



Land Use & Economic Development Committee Agenda

Mukilteo City Hall - 11930
Cyrus Way

March 3, 2020

CALL TO ORDER – 4:00 PM

Meeting Objective:

1. Economic Development
2. 2020 Comprehensive Plan Docket
3. Designate Chair

ADJOURNMENT - 5:30 PM

Next Meeting: Tuesday, April 7, 2020 from 4:00 PM - 5:30 PM at Mukilteo City Hall

[NOTE: Committee Meetings are recorded.]

- For accessibility information and for accommodation requests, please call the ADA Coordinator at (425) 263-8005 (or TRS (800) 833-6384 or dial 711), or visit <https://mukilteowa.gov/departments/executive/ada-program/>.

LAND USE & ECONOMIC DEVELOPMENT COMMITTEE AGENDA REPORT	
SUBJECT TITLE: Economic Development	FOR AGENDA OF: March 3, 2020
Contact Staff: David Osaki, Community Development Director	EXHIBITS: 1. Mukilteo Comprehensive Plan - Economic Development Element
Department Director: David Osaki, Community Development Director	

BACKGROUND

The City of Mukilteo Comprehensive Plan forms the policy basis for the City’s approach to economic development. References to economic/business development are contained throughout the City of Mukilteo Comprehensive Plan.

COMPREHENSIVE PLAN VISION, THEMES GOALS AND POLICIES

As background, the City of Mukilteo Comprehensive Plan forms the policy basis for the City’s approach to economic development. References to business development are contained throughout the City of Mukilteo Comprehensive Plan including:

- Vision Statement - (which speaks to a vital innovative business community)
- Comprehensive Plan Themes – (which includes ensuring a robust economy by providing efficient services within a sustainable budget)
- Goals to Achieve a Livable Mukilteo – (which includes a “Vibrant Economy” and “Innovation”); and,
- City of Mukilteo Comprehensive Plan Economic Development Element policies.

A summary and excerpts from the Mukilteo Comprehensive Plan related to these topics are as follows.

Vision Statement

The City of Mukilteo Comprehensive Plan Vision statement speaks to the importance of business development and states,

“A Durable Efficiently-Operated City with
Safe, Strong, Neighborhoods and a Vital Innovative Business Community”
(City of Mukilteo Comprehensive Plan, Page 9)

Comprehensive Plan Themes

Further, the Comprehensive Plan states that its goals and policies are to support five main themes. These five themes, one of which is specific to ensuring a robust economy, are:

“SUSTAINABILITY through innovation and optimism.
PROMOTING A HIGH QUALITY OF LIFE by protecting the natural environment.
ENSURING A ROBUST ECONOMY by providing efficient public services within a sustainable budget.
CREATING A HEALTHY COMMUNITY by encouraging mobility through trails, biking, and recreation programs.
HIGHLIGHTING NEIGHBORHOOD IDENTITY by engaging residents in active dialogue to maximize equitable and diverse public participation.”

(City of Mukilteo Comprehensive Plan, Page 9)

Goals to Achieve a Livable Mukilteo

Among the “Goals to Achieve a Livable Mukilteo” that specifically references economic development are the following,

“Vibrant Economy: A vibrant economy addresses the issues of opportunity, prosperity, livability, and availability of meaningful work for residents. Economic activity should serve a common good, be self-renewing and build on local assets. A vibrant economy is achieved by:

A Budget that Manages Long Term Revenues & Expenditures |
Supporting and Promoting Innovative Industries | Employment Opportunities
for Family Wages | Maintaining AAA Financial Rating”

(City of Mukilteo Comprehensive Plan, Page 10)

and,

“Innovation: As symbolized by the city's iconic lighthouse, Mukilteo should strive to be a beacon of creative and innovative problem solving, and serve as a model for other cities, private enterprises, and residents to emulate. Ways the city can set an example for others to copy include:

Create Problem-solving Partnerships | Attract High Tech Industries |
Promote Alternate Modes of Transportation”

(City of Mukilteo Comprehensive Plan, Page 11)

Based on these goals, economic development will be fostered through a budget that manages long term revenues and expenditures, supporting and promoting

innovative industries, employment opportunities for family wages, maintaining AAA financial rating and attracting high tech industries.

Economic Development Element - Policies

The adopted City of Mukilteo Comprehensive Plan includes an Economic Development (**see Exhibit 1**). That element is centered on six (6) main policy statements (ED1-ED6, some with sub-policies) as follows:

- **ED1:** Programs that attract, support, and encourage businesses that will complement the City's vision and diversify its tax base shall be investigated and should be implemented if feasible.
 - ED1a. Businesses that create family-wage jobs, or provide services to Mukilteo residents, or allow residents to live and work in Mukilteo, or have a positive impact on city finances shall be supported and encouraged.
 - ED1b. Actions should be undertaken that:
 - Support aerospace employment and activity; and
 - Contribute towards making Mukilteo a visitor destination and build on the city's cultural, historic and recreational resources; and
 - Encourage knowledge-based, arts-based, and creative-based businesses to locate in Mukilteo.
 - ED1c. Programs that will attract businesses that support tourist activities, including hotels and other types of visitor accommodations, should be supported and encouraged.
 - ED1d. To assist in attracting arts and creative based businesses, adoption of a cultural arts strategic plan should be considered.
 - ED1e. Permitting and licensing processes shall be efficient, clear, and concise so they do not unduly inhibit conducting business in the city.
 - ED1f. Creative, non-traditional programs that provide incentives and flexibility for new development and support economic development should be considered.
 - ED1g. Strategies and regulations that support home-based businesses in a manner that protects the integrity of residential neighborhoods should be identified and implemented.
- **ED2:** The City should facilitate and promote the establishment and maintenance of an up-to-date telecommunication and utility infrastructure and maintain and improve existing roadways.
- **ED3:** To foster economic development the City should work in collaboration with outside agencies, municipalities and organizations, both public and private.
 - ED3a. The City should work with the Mukilteo School District, technical schools, area colleges and universities to foster a well-trained and educated work force.

- **ED4:** The City shall maintain a Long Range Financial Plan to guide the City in meeting its financial goals and assist in managing fluctuations in the economy.
- **ED5:** Level of service standards should be used as guidelines when making decisions about adding operating services.
- **ED6:** A major facility maintenance and equipment replacement plan shall be adopted by the City so that adequate funds will be available to meet future long-term facility and equipment needs.

RECOMMENDED ACTION:

Land Use & Economic Development Committee to discuss economic development policies and strategies.

Flourishing
Natural
Environment

Healthy Built
Environment

Vibrant Economy

Authentic Public
Participation

Arts & Cultural
Awareness

Healthy Community

Innovation

Charming • Safe •
Beautiful



CITY OF
MUKILTEO

Comprehensive Plan 2035



ECONOMIC DEVELOPMENT

It is in the City's best interests to encourage and promote economic growth because economic development is a necessary cornerstone on which to build the city's fiscal stability. Without economic growth city finances can become unsustainable and with unsustainable finances it is difficult if not impossible for a city's quality of life to flourish. It is important for the City to encourage economic growth, be responsive to the needs of the business community, and work to strengthen the City's competitive position in attracting and retaining businesses. However, those efforts must be undertaken within the context of protecting what Mukilteo already enjoys – a vital community with a rich history and culture.

One component of economic growth is job growth. The Snohomish County 2012 Buildable Lands Report estimated there were 8,369 jobs in Mukilteo in 2011, which was an increase of only 76 jobs over the 2007 estimate. However, this minimal growth is not surprising given the economic recession experienced nationwide during this time period. Like population, Mukilteo is assigned an employment target. The target assigned to Mukilteo for 2025 in the Buildable Lands Report is 9,450 jobs. Fortunately, the report estimates Mukilteo's employment capacity in 2025, based on land uses, will be 10,782 meaning the City's employment capacity exceeds its target by 1,332. Whether there will be that many jobs in Mukilteo in 2025 will largely be determined by market forces. However, it is the City's responsibility to ensure there is enough land use capacity in its commercial and industrial zones to accommodate projected job growth. The Buildable Lands Report shows Mukilteo has that capacity.

ECONOMIC DEVELOPMENT - GENERAL POLICIES

Robust economic growth correctly managed will play a key role in keeping Mukilteo a desirable and livable community. The following policies are designed to ensure that the City's vibrant economy and healthy built environment are maintained while the business community grows.

ED1: PROGRAMS THAT ATTRACT, SUPPORT, AND ENCOURAGE BUSINESSES THAT WILL COMPLEMENT THE CITY'S VISION AND DIVERSIFY ITS TAX BASE SHALL BE INVESTIGATED AND SHOULD BE IMPLEMENTED IF FEASIBLE.

Some types of businesses are better suited than others in helping the City of Mukilteo attain its vision and thus it is desirable to have them locate in Mukilteo – or if they are already in the city, to stay and grow in Mukilteo. These better suited businesses will offer jobs or services that benefit Mukilteans or will generate more revenue for the city than costs to provide services to them. **Businesses that create family-wage jobs, or provide services to Mukilteo residents, or allow residents to live and work in Mukilteo, or have a positive impact on city finances shall be supported and encouraged (ED1a).**

Generally speaking, businesses in the aerospace sector will provide the positive aspects described above. Also, given the presence of The Boeing Company in the region, businesses that support or complement Boeing have a good chance to thrive.

Actions should be undertaken that:

- **Support aerospace employment and activity; and**
- **Contribute towards making Mukilteo a visitor destination and build on the city's cultural, historic and recreational resources; and**
- **Encourage knowledge-based, arts-based, and creative-based businesses to locate in Mukilteo (ED1b).**

Tourism can play a significant role in diversifying the city's tax base while simultaneously complementing its vision. **Programs that will attract businesses that support tourist activities, including hotels and other types of visitor accommodations, should be supported and encouraged (ED1c).**



Planning processes and tools, such as strategic plans, sub-area plans and master plans can be effective in attracting new industries to the city. **To assist in attracting arts and creative based businesses, adoption of a cultural arts strategic plan should be considered (ED1d).**

One of the more effective ways for making a city more attractive to the business community is to make doing business in the city as simple and easy as possible. **Permitting and licensing processes shall be efficient, clear, and concise so they do not unduly inhibit conducting business in the city (ED1e).**

Creative, non-traditional programs that provide incentives and flexibility for new development and support economic development should be considered (ED1f).

Strategies and regulations that support home-based businesses in a manner that protects the integrity of residential neighborhoods should be identified and implemented (ED1g).

ED2: THE CITY SHOULD FACILITATE AND PROMOTE THE ESTABLISHMENT AND MAINTENANCE OF AN UP-TO-DATE TELECOMMUNICATION AND UTILITY INFRASTRUCTURE AND MAINTAIN AND IMPROVE EXISTING ROADWAYS.

Perhaps the most effective tool for attracting high tech businesses to Mukilteo is taking steps to provide the technical infrastructure that will provide them an advantage over their competitors. That infrastructure can be multi-faceted including fiber optics, publicly accessible/citywide high-speed Internet and Wi-Fi systems, and technologies of the future.

Private sector efforts to implement state-of-the-art technology, including communication technology, that is made available to Mukilteo businesses and residents, should be facilitated and supported by the city (ED2a). Modern telecommunication systems and roadways that have the capacity to promote the free flow of goods and services are needed to help businesses succeed. **Infrastructure systems that optimize service delivery to and from the business community should be built, maintained, and utilized to their fullest capacity (ED2b).** *See UT2c for more information.*

ED3: TO FOSTER ECONOMIC DEVELOPMENT THE CITY SHOULD WORK IN COLLABORATION WITH OUTSIDE AGENCIES, MUNICIPALITIES AND ORGANIZATIONS, BOTH PUBLIC AND PRIVATE.

The City is fortunate there are numerous partnership opportunities in the region that can be used to assist with its economic development efforts. **The City should work with the Mukilteo School District, technical schools, area colleges and universities to foster a well-trained and educated work force (ED3a).** Partnership opportunities not related to learning institutions also exist. **Public-private partnerships and interagency cooperation should be explored to realize capital infrastructure and operational needs that support economic development (ED3b).** In addition, the City should support, investigate, and implement high tech apprenticeship and internship programs (ED3c).

FINANCIAL STEWARDSHIP POLICIES

Businesses are more apt to locate in a city which has sound finances and has implemented strong fiscal policies. They are attracted to such a city because then they know the taxes they pay will be used wisely and efficiently. By implementing the following policies the City will demonstrate good stewardship of tax dollars which will help attract businesses to locate here and thus maintain and develop a vibrant economy.

ED4: THE CITY SHALL MAINTAIN A LONG RANGE FINANCIAL PLAN TO GUIDE THE CITY IN MEETING ITS FINANCIAL GOALS AND ASSIST IN MANAGING FLUCTUATIONS IN THE ECONOMY.

ED5: LEVEL OF SERVICE STANDARDS SHOULD BE USED AS GUIDELINES WHEN MAKING DECISIONS ABOUT ADDING OPERATING SERVICES.

ED6: A MAJOR FACILITY MAINTENANCE AND EQUIPMENT REPLACEMENT PLAN SHALL BE ADOPTED BY THE CITY SO THAT ADEQUATE FUNDS WILL BE AVAILABLE TO MEET FUTURE LONG-TERM FACILITY AND EQUIPMENT NEEDS.



LAND USE & ECONOMIC DEVELOPMENT COMMITTEE AGENDA REPORT	
SUBJECT TITLE: 2020 Docket	FOR AGENDA OF: March 3, 2020
Contact Staff: Linda Ritter, Senior Planner	EXHIBITS: <ol style="list-style-type: none"> 1. Japanese Gulch - 76th Street Trailhead 2. Japanese Gulch Master Plan Excerpt 3. Former Cannon Property 4. Planned Industrial (PI) Zone map
Department Director: Davis Osaki, Community Development Director	

BACKGROUND

The City conducts an annual process to docket applications from the public, agencies and others for proposed amendments to the Comprehensive Plan, development regulations text (e.g. zoning code, subdivision code) and zoning map.

Docket requests are presented to the City Council at a public hearing. The City Council docket public hearing is scheduled for April 6, 2020.

The City Council uses this public hearing process to decide whether or not a docket item should move forward for additional study and review by staff and the Planning Commission. The Planning Commission will then make a recommendation back to the City Council as to whether or not a docket item should or should not be approved. Final decisions are made by the City Council.

2020 DOCKET PROPOSALS

The following are the 2020 docket proposals that would be subject to the April 6, 2020 City Council public hearing. The docket items are presented based those initiated by the City of Mukilteo and then those initiated by the public.

A. City of Mukilteo Initiated Docket Items

	Location	Proposal
1.	4407 76th Street - Japanese Gulch 76th Street Trailhead	Comprehensive Plan Map Amendment from “Parks and Open Space” to “Commercial” with a concurrent rezone from “Open Space” to “Public/Semi-Public”. Amendments to the Japanese Gulch Master Plan are also proposed to address existing language regarding a senior center at this site. (See Exhibit 1 and Exhibit 2) (This was discussed at the City Council’s January 27, 2020 work session.)

2.	Parcel # 00567000001202 (formerly the Cannon Property)	Comprehensive Plan Map Amendment from “Single Family Residential - High Density” to “Parks and Open Space” with a concurrent rezone from “RD 7.5” to “Open Space”. Amendments to the Japanese Gulch Master Plan are also proposed. (See Exhibit 3) (The Cannon property was acquired by the City in 2019.)
3.	Comprehensive Plan Amendment-	Update to the Six Year Capital Facilities Plan.
4.	Development Regulation Amendment	Amend the zoning code to allow food trucks within certain zoning districts. (This was discussed at the City Council’s January 27, 2020 work session.)

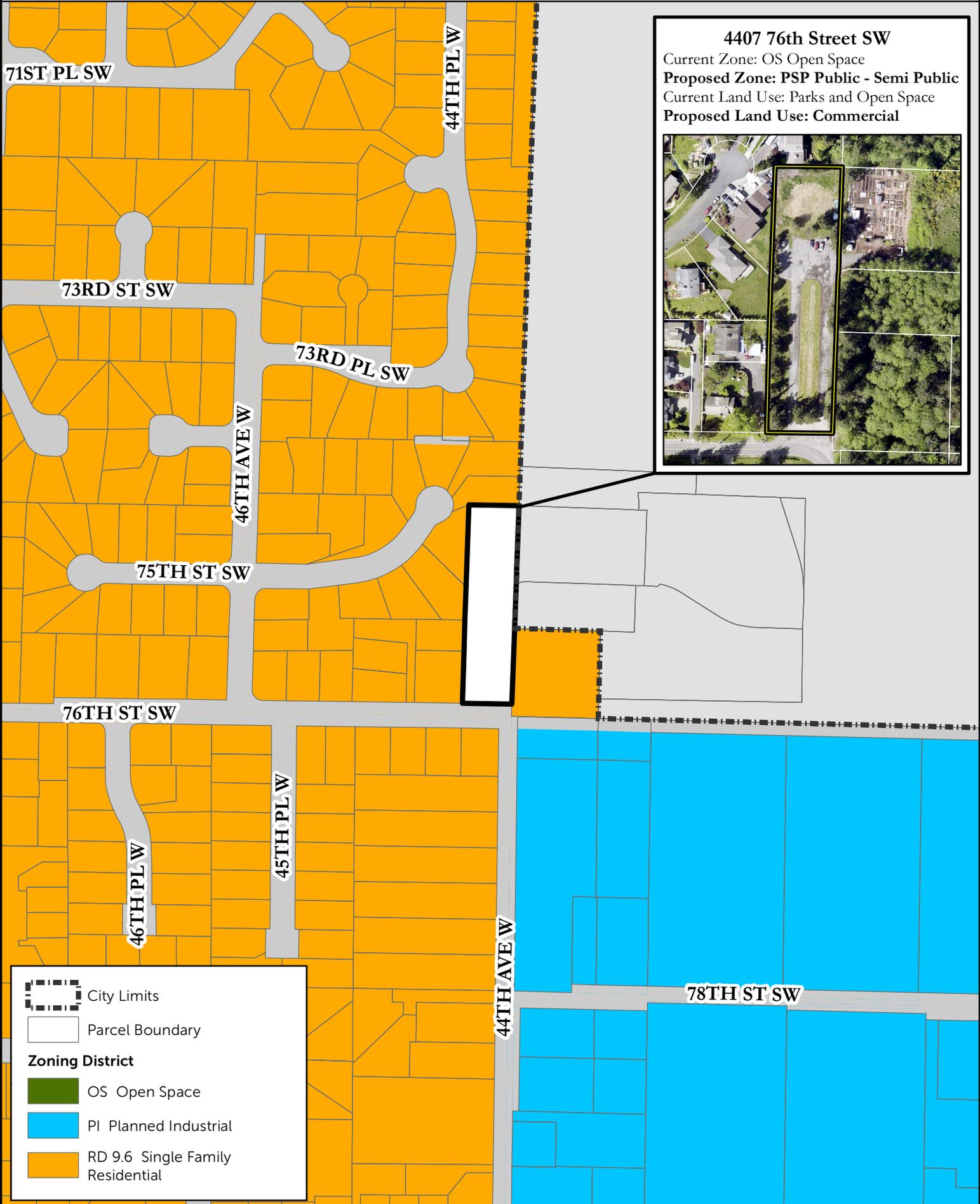
B. Publicly Initiated Docket Request(s)

	Applicant	Request
1.	Sherwood Sage on behalf of the Hilltop Neighborhood Association	Development Regulation Amendment – Amend the Permitted Uses Matrix for the Planned Industrial (PI) Zone to eliminate the following uses: a. Brewery, micro, and winery b. Explosives: storage See Exhibit 4 for location of the Planned Industrial Zoning District in the City of Mukilteo.)

In addition to the above, staff routinely makes incidental map and text amendment (e.g. changes to base maps, acreages in tables to reflect any approved land use/zoning changes.) These are technical changes and not policy related.

RECOMMENDED ACTION:

Land Use & Economic Development Committee to discuss 2020 Docket items and ask questions, if any.



4407 76th Street SW
 Current Zone: OS Open Space
Proposed Zone: PSP Public - Semi Public
 Current Land Use: Parks and Open Space
Proposed Land Use: Commercial

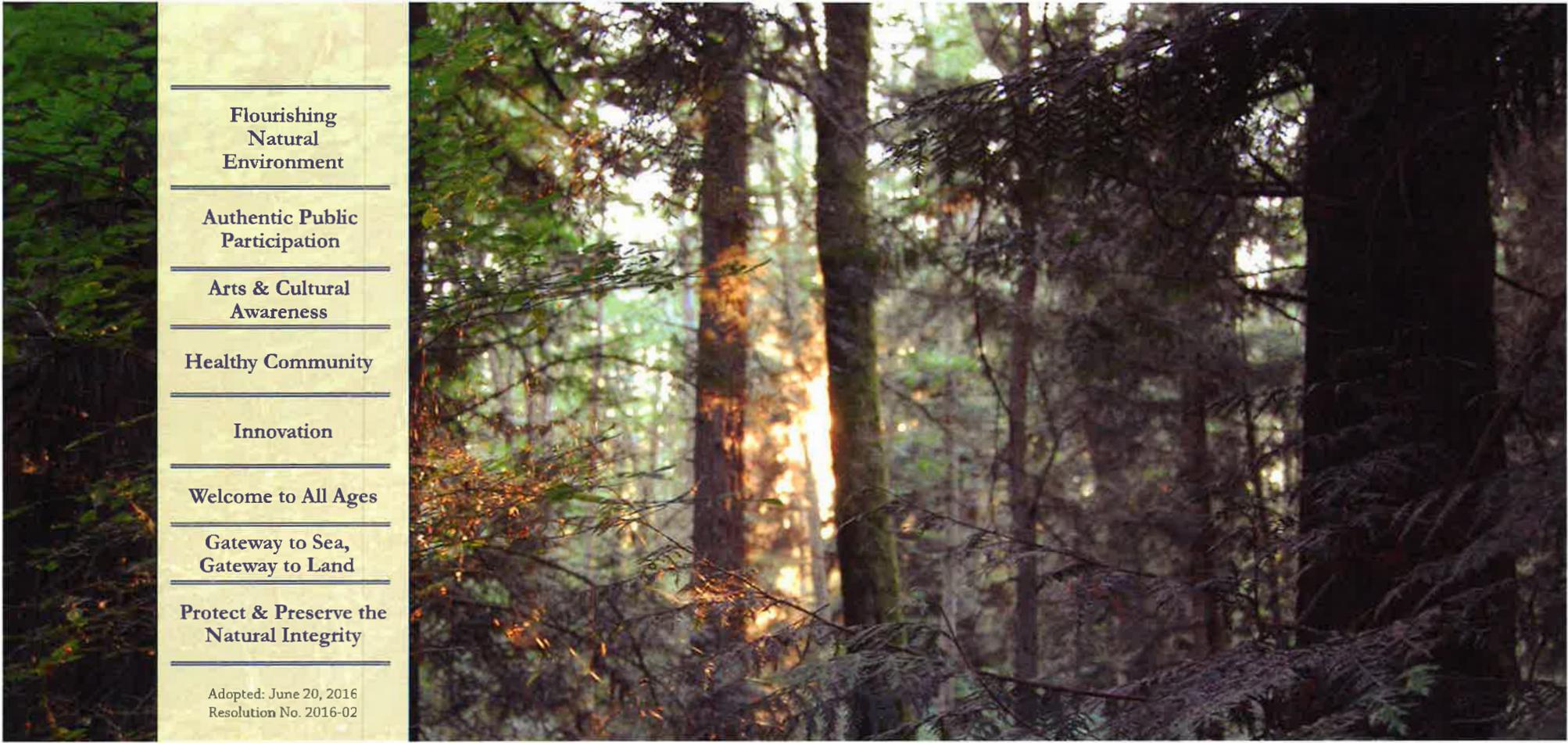


City Limits
 City Limits

Parcel Boundary
 Parcel Boundary

Zoning District

- OS Open Space
- PI Planned Industrial
- RD 9.6 Single Family Residential



Flourishing
Natural
Environment

Authentic Public
Participation

Arts & Cultural
Awareness

Healthy Community

Innovation

Welcome to All Ages

Gateway to Sea,
Gateway to Land

Protect & Preserve the
Natural Integrity

Adopted: June 20, 2016
Resolution No. 2016-02



CITY OF
MUKILTEO

Japanese Gulch Master Plan



Acknowledgments:

Special thanks to all those who have helped and participated in the Japanese Gulch Master Plan.

2016 Elected Officials:

Mayor: Jennifer Gregerson
City Council: Bob Champion, Council President
Steve Schmalz, Council Vice President
Christine Cook
Richard Emery
Randy Lord
Ted Wheeler
Scott Whelpley

Japanese Gulch Subcommittee:

Carolyn (Dode) Carlson, Community Garden Representative
Demaree Clay, Mukilteo Dog Park Representative
Christine Cook, City Council Alternate
John Costello, Evergreen Mountain Bike Alliance
Richard Emery, Japanese Gulch Group
Susan Gearheard, Avid Japanese Gulch Hiker
Kristin Kohorst, Neighborhood Representative
Thomas Little, Parks & Arts Commission Representative
Randy Lord, City Council Representative
Chris Mueller, Senior Parks Planner
Tyler Thompson, Japanese Gulch Group
Ely Klem, Mukilteo Youth Advisory Committee Representative
Dustin Weller, Citizen-at-Large

Parks & Arts Commission:

Jeffrey Nicholson, Chair
Liza Patchen-Short, Vice-Chair
Jennifer Baxter
Janet Hammerman
Thomas W. Little
Robert Stockton
Cyndi Thomsen

City Staff:

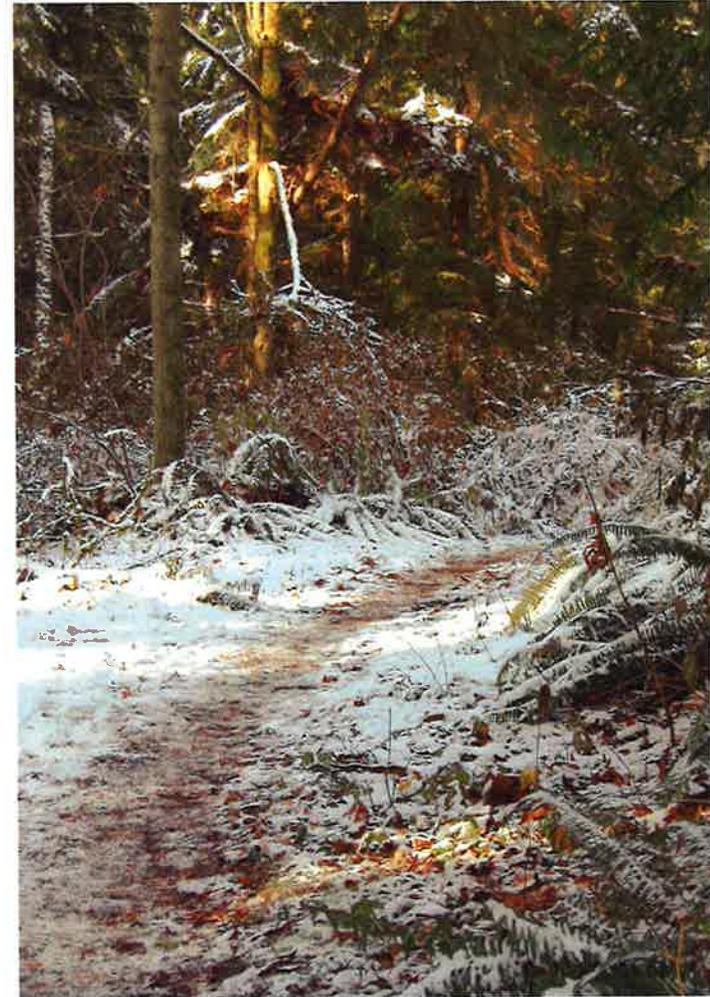
Chris Phillips, Management Services Director
Jennifer Berner, Recreation & Cultural Services Director
Patricia Love, Community Development Director
Chris Alexander, Fire Chief
Charles Macklin, Police Chief
Rob McGaughey, PE, Public Works Director
Rick Hill, Public Works Superintendent
Colt Davis, Crime Prevention Officer
Jacob Milner, GISP, GIS/CAD Technician
Karl Almgren, AICP, Assistant Planner

Consulting Firm:

Barker Landscape Architects
John Barker, Principle Landscape Architect
Nic Morin, Senior Landscape Architect
Peter Cromwell, Landscape Designer & Project Manager

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JAPANESE GULCH



JAPANESE GULCH

NOTE TO READER

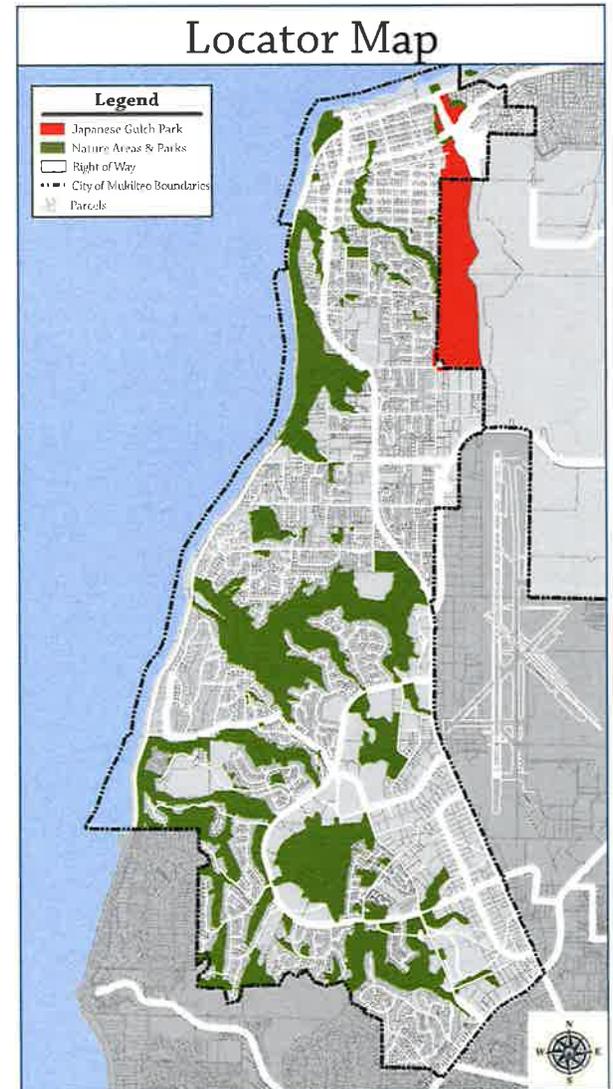
Like many entrances to Japanese Gulch, individuals have the opportunity to tailor their journey throughout the park. This document is no different. It is designed to provide readers a 'choose your own adventure' with direct access to the years of hard work by residents, elected officials, city staff, and countless others to preserve Japanese Gulch. Divided into three elements, this document incorporates a park master plan, an implementation & volunteer plan, and an inventory of natural, physical, and public outreach data regarding Japanese Gulch in an appendix. The three elements provide future direction for implementation of the vision established in this process.

The Japanese Gulch Master Plan introduces the preferred alternative immediately within the Executive Summary of Part I located on page 2. The Executive Summary identifies page numbers to further explain the decision making within the subareas. Subarea planning is identified at the beginning of the master planning process to better visualize the variety of characteristics within niche areas of Japanese Gulch. The subareas include the following:

- Tank Farm/Japanese Gulch Creek pg. 14
- Lower Japanese Gulch pg. 15
- 5th Street pg. 16
- Dog Park pg. 17
- Upper Japanese Gulch pg. 18
- 76th Street Trailhead pg. 19
- Mukilteo School District Property pg. 20
- Overall Trail Layout pg. 21 (Not a Subarea)

The subareas unite to form the area to be called Japanese Gulch Park. As the reader, you are able to tailor your reading of this master plan by focusing on the subareas that interest you most. Enjoy!

Japanese Gulch Park is located in northeastern Mukilteo at 76th Street SW and connects to the waterfront. The map to the right illustrates Japanese Gulch Park in red in relationship to the rest of Mukilteo.





Inspirational Photos



A. Trailhead Structure



B. Parking with Bioswale



C. Natural Meadow



D. Restroom/Storage



E. Picnic Area



F. Bike Dirt Jump Area



G. Natural Play Area



H. Bike Rack/Kiosk



I. Community Garden/
Native Plant Restoration
Nursery



J. Arboretum Loop



K. Wetland Interpretive
Area

Legend

- Planting Areas
- 76th Street Trailhead Boundary
- Wetland
- Conservation Area Boundary



"A Natural Area for All; Connecting Neighborhoods to the Waterfront."

IV. DESIGN ALTERNATIVES

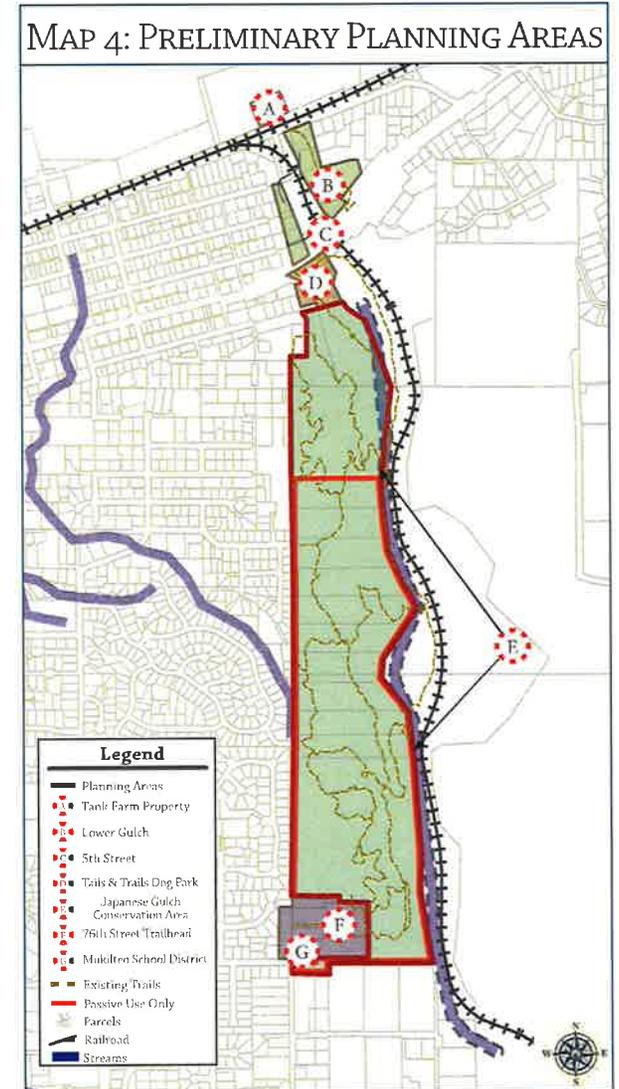
Design Development

One common practice in the planning process is to search for any and all alternatives and understand the community's reactions. In order to proceed with this process, Barker Landscape P.S. led the Subcommittee through a design game that allowed the Subcommittee to identify what activities should be included in Japanese Gulch. The Subcommittee constructed collaborative plans based on options such as bridges, amphitheaters, community gardens, promenades, daylighting, and many other features. Through this activity, the Subcommittee identified that some game pieces such as Frisbee Golf, were not characteristic of the gulch and shouldn't be included as an alternative. The Design Game was repeated with the general public at the first Open House in December, 2014.

Concurrent with the first Open House, an online survey was conducted to further define the desired outcomes of the Japanese Gulch Master Plan. This online survey showcased that the majority of users were most interested in the trails for hiking and biking with most respondents concerned about mud and erosion (additional information on public outreach available in Appendix XI). Through the Design Game's results and online survey, two concepts were created for the 76th Street Trailhead with single concepts for the Lower Gulch & Upper Gulch.

These design concepts were then tested in a second online survey where many respondents noted that the designs were 'too developed' at the 76th Street Trailhead. In order to ensure that the preferred alternative would correctly match the public opinion, an intensive set of work sessions were organized with the Subcommittee. Over the course of five work sessions, the Subcommittee identified the project concepts that must be included within the preferred alternative. This section presents the findings of these work sessions as well as the survey responses from the public regarding the topics. The section elements include:

- A. Tank Farm Property - Japanese Gulch Creek Park
- B. Lower Japanese Gulch
- C. 5th Street
- D. Trails and Trails Dog Park
- E. Japanese Gulch Conservation Area
- F. 76th Street Trailhead
- G. Mukilteo School District Property
- H. Overall Trail Layout



76th Street Trailhead

The 76th Street Trailhead was originally purchased by the City of Mukilteo for use as ball fields. A few years later with the latest purchase of the 98 acres, the 76th Street Trailhead became consolidated within the Japanese Gulch Master Plan as opposed to a separate park master plan. Through this consolidation and public outreach, the vision of the 76th Street Trailhead transitioned from active ball fields to a transitional passive park. The passive park will provide park users the experience of entering a nature park, and then transitioning the vast forest of the Japanese Gulch Conservation Area.

DECISION MAKING PROCESS

This property witnessed some of the largest differences in public opinion. Some expressed that the property should remain untouched, whereas some viewed the property as a prime location for typical active city park development. One of the findings of the Natural Inventory indicated that the invasive plants that are located at the 76th Street Trailhead threaten the overall integrity. In order to eliminate the invasive species, some form of change must occur.

Following the design game and the initial online survey of December, 2014, two design concepts were drafted in reflection of the various opinions. These two drafts were an attempt to hone in on a generally accepted vision. While providing subtle differences, both plans focused on the variety of community users including a community garden expansion, a basketball court, a dirt jump bike course, play area, an area of open space, and a multi-use center.

As these two plans were reviewed by the public, Parks & Arts Commission, and City Council, a third design concept was required to meet the public opinion. Uses such as the Amphitheater (35% Like It) and Basketball Court (24.5% Like It) scored low approval ratings and many decision makers believed that the site was not conducive to those uses. Another use that was determined to be inconsistent with the vision was a multi-use center or a senior center. The April Survey indicated a less than supportive opinion of a Senior Center (14% Like It) or a Multi-Use Center (24% Like It). While

the Subcommittee determined that a Senior Center was not suitable at this site, the Subcommittee identified that alternative recreation options were suitable and included an area for a dirt jump bike course.

Prior to purchase of the Upper Japanese Gulch portion of property, a dirt jump bike course was built in an area which is now part of the Conservation Easement. The dirt jump bike course was removed and habitat restoration projects began to rehabilitate the area back to a natural state. The City Council, Parks & Arts Commission, as well as the Subcommittee stated that while the previous site was inappropriate for the pump track, the use was a value to the community. This was confirmed in the April Survey with the public opinion of 'Like It' ranging from 55% to 66% (average 60.5%) depending on the size of the course. The Subcommittee decided that the location of a dirt jump bike course in the south portion of the 76th Street Trailhead was appropriate. This location was based on the lack of conifer vegetation, slope, visibility and easy access to the road for emergency response.

Consistent with providing opportunity for many forms of biking, the goal of this Master Plan is to engage users to arrive by foot or bike, not by car. This area is a regional destination however, and some users will drive to Japanese Gulch. Currently, the 76th Street Trailhead provides the highest volume of parking spaces and is conveniently accessible from SR 526. The Subcommittee identified that parking is necessary, but too much unused parking takes away from the beauty of the area. The Subcommittee identified that number of parking spaces should be prioritized over landscaping to make the most efficient use of the area for parking. In order to ensure that parking demand is flexible, and available, the Subcommittee also suggested parking expansion opportunities as well as future partnerships with neighboring properties should be identified (see Neighboring Property Alternatives on page 20).

To the right is an estimated parking demand based on current future improvements. Due to the lack of information related to certain uses, parking studies may be necessary to better understand the parking demand associated with individual park use.

The results of April, 2015 Survey of the initial two design concepts provided the necessary feedback to create a third concept. This third concept represented a softer approach to the 76th Street Trailhead to better represent the conservation focus and low maintenance design. This concept incorporates

Project Parking Requirement	Low Implementation	Medium Implementation	Fully Implemented
Community Garden & Expansion <i>15 plots per Parking Space*</i>	7 Spaces	8 Spaces	10 Spaces
Trailhead Access <i>25 spaces per Primary Trailhead</i>	10 Spaces	25 Spaces	25 Spaces
76th Street Passive Area & Arboretum <i>1 Space for first two acres plus 1 space per acre following</i>	6 Spaces	5 Spaces	4 Spaces
Picnic Tables in Natural Meadow <i>1 Space per Table</i>	0 Spaces	2 Spaces	3 Spaces
Dirt Jump Bike Course <i>10 Spaces per Acre*</i>	0 Spaces	5 Spaces	10 Spaces
Total	23 Spaces	47 Spaces	52 Spaces

Sources: Parking demand calculations are based on adopted codes from City of Mukilteo, City of Houston, as well as park standards from the California Public Outdoor Recreation Plan. Standards for other uses not defined were identified by City Staff as estimates noted as *.

PART ONE - IV. DESIGN ALTERNATIVES

76th Street Trailhead Continued

a Natural Play Area, Natural Meadow, Picnic Areas and an expansion of the Community Garden into a low maintenance park that exhibits conservation and preservation. This park area also acts as a buffer for park users to experience moving from an urban environment into a conservation area, Upper Japanese Gulch.

The project concept shown to the right provides multi-generational interactions throughout the park. The opportunities for these interactions are enhanced to promote community development through the close proximities of the community garden, natural play area, and dirt jump bike course.

PROJECT CONCEPTS:

The Preferred Design Alternative for the 76th Street Trailhead should include the following Project Concepts:

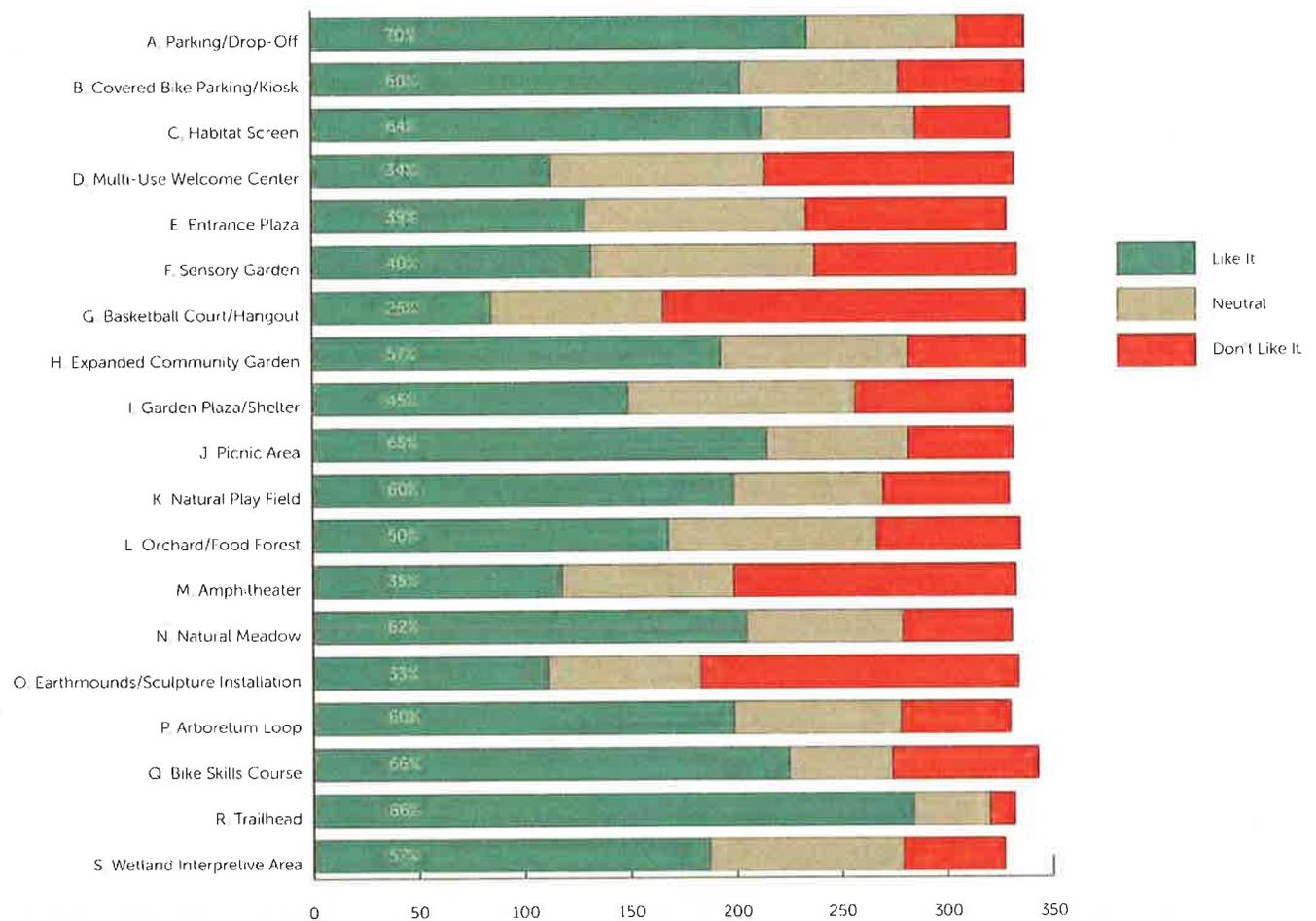
1. Culturally, the history of the site should be recognized as the orchard, community hall, cemetery, police station, and now the park. 76th Street Trailhead should be an area that expresses conservation within design elements.
2. Flexible Space should be identified for future community needs such as parking or new park features.
3. The 76th Street Trailhead should incorporate low maintenance park design features such as a Natural Play Area and Natural Meadow which focus on native plant species and interaction with nature.
4. The Community Garden is identified as a permanent use and should be expanded.
5. A permanent restroom facility with tool storage should be provided for daily users and park volunteers.
6. A Dirt Jump Bike Course should be included within the design in an area that is easily accessed from the parking lot.
7. Partnerships with neighboring properties including the Slavic Church and Mukilteo School District should be further explored for mutually beneficial projects and collaboration.



April, 2015 Survey

Option A: Precht Property (76th Street Trailhead):

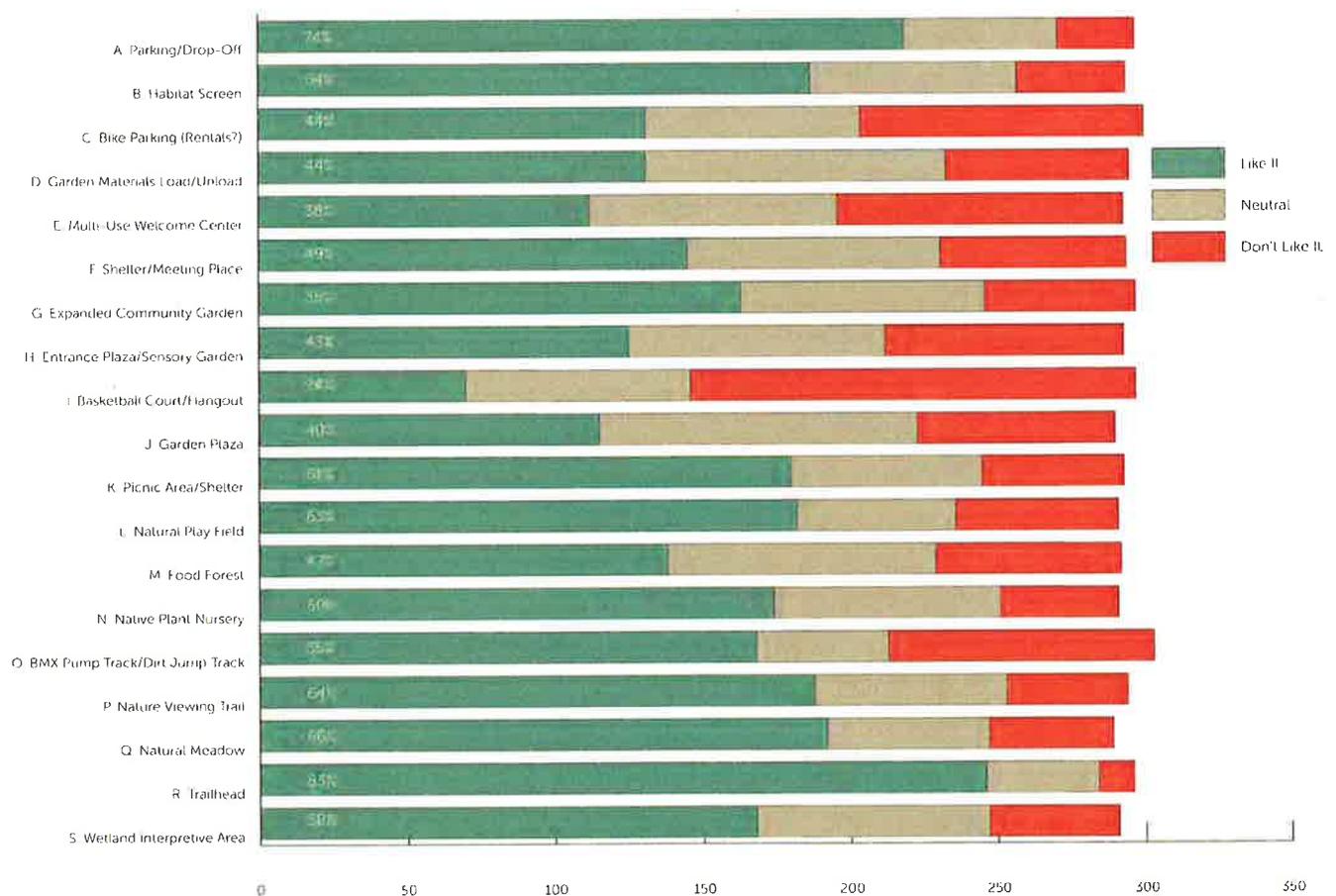
The following is a chart illustrating the 'Like It' vs. 'Don't Like It' regarding the design of Option A. Additional comments on the 'what is missing or should be different' is shown in the appendix. After reviewing the additional comments, it should be noted that there may have been a miscommunication on the relationship between Japanese Gulch and the 76th Street Trailhead. Specifically, some respondents may have viewed the 76th Street Trailhead as the plan for the entire Japanese Gulch area.



April, 2015 Survey Cont.

Option B: Precht Property (76th Street Trailhead):

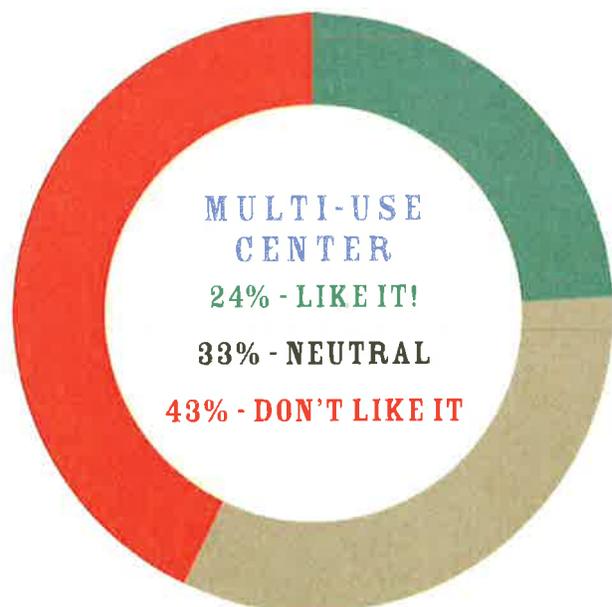
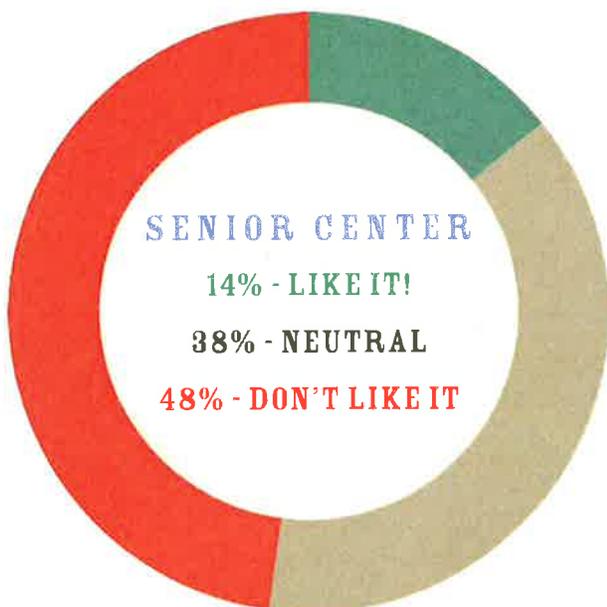
The following is a chart illustrating the 'Like It' vs. 'Don't Like It' regarding the design of Option A. Additional comments on the 'what is missing or should be different' is shown in the appendix. After reviewing the additional comments, it should be noted that there may have been a miscommunication on the relationship between Japanese Gulch and the 76th Street Trailhead. Specifically, some respondents may have viewed the 76th Street Trailhead as the plan for the entire Japanese Gulch area.



April, 2015 Survey Cont.

Senior Center/Multi-use Center: There had been some conversation brought to City Staff by residents related to if the Japanese Gulch Master Plan could address the need for a senior center. After discussing the concept with Barker Landscape, there are some opportunities available not only for seniors, but by other groups that may use Japanese Gulch as well. The public feedback is below:

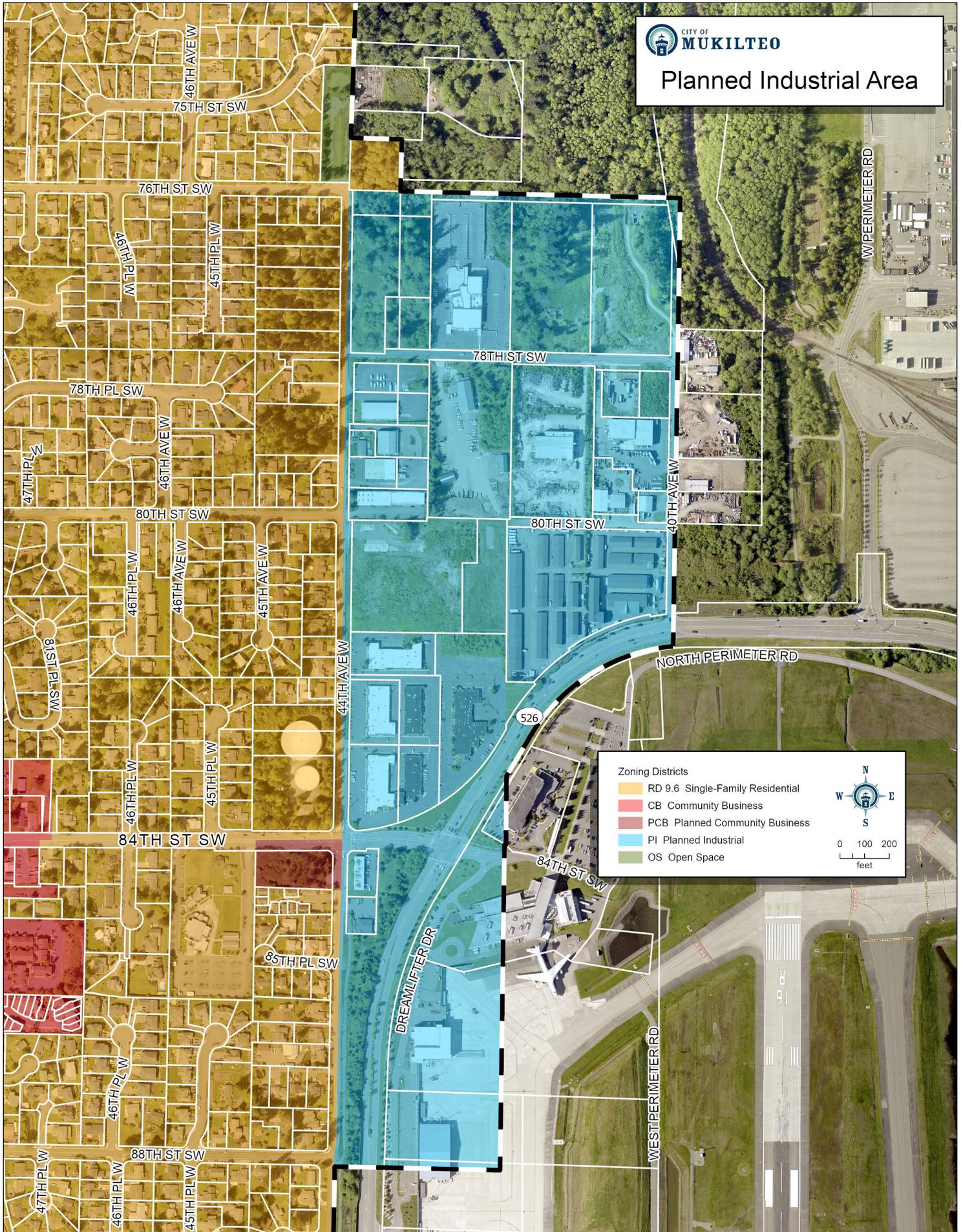
What are your thoughts on a:







Planned Industrial Area



- Zoning Districts
- RD 9.6 Single-Family Residential
 - CB Community Business
 - PCB Planned Community Business
 - PI Planned Industrial
 - OS Open Space

