

Japanese Gulch Master Plan Significant Points

The following is a summary of the significant points discussed within the subareas of Japanese Gulch. This information, and more, will be incorporated into the draft document.

~~Transect~~ Staff Typing Error

Preferred Design through Cultural Planning

- Cultural Planning Approach as Identified by the Subcommittee
 - o Japanese Gulch must recognize the different eras of history that transect throughout the landscape.
 - o Integrating the story of the previous cultures must be authentic, and prevent tokenism design schemes.
 - o The History of Japanese Gulch should reflect the multiple cultural aspects of Mukilteo within the area including Native Americans, Lumber/Logging Industry, Japanese Americans, Caucasian History, as well as preservation and environmental conservation.
- General Ideals & Principles
 - o 'Welcome to All Ages' identifies the support that the diversity and history of Japanese Gulch Extends beyond Mukilteo's acceptance of Japanese immigrant workers, but includes the different user groups and age groups.
 - o Park design concepts should be reflective of sensible usage of materials and integrated within the natural landscape.
 - o Travel to the Gulch and through the Gulch via foot and pedal. Focus that Japanese Gulch Master Plan may identify areas of weaknesses for connectivity outside of the area to be addressed by future plans and project designs.
 - o Principles:
 - Protect & preserve the natural integrity of Japanese Gulch
 - Formalize access and uses within Japanese Gulch
 - Provide safe and enjoyable experience for the public
 - Produce a sustainable development strategy
 - Provide for a wide range of users
 - Encourage stewardship and collaboration between all parties
 - o Additional Subgoals Identified in the Comprehensive Plan that are concurrent with Japanese Gulch Master Plan
 - Protecting Environmental Resources & Habitats
 - Fostering Green Parks & Preserving Open Space
 - Modeling Environmentally-Friendly Products
 - Transparent and Responsive Leadership
 - Collaborative Community Planning
 - Publicly Acknowledging the Value of Volunteerism
 - An Engaged Public with Equitable Opportunities to Participate
 - Honoring Our History

- Thriving Arts and Cultural Events with Widespread Participation
- Education Opportunities for All
- Acceptance of Diversity
- Pedestrian & Bike Friendly
- Clean Water & Air
- Recreational Opportunities for All Ages
- Access to Healthy Foods
- Ability to Age in Place
- Create Problem-solving Partnerships

Tank Farm – Subarea planning is in the Downtown Waterfront Master Plan

- Story:
 - Shoreline uses of Native Americans in History
 - Lumber Industry, Primarily the Milling & Port Operations
 - Tank Farm History & Militarization
- The Tank Farm restoration efforts, in conjunction with the Downtown Waterfront Master Plan, should aid the conceptualization of ‘Gateway to Sea, Gateway to Land’. Japanese Gulch Master Plan can aid the overlapping portion of the Downtown Waterfront Master Plan through specific cultural recognition and principles, such as the addition of a Torigate.
- The correct use of symbolic design such as a Torigate can also provide the required ‘visualization-bridge’ for users to access the lower gulch safely. The ultimate ideal with the ‘visualization-bridge’ is to create a clear connection to cross the railroad.
- Tank Farm property has been planned through the Downtown Waterfront Master Plan and the Japanese Gulch Master Plan must maintain concurrency with the plan.

Lower Japanese Gulch

- **Story:**
 - Japanese Village
 - Integration of story must be focused on minimal design for high impact such as branding within trail markers and similar ‘touches’ of character to identify the cultural significance of the Japanese Immigrants. This story is a continuation of the Milling & Port Operations as well integrates the story of ‘Welcome to All’.
- **Trails:**
 - Users: The Lower Gulch Trail should be accessible for all users and plan for a section to be a boardwalk trail.
 - Trail Configuration: If an individual starts at the Mukilteo Lane Trailhead or Waterfront Promenade, the trail should provide a loop route that ties the salmon ladder, and wetland into a cultural and educational opportunity.
 - Trail Orientation: The connecting trail to 5th Street should be a Pedestrian-Oriented Trail with allowance for bike facilities to continue riding in a slow and steady manner.

- **Preservation:** Western Property should be designated for Habitat Restoration and accessed only for habitat studying such as fish counts and habitat restoration projects. This area was identified as a piece of the highest importance within the environmental enhancement opportunities.

5th Street

- **Story:**
 - o Road to Everett & Early Transportation Efforts in Mukilteo
 - o Railroad Overpass to Boeing.
- **Connectivity:** Connection between the Lower Gulch and Dog Park is a critical linkage to establish for pedestrian safety both on the road, and to prevent trespassing on the railroad.
 - o The correct design of this connection will encourage users not to trespass on the railroad, but instead utilize the improved walking route located on 5th Street as the preferred route. (Subcommittee sought to have this note bolstered)
- **Design:** While the street cross-section of 5th Street may be identified in future plans, the cross-section should include:
 - o Reducing speed limit by moving the speed zone from the current location to the eastern city boundary
 - o Integration of Traffic Calming options such as raised crosswalk, bulb-outs, and street art in order to naturally slow vehicles down while providing improved amenities to pedestrians. Traffic Calming opportunities may also improve natural enforcement of commercial truck restrictions on 5th Street Bridge.
 - o 10'-Wide pedestrian path with bike lanes in either direction to connect to the City of Everett Bike Lanes.
 - o On-Street Parking should be considered to serve as overflow for the Dog Park, but also to formalize parking to enact CPTED Principles.
 - o Crosswalks should be located to better connect Lower Japanese Gulch to the Dog Park as well as Centennial Park. This may include two mid-block crosswalks.

Dog Park

- **Story:**
 - o Practical Design Features – Everything has a Purpose
- **Design:**
 - o Must be synthesized as one of the primary entrances to Japanese Gulch
 - o A combination of Japanese and Lumber Industry designs may be utilized to blend the transect story of Japanese Gulch.
 - o Structures such as picnic tables should not be located near trash and dog waste receptacles.
 - o A restroom should be located at the Dog Park and until water & sewer are available, could be a portable toilet, composting toilet, or a facility with a holding tank.

- Water & Sewer availability should be explored as external development provides reasonable opportunities for utility extension.
- Rainwater collected from roofs should be explored as opportunity for irrigation purposes, but not for dog washing or other venues where the water may be mistaken as considered potable.
- A fenced linear dog run should be utilized within a maintenance path with a gate at both ends.
- Drainage amendments and wood chip alternatives should be explored to ensure that rainwater and waste water are able to drain from the site through natural filtration opportunities prior to entering the nearby BNSF Detention Pond.
- The Dog Park should also include a shade structure that will provide a location of refuge for hot summer days as well as could provide cover during the rainy season.
- Parking at the Dog Park should be formalized and maximized as the location serves as a trailhead for many individuals wishing to start the ride in the lower portion of Japanese Gulch.
- Due to the terrain differences between 5th Street and the Dog Park, the entrance of the Dog Park should be better highlighted by signage to establish the location as a recognizable place.

Upper Japanese Gulch

- **Story:**
 - Conservation, Preservation, and Passive
 - ‘Take nothing but Photos, Leave Nothing But Footprints’
 - Native American cultural appreciation of the environment may be utilized to further enhance the story of Japanese Gulch and the surrounding forest, but the appropriate integration should be further researched and confirmed.
- **Design:**
 - Upper Japanese Gulch should provide several pathways for users to bike, walk, run, and hike to and from the Waterfront.
 - This route provides the connectivity needed between ‘Mid Mukilteo Area’ and Old Town and the Waterfront.
 - This area may in the future provide for greater accessibility with a trail for commuting to and from the Mukilteo Ferry and connect to SR 526 & SR 525.
- **Passive Use Restriction:**
 - Due to the Passive Use Restriction covering a large portion of the upper gulch, the design and signage of the entire Upper Gulch should be consistent with the Passive Use Restriction.
- *Trail Design and Orientation in Overall Trail Layout Section*

76th Street Trailhead:

- **Story**
 - Community

- Transition of Orchard to Grange Hall to Memorial Park to Police Station, to Community Garden Park illustrates a Civic Circle of Life within development.
 - Education
 - Natural Play Opportunities
 - Welcome to All
 - Inclusion of all users and individuals Families, Children, Seniors, Individuals with Limited Mobility, Teenagers, Dirt Jump Riders, etc.
- **Notes:**
 - Development is required of the 76th Street Trailhead to eradicate the invasive species that may threaten the overall health of the Upper Japanese Gulch.
 - Concept C will inspire the Preferred Alternative
- **Structures**
 - There should be a restroom facility with a garage/storage area for tools for volunteer projects and city Public Works tools/equipment. The restroom facility should also include a small open air covered portion similar to the bandshell in Lighthouse Park that may provide for some park meetings, but that is also easily accessible and can be patrolled.
 - This could serve as a placeholder for a possible site for a future building
 - Any future building should be very pragmatic, but also attractive, and placed together into a compound like setting creating walking spaces and a courtyard like setting.
 - The Grange Hall concept may provide some historical influences, but being careful that it is not too large.
 - At this time the site should not be used for an indoor meeting space such as a Senior Center or Multi-Use Center.
- **Parking**
 - Ultimate goal of Japanese Gulch is not to arrive by car or by parking lot, but to arrive by foot or pedal.
 - Parking demand is likely to change over time as the area becomes more formalized with improvements. As parking demand changes the plan should reflect different parking phases that allow for expansion. Additional expansion may include a joint agreement with neighboring property owners such as the Slavic Church to establish a shared parking agreement.
 - Parking lot landscaping should promote positive circulation, but should not reduce parking spaces.
- **Mukilteo School District Property**
 - Neighboring property is deed restricted to the use of an arboretum. The Japanese Gulch Master Plan must address any parking demands associated with an arboretum.
 - The future development is dependent upon the Mukilteo School District.
- **Design**
 - Dirt Jump Bike Course
 - Inclusion of a Dirt Jump Bike Course to provide an outlet for individuals to expand new skills and athleticism in a non-team oriented activity and provide the City with additional recreational opportunities.

- Located within an area that is least sensitive for clearing and grading and currently needs invasive removal.
 - Provides a pathway that leads into the Upper Gulch.
- Community Garden
 - Provide area for future expansion
 - Formalize that the Community Garden is not temporary
 - Connected with the natural play area
- Natural Play Area
 - Organized chaos of dirt, sand, wood, and similar movable objects in a specified area allows children to further engage within the natural environment and spur creativity without damaging the environment.
 - Incorporation of areas that support natural surveillance between the multiple user groups from the Community Garden to the Dirt Jump Bike Course.
 - Supports interactive design opportunities and iconic design work.
 - Design will be unique and not a 'shelf' design.
- Natural Meadow
 - Area of open space with minimal maintenance and opportunities for picnic tables
 - The natural meadow illustrates the balance between disconnection between the parking lot and urban space that is easily patrolled and intimacy with nature.

Overall Trail Layout

- Design:

- *Trailheads:*
 - Primary Entrances should be located at the Dog Park & 76th Street
 - Primary Entrances may display a higher level of development such as a gateway structure, map boards, and parking, but must demonstrate the transition to a conservation area.
 - These entrances should be the 'general public' entrances and should be advertised entrances.
 - Secondary Entrances/Neighborhood Entrances should be located at Ridge Street & 19th Street
 - Secondary Entrances serve those living the nearby vicinity and have a structure defining the location, but are not advertised and may require parking program mitigation to reduce any future parking congestion in the neighborhood.
 - Tertiary Entrances should be located at Mary Lou Morrow Park and Hill Court
 - These entrances provide access to those living in the immediate vicinity and are purposefully the least known access entrances.
- *Trail Design & Orientation:*
 - Term 'orientation' is not to prevent all users, but to utilize trail design, characteristics, and signage to showcase the intended audience of the pathway.
 - **Pedestrian Oriented** trails include two classes of pathways:

- Highly Accessible: Constructed to be as reasonably as possible to meet ADA principles including limited slope, solid surfaces (hard packed gravel, boardwalk, or similar), width, and other principles to provide for a variety of users including wheelchair users, people with strollers, and similar.
 - Limited Pathway: Trails may range in width from 2'-5', composed primarily of organic materials (except when gravel is necessary), and may not be suitable for sustained bike use. Bike use should not be restricted, but may require clear signage to preserve the area.
 - **Bike Oriented** trails may include varied widths, minor signage for speed control, and some low-impact skill facilities such as skinnies, and gravel as needed for erosion control. Bike oriented pathways may also require areas for users to step aside as users pass through.
 - **Maintenance/Emergency Oriented** trail may include a wide 6'-10' pathway suitable for a utility vehicle such as a 'gator' to provide the access for Public Works and volunteers to move materials, tools, and other necessities quickly and easily.
 - This pathway may require gravel or a hard surface, though alternatives that are visually abrasive such as asphalt should be avoided.
 - Challenge Level markers should be used similar to ski resorts so users understand the trail prior to engaging the area. Such labels may include Green, Blue, Black Diamond, as well as 'Steep Terrain', 'Trail Narrows', 'Limited Visibility', and similar warnings for users.
- *Trail Usage & Trail Etiquette*
 - Multi-Use trails will provide more trails for all users
 - Trail Etiquette
 - Right of Way on Trails is based on the following:
 - Bikers Yield to Everyone
 - Dog Walkers Yield to Walkers/Runners
 - Some graphical signage may be required to bolster and continue the current trail courtesy such as 'Call Your Pass', and 'Announce Yourself'.
- *Trail Configuration & Maintenance:*
 - The focus of this Master Plan is to utilize the historic trail configuration as much as possible.
 - Trail Reconfiguration should be based on the following:
 - Mud & Natural Drainage Flow
 - Existing trails should be modified to ensure that drainage is occurring through proper dispersion and not through pooling or 'mud pits'. The dispersion methods must review the natural drainage course of the site to ensure that no water is being diverted from existing wetlands.

- Trails should be constructed to avoid altering the natural drainage flow of an area such as wetlands or streams. If a trail must cross natural drainage flow, improvements should be made to cross the drainage path in the most sensitive manner by minimize the distance and the width of the crossing.
 - At times, the current trails have become the new path of least resistance and now act as a drainage path. Trails such as the 'trough trail' should be examined for a sustainable design or if the trail should be relocated with a new trail cut.
 - Abandoning Trails
 - Some trails may require abandoning the pathway due to specific considerations such as redundancy, and sensitive areas. To abandon a trail, the new pathway should be well-designed and more attractive than the previous pathway. The abandoned trail should be marked, and replanted to provide public outreach and allow the environment to reconstruct the area.
- Trail Swoops
 - At times, the usage may be a mixture of mountain biking and walking. To prevent rogue development and to establish bike challenges, some trails should provide low-impact bike challenges such as skinnies that are integrated in the landscape. Any such improvement should maintain consistency with the focus of conservation and passive design.
 - Trail Swoops may be visualized similar to a 'green' ski run with Black Diamond legs that leave the main run and returns providing users with a varied ride each time.
- **Trail Signage, Wayfinding & Public Safety**
 - In order to ensure that the trail system is intuitive and navigable, wayfinding markers and maps must be implemented to create an area of clear location and destination.
 - Wayfinding
 - Wayfinding on the trails should be integrated within the natural landscape and assist in the identification of the conservation area as well as park preservation.
 - Markers should be limited in size and may include small ¼ mile markers and possibly larger intersection markers to define location within upper gulch. Such 'larger' intersection markers could be directional arrows to trailheads, 76th Street Trailhead, and Dog Park.
 - Public Safety
 - The trial system must be integrated within the current grid system used by the First Responders to aid in search and rescue operations.

- All trailhead designs should include the considerations for Fire Operations possibly including Fire Truck Turnaround as well as potential fire lane designations. These considerations incorporate the ability to quickly respond to an emergency by using the shortest distance available.

- **Dogs on Trails**

- While the historic use of the Upper Gulch included off-leash dogs, signage should be added to trails to promote on-leash regulations and picking up dog feces. These regulatory-promotions are to ensure a clear area of predictability for all users.