



CITY OF
MUKILTEO
*Recreation and Cultural Services
Department*

**Parks & Arts
Commission
VIRTUAL
September 3, 2020
7:00 PM**

To help prevent the spread of COVID-19, all Parks and Arts Commissioners will be participating in the meeting remotely. Currently, following the guidance and emergency proclamation of the Governor, we are prohibiting the public from attending in person. To ensure our meetings are accessible to the public and provide for public participation, the live feed of the Parks and Arts Commission meeting will be available via a Zoom link to call in and/or participate.

City of Mukilteo is inviting you to a scheduled Zoom meeting.

<https://us02web.zoom.us/j/85340089508?pwd=eU9mNDY1WGg5MWNweFd4MUdNUHlrZz09>

By Phone: +1 (253) 215-8782

Meeting ID: 853 4008 9508

Password: **641177**

CALL TO ORDER – 7:00 PM

ROLL CALL

AGENDA ORDER

APPROVAL OF MINUTES

Approval of Minutes of August 6, 2020

PUBLIC COMMENT FOR ITEMS NOT ON THE AGENDA

Members of the audience may address the Parks and Arts Commission for a maximum of three (3) minutes.

QUARTERLY CITY COUNCIL LIAISON UPDATE

NEW BUSINESS ITEMS:

1. 2020 Comprehensive Plan Final Docket List – PAC Related Items
2. Waterfront Update

OLD BUSINESS ITEMS:

1. Byers Family Park Project Update

REPORTS AND COMMUNICATIONS

1. Chairperson and Commissioner Announcements
 - a. Committee Reports
2. Staff Announcements/Information

ADJOURNMENT

Due to COVID-19, printed packets are not available at City Hall. Complete packets can be mailed upon request. Written public comment may be submitted via email (permittech@mukilteowa.gov).
For accessibility information and 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/>. Please contact us at least two (2) business days in advance of the meeting so that we can arrange a reasonable accommodation for you.

APPROVAL OF MINUTES

August 6, 2020

CITY OF MUKILTEO, WASHINGTON
Parks and Arts Commission Minutes
August 6, 2020
7:00 pm
Virtual Zoom Meeting

CALL TO ORDER

Acting Chairperson Montgomery called the meeting to order at 7:04 PM.

ROLL CALL

Commissioners:

Acting Chairperson Montgomery, Commissioners Carlson, Foster, Hammerman, and Zaman (late arrival) were present.

Chairperson Specht, Commissioner Bowers Absent (excused).

City Staff:

Recreation and Cultural Services Director Price and Permit Services Assistant Martinis were present.

APPROVAL OF MINUTES

Motion: To approve the minutes of July 9, 2020

Motion By: Commissioner Carlson

Seconded By: Commissioner Hammerman

Action: PASS 5-0

Vote: Ayes: Acting Chairperson Montgomery, Commissioners Carlson, Foster, Hammerman, and Zaman

Nays: None

PUBLIC COMMENT FOR ITEMS NOT ON THE AGENDA

September 3, 2020 Quarterly City Council update by Council member Crawford.

NEW BUSINESS ITEMS

None

OLD BUSINESS ITEMS

1. Byers Family Park Project Update

Director Price noted that the contractor RJ Company experienced a seven (7) to eight (8) day delay in the Byers Family Park project due to obtaining materials for the rock wall, but they are still on target to complete the job at the end of August or early September 2020. The Grand Opening of the Byers Family Park will be in the Fall of 2020 or the Spring of 2021.

The City Council has approved the naming of Byers Family Park, and Director Price passed along the Council's appreciation for the Commissioners involvement in making this project a reality.

Commissioners asked questions and Director Price addressed.

2. Per Capita Draft Guidelines Development

In 2019, City Council adopted Per Capita funding for both Physical and Performing Arts for 2020. Director Price reviewed a couple local jurisdictions examples of draft guidelines to develop for the 2021 budget. This will be a plan the Commissioners will build together.

The Commissioners asked questions and gave constructive input to Director Price for follow up for the September Commission meeting.

REPORTS AND COMMUNICATION

Director Price reported the Dirt Bike Jump Course project would be on the Agenda for September 3, 2020 meeting.

Director Price discussed the Cares Grant Program that he will be administering this year.

Director Price shared the staff layoffs at Rosehill due to Covid-19 and the difficulty in that.

Commissioner Carlson reported that the Docketing Application she submitted for the rezoning near Japanese Gulch to build a senior center received approval to move forward (final list) by the City Council. She thanked Director Price and the City Planners for all their assistance.

Commissioner Foster asked to have added to a future Agenda the discussion of a parkour in Old Town.

Commissioner Hammerman reported the Chamber is hosting an Amazing Race on August 22, 2020.

Next Meeting: September 3, 2020 at 7:00 PM.

ADJOURNMENT

Motion:	To adjourn the meeting at 7:50 PM
Motion By:	Commissioner Zaman
Seconded By:	Commissioner Hammerman
Action:	PASS 5 -0
Vote:	Ayes: Acting Chairperson Montgomery, Commissioners Carlson, Foster, and Hammerman, Zaman
	Nays: None

These minutes are excerpts from the Parks and Arts Commission meeting. An audio recording of the meeting was made.

Prepared by: DRAFT

Cheryl Martinis, Permit Services Assistant

MUKILTEO PARKS AND ARTS COMMISSION FYI	
SUBJECT TITLE: 2020 Comprehensive Plan Final Docket List – PAC Related Items	FOR AGENDA OF: September 3, 2020
Department Director: David Osaki, Community Development Director	EXHIBITS: 1. Map - City of Mukilteo Japanese Gulch 76th Street Trailhead (4407 76th Street) 2. 2016 Japanese Gulch Master Plan - Excerpts 3. Map - City of Mukilteo Property (former Cannon Family Property)
Contact Staff: Linda Ritter, Senior Planner	

SUMMARY

The City conducts an annual call to the public for docket applications to propose amendments to the Comprehensive Plan, zoning code text or zoning map (rezones). All amendment requests are presented to the City Council at a public hearing as part of a Preliminary Docket and Final Docket.

On August 3, 2020, City Council approved the Final Docket list. The following items on the Final Docket list potentially involve code amendments that will need to be added to the Parks and Arts Commission (PAC) workplan for review and recommendations.

1. City owned Property- 4407 76th Street - Japanese Gulch 76th Street Trailhead

(See Exhibit 1 and Exhibit 2)

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.

2. City owned Property - former Cannon Property (Tax Parcel 00567000001202)

(See Exhibit 3)

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.

This parcel abutted the Japanese Creek Gulch Park when acquired from the Cannon Family in 2019.

BACKGROUND:

The City of Mukilteo annually accepts applications from the public to amend the City of Mukilteo Comprehensive Plan and development regulations. This year that process was opened

December 31, 2019 and closed February 11, 2020. The COVID-19 pandemic has led to the postponement of the City Council docket public hearing until this time.

The City of Mukilteo docket process provides the opportunity for interested parties and property owners to propose amendments directly to the City Council. The initial list of requests is commonly referred to as the "Preliminary Docket."

Preliminary Docket applications that warrant further evaluation are placed on the "Final Docket" list by City Council motion.

Now that the Final Docket is set, staff will begin analysis of each item and will process each through the standard amendment process. This includes opportunities for public comment, environmental review, PAC review and recommendation, a Planning Commission public hearing and recommendation, and finally City Council action.

RECOMMENDATION

For information only.



City of Mukilteo

Land Use Permit Application

11930 Cyrus Way
Mukilteo, WA 98275
(425) 263-8000
www.mukilteo.wa.gov

RECEIVED

FEB 07 2020

GENERAL INFORMATION

ADDRESS/LOCATION: 4407 76th Street PARCEL NO: 0059100000507
DESCRIPTION OF WORK: Rezone to PSP from OS

COMP PLAN DESIGNATION: Parks & Open Space ZONING: Open Space

DATE OF PREAPPLICATION MEETING (if held): _____

APPLICANT INFORMATION

NAME: Linda Ritter PHONE: 425-263-8043 EMAIL: lritter@mukilteowa.gov
ADDRESS: 11930 Cyrus Way CITY: Mukilteo STATE: WA ZIP: 98275

PROPERTY OWNER INFORMATION ☐ Same as Above

NAME: City of Mukilteo PHONE: 425-263-8000 EMAIL: mukilteowa.gov
ADDRESS: 11930 Cyrus Way CITY: Mukilteo STATE: WA ZIP: 98275

CONTACT INFORMATION ☒ Same as Above

NAME: _____ PHONE: _____ EMAIL: _____
ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____

Project Type (check all that apply):

- | | |
|---|---|
| <input type="checkbox"/> Accessory Dwelling Unit* | <input type="checkbox"/> Reasonable Use* |
| <input type="checkbox"/> Binding Site Plan | <input checked="" type="checkbox"/> Rezone* |
| <input checked="" type="checkbox"/> Comprehensive Plan Amendment* | <input type="checkbox"/> Shoreline: |
| <input type="checkbox"/> Conditional Use* | <input type="checkbox"/> Conditional Use* |
| <input type="checkbox"/> Lot Line Adjustment* | <input type="checkbox"/> Exemption |
| | <input type="checkbox"/> Substantial Development* |
| | <input type="checkbox"/> Variance* |

- | |
|--|
| <input type="checkbox"/> Special Use* |
| <input type="checkbox"/> Subdivision*: |
| <input type="checkbox"/> Preliminary Short |
| <input type="checkbox"/> Preliminary Long |
| <input type="checkbox"/> Final Short |
| <input type="checkbox"/> Final Long |
| <input type="checkbox"/> Amendment |

*Supplemental Application Required

- | |
|--|
| <input type="checkbox"/> Variance* |
| <input type="checkbox"/> Wireless Communication Facility |
| <input type="checkbox"/> Other*: _____ |
| <input type="checkbox"/> SEPA |

SIGNATURE:

I/We certify that the information provided in this application, including all submittals and attachments, is true and correct under penalty of perjury by the laws of the State of Washington.

Linda Ritter
Applicant / Authorized Agent Signature

2/7/2020
Date

Owner Signature (required)

Date

SUPPLEMENTAL COMPREHENSIVE PLAN / REZONE APPLICATION

Once each year, Washington State law allows cities to amend their comprehensive plans. During this time, residents and interested parties may submit proposals to change:

- Language in the comprehensive plan and supporting documents;
- The comprehensive plan land use designation for a specific property or properties. This action may also require a concurrent rezone, which is a change to the zoning designation for a specific property or properties. Rezone requests that do not require a change to the comprehensive plan can be applied for at any time; or
- Development regulations (e.g. zoning, environmental, and construction codes).

The comprehensive plan is available online at:

<https://mukilteowa.gov/departments/planning-development/planning-long-range/comprehensive-plan/>

Potential applicants are strongly encouraged to meet with staff prior to the application deadline to discuss their proposal and the docket process. In order to submit a proposal, please submit a complete land use application and the items on this form to the **Permit Center by 4:30 PM on February 11, 2020.**

TYPE OF REQUEST (CHECK ALL THAT APPLY)

- | | |
|---|--|
| <input checked="" type="checkbox"/> Comprehensive Plan Text Amendment | <input checked="" type="checkbox"/> Concurrent Zoning Map Amendment (Rezone) |
| <input checked="" type="checkbox"/> Comprehensive Plan Map Amendment | <input type="checkbox"/> Development Regulation Amendment |

ADDITIONAL INFORMATION REQUIRED

- ☐ Adjacent Comprehensive Plan Map Designations (all sides)
- ☐ Adjacent Zoning Map Designations (all sides)
- ☐ Adjacent Uses (all sides – i.e. vacant, retail, residential, etc.)
- ☐ A written description of the request that also includes:
 1. The requested comprehensive plan map designation, if different;
 2. The requested zoning map designation, if different;
 3. The specific policy, regulation, or map affected by the proposal;
 4. An explanation of how the proposal is consistent with the Washington State Growth Management Act; and
 5. An explanation of how the proposal specifically meets the goals, objectives and policies of the currently adopted City of Mukilteo Comprehensive Plan.
- ☐ If requesting a rezone, an original property owner affidavit.
- ☐ **Fee: Applications for the preliminary docket are at no charge (\$0).**

If the proposal is placed on the final docket by City Council, formal application(s) will be required, including any applicable fees and studies. The application and submittal requirements can be found on the City's website at:

<https://ci-mukilteo-wa.smartgovcommunity.com/Public/DocumentsView>.

SIGNATURE

I certify under penalty of perjury that the foregoing is true and correct. By signing this application, I authorize employees / agents of the City of Mukilteo to enter onto the property that is the subject of this application during regular business hours. I understand that submittal of a docket application is not a guarantee that the proposal will be approved.

Signature: _____

Lynda Rutter

Date: 2/7/2020



OWNER AFFIDAVIT FOR REZONE REQUESTS

Owner Name(s): _____

Property Address or Parcel Identification No.: _____

STATE OF WASHINGTON)
) ss.
COUNTY OF SNOHOMISH)

Owner Signature: _____

Owner Signature: _____

Subscribed and sworn to before me this _____ day of _____, _____.

Residing in _____

Commission Expires _____

Proposed 4407 76th Street SW Rezone

The City Council is requesting a potential change in land use designation and zoning for the 76th Street Trail Head property located at 4407 76th Street SW. This request will the zoning and comprehensive plan designation from Open Space/Parks and Open Space to Public-Semi Public/Commercial to allow the possibility for locating a Community Senior Center on the property at the request. This would require an amendment to the Japanese Gulch Master Plan.

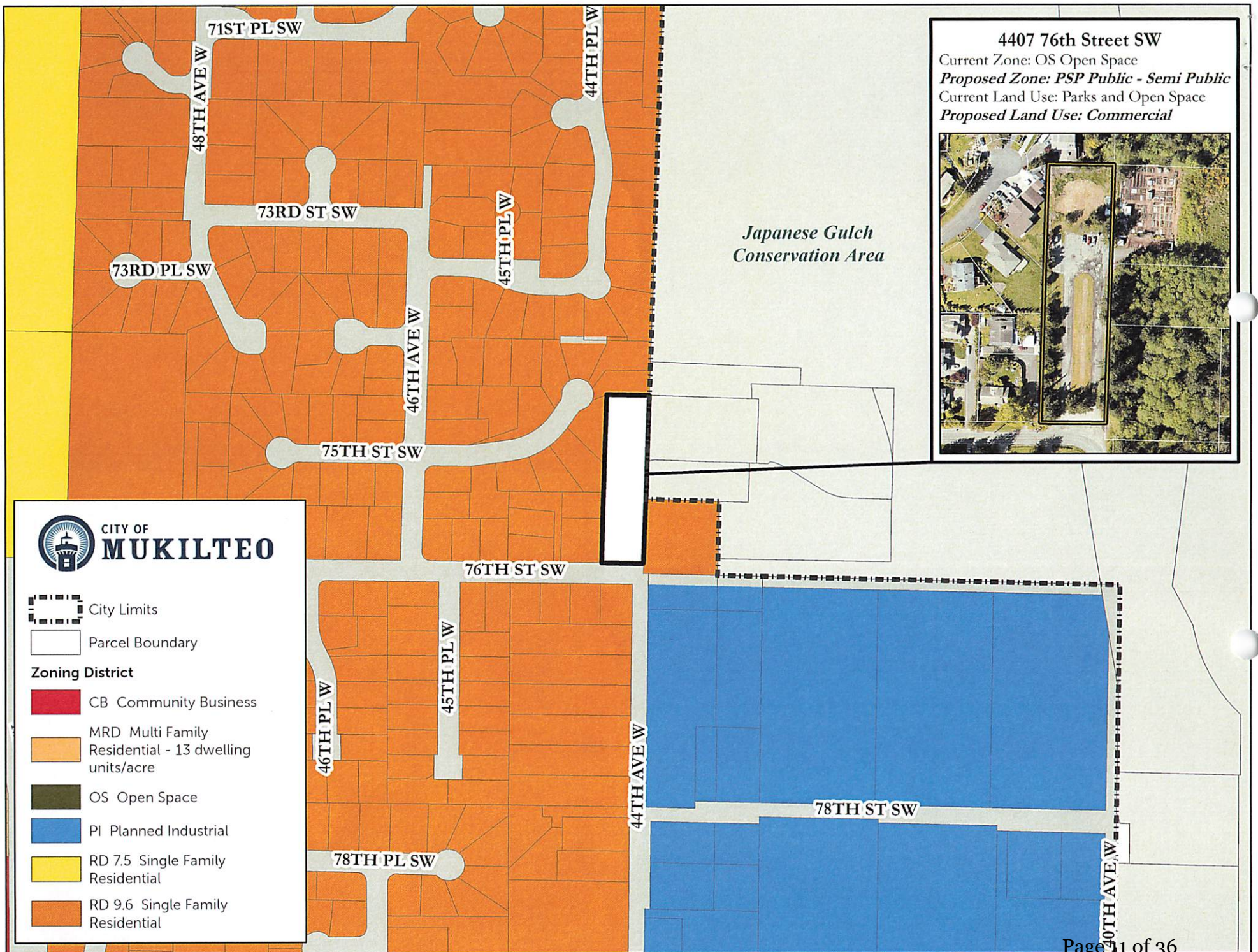


Exhibit 2



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, GIS, 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

Table of Contents

Acknowledgments	iii
Note to Reader	iv
Table of Contents	v
Glossary	vi
 Part One: Park Master Plan	
I. Executive Summary	2
Preferred Alternative	3
II. Foreward	6
History of Japanese Gulch	6
Japanese Gulch and City of Mukilteo	7
III. Master Planning Process	8
Master Planning Process & Vision	9
Natural Inventory	10
Trails & Topography	11
IV. Design Alternatives Introduction	13
Tank Farm Property – Japanese Gulch Creek Park	14
Lower Japanese Gulch	15
5th Street	16
Tails & Trails Dog Park	17
Japanese Gulch Conservation Area	18
76th Street Trailhead	19
Mukilteo School District Property	20
Overall Trail Network	21
V. Project Costs	22
VI. Welcome to All Ages Summary	23
 Part Two: Volunteer & Implementation Plan	25
VII. Stewardship	26
VIII. Public Safety	27
IX. Maintenance & Operations	28
X. Trail Design & Maintenance	29
Trailheads	29
Trail Design & Orientation	30
Trail Usage & Maintenance	31
 Part Three: Appendix	33
XII. Subarea Budget	
XIII. Level of Service Standards	
XIV. Public Outreach Workbook	
XV. Natural Inventory	



JAPANESE GULCH



JAPANESE GULCH

NOTE TO READER

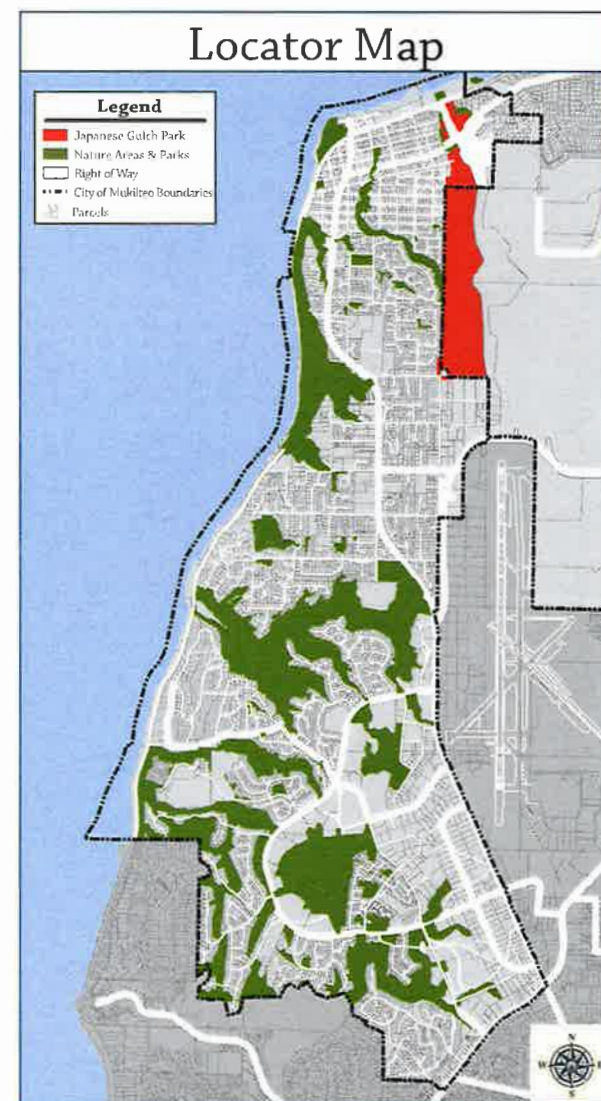
Like many entrances to Japanese Gulch, individuals have the opportunity to tailor their journey throughout the park. This document is no different. It is designed to provide readers a 'choose your own adventure' with direct access to the years of hard work by residents, elected officials, city staff, 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.





Japanese Gulch Master Plan

76th Street Trailhead Park



IV. DESIGN ALTERNATIVES

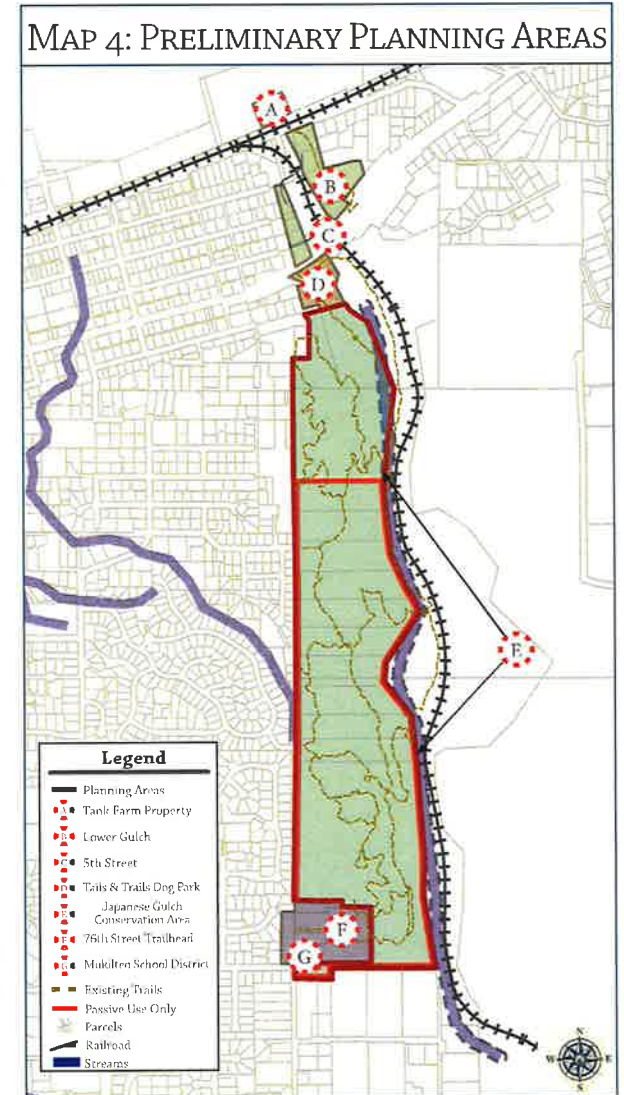
Design Development

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 & Trails Dog Park
- E. Japanese Gulch Conservation Area
- F. 76th Street Trailhead
- G. Mulholland 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

**CHART 1: 76TH STREET TRAILHEAD
PARKING REQUIREMENTS**

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 '*'.

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:

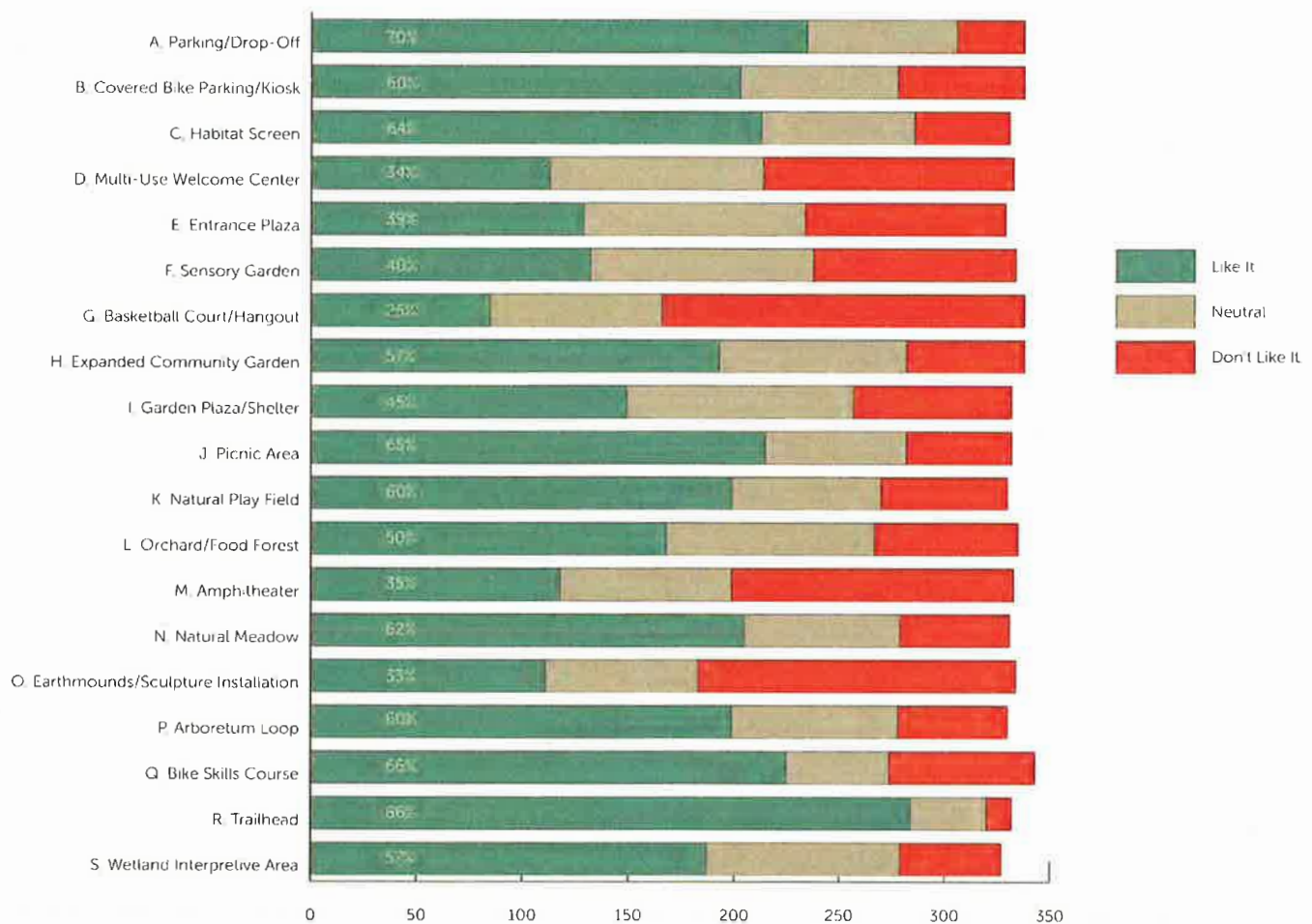
1. Culturally, the history of the site should be recognized as the orchard, community hall, cemetery, police station, and now the park. 76th Street Trailhead should be an area that expresses conservation within design elements.
2. Flexible Space should be identified for future community needs such as 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 at 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):

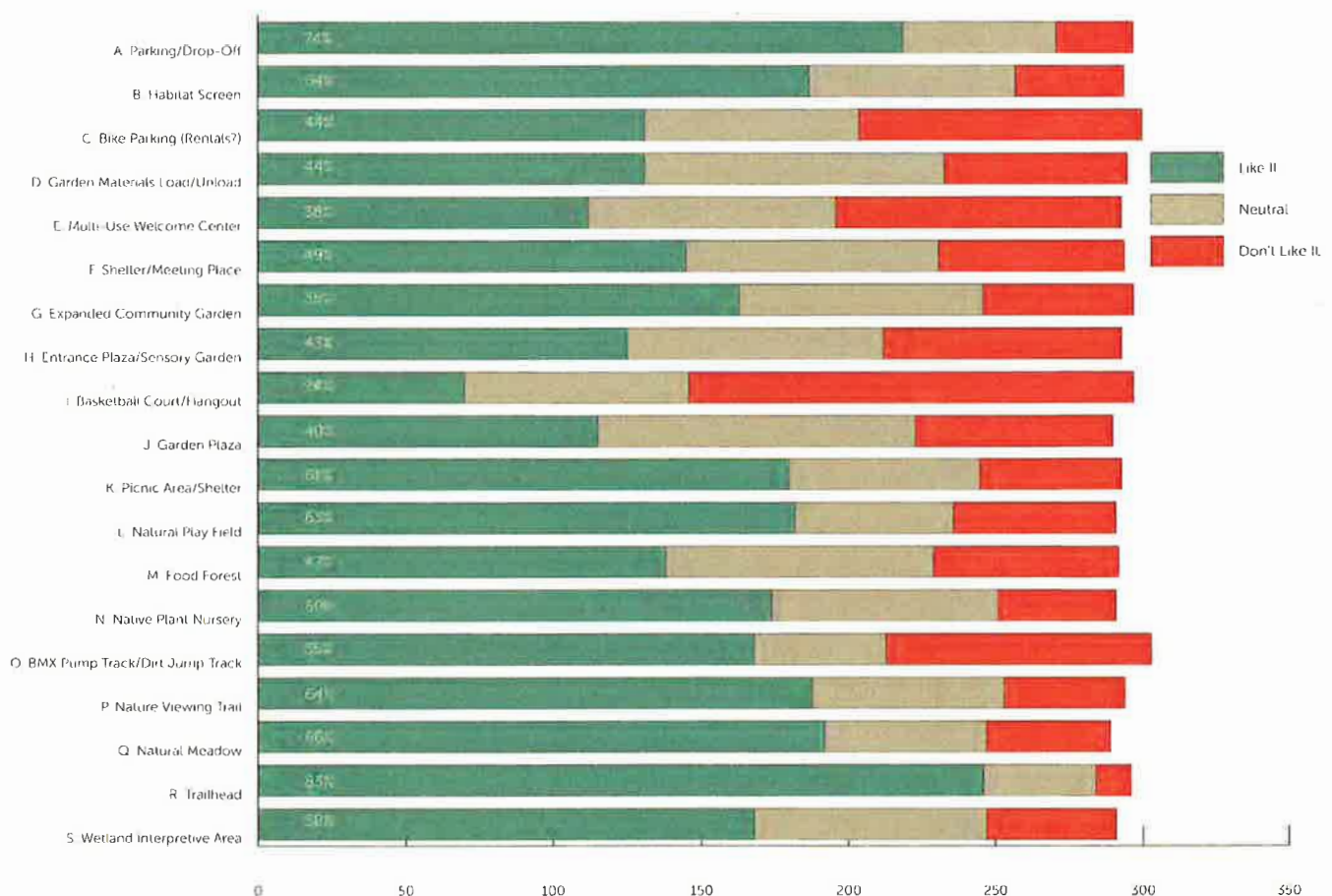
The following is a chart illustrating the 'Like It' vs. 'Don't Like It' regarding the design of Option A. Additional comments on the 'what is missing or should be different' is shown in the appendix. After reviewing the additional comments, it should be noted that there may have been a miscommunication 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):

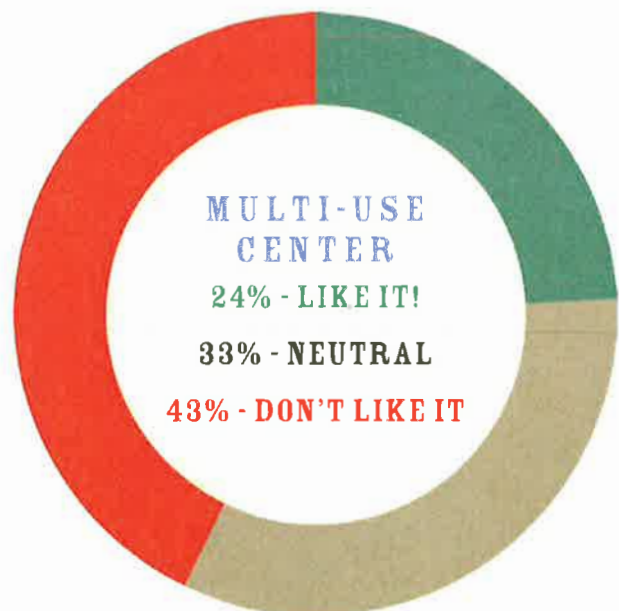
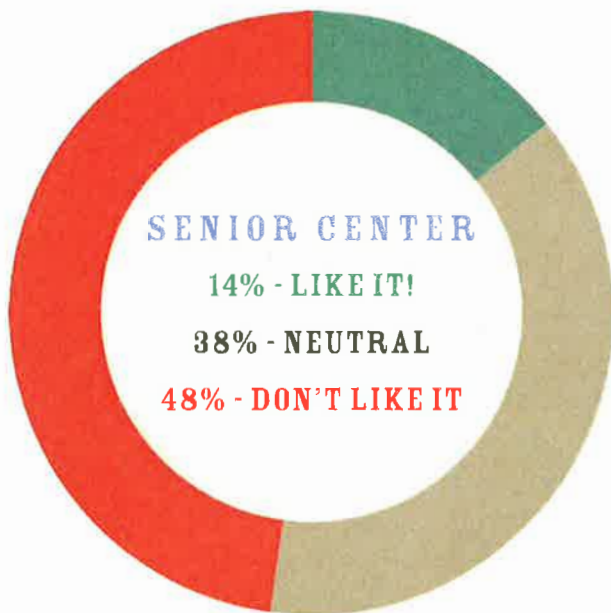
The following is a chart illustrating the 'Like It' vs. 'Don't Like It' regarding the design of Option A. Additional comments on the 'what is missing or should be different' is shown in the appendix. After reviewing the additional comments, it should be noted that there may have been a miscommunication 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:





Former Cannon Property

Current Zone: RD 7.5 Single Family Residential
Proposed Zone: Open Space
Current Land Use: Single Family - High Density
Proposed Land Use: Parks and Open Space



City Limits



Parcel Boundary

Zoning District



RD 7.5 Single-Family Residential



DB Downtown Business



WMU Waterfront Mixed Use



OS Open Space

MUKILTEO PARKS AND ARTS COMMISSION AGENDA REPORT	
SUBJECT TITLE: Mukilteo Waterfront Update	Meeting Date: September 3, 2020
Staff Lead: David Osaki, Community Development Director	Exhibits: <ol style="list-style-type: none"> 1. Draft Waterfront Project Timeline/Status Map 2. PowerPoint
Department Director: David Osaki, Community Development Director	

BACKGROUND

The Parks and Arts Commission (“PAC”) expressed interest in obtaining an update on waterfront development activities.

As background, the vision for development of the Mukilteo Waterfront is articulated and expressed in the Mukilteo Downtown Waterfront Master Plan. The adopted Downtown Waterfront Master Plan may be found on line at this link:

<https://mukilteowa.gov/departments/planning-development/planning-long-range/downtown-waterfront-master-plan/>

The City adopted the Downtown Waterfront Master Plan in 2016 following a substantial public outreach process. The Downtown Waterfront Master Plan recognizes the unique character of the busy Mukilteo waterfront including, but not limited to, Lighthouse Park, Losvar Condominiums, the Washington State ferry terminal, restaurants, hotel, National Oceanic and Atmospheric Administration (NOAA) facilities, the recently transferred Tank Farm site, and Edgewater Beach.

Equally important, the Downtown Waterfront Master Plan recognizes the waterfront redevelopment being planned and/or taking place with the Washington State Ferries terminal relocation project, a proposed new NOAA research lab facility, as well as the waterfront promenade and the Japanese Gulch daylighting projects.

Overall, the adopted 2016 Downtown Waterfront Master Plan conceptually describes a revitalized waterfront which includes a mix of recreational opportunities and related business development, all while enhancing pedestrian mobility. This includes an urban street front with local businesses, pedestrian promenade, bike lanes and lively pedestrian supportive waterfront uses.

Implementation of these Downtown Waterfront Master Plan elements allows residents and visitors to experience the waterfront. The waterfront experience ranges from an urban environment to a natural shoreline, while connecting people both physically and thematically to the natural, cultural and urban qualities that compose the past, present and future of the Mukilteo waterfront.

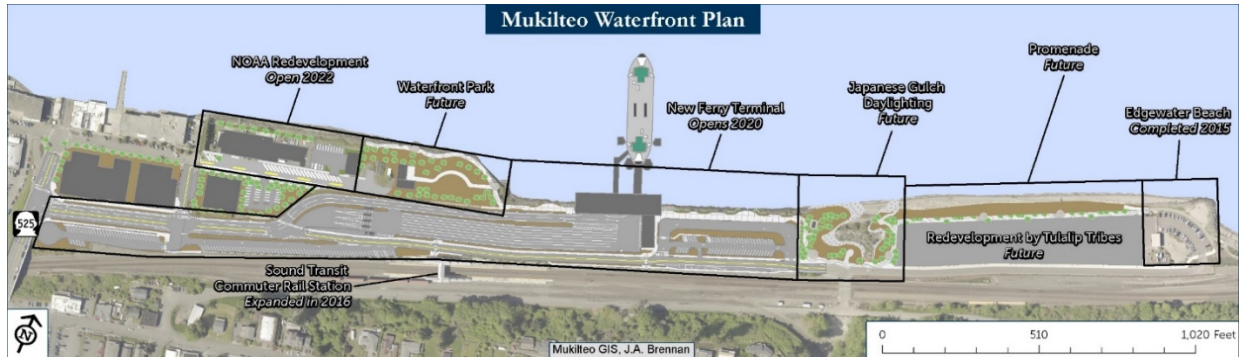
Certain properties are identified in the Downtown Waterfront Master Plan as available for future commercial development. Although specific uses are not necessarily called out for individual properties, uses that might be expected include restaurants (where people can dine and enjoy the waterfront experience), microbreweries, museums, personal service shops, art galleries, and pedestrian oriented retail stores. General office uses would support the Downtown Waterfront vision as well.

Exhibit 1 shows certain existing and potential waterfront projects and generally identifies estimated timing for those projects, where known. Staff will provide an update on these and other waterfront development activities at the September 3, 2020 Parks and Arts Commission meeting.

RECOMMENDATION

PAC to listen to staff presentation and ask questions, if any.

EXHIBIT 1



PAC MEETING: Sept. 3, 2020

Exhibit 2



Mukilteo Parks and Arts Commission
September 3, 2020

A: SPEEDWAY POCKET PARK

- REMOVE RESTROOM
- REMOVE WAITING ROOM
- FOCAL POINT
- VIEWING DECK
- FISHING
- DIVE ACCESS
- WATER PLAY FOUNTAIN
- STAIRS TO BEACH
- NEARSHORE RESTORATION

B: BREWERY CREEK PARK

- POTENTIAL DIVE ACCESS
- LOAD/UNLOAD
- 15-FOOT WIDE PROMENADE ALONG WATERFRONT
- POTENTIAL CREEK/ ESTUARY RESTORATION
- SAND LANCE SPAWNING
- DIVE ACCESS

C: WOONERF

- STREETSCAPE IMPROVEMENT
- FLEXIBLE STREET SPACES
- 90 DEGREE PARKING, N. SIDE
- LIMITED VEHICULAR ACCESS EAST OF PARK AVE
- PEDESTRIAN SPACE LEADS INTO WATERFRONT PROMENADE

H: POTENTIAL JOINT PIER

- SHARED WITH NOAA
- DAY MOORAGE
- VIEW POINT
- FISHING
- SECURITY FOR NOAA
- SMALL BOAT STORAGE
- BOAT RENTAL KIOSK
- PAVILION ON PIER

I: CENTRAL WATERFRONT PARK

- FLOAT WITH KIOSK, BOAT STORAGE
- PIER ACCESS
- FLEXIBLE SPACE: BOATING ACTIVITY CENTER/ ART SPACE
- BEACH STAIRS/HAND CARRY BOAT LAUNCH
- VIEWING MOUND
- PLAZA
- BEACH ENHANCEMENT
- BEACH SILL
- FOCAL POINT
- DIVE ACCESS

D: PROMENADE

POTENTIAL FUTURE OVERWATER WALK

NOAA LOT 3 TRADE SITES?

TRACT-2

WOONERF TO PROMENADE

NOAA Parcel

FERRY VEHICLE HOLDING AREA

MUKILTEO STATION

BURLINGTON NORTHERN- SANTA FE RR

MUKILTEO LN

FIRST LN

CORNELIA AVE

1ST ST

PARK AVE

2ND ST

LOVELAND AVE

WAYFINDING

E: SR 525

- PEDESTRIAN IMPROVEMENTS
- GATEWAY FEATURES

F: PEDESTRIAN BRIDGE

G: LOT 1

- POTENTIAL MIXED USE BUILDING
- PARKING
- EXTENSION OF FRONT ST TO WATERFRONT PARK

LIGHTHOUSE PARK

POTENTIAL PARKING GARAGE

SR 525

BREWERY & ALHOUSE

CONDO

IVAR'S

SILVERCLOUD INN

BY OTHERS

FRONT ST

LOT-1

PORT OF EVERETT

PARKING LOT

LOT-2

LOT-3

LOT-4

LOT-5

TRACT-1

TRACT-2

TRACT-3

TRACT-4

TRACT-5

TRACT-6

TRACT-7

TRACT-8

TRACT-9

TRACT-10

TRACT-11

TRACT-12

TRACT-13

TRACT-14

TRACT-15

TRACT-16

TRACT-17

TRACT-18

TRACT-19

TRACT-20

TRACT-21

TRACT-22

TRACT-23

TRACT-24

TRACT-25

TRACT-26

TRACT-27

TRACT-28

TRACT-29

TRACT-30

PREFERRED ALTERNATIVE

MUKILTEO DOWNTOWN WATERFRONT MASTER PLAN

PREFERRED ALTERNATIVE

CITY OF MUKILTEO

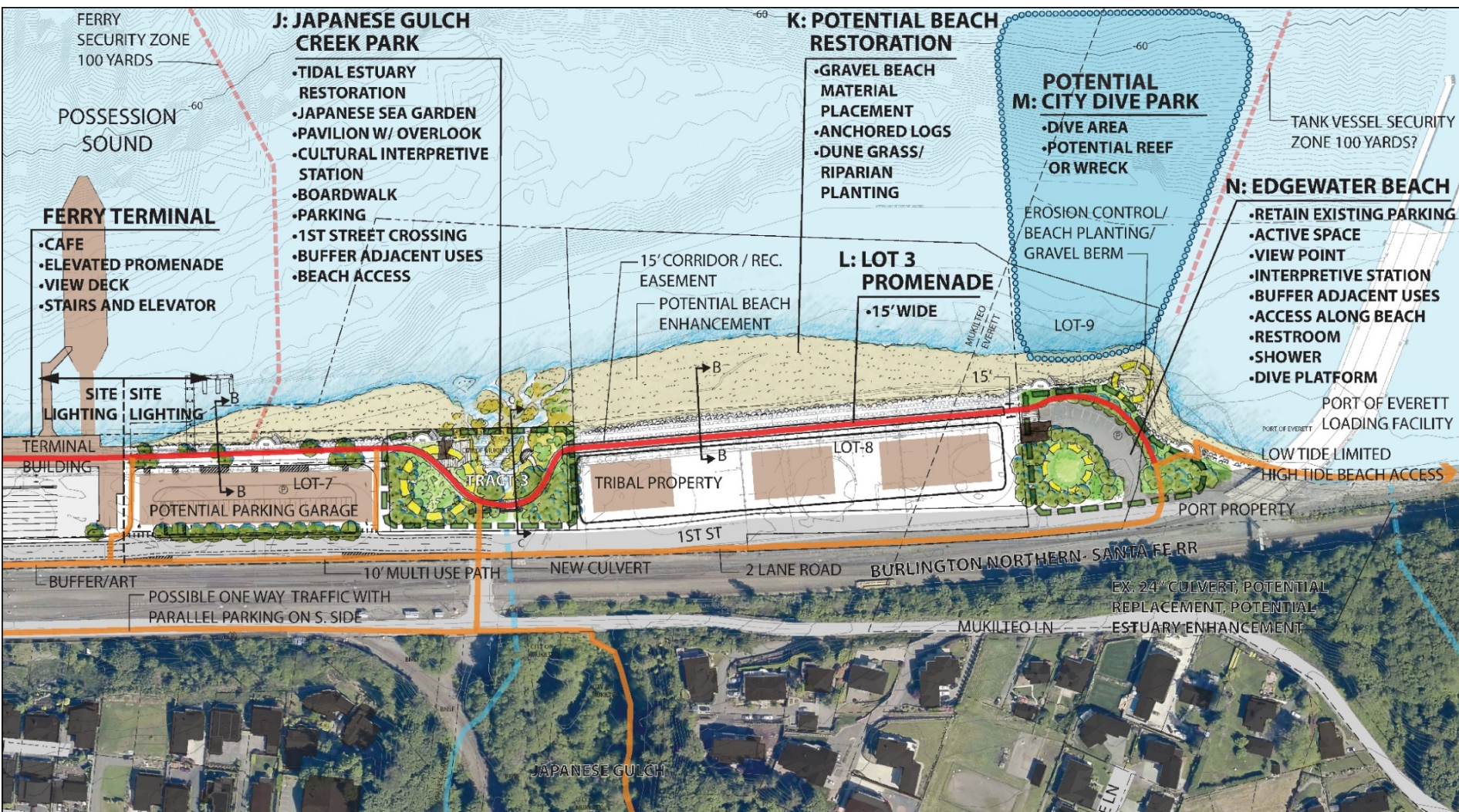
3/16/2015

j.a.brennan ASSOCIATES PLLC



Scale: 1" = 60'

Preferred Alternative - West (Page 10)



PREFERRED ALTERNATIVE

MUKILTEO DOWNTOWN WATERFRONT MASTER PLAN

PREFERRED ALTERNATIVE

CITY OF MUKILTEO

3/16/2015

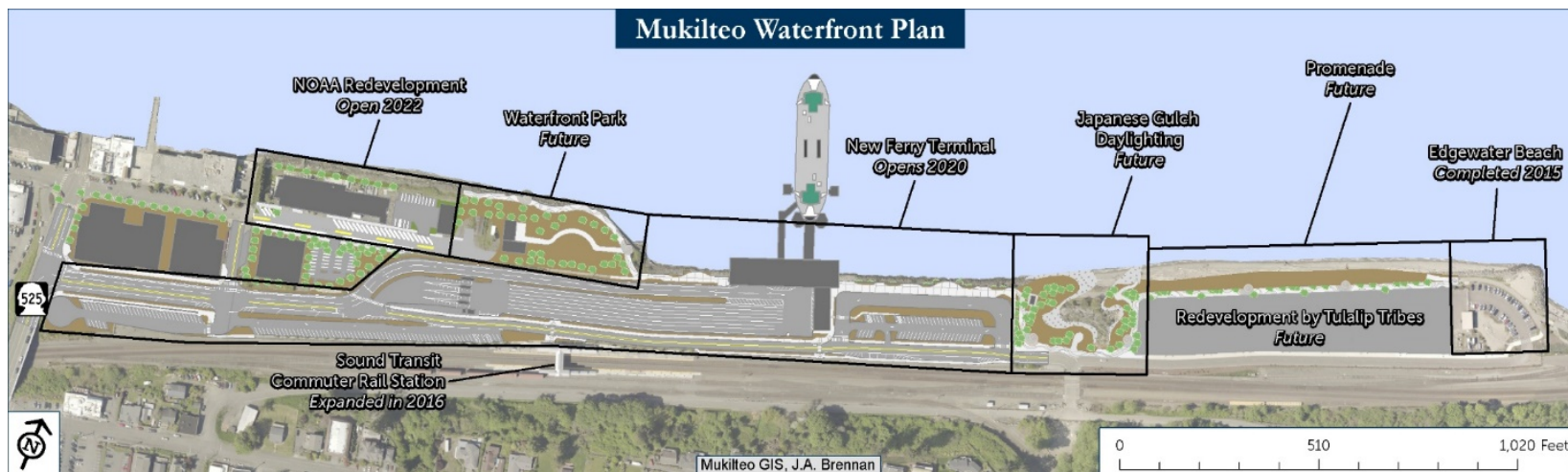
j.a. brennan
ARCHITECTS PLLC

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0' 60' 120'

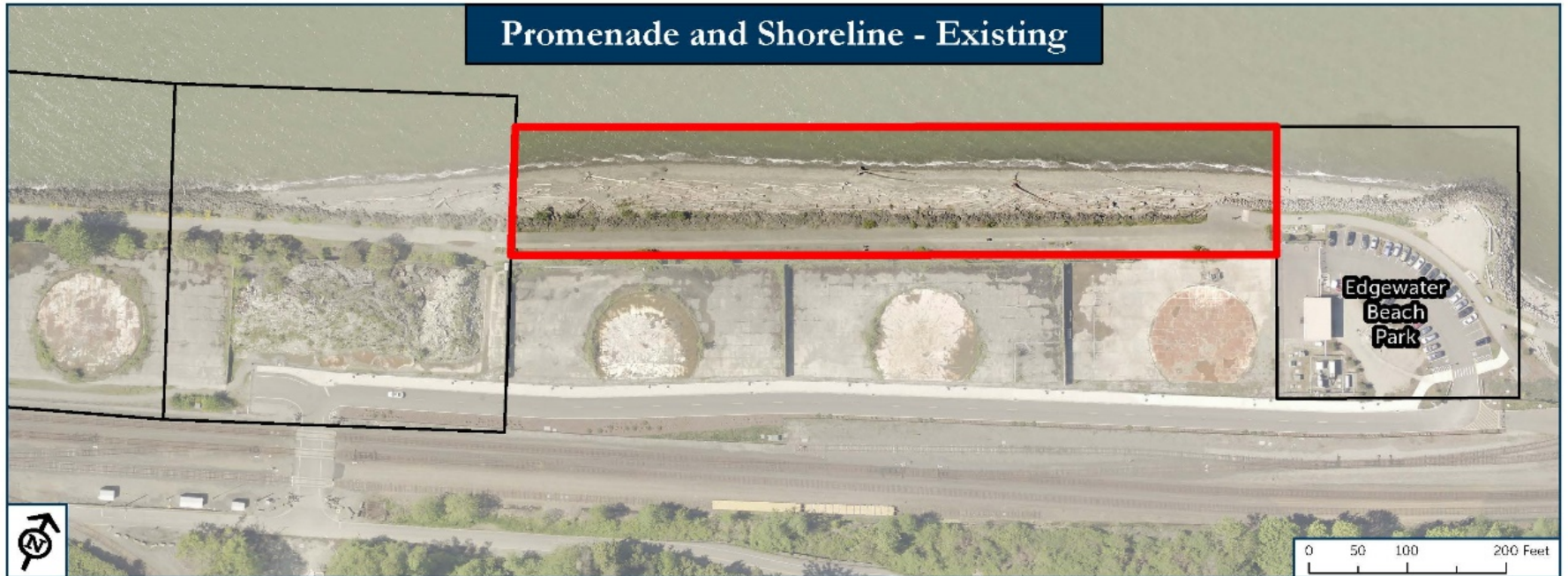
Preferred Alternative - East (Page 11)



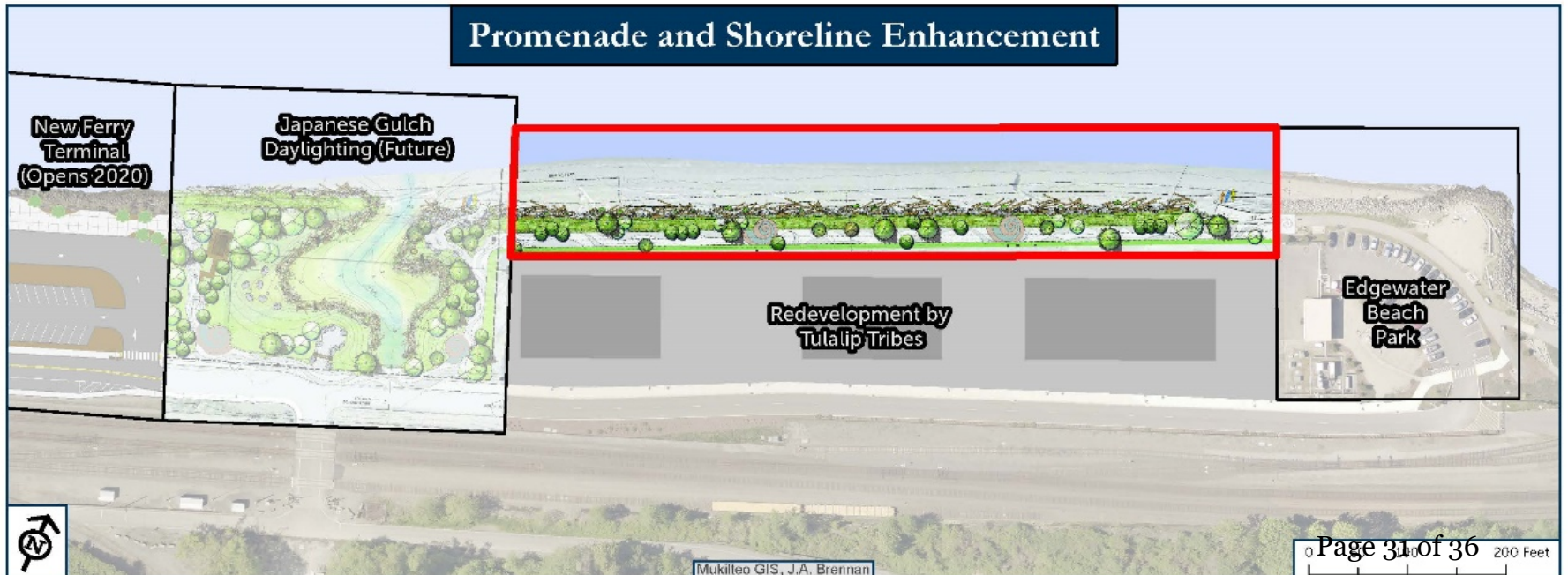
Mukilteo Waterfront Activity Summary



Promenade and Shoreline - Existing



Promenade and Shoreline Enhancement





Waterfront Promenade/Shoreline Enhancement

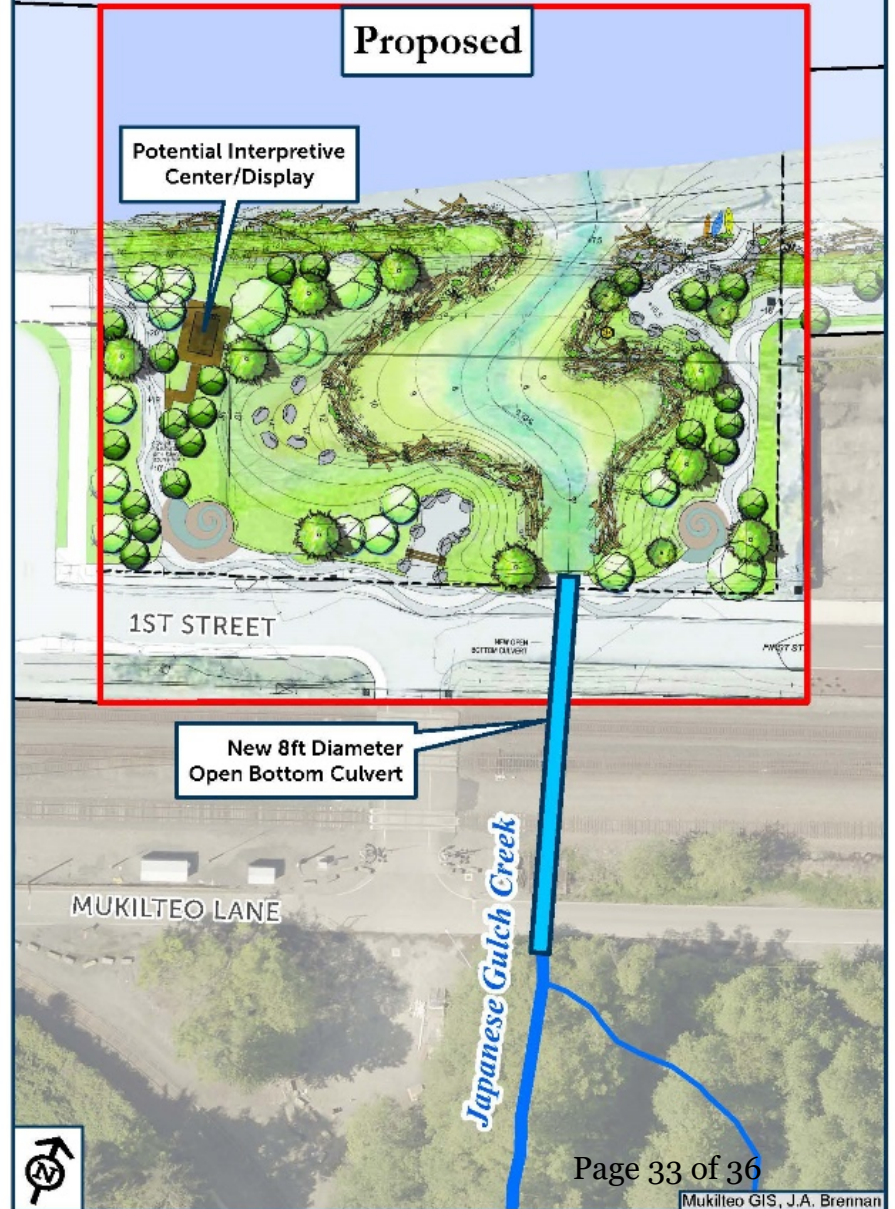


Japanese Gulch Creek Daylighting

Existing



Proposed





Questions?



MUKILTEO PARKS AND ARTS COMMISSION AGENDA REPORT	
SUBJECT TITLE: Byers Family Park Update	FOR AGENDA OF: September 3, 2020
Department Director: Jeff Price	EXHIBITS: 1. Park project photos
Contact Staff: Jeff Price, Director Recreation & Cultural Services	

Informational:

RRJ Company continues their work on the Byers Family Park. Anticipated completion of the park is September. Photos are attached of current construction. The City Council formally accepted PAC's motion at the August 3rd Council meeting to name the park Byers Family Park. Once complete, the park will feature a plaza, bicycle repair station, benches, and updated curb ramps adjacent to the new park.

Recommendation:

None needed.



Byers Family Park – Project Status photos