount, location and surface treatment of parking should be considered.
- How many structures are within setbacks and have grandfathered use? (SF credit – Purpose to be near water) It was noted that several of the structures are located within the stream buffer, shoreline setbacks, and wetland buffers. Consideration will be given to using the removal of these structures for mitigation of buffer impacts.
- What can be done about the milfoil problem? It was noted that design team members have expertise in milfoil control, but that control can be maintenance intensive.

III. Vision and Goals

The consultants facilitated a preliminary discussion about vision and goals for the Park. The consultants provided the following draft vision concepts for the park that had been suggested by the Citizen Advisory Team (CAT) at an earlier meeting:

Juanita Beach Park: Restoration of a dynamic vibrant natural preserve in the middle of the City that provides active and passive leisure activities.

The recreation room of Juanita, with family recreation opportunities, links for walking and connecting to the neighborhood and commercial district.

A place of timeless aesthetic beauty, that celebrates Juanita Beach's water sports history Environmental Vision: Clean up of stream and creating educational opportunities.

Previously the CAT met and developed the following vision statement:

Juanita Beach Park: Serving as a center of social activity for the community, creating areas for play; gathering, spontaneous events, and informal fun.

At the public meeting, the consultants asked the public to consider, "What will the experience of this site be like in 20 years?" Goals solicited from the pubic included:

Goals:

- Enhance Juanita Creek to create a healthy stream environment. This could include the reach within the park and up-stream reaches.
- Limit commercial activities in the park to those that serve the needs of park users and avoid over-development of the park.
- Limit the number of buildings on the site.
- Light the park's perimeter.
- Develop rowing club and facility at the park
- Create a revenue source by providing day moorage for boaters. This will allow access to the commercial district.
- Create recreation opportunities that generate revenue.
- Consider the cost / benefits of dredging the swimming area

Goals developed by the CAT (at the CAT meeting) included

- Balance active and passive recreation activities.
- Restore park to a dynamic vibrant natural preserve.
- The park should sere the greater community.

Vision:

- A revitalized Juanita Beach Park should be a quiet place to enjoy nature
- Juanita Beach Park serves as both a neighborhood park and a City park.
- Develop water recreation opportunities while protecting the environment.
- Develop park amenities that are not out of scale with neighborhood while protecting the environment.
- The beach should be family-friendly, oriented for children with playground and picnic facilities.
- The park should reflect the neighborhood (younger demographics).
- The park should be family-friendly for multi-generational use.

IV. Recreation, Restoration and Other Uses

Various banners were posted to the wall in order to facilitate responses for programming opportunities. The lists below document public response to each "banner" category of programming.

Passive Recreation

Comments included:

- Areas of the park are great for picnicking, tables, spreading blankets.
- Group picnic areas are very popular: develop group picnic area for rental use, on North side of park as well as South side.
- Consider tent camping for scouting activities.
- Consider Frisbee golf.
- Consider off-leash dog area.

Active Recreation

Comments included:

- Add playgrounds.
- Design all weather user pay soccer and football (competition size)
- Add skate park. Provided covered teen and young adult area.
- Add dog off-leash area.
- Add beach volleyball.
- Add basketball court.
- Add workout facility (par course)
- Improve tennis courts – Lighted, pay as you go
- Improve and/or add baseball/softball fields (3 fields) for small kids

Water Related Recreation

Comments included:

- Create rowing facilities.
- Add moorage opportunities.
- Create upland water features for kids.

- Enhance swimming, life guard, lap swimming, kids water play areas.
- Take advantage of the only nice sandy beach in Juanita.
- Fishing from the waterwalk is important.

Pedestrian Bike Trails

Comments included:

- Design unpaved trail system.
- Create a pedestrian/bicycle link to shopping areas.
- Create a pedestrian/bicycle link to Juanita Bay Park.
- Use a trail system to tie the North and South segments of the park together.
- Consider a lid or tunnel to connect the two park halves together.
- Connect the two parts of the park together as well as link to Juanita Village.

Environmental Education

Comments included:

- Add interpretive signage to park.
- Consider guided nature trips, as at Mercer Slough.
- Integrate education program with a school program.

Wayfinding

No comments were made regarding wayfinding

Community Gathering Opportunities

Comments included:

- Create a smaller group shelter.
- Create an active water feature.
- Design group picnic areas on both the North and South park sides.
- Create a barbecue area.
- Add picnic tables.

Events and Entertainment Opportunities

Comments included:

- Create events area similar to Moss Bay.
- Share venue of the Farmer's Market to Juanita Beach Park.
- Design bandstand with power supply for entertainment.
- Tap into wedding and reunion market.
- Use existing structure and program.

Forbes House

Comments included the following:

- Generate income by using it for wedding events.
- Create a plaza space.
- Convert it to an interpretive Center.
- Relocate the Forbes house to another part of the park.

Parking Lots

Comments included the following:

- Screen parking from park areas.

- Create a buffer between parking and adjacent condominium without impacting condominium views.
- Add trees to park.
- Use pervious surfacing treatment.
- Shift south lot to north, existing parking creates a no man's land.
- Create a treed canopy along Juanita Drive.
- No parking by the Forbes House – there's well-defined adequate space paved.

Water Quality Facilities

No suggestions/comments were noted.

Environmental Restoration

Suggestions included:

- Sensitive areas should be restored but should be balanced with recreation needs.
- Salmon habitat should be considered.
- Park improvements should be natural in character.

Revenue Producing Elements:

Event Facility Rental

Weddings were suggested as a possibility.

Commercial Recreation

Comments included:

- Add day moorage rental.
- Add kayak and sailboat rentals.
- Add coin operated lights for sports areas.
- Add group picnic area for fee.

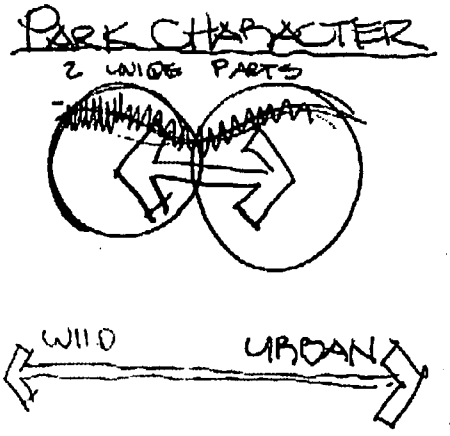
Food Concession

Public opinion ranged from "food concessions not needed" to the suggestion that low key concession development could bring in revenue. Comments included:

- Supplying a food cart pad.
- A desire to minimize commercialization of the park.
- Many concession opportunities are already available in Juanita Village.

V. Design Character

The consultants initiated a discussion about the design character of the renovated park. The diverse character of the site offers many opportunities for developing a range of character(s) for the park. Should the North and South segments each be unique in character or should they be linked and similar in character? The consultants pointed out that Juanita Creek, which flows through both park segments, offers an opportunity to unite the sites in a swath of green, creating a continuum of greenspace and natural areas. These natural areas will certainly



be mandated by stream and wetland buffering requirements.
Another character consideration is that the spectrum of development can range from "Wild" to "Urban." Does the public prefer a more natural park, with habitat restoration elements, or a more built-up/urban development with plazas, public gathering spaces, and water features?

Ideas developed by the public include:

- Look at under used areas of the park and consider different uses.
- The Park should not be over programmed, passive informal space is a valuable park asset.
- Traffic impacts on adjacent areas should be considered.
- Consider the context of the site, this park is one piece of a larger community park system
- Tie the park to the community.
- Look at the neighborhood walking system.
- Consider placing a restroom on both park areas.
- Could there be commercial activities on the water side (south park segment)?
- Consider the history of the site and how it relates to futures use.
- Balance seasonal activities with four season activities.
- What type of structure(s) would be appropriate to the site.
  The consultants responded that potentially the structure could be similar to the Marina Park pavilion, and serve as a multi functional structure.
- Another attendee recommended a covered space for winter month activities.

VI. Summary of Input

In summary, the next meeting will need to address the divergent opinions about the park's future uses, character, and development level. Recurring issues include determining park character: should the character be more natural versus more urban? Initial feedback points to a preference for a more urban character for the park with the understanding that the park provides the opportunity for a range of landscape characters.
Another issue of some controversy includes determining an appropriate level of income producing activity on the site.
Decisions about the level of development will also need to be made.

VII. Next Step In Process

- Development of criteria with C.A.T.
- Next Steering Committee meeting
- Next Public meeting (Jan 27th)

j.a. brennan associates PLLC

City Of Kirkland
Parks and Community Services
Juanita Beach Park Master Plan

Public Meeting #2 Minutes
January 27, 2005

Attendees:

Prepared by:
J.A. Brennan Associates, PLLC – Landscape Architects & Planners
In association with J.T. Atkins & Company

The second public meeting was held on January 27, 2005 to gather input from the community, receive feedback on the appropriate levels of park development, and generate ideas for park character and programming.

VIII. **Open House Program Review**
Presentation boards were set up for the public to view prior to the start of the presentation with possible program elements and built structures for Juanita Beach Park. In addition, a packet was handed out to attendees, which provided them a list of possible program elements for the Juanita Beach Park site. Attendees will be asked to rate and discuss these elements later in the meeting.

IX. **Introductions to General Meeting**
Michael introduced the city team, consultant team, steering committee members, and the project scope and schedule.

X. **Review of Public Meeting #1**
The consultants reviewed input from public meeting #1 which was held December 9, 2004. The review highlighted some of the comments brought up during the last meeting which are as follows:

- Input on site conditions
- Vision and goal guidance
- Preliminary suggestions for recreation and use program
- Design character input

XI. **Vision and Goals Discussion**
The consultants briefly introduced the draft vision statement and draft goals for Juanita Beach Park. As the meeting moves forward, there was a more involved discussion about particular program element opportunities within the park and the character of possible built structures for the Juanita Beach Park site. The draft vision statement presented at the meeting follows:

DRAFT VISION STATEMENT
Juanita Beach Park is a family friendly, multi-generational community park that fits the scale, character, and history of the park site and the surrounding neighborhood. The park provides waterfront access and a balanced mix of active and passive recreation opportunities while protecting and enhancing the natural environment.

XII. Draft Park Program Presentation

The consultants reviewed the program from meeting #1 and focused on the need to refine and prioritize the list of program elements presented at that meeting. During this discussion, a map of surrounding parks and some of the existing amenities are presented to the attendees to help facilitate the discussion. This discussion helped participants evaluate some of the trade-offs and consultants used a flip chart to record participant's comments.

Next the consultants provided a brief recap of existing site conditions and a brief review of site analysis plans. The consultants then assisted the participants in visualizing the program elements and scale by providing templates that represent the size and diagrammatic layout of many of the major proposed program elements such as the small boat rental center , skate park, and little league fields.

A draft program list was then presented and handouts were distributed to facilitate discussion of programming opportunities. The lists below document public response to each program category.

Active Recreation

Comments included:

Little League:

- Most of the little league schedule takes place From March to mid June. Limited little league also takes place summer months of July – August.
- A question was asked about plans for little league field lighting – the City responded by saying that no field lighting proposed. The tennis courts are currently lighted.
- It is noted that there was mention of eliminating little league from the Juanita Beach Park site. A question was asked about the availability of little league field at other nearby sites like Big Finn Hill Park. A little league member mentioned that there is no other fields available
- One attendee felt that little league fields with a 200' centerfield would be adequate and commented that parking was the big issue. Note that peak parking is needed for little league from May-June. This attendee noted that summer leagues were not as big a concern for parking. During May and June there is not high intensity use of the swimming area so little league is fairly compatible with the park in terms of shared parking.
- One attendee was concerned that facilities should be available for casual pick-up games over scheduled recreation.
- Another noted that organized sports should not be considered for this park.
- One attendee noted concern about scheduling conflicts or program duplication with McAuliffe Park's organized sports programs. Micheal Cogle noted that there are no scheduled organized sports at McAuliffe Park.
- Question: What is the little league use level? Answer: There are 100- 130 games April-July with no place to relocate.

- Note that one attendee felt that currently, there is no apparent conflict between baseball and other park uses.
- One attendee emphasized the need for younger little league over older leagues.

Soccer:

- Soccer field should be part of the multi-use sports field, not as a single program element.

Skate Park:

- Participant noted that Kirkland already has a skate park at Peter Kirk Park and would not like to see another one.
- Another participant noted that Peter Kirk is too small to accommodate the amount of interest in the sport in that area.
- Noted that one attendee says there are not enough skate parks on the east side and that Peter Kirk is not that accessible.
- One participant suggested refurbishing Peter Kirk instead of building a new skate park at Juanita Beach Park.
- A comment was made by one participant in favor of skateparks because they help to keep kids and teens out of trouble, i.e. drugs.
- One participant noted that the skatepark should include lights because this is a year - round sport unlike baseball. Without lights winter-time users would either have to relocate to other unsanctioned locations with lights such as local business parking lots or perhaps risk injury by attempting to ride without lights at all.
- One participant noted that the skatepark should be located near Juanita Drive to ensure visibility.
- A roof could be added to the skatepark to help with year round use.

Tennis Court:

- Participant notes that current tennis courts are in poor condition (paving & surfacing).

Multi-Use Sport Court:

- Commented that there is an existing multi-use sport court at North Kirkland Community Center and this would be duplication.
- One participant noted that this would be a useful and well-used amenity because it allows for several different uses such as inline hockey, badminton, dodge ball. These could be rotated daily.

Water Related Recreation

Comments included:

Lake Front Promenade:

- ADA , stroller, and wheelchair access would be a welcomed improvement for the pier access and beach area.
- Visibility of Lake Washington from Juanita Beach Park is very important to the Juanita community.

Day Moorage:

- Concerns about safety were raised in regards to day-moorage.
- Noise pollution from motor boats was brought up by one attendee.
- One attendee thought day-moorage was a benefit to local business district but felt that a 2-hr limit on slips would be appropriate.

- Day-moorage for non- motorized vessels only was recommended by a meeting attendee.
- Another attendee raised the question of pollution from motor boats
- Attendee noted that there are currently hand launch boat users are active at the site.
- Some boaters are docking at the water walk now and stated that it works fairly well.

Car-Top Launch:

- Attendee noted the issue of human intrusion at the Juanita Bay Park from small boaters. Juanita Bay Park is a natural area, which currently feels like a wildlife sanctuary.

Boat Center:

- Noted that a boat center would be a good attribute and would be used by kids and families.
- Concern was raised about safety due to close proximity of motorized water recreation and skiers on Lake Washington.
- One attendee noted they would like to see the boat rental facility be located near current maintenance building with a rooftop deck accessible from Juanita Drive.

Passive Recreation

Comments included:

- Overall, there is a lot of public approval for picnic tables and similar gathering spaces.

Pedestrian Bike Trails

- An attendee noted that neighboring Juanita Bay Park has a lot of interpretive trails but they are limited near the stream.
- One attendee notes they would like to see the focus at Juanita Beach Park remain on cultural elements.
- One attendee noted that they would like to see a loop path provided for rollerbladers and bikers.
- One participant raised the question of possible foot passenger ferry service to this location. There is some discussion of foot passenger fleet on lake Washington. This issue will be researched by the team.
-

Environmental Education

- Attendee raised the interest of school participation.
- Could Juanita Bay Park docents use both parks for education?
- Juanita Bay Park, Juanita Beach Park, and Forbes Valley serve educational needs of Lake Washington Schools.

Wayfinding

- No comments were made regarding wayfinding

Community Gathering Opportunities

- Amphitheater suggestion was well received and one attendee noted they really liked the example presented at the meeting. This slide depicted grass with stone seating walls and scattered deciduous trees.

Events and Entertainment Opportunities

- Comments were made about an existing Juanita Farmer's Market in the same location and that attendance is good there.

Forbes House

Comments included the following:

- Attendee noted that the Marymoore Clise Mansion is a great example of potential uses for the Forbes House.
- Question: Will this location become a city office? Response: There are no plans for that to occur at this time.
- Attendee suggests a connection between the German Retirement Home and the Forbes House, which shares the north property line of the park. This could include a gate and possibly a sidewalk connection.

Parking Lots

Comments included the following: No suggestions/comments were noted

Environmental Restoration

- Suggestions included: No suggestions or comments were noted.

Revenue Producing Elements

Event Facility Rental

- There were no comments made at this meeting.

Food Concession

Comments included:

- Public opinion ranged from "food concessions not needed" to the suggestion that low key concession development could bring in revenue.
- One attendee noted that they would not like to see any restaurants within the park.
- Another comment mentions that snack concessions that focus on small ticket items such as ice cream and hot dogs would be good.

- One member of the public felt that concessions would not be needed but that they would like to see a link provided that would lead you to surrounding businesses and food vendors.
- Small, scale concessions that were opened on a seasonal basis would be adequate.

Design Character

The consultants initiated a discussion about the design character of the built structures within the park. The diverse character of this site offers many opportunities for developing a range of character. During the slideshow, consultants proposed that each participating member think about some of the built characteristics they are exposed to during this presentation. They offer participants the chance to view examples of several landscape and architectural styles. The styles presented at this meeting were northwest contemporary, rustic, and traditional. Landscape character presented included wild, naturalistic, and urban. Photographic examples for each style were presented by the consultants for community input.

Ideas developed by the public include:

- Look at historical images for inspiration.
- A need for cover and sheltered facilities should be considered.
- Participants commented on the need to consider the function of proposed structures in order to choose a style.
- Due to the proximity of Juanita Bay Park, which has a more rustic character, consider the relationship of those structures with proposed structures for Juanita Beach Park.
- An attendee felt that they would like to see a more rustic character to Juanita Beach Park when compared to downtown Kirkland.
- One participant would like a beach house feel to the structures proposed for the site.
- There was discussion of the relationship to the Juanita Village Style. Would the park be a juxtapositions or contrast to the village look, or would it mimic the urban village feel. Another suggestion discussed was the ideas of transitioning from urban to rustic as the visitor moves deeper into the park, with some consistent and unifying elements to tie the park together.

XIII. Public Preference Selection

Consultants asked the meeting participants to use green sticky dots to identify their 5 most important program elements. The participants were given 2 red dots as well and were asked to use those to represent program elements they would not like to see in the park (if any). This should not be considered as voting, but a visual representation of trade offs and preferences.

XIV. Next Step In Process

- Next Steering Committee Meeting
- Park Board Meeting
- City Council Meeting
- Public Meeting #3 – Presentation of two alternatives (May12)
- Public Meeting#4- Presentation of draft master plan (June 16)

November 2, 2005

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JUANITA BEACH PARK MASTER PLAN

Presentation of Alternatives

Public Meeting No. 3

7:00 pm City of Kirkland City Hall, Peter Kirk Room

Prepared by:
J.A. Brennan Associates

In Association with:
J.T. Atkins & Company
MAKERS Architecture + Urban Design
TetraTech Inc.
Douglass Consulting
Landau Associates

Meeting Notes:

Review of Program Elements / Update of Design Program Status

Michael Cogle presented a PowerPoint show that summarized programming elements (see below). The purpose of this meeting is to get feedback on alternatives; Michael reiterated that we are not asking for attendees to pick one alternative over the other, but are looking for features from each. There will be no voting.

Michael introduced Park Board Members, representatives from the Citizen Advisory Team (CAT), and the Directory of Parks, Jenny Schroder.

Michael explained the design program; that the alternatives are based on:

- The approved program elements, as discussed at the previous two meetings
- Looking at information the public has provided in public meetings and to the CAT.
- City Council's approval of the programming elements.

The next step: In two weeks the alternatives will be shared with City Council. They will give feedback for developing the preferred alternative.

In the fall, the preferred plan will be presented at open house. In October, the plan will be presented to City council for approval.

The PowerPoint show outlined:

- Vision Statement:
- Project Goals:
- Park integration goals
- Recreation Goals
- Environmental Stewardship
- Community-Building Goals
- Aesthetic goals
- Historical resources goals
- Revenue goals
- Maintenance goals
- Programming Goals
  - Active Recreation
  - Incorporate Little league fields
  - Removable outfield fencing
  - Natural grass
  - Unlit sports fields
  - Sport Court multi use court
  - Baseketball
  - Tennis courts, want to keep only lighted courts in Juanita, coin operated lights, adding a court?
  - Courts are in stream buffer now, could be relocated
  - Skate Park

  Looking at incorporating in North side of Juanita Drive, designing to reduce noise impacts, good design is key to success.

  Water and beach

  Swimming beach

  Water quality problems, feel that water quality and depth can be improved, want to maintain beach, will need new bathhouse.

  Swim beach drives parking needs.

  Hand – carry boat launch. Improve access for non-motorized boats only, need for vehicle access for load/unload

  Boat Rental Facility

  Boat storage, water and land boathouse facility, canoes, kayaks, sail, rowing, class and tours. Concerns expressed include capital cost, operating costs, private vs. public. Safety concerns. Habitat impacts to Juanita Bay park from increasing boat / people access.
  - Day Use Boat Moorage

    Would provide nominal number of rental slips/ day use only. Historically boaters have used docks illegally to pick up / drop off passengers.
  - Group gathering and events, entry or events plaza, linear plaza, tie two slides of park, farmer's market, art shows. 30 acre property well equipped for this kind of event.
  - Amphitheater, bandstand on south side, consider multi-use facility.
  - Picnic shelter - Want to keep the group picnic shelter in park

- Passive recreation, in addition to group picnic, individual picnic areas
- Forbes House Garden - Near German Retirement Village, strolling garden, historically appropriate to garden
- Interpretive trails along creek,
- Lakefront promenade, parallels shoreline, connecting to pier with evening lighting, could host events.
- The Pier, definitely want to keep it, make it look nicer, though it contributes to water quality problem, removing baffles could improve water circulation
- Forbes House, the only existing building that City plans on keeping, possible uses, meeting space, office space, leased space, house is in good shape.
- Pedestrian systems, no pedestrian routes within park, want to improve accessibility, connections to park, neighborhood connections.
- Parking improvements, just a really big lot south side, want to make improvements. Interested in getting public feedback on parking.

Programming QuestionS & AnswerS

At the conclusion of the PowerPoint Show, Michael took questions:

Q: Question
A: Answer
C: Comment
R: Response

Skate Park

Q: How would a skate park at Juanita Beach Park be different than the skate park at Peter Kirk Park?
A: The skate park at Peter Kirk Park was designed for the "novice skater." It's smaller than the proposed skate park at Juanita Beach Park. The City of Kirkland has a deficit in skate parks and Juanita Beach Park's location, central to Juanita, in an area where people already congregate, makes it ideal for developing a larger, attractive park feature.

Q: How would the proposed skate park compare with size of skate park at Seattle Center?
A: The skate park at Seattle Center is approximately 6,000 sq. ft.; the skate park at Juanita Beach Park would be approximately 10,000 sq ft.

Q: Have you considered developing a skate park at another park/community center?
A: The City (Michael Cogle) responded that that site is smaller and would put the skate park closer to housing, whereas at Juanita Beach Park, the skate park (in Option 2) would be closer to a commercial district and away from housing.

C: Believes putting a skate park at Juanita Beach Park is appropriate and where a skate park should be located, as this is already where teenagers gather.

C: Concerned about view corridors and the number of boats in bay, and that the size of the proposed boat rental facility might obstruct views.

Promenade

Q: Where would the promenade be located? Would it be at the water's edge?
A: The City responded that in this case, the promenade would be designed to separate the beach area from the lawn area. In any case, there will be a sandy beach.

Off-Leash Dog Area

Q: What happened to the concept of an off-leash dog area?
A: The City responded that the off-leash dog area has been taken out of consideration because there is not enough space available at Juanita Beach Park for a dedicated, fenced in off-leash dog area.

Traffic Concerns

Q: Due to the heavy traffic of Juanita Drive, would it be possible to develop an overpass?
A: An overpass would be very costly and perhaps not too attractive. The City shares concerns about the crossing, but believes it would cost at least a $1,000,000, be prohibitively large and require long ramps to provide ADA access.

Q: What about a tunnel option for crossing Juanita Drive?
A: A tunnel is not practical due to the sewer/force main under Juanita Drive. Recently traffic calming improvements have been made to Juanita Drive which has made crossing Juanita Driver easier and safer.

Q: Would it be possible to add pedestrian activated crossing lights?
A: It's a possibility. Confirm they already exist?

Beach and Swimming Area

Q: Will the beach stay as deep as it is now? It's really good for volleyball now.
A: The beach is an important amenity and its size should not be impacted.

Q: What is the approximate depth of the swimming area now?
A: The City responded that it is very shallow now. Historically the swimming area has always been shallow, due to sediment from upstream. The project team will work with City surface engineers to control sediment from upstream. The City received $500,000 to tackle this problem.

Programming

C: Believes Alternative Concepts might include too many activities in a small space (Juanita Beach Park site), values open green space. Sees an immense undertaking here and wonders if it is too much development for the space.

Q What is the project budget.
A: Plenty of funds for design, none yet for implementation.

Michael ended the discussion of programming elements and turned the presentation over to Jim Brennan (J.A. Brennan Associates) for an introduction of the alternatives.

Introduction of Alternatives

Jim noted that the alternatives consider a range of activities; the goal is to develop a draft master plan after hearing the comments at this meeting and receiving feedback from the City Council.

When viewing the two alternatives, consider the landscape character of the renovated park. Should the character be wild, or formal, or naturalistic, with open or bands of vegetation that create spatial definition?

Things to think consider when thinking about the alternatives:

- The architectural character of the buildings, signage picnic shelters, bathhouse, Forbes house.
- What style of architecture is appropriate for the site?
- Both of these alternatives meet the approved park program.
- Boat rental concession is not a certain item.
- Experiential qualities?
- Looking to get feed back from the public about preferences

Jim presented ideas that are common to both alternatives. Both designs:

- Address water quality issues. Deal with bacteria problem comes from two areas:
    1. Bacteria coming down stream, during summer storm events, especially in July and August
    2. Coming off lawns from geese, dogs, etc.

- Address water circulation impediments from dock.
- Include water filtration under parking lot for storm events.
- Capture lawn runoff in swales and treat the water before it goes into water.
- Include plantings on the shore side of the lawn, to dissuade geese from entering.
- Include stream and lake buffer enhancement
- Include loop paths and other passive recreation elements such as places to sit and meet people.
- Include the Forbes
- Maintain view corridors
- Retain the beach environment.
- Show 375 stalls for parking. This number is based on national parking standards for the activities that are included in the alternatives. The parking can be developed in phases as needed. Parking should be adequate to minimize parking impacts on the neighborhood.

Discussion of Alternatives

Tom Atkins (J.T. Atkins & Co.) introduced the alternatives and the programming elements table. The following issues were discussed:

Parking and Traffic

North Side Parking:
Described where parking is
Option 1 east side accessed off 97th and along Juanita Drive
Option 2: north and east parking accessed off 97th

South Side Parking:
Option 1: parking pushed down in crescent shape, to save trees
Option 2: parking is parallel to Juanita drive, closer to the drive, while not encroaching on park space closer to water, but does not preserve trees as much.

C: Likes the parking design on the north side of Option 2, but the south parking design on Option 1. There was a general consensus in the audience that this would be the preferred parking design.

C: Prefers parking near Forbes house, (N. side of the site) easier for event access.

Q: Will there be a sidewalk across from the German Retirement Village?
A: Yes.

Vegetation

Q: What does dark green on plan denote?
A: Dark green tree signifies tree canopy with lawn or understory vegetation below, light green, low grasses.

Q: How will greenery on shore impact water safety? How can parents see kids swimming? The City noted that the lifeguards are closer to the water and would not be behind the greenery. The City also noted that parental responsibility plays a role in swimming safety. The sandy beach is area is wide, with plenty of room for parents to be close to the water to observe swimming activities.

Q: Do the alternatives offer opportunities to save trees?
A: The health of trees on north side of the park is a concern. Some trees will be retained; others will need removal.

Q: What is the current condition of the trees? Mike Mateer parks supervisor, says north side trees are ending their natural life spans. South side trees such as young willows are in good condition. Silver maples are brittle, with dead tops.

Q: Does the City use natural lawn care and avoid the use of pesticides?
A: Yes. The City avoids the use pesticides, and uses organic fertilizers whenever possible.

Entry Plazas

Q: What would the entry plaza look like? Concerned that Option 2 includes the skate park at the park entry, whereas Option 1 shows skate park adjacent to tennis courts.

Q: What is a plaza?
A: A plaza is space in the park, perhaps at the edge of traffic with benches, kiosks, and planted areas, where one can rest or get away from traffic.

Skate Park

Discussion followed, with general consensus, that having the skate park at the entry (Option 2) would be preferred because it will be nearer to the commercial district, away from sensitive habitat areas. The skate park would also be adjacent to the children's play area, a desired location for parents with multi-aged children.

Q: The Skate park looks bigger on Option 1.
A: Both are similar in size, Option 2 meets the minimum size standard.

C: Would like to see lights added to skate park. Perhaps coin operated.

C: Wants to ensure that there will be a power supply at the skate park area for contest events, bands, etc.

Other Active Recreation

Q: Where is G, the multi sport court located? Does the City have a sports court at any of its facilities?
A: The City does not have one in its park system but would like to try it. There would be management issues, such as controlling access and changing use.

Q: Multiuse sport court lighted?
A: City response: No

Q: Not advocating more buildings; but where would moveable fences, goals, etc. be stored?
A: Potentially under Forbes House in cellar or in storage building.

C: Prefer the volleyball area down by the sand, as shown on Option 2.

Community Events Area

C: Option 1: L, community events area, is by the parking on North side leading to the possibility of using the parking lot and ball fields for events too.

Concessions

Q: What kind of concessions
A: Not yet determined.

C: Thinks small concession carts would be okay on promenade.

Q: On Option 1: What is X?
A: Boat rental; the diving dock area is used for boat rental.

Q: Where would boat storage go?
A: Bathhouse building and on float

Architecture

Q: What is the proposed architectural style for the bathhouse?
A: Potentially relate to the Forbes House roofline or use rustic look to tie buildings throughout the park together. Or potentially use Northwest style. 4,800 sq. feet is the size of current building. The new bathhouse structure will be smaller.

C: Re: architecture. Likes Northwest style, the look of fresh natural wood. Modern yet still rustic, feels that this would fit into neighborhood better.

Q: Describe bathhouse.
A: The bathhouse includes women's and men's rooms with shower, changing rooms, small concession and storage corridor down the middle. The design includes 320 ft for concession.

Restrooms

C:Restrooms should be open year round.
R: The City says keeping restrooms open is an issue of providing heat and having the funds to keep it clean. The vision of the park in future is that it should be open year round.

Playgrounds

Q: Are the playgrounds the same size as the existing ones?
A: Yes, in both options.

Amphitheater

C: Wants to ensure that the amphitheater will have room for a portable a bandstand and include electrical access. Be sure to make it a multi-purpose facility.

Lighting

C: Wants to ensure that lights will not be on after the park closes.
R: Coin operated lights don't work past park closure times.

Boat Access

C: Believes that the whole dock is really about providing restroom access for boaters.
R: The City responded that there are people who would tie up and eat lunch at Spuds or pick-up and drop-off passengers.

C: Doesn't believe in providing day use for motorized boats, thinks that hand-carry boat access should also be included. Please provide access for both or none. Would like paddle boat, rowboat rental

C: Believes motorized and non-motorized boats can coexist, in a no-wake zone.

Fishing Access

C: Likes to fish on dock, but boats come up and cut lines, particularly intoxicated boaters.
R: Could incorporate a designated load/unload area.

Miscellaneous

Q: What year will project be completed?
A: Unknown, but working towards implementation.

Summary

In closing Michael Cogle noted that:

- The City appreciates the public's involvement in this process.
- The next step is going to the City Council (will be webcast and on TV) for approval.
- Blending of the two alternatives based on public and Council feedback.
- There will be an open house at the Forbes House on Saturday, June 11, 10-2.

October 19, 2005

JUANITA BEACH PARK MASTER PLAN

Open House Presentation of Draft master plan

Public Meeting No. 4

October 13, 2005, 5:00 – 7:00 pm Forbes House

Prepared by:
J.A. Brennan Associates

In Association with:
J.T. Atkins & Company
MAKERS Architecture + Urban Design
TetraTech Inc.
Douglass Consulting
Landau Associates

Meeting Notes:

The consultants and City staff posted the draft master plan, detail area plans, and sections for public review and comment. J.A. Brennan noted the comments of attendees are documented below.

comments of Attendees:

- An attendee suggested considering naming rights, perhaps selling engraved paving stones, benches, or tables. Potentially this could be organized through the Heritage Society. Naming rights for the ballfield could also be considered to increase park funding.
- Someone asked whether the outfield fence could be a moveable one.
- Another person asked what funding is available for implementation. The City responded that improvements are included in the City's Six Year Plan. There is also a bond issue that could bring additional funding.
- One person likes the trees, but would like designers and the city to consider views when selecting the size and type of trees. This person suggested that vine maples would be good for the park, as well as shrubby trees.
- Someone else thinks bringing music into the park is a good idea. Festivities on July 4th would make for a great event.

- Someone commented that picnic shelters look good and requested that more square, durable tables be added, as well as barbeques and some moveable tables.
- One person prefers low level lighting for the water walk and for paths through the park.
- A condominium owner requested a path to a locked gate at the Bayview condominium for condo owners to access the park.
- Another person requested that the park supply lots of pet waste bags.
- Someone else shared that he/she liked the Community Commons design and that the landforms add interest to the park and make it look larger.
- Someone suggested that interpretive signage could focus on water quality issues and the natural history of the area, including the salmon story.
- An attendee thought that bringing concessions to the park was a good idea.
- Someone else requested that the City and the designers consider CPTED issues when finalizing the design.
- One person commented that lighting at the skate park and tennis court would be fine, but would prefer no lighting in the rest of the park.
- An attendee suggested that the designers should consider raising the landforms higher so that there would be more height at the edge of the Commons.
- Someone else said they felt the berm/landforms were good; that they create an interesting dynamic to the site, as well as create drier areas of the park.
- Another person noted that the landforms offer a sense of surprise.
- Someone felt that having a sense of discovery would be nice, as defined by landforms and plantings. Perhaps a garden room and raingarden outlet, creating a hidden/revealed sequence.
- An attendee thought that boat storage inside the bathhouse was a good idea.
- One attendee suggested that picking up on the forms for historical structures, such as resorts would be a good idea for the structures on the site.
- Someone noted that he/she could provide pictures of resorts that may be a good inspiration for the architectural elements of the park.
- Someone noted that he/she likes the picnic shelters, Community Commons, and stream/wetland habitat areas.
- One person noted an interest in trees at the beach over-hanging the water.
- Someone else loves the promenade and loop path design.

- One attendee preferred the more intense use of the park.
- An attendee noted he/she liked the hand-carry boat launch area.
- Someone suggested that the plaza next to the skate park include seating walls constructed of hard materials, such as granite, so that skateboarders could use the seating area when it is not used for sitting.
- Someone suggested that the skateboard area be lighted until 10pm.
- An attendee loved the proposed design of the park structures and suggested that subtle roof colors blend in to the landscape. Perhaps consider using dark green or gray colors.
- One person recommended that views from the condominiums be maintained from the east to an access point to the catwalk.
- Someone commented that he/she liked the skate park and day use boat moorage area.
- One person likes the basketball concept.
- Someone requested that art and sculpture be considered for focal points on the dock and park to add interest and attract attention.
- One person recommended a graffiti wall near the Skate Park.
- An attendee requested that the City consider adding climbing walls, boulders, and a tower recreation elements.
- A young attendee requested climbing bars in the play area.
- Someone else requested that historical/interpretive signs be developed.
- An attendee suggested that the lighting at the Skate park be similar to the tennis court lighting.
- Someone else noted that he/she likes the flowing paths and trees, seating walls, and landforms as proposed.

JUANITA BEACH PARK MASTER PLAN

Public Meeting No. 5

Park Board Public Meeting

October 19, 2005

Public Comments:

Don Tressell – 11844 108th Ave NE
Mr. Tressell inquired into what the ongoing maintenance costs for the park will be.

Merrily Dicks – 10635 NE 116th street
Ms. Dicks expressed concern about trees near the beach blocking the ability for parents to watch their children. She also suggested that the promenade wall would do the same.
Ms. Dicks expressed concern at the number of sport activities being offered and inquired as to whether or not this may become a financial burden for maintenance of the park. Ms. Dicks encouraged the Parks Dept. to make sure that the Forbes House historic garden area is a significant feature and that the orchard and garden areas are left intact from a historical perspective. She noted that she was unclear as to why the additional playground near the historic property was desired. She noted that she is happy to see the water improvement issues being addressed in the plan, and believes that soft-surface walkways and interpretive areas are important.

Patricia Dorackson – 9717 NE Juanita Drive #303
Ms. Dorackson commended Park staff and planners involved on the park plan. She commented that the public process has been a wonderful experience. Ms. Dorackson noted that the residents of Bayview Condos adjacent to the park would be happy to work with the planners in tree placement. These residents are in the second building from the water and want to ensure they retain their water view. She expressed concern about the proposed placement of trees in the turnaround area, at the end of the fence near the water, believing that they may pose a safety and security problem. Ms. Dorackson noted that the Bayview residents would also like to see a path to their existing gate made available to condominium residents. She noted that she is happy to see opportunities for wheelchair accessibility, and wants to make sure the paths are not too soft, as to limit mobility for people with walkers. Ms Dorackson requested that Juanita Beach Park be closed at dusk, and would like to see some lighting at the end of the dock to help denote where the dock ends for boaters.

Laura Pendergrass – 9601 NE 128th Street.
Ms. Pendergrass offered commendations for the master plan public process. She noted that she was not initially in favor of the skate park, but she is accepting of it at this point, particularly the location. She expressed concern about the proposed size of the skate park and questioned whether or not the proposed size had grown from previous alternatives.

Jim Halred – 11101 109th Pl. NE
Mr. Halred noted he is from the "Goat Hill" area and has been involved in many regional planning ventures related to increasing citizen access to Lake Washington. He noted that providing access for motorized boats will help keep the lake clean as boater would have access to public restrooms. He would

like to see a boat launch added to allow small fishing boats launched in this area Mr. Halred encouraged the City to remove existing Cottonwood trees in the park and replace with a more suitable species.

Dan Hughes – 2139 NE 20th Street Renton
Mr. Hughes expressed a desire to see lights at the skate park to make the park more accessible to skaters in the winter months, and encouraged the City to make the skate park as large as possible.

Pat Kasey 9617 NE 131st Pl.
Ms. Kasey asked for a clarification of the size of the skate park, and wondered if the size of the skate park pushed the playfields into the creek buffer area.

DOUGLASS CONSULTING

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E-MAIL: DOUGLASSCONSULT@AOL.COM

DATE: February 1, 2005

TO: Michael Cogle, City of Lynnwood Parks
Jim Brennan, JA Brennan
Harry Gibbons, Tetra Tech, Inc.

SUBJECT: Agenda for Agency Meeting for Juanita Beach Park Master Plan
DATE: February 14, 2005
TIME: 10:00 am to 1:30 pm
PLACE: Forbes House, Juanita Beach Park, Kirkland, Washington

Introductions
City of Kirkland Parks and Recreation Department, USACE, Muckleshoot Tribe, WA DNR, WDFW, WRIA 8, City of Kirkland Planning and Surface Water Mgmt., Consultant Team (JA Brennan, Douglass Consulting, Tetra Tech, Inc.)

10:00 to 10:30 Overview of Juanita Beach Park Master Plan Process

10:30 to 11:30 Tour of Juanita Beach Park
We will look at Lake Washington shoreline, Juanita Creek, wetlands, riparian habitats, and trail system. Review attached Suitability Analysis Map.

11:30 - 12:00 Discussion of Current Conditions at Park
Focus on water quality, shoreline, riparian, and creek conditions.

12:00 – 12:30 Park Vision and Suitability for Development
Enhancing riparian area and shoreline area for habitat.
Strategies for water quality improvement program.
Redesign of park buildings, parking lot, and landscaping

12:30 - 1:00 Permitting Considerations/Granting Opportunities
Goals and strategies for restoring Juanita Beach and Juanita Creek and enhancing fish habitat.
Permitting considerations.
Grant opportunities.

1:00 – 1:30 Next Steps and Wrap-Up

j.a. brennan associates PLLC

EXHIBIT B

Meeting Notes:
Agency Meeting

Meeting Minutes

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DATE: February 17, 2005

TO:	Jim Brennan, JA Brennan and Associates (JAB)
FROM:	Desiree Douglass
SUBJECT:	Minutes for Agency Meeting on February 14, 2005 for Juanita Beach Park Master Plan
COPIES:	Harry Gibbons, Tetra Tech, Inc. Stewart Reinhold, WDFW Janet Curran, NOAA Fisheries Teresa Sollitto, City of Kirkland Parks Stacey Rush, City of Kirkland Planning Angela Ruggeri, City of Kirkland Planning Monica Durkin, WADNR
Project:	Juanita Beach Park Master Plan
Project No.:	JAB0001
No. Pages	6

Memorandum for Juanita Beach Park Agency Meeting
February 16, 2005

Attendees:
See Attached List

SUBJECT: Agenda for Agency Meeting for Juanita Beach Park Master Plan
DATE: February 14, 2005
TIME: 10:00 am to 1:30 pm
PLACE: Forbes House, Juanita Beach Park, Kirkland, Washington

Introductions
City of Kirkland Parks and Recreation Department, WA DNR, WDFW, City of Kirkland Departments of Planning and Surface Water Mgmt., Consultant Team (JA Brennan, Douglass Consulting, Tetra Tech, Inc.)

Overview of Juanita Beach Park Master Plan Process to Date

- Discuss Project and Site Background
- 2002 Juanita Beach Park ownership transferred to City from King County
- Key Habitat Restoration features of Master Plan
    - Off-channel rearing habitat of Juanita Creek

- Riparian restoration for Juanita Creek
- Potentially relocate parking lot toward Juanita Drive
- Potential Boat rental center –located in part on shore and in part on the dock

- Public input on Program Elements
  - Balance actively used park with natural resource
  - Community recreation room
  - Large scale gathering areas
  - Access to waterfront
  - Similar to Gene Coulon Park in Renton – snack bar near waterfront, food concession carts, boat rentals etc.
  - Idea of snack bar on lake discussed, most likely small scale bldg.
- Questions regarding Juanita Beach Park as a regional park
  - Regional vs. Community Park
  - Most likely regional
  - Used by more than Kirkland residents
  - Restore quality of destination park
  - Potential for park to provide some revenue generation
  -

Lake Washington/Juanita Creek General Information

- Information from McCleod Reckord Site Analysis Report (1998)
  - 20,000 tons of sediment deposited annually at mouth of Juanita Creek
  - 10,000 sf delta
  - 268,000 sf swimming area
  - ??Peak 90-270 cfs flow in Juanita Creek
  - Low 2-3 cfs in Juanita Creek (flashy system)
  - Stream is flashy – manage for habitat
  - USGS gauge north of Juanita Drive
  - Shoreline moved 15-20' between 1985 and 1998
  - 5 mile fetch from SW – protected in summer
- Sockeye spawning:
  - Reports of sockeye going up Juanita, not normally spawning
  - Sockeye spawning
    - Not in sand typical
    - 2-7' depth spawn was thought
    - could be up to 30' now – upwelling
  - Pleasure Point good area for sockeye - as case study
  - Sockeye spawning at 30' depth according to some reports
    -
- Coho documented in Juanita Creek
- Chinook
  - Reports – not confirmed
- Steelhead

May be present

- Juanita Beach doesn't have big milfoil problem
- Fine materials are big attraction for spawning
  - overall net transport of sediments in area is to the north but in this location sediment transport is to the south
- City recommends using USACE: 21.85 foot elevation for?? OHW?
- Lake WA elevation drops in fall starting in September (drops to 2 feet below OHWM)

- Lake WA rises in spring to a summer high
- Neighbors complaint about beavers activities upstream

DNR Ownership

- DNR lease currently approximately 12 acres
- In 2007 DNR lease expires
- Need to be renegotiated
- If we rent boats, DNR may increase lease. Current lease very old $100/yr at first, now free to city.

Water Quality in Juanita Creek and Swimming Area

- WDOE 303(d) Listing of Juanita Creek
  - Bacteria
  - Sediments
  - Temp (advisory)
  - Nutrients? (Tetra Tech check on this)
- Bacteria levels main issue for swimming
- On-site input of pollutants –bacteria from geese populations
- Off-site inputs of sediment, bacteria and pollutants
  - Sediments deposited at mouth of Juanita Creek – major sources outside City limits
  - Need to study upstream areas in City and King County to identify sources of sediment
  - Capture sediment at the source
  - Juanita Creek sedimentation. rate: 20,000 thousand tons/yr
- Baffles on Overwater walk
  - Baffles may have been to protect swimming area from waves, or thought to keep pollutants from creek from entering swimming beach (note that this doesn't work, and that the baffles make water quality worse by limiting mixing & dilution.
  - Pollution comes in from shoreline lawns, and associated goose droppings, and stagnates in swimming area
  - Baffles prevent circulation of water in swimming area.
  - Skirting and baffles attract bass – predators
- Approaches for improving water quality at swimming beach:
  - open up bay by removing baffles and allow flushing and dilution of water in swimming area
  - use pervious pavement, rain gardens, and bioswales
  - City of Seattle has tried some water quality approaches - pumping scheme didn't work.
  - goose control – use low shrubs to block view of grass from beach
  - Dredging in Lake Washington may still occurs but is more complicated due to regulatory issues. The swimming beach area has been dredged in the past.
  - 5-year HPA to dredge the sediment is required

Off Channel Water Quality Treatment Flood Fringe and Marsh Restoration Habitat

- Potential to develop sedimentation pond in park to remove sediments from Juanita Creek prior to discharge to Lake Washington
  - See Juanita Creek – 124th Avenue sedimentation pond
  - Space constraints to treat for sediment

- Maintenance of sedimentation pond an issue with volumes of sediment
- Summer treatment could be provided to treat for bacteria
- Different system for bacteria treatment than sediment removal – smaller area needed
- Cells
- Off- channel habitat LWD complexity
- Not let all the sediment get captured in the pond – let some pass through to feed spawning beds
- Need to allow fish functions
- Can we give up that much area for a channel sedimentation pond?
- make sure side channel flow through doesn't interfere with main channel
- focus on bacteria control
- Off channel habitat restoration and bacterial treatment and sediment control
- Direct creek mouth away from swimming area is possibility.
- If proposing to relocate channel to relocated mouth of creek – need to show net benefit overall.
- Upstream BMPs – riparian restoration – invasive control - shade black berry with plants
- Buffer enhancement opportunities - Vegetate banks of creek upstream
- Look at collaboration with King County for sediment control in creek
- Goat Hill high source of sediment into Juanita Creek
- Look at aerials of sedimentation over time and water quality data
- Develop water quality treatment alternatives
- Potentially use LWD to capture islands at mouth of creek
- LWD could replace sheltering function of baffling
- How would sediment control affect surrounding neighbors

Shoreline Restoration

- Provide planted shoreline buffer in locations but not too high adjacent to Bayside Condos to preserve views
- View corridor – red osier dogwood, willow, carefully placed larger trees
- Buffer – can we have something close to boat rental
  - Bayview condos
  - Substantial development permit
  - Public process

Approach to Overwater Walk

- NOAAs issue is the overwater boardwalk
- Replace concrete covering with grating – let light in to the deck grating
- Possibly add a small float at 3-6' water depth on the breakwater for boat launch
- Keep float as far offshore as possible
- Look at dimensions of structure – use grating.
- 70% of light coming through pontoon style.
- 2:1 ratio and grate the float
- 60% ambient light requirement
- If can only get 40% light, then explain the WDFW
- Float – keep as far off shore as possible
  Minimize size of float
  Can get float up to 70% grating pontoon style float
- Lots of mitigation potential, remove b/water

Meeting Minutes
11/3/2005

- Consider 2:1 ratio new dock vs. adding grating. 60% ambient under structure is goal

On-Site Buildings

- City Parks have indicated that other than the Forbes House all buildings on the park property will be removd or replaced with new buildings
- Relocate maintenance building from buffer or remove entirely
- Remodel (less permit issue) i.e. Picnic shelter
- Replace
  - Picnic
  - Swimming supports-building
  - Life guard
  - Changing
  - Restroom
- Small boat concession (needs discussion)
  - On shore
  - Function issues
  - Float required
  - Building near shore
  - Rough water and bower boat conflicts
  - City operation/vendor operation
  - DNR release
  - DNR wants permit removed to loosen execution (?)
  - Number of bathhouses within 200' shoreline
  - SMP setback
  - Residential zone (confirm)
  - Houton, Waverly has structure in (200'), SMP will uphold
  - Determine by for non-motorized craft
  - Conditions with novice boaters with winds
  - Sensitive areas in Juanita Bay Park
  - Profitability
  - DNR state-land would need a share of fees

Circulation System (Trails and Parking)

- Bayview Condos – no linkage along water in front of their property.
- Path promenade linkage to south along Juanita Blvd. to bypass condos and apartments
- Consider use of pervious pavement

Lighting

- attracts birds
- easy to improve
- pumping system not working, must have 15% exchange
- artificial lighting didn't work under dock in previous project.

Grants

- Centennial Clean Water Grant (for offsite study to ID off-site water quality issues)
- Forbes House – Landmark Building grant for historical buildings – see King County
- Start SRFBD – meet with WRIA 8 - WRIA 8 – can apply now next 2 years
- IAC
- Match issues

Meeting Minutes
11/3/2005

Permitting Nexus:

- Feds and WDFW looks for similar things
- Track City's SMP update process – coordinate with staff
- Zoning permit possible
- Douglass Consulting prepare permit nexus table for Master Plan projects

Mitigation & Enhacement Potentials:

- Grating of portions of the overwater walk
- Grating of the proposed small boat rentl float and day use moorage docks
- Shoreline & buffer plantings

Next Steps

- Send meeting notes out to attendees and agencies
- Coordinate with USACE, WDFW, Muckleshoot, WRIA 8, WDOE, King County, etc.

DRAFT: FOR REVIEW AND COMMENT ONLY

PROPERTY COUNSELORS
REAL ESTATE RESEARCH & APPRAISAL

MEMORANDUM

To: Jim Brennan
From: Greg Easton
Subject: Juanita Beach Park Master Plan
Economic Opportunities Analysis
Date: April 18, 2005

BACKGROUND:

The City of Kirkland is developing a new master plan for Juanita Beach Park. Among several goals identified to guide the overall master plan, are three goals related to potential revenues:

- Develop revenue opportunities that can contribute funds for operation and/or the development of the Park.
- Include commercial activities that enhance the experience of Park users and fit the Park's character.
- Attract users that can support other businesses on the surrounding commercial districts.

A Citizens Advisory Committee has recommended that commercial activity in the park be limited, but that several program elements with revenue potential be included:

Non-Motorized Boat Rental Facility

Amphitheater/Bandstand

Small Concessions

Forbes House Rentals

The revenue potential for those uses is evaluated in this memo. The evaluation addresses the nature of each use, experience elsewhere, and general conclusions about the potential. Revenue projections will be prepared for selected uses in the next phase of the Master Plan.

NON MOTORIZED BOAT RENTAL

DESCRIPTION:

Storage and launch space would be available for kayaks, sailboats and rowing shells. Activities could include rentals, classes, and storage of private boats. Facilities would include administration space, secured storage, and a launch float.

EXPERIENCE ELSEWHERE:

There are several facilities in King County offering these services.

Seattle Parks Department Mt. Baker Rowing and Sailing Center and Green Lake Small Craft Center. The City of Seattle offers boating centers at both Green Lake and at Mt. Baker on Lake Washington. Both offer rowing and sailing classes and events. Green Lake also offers kayak and canoe classes and events, while Mt. Baker also offers windsurfing. Programs at both locations are provided through non-profit advisory councils. The councils provide all operating equipment and instruction. The City provides building maintenance, a director and assistant director, and building utilities. A portion of the class and event fees is returned to the City. At each center, the City gross expenditure are approximately $175,000, of which $100,000 is recovered from Council fees. The balance of approximately $75,000 is provided from the City General Fund. The Advisory Councils supplement their class fees with fundraising and volunteer services. The boating centers are open year-round.

Green Lake Boat Rental. A private company provides rentals of canoes, paddle boats, and row boats on the east side of Green Lake near Evans Pool. This facility is open in the summer only. It is operated by Good Sports under a five year contract. The City provides the land and building (and parking) and receives 13 percent of gross revenue.

Cascade Canoe and Kayak Center. This private business operates facilities at Enetai Park in Bellevue, and at the mouth of the Cedar River in Renton. The cities of Bellevue and Renton provide buildings for boat storage and administration (1,800 square feet in Renton and 2,400 in Bellevue). The fleet at Enetai has approximately 80 boats, and the fleet at Renton has 50 boats. The City of Renton receives $200 in base rent per month or a percentage of gross revenue (8.5 percent of rentals and trips and 1.5 percent of retail sales). Payments to the City are as high as $2,000 per month during the peak months.

Northwest Outdoor Center. This private operation on the west side of Lake Union is open year-round and offers kayak rentals, classes, and trips. The Center has a fleet of 80 boats. The Center does most of its business on summer weekends between July 4 and mid-September. The Center rents space from a private landlord.

Agua Verde Paddle Club. The Paddle Club is located on north Lake Union and is a part of Agua Verde restaurant. It's open between March and October each year and has a fleet of 35 boats. Weekend days and Friday nights are the busiest times of the week.

CONCLUSIONS

Small boat rentals are a popular activity at waterfront sites throughout the area. The major challenge for these activities is their seasonality. These conditions can be offset somewhat by aggressive programming and event activity. Such activity is often demonstrated by committed non-profit advisory councils or private ambassadors of the sports. The agreements that Seattle, Renton, and Bellevue have entered, take advantage of this attribute. Such an approach can minimize the cost impact to a City, if not provide a modest net revenue.

Juanita Beach offers a waterfront setting in relatively protected waters. It is a desirable location for small boating activity.

AMPHITHEATER/BANDSTAND

DESCRIPTION

The Amphitheater would include a covered bandstand and lawn seating. The facility could be designed to host a range of events that are free to the public or to ticket holders only. In the latter case, the facility would have to be designed to provide some buffer between events and other park activities.

EXPERIENCE ELSEWHERE

Parks and recreation departments throughout the region offer performances and community events. For example, the City of Bothell offers a concert series at the Bothell Landing amphitheater, with events every Friday night in July and August. These events are free to the public and do not generate revenue for the City.

An amphitheater can also host concerts with well-know entertainers and be available to ticket holders only. There are several examples of these types of venues in the region, including large amphitheaters with seating for 20,000 at White River and the Columbia Gorge, and smaller facilities with seating for 3,000 to 5,000 at Marymoor Park, Chateau Ste. Michelle, and the Seattle Waterfront (Summer Nights at the Pier concert series). The Marymoor Park series is a good example of the revenue generating potential of an amphitheater facility in a public park.

The Concerts at Marymoor series began in 2003. A specialized facility offering seating for 5,000 (including 600 reserved seats) on a 1.2 acre site. The facilities include a covered stage, sloped grassy seating, concession stands, and permanent restrooms. The

2005 series offers ten concerts including artist such as Garrison Keillor, Natalie Merchant, and the Steve Miller Band. The series is operated by a private presenter. King County receives approximately $20,000 to $25,000 per concert in rental payments, share of concession income and parking fees.

CONCLUSIONS

An amphitheater with seating for 3,000 to 5,000 can attract well-known performers, command high ticket prices and generate a revenue stream to the facility owners. However, such a facility requires significant investment in specialized performance and audience features. Juanita Beach would certainly be an attractive venue for such events, but they may not be compatible with other park uses, and neighboring land uses.

SMALL SCALE CONCESSIONS

DESCRIPTION

A small scale concession facility could take the form of a food and drink cart or a small building.

EXPERIENCE ELSEWHERE

Food and drink carts are a common point of sales in urban areas. They are also a cost-effective means of providing food and beverage service at recreation facilities. The City of Seattle Parks and Recreation Department has an agreement with Health Fare to operate a cart near Evens Pool at Green Lake. The City collects 22 percent of the gross sales. Such a business is highly seasonal and heavily dependant on good weather. A mobile facility reduces the initial capital investment and risk of such activity.

A successful food cart can generate $250 to $500 per day in sales of drinks and packaged food items. Gross sales of $100,000 per year would be strong performance for a cart at a seasonal location.

By contrast, the City of Renton has a contract with Ivar's and Kidd Valley to operate a restaurant at Gene Coulon Park. The restaurants pay a total base rent of $110,000 plus 12 percent of net sales over $1.1 million, and $20,000 to fund events held in the park. The agreement has been beneficial to both the restaurants and the City. Part of the success of the restaurants is due to the employment base in the immediate area. Prior to the restaurants lease, the same space was used by a concession operation that was not successful.

CONCLUSION

A small food and drink cart is a cost-effective way to serve seasonal park users. A fixed facility to serve park users would likely not justify the investment. A fast food restaurant

serving surrounding residents and employees as well as park users would probably be successful, but would have to be evaluated against the City's overall objective for the park.

FORBES HOUSE RENTALS

DESCRIPTION

The existing Forbes House could be rented out on an event basis, or for a full-time tenant, either to the City or an organization with a mission compatible with the Park Department.

EXPERIENCE ELSEWHERE

There are several examples of former residences in public parks that are available for rental as a meeting facility, or site for a reception.

	Capacity		Reduced Rate	
	Meetings	**Receptions**	**Meetings[1]**	**Receptions[2]**
Clise Manor (Marymoor Park)	65	325 Outdoor 170 Indoor	$1,090	$2,525
Robinswood House (Bellevue)	45	200 Outdoor	750	1,600
Tibbetts Creek Manor (Issaquah)	90	175 Outdoor 130 Indoor	375	1,575

1. Entire Facility
2. Entire Facility, Peak Season

The three facilities have several similarities:

- They are typically used during the week for meetings and on weekends for receptions.
- Use for receptions typically involves the grounds as well as the home itself. Tents are provided for the contingency of inclement weather.
- Receptions, particularly weddings, command a much higher rental rate than the meetings. The facilities are usually reserved for Friday nights, day and evening Saturday, and day and evening Sunday, throughout the summer.
- Tibbetts Creek reports that 90 percent of its revenues come from weddings.

These three facilities are popular for weddings because they can accommodate the typical wedding (reported by Hallmark to be 186 guests) and the outdoor grounds provide a comfortable environment and a popular setting for photos.

The facilities differ in terms of their operation and management. Both the Clise Manor and Robinswood are operated by Premier Properties. Premier Properties' contract with the City of Bellevue is for three years with a two year option to the City. The City is responsible for grounds maintenance and utilities, while the contractor is responsible for scheduling, janitorial services, event operations and marketing. The City keeps the following percentages of gross revenues:

Building Rentals:	45% of rents up to $175,000 40% of rents above $175,000
Use of City-Owned Tents:	35% of rents
Licensing Agreements:	35% of revenue from service providers.

The contractor keeps revenues from all over the counter food purchases, beer and wine sales, rental of contractor owned assets, service fees, and gratuities.

The City of Issaquah operates its own rental facilities, including Tibbetts Creek Manor, the Pickering Barn, and Issaquah Community Center. There is a staff member on-site full time at Tibbetts Creek, as well as two administrative staff for management and scheduling.

CONCLUSION

Rental of the Forbes House for receptions and events could provide a greater revenue stream than for small meetings. However, such use would require that the buildings and grounds are suitable for such occasions. This would require a higher level of investment by the City. If the City chooses to make the Forbes House available for short-term rentals, it is likely that a private contractor could operate the facility and provide net revenue to the City. Alternatively, if the City has existing staff and resources available for such activities, it may be cost-effective for the City to operate the facility itself.

City of Kirkland Zoning Code
Special Regulations
Provisions for the Review of Park Master Plans

1) Except as provided for in Special Regulation 2 below, any development or use of a park must occur consistent with a master plan. A master plan shall be reviewed through a community review process, established by the Parks and Community Services Director, which shall include at a minimum:

   a) One formal public hearing, conducted by the Parks Board, preceded by appropriate public notice. The required public hearing on a master plan within the Houghton Community Municipal Corporation shall be conducted by the Houghton Community Council, which may be a joint hearing with the Parks Board.
   b) The submittal of a written report on the proposed master plan from the Parks Board to the City Council, containing at least the following:
      i) A description of the proposal;
      ii) An analysis of the consistency of the proposal with adopted Comprehensive Plan policies, including the pertinent Park and Recreation Comprehensive Plan policies;
      iii) An analysis of the consistency of the proposal with applicable development regulations, if any;
      iv) A copy of the environmental record, if the proposal is subject to the State Environmental Policy Act;
      v) A summary and evaluation of issues raised and comments received on the proposed master plan; and
      vi) A recommended action by the City Council.
   c) City Council review and approval. The City Council shall approve the master plan by resolution only if it finds:
      i) It is consistent with all applicable development regulations and, to the extent there is no applicable development regulation, the Comprehensive Plan; and
      ii) It is consistent with the public health, safety and welfare.
      iii) If the master plan is proposed within the Houghton Community Municipal Corporation, it shall become effective according to the procedure in KMC 2.12.040.

   In addition to the features identified in KZC 5.10.505[1], the master plan shall identify the following:
      a. Location, dimensions, and uses of all active and passive recreation areas.
      b. Potential users and hours of use.
      c. Lighting, including location, hours of illumination, lighting intensity, and height of light standards.
      d. Landscaping.
      e. Other features as appropriate due to the character of the neighborhood or characteristics of the subject property.

2) Development and use of a park does not require a master plan under this Code if it will not involve any of the following:

   a) Lighting for outdoor nighttime activities.
   b) The construction of any building of more than 4,000 square feet.
   c) The construction of more than 20 parking stalls.
   d) The development of any structured sports or activity areas, other than minor recreational equipment including swingsets, climber toys, slides, single basketball hoops, and similar equipment.

[1] KZC 5.10.505 states the definition of a Master Plan: A complete development plan for the subject property, showing placement, dimensions, and uses of all structures as well as streets and other areas used for vehicular circulation.

Juanita Beach Park Master Plan

Compliance with 2001 Comprehensive Park, Open Space and Recreation Plan

Goals (Section 1, Page 5)

"Goal 1: Acquire, develop, and renovate a system of parks, recreational facilities, and open spaces that are attractive, safe, functional, an available to all segments of the population."

Conclusion: The goal of the Juanita Beach Park Master Plan is to develop the City-owned property into an attractive, safe, and functional community park available to all Kirkland residents and is in compliance with this goal.

Recommendations for Major Issues and Opportunities (Section 2, Page 21)

"The City should strive to maximize waterfront use to benefit its citizens. Providing opportunities for small craft programs such as canoeing, kayaking, sailing, rowing, and sail-boarding should be encouraged. Programs oriented around non-motorized boating activities provide excellent opportunities to teach lifelong recreation skills emphasizing water and boating safety.

Conclusion: The Juanita Beach Park Master Plan is consistent with the vision for use of community waterfront park sites as described in the Comprehensive Park Plan.

Capital Recommendations (Section 2, Page 33)

"Renovation: Juanita Beach Park"

Conclusion: Juanita Beach Park is identified as a priority for renovation in the Comprehensive Park Plan. Completion of the Master Plan is consistent with achieving this priority.

CITY OF KIRKLAND
Planning and Community Development Department
123 Fifth Avenue, Kirkland, WA 98033 425.587-3225
www.ci.kirkland.wa.us

COMPLIANCE WITH KIRKLAND'S COMPREHENSIVE PLAN

File: Juanita Beach Park Master Plan (File no. MIS06-00018)

The Parks, Recreation, and Open Space Chapter of the City's Comprehensive Plan includes three goals that are listed below:

Goal PR-1: To acquire, develop, and redevelop a system of parks, recreation facilities, and open spaces that is attractive, safe, functional, and accessible to all segments of the population.

Goal PR-2: Provide services and programs that enhance the quality of life in the community.

Goal PR-3: Protect and preserve natural resource areas.

The proposed master plan for Juanita Beach Park addresses all three of these Comprehensive Plan Goals as indicated by the vision statement the City has developed for the Park based on community input:

"Juanita Beach Park is a family friendly, multi-generational community park that fits the scale, character, and history of the park site and the surrounding neighborhood. The park provides waterfront access and a balanced mix of active and passive recreation opportunities while protecting and enhancing the natural environment."

The park is located in the South Juanita neighborhood and is designated as parklands in the neighborhood plan. The Juanita Business District (JBD) plan also talks about the relationship of the business district to the nearby parks. It states that the JBD should take advantage of the natural features and emphasize the recreation-oriented community with better connections to nearby parks and Lake Washington. The new master plan for Juanita Beach Park will help to connect the park to the business district and will relate well to the surrounding development.

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DEVELOPMENT STANDARDS LIST

File: Juanita Beach Park Master Plan (File no. MIS06-00018)

Development of the Juanita Beach Park Master Plan will be completed in three phases which will be implemented as funding becomes available. Each phase of the master plan will include site-specific design and will undergo project-specific permit reviews. The following development standards list is included to give an idea of what the requirements will be. A more complete list will be produced when the site-specific design for each phase is submitted.

Shoreline Master Program Standards

WAC173-27-190 Substantial development, conditional use, or variance permits. Construction pursuant to a substantial development, conditional use, or variance permit shall not begin and is not authorized until 21 days from the date of filing, or until all review proceedings initiated within 21 days from the date of filing have been terminated, except as provided in RCW90.58.140(5)(a) & (b).

Zoning Code Standards

85.25.1 Geotechnical Report Recommendations. The geotechnical recommendations contained in the required reports for each phase of development shall be implemented.
85.25.3 Geotechnical Professional On-Site. A qualified geotechnical professional shall be present on site during land surface modification and foundation installation activities.
90.45 Wetlands and Wetland Buffers. No land surface modification may take place and no improvement may be located in a wetland or within the environmentally sensitive area buffers for a wetland, except as specifically provided in this Section.
90.50 Wetland Buffer Fence. Prior to development, the applicant shall install a six-foot high construction phase fence along the upland boundary of the wetland buffer with silt screen fabric installed per City standard. The fence shall remain upright in the approved location for the duration of development activities. Upon project completion, the applicant shall install between the upland boundary of all wetland buffers and the developed portion of the site, either 1) a permanent 3 to 4 foot tall split rail fence, or 2) permanent planting of equal barrier value.
90.80 Streams. No land surface modification may take place and no improvements may be located in a stream except as specifically provided in this Section.
90.90 Stream Buffers. No land surface modification may take place and no improvement may be located within the environmentally sensitive buffer for a stream, except as provided in this Section.
90.95 Stream Buffer Fence. Prior to development, the applicant shall install a six-foot high construction phase fence along the upland boundary of the entire stream buffer with silt screen fabric installed per City standard. The fence shall remain upright in the approved location for the duration of development activities. Upon project completion, the applicant shall install between the

upland boundary of all stream buffers and the developed portion of the site, either 1) a permanent 3 to 4 foot tall split rail fence, or 2) permanent planting of equal barrier value.

100.25 Sign Permits. Separate sign permit(s) are required.

105.18 Pedestrian Walkways. All uses, except single family dwelling units and duplex structures, must provide pedestrian walkways designed to minimize walking distances from the building entrance to the right of way and adjacent transit facilities.

105.18 Bicycle Parking. All uses, except single family dwelling units and duplex structures, must provide covered bicycle parking within 50 feet of an entrance to the building.

105.18 Entrance Walkways. All uses, except single family dwellings and duplex structures, must provide pedestrian walkways between the principal entrances to all businesses, uses, and/or buildings on the subject property.

105.18 Service Bay Locations. All uses, except single family dwellings and multifamily structures, must locate service bays away from pedestrian areas.

105.18 Overhead Weather Protection. All uses, except single family dwellings, multifamily, and industrial uses, must provide overhead weather protection along any portion of the building, which is adjacent to a pedestrian walkway.

105.18.2 Walkway Standards. Pedestrian walkways must be at least 5' wide; must be distinguishable from traffic lanes by pavement texture or elevation; must have adequate lighting for security and safety. Lights must be non-glare and mounted no more than 20' above the ground.

105.18.2 Weather Protection Standards. Overhead weather protection may be composed of awnings, marquees, canopies or building overhangs; must cover at least 3' of the width of the adjacent walkway; and must be at least 8 feet above the ground immediately below it.

105.65 Compact Parking Stalls. Up to 50% of the number of parking spaces may be designated for compact cars.

105.60.2 Parking Area Driveways. Driveways which are not driving aisles within a parking area shall be a minimum width of 20 feet.

105.60.3 Wheelstops. Parking areas must be constructed so that car wheels are kept at least 2' from pedestrian and landscape areas.

105.60.4 Parking Lot Walkways. All parking lots which contain more than 25 stalls must include pedestrian walkways through the parking lot to the main building entrance or a central location.

105.77 Parking Area Curbing. All parking areas and driveways, for uses other than detached dwelling units must be surrounded by a 6" high vertical concrete curb.

95.40.7 Parking Area Buffers. Applicant shall buffer all parking areas and driveways from the right-of-way and from adjacent property with a 5-foot wide strip as provided in this section.

110.60.5 Street Trees. All trees planted in the right-of-way must be approved as to species by the City. All trees must be two inches in diameter at the time of planting as measured using the standards of the American Association of Nurserymen with a canopy that starts at least six feet above finished grade and does not obstruct any adjoining sidewalks or driving lanes.

115.25 Work Hours. It is a violation of this Code to engage in any development activity or to operate any heavy equipment before 7:00 am. or after 8:00 pm Monday through Friday, or before 9:00 am or after 6:00 pm Saturday. No development activity or use of heavy equipment may occur on Sundays or on the following holidays: New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving, and Christmas Day. The applicant will be required to comply with these regulations and any violation of this section will result in enforcement action, unless written permission is obtained from the Planning official.

115.75.2 Fill Material. All materials used as fill must be non-dissolving and non-decomposing. Fill material must not contain organic or inorganic material that would be detrimental to the water quality, or existing habitat, or create any other significant adverse impacts to the environment.
115.95 Noise Standards. The City of Kirkland adopts by reference the Maximum Environmental Noise Levels established pursuant to the Noise Control Act of 1974, RCW 70.107. See Chapter 173-60 WAC. Any noise, which injures, endangers the comfort, repose, health or safety of persons, or in any way renders persons insecure in life, or in the use of property is a violation of this Code.
115.115.3.g Rockeries and Retaining Walls. Rockeries and retaining walls are limited to a maximum height of four feet in a required yard unless certain modification criteria in this section are met. The combined height of fences and retaining walls within five feet of each other in a required yard is limited to a maximum height of 6 feet, unless certain modification criteria in this section are met.
115.115.5.d Driveway Setbacks. Parking areas and driveways for uses other than detached dwelling units, attached and stacked dwelling units in residential zones, or schools and day-cares with more than 12 students, may be located within required setback yards, but, except for the portion of any driveway which connects with an adjacent street, not closer than 5 feet to any property line.
115.120 Rooftop Appurtenance Screening. Vents, mechanical penthouses, elevator equipment and similar appurtenances that extend above the roofline must be surrounded by a solid sight obscuring screen, unless certain conditions are met.
115.135 Sight Distance at Intersection. Areas around all intersections, including the entrance of driveways onto streets, must be kept clear of sight obstruction as described in this section.

Prior to issuance of a grading or building permit:
85.25.1 Geotechnical Report Recommendations. A written acknowledgment must be added to the face of the plans signed by the architect, engineer, and/or designer that he/she has reviewed the geotechnical recommendations and incorporated these recommendations into the plans.
90.50 Wetland Buffer Fence. Prior to development, the applicant shall install a six-foot high construction phase fence along the upland boundary of the wetland buffer with silt screen fabric installed per City standard. The fence shall remain upright in the approved location for the duration of development activities. Upon project completion, the applicant shall install between the upland boundary of all wetland buffers and the developed portion of the site, either 1) a permanent 3 to 4 foot tall split rail fence, or 2) permanent planting of equal barrier value.
90.95 Stream Buffer Fence. Prior to development, the applicant shall install a six-foot high construction phase fence along the upland boundary of the entire stream buffer with silt screen fabric installed per City standard. The fence shall remain upright in the approved location for the duration of development activities. Upon project completion, the applicant shall install between the upland boundary of all stream buffers and the developed portion of the site, either 1) a permanent 3 to 4 foot tall split rail fence, or 2) permanent planting of equal barrier value.
95.35.6 Tree Protection Techniques. Prior to development activity or initiating tree removal on the site, vegetated areas and individual trees to be preserved shall be protected from potentially damaging activities pursuant to the standards outlined in this code section.

CITY OF KIRKLAND
Planning and Community Development Department
123 Fifth Avenue, Kirkland, WA 98033 425.587-3225
www.ci.kirkland.wa.us

MEMORANDUM

To: Eric R. Shields, AICP
Planning Director

From: Angela Ruggeri, AICP AR
Senior Planner

Date: March 29, 2006

Subject: Environmental Determination for Juanita Beach Park Master Plan
File No SEPA 06-00010

The City of Kirkland Department of Parks and Community Services has submitted a proposal for a master plan to guide future park development at the Juanita Beach Park site located at 9703 NE Juanita Drive and 11829 97th Avenue NE.

Development of the Juanita Beach Park Master Plan will be completed in three phases which will be implemented as funding becomes available. Phase 1 focuses on development of the southern portion of the park along Lake Washington, including the south plaza entry, the south parking lot, grading, and planting of the community commons, the new bathhouse, the new group picnic shelter, the lakefront promenade, renovation of the over-water pier, Lake Washington shoreline habitat restoration, and stormwater facilities including biofiltration swales, rain gardens, and a constructed water quality marsh. Elements in the north portion of the park include the north plaza entry, the skate park, and temporary parking. Phase 2 has elements in both the north and south portions of the park including the community events plaza, restroom, parking, Juanita Drive pedestrian crossings, a new playground, community commons landscaping, south side pedestrian trails, and Juanita Creek restoration. Phase 3 focuses on the restoration of the Forbes House, a new group picnic area and playground on the north side of the park, non-motorized boat facilities on the pier, and more stream habitat enhancement.

The master plan will be used to guide the development of Juanita Beach Park. This SEPA review is a programmatic, non-project review of the master plan design. If the master plan is adopted, each phase of the master plan will include site-specific design and each phase will also undergo project-specific SEPA environmental review and other necessary permit reviews. WAC 197-11-060 (5) allows for phased review of a project when the scope and level of review will become more intense as the sequence moves from the non-project to the project state.

I have had an opportunity to visit the site and review the environmental checklist for the project referenced above. The proper time to analyze the potential impacts of site-specific development proposals for Juanita Beach Park is when the principal characteristics are readily identifiable. Therefore, I recommend that a Determination of Non-Significance be issued for this proposed non-project action and that according to WAC 197-11-060(5) a phased review be done.

Should you have any questions, please contact me.

Review by Responsible Official:

I concur ☑

I do not concur ☐

Comments:

Eric R. Shields, AICP
Planning Director

5/24/06
Date

Document3 rev050101dc

R-4570

CITY OF KIRKLAND
123 FIFTH AVENUE, KIRKLAND, WASHINGTON 98033-6189
(425) 587-3225

DETERMINATION OF NONSIGNIFICANCE (DNS) .

CASE #: SEP06-00010 DATE ISSUED: 3/30/2006

DESCRIPTION OF PROPOSAL

Phased SEPA review for the Juanita Beach Park Master Plan

PROPONENT: **MICHAEL COGLE**

LOCATION OF PROPOSAL

9703 NE JUANITA DRIVE AND 11829 97TH AVENUE NE

LEAD AGENCY IS THE CITY OF KIRKLAND

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21.030 (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 upon request.

This DNS is issued under 197-11-340 (2); the lead agency will not act on this proposal for 14 days from the date above. Comments must be submitted by 5:00 p.m. 4/13/2006

Responsible official: 3/30/06

Eric Shields, Director — Date
Department of Planning and Community Development
425-587-3225

Address: City of Kirkland
123 Fifth Avenue
Kirkland, WA 98033-6189

You may appeal this determination to NANCY COX at Kirkland City Hall, 123 Fifth Avenue, Kirkland, WA 98033 no later than 5:00 p.m., April 13, 2006 by WRITTEN NOTICE OF APPEAL.

You should be prepared to make specific factual objections. Contact Nancy Cox to read or ask about the procedures for SEPA appeals.

Please reference case # SEP06-00010.

Publish in the Eastside Journal (date): 4/4/06, Tuesday

Distribute this form with a copy of the checklist to the following:

✓ Environmental Review Section, Department of Ecology,
P.O. Box 47703, Olympia, WA 98504-7703

✓ Department of Fish and Wildlife (for streams and wetlands - with drawings)
North Lake Washington Tributaries Area Habitat Biologist
16018 Mill Creek Boulevard, Mill Creek, WA 98012

✓ Department of Fish and Wildlife (for shorelines and Lake Wa. - with drawings)
Lake Washington Tributaries Area Habitat Biologist
C/O DOE
3190 160th Avenue SE, Bellevue, WA 98008

✓ Seattle District, U.S. Army Corps of Engineers,
P.O. Box C-3755
Seattle, WA 98124

____ Attn: Lynn Best, Acting Director, Environmental Division, Seattle City Light
700 5th Avenue, Suite 3316
P.O. Box 34023
Seattle, WA 98125-4023

✓ Muckleshoot Tribal Council, Environmental Division, Fisheries Department
39015 172nd SE
Auburn, WA 98092

____ Northshore Utility District,
P.O. Box 82489
Kenmore, WA 98028-0489

✓ Shirley Marroquin
Environmental Planning Supervisor
King County Wastewater Treatment Division
201 South Jackson Street, MS KSC-NR-0505
Seattle, WA 98104-3855 - and -

✓ Gary Kriedt
King County Metro Transit Environmental Planning
201 South Jackson Street, MS KSC-TR-0431
Seattle, WA 98104-3856

____ Director of Support Services Center
Lake Washington School District No. 414
P.O. Box 97039
Redmond, WA 98073-9739

✓ John Sutherland, Developer Services
Washington State Department of Transportation
15700 Dayton Ave. N., MS 240
P.O. Box 330310
Seattle, WA 98133-9710

✓ Tim McGruder, Conservation Chair
East Lake Washington Audubon Society
13450 NE 100th St.
Kirkland, WA 98033

Applicant / Agent _____

cc: Case # MIS06-00018

Distributed to agencies along with a copy of the checklist. (see attached).

Suzanne Kerschke — 3/30/06

Distributed By: Date

SEPA_C_A, rev: 3/29/2006

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 identify impacts from your proposal, and to reduce or avoid impacts from the proposal, whenever possible

Instructions for Applicants:

This environmental checklist asks you to describe some basic information about your proposal. 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." Complete answers to the questions now may avoid unnecessary delays later.

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 staff 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. The City may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impacts.

Use of Checklist for Non-project Proposals:

Complete this checklist for non-project proposals also, 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.

A. BACKGROUND

1. Name of proposed project, if applicable: ***Juanita Beach Park Master Plan***
2. Name of applicant: ***City of Kirkland Parks and Community Services***
3. Tax parcel number: ***1791500425***

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4. Address and phone number of applicant and contact person: ***Michael Cogle, Director, 505 Market Street, Suite A, Kirkland, Washington 98033-6189***

5. Date checklist prepared: ***February 13, 2006***

6. Agency requesting checklist: ***City of Kirkland Planning Department***

7. Proposed timing or schedule (including phasing, if applicable): ***Development of the Juanita Beach Park Master Plan will be completed in three phases with the phases implemented as funding becomes available. Phase 1 focusses on development of the southern portion of the park, along Lake Washington, including the south plaza entry, the south parking lot, grading, and planting of the community commons, new bathhouse, new group picnic shelter, the lakefront promenade, renovation of the over-water pier, Lake Washington shoreline habitat restoration, and stormwater facilities including biofiltration swales, rain gardens, and constructed water quality marsh. Two elements in the north portion of the park include the north plaza entry, skate park, and temporary parking. Phase 2 includes elements in both the north and south portions of the park including the community events plaza, restroom, parking, Juanita Drive pedestrian crossings, new playground, community commons landscaping, south side pedestrian trails, and Juanita Creek habitat restoration. Phase 3 focusses on the restoration of the Forbes House, an new group picnic area and playground on the north side of the park, non-motorized boat facilities on the pier, and more stream habitat enhancement.***

8. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal?

   The Juanita Beach Park Master Plan is the planning document that will guide the development of Juanita Beach Park. Ther are no plans to add to or expand the park facilities beyond those proposed in the Master Plan. This SEPA review is a programmatic, non-project review for the Master Plan design. After City approval and adoption of the Master Plan, each phase of the Master Plan will have site-specific design and will undergo project-specific SEPA environmental review and other necessary permit reviews.

9. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

Environmental documents and information that have been compiled in relation to this Master Plan include:

Juanita Beach Park Master Plan Site Inventory and Analysis Report by MacLeod Reckord Landscape Architects, B-Twelve Associates, Inc. and Summit Technology Consulting Engineers, Inc. P.S., August 1999

Juanita Beach Park Natural Resource Inventory and Analysis Report, Douglass Consulting, December 9, 2004

Juanita Beach Park Pier Inspection & Condition Report, Summit Technology, April 1999

Juanita Beach Park Recreational Master Plan, Chaffee – Zumwalt and Associates, Landscape Architects and Site Planners, January 1970
Juanita Park Breakwater Repairs, King County Department of Planning and Community Development, Architecture Division, 1976

Architectural Program Memo, by MAKERS, January 19, 2005

Juanita Beach Park Wetland Delineation Report, Juanita Bay Pump Station and Forcemain Upgrade Projects, HDR, July 31, 2002.

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Kerwin, J. Salmon and Steelhead Habitat Limiting Factors for the Cedar-Sammamish Basin (Water Resource Inventory Area 8). Washington Conservation Commission, Olympia, Washington. 2001.

King County. Habitat Inventory and Assessment of Juanita Creek in 2000. Prepared for the City of Kirkland, WA. 2002.

Landscape Plans for Juanita Beach Creek, King County Natural Resources and Parks Division, December 20, 1988

Master Plan Report Juanita Beach Park, Ned Gulbran, ASLA, Landscape Architect, King County Division of Natural Resources and Parks, September 1987

Report of Inspection Juanita Park Breakwater Repairs, Dames and Moore, January 3, 1977

Specifications for Juanita Beach Park, Juanita Creek Settling Basin, Joseph J. Millegan & Associates, Inc., Consulting Engineers and Chaffee-Zumwalt & Associates, Landscape Architects and Site Planners, 1972

Wetland, Stream, and Wildlife Report Draft, Juanita Beach Park, King County Parks Department, B-Twelve Associates, Inc., September 1988

Environmental Documents that are anticipated to be prepared in relation to this Master Plan include:

Traffic Study
Biological Assessment
Wetland Determination Report
Cultural Resources Study
Visual Study
Lake Washington, Juanita Creek, and Wetland Habitats Mitigation Plan
Stormwater Management Plan
Stormwater Pollution Prevention Plan
Spill Prevention and Contingency Plan

10. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

    No other applications are known to be pending for proposals that would directly affect the park property.

11. List any government approvals or permits that will be needed for your proposal, if known.

    This non-project SEPA review references the concepts of the Juanita Beach Park Master Plan and does not require additional approvals or permits, beyond the adoption of the Master Plan by City of Kirkland. Each phase of the Master Plan development will require additional project-specific approvals and permits. The following permits and approvals are anticipated to be required at the time of design and construction of specific elements of the Master Plan.

    Permits and Approvals ***Required Documentation***

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US Army Corps of Engineers (USACE)	
Clean Water Act Section 404 Wetland Fill Permit - Individual Permit (IP)	***Joint Aquatic Resource Permit Application (JARPA)***
USACE CWA Section 404 Wetland Fill Permit - Nationwide Permit 27 for Restoration	***JARPA***
USACE Section 401 Water Quality Certification	***JARPA***
	JARPA
USACE Section 10 Permit - Work in Navigable Waters (Individual Permit or Letter of Permission)	***JARPA***
Washington Department of Ecology (WDOE)	
Clean Water Act Section 402 NPDES Municipal Phase II permit	***Notice of Intent to be covered***
WDOE Clean Water Act Construction Stormwater Permit	***Notice of Intent to be covered***
WDOE Certification of Consistency with Coastal Management Zone (CZM)	***Certificate of Consistency with CZM***
Department of Natural Resource (DNR) Lease for Use of Aquatic Lands (12 years) Authorization	***Application for Aquatic Lands Use***
NOAA Fisheries and US Fish and Wildlife (USFWS)	
Endangered Species Act (ESA) Section 7 Consultation	***Biological Assessment (BA)***
National Historic Preservation Act (NHPA)	***Cultural Resources Assessment***
State Department of Fish and Wildlife Hydraulic Project Approval (HPA)	***JARPA***
Kirkland State Environmental Policy Act (SEPA)	***EIS, EA, or SEPA Checklist for projects***
Kirkland Shoreline Development Program (SMP) Permits	***SMP Substantial Development or Conditional Use Permit***
Kirkland Zoning Permit	***Zoning Permit Application***
Kirkland Zoning Code (KZC) Chapter 90 Critical Areas Review	***Zoning Permit for Streams and Wetlands and buffers***
Kirkland Land Surface Modification Permit	***LSM Permit Application***
Kirkland Road Right of Way Approval	***Request for work in Road ROW***
City of Kirkland Building Permit	***Building Permit Application***
City of Kirkland Tree Removal Approval	***Tree Removal Request***

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12. Give brief, complete description of your proposal, including the proposed uses, the size and scope of the project and site including dimensions and use of all proposed improvements. 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.

The Juanita Beach Park Master Plan was developed as a collaboration with the City of Kirkland and the public to create a healthy place for the City with both passive and active recreational elements, meeting the needs of the community and regional park users. Meeting the needs of diverse users, from people to fish, the new Juanita Beach Park provides lake and beach access, beach volleyball, multi-use recreational fields, picnic facilities, boating facilities, a skate park, and community activity areas.

Juanita Beach Park character is defined by the history of lakefront recreation within the region as well as the history of recreational use on the site. The Forbes House provides an important historic treasure for the park. This park history is complemented by the natural landscape that defines the edges of Juanita Creek and the trees and lawn that define the remainder of the park. The landscape patterns and Juanita Drive divide the park into a series of use areas and outdoor rooms that define distinctive areas of the park. The north area is defined by attractive tree plantings, lawn areas, play fields and the Juanita Creek natural area to the west. The southern park area is defined by trees and lawn, a large parking area, the beach and pier. The connection of Juanita Creek to Lake Washington is an important landscape element for the park.

Juanita Drive defines two sections of the park. The north section provides the urban amenities for Juanita Village and other surrounding residential areas. Along NE 97th Ave. park visitors can stroll along a wide sidewalk or promenade defined by a double row of street trees. This urban space provides opportunities to sit, read the paper and on weekends attend a Saturday market. A paved area to the west of NE 97th Ave. provides parking for the ball fields, tennis courts and soccer green to the west. When appropriate the market functions can expand into the parking area. A picnic shelter, play ground, restroom and skate park enrich the plaza space located between the ball fields and parking. The Forbes House provides a focal point for public and private functions. The Historic residence provides space for park offices, meetings, family reunions, and weddings. The entry garden and small orchard provide outdoor rooms for events and celebrate the historic character of the house. Overflow parking is provided at the north edge of the park. This parking area provides parking for Forbes House activities as well as additional parking for baseball and soccer games. It will be constructed with a grass pave material that will provide a green turf surface and permeable paving. This will minimize the impact to surface water resources while providing a functional and aesthetically pleasing character.

The skate park plaza provides an important focal point and park entry gateway at the northwest corner of the NE 97th Ave. and Juanita Drive intersection. The skate park plaza provides color and activity that greet park visitors as they enter the park from the corner. Consideration should be given to lighting the skate park to extend the hours of use into the evening. From this area park visitors are linked to other areas in the north section of the park. The skate park plaza also provides a strong tie to the pedestrian crosswalk and plaza on the south side of Juanita Drive. Another pedestrian cross walk occurs in the center of the park. This crossing is marked by rows of trees that define the crossing and adjacent open spaces.

The southern section of the park is dominated by the large lawns defined by trees, beach and pier that provide park visitor with waterfront access. Pedestrian paths connection the two sections of park pass through a series of landscapes as the visitors proceed to the beach. The first is a transitional landscape on the south side of Juanita Drive. This landscape provides a buffer between the Juanita Drive and park areas to the south as well as framing views of the park and lake for travelers on Juanita Drive. The parking area is the next area encountered. Within this area the majority of parking for the beach is located. The parking area is diversified by biofiltration / raingarden areas and tree stands. Pedestrian ways through the parking area are strongly defined with paving patterns and landscape elements to announce the crossing points to drivers and pedestrians. Consideration should be

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given to the use of permeable pavers to minimize the impact to surface water resources and to reduce costs for stormwater treatment facilities.

The lawn landscape is the next area the visitor passes through. Three lawn areas providing a striking series of landscape experiences. A central lawn area, defined by gentle landforms and formal rows of trees, provides an amphitheater for small scale performances. Within this area families could picnic on the lawn while watching the performances with the Lake providing a beautiful backdrop to the plaza "stage" area. The lawn areas to the west and east of the central space provide picnic and informal play opportunities within the lawn and scattered shade tree setting. Picnic shelters are located within each of these lawn areas.

The beach is the next area the visitor encounters. This area is defined by the lakefront promenade on its upland edge. The expansive beach area is softened by informal stands of trees which ad salmon habitat and aesthetic value. The trees in addition defining the beach areas provide shade and informal play spaces. The lakefront promenade connects the east and west edges of the beach as well as providing access to the two entries to the pier. The restroom / concession building are located adjacent to the western end of the lakefront promenade. This facility provides beach amenities as well as a food concession for the beach and lawn areas. A playground is to the east of this building. The pier provides park visitors with opportunities to get out over the lake, to fish, to dock a boat as well as rent a canoe or kayak. Another unique park area is the area on the west side of Juanita Creek. This area provides space for additional water quality treatment for stream flows as well as interpretive trails through this natural area.

13. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

Juanita Beach Park is located in the Juanita neighborhood of the City of Kirkland, on Lake Washington's Juanita Bay. The park is bisected into southern and northern sections by NE Juanita Drive (T26N, R5E, Section 30). The park's southern edge is bordered by 1,000 feet of Lake Washington shoreline, where a 1,350 foot long pedestrian pier extends 580 feet into Juanita Bay. The southern section of the park also includes the swimming beach, restroom, meadow areas, picnic areas, and Juanita Creek. The northern park area includes tennis courts, ballfields, open play areas, the historic Forbes house, and Juanita Creek. King County transferred ownership of the 29.5 acre park to the City of Kirkland in 2002.

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TO BE COMPLETED BY APPLICANT

EVALUATION FOR
AGENCY USE ONLY
REVIEWED BY:

B. ENVIRONMENTAL ELEMENTS

1. EARTH

a. General description of the site (circle one): Flat, rolling, hilly, steep, slopes, mountainous, other
The site is generally flat with very gentle slopes toward Juanita Bay to the south

b. What is the steepest slope on the site (approximate percent slope)?
Slopes on the property range from 1% to 10% slope.

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.
Along NE Juanita Drive are alluvium and glacial till soils; along Juanita Creek and Lake Washington are Indianola soils, which are characterized by fast draining sandy soils. In the beach area are found sandy soils that have been imported and built up over the years over the native silty sands and gravels.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.
There are no surface indications or history of unstable soils on or in the immediate vicinity of the site.

e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.
There will be some filling and grading to construct specific elements of the Master Plan. Overall, it is estimated that there will be approximately 2,800 cubic yards on on-site cut and fill work and approximately 650 cubic yards of imported fill that will be required to complete all elements of the Master Plan.

However, exact quantities are undetermined at this time as this is a non-project analysis for the Master Plan. Exact fill and grade quantities will be determined during design and engineering of each Master Plan element and will be addressed, as necessary, during future project-specific environmental review. Elements the will entail filling and grading include: New Bathhouse; Restroom; two Picnic Shelters; Interpretive Pavilion, Parking Areas; Skate Park; Lakefront Promenade; Sand Volleyball; Basketball Courts; Athletic Fields; and Pedestrian

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Paths.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.
The potential for erosion from the project would occur primarily during construction activities. Little potential for erosoin is anticipated after construction is complete and during normal operation of the park. Based on the soil erosion factors for the soils on-site, the potential for erosion is low.

Because this is a non-project analysis for the Master Plan, specific activities that could result in erosion are identified but not analyzed for quantitative erosion impacts. Specific erosion potentials will be determined during the project-level environmental review for each element of the Master Plan.

Elements of the Master Plan that will require specific attention to erosion control measures include all work within Juanita Creek and the buffers and any work within Lake Washington and its shorelines. Projects in the Master Plan within the creek and lake shoreline include: pedestrian bridge, creek restoration, bank stabilization and creek restoration projects, construction of bath house, retrofit and reconstruction of over-water pier, construction of the lakefront promenade and boardwalk, and the community commons with amphitheatre.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt, buildings)?
There will be increased impervious surfaces that will result from the specific elements of the Master Plan. The Master Plan includes recommendations for use of pervious pavements where appropriate to reduce new impervious surfaces and to promote infiltration of surface water. An estimate of the impervious surface that would result from construction of the Master Plan are FILL IN acres or FILL IN*** percent of the overall site.***

Because this is a non-project analysis for the Master Plan update, specific quantities of new impervious surface are undetermined at the time. Areas of impervious surface will be determined during design of each of the Master Plan elements and will be addressed during future project-specific environmental review.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:
Because this is a non-project analysis for the Master Plan, specific measures to reduce or control erosion and other impacts to the earth are not specified for each Master Plan element at this time.

Temporary sedimentation and erosion control measures will be implemented for all construction. Permanent stormwater treatment facilities will be

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implemented for all pollutant producing impervious surfaces such as the parking areas. Stormwater approaches include: infiltration, Low Impact Development (LID) design including rain gardens, biofiltration swales, and underground detention vaults.

Specific erosion control measures and stormwater treatment will be determined during the project-specific design and environmental review for each phase of theh Master Plan. As indicated under Section A.9, the project will require a Stormwater Pollution Prevention Plan (SWPPP), which will include Best Management Practices (BMPs) for control of construction-related sediments.

2. AIR

a. What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities, if known.
Emissions to the air during construction of the various elements of the Master Plan can occur from machinery and truck exhaust and from fine soil particles that become airborne as a result of construction disturbance. Dust generated from grading will be short term.

Because this is a non-project analysis for the Master Plan, quantitative analysis for specific activities that could result in emissions are not determined at this time. Each phase of the Master Plan will undergo separate environmental and permit review for development approval. Specific quantities and types of air emissions that could result from construction of the elements of the Master Plan will be determined during the project-specific environmental review for each phase of the Master Plan.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.
No off-site sources of emissions or odors are known at this time that would affect this proposal.

c. Proposed measures to reduce or control emissions or other impacts to air, if any:
Because this is a non-project analysis for the Master Plan, specific measures to reduce or control emissions or other impacts to the air are undetermined at this time. Typical measures generally include maintenance of construction vehicles, management of fine sediments at the construction site, securing construction entryways, and wetting dry soils during construction of the project.

Each element of the Master Plan will undergo separate environmental and permit review for development approval. Specific emission control measures and BMPs will be determined during the project-specific environmental review

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for each phase of the Master Plan.

3. WATER

a. Surface

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)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

Juanita Beach Park is uniquely sited on the northeast shore of Lake Washington in the Juanita Creek Drainage Basin. The watershed area is 6.6 square miles. The Lake Washington shoreline along Juanita Beach Park is shallow water with sandy or silty/organic substrate and minimal vegetation. No wood or overhanging vegetation for cover is present along the shoreline at the park. To the southeast of the park are the extensive wetlands in Juanita Bay Park. This area is indicative of the historic shoreline condition in Juanita Bay.

Juanita Creek is a perennial creek that flows from the north to the south through the park and has its mouth on Lake Washington through the beach portion of Juanita Beach Park. It is located in the Juanita Creek Drainage Basin, a Primary Drainage Basin under the City of Kirkland Code (KZC). Juanita Creek is approximately 3 miles in length, with approximately 9 miles of open stream in the basin. Base flows in Juanita Creek are approximately 5 cfs (with minimum discharges of 2-3 cfs).

Juanita Creek flows have been modified as a result of urbanization and removal of forested cover in the basin and can be considered to be typical of urban stream in western Washington with higher peak flows and larger runoff volumes during storm events. Annual peak flows range from 90-270 cfs.

Juanita Creek is rated as a Type A stream by the City of Kirkland code due to the use of the creek by salmonid species. Required buffers on Type A streams within Primary Drainage Basins are a minimum of 75 feet wide per the KZC Chapter 90.90. The City requires a 10-foot building setback from the stream buffer (KZC 90.45 and 90.90).

A review of historic to current aerial photos (1936, 1960, 1974) of Juanita Beach Park shows that there has always been a very shallow sandy beach and shoreline at the location of the Park beach and the north and east ends of the bay. In the oldest photos, there were long linear piers that went out to deep water, presumably to allow boats to tie up in deeper water. In the early 1970's, King County built the existing pier that entirely

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encloses Juanita Beach and added planking on the north and west sides, presumably to reduce wave action at the beach, but perhaps also to prevent sediment from Juanita Creek from depositing at the beach. Juanita Creek delivers a significant load of sediment (approximately 20,000 tons/year) including small gravel, sands, and fine silts that are deposited in the bay. It is estimated that 10,000 tons per year to the delta, 4400 tons in the swimming area, and remaining 5200 tons is lost the deep sediments of Lake Washington.

In addition to Lake Washington and Juanita Creek, several wetland areas have been identified on the park property during previous wetland determination reviews (see Section A.9). In the latest review of on-site wetlands in 2002 by Adolfson, five wetland areas were identified along Juanita Creek. In addition, reviews in 1999 by B-Twelve Associates identified two large wetland areas within the shoreline of Lake Washington. However, in 2002 a wetland determination conducted by HDR indicated that hydrology in these areas did not meet the criteria for jurisdictional wetlands. The City of Kirkland is conducting hydrologic monitoring of these areas in the spring of 2006 to confirm HDR findings.

2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

The Master Plan includes plans to conduct a number of activities within Lake Washington and its shoreline and Juanita Creek and its buffers, including: Construction of a new bathhouse; community commons with amphitheatre, lakefront promenade, group picnic areas, over-water pier restoration, boat rental float, gangway, and kiosk, pedestrian bridge and trails, day-use morage float and gangway, sand volleyball, stream buffer enhancement, Lake Washington shoreline enhancement, and constructed water quality treatment wetlands.

The above projects represent projects that provide water-related recreational activities within an urban waterfront park setting while providing habitat enhancement and water quality improvement projects to enhance the Juanita Creek and Lake Washington environments. Because of the history and current use of the park as a popular swimming beach, there is a need to have recreational facilities within the shoreline zone. However, with thoughtful layout, use of LID design and construction techniques, and addition of habitat restoration elements, the impacts of these projects can be minimized. Pending confirmation of the absence of wetlands in the Lake Washington shoreline zone, no activities are anticipated to take place within any of the on-site wetland areas.

Because this is a non-project analysis for the Master Plan more specific

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information regarding proposed activities within the Lake Washington and Juanita Creek environs and their buffers is not fully developed at this time. Each element of the Master Plan will undergo an environmental and permit review for development approval. Specific types, locations, and quantities of activities in or adjacent to the lake, stream, or wetlands that could result from construction of the Master Plan will be determined during the project-specific environmental review for each phase of the Master Plan.

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.
Because this is a non-project analysis for the Master Plan, specific quantities of fill that would be placed or removed from surface waters or wetlands is undetermined at this time. The Master Plan elements have been sited outside of the wetland boundaries. Various elements such as the over-water pier restoration, boat rental float, gangway, and kiosk, pedestrian bridge and trails, day-use morage float and gangway, the stream buffer enhancement, and the Lake Washington shoreline enhancement will require some work over, within, and adjacent to the surface waters.

Each element of the Master Plan will undergo environmental and permit review for development approval. Specific types, locatoins, and quantities of fill in or adjacent to the lake, streams, or wetlands that could result from construction of the elements of the Master Plan will be determined during the project-specific environmental review for each phase of the Master Plan.

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.
Because this is a non-project analysis for the Master Plan, a specific determination of surface water withdrawals or diversions is undetermined at this time. However, no surface water withdrawals or diversions are anticipated to result from implementation of the Master Plan.

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.
Due to the development and associated filling of this urbanized area, the only portion of the project area that lies within the 100-year floodplain is the portion of the park that lies downstream or south of Juanita Drive. Although Juanita Creek has generally always flowed through a narrow ravine and narrow floodplain, much of that former floodplain has now been developed. DOUBLE CHECK 100-YEAR FLOODPLAIN.

Review of floodplain will occur with specific plans when actual development proposals are reviewed.

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6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

Because this is a non-project analysis for the Master Plan, a specific determination of waste discharges to surface waters is undetermined at this time. However, no discharges of waste materials to surface waters are anticipated. A WDOE NPDES construction permit will be required for construction of the new park facilities. Construction of the various Master Plan elements and the Juanita Creek and Lake Washington restoration projects will utilize BMPs to avoid discharges to surface waters.

A SWPPP will be prepared at the time of permitting to detail the BMPs and other measures to be taken to minimize any discharges of construction-related materials into surface waters during construction. In addition, the Juanita Creek buffer the Lake Washington shoreline enhancement projects will establish additional native plantings along the lake and creek and associated wetlands. These projects will further protect surface waters from discharges after construction is complete.

b. Ground

1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known.

Because this is a non-project analysis for the Master Plan, a specific determination of ground water withdrawals or discharges is undetermined at this time. However, no ground water withdrawals or discharges are anticipated to result from the construction of the Master Plan.

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.

No waste materials will be discharged into the ground from septic tanks or other sources. It is assumed that currently the existing bathhouse and restrooms utilize existing septic tanks. Under the Master Plan, new sewer connections will be provided for the new bathhouse and restrooms, thereby reducing discharges of wastewater to ground water..

c. Water Runoff (including storm water):

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1) Describe the source of runoff (include storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

There will be increased impervious surfaces that will result from specific elements of the Master Plan. The Master Plan elements that include impervious surfaces are anticipated to result in additional stormwater runoff. These elements include: park entry plazas, new bathhouse; restroom; two picnic shelters; community commons with amphitheatre, parking areas; skate park; lakefront promenade; sand volleyball; basketball courts; athletic fields; and pedestrian paths. The Master Plan includes recommendations for use of pervious pavements where appropriate to reduce new impervious surface and to promote infiltration.

Because this is a non-project analysis for the Master Plan, specific sources and quantities of stormwater runoff are undetermined at this time. Design for collection, treatment and discharge for stormwater are also undetermined at this time. Sources and quantities of stormwater, along with collection and treatment facilities will be determined during design of each of the Master Plan elements and will be addressed during future project-specific environmental review. A stormwater plan will be prepared for the construction of specific elements in the Master Plan in preparation for Clean Water Act, Section 401 Water Quality Certification permitting from the WDOE.

2) Could waste materials enter ground or surface waters? If so, generally describe.

Because this is a non-project analysis for the Master Plan, a specific determination of waste discharges to surface waters is undetermined at this time. However, no discharges of waste materials to surface waters are anticipated. A WDOE NPDES construction permit will be required for construction of the new facilities. A SWPPP will be prepared at the time of permitting the specific elements in the Master Plan update to establish BMPs for all construction activities on the site and to detail the measures to be taken to minimize any discharges of construction-related materials into surface waters during construction.

Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:

Specific erosion control measures and stormwater treatment will be determined during the project-specific design and environmental review for each phase of the Master Plan. As indicated under Section A.9, the project will require a Stormwater Pollution Prevention Plan (SWPPP), which will include Best Management Practices (BMPs) for control of construction-related sediments.

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Permanent stormwater treatment facilities will be implemented for all pollutant producing impervious surfaces such as the parking areas. Stormwater approaches include: infiltration, Low Impact Development (LID) design including pervious pavements, rain gardens, biofiltration swales, and underground detention vaults.

4. PLANTS

a. Check or circle types of vegetation found on the site:

- [x] deciduous tree: alder, maple, aspen, other
- [x] evergreen tree: fir, cedar, pine, other
- [x] shrubs
- [x] grass
- [ ] pasture
- [ ] crop or grain
- [x] wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
- [x] water plants: water lily, eelgrass, milfoil, other
- [ ] other types of vegetation:

b. What kind and amount of vegetation will be removed or altered?

Vegetation at Juanita Beach Park is highly urbanized and consists mostly of non-native landscape species. Along Lake Washington, south of NE Juanita Drive, vegetation is characterized by lawn grass species with plantings of landscaped trees, including black cottonwood (Populus balsamifera), Scarlet oak, and willow. On the north side of NE Juanita Drive are more large areas of lawn grass species with landscape tree species. Many of the trees, especially the cottonwoods (150 Cottonwoods were planted by Forbes in 1925) are reaching the end of their life spans.

Because this is a non-project analysis for the Master Plan, a specific determination of types and quantities of vegetation to be removed or altered is undetermined at this time. Some removal of existing landscaping and vegetation is anticipated to allow grading and fill activities at the time of project implementation. In addition, many of the existing planted trees at the park (primarily black cottonwoods) are reaching the end of their lifespan and will need to be replaced. Specific impacts to vegetation will be determined during the project-specific environmental review for each phase of the Master Plan.

c. List threatened or endangered species known to be on or near the site.

Because this is a non-project analysis for the Master Plan, a specific determination of threatened and endangered plant species on the site is undetermined at this time. At the time of project-specific design for each of the Master Plan elements, a Biological Assessment will be prepared to identify the

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presence of and address potential impacts to any threatened and endangered plant species.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

Because this is a non-project analysis for the Master Plan, specific measures to preserve or enhance vegetation on the site are undetermined at this time. Landscaping, native plantings and other measures to preserve and enhance vegetation will be determined during the project-specific design and environmental review for each phase of the Master Plan. Some of the opportunities for enhancement of vegetation communities at the park are discussed in the Site Analysis Programming Technical Memorandum, dated February 6, 2006, and are summarized below:

1 .Restore shoreline between north pier and creek mouth to natural vegetation such as willows and cottonwoods to provide buffer and overhanging vegetation.

2. Revegetate clumps of willows along shoreline at swimming beach or eastern edge of property, in select locations to provide overhanging vegetation.

3. Restoration of the creek riparian zone will improve water quality, sediment quality and sediment loading to the lake, and significantly improve fish and wildlife habitats. Recommend an average 75 foot wide buffer on both banks to meet City of Kirkland requirements and provide significant habitat benefits. This buffer will be planted with native vegetation.

4. Excavate an overflow channel and floodplain in upper area of park (downstream of pedestrian bridge on right bank) through blackberry dominated site and revegetate with native trees and shrubs (cedar, hemlock, big leaf maple, crabapple, willow, salmonberry, twinberry, spirea, etc.).

5. Excavate floodplain in lower area of park (right bank across from existing maintenance building) and revegetate entire area with native trees, shrubs, and emergent vegetation (cedar, cottonwood, alder, crabapple, serviceberry, mock orange, willow, twinberry, red elderberry, sedges, etc.).

6. Remove maintenance building and revegetate with native plants as riparian/floodplain area.

7. Restore the shoreline between north pier and creek mouth to natural wetland and riparian area (willows, cattails, sedges, cottonwood, cedar).

As indicated in Section A.9, a stream and lake shoreline habitat enhancement plan will be prepared for the Master Plan. Landscape plans for each phase of

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the Master Plan will also be prepared detailing the landscaping and native plantings proposed for each of the phases.

5. ANIMALS

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:

birds: hawk, heron, eagle, songbirds, other ***Juanita Beach Park has some function as a wildlife refuge within the larger urban environment, the habitat has been degraded through human impact and lack of vegetative diversity. Wildlife habitat in the park is degraded by expanses of non-native lawn grass species and stands of invasive plant species, including primarily Himalayan blackberry. In addition, predatory animals including bullfrogs and domestic cats are a threat to the survival of small mammals, amphibians, and birds in the park. Wildlife at Juanita Beach Park is typical of an urban waterfront park with gulls, ducks, and Canada geese dominating the avian species along the shoreline. The heavy use of the park by Canada geese especially is noted to contribute to waste and water quality issues along the shoreline. Other species that are anticipated to be found at the park include herons, waterfowl, and songbirds, and potentially some presence of hawks and eagles.***

mammals: deer, bear, elk, beaver, other ***beaver, various small mammals, rodents, domestic cats and dogs. See discussion under 'birds', above for general wildlife conditions at the park.***

fish: bass, salmon, trout, herring, shellfish, other ***Juanita Creek and Juanita Beach both provide potential habitat for a variety of fish species. Species that are known to be present, or are likely to be present, in Juanita Creek include coho and sockeye salmon, kokanee, cutthroat and rainbow trout, longfin smelt, lamprey, three-spine stickleback, largescale sucker, dace, shiner, sculpins, and crayfish. Species that utilize the shoreline and beach area likely include chinook, coho, and sockeye salmon, steelhead, cutthroat and rainbow trout, peamouth chub, yellow perch, northern pikeminnow, largescale sucker, sunfish, bullhead, largemouth bass, smallmouth bass, carp, sculpins, and crayfish. (King County 2002; Kerwin 2001; Martz et al 1996)***

b. List any threatened or endangered species known to be on or near the site.

The presence of federally-listed threatened and endangered species is identified within the park in the shoreline environments of Lake Washington and Juanita Creek. Federally-protected fish species in these water bodies include:

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- *Chinook salmon (Oncorhynchus tshawytscha)(threatened) and present in Lake Washington, with potential presence in Juanita Creek only;*
- *Coho salmon (Oncorhynchus kisutch); and*
- *Cutthroat trout (Oncorhynchus clarki)*

State-listed fish species identified at Juanita Creek Park include:

- *longfin smelt (Spirinchus thaleichthys);*
- *sockeye salmon (Oncorhynchus nerka), and*
- *kokanee (Oncorhynchus nerka).*

The nearest bald eagle nest is identified by the Washington Department of Fish and Wildlife (WDFW) priority habitats and species maps as being located 1.2 miles to the west of Juanita Beach Park (WDFW pers. comm. 12/6/04). Based on studies of wildlife use at the nearby Juanita Bay Park in 1992 (Watershed Dynamics 1992), other state-listed sensitive species that have the potential to be present at Juanita Beach Park include: great blue heron (Ardea herodias), bufflehead (Bucelphala albeola), hooded merganser (Lophodytes cucullatus), and western pond turtle (Clemmys marmorata). All of these species except for western pond turtle were identified at Juanita Bay Park during the 1992 wildlife study and have the potential to be found at Juanita Beach Park also.

c. Is the site part of a migration route? If so, explain.
The project site is located within the Pacific Flyway, which is a flight corridor for migrating waterfowl and other avian fauna. The Pacific Flyway extends from Alaska south to Mexico and South America.

d. Proposed measures to preserve or enhance wildlife, if any:
Because this is a non-project analysis for the Master Plan, specific measures to preserve or enhance wildlife on the site are undetermined at this time. Specific habitat enhancement measures will be determined during the project-specific design and environmental review for each phase of the Master Plan. Some of the opportunities for habitat enhancement at the park are discussed in the Site Analysis Programming Technical Memorandum, dated February 6, 2006, and are summarized below:

1 .All vegetation restoration and enhancement measures discussed in Section 4.d, above.

2. Excavate floodplain side channels/wetlands along Juanita Creek downstream of pedestrian bridge, in lower park where frequently flooded, where maintenance building currently resides.

3. Remove maintenance building and restore riparian and create floodplain.

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4. Remove armoring on banks except where absolutely necessary.

5. Slope banks back and revegetation.

6. Restore riparian zone.

7. Place LWD in the creek channel.

8. Restoration of natural bay circulation and wave energy to the swimming beach will improve water quality, sediment quality, and reduce deposition of sediment along the park shoreline. It will also allow fish passage along the shoreline.

As indicated in Section A.9, a stream and lake shoreline habitat enhancement plan will be prepared for the Master Plan.

6. ENERGY AND NATURAL RESOURCES

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.
The currently available resources include electricity and natural gas. Because this is a non-project analysis, all specific uses are not yet determined. It is anticipated that the primary energy uses will be for heating, lighting, irrigation and sewer system pumps, etc.). Energy uses and rates will be determined during the project-specific design and environmental review for each phase of the Master Plan.

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.
The proposal would not affect the potential use of solar energy by adjacent properties.

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:
Because this is a non-project analysis, specific energy conservation features are not yet determined. Energy conservation features will be determined during the project-specific design and environmental review for each phase of the Master Plan.

7. ENVIRONMENTAL HEALTH

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If

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so, describe.
None known or anticipated.

1) Describe special emergency services that might be required.
None anticipated.

2) Proposed measures to reduce or control environmental health hazards, if any:
None anticipated.

b. Noise

1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?
Traffic from Juanita Drive and the overall urban environment in the community are the only sources of noise.

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.
Because this is a non-project analysis for the Master Plan, short and long-term generators of noise associated with the elements of the Master Plan have not been determined at this time. Potential noise impacts will be determined during the project-specific design and environmental review for each phase of the Master Plan. It is anticipated that potential noise impacts will be limited to short-term noise generated during normal construction activities. Long-term noise impacts are anticipated to be limited to the normal noise associated with recreational uses at a park.

3) Proposed measures to reduce or control noise impacts, if any:
Because this is a non-project analysis, specific measures to reduce or control noise are not yet determined. Noise reduction measures will be determined during the project-specific design and environmental review for each phase of the Master Plan. Typical noise control measures during construction include construction vehicle maintenance and working hours during daylight hours.

8. LAND AND SHORELINE USE

a. What is the current use of the site and adjacent properties?
The current use of the site is as a public park with a swimming beach and overwater pier. Adjacent uses include single- and multi-family residential, commercial, business, and retail, and a retirement community, as described

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below:

- *High-density multi-family zones: contain detached, attached or stacked dwelling units*
- *Apartments and Condos flank the southern portion of the park and the west and north sides of the northern portion f the Park.*
- *Commercial/business zoning: east of 97th Ave. NE*
- *Spuds Restaurant*
- *German Retirement Village*
- *Chelsea at Juanita Village and Avalon Juanita Village east of park*
- *Proposed: Juanita Village 5, east of park*

b. Has the site been used for agriculture? If so, describe.
No

c. Describe any structures on the site.

Picnic Shelter #1(SE): 24'x38' Open, wood, post and beam, flat-roofed shelter; not ADA accessible; 3-4 picnic tables, grill box, water and electricity. Reserve for up to 150 persons. Several outdoor grills nearby.

Picnic Shelter #2 (SW): 20'x30' Half open, wood, post and beam, gable-roofed shelter with 6 tables, nearby fire pit, water and electricity. Reserve for up to 150 persons. (Preferred)

Bath House: Built in 1965, CMU building: dressing rooms, restrooms and concession stand

Parks Maintenance Shop 4,500 SF CMU Building. Lacks adjacent supporting yard area and covered parking. Condition: good. Located within Juanita Creek buffer.

Restroom (North of Juanita Drive): 10'x32 Prefabricated' metal restroom building. Condition: fair to poor.

Concession Stand and Storage Shed. Condition: fair exterior

Pedestrian Pier/Breakwater Built in early 1970's; horseshoe-shaped. Projects 580 feet into Juanita Bay from the shoreline. 1350 foot long pier of timber bents and pile caps which support a concrete deck, and a bent-to-bent wood vertical planking system on the inner and outer faces on the west and south legs of the sections of the pier. Condition: Every other plank was removed from the south sections of the pier, where the greatest wave forces experienced. This modification reduced wave pier attenuation, but also silted in the diving area. Diving platform. "Juanita Beach Pier Inspection and Condition Report", April 1999, Summit Technology Consulting Engineers, Inc., P.S.

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Pedestrian Bridge Provides access to Picnic Shelter #2 and a large scenic area with views of the Creek and Bay. Timber bridge and timber railings are in good condition. (not ADA accessible, because no ADA path on west side)

Conclusion: Except for Forbes House, the pier, and the pedestrian bridge, site structures are in poor locations, poor conditions, and/or functionally inadequate.

d. Will any structures be demolished? If so, what?
Several structures will be demolished and of these, some will be reconstructed in the same or close location. The following is a list of structures to be demolished:

Maintenance building - not replaced on-site
North Restroom - replace on-site
Concession stand and storage - replace on-site
Bathhouse - replace on-site
Picnic shelter - replace on-site
Backstop and bleacher at ballfield - replace on-site
Timber breakwater -

e. What is the current zoning classification of the site?
Park/Open Space

f. If applicable, what is the current shoreline master program designation of the site?
Urban Residential 1 or Urban Conservancy

Urban Residential 1

~~***NEED TO CONFIRM WITH PLANNING DEPARTMENT***~~

g. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.
While this is a non-project analysis for the Master Plan, environmentally sensitive areas have been identified on the site and include Lake Washington and shoreline environments, Juanita Creeks and its buffers, and wetlands associated with Juanita Creek. Additional environmentally sensitive areas include the cultural resource of the Forbes House..

h. Approximately how many people would reside or work in the completed project.
No residents are anticipated at the completed park. An estimated 4 to 7 persons are anticipated to work at the park, depending on the season and facilities open. Potential positions include: lifeguard, concession stand, boat rentals, maintenance staff, and event staff.

i. Approximately how many people would the completed project displace?

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The proposed project would not dispace people.

j. Proposed measures to avoid or reduce displacement impacts, if any:
Not applicable.

k. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:
Renovation of the Juanita Beach Park through a new Master Plan is identified in the City of Kirkland Comprehensive Park, Open Space, and Recreation Plan as one of the top priorities for the Comprehensive Plan.

The Master Plan has incorporated the goals and objectives expressed in the Plan, especially those associated with waterfront parks. The Master Plan has included key City goals for waterfront parks such as restrooms, small craft opportunities, teen recreation opportunities, water access, habitat restoration, and community gathering opportunities.

9. HOUSING

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.
No housing units would be provided.

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.
No housing units would be eliminated.

c. Proposed measures to reduce or control housing impacts, if any:
Not applicable.

10. AESTHETICS

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?
Because this is a non-project analysis for the Master Plan, specific design of structures associated with the elements of the Master Plan have not been determined at this time. Design of structures will be determined during the project-specific design and environmental review for each phase of the Master Plan.

b. What views in the immediate vicinity would be altered or obstructed?

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An assessment of potential impacts to views that could result from the proposed elements of the Master Plan has not been completed at this time, but as described under Section A.9, a Visual Study is anticipated to be prepared during project-specific design and environmental review for each phase of the Master Plan update. No views are anticipated to be obscured by the proposed Master Plan.

c. Proposed measures to reduce or control aesthetic impacts, if any:
Because this is a non-project analysis, measures to reduce or control any potential aesthetic impacts are not yet determined. Such measures will be determined during the project-specific design and environmental review for each phase of the Master Plan update. It is anticipated that new structures at the Juanita Beach Park will be designed to blend into the surrounding setting and to provide a visual amenity in the area.

11. LIGHT AND GLARE

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?
Because this is a non-project analysis for the Master Plan, light and glare associated with the elements of the Master Plan has not been determined at this time. Potential sources of light and glare will be determined during the project-specific design and environmental review for each phase of the Master Plan. It is anticipated that the primary potential source of light and glare impacts will result from the construction of the proposed lighting for the tennis courts and skate park.

b. Could light or glare from the finished project be a safety hazard or interfere with views?
An assessment of potential light and glare impacts for the proposed elements of the Master Plan has not been fully determined at this time, but will be prepared during project-specific design and environmental review for each phase of the Master Plan update.

c. What existing off-site sources of light or glare may affect your proposal?
No off site sources of light or glare would affect this proposal.

d. Proposed measures to reduce or control light and glare impacts, if any:
Because this is a non-project analysis, specific measures to reduce or control light and glare are not yet determined. Such measures will be determined during the project-specific design and environmental review for each phase of the Master Plan update. Lights will be properly shielded and directed as necessary to reduce skyward glare.

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12. RECREATION

a. What designated and informal recreational opportunities are in the immediate vicinity?
In the immediate vicinity of the Juanita Beach Park are a number of recreational opportunities. The park lies on the banks of Lake Washington. A number of parks lie within the area including: 144-acre Juanita Bay Park to the east, the Kiwanis and Waverly Parks, further east along the shoreline of Lake Washington; the North Kirkland Community Center to the northwest, and several neighborhood parks in the immediate vicinity. Walking trails are available at Juanita Beach Park and Juanita Bay Park, although there are no trail connections between the two parks. Numerous water-related recreational activities are available on Lake Washington including, sailing, boating, kayaking, canoeing, fishing, bird-watching, and water skiing.

b. Would the proposed project displace any existing recreational uses? If so, describe.
No. The Master Plan would greatly increase the availability of recreational opportunities in the area by adding boating, tennis, skateboarding, and community gatherings to the park.

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:
None necessary.

13. HISTORICAL AND CULTURAL PRESERVATION

a. Are there any places or objects listed in, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.
The Dorr and Eliza Forbes House has been nominated for listing as a historic property on the federal register by the City. The original portion of the Dorr and Eliza Forbes House was constructed in 1905, after an earlier family home on the same site, was destroyed by fire. Dorr and Eliza Forbes were early settlers and important figures in local history, who continued to reside in the house until their deaths in 1919 and 1942, respectively. A major addition and remodel occurred in 1936-37, when a side-gable wing was adding to the original gable-front wing and the interior was updated. The current interior reflects this remodel and there is little evidence of the earliest interior construction. However, the original 1905 exterior form and finishes remain in place and the 193637 addition was designed and constructed in keeping with the vernacular character of the original section.

The wood-frame construction and vernacular design character of the initial wing of the house is typical of domestic designs built in Kirkland between the 1870s and 1920. The 1936-37 construction and interior remodel is associated with revival design styles that were popular in the 1920s and commonly constructed

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in a minimal traditional mode throughout the 1930s and 1940s. The house was used by King County for various purposes after the property came into public ownership in 1956 and necessitated more recent relatively minor exterior alterations.

b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.

Because this is a non-project analysis, identification of specific cultural resources are not yet determined. As described in Section A.9, a Cultural Study is anticipated to be prepared to identify and describe any other cultural resources in the vicinity and to propose any measures to protect cultural resources. No other landmarks or evidence of historic, arcaeological, scientific, or cultural importance are known on or near the site at this time. A brief history of the Juanita Beach Park site is summarized in the bullets below:

- ***1876 Juanita Beach property homesteaded by Dorr and Eliza Forbes***
- ***Urania Dock – ferry Urania and Urania Club House (Scandinavian meeting place from Finn Hill) (west of Forbes property)***
- ***1906 Forbes House/Juanita House: Two story wood frame house constructed by the Forbes family.***
- ***1916 Construction of Lake WA Ship Canal caused Lake Washington to drop 8.8 feet, exposing vast expanse of fine white sand at Juanita. Sand shelf extended 500 ft. from shore, only 5 ft deep***
- ***1921 Forbes and Nelson constructed restrooms and 20x30 foot bath house and opened beach business for day use resort***
- ***1925 Forbes built open-air kitchen with tables, stove and hot water***
- ***1928 Forbes built a larger, two-story bath house with jukebox and dance floor, swimsuits for rent***
- ***After WW II Juanita Beach lost its appeal, people went into mountains instead.***
- ***1957 King County bought the Shady Beach and Sandy Beach properties***
- ***Forbes House/Juanita House: Two story wood frame house, 1906***
  - ***King County Parks used Forbes House for interpretive program offices***

The Forbes house is the only remaining structure on the property of cultural or historic interest.

c. Proposed measures to reduce or control impacts, if any:

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The Master Plan includes restoration of the Forbes House and development of historical gardens around the house to showcase the house. Proposed restoration measures are based upon the historic designation report prepared for the house and surrounding grounds.

No other measures are proposed at this time. Because this is a non-project analysis, additional specific measures to reduce or control impacts to cultural resources are not yet determined. As described in Section A.9, a Cultural Study is anticipated to be prepared to identify and describe any other cultural resources in the vicinity and to propose any measures to protect cultural resources. If necessary, additional measures will be determined during the project-specific design and environmental review for each phase of the Master Plan through NHPA Section 106 coordination with City of Kirkland and SHPO.

14. TRANSPORTATION

a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on-site plans, if any.

Juanita Beach Park is bisected and accessed by NE Juanita Drive, a two-lane road with five-foot wide bicycle lanes in each direction, a planted median and sidewalks. The park is also accessed from 97th Avenue NE, also a two-lane road. Access to/from I-405 is 1.25 miles east of the park on NE 116th Street. There are entrys at the main south entry at 97th Avenue NE and NE Juanita Drive; Main north entry off 97th Avenue NE to gravel pit; and second north entry of 97th Avenue NE to the Forbes house loop driveway.

b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

~~***NEED TO FILL IN***~~

Public transit is available on 98th Ave NE just South of Juanita Drive

c. How many parking spaces would the completed project have? How many would the project eliminate?

The completed project will include parking for 350 stalls with 125 parking spaces located in the north parking lots and 225 parking spaces in the southern or waterfront portion of the park. Approximately two percent of the stalls will be ADA designated.

Currently the park has 270 parking stalls so no parking will be eliminated but rather will be increased under the Master Plan.

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).

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No new roads or streets, public or private, are proposed under the Master Plan. There will be circulation improvements within the park and on Juanita Drive to improve the entryways, drop-off areas in the parking lots, and pedestrian circulation within the park. Key elements of the Master Plan include:

Entry signs and lockable entry gates at all four parking lot entries;
Two entry plaza/drop-off areas on the south side of the park with circular turn-arounds with landscaped islands;
Pedestrian crossing of Juanita Drive
Designated pedestrian crossings through the parking areas;
Emergency vehicle access to parking lots and beach area;
Service access near the bathhouse;
Looped pedestrian trails in the north and south sides of the park. These trails will generally be designed to be ADA accessible; and
Overwater pedestrian pier.

e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.
No

f. How many vehicular trips per day would be generated by the completed project? If know, indicate when peak volumes would occur.
Because this is a non-project analysis, average daily trips (ADT) and peak volumes are not yet determined. This analysis will be determined during the project-specific design and environmental review for each phase of the Master Plan. It is anticipated that a Traffic Study will be prepared for the project at that time. The traffic study will address access to the site from NE Juanita Drive and 97th Avenue NE, and, any additional traffic needs to facilitate access in these locations and pedestrian safety for pedestrians crossing NE Juanita Drive.

g. Proposed measures to reduce or control transportation impacts, if any:
Because this is a non-project analysis, additional specific measures to reduce or control traffic are not yet determined. Such measures, beyond the anticipated upgrade to park entryways, parking lots, and internal pedestrian trails will be determined during the project-specific design and environmental review for each phase of the Master Plan.

15. PUBLIC SERVICES

a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.
No additional health care or school services are anticipated for the Master Plan.

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Because this is a non-project analysis, specific needs for public services such as fire protection or police protection are not yet determined. Some additional fire and police protection services may be needed as some of the new elements in the Master Plan are developed, such as the community commons, amphitheatre, skate park, and other new elements that increase use of the park. The additional level of services that will be needed has not been determined at this time but will be determined during the project-specific environmental review for each Master Plan phase.

b. Proposed measures to reduce or control direct impacts on public services, if any.

Because this is a non-project analysis, specific measures to reduce or control impacts to public services are not yet determined. Such measures will be determined during the project-specific design and environmental review for each Master Plan phase.

16. UTILITIES

a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other ***Water Supply Systems***

- ***Water lines area located on east side of Park with connections to existing facilities.***
- ***A water meter is located in southern portion of Park, serving both sides of the Park.***

Sanitary Sewer Systems

- ***Twin sanitary sewer force mains run south across Juanita Drive from the Metro Pump Station and then east along the south side of the Juanita Drive right-of-way.***
- ***Additional lines and manholes***
- ***Metro Pump Station – existing at NW corner of 93rd Ave. NE***
- ***Juanita Bay Pump Station – new***
- ***It is assumed that existing restrooms still utilize septic tanks.***

Stormwater Systems

There are storm sewer lines and catch basins located in the southern portion of the Park. None are visible on the northern portion. Upgrades to the stormwater system will be required in the master plan to improve water quality.

Electricity and Telephone

- ***The Juanita Drive Improvement Project placed power lines and telephone lines underground along Juanita Drive.***
- ***Services to the Forbes House are from sources along 97th Ave. NE***

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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.

Irrigation:
Irrigation of the park is proposed through the Park.

Sanitary Sewer Systems
Provide sewer connection for the bathhouse and the restroom north of Juanita Drive.

Power Supply
Provide upgraded power supply to all park buildings and for site lighting. Power will also be provided for the stage area at the Community Commons.

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: Michael Cogle (by Angela Ruggeri) City of Kirkland

Date Submitted: 2/13/06

D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS

(Do not use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

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.

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?

Potential discharges of waste materials to surface waters could result from construction activities at the park, especially for elements of the Master Plan located within the environs and shoreline of Lake Washington and the within Juanita Creek and its buffers. These elements include the overwater pier, the non-motorized boat facilities, the new bathhouse, lakefront promenade, and various habitat restoration projects. A WDOE NPDES construction permit will be required for construction of the new park facilities. Construction of the various Master Plan elements and the Juanita Creek and Lake Washington restoration projects will utilize BMPs to avoid discharges

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to surface waters. A SWPPP will be prepared at the time of permitting to detail the BMPs and other measures to be taken to minimize any discharges of construction-related materials into surface waters during construction.

Potential increases in emissions to air are anticipated to be limited to temporary minor increases during construction related to operation of construction equipment. No permanent increases to air emissions are anticipated to result from the development of the Master Plan.

It is anticipated that potential noise impacts will be limited to short-term noise generated during normal construction activities. Long-term noise impacts are anticipated to be limited to the normal noise associated with recreational uses at a park.

It is anticipated that potential noise impacts will be limited to short-term noise generated during normal construction activities. Long-term noise impacts are anticipated to be limited to the normal noise associated with recreational uses at a park.

Proposed measures to avoid or reduce such increases are:
Measures to reduce discharges to water include implementation of a Stormwater Pollution Prevention Plan (SWPPP) with a Spill Prevention and Contingency Plan and Best Management Practices (BMPs). In addition, the Juanita Creek buffer the Lake Washington shoreline enhancement projects will establish additional native plantings along the lake and creek and associated wetlands. These projects will further protect surface waters from discharges after construction is complete.

Specific measures to reduce emissions to air and BMPs will be determined during the project-specific environmental review for each phase of the Master Plan. Typical measures generally include maintenance of construction vehicles, management of fine sediments at the construction site, securing construction entryways, and wetting dry soils during construction of the project. .

Because no impacts to environmental hazards are anticipated to result from implementation of the Master Plan, no mitigation measures to reduce environmental hazards are proposed.

Noise reduction measures will be determined during the project-specific design and environmental review for each phase of the Master Plan. Typical noise control measures during construction include construction vehicle maintenance and working hours during daylight hours.

2. How would the proposal be likely to affect plants, animals, fish, or marine life?
There is the potential for temporary impacts to plants, animals, and fish and their

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habitats during construction of some of the Master Plan elements due to temporary disturbance within the Lake Washington environs and shoreline and within the Juanita Creek environs and buffers. However, overall, implementation of the Master Plan is anticipated to improve vegetation communities, wildlife, and fish habitat at the Park through the Lake Washington shoreline, Juanita Creek, and wetland habitat enhancement plans that are included in the Master Plan.

Proposed measures to protect or conserve plants, animals, fish, or marine life are:
The Master Plan includes numerous measures to enhance vegetation communities, and improve fish and wildlife habitats at Juanita Beach Park, including:

1. Enhance native plantings wtihin Lake Washington shorelines and Juanita Creek buffers to provide more diverse habitat, overhanging vegetation for shade and fish habitat, and improved sedimentation capture.

2. Capture and reduce sedimentation from Juanita Creek to Lake Washington by developing constructed water quality wetlands and bioengineered streambank stabilization.

3. Improve water quality and fish passage at Juanita Beach by renovating the overwater pier to allow for improved water circulation and connectivity to the deep water habitats of Lake Washington. Dredging sediments at Juanita Beach will also be considered to reduce sedimentation at the beach.

4. Remove structures and buildings from the Juanita Creek buffer area and revegetate this area with native plantings.

5. Provide upgraded stormwater facilities to reduce sedimentation and bacteria inputs to Juanita Creek and Lake Washington.

6. Provide control of geese at the park to improve water quality and improve fish habitat.

Details of the above described proposed plant, wildlife and fish habitat enhancement measures are included in the Master Plan for Juanita Beach Park.

3. How would the proposal be likely to deplete energy or natural resources?
The Juanita Beach Park Master Plan is not anticipated to deplete energy or natural resources. Energy demands will be limited to power to provide lighting, heat, and power for the Forbes House, the bathhouse, restrooms, community commons, and lighting in specific outdoor areas at the park, such as the tennis courts, skate park, and parking lots.

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Proposed measures to protect or conserve energy and natural resources are:
No specific measures are anticipated to be need to conserve energy or natural resources at the park. Solar energy options will be considered during project-specific design for each of the park elements.

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?
The Juanita Beach Park Master Plan will have no effect on wilderness, wild and scenic rivers, or prime farmlands as non of these features are found at the park. The Master Plan will enhance park resources, restore the cultural resource of the Forbes House, enhance threatened and endangered species habitat at Juanita Creek (chinook salmon habitat), enhance the on-site wetlands adjacent to Juanita Creek. Because portions of the park are within the 100-year floodplain of Lake Washington, there could be some impact to floodplains. However, additional impervious surfaces within the floodplain will be kept to a minimum and these impacts are anticipated to be minor.

Proposed measures to protect such resources or to avoid or reduce impacts are:
The Master Plan includes numerous measures to enhance parks, threatened and endangered species habitat, historic or cultural sites, and wetlands, as follows:

The Master Plan enhances Juanita Beach Park to provide a local and regional waterfront park with multiple recreational opportunities, community gathering facilities, water-related recreational opportunities, and habitat restoration and education.

The Master Plan enhances threatened and endangered species habitat by providing habitat restoration at Lake Washington shoreline and in Juanita Creek (chinook habitat).

The Master Plan enhances cultural resources by restoring the Forbes House, proposed for listing on the Federal list of historic resources.

The Master Plan provides for enhancement of the wetlands associated with Juanita Creek by increasing the buffers around Juanita Creek and providing for native plantings within the wetlands and buffers.

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?
The Master Plan is consistent with the City of Kirkland zoning designation for the site - Park/Open Space and will provide recreational and open space opportunities for the surrounding residential neighborhoods, as well as visitors to the business

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and commercial areas, located in Juanita Village, north of the park. The Master Plan encourages appropriate land uses for the site that are consistent with the City of Kirklands Comprehensive Park, Recreation, and Open Space Plan. .

Proposed measures to avoid or reduce shoreline and land use impacts are:
The Master Plan optimizes the waterfront access and uses for the park while enhancing the natural environments of the Lake Washington shoreline and Juanita Creek and its buffers. The Master Plan proposes several measures to avoid or reduce impacts to shorelines and land use, including:

6. How would the proposal be likely to increase demands on transportation or public services and utilities?
Some increase in demand on transportation, especially along NE Juanita Drive and 97th Street NE, could result from the improvements at Juanita Beach Park as the park becomes a more desirable destination for locals and regional users.

No increase in health services or school facilities are anticipated to result from the Master Plan. However, there is the potential for some slight increase in demand for fire and police services with development of the Master Plan if use of the park increases. Such increases may be limited to special events scheduled at the community gathering facilities.

Some minor increases in utilities are anticipated with development of the Master Plan as the the park use increases.

Proposed measures to reduce or respond to such demand(s) are:
It is anticipated that a Traffic Study will be prepared prior to initiation of Phase 1 of the project. The traffic study will address access to the site from NE Juanita Drive and 97th Avenue NE, and, any additional traffic needs to facilitate access in these locations and pedestrian safety for pedestrians crossing NE Juanita Drive.

Review of existing public services availability will be conducted during the project-specific environmental review to ensure that the City can meet any increase in fire and police services associated with the development of the Master Plan.

Review of utility services and improvements to the current utilities at the park are included in the Master Plan design.

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.
The proposed Master Plan has been designed to be in compliance with local, state, and federal laws protecting the environment. Key elements of the Master Plan that work to meet or exceed the environmental protection requirements are

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numerous. Some of the key elements are summarized below:

1. ***Protect and enhance the Lake Washington environs and shoreline with increased circulation at the beach, sediment control, water quality improvements, control of goose populations, and increased shoreline plantings of native species. Compliance with local, state, and federal water resource and threatened and endangered species protection laws and codes.***

2. ***Protect and enhance the Juanita Creek environs, wetlands, and buffers with bioengineered bank stabilization, increased buffers, water quality improvements, and increased plantings of native species. Compliance with local, state, and federal water resource and threatened and endangered species laws and codes.***

3. ***Improve water quality at the site through constructed water quality wetlands, new stormwater treatment facilities, implementation of low-impact development techniques, and control of goose populations. Compliance with local, state, and federal water quality laws and codes.***

4. ***Preserve the cultural resource of the Forbes House and restore this house and grounds. Compliance with state and federal historic resource laws and codes.***

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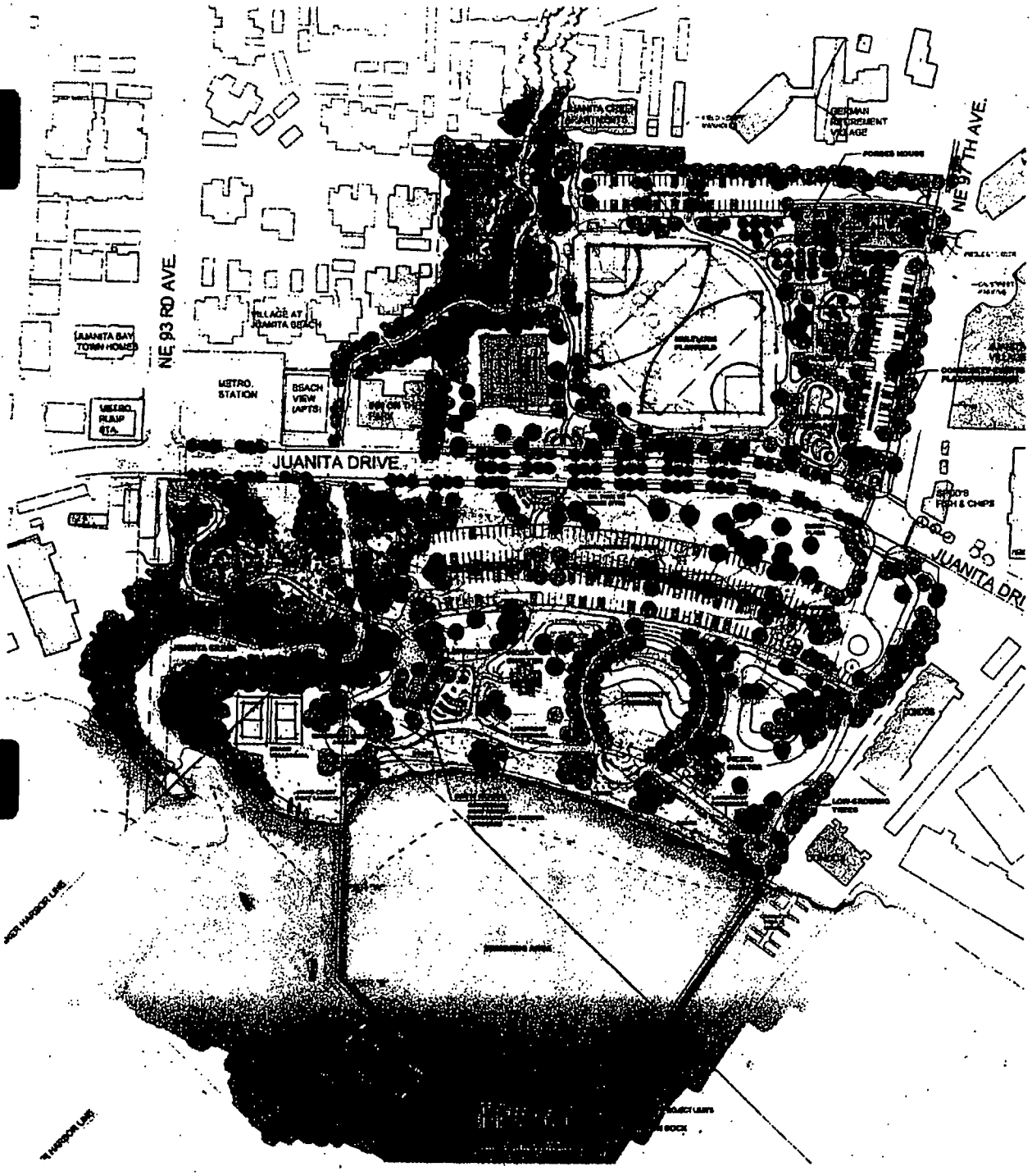

MASTER PLAN

JUANITA BEACH PARK MASTER PLAN
CITY OF KIRKLAND PARKS AND COMMUNITY SERVICES

J.A. BRENNAN ASSOCIATES, PLLC
In Association with
A.T. ATKINS & COMPANY INC.
MAKERS ARCHITECTURE AND URBAN DESIGN
TETRATECH
DOUGLASS CONSULTING
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