

RESOLUTION NO. 2548

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BONNEY LAKE, PIERCE COUNTY, WASHINGTON, APPROVING THE ALLAN YORKE PARK MASTER PLAN.

WHEREAS, on March 8, 2016 Council authorized an agreement with Bruce Dees & Associates to develop a master plan for Allan Yorke Park; and

WHEREAS, following numerous public meetings the Parks Commission recommended approval of the Allan Yorke Master Plan on July 11, 2016, with revisions; and

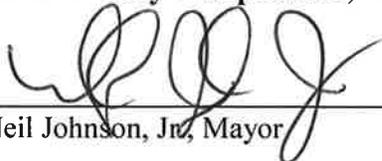
WHEREAS, Bruce Dees & Associates presented the amended plan to Council on July 19, 2016, and there was discussion regarding a proposal for design services from Bruce Dees & Associates for Phase 1 features; and

WHEREAS, some public comment received after the latest draft of the Allan Yorke Park Master Plan has led to some minor adjustments incorporated into the Master Plan document;

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

That the City of Bonney Lake Council hereby approves the amended Allan Yorke Master Plan attached hereto.

PASSED BY THE CITY COUNCIL this 13th day of September, 2016.



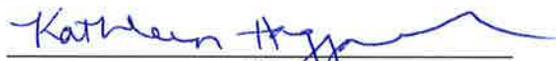
Neil Johnson, Jr, Mayor

AUTHENTICATED:



Harwood T. Edvalson, MMC, City Clerk

APPROVED AS TO FORM:



Kathleen Haggard, City Attorney

City of Bonney Lake
Allan Yorke Park

MASTER PLAN SUMMARY REPORT

August 5, 2016



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Introduction



AERIAL IMAGE OF ALAN YORKE PARK (GOOGLE MAPS)

Allan Yorke Park is a 45 acre City of Bonney Lake park located at the intersection of Bonney Lake Boulevard and West Tapps Highway (at the south end of Lake Tapps). Developed in 1974, Allan Yorke Park has served the city well: it hosts the annual Bonney Lake Days – a summer celebration that includes a parade, kids' activities, and stage shows – which draws visitors from around the entire region.

Existing park facilities include ballfields, a boat launch, a fishing dock, play areas, a skateboard park, swimming beach, tennis courts, a sand volleyball court, and approximately 1,000 feet of trails in the southwest corner of the park. Support facilities include a snack bar, restrooms, and parking. Located within the park are a senior center and the former city hall which now hosts the historical society. Also located at the site are Bonney Lake Public Works maintenance shops and yard. Recent land acquisition at the southeast side of the site includes the Moriarty property which will be a 5.2 acre addition to the park.

In 2015, an ad hoc committee consisting of representatives from the City Council and the Park Commission proposed improvements to the park to address demand for more facilities for youth in the city. Bruce Dees & Associates, a landscape architecture firm that specializes in park design, was retained to work with the Park Commission on the development of a master plan for the park. The goal of the planning process was simply to develop the optimum plan for the park, addressing needs and concerns expressed by the entire community.

Public Involvement Process

Five public meetings were held to gather design input and feedback as the master plan evolved.

Meeting #1 (April 11, 2016)

This meeting was held to introduce the project to the Park Commission and public, to explain the intent and process of the project, and to gather input prior to beginning design.

Meeting #2 (April 25, 2016)

A second meeting was then held in order to consider all potential program elements for inclusion in the plan. This meeting allowed the public to see that all interests were being identified and that needs and concerns would be addressed. Information presented at this meeting included a program compiled by the ad hoc committee in 2015, survey results collected from students and Bonney Lake residents, and recreation needs identified in the City's Comprehensive Plan. A needs assessment was then presented followed by a summary of program elements common among the following four sources: the ad hoc committee, student survey, Bonney Lake resident survey, and needs assessment from the Comprehensive Plan. Alternative designs were then developed to address the program.

Meeting #3 (May 9, 2016)

The purpose of this meeting was to review alternative plans. In order to clarify discussion, the park was divided into four areas (hereafter referred to as "North Park," "Central Park," "South Park," and "East Park". Comments were received from Park Commission members as well as from general public members in attendance.

Meeting #4 (June 13, 2016)

The fourth meeting was held to review the preliminary master plan developed from selected alternatives presented at the previous meeting. It also included review of associated preliminary costs and potential phasing. There was general consensus for the preliminary master plan.

Meeting #5 (July 19, 2016)

The fifth meeting was held to present the final master plan and to review the phasing plan and associated costs. There was general consensus for the final master plan.



PREFERRED ALTERNATIVE PLAN



PRELIMINARY MASTER PLAN

Master Plan



Master Plan



MASTER PLAN PARK AREA ENLARGEMENT MAP

Master Plan

NORTH PARK



Restroom/Concession/ Storage Building

The restroom/concession/storage building located between the two fields is intended to serve the two fields as well as the entire North Park.

Dog Park

An off leash dog park will be divided into two fully fenced sections: large and/or more playful dogs and small and/or shyer dogs. The intent is to leave existing vegetation in place in both areas, allowing the dogs to naturally create their own trails. Entries to both sections will include enclosed spaces where owners can leash or unleash their dogs prior to leaving or entering the dog park.

Fields

Primary elements will include a 330' x 195' multi-use field with an overlapping little league field (200' outfield) located in the southwest corner, thereby keeping it as far away from the residential areas to the north and west as practical. The entire multi-use field will be enclosed with a 4' high chain link fence with slide gates for easy maintenance access. Thirty feet high screens at each end of the field will contain errant soccer balls. A second little league field will be located at the site of the existing parking lot. This field will be natural grass, oriented to the southeast, and will have a 200' outfield. It, too, will be circumscribed with a 4' high chain link fence beyond the backstop and will have sliding gates for maintenance access.

Master Plan

NORTH PARK CONTINUED

Community Campus

The existing Senior Center and former city hall will remain. The latter will continue to host the historical society. ADA-compliant parking will be adjacent to the buildings.

Parking

In the general vicinity of Public Works' current maintenance shop (to be relocated to another site) will be a 130 stall parking lot. This proposed lot is intended to serve the entire North Park and all overflow parking for the entire park. Adjacent to the little league fields will be a small, ADA-compliant parking lot for convenient ADA access to the two fields. Both lots will be gated.



EXISTING SENIOR CENTER

Trails

There will be continuous trails circumscribing the fields and off leash dog parks. Some portions of the trails will be soft surface while other portions will take advantage of the sidewalks along the parking lot and the service road connecting the parking lot and multi-use fields.



TRAIL AT ALLAN YORKE PARK

Master Plan

CENTRAL PARK



Existing Concession / Storage Building

No improvements are proposed for the existing concession and storage building.

Existing Parking

The 104 existing parking stalls in Central Park will remain. The parking lot along Bonney Lake Boulevard will be restriped to provide additional ADA parking.

Picnic Area

The existing picnic area at the southeast corner of Central Park will be expanded with a new large picnic shelter and associated tables and pads.

Fields

At 360' x 225', this synthetic turf multi-use field will be larger than the others. It will have two overlapping little league fields each with 200' outfields.

Children's Play Area

A new children's play area will be built at the site of the existing stage which will be displaced and likely replaced at Midtown Park. The existing children's play area at the west side of the field will be upgraded using accessible play equipment and, possibly, a net structure to protect it from stray balls.



EXAMPLE SYNTHETIC MULTI-USE FIELD

Master Plan

SOUTH PARK



BMX Course

The new BMX course will include a full-size dirt BMX track, staging area, restrooms, bleachers, and a 43 stall parking lot.

Mountain Bike Trail

A ¾ mile trail will be woven around the existing wetlands, crossing the wetlands at one bridged location. The mountain bike trail will be accessed both from the new 43 stall parking lot and the BMX course staging area.

Loop Trail

A loop trail will circumscribe South Park. Most of this trail will be soft surfaced and will follow major portions of existing soft-surface trails. The loop will be created by connecting to portions of the concrete sidewalk along West Tapps Highway, Bonney Lake Boulevard, and the multi-use field.

Community Garden

The community garden will consist of forty-two 4' x 24' raised beds that can be divided into individual plots. This area has good sun exposure and is adjacent to the boat trailer parking lot. Gardens will be for general community use with the potential for some produce to be used to supplement the local food bank which may be located within the North Park Community Campus in the future.



EXAMPLE OF BMX COURSE



EXAMPLE OF MOUNTAIN BIKE TRAIL

Master Plan

EAST PARK



Plaza, Restroom, & Play Area

A large plaza area next to the little league field backstop will include a restroom and children's play area. Picnic tables and shade structures might be added at a later date.

Parking Lot

Access to the gated 97 stall parking lot will be available from two locations on West Tapps Highway.

Boat Trailer Parking

A gated, twenty-two car and trailer stall parking area will be provided on the west side of East Park. Access will be from West Tapps Highway. This lot will include two-way traffic on either side. During winter when the boat launch is not in use and no trailer parking is needed, the lot will provide parking for 44 cars.

Fields

The East Park multi-use field will be 330' x 195' with an overlapping 200' outfield little league field. This field, oriented to the southeast, will be fully enclosed by a chain link fence with slide gates for maintenance access. A paved walk around the field will provide access from the parking lot.

In response to concerns expressed by neighbors immediately to the south of the field, the field will be set approximately 10' lower than the south end grade in order to minimize noise impacts to the neighbors. The little league field at the north end of the multi-use field will also provide more physical separation from the neighbors.

Loop Trail

East Park will also be circumscribed by a loop trail, most of which will be soft surface although one portion will use the paved walk around the field. Circulation currently provided by the existing soft surface trail along West Tapps Highway will be maintained as a part of the trail system.

Master Plan

FIELD DEVELOPMENT

Each multi-use field will be fully under-drained and covered with synthetic turf. As such, the fields will be playable on a year-round basis without the need for the rest periods required by natural turf fields. The multi-use fields will likely be permanently lined for soccer but will be able to accommodate a variety of field sports including youth football and lacrosse. Only the multi-use field in Central Park will be able to accommodate a full-size football field. That field will also be able to accommodate adult softball with a 300' outfield on each of the two fields. The individual little league field in North Park will be natural grass and will be under-drained. All fields are intended to have state-of-the-art LED floodlighting which will provide optimum and safe lighting levels for the fields. While the lights will be visible from those surrounding residences with direct line of sight to the fields, glare like that produced by conventional metal halide lights will not be present.

PARKING

Currently, Allan Yorke Park has 221 car stalls and 32 boat trailer stalls. Although some of the proposed improvements in the master plan will displace existing parking, the addition of several new lots and the expansion of others will bring the total parking count for the site to 404 regular stalls and 22 boat trailer stalls. The boat trailer parking can be used as car parking in the winter, bringing the total car parking count to 448 stalls for the entire park.

FENNEL CREEK TRAIL HEAD

The north terminus of the Fennel Creek Trail system is Allan Yorke Park. Trail users will be able to use any of the parking lots at Allan Yorke as trail heads for Fennel Creek Trail access. Fennel Creek Trail will intersect the south park loop trail. Signs in each area of Allan Yorke Park will include a map of the park trails and indicate access points to Fennel Creek Trail.



EXAMPLE BALLFIELD



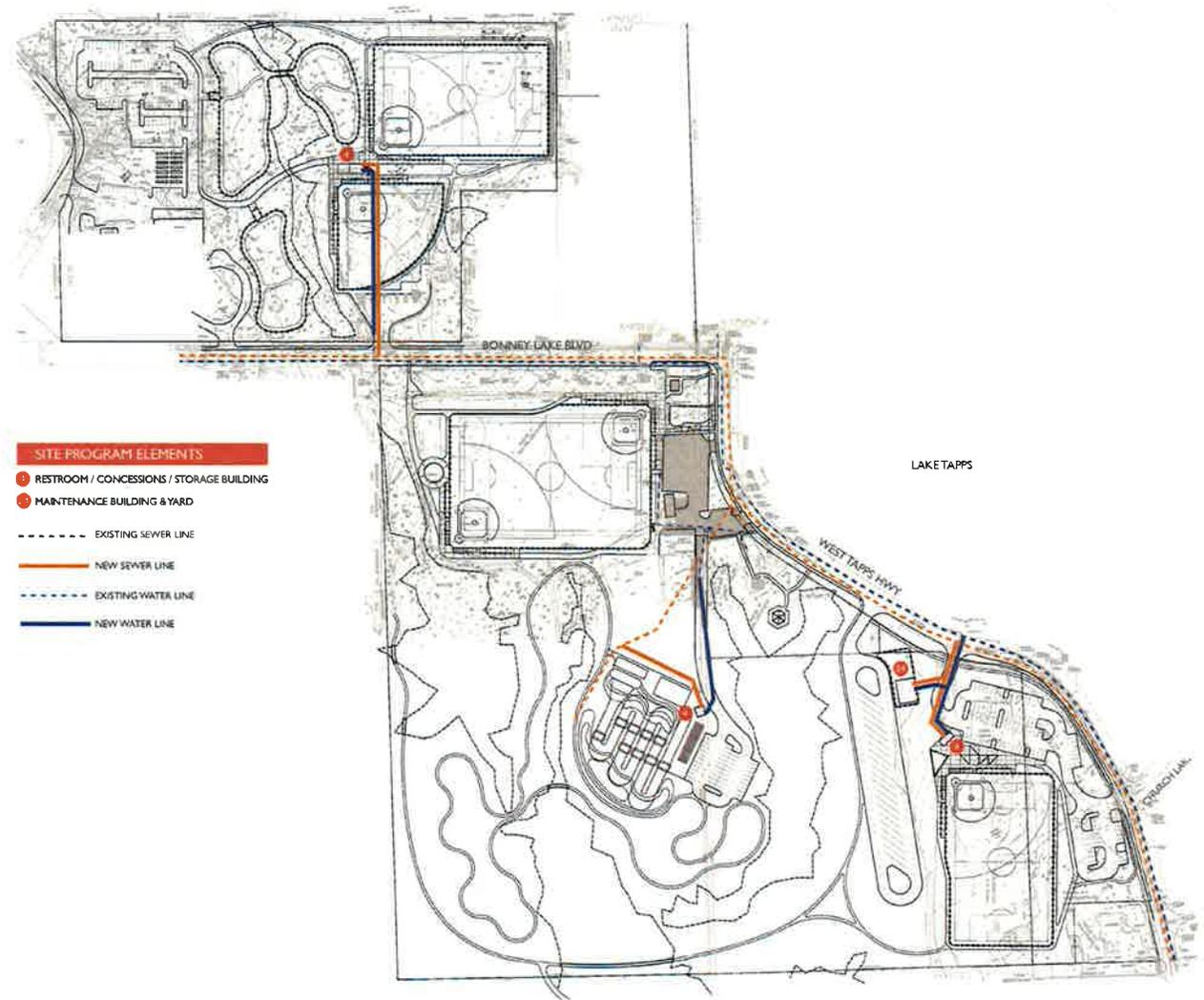
ALLAN YORKE PARK TRAIL

OTHER AMENITIES

Picnic tables and benches will be incorporated throughout the park and along trails. Though not currently shown, a location for a horse shoe pit could easily be sited within the park if desired.

UTILITIES

Existing sewer and water utilities are located in Bonney Lake Boulevard and West Tapps Highway and within the park itself. It is anticipated that the utility connections for North Park restroom/concession/storage building will be made at Bonney Lake Boulevard while the connections for East Park maintenance building and the restroom/concession/storage building will be made at West Tapps Highway. South Park restroom building will connect to existing sewer and waterlines that extend within the site. Further research is necessary for determining ownership of the utilities as well as implications of connecting to these existing utility systems.

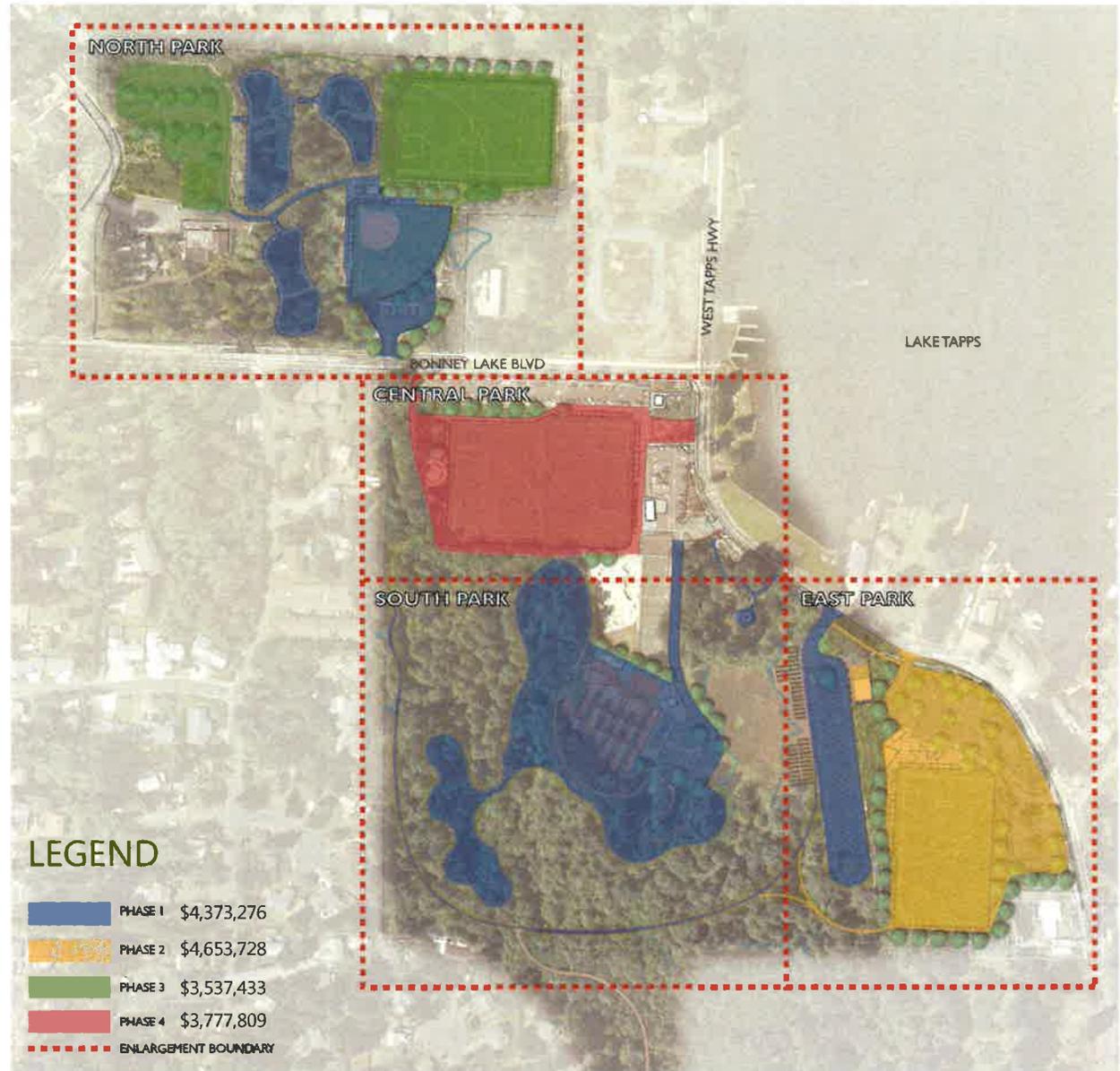


CONCEPTUAL UTILITY PLAN

Master Plan

CONSTRUCTION COST ESTIMATE & PHASING PLAN

Estimated costs for the entire master plan are based on 2016 construction prices and will need to be adjusted annually to account for rates of inflation. Estimated costs for the design and construction contingency, engineering, inspection, testing, administration, and sales tax are incorporated. Precise quantities of the various construction items cannot be determined until final design for construction is completed; therefore, the contingency covers unknowns inherent at the master plan stage. Sales tax (which is included in the cost) could change over time. City administration fees must be added to this estimate. See the appendix for a more detailed breakdown of costs.



TENTATIVE PHASING PLAN

Master Plan

Interagency Coordination and Permits

SEPA

The City of Bonney Lake will be the lead agency for the State Environmental Policy Act (SEPA) determination. SEPA requires that an environmental checklist be filled out for all construction projects in order to determine their environmental impacts. When impacts are not significant, reviewing agencies issue a "Declaration of Non-Significance" or a "Mitigated Determination of Non-Significance," ending the SEPA review process and allowing other permit reviews to begin. However, when a project is found to have significant environmental impacts, the applicant must prepare an "Environmental Impact Statement."

WETLANDS

A wetland delineation report has been prepared for the site. With development of the plan, it will be necessary to ascertain the extent of mitigation required as much of the proposed development is within wetland buffer boundaries and because some trails will bridge the wetlands.

The mitigation plan must include:

- a baseline study that analyzes the existing functional values and the system's functional values after mitigation
- specification of how lost function of values will be replaced
- specification of when mitigation will occur relative to project construction and to the requirements of permits required by other jurisdictions
- provisions for long-term monitoring of the mitigation area in order to determine whether or not the plan was successful

- provisions for a bond or series of bonds in order to ensure that the work is completed in accordance with the plan and that restoration or rehabilitation is performed if any portion of the mitigation project fails within three years of implementation
- description of the need for – and, when appropriate, determination of – the width of buffers adjacent to any altered wetland edge

Mitigation plans must be approved prior to any development activity.

SITE DEVELOPMENT/CONSTRUCTION PERMIT

This permit covers storm drainage, access roads, and erosion control.

BUILDING PERMIT

A building permit will be required for all structures, including restrooms, picnic shelters, and fencing over 6' high (i.e. backstops).

FEDERAL COORDINATION

Two permits will likely be required for impacts to the wetlands:

- Section 401: Water Quality Certification
- Section 404: Wetland Permit for Filling and/or Dredging

TRAFFIC MITIGATION

Traffic impact mitigation fees may be assessed due to the increase of onsite parking. Final determination must be negotiated with the Bonney Lake Planning Department.

Interagency Coordination and Permits

PRIORITY HABITAT REVIEW

- a site inventory survey regarding species' habitats, occurrences, identifications, and mapping.
- impact analysis for priority species and habitat due to site development

Mitigation measures and the report will need to be drafted in cooperation with - and with review by - the Washington State Department of Fish and Wildlife.

NPDES PERMIT

The Washington State Department of Ecology issues this permit to regulate stormwater discharge from construction sites that disturb five acres or more.

ADDITIONAL COORDINATION

- Water Availability Certificate
- Resolution of Sanitary Sewer Fees
- Puget Sound Energy (PSE) Service Agreement
- Resolution of Traffic Mitigation Requirements
- Potential for Onsite Utility Line Easement
- Wetland Buffer Impact Mitigation

Appendix

MEETING #1

City of Bonney Lake – Allan Yorke Park Master Plan
Park Commission Meeting #1
April 11, 2016

Bruce Dees & Associates
Job No. 117-08-02

PRESENT (P)

City of Bonney Lake
(P) Gary Leaf

Consultants

(P) Bruce Dees, Bruce Dees & Associates
(P) Rachel Lingard, Bruce Dees & Associates

Park Commission members and several local citizens were also in attendance.

PURPOSE

The purpose of this meeting was to reintroduce Allan Yorke Park to the Park Commission as well as to determine if the program previously developed for the concept plan is still relevant and if any additional elements should be considered as we move forward into the master plan.

DISCUSSION

Bruce reviewed the preliminary concept plan that BDA produced along with background information for the site, including newly acquired topographic survey and wetland information. The following is a summary of comments made by attendees:

Ball Fields

- Multi-use ball fields, including soccer and baseball, are a priority.
 - Synthetic fields are preferable as they allow for year round use.
- The orientation and size of the fields should be evaluated to minimize the impact on the existing topography and wetlands.
 - The exact dimensions of each desired field was not determined at this time.
- Lighting should be included to maximize play time and safety.

Buildings

- As the existing structure will be removed, a new location for the maintenance building needs to be included in the master plan.
- The existing concession building should remain.
- Additional restroom facilities should be located throughout the site to improve access.

Mountain Bike Trail/ BMX Course

- Based on the feedback from one resident, the mountain bike trail seems to be very important to the culture of the community.

Beach Access

- No person in attendance felt strongly that there should be a beach access component incorporated into the master plan.

Off Leash Dog Park

- The location of the dog park should not overlap the wetlands.
- Consider an appropriate footprint.

Walking Trails/Paths

- The park master plan should show walking paths and connections.
 - The master plan must show where the Fennel Creek Trail connects to the park.
- A loop trail is desirable.

Picnic Areas

- Picnic tables should be located throughout the site.
- The existing picnic area should be updated and improved.

Events Lawn

- The existing middle field is currently used as an event lawn which would preclude it being converted into synthetic turf.
 - There was some discussion about the possibility of moving the events held there to another park in the city but no clear decision was made.
 - If events are continued in this space, this area should be sod.

Playground

- A large playground footprint is desired.
- The playground should be inclusive and accessible to children of all abilities.

Parking

- Opportunities to share parking on adjacent properties should be evaluated.
 - There is existing parking to the west of Ball Field 4.
- Parking areas can be developed now that we have the survey and wetland information.

Heritage Rhododendron Garden

- The existing Heritage Rhododendron Garden should be kept.
 - Either leave it where it is or relocate it to another area of the site.

Action Items

- No action items at this time.

NEXT MEETING

The next Park Commission meeting is scheduled for Monday, May 9, 2016 at 6:00 p.m. A public meeting is scheduled for April 25, 2016.

These are the minutes as we understand them. If there are any additions or corrections, please contact Bruce Dees & Associates immediately.

MEETING #2

City of Bonney Lake – Allan Yorke Park Master Plan
Public Meeting #1
April 25, 2016

Bruce Dees & Associates
Job No. 117-08-02

PRESENT (P)

City of Bonney Lake
(P) Gary Leaf

Consultants
(P) Bruce Dees, Bruce Dees & Associates
(P) Rachel Lingard, Bruce Dees & Associates

For a list of public meeting attendees, please see the attached sign-in sheet.

PURPOSE

The purpose of this meeting was to explain the intent and process of the project to the public and to gather their input prior to beginning design. It was to show the general public that all interests are being identified and that needs and concerns will be addressed.

PRESENTATION

Bruce explained the process of producing a final master plan. He then went over the existing conditions of Allan Yorke Park before reviewing the program that was compiled by an ad hoc committee in 2015. Rachel then explained the survey results collected from students and Bonney Lake residents that were found in the comprehensive plan. The needs assessment based upon projected population growth was then presented, followed by a summary of the common elements found from all four sources (i.e. ad hoc committee, students, Bonney Lake residents, and the needs assessment).

PROGRAM

The final slide of the presentation showed a list of the elements common to each of the four sources (see attached). The slide showed the elements listed in order of priority and indicated whether they exist at the park or are needed as per the comprehensive plan. The items shown in yellow are the only ones not currently in existence at the site and are in the lowest priority category. Bruce suggested that this list, minus the yellow items, could be our program for the site. He then opened the floor up for public comments. The following is a summary of public responses to the program:

DISCUSSION

Chris Verhasselt

- He suggested that the fields could be concentrated to the north end of the property in order to minimize disturbance to the neighbors south of the Moriarty property.
 - He strongly supports the incorporation of synthetic fields as a means of improving drainage and maximizing play time.
- The existing boat parking at the Moriarty property might be reconfigured to improve maneuverability.
- He felt that Allan Yorke Park is a more desirable location for the amphitheater and events lawn due to its proximity to Lake Tapps.
- He would like to see the stage remain at the park but would not be opposed to it being relocated (perhaps by skate park) within the park.

David Wells

- David noted that relocating the stage to where Field 3 is currently would better orient the stage, eliminating glare from the setting sun for spectators looking toward the stage.

- Dave voiced concerns about using synthetic turf in event areas as he felt that people would prefer to sit on natural grass rather than synthetic turf.
 - He suggested doing fields that are half turf half natural grass as a compromise.
 - In the summer months, major events are held at the park three days a week.

Terry Reid

- Consider Allan Yorke Park as the new location for the community garden.
 - The current community garden has approximately 61 plots (8' x 6' or 10' x 6'); however, a growth plan would be good.
 - Terry suggested the southeast side of the site (i.e. where the nursery is located currently) as a possible location for a community garden.

Justin Evans

- Justin expressed concerns about providing sufficient parking to support all the planned facilities.
- He would like to see LID tactics used: namely, pervious concrete in parking areas.
- Just would like to see the incorporation of sidewalks and safe pedestrian routes in the master plan.
- He suggested relocating the senior center and using that space for something else.
 - Gary Leaf noted that the senior center might be repurposed as a community center.

Lynne Shannon

- Given previous issues with theft and privacy at existing connections between the trail and surrounding neighborhood, Lynne expressed concern regarding safety issues at the connection points.
 - She would like to see safer trails with better visibility to minimize crime.

OTHER DISCUSSION TOPICS

Bonney Lake Blvd Closure

- The road has been closed for special events in the past, but there was not support for permanent closure.
 - Someone suggested that a bridge might be a good alternative for improving access from the north side to the south side of the park.

BMX

- Consider access for emergency vehicles.
- Consider parking needs, especially if the facility will be used for competitions.

SUMMARY OF PUBLIC SENTIMENT REGARDING THE PROGRAM

Aside from the comments listed above regarding program elements, the public was in agreement that the existing features of Allan Yorke Park should remain, including the existing number of fields. This includes Field 3 which is used primarily for T-ball. The public supports the incorporation of the new elements listed on the list of common elements (see attached). The following are specific elements that the public would like incorporated into the park program:

- Sidewalks/Safe Routes
- Community Garden
- Amphitheater (included on list but initially considered a low priority)
- Pedestrian Bridge over Bonney Lake Blvd.

ACTION ITEMS

- There are no action items at this time.

Appendix

MEETING #2 CONTINUED

NEXT MEETING

The next ad hoc meeting has yet to be scheduled; however, the next park commission meeting is scheduled for May 9, 2016.

These are the minutes as we understand them. If there are any additions or corrections, please contact Bruce Dees & Associates immediately.

MEETING #3

City of Bonney Lake – Allan Yorke Park Master Plan
Park Commission Meeting #2
May 9, 2016

Bruce Dees & Associates
Job No. 117-08-02

PRESENT (P)

City of Bonney Lake Park Commissioners
(P) Jim Bouchard, Chair
(P) Scott Anderson, Vice Chair
(P) Tom Edwards
(P) Todd Haueter
(P) Carlee Losnegard
(P) Pablo Monroy
(P) Nick Thiel

Public
(P) David Wells
(P) Wenona Jacobson
(P) Fred Jacobson
(P) Rick Wilson
(P) Janet Wilson
(P) Cody Thiel
(P) Chris Verhasselt

City of Bonney Lake
(P) Gary Leaf

Consultants
(P) Bruce Dees, Bruce Dees & Associates
(P) Rachel Lingard, Bruce Dees & Associates

PURPOSE

The purpose of this meeting was to present the design criteria and refined program, review the alternative plans, and select one or portions of each for further refinement (see attached concepts).

DISCUSSION

Bruce went over the process for developing a prioritized program for the park, which included reviewing the information that presented and collected at the first park commission and public meetings. He then discussed how that information was used to develop a prioritized program for the site, after which he went over the alternative concepts. Below is a summary of what was discussed:

North Park (Concepts 1, 2, and 3)

- There was consensus that North Park 3 was the preferred alternative with the following modifications:
 - Align the two ball fields by moving the northern one slightly to the west.
 - Provide ADA parking off of Bonney Lake Blvd on the south side of the southernmost field.
 - Shared bleachers are desirable between the backstops.
 - Netting between backstops to protect spectators from fly balls is desirable.
 - Locate the community garden near the senior center.
 - Incorporate lighting on each of the fields.
- Scott Anderson recommended contacting the mayor to learn the plans for the old City Hall so that we may incorporate them into our master plan.

Central Park (Concept 1)

- There was consensus that Central Park 1 was satisfactory with the following modifications:
 - Designate more ADA stalls in the existing parking lot.
 - The stage could be relocated to another park within the city.
 - If it remains at Allan Yorke Park, then the preference is for the events lawn to remain as grass.
 - In order to maximize use, synthetic turf is preferred over natural grass.
 - Adequate field drainage should be incorporated.

South Park (Concept 1)

- There was consensus that South Park 1 was satisfactory with the following modification:
 - Incorporate bleacher seating.

East Park (Concepts 1, 2, & 3)

- There was consensus that East Park 3 was the preferred alternative with the following modifications:
 - Include hoods on the backstops to protect adjacent parked cars from being hit by errant balls.
 - Consider ways to protect parked cars from balls.

City of Bonney Lake – Allan Yorke Park Master Plan
Park Commission Meeting #2

1 of 2

May 9, 2016

- Incorporate tall fencing along the south property line to protect neighbors from errant balls.
- If possible, one ball field should be sized to accommodate an adult league (men's baseball).

Post Meeting Comments

- The following comments were received from Chris Verhasselt on May 10, 2016:
 - Multipurpose Fields: I strongly believe that two dedicated multipurpose fields need to be incorporated into the final design (preferably in the north park area). The plans presented yesterday all had dual use fields (softball/baseball/soccer etc.) which is okay, but there needs to be at least one and, if possible, two dedicated fields that can be used solely for soccer, lacrosse, rugby, and even, possibly, flag football. I am going to work on a field layout that can be presented showing the dimensions. I also believe that having two dedicated fields would allow for the main park area to still remain grass for Tunes at Tapps. The main park area, if going with a grass option, should still be re-graded to allow for proper drainage and a grass used that can hold up to excessive use.
 - Dog Parks: I don't remember a discussion for having two separate off-leash dog parks. When I explained it to my wife last night, she actually brought up a good point: if you have two dogs, one small and one large, having two separate parks presents an issue for owners. I would suggest that only a single dog park be incorporated into the design with possibly a fence separating the large dog/small dog areas. (In all honesty, I think a single dog park is all that is needed with no distinction between the size of the animals. Owners will need to be made aware that they are responsible for the actions and conduct of their animals at all times.)
 - Additionally, I think having a booth at the weekly Tunes at Tapps might be a great way to present the redesign plans to the public on a larger scale.

Action Items

- BDA will reach out to the mayor of Bonney Lake to discuss future plans for the senior center and the old City Hall building.

NEXT MEETING

The next Park Commission meeting is scheduled for Monday, June 13, 2016 at 6:00 p.m.

These are the minutes as we understand them. If there are any additions or corrections, please contact Bruce Dees & Associates immediately.

City of Bonney Lake – Allan Yorke Park Master Plan
Park Commission Meeting #2

2 of 2

May 9, 2016

Appendix

MEETING #4

City of Bonney Lake – Allan Yorke Park Master Plan
Park Commission Meeting #3
June 13, 2016

Bruce Dees & Associates
Job No. 117-08-02

PRESENT (P)

City of Bonney Lake Park Commissioners

() Jim Bouchard, Chair
(P) Scott Anderson, Vice Chair
(P) Tom Edwards
(P) Todd Hauster
(P) Carlee Losnegard
(P) Pablo Monroy
(P) Nick Thiel

Public

() David Wells
(P) Wenona Jacobson
(P) Fred Jacobson
(P) Rick Wilson
(P) Janet Wilson
(P) Cody Thiel
() Chris Verhasselt

City of Bonney Lake

(P) Gary Leaf

Consultants

(P) Bruce Dees, Bruce Dees & Associates (BDA)
(P) Rachel Lingard, BDA

Several additional citizens were in attendance but names were not recorded and are not listed above.

PURPOSE

The purpose of this meeting was to review the preliminary master plan and associated costs and to discuss phasing.

PRE-PRESENTATION CITIZEN COMMENT

Prior to BDA's presentation, the Park Commission opened the floor up for comments from citizens in attendance. Only Janet Wilson came forward. The following is a summary of her comments:

- Janet's property is located just south of the "East Park" portion of Allan Yorke Park. She and her fellow neighbors are concerned about what impacts the new fields will have on them and their properties.
- Janet is also concerned about the lack of available parking.
 - She noted that recently, on a warm weekend day, several cars had to be towed out of the boat trailer parking area because they were double parked, preventing people from leaving.
 - She counted 150 cars in that area on that particular day.

DISCUSSION

Bruce began BDA's presentation by reviewing the information that was presented and collected at all previous meetings. He focused particularly on the feedback received at Park Commission Meeting #2 where alternative concepts for the park were presented.

Bruce then presented the preliminary master plan to the group, showing how citizens' comments were incorporated and their concerns addressed in the plan (see attached). Below is a summary of what was discussed:

North Park

- Consensus was for the preliminary master plan for North Park.
 - Concern was expressed about whether or not ADA viewing areas would be provided at the fields.
 - Bruce assured everyone that ADA-accessible viewing spaces are a federal requirement and will definitely be provided.
 - Lighting should be incorporated on pathways leading from parking areas to fields.
 - Apparently, there has been some discussion that one of the existing portable buildings to the north of the senior center could be used as the future food bank.
 - BDA will verify if this is the case. If so, BDA will accommodate the structure and reconfigure parking around it.

Central Park

- Consensus was for the preliminary master plan for Central Park.
 - If possible, show striping for an adult softball field (300' outfield) on the final master plan.

City of Bonney Lake – Allan Yorke Park Master Plan
Park Commission Meeting #3

1 of 2

June 13, 2016

South Park

- Consensus was for the preliminary master plan for South Park.

East Park

- Consensus was for the preliminary master plan for East Park.

COST ESTIMATE AND PRIORITY PHASING PLAN

Following discussion of the preliminary master plan, Rachel presented preliminary cost estimates for the park, explaining that the estimate included costs for tax, design, inspection, testing, construction contingency, and permits. The development priority was based on the background information that was collected at the beginning of the project (see attached estimate and priority phasing plan). No final decision was made regarding phasing breakdown.

ACTION ITEMS

- BDA will verify if one of the existing portable buildings on the north end of the site should be designated as the future food bank.
- The City Council workshop meeting scheduled for June 21, 2016 has been cancelled. Gary Leaf will determine a new date and time for the final presentation of the master plan at a City Council workshop.

NEXT MEETING

A date for the presentation of the final master plan to City Council has yet to be decided.

These are the minutes as we understand them. If there are any additions or corrections, please contact Bruce Dees & Associates immediately.

City of Bonney Lake – Allan Yorke Park Master Plan
Park Commission Meeting #3

2 of 2

June 13, 2016

MEETING #5

City of Bonney Lake – Allan Yorke Park Master Plan
City Council Meeting #1
July 19, 2016

Bruce Dees & Associates
Job No. 117-08-06

PRESENT (P)

City of Bonney Lake City Council Members

(P) Randy McKibbin
(P) Dan Swatman

(P) Tom Watson
(P) James Rackley

(P) Justin Evans
(P) Katrina Minton-Davis
(P) Donn Lewis

City of Bonney Lake

(P) Neil Johnson, Mayor
(P) Gary Leaf

Consultants

(P) Bruce Dees, Bruce Dees & Associates (BDA)
(P) Rachel Lingard, BDA

Several members of the public were in attendance but names were not recorded and are not listed above.

PURPOSE

The purpose of this meeting was to review the final master plan, costs, and phases.

DISCUSSION

Bruce began BDA's presentation by reviewing the information that was presented and collected at all previous meetings. He then presented the final master plan (see attached PowerPoint slides). The plan was well received and there was consensus that it was satisfactory. The following is a summary of comments made in response to the final master plan:

North Park

- One council member expressed concern that the community garden location might not be sunny enough.
 - Bruce explained that the proposed location should have sufficient sun exposure for a successful garden and that close proximity to the senior center and parking was also a consideration for the location.

Central Park

- One public attendee had e-mailed a park commissioner prior to the meeting asking that the field at Central Park be kept as natural turf, a more desirable surface for concerts.
 - It is likely that the field will remain as natural turf until another site (possibly Midtown) is developed for concerts.

South Park

- Concern was expressed for there not being enough space in the BMX parking lot for bike trailers.
 - Bruce explained that it would be possible for visitors to leave trailers with their bikes in the staging area.

East Park

- No comments were made in regard to East Park.

COST ESTIMATE AND PRIORITY PHASING PLAN

Following discussion of the final master plan, Rachel presented the phased cost estimates for the park, explaining that the estimates included costs for tax, design, inspection, testing, construction contingency, and permits. The phasing was based on the background information collected at the beginning of the project as well as on input from the mayor and several City Council members. No final decision was made regarding phasing breakdown. Below is a summary of comments made in response to the cost estimates and phasing plan:

Cost Estimate

- One council member asked if BDA had incorporated the city's LED light rebate into the estimate.
 - BDA did not include the rebate in the cost estimate.
 - It is anticipated that this will be a source of savings for the project and will be explored in a later phase of the project.

Phasing Plan

- In general, the phasing plan was satisfactory; however, there likely will be further breakdown of improvements within each phase in order to meet budgetary restrictions.
- Relocation of the materials yard may hinder implementation of the BMX course in the first part of Phase 1.
 - Phase 1 will most likely include implementation of the trails and little league field in North Park.
 - The BMX area and dog parks would come later as more funding becomes available and as a new location for the materials yard is found.
 - Final approval of Phase I needs to be confirmed.

ACTION ITEMS

- BDA will confirm the scope of work for Phase 1 with the city.
- BDA will finalize the Master Plan Summary Report, phasing plan, and cost estimate and will provide mounted boards of the Master Plan to the city in time for Bonney Lake Days on August 19, 2016.

NEXT MEETING

No additional meetings have been scheduled for the master plan. The next City Council workshop is scheduled for August 16, 2016, at which time the scope of work for Phase 1 of Allan Yorke Park will be discussed.

These are the minutes as we understand them. If there are any additions or corrections, please contact Bruce Dees & Associates immediately.

POST MEETING DECISIONS

Feedback from members of the public was provided to BDA regarding the location of the community garden in North Park after this meeting was conducted. It was decided that the community garden should be relocated to South Park, and adjacent to the boat parking lot. This location will provide more room for raised beds and will have adequate sun exposure.

Appendix

PHASED COST ESTIMATE

In developing costs for each of the four park areas, elements were divided into "priority" and "secondary" elements. Priority elements (shown in blue) included all aspects of construction necessary for completing the priority items. Secondary items (shown in green) were divided into separate elements, suggesting that they could be built in steps or phases. Unlike secondary elements, the priority elements must be completed in a single phase or step. For example, field construction must include all necessary preparation work (e.g. drainage, fencing, etc.) but a parking lot can be constructed in phases (e.g. an initial phase done in gravel with paving waiting until the ultimate phase).

ITEM	PRIORITY	SECONDARY	TOTAL
PHASE 1			
South Field (North Park)			
• Turf and Associated Improvements	\$ 623,248		
• LED Lighting		\$ 575,960	
Sub-Total	\$ 623,248	\$ 675,960	\$ 1,199,208
East Parking Lot (North Park)			
• Site Prep, Demo, Grading		\$ 19,268	
• Gravel Surfacing		\$ 63,423	
• Asphalt Surfacing, Curb and Gutter, Striping		\$ 147,954	
• Lighting		\$ 27,104	
Sub-Total	\$ -	\$ 267,749	\$ 267,749
BMX AREA (South Park)			
• Site Prep, Demo	\$ 37,321		
• Restroom/ Concessions	\$ 238,414		
• Starting Gate, Officials Box, Track Grading, Fencing	\$ 340,028		
Parking Lot			
- Site Prep, Demo, Grading	\$ 22,878		
- Gravel	\$ 141,056		
- Asphalt Surfacing, Curb and Gutter, Striping		\$ 336,633	
- Lighting		\$ 67,760	
Sub-Total	\$ 779,695	\$ 404,393	\$ 1,184,088
Boat Trailer Parking Lot (East Park)			
• Site Prep, Demo, Grading	\$ 55,419		
• Gravel Surfacing	\$ 236,318		
• Asphalt Surfacing, Curb and Gutter, Striping		\$ 532,882	
• Lighting		\$ 67,760	
Sub-Total	\$ 291,737	\$ 600,642	\$ 892,380
Trails (South Park)			
• Mountain Bike Trail		\$ 47,046	
• Trails		\$ 138,197	
Sub-Total	\$ -	\$ 185,242	\$ 185,242
Amenities (South Park)			
• Picnic Shelter		\$ 128,127	
Sub-Total	\$ -	\$ 128,127	\$ 128,127
Amenities (East Park)			
• Trails & Paths		\$ 4,055	
Sub-Total	\$ -	\$ 4,055	\$ 4,055
Amenities (North Park)			
• Asphalt Paths		\$ 66,364	
• Restroom/ Concessions	\$ 361,725		
• Large Dog Park		\$ 64,188	
• Small Dog Park		\$ 30,150	
Sub-Total	\$ 361,725	\$ 160,702	\$ 522,427
PHASE 1 TOTAL	\$ 2,056,405	\$ 2,316,871	\$ 4,373,276

PHASED COST ESTIMATE CONTINUED

ITEM	PRIORITY	SECONDARY	TOTAL
PHASE 2			
Field (East Park)			
• Turf and Associated Improvements	\$ 1,982,006		
• LED Lighting		\$ 575,960	
Sub-Total	\$ 1,982,006	\$ 575,960	\$ 2,557,966
Parking Lot (East Park)			
• Site Prep, Demo, Grading	\$ 67,562		
• Gravel Surfacing	\$ 256,677		
• Asphalt Surfacing, Curb and Gutter, Striping		\$ 601,655	
• Lighting		\$ 40,656	
Sub-Total	\$ 324,239	\$ 642,311	\$ 966,550
Amenities (East Park)			
• Restrooms/ Concessions	\$ 259,575		
• Trails & Paths		\$ 17,031	
• Play Area		\$ 149,036	
• Maintenance Building		\$ 703,569	
Sub-Total	\$ 259,575	\$ 869,636	\$ 1,129,211
PHASE 2 TOTAL	\$ 2,565,820	\$ 2,087,908	\$ 4,653,728

ITEM	PRIORITY	SECONDARY	TOTAL
PHASE 3			
North Field (North Park)			
• Turf and Associated Improvements	\$ 1,833,444		
• LED Lighting		\$ 575,960	
Sub-Total	\$ 1,833,444	\$ 575,960	\$ 2,409,404
West Parking Lot (North Park)			
• Site Prep, Demo, Grading		\$ 101,673	
• Gravel Surfacing		\$ 227,237	
• Asphalt Surfacing, Curb and Gutter, Striping		\$ 537,394	
• Lighting		\$ 101,640	
Sub-Total	\$ -	\$ 967,943	\$ 967,943
Amenities (North Park)			
• Trails & Paths		\$ 33,209	
• Community Garden		\$ 24,018	
• Planting Areas		\$ 102,858	
Sub-Total	\$ -	\$ 160,085	\$ 160,085
PHASE 3 TOTAL	\$ 1,833,444	\$ 1,703,989	\$ 3,537,433

ITEM	PRIORITY	SECONDARY	TOTAL
PHASE 4			
Field (Central Park)			
• Natural Grass and Associated Improvements	\$ 1,765,104		
• LED Lighting		\$ 575,960	
• Synthetic Turf (additional cost to switch from natural turf)		\$ 1,058,606	
Sub-Total	\$ 1,765,104	\$ 1,634,566	\$ 3,399,670
Amenities (Central Park)			
• Asphalt Paths		\$ 52,944	
• Netting Over Existing Play Area		\$ 84,700	
• Play Area		\$ 202,590	
• Planting Areas		\$ 37,906	
Sub-Total	\$ -	\$ 378,139	\$ 378,139
PHASE 4 TOTAL	\$ 1,765,104	\$ 2,012,705	\$ 3,777,809
ALLAN YORK PARK GRAND TOTAL			
	\$ 8,220,773	\$ 8,121,473	\$ 16,342,246
cost in 10 years with average annual inflation rate of 1.77%	\$ 9,797,390	\$ 9,679,046	\$ 19,476,436
cost in 20 years with average annual inflation rate of 1.77%	\$ 11,676,377	\$ 11,535,337	\$ 23,211,715

**NOTE: Average inflation rate calculated using annual CPI averages from 2006-2016

NOT INCLUDED

SITE

- Demolition of Existing Buildings



City of Bonney Lake, Washington
City Council Agenda Bill (AB)

Department/Staff Contact: Exec / Gary Leaf	Meeting/Workshop Date: 13 September 2016	Agenda Bill Number: AB16-99
Agenda Item Type: Resolution	Ordinance/Resolution Number: 2548	Councilmember Sponsor: Dan Swatman

Agenda Subject: Master Plan for Allan Yorke Park

Full Title/Motion: A Resolution Of The City Council Of The City Of Bonney Lake, Pierce County, Washington, Approving The Allan Yorke Park Master Plan..

Administrative Recommendation: Approve

Background Summary: On July 19th Bruce Dees & Associates presented recommendations for the Allan Yorke Park Master Plan following numerous public meetings and discussions with the Parks Commission. There are a couple minor changes in the plan due to public comments recently received. The main change is relocation of the community garden to an area with better sun exposure adjacent to the boat trailer parking area. At this time the Administration is asking Council to formally approve the master plan so that the Administration can rely on the plan for phased budgeting purposes.
Attachments: Resolution 2548

BUDGET INFORMATION			
Budget Amount	Current Balance	Required Expenditure	Budget Balance
\$0	\$0	\$	\$0
Budget Explanation: TBD			

COMMITTEE, BOARD & COMMISSION REVIEW			
Council Committee Review:	<i>Approvals:</i>		Yes No
Date:	Chair/Councilmember		<input type="checkbox"/> <input type="checkbox"/>
	Councilmember		<input type="checkbox"/> <input type="checkbox"/>
	Councilmember		<input type="checkbox"/> <input type="checkbox"/>
Forward to:	Consent	<input type="checkbox"/> Yes <input type="checkbox"/> No	
	Agenda:		
Commission/Board Review: 11 July 2016 - Park Commission			
Hearing Examiner Review:			

COUNCIL ACTION	
Workshop Date(s): 7/19/2016; 9/6/2016	Public Hearing Date(s):
Meeting Date(s):	Tabled to Date:

APPROVALS		
Director: <i>Don Morrison</i>	Mayor: <i>Neil Johnson Jr.</i>	Date Reviewed by City Attorney: (if applicable):