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Flourishing  
Natural  
Environment

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Authentic Public  
Participation

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Arts & Cultural  
Awareness

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Healthy Community

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Innovation

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Welcome to All Ages

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Gateway to Sea,  
Gateway to Land

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Protect & Preserve the  
Natural Integrity

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



CITY OF  
**MUKILTEO**

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*Japanese Gulch Master Plan*

*Friends of Japanese Gulch,  
Japanese Gulch Group,  
Mukilteo Dog Park,  
Mukilteo Community Garden,  
Previous Elected Officials, and  
Anyone who spent time in Japanese Gulch,*

*Thank You!*

# Acknowledgments:

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

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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:

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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

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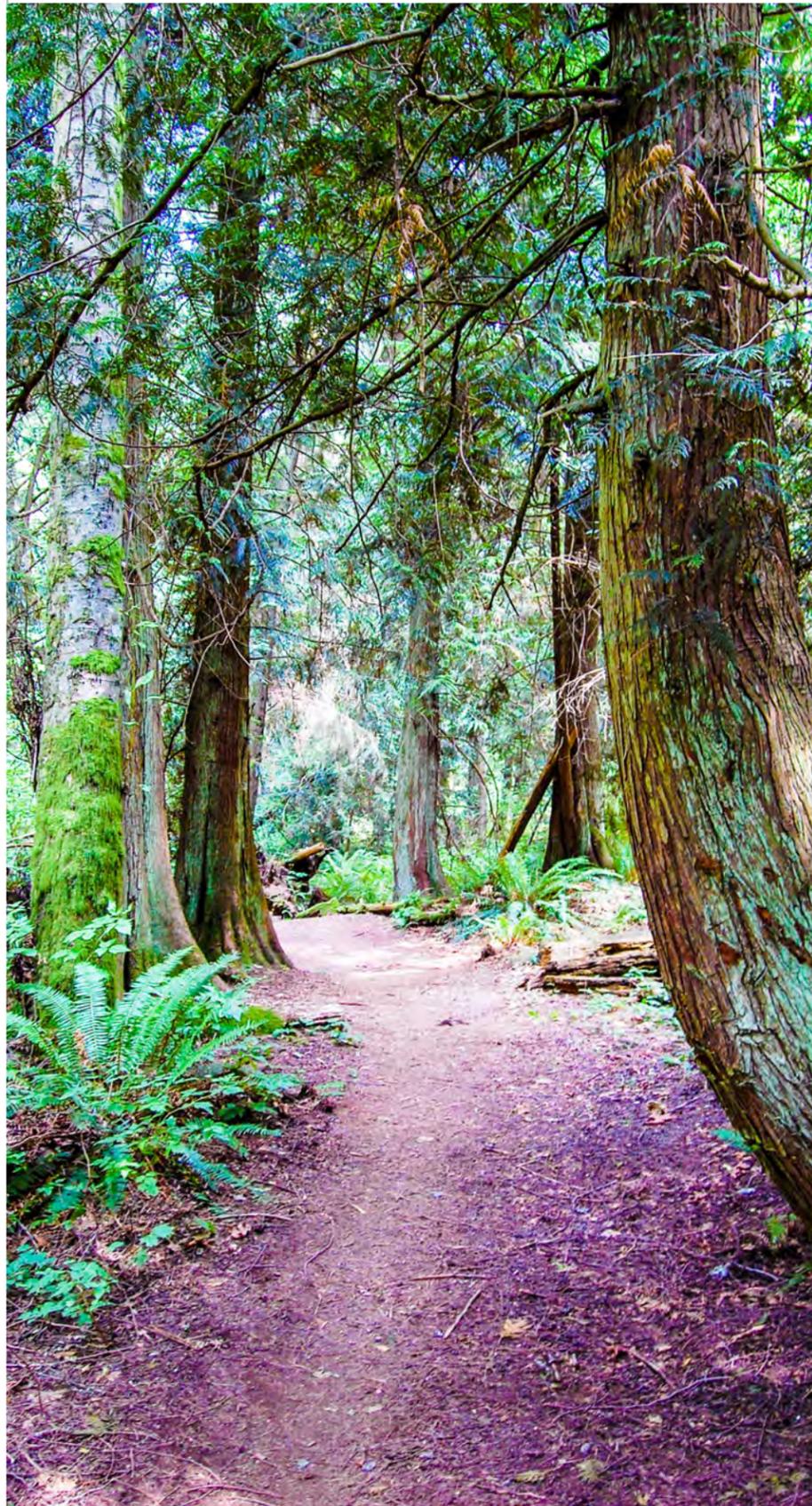
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**JAPANESE GULCH**

## NOTE TO READER

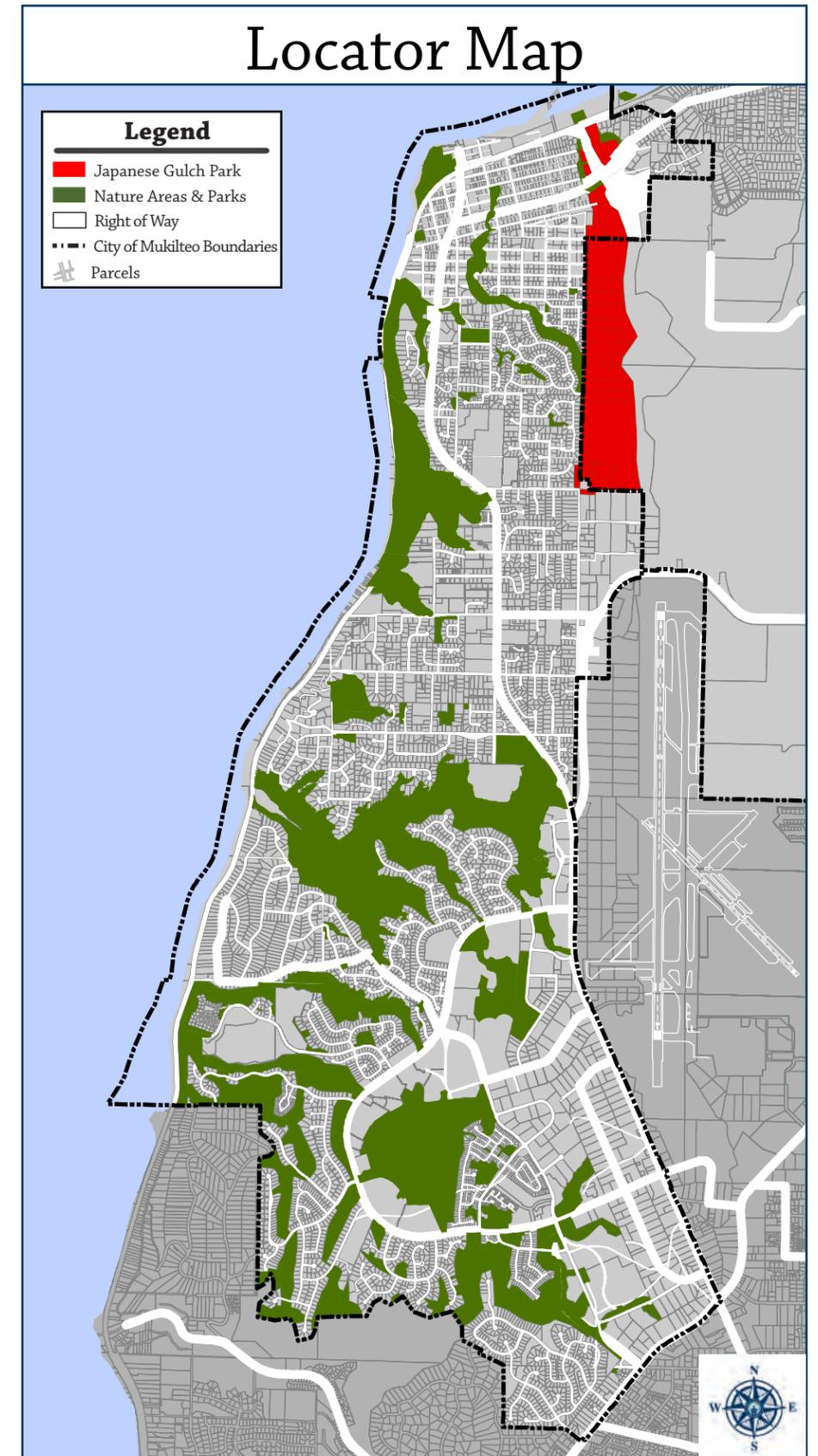
Like many entrances to Japanese Gulch, individuals have the opportunity to tailor their journey throughout the park. This document is no different. It is designed to provide readers a ‘choose your own adventure’ with direct access to the years of hard work by residents, elected officials, city staff,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

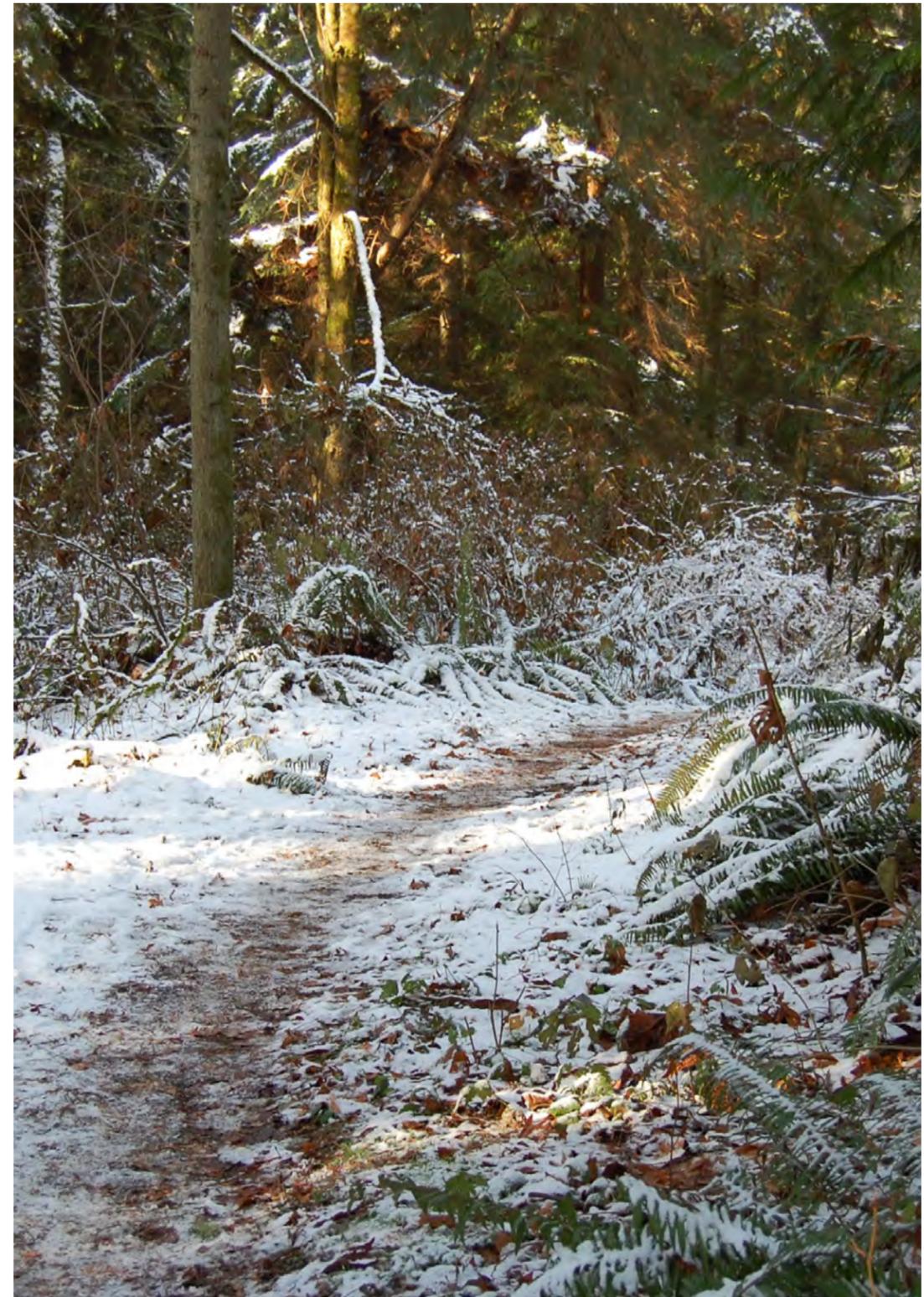
The subareas unite to form the area to be called Japanese Gulch Park. As the reader, you are able to tailor your reading of this master plan by focusing on the subareas that interest you most. Enjoy!

*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.*



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**JAPANESE GULCH**

# GLOSSARY:

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## A

**ACTIVE USE** means improvements that are aren't classified as a passive use such as ball fields, swimming pools, recreation centers, and dirt jump bike courses.

**ADA** means Americans with Disabilities Act references the 1990 Americans with Disabilities Act that was passed by US Congress, though also commonly used to reference design standards.

**ADA ORIENTED** means a design approach to incorporate as many ADA features that are most reasonably suited to create an area that is accessible for various individuals with limited mobility.

**ARBORETUM** means a botanical garden devoted to trees.

## B

**BICYCLE ORIENTED** means trails that are primarily designed for bicyclists as single-track paths with a various amount of skill levels.

**BIOSWALE** means a landscape element designed to remove silt and pollution from surface runoff water.

**BNSF** means the Burlington Northern Sante Fe Railroad Company.

**BOARDWALK** means an elevated walkway designed for high accessibility to have less impact on the landscape than a traditional trail. Proposed projects are located at the 76th Street Trailhead and Lower Gulch.

**BULB-OUT** means a method of traffic calming that extends the sidewalk into the parking lane to narrow the roadway and provide additional pedestrian space at key locations, also known as curb extensions.

## C

**COMPREHENSIVE PLAN** means the state mandated by the Growth Management Act of 1990, a methodology of planning to assess future growth of the area to ensure capital facilities are adequate as well as provide policy regulations for future actions.

**CONSERVATION EASEMENT** means the easement established in the purchase of 98 acres that restricts any improvements to the protected property shall be limited to those which are passive in nature and meet the requirements and intent of RCW 84.34.200-220. Passive improvements include, but are not limited to, trails, interpretive centers, viewpoints, picnicking facilities, access, restrooms, playgrounds and restoration projects. Active recreational improvements are prohibited. Such improvements include, but are not limited to ball fields, use by motorized vehicles, swimming pools, and recreation centers.

**CONSENSUS** means the decision-making technique to identify an alternative that does not generate objections or dissents from the decision makers.

**CPTED** means Crime Prevention Through Environmental Design: a multi-disciplinary approach to deterring criminal

behavior through environmental design. CPTED strategies rely upon the ability to influence offender decisions that precede criminal acts.

**CRITICAL AREA** means ecologically sensitive areas due to geology (slopes greater than 40%, unstable soil, or other geologic hazards), proximity to wetland, streams and/or significant wildlife habitat, natural drainage ways, flood hazard areas, and shorelines of Mukilteo, the state, or of statewide significance.

**CULTURAL PLANNING** means a planning practice to recognize the culture within the area to make planning decisions including architectural inspirations, themes, interpretive signage, and other similar characteristics.

## D

**DEMOLITION & CLEARING** means the costs of clearing and grubbing sites.

**DIRT JUMP BICYCLE COURSE** means an area for non-motorized bicyclists of many a variety of skill levels to exercise with a variety of features including jumps, skinnies, elevated boardwalks, and return routes.

**DRAINAGE & STORMWATER** means the costs of implementing required stormwater controls.

## F

**FTE** means Full Time Equivalent referring to an employee who works 2080 hours per year.

## G

**GRADING & EROSION CONTROL** means the costs associated with preparing a site for paving and enhanced trail development.

## H

**HIGH ACCESSIBILITY** - See ADA Oriented.

## M

**MAINTENANCE PATH** means a wide trail that is suitable for a utility vehicle and is designed for high accessibility.

**MIXED-USE ORIENTED** means trails that include design for both pedestrians and bicyclists.

**MOBILIZATION** means 10% of Subtotal I with additional 3% for performance bonding as well as additional costs associated with traffic control, surveying and similar pre-development requirements.

**MUST** - See Shall.

# GLOSSARY CONTINUED:

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## N

**NATURAL INVENTORY:** Refers to an analysis of the environment performed by EarthCorps in October 2014 to assess the health of Japanese Gulch.

**NATURAL MEADOW** means an area of low maintenance grasslands.

**NATURAL PLAY GROUND** means an area that incorporates ‘playing in the woods’ into a designated area that promotes creativity with dirt, sticks, logs, and non-traditional playground items.

## P

**PASSIVE USE** means improvements that are passive in nature and meet requirements of RCW 84.34.200-220 including, but are not limited to, trails, interpretive centers, viewpoints, picnicking facilities, access, restrooms, playgrounds and restoration projects.

**PARK AMENITIES & ARCHITECTURE** means common features within a park such as benches, pathways, water fountains, trash cans, and other similar amenities.

**PATHS** means the construction of pathways including staircases and basic trail development.

**PAVING** means the costs associated with the Paving of formal parking areas.

**PEDESTRIAN ORIENTED** means trails that are primarily designed for pedestrians either as high accessible paths that are most reasonably constructed for ADA principles, or limited pathways that are not suitable for sustained bicycle use as a preferred route.

**PLANTING & RESTORATION** means Landscape planting including the Natural Meadow as well as additional restoration efforts of preserving the forest.

**PRAGMATIC ARCHITECTURE** means a vision recommended by the Subcommittee to support a theme that ‘everything has a place’ and to provide functional design with limited frills.

**PRIMARY TRAILHEADS** means entrances of the high accessibility for the ‘general’ public the highest amounts of physical improvements including parking lots, map kiosks, and trash cans. These entrances are typically accessed by car.

## R

**RAISED-CROSSWALK** means a method of traffic calming where the crosswalk is elevated above the roadway pavement in the form of an elongated speed hump with a flat section in the middle and at-grade with adjacent sidewalks.

## S

**SECONDARY TRAILHEADS/NEIGHBORHOOD ENTRANCES** means entrances that located within neighborhoods that

provide a moderate amount of improvement and arrival is typically by walking or bicycling.

**SHALL** means implementation of the policy is mandatory and imparts a higher degree of substantive direction than ‘should’.

**SHOULD** means implementation of the policy is expected but its completion is not mandatory. The policy is directive with substantive meaning, although to a lesser degree than shall, because shall policies are subjective; hence, it is not possible to demonstrate that they have been implemented it.

**SIGNAGE** means trail signage including wayfinding and map development.

**SINGLE-TRACK** means a narrow mountain bike trail that is approximately the width of the bike.

## T

**TERTIARY TRAILHEADS** means formalized entrances with the lowest improvements are for residents living within the immediate vicinity only.

**TRAFFIC CALMING** means the ability to slow a vehicle through either physical or psychological constraints on the roadway.

## U

**UTILITIES** means water, sewer, and electrical connections for restrooms and necessary lighting.

## V

**VISION** means a strategic planning process that identifies the communities desires, intentions, and limitations into a cohesive statement to guide the development of the strategic planning process.

## W

**WAYFINDING** means spatial problem solving through knowing where you are in a building or an environment, knowing where your desired location is, and knowing how to get there from your present location. Common items include maps, trail markers, and unique land marks.

**WESTERN PROPERTY** means property located with Japanese Gulch that is north of 5th Street and west of BNSF Railroad.

“And as countless years went, Japanese Gulch became a wilderness of bushes and giant trees. However long we [Japanese Americans] had been gone from our birthplace, the Mukilteo spirit still lingered in our hearts and minds. Wherever we and our children settled down, we never found another environment as perfect as our childhood homes in Mukilteo.”

Mas Odoi, 1920’s Mukilteo Resident, WWII Veteran of the 442nd Regimental Combat Team



# PART ONE

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## Park Master Plan

- I. Executive Summary & Preferred Alternative
- II. Foreward
- III. Master Planning Process
- IV. Design Alternatives
- V. Project Costs
- VI. Welcome to All Ages

# I. EXECUTIVE SUMMARY

## TANK FARM PROPERTY/JAPANESE GULCH CREEK PARK: PAGE 12

1. Concurrency with Downtown Waterfront Master Plan;
2. Cultural recognition of the proverb 'Gateway to Sea, Gateway to Land';
3. Safe and clear crossing at the Mt. Baker Railroad to Lower Japanese Gulch potentially through the use of wayfinding, artwork, and signage.
4. Cultural transition from a waterfront district to an area inspired by the Japanese immigrants of Mukilteo.

## LOWER JAPANESE GULCH PARK: PAGE 13

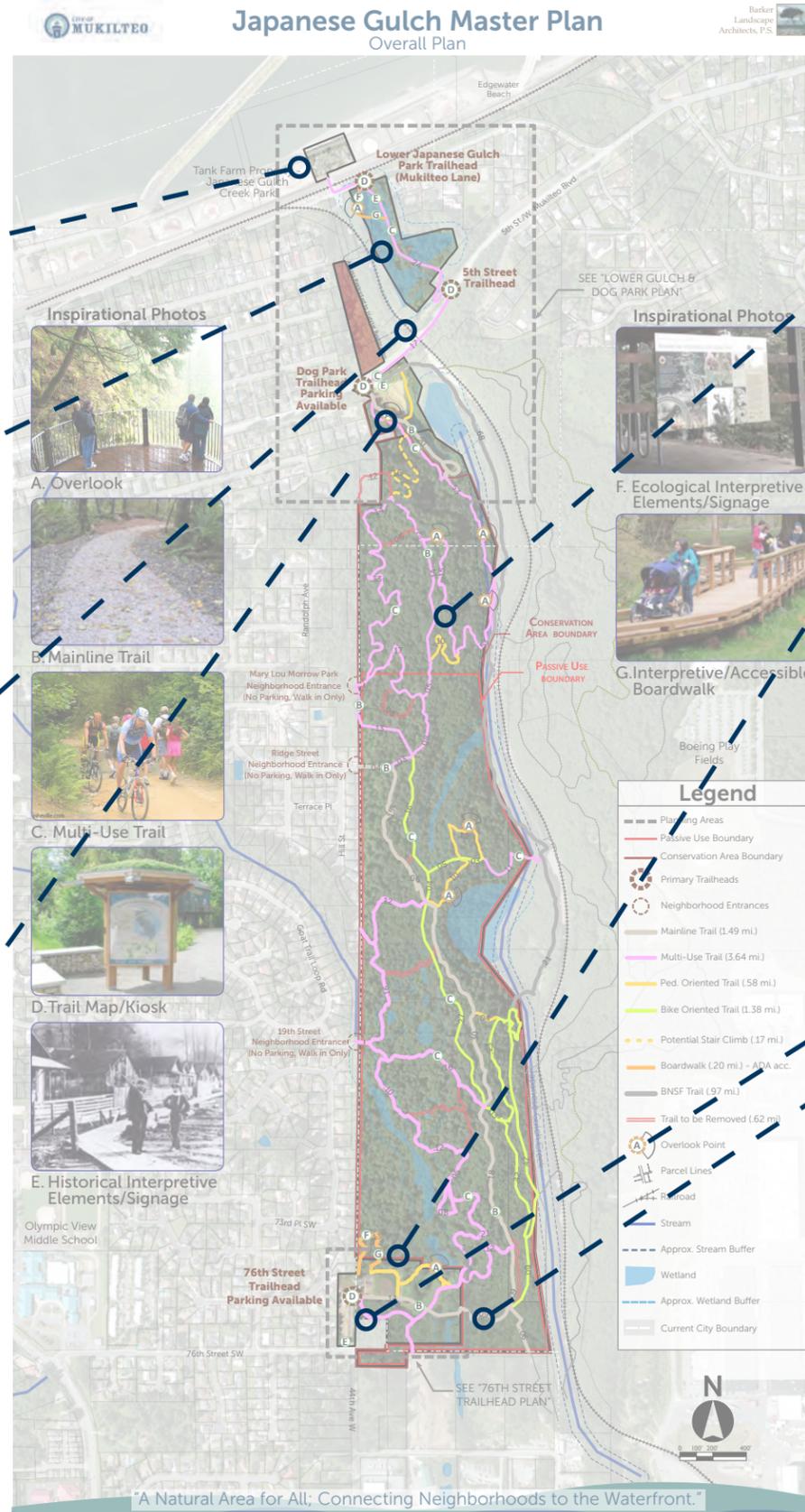
1. Cultural recognition of the Japanese Immigrant History, but balanced within the natural beauty of the environment.
2. Trail design and layout must be highly accessible including a boardwalk loop trail connecting to the Fish Ladder.
3. Western Property shall be designated as 'Habitat Restoration' with access limited only for vegetation management and monitoring.
4. Lower Gulch will be Pedestrian-Oriented with allowances for bicyclists and encourage speed control.

## 5TH STREET: PAGE 14

1. Introduce Traffic Calming through a diverse range of techniques that may include flashing crosswalk, bulb-outs, raised crosswalks, on-street parking, and artwork.
2. Provide cultural history of the 'Road to Everett', development of 5th Street Bridge, and railroad up to Boeing.
3. Improve safety through implementation of CPTED principles.
4. Reduce illegal usage of BNSF property and improve railroad safety.
5. Reduce speed limit to 25 MPH at Eastern City Boundaries.

## TAILS & TRAILS DOG PARK: PAGE 15

1. The Tails and Trails Dog Park should provide pragmatic architectural characteristics to embrace 'Everything Has a Purpose'.
2. A restroom facility should be located at the Dog Park with interim facilities until water and sewer services are available. Additional facilities such as water fountains, dog wash stations, and dog fountains should be considered and use only potable water.
3. Parking facilities should be formalized and maximized to support use as a Primary Trailhead.
4. Additional signage or branding should be installed to highlight the Dog Park and improve the location as a functional place of recognition.
5. The Dog Play Area renovations should include drainage amendments such as bioswale, and a shade structure(s) to encourage year-round usage of the park.
6. A fenced linear dog run should be utilized within a maintenance path with a gate at both ends.
7. Trailhead Structure and Kiosks should identify entrance to Japanese Gulch Conservation Area.



## JAPANESE GULCH PRESERVATION AREA: PAGE 16

1. Entire area of Upper Japanese Gulch should be referred to as the Japanese Gulch Conservation Area and have the same restrictions as the Conservation Easement.
2. Conservation, Preservation, and Passive Use should be inspiration for any permitted uses and design implementation.
3. Preservation, protection and the wetlands should be prioritized with site improvements and maintenance.

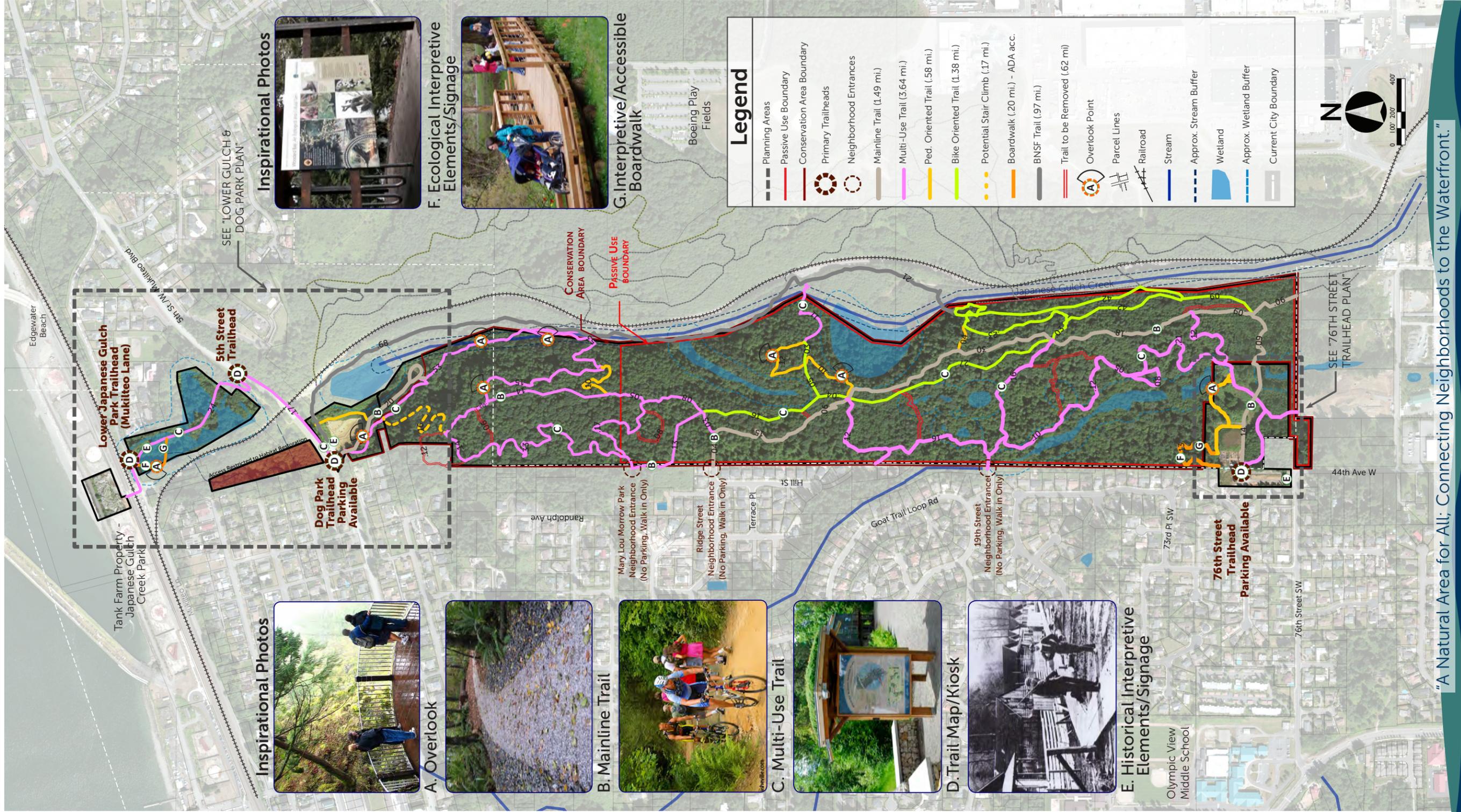
## 76TH STREET TRAILHEAD: PAGE 17

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.

## MUKILTEO SCHOOL DISTRICT PROPERTY - ARBORETUM: PAGE 20

## OVERALL TRAIL NETWORK: PAGE 19

1. Trailhead locations should be designated as Primary, Secondary/Neighborhood, and Tertiary to provide appropriate levels of access and limit adverse impacts to the surrounding area. The designations of trailheads are as follows:
  - A. Primary Trailhead – 76th Street, Dog Park, and 5th Street to Lower Gulch.
  - B. Secondary/Neighborhood – 19th Street, Ridge Street
  - C. Tertiary – Mary Lou Morrow Park
2. Trail layout should maintain historical configuration in recognition of the volunteer effort to establish and maintain the trails.
3. Trail orientation should provide pedestrian, bicycle, and a multi-use/maintenance designation to provide adequate facilities for all user groups.
4. Trail improvements such as signage should be integrated into the landscape to maintain natural beauty while providing wayfinding.



Inspirational Photos



A. Overlook



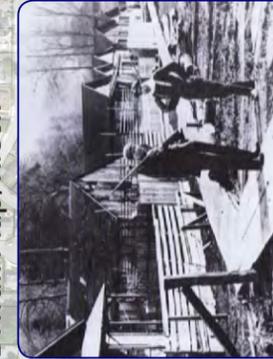
B. Mainline Trail



C. Multi-Use Trail



D. Trail Map/Kiosk



E. Historical Interpretive Elements/Signage

Inspirational Photos



F. Ecological Interpretive Elements/Signage



G. Interpretive/Accessible Boardwalk

**Legend**

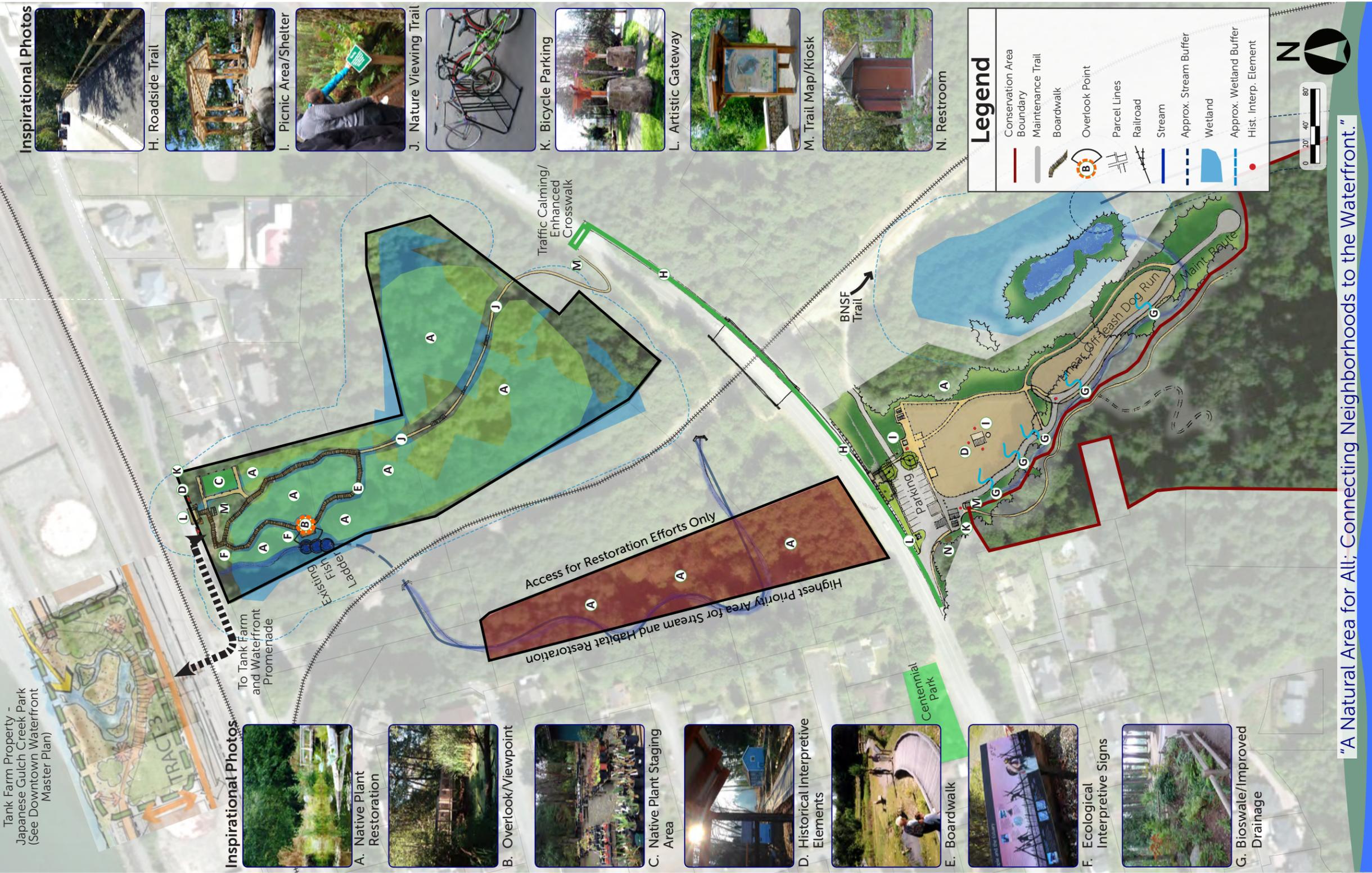
- Planning Areas
- Passive Use Boundary
- Conservation Area Boundary
- Primary Trailheads
- Neighborhood Entrances
- Mainline Trail (1.49 mi.)
- Multi-Use Trail (3.64 mi.)
- Ped. Oriented Trail (.58 mi.)
- Bike Oriented Trail (1.38 mi.)
- Potential Stair Climb (.17 mi.)
- Boardwalk (.20 mi.) - ADA acc.
- BNSF Trail (.97 mi.)
- Trail to be Removed (.62 mi.)
- Overlook Point
- Parcel Lines
- Railroad
- Stream
- Approx. Stream Buffer
- Wetland
- Approx. Wetland Buffer
- Current City Boundary

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



# Japanese Gulch Master Plan

Lower Gulch & Dog Park Plan



Tank Farm Property - Japanese Gulch Creek Park (See Downtown Waterfront Master Plan)

Inspirational Photos



H. Roadside Trail



I. Picnic Area/Shelter



J. Nature Viewing Trail



K. Bicycle Parking



L. Artistic Gateway



M. Trail Map/Kiosk



N. Restroom

Inspirational Photos



A. Native Plant Restoration



B. Overlook/Viewpoint



C. Native Plant Staging Area



D. Historical Interpretive Elements



E. Boardwalk



F. Ecological Interpretive Signs



G. Bioswale/Improved Drainage

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



# Japanese Gulch Master Plan

76th Street Trailhead Park



## Inspirational Photos



A. Trailhead Structure



E. Picnic Area



I. Community Garden/  
Native Plant Restoration  
Nursery



B. Parking with Bioswale



F. Bike Dirt Jump Area



J. Arboretum Loop



C. Natural Meadow



G. Natural Play Area



K. Wetland Interpretive  
Area



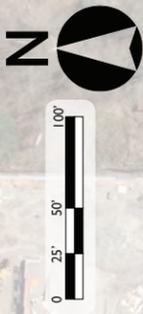
D. Restroom/Storage



H. Bike Rack/Kiosk

**Legend**

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



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

## II. FOREWARD

### History of Japanese Gulch

#### PRE-EUROPEAN SETTLEMENT & LUMBER INDUSTRY

Prior to the European Settlement of Mukilteo, the area was recognized as an area rich with natural foods. With excellent fishing waters, and abundant forest life, Mukilteo was a congregating place of inter-tribal conferences. As George Vancouver's Rose Point became the home to signing of the Point Elliott Treaty of 1855, Mukilteo would see within 50 years a drastic change to the landscape and industry.

With the abundant forests and deep water shores, Mukilteo soon became home to lumber and milling operations. To meet high demand for workers, the Crown Lumber Mill welcomed Japanese Immigrants to the Mukilteo area. Crown Lumber Mill built many houses for their workers including a village area for the Japanese workers. The immigrants embraced their home and built a community center, store, and athletic fields. The Japanese Town was nestled into the north portion of the gulch which led to the name Japan Gulch, now known as Japanese Gulch. The Japanese population of Mukilteo was welcomed into the schools, and many residents worked with the Japanese in reading, and writing. By 1905, Mukilteo saw a population of 200 whites, and approximately 150 Japanese. Eventually the timber within Japanese Gulch was harvested and shipped off.

While northern Mukilteo was developing for the milling and harbor operations, up the hill maintained rural farming characteristics. The site of the 76th Street Trailhead was no exception. At the top of the hill, residents built a Grange Hall on the Einar Enga Family farm to serve as a community center for the rural residents. At this point in history, Mukilteo had three community centers: the Grange Hall, Hawthorne Hall (on 2nd Street which became the Boys & Girls Club), and the Japanese Community Center.

As the Great Depression hit, the Crown Lumber Mill was forced to shut down. Japan Town saw a mass exodus as many sought work elsewhere. Following this mass exodus, Japan Town deteriorated and was eventually reclaimed by nature.

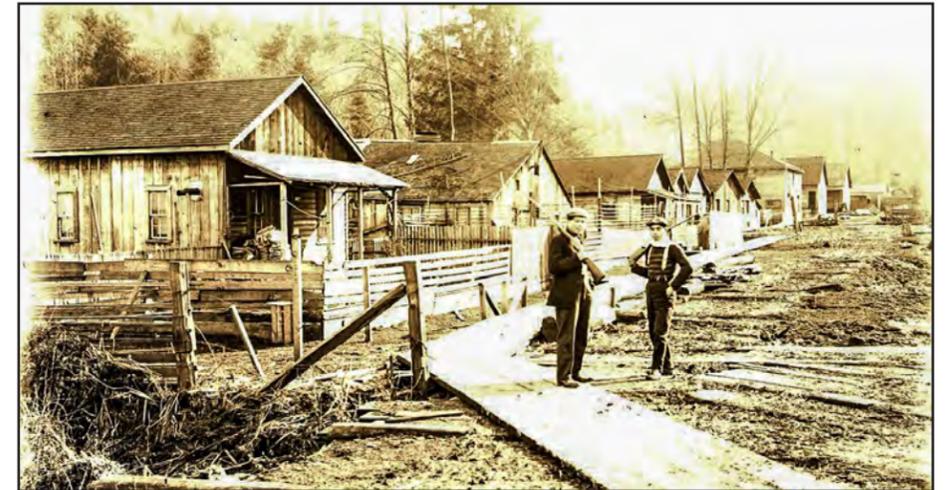
#### MILITARIZATION & EXTERNAL THREATS

The militarization of World War II included Paine Field and Japanese Gulch. Paine Field was a critical defense location to protect Bremerton Shipyards as well as the Boeing plant in Seattle. This militarization ultimately led to development of the U.S. Air Force Tank Farm in 1950 for the fighter squadron stationed at Paine Field during the Korean War. As Paine Field's role in militarization faded and Boeing developed, Japanese Gulch would see a significant change with construction of the railroad during the 1960's.

This railroad line continues to supply goods and materials to and from the Boeing factory. At nearly 4.8% grade, this railroad line is some of the steepest railroad in the country. Not only did the construction of Boeing lead to the construction of the railroad bisecting the gulch into two halves, stormwater revisions altered the direction and rate of flow of Japanese Gulch Stream. This redirection later led to salmon habitat restoration improvements that restored the historic stream channel and added a fish ladder located within the Lower Japanese Gulch portion.

For many years, Japanese Gulch seemed destined to be used for an alternative bypass connection to the waterfront. Designed as a ferry access route, Japanese Gulch would have functioned as a highway for individuals traveling to and from the waterfront alleviating pressure on the constrained Mukilteo Speedway. The alignment connected SR 526 to a relocated ferry terminal. Identified for many years in Mukilteo Comprehensive Plan from 1970 through 2010, the policy was eventually abandoned with the adoption of the 2011 Comprehensive Plan Update.

While some property was privately owned and poised for industrial development, many individuals explored the area and created trails, bike routes, and recognized the area as a critical park for Mukilteo and the region. The last era of Japanese Gulch's fate was reached following a grassroots effort for the preservation of Japanese Gulch.



The image above showcases the linear village development with a wooden boardwalk providing easy passage.



The structures of the village utilized local materials, including most likely cedar roof milled at Shingle Mill Beach now known as Edgewater Beach.

## Japanese Gulch and City of Mukilteo

During the economic boom of the 2000s, an external threat of an industrial development sparked a grassroots movement to preserve Japanese Gulch. The City at the time only owned approximately 20 acres of Japanese Gulch. Over the course of five years, the City purchased an additional 123 acres to the current size today, 140 acres. The last purchase of 98 acres may be considered the most important purchase to date due to the connectivity provided and the land use easement placed on the property.

The purchase history of Japanese Gulch represents two distinctive possibilities for Japanese Gulch, the first being the development of the alternative ferry highway and the second being for recreation and preservation. The initial purchases prior to 2001 were strategic to leverage funding for the construction of the alternative ferry highway. These purchases were an attempt to demonstrate the City's commitment to this alternative access project.

The next round of purchases began in 2009 with the purchase of the 'Precht' property or the 76th Street Trailhead. This property was purchased by the City to develop ball fields for improved organized recreation programming. Interestingly enough, this would be the second time that the City of Mukilteo would utilize this land. Following the closure of the Highland Memorial Park, the site would be occupied by the Mukilteo Police Department. Shortly after the purchase of the property, a group of avid gardeners petitioned the City to allow a Community Garden to be established. This was agreed to on a 'temporary' basis.

In 2012, the City was approached by another group of interested individuals to establish the Tails and Trails Dog Park located in the present location at 5th Street. Unlike the Community Garden, this park was to remain permanent. During the initial conversation about the maintenance and operations, the volunteer group identified that it would be a volunteer park. Over the years, the volunteer group dwindled and the City took over the maintenance and operations of the park. This is an important historical note to consider as the Japanese Gulch area is focused on utilizing the support from volunteers.

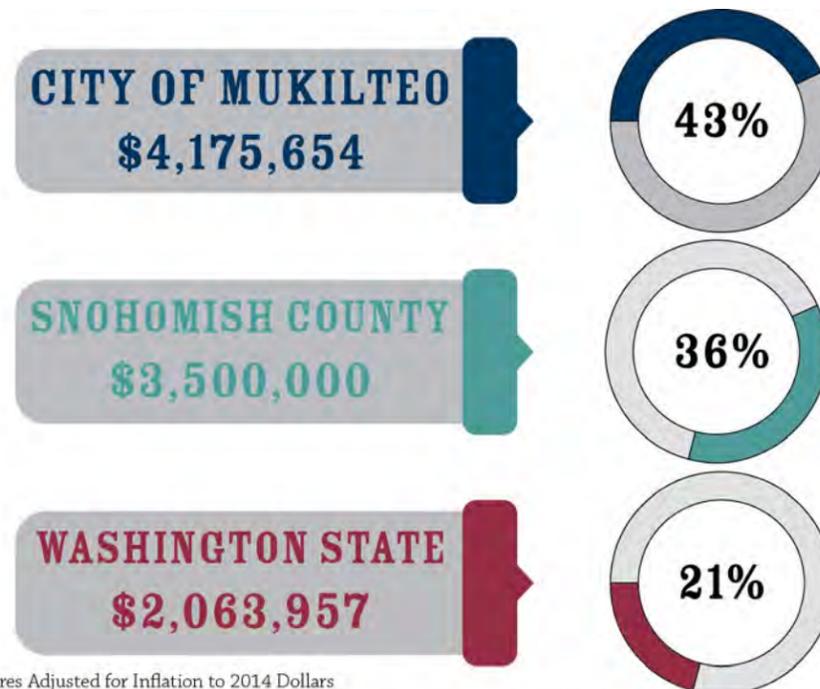
### PURCHASES & FINANCIAL SUPPORT

The initial Japanese Gulch purchases were started as fully funded purchases by the City of Mukilteo. But as the direction of an alternative ferry highway moved towards recreation and preservation, additional funding agencies contributed to assist in the preservation of this land.

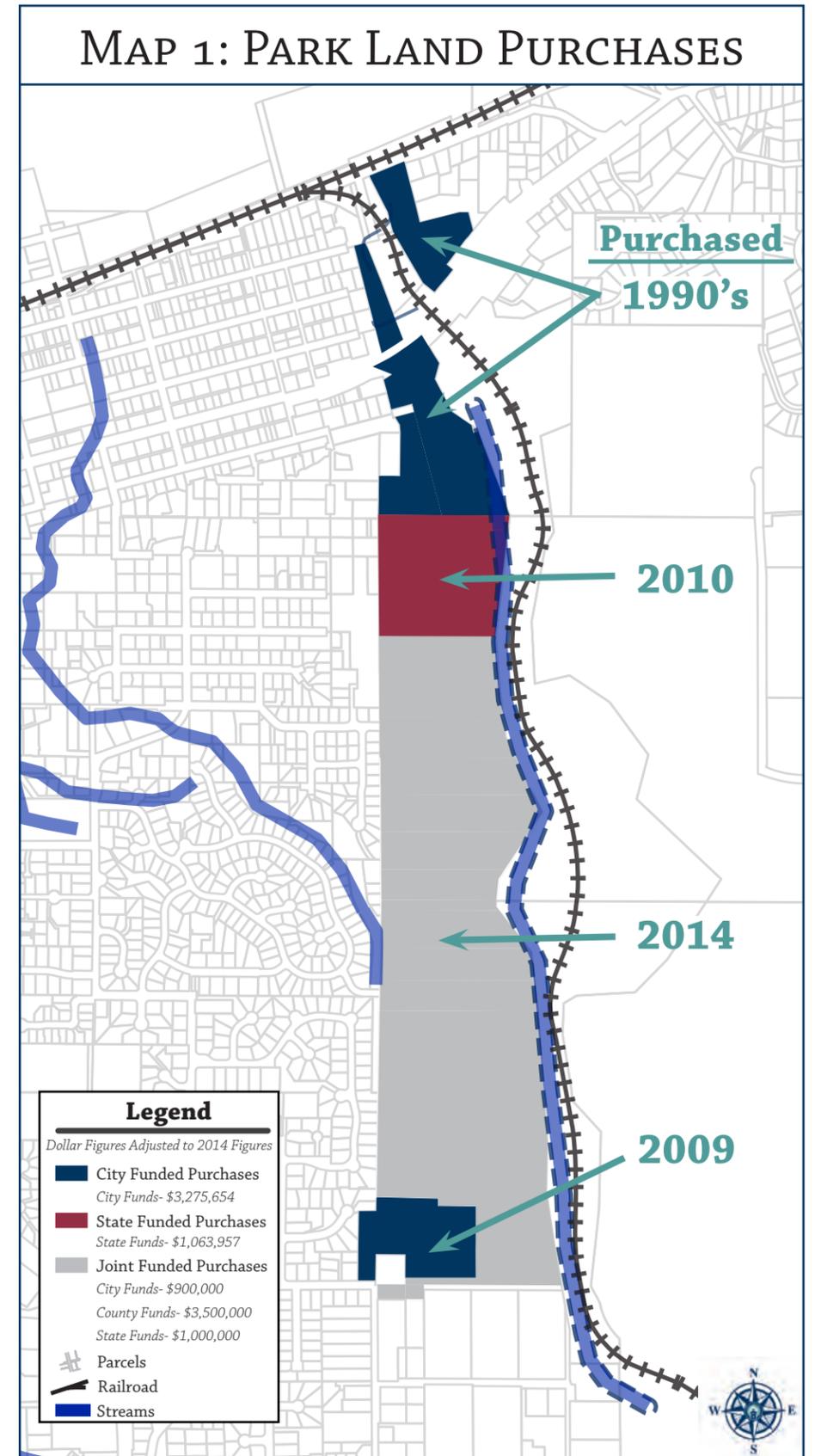
The support to raise awareness to preserve 'The Gulch' was led by a strong community grassroots effort which developed into the Japanese Gulch Group. The grassroots effort led by Japanese Gulch Group continued to raise the awareness for external funding which concluded in the preservation and conservation of Japanese Gulch.

The last purchase of 98 acres created the continuous connection between the 76th Street Trailhead, and the 5th Street Area parcels. This last purchase was made possible by the Snohomish County Conservation Futures and Washington State. This contribution included a land use restriction designation to be placed on the property to ensure the property be used for passive recreation uses only. This limitation is further discussed on page 18.

Below is a breakdown of the financial contributions from City, County, and State in 2014 inflation adjusted figures. It is important to recognize that while Japanese Gulch is owned by the City of Mukilteo, there were many contributing tax payers beyond Mukilteo that made the purchases and preservation possible.



\*Figures Adjusted for Inflation to 2014 Dollars



# III. MASTER PLANNING PROCESS

## Master Planning Process & Vision

The process of developing a master plan is a holistic and comprehensive process. The Japanese Gulch Master Plan incorporates public outreach, vision, preferred alternatives, critical areas, design, historic significance, public safety, maintenance and operation costs, park uses, and parking into a cohesive document that is approved by City Council. Due to the complexities and depth of information associated with this project, the City of Mukilteo contracted with Barker Landscape Architects of Seattle to provide assistance in drafting the Master Plan.

### WHY ARE WE HERE?

Japanese Gulch has very significant cultural ties to the community. Ranging from the Japanese Town of the Crown Lumber Mill to the Community Grange Hall, Japanese Gulch provides an opportunity for our vibrant community to have an ‘urban escape’ and experience nature within minutes of the neighborhoods. In order to collectively reach a long-term vision for how the area should function in the future, the City of Mukilteo utilized a master plan process. This process included several key stages to reflect the community’s values that were identified through various forms of public outreach that included focus groups, surveys, community meetings, and other forms of outreach.

### VISION

To establish a well-rounded demographic of the different user groups of Japanese Gulch, Mayor Gregerson appointed a Japanese Gulch Subcommittee to assist City Staff. The Subcommittee ensured the master plan was developed to reflect the community values as well as provide a depth of perspective regarding the plan development.

At the initial meeting, the Subcommittee identified that due to the lack of formalization of trails, many users found it easy to get lost within Japanese Gulch. Also, because these trails and bike facilities were constructed organically, there were portions that cut through critical areas. The Subcommittee also identified that Japanese Gulch must be an area preserved for sustainable use for generations to come.

The basis of sustainable use for future generations is reflective of the Japanese Gulch Master Plan Vision Statement that focused on the protection & preservation of Japanese Gulch while allowing human interaction with nature. By using a vision statement, the Subcommittee members were able to reflect and ensure that each decision was implementing the identified vision. This allowed the Subcommittee to rationalize decision making when two or more parties disagreed.

### JAPANESE GULCH MASTER PLAN VISION STATEMENT

**PROTECT & PRESERVE THE NATURAL INVENTORY 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; AND**

**ENCOURAGE STEWARDSHIP AND COLLABORATION BETWEEN ALL PARTIES**

While the vision statement provided a basis for the preliminary design, the preferred alternative must also be concurrent with the Goals to Achieve a Livable Mukilteo as identified in the 2015 Mukilteo Comprehensive Plan. Following the initial design phase, City Staff and Barker Landscape revisited the Vision Statement and introduced the Goals to Achieve a Livable Mukilteo to the Subcommittee which provided additional context to generate the Preferred Alternative.



## Natural Inventory

The master planning process is predicated on understanding the nature of the environmental limitations and constraints. In order to understand these environmental limitations, a natural inventory was collected to establish a plan that maintains environmental suitability. Environmental suitability is used to analyze physical limitations and contributing factors that include wetlands, waterways, vegetation habitats, soil types, and topography. Through the identification of the environmental constraints and limitations that exist in Japanese Gulch, the master planning process identified where and how visitors to the gulch can interact with nature in a sustainable fashion.

### WETLAND & HYDROLOGY

Japanese Gulch has several types of wetlands including depressional and sloped wetlands. As evident within a macro-perspective, the wetlands within the Japanese Gulch provide clear linkage to the waterways downstream including Brewery Creek as well as Japanese Gulch Creek. While both of these waterways were significantly altered with the surrounding development, the wetlands within Japanese Gulch provide significant filtration and habitat for the environment.

As noted in the 2009 Wetland Report by Wetland Resources, these wetlands appear to be supplied by high groundwater in combination with precipitation and overland flow. Due to the organic development of the existing trails, some trails cut through portions of wetlands and/or wetland-buffers. Measures may be needed to ensure that the wetlands are protected. While some may see certain wetlands as a ‘mud hole’, wetlands protection was incorporated into the overall design to recognize the beauty of the habitat.

### HABITAT & VEGETATION

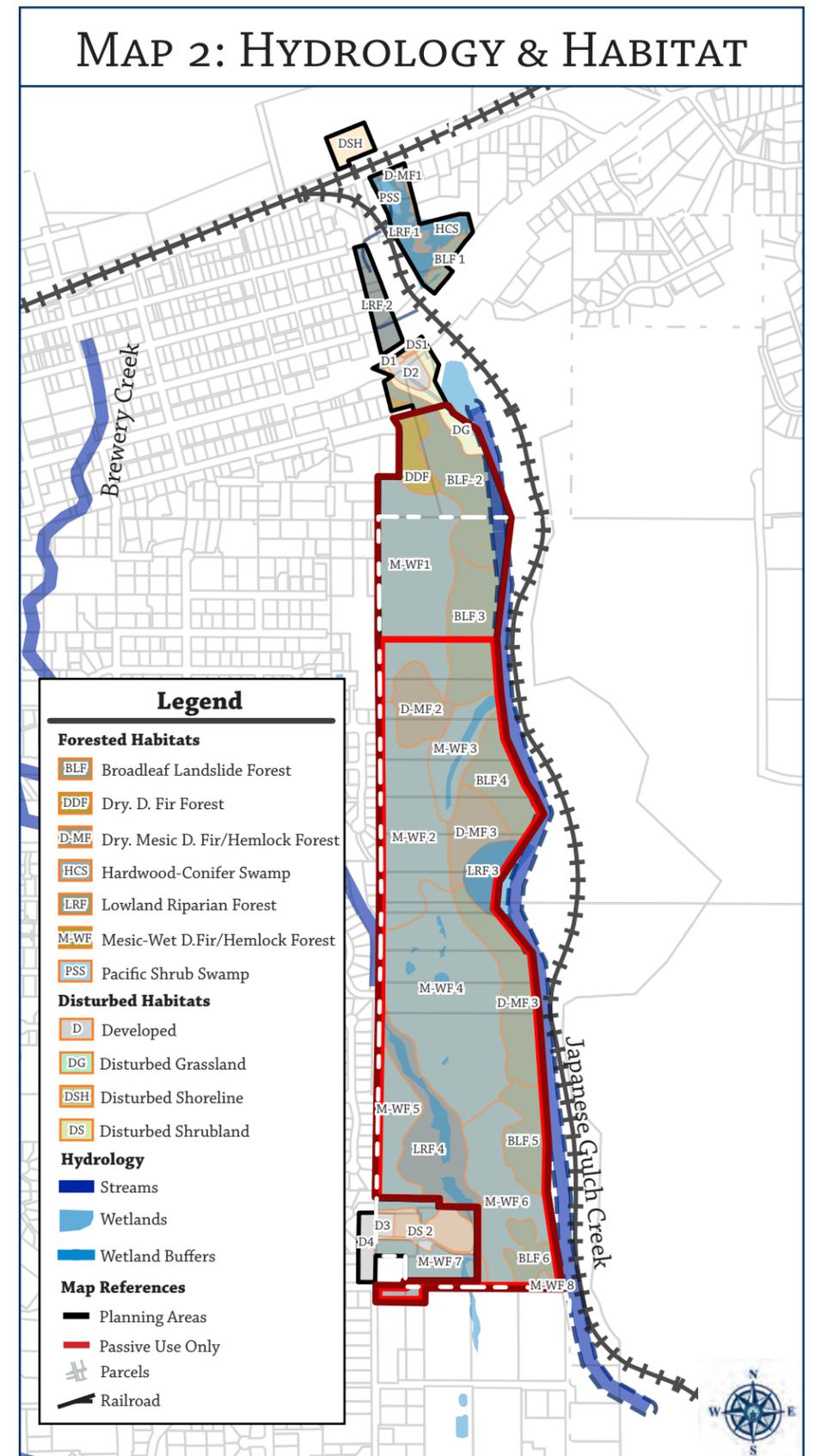
In October 2014, the City of Mukilteo contracted with EarthCorps to conduct a natural resource inventory. This report provides specific information regarding the current health, structure, and function of the forests and natural areas that make up the Japanese Gulch Property. This thorough understanding of the existing conditions provides the City with baseline information that can be used to track and monitor changes to the

area over time and provides information to help make informed decisions about the area. This report identified several important takeaways, but three key items stand out above all else:

1. JAPANESE GULCH GENERALLY REPRESENTS A VERY HEALTHY URBAN FORESTED SYSTEM.
2. THE BIGGEST THREAT TO THE HEALTH AND FUNCTION OF THESE FORESTS IS THE CONTINUED SPREAD AND INTRODUCTION OF NON-NATIVE INVASIVE PLANT SPECIES.
3. WESTERN LOWER GULCH (LRF 2) SHOULD BE PRIORITIZED FOR RESTORATION AND MAINTENANCE.

The Natural Inventory identified non-native invasive plant species as the biggest threat to the health and function of the forest. Areas with non-native invasive species are primarily located near the trailheads and within areas of disturbance as identified in the map to the right and include the former Highland Memorial site and the Dog Park. The three main areas that have significant concentration of invasive species include: Dog Park, Lower Japanese Gulch, and the 76th Street Trailhead. Through mitigation efforts, these areas can limit the overall threat to rest of forest. One opportunity to eradicate the invasive species at the 76th Street Trailhead is to ‘redevelop’ the area of concentration of invasive species to support a park.

This report also identified habitat areas of slide activity that included the Broadleaf Landslide Forest (BLF) that encompasses much of the eastern slope of the upper gulch area. This area is less suitable for sustained trail development that would be consistent with the use of a Mountain Bike Oriented network. Through the habitat analysis, a separate area the Dry-Mesic Douglas Fir/Hemlock Forest area was identified as more stable. This area can naturally support and is more suitable for a trail network oriented towards Mountain Biking. See Map 2: Hydrology & Habitat to the right, or the Natural Inventory in Part Three: Appendix XII.



## Trails & Topography

Japanese Gulch Users were exploring the area for many years, even as the property was privately held. The area began to see the development of trails that ultimately allowed users to connect (down) to 5th Street. The majority of these trails developed as a reaction to topography in the area, and this inventory recognized that the trail development and topography must be reviewed together. The inventory was completed by combining two different datasets from City Staff and from an avid hiker.

The topography of Western Japanese Gulch exhibits a large area of relatively flat portions within the Upper Japanese Gulch area that is bordered to the east by a steep slope. As many of the trails within this flat portion weave across the area, the 'ridge' trail borders the top of the slope. Towards the northern portion of this area, additional gullies and ravines exist that forced the trails to develop additional switch backs. The vast majority of the existing switch back trails ultimately cross property lines to the BNSF Roadway. While the BNSF Roadway is on private property, many users continue to utilize this trail connection.

In general, the trails are composed of organic matter and some trails have altered the natural drainage flow of the site. Some trails act as 'the path of least resistance' and water flows on these trails during the rainy season. This led to some significant erosion due to prolonged water-cutting. Naturally, users attempted to walk around mud puddles, and over time, these puddles expanded to encompass much larger locations. Ultimately, long term trail maintenance will aid significantly in the reduction of erosion and provide locations for additional trails consistent with the topography.

In the middle of this page is a three-dimensional depiction of the existing trails utilizing Google Earth. This image illustrates the steep topography and the switchback trails that resulted through organic-exploration.

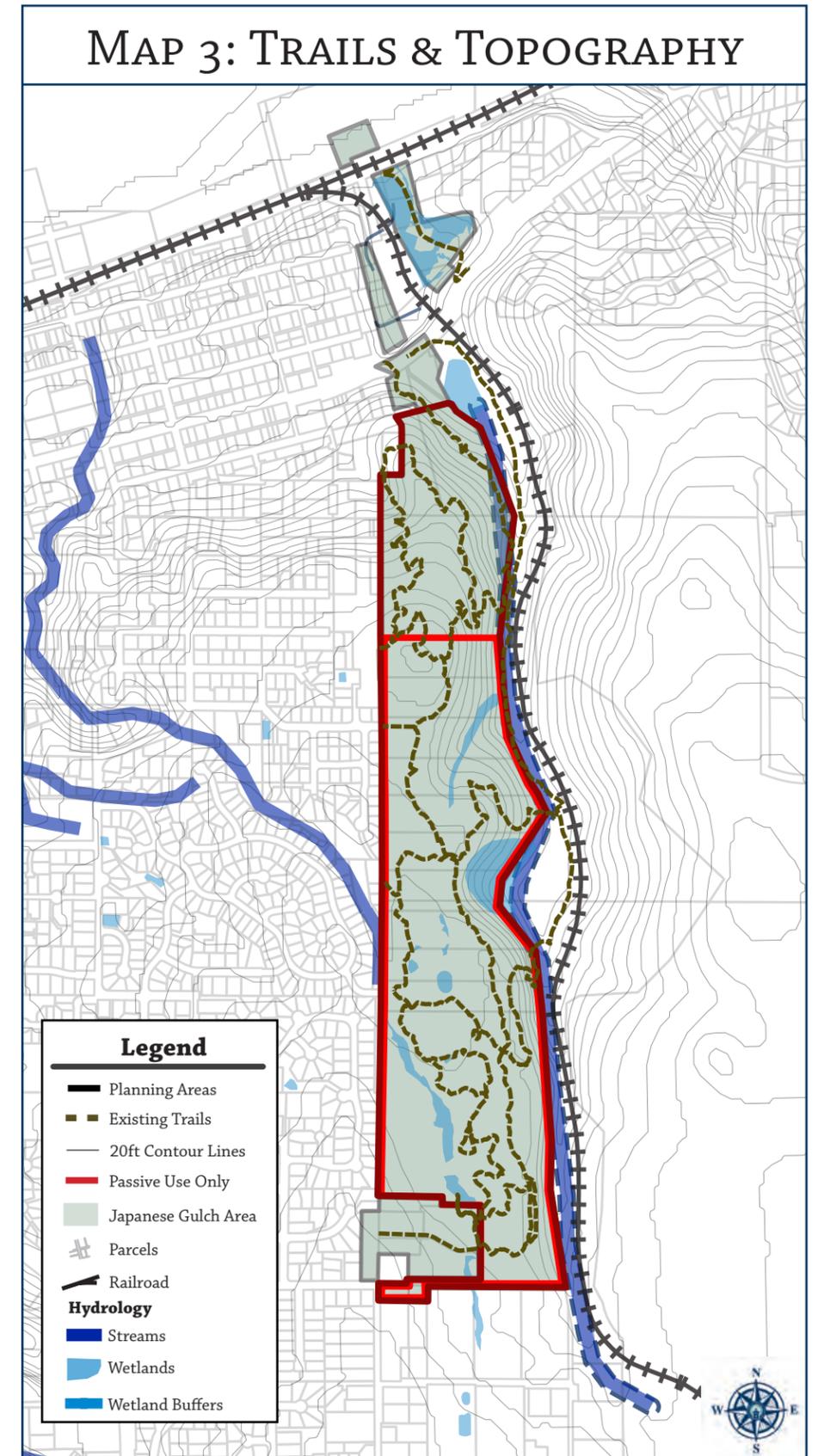
The right side of the page includes an existing trail map of Japanese Gulch with contour lines further illustrating the top of the steep slope.



The image above illustrates the extensive trails (pink) switchbacks that were created due to the steep slope of the gulch and that also lead off property (red).



The image above is of a trail of switch backs that is in relatively good shape. Constructing and maintaining trails on a hillside that experiences landslides is extremely challenging and must recognize design limitations.



# IV. DESIGN ALTERNATIVES

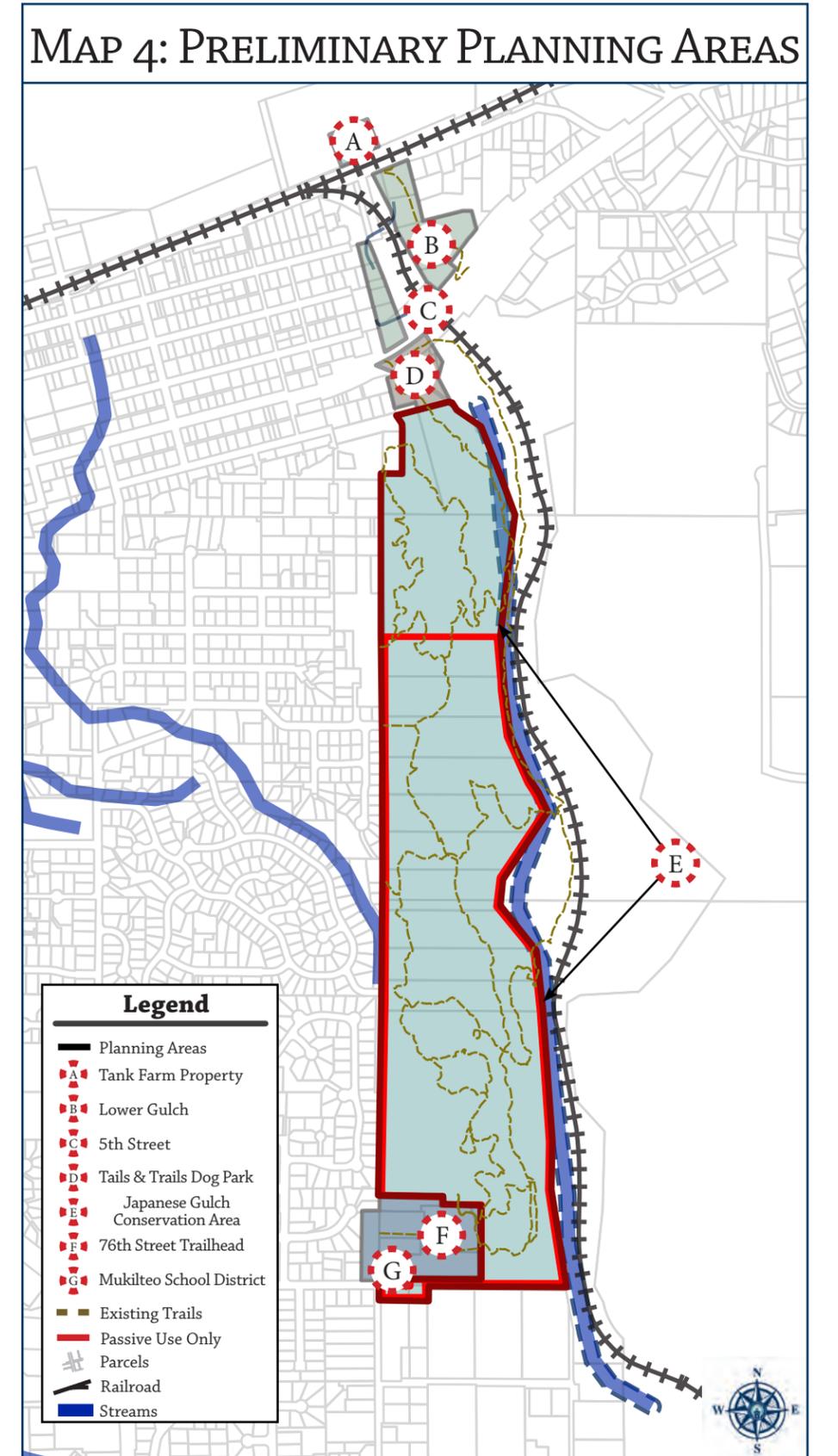
## Design Development

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. Tails and Trails Dog Park
- E. Japanese Gulch Conservation Area
- F. 76th Street Trailhead
- G. Mukilteo School District Property
- H. Overall Trail Layout



## Tank Farm Property - Japanese Gulch Creek Park

The adoption of the Downtown Waterfront Master Plan identified the Tank Farm Property and provided project concepts. The Japanese Gulch Master Plan recognizes that the connection to this area of the Tank Farm, or Japanese Gulch Creek Park, is a vital connection to the waterfront from Japanese Gulch. The adopted Downtown Waterfront Master Plan identified that the project concepts should include:

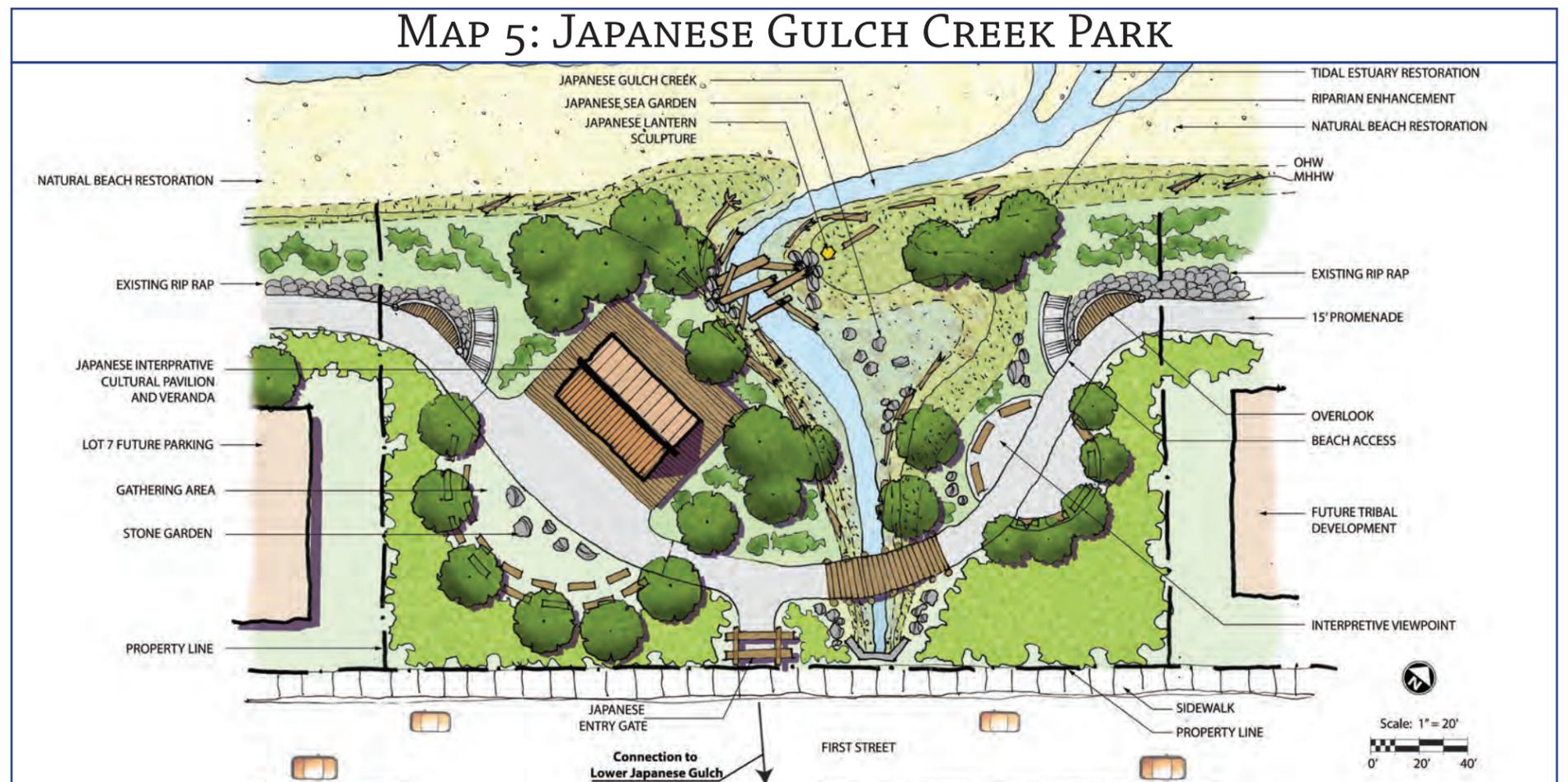
- 15' wide promenade with softer natural materials
- Beach Access
- Daylighting of Japanese Gulch Creek
- Cultural[ly] Themed Viewpoint
- Estuary
- Beach Enhancement[s]

### DECISION MAKING PROCESS

Through the Cultural Planning approach of the Japanese Gulch Master Plan, the Subcommittee identified that the Japanese Gulch Creek Park is consistent with the significance of the 'Gateway to Sea, Gateway to Land' concept. This proverb correctly represents the historical significance of the location related to the Native Americans, logging industry, militarization, industrial manufacturing, and connecting neighborhoods to the waterfront. Perhaps the greatest representation of the gateway is the salmon traveling to and from this habitat for spawning.

To ensure that this gateway and path to and from the waterfront district is not inhibited by the barrier of the railroad, the preferred alternative for Japanese Gulch Master Plan must ensure a clear and safe pathway to the trailhead of Lower Japanese Gulch. This clear pathway may be complemented by integrated artwork or other simple wayfinding opportunities to provide users a safe route at the Mt. Baker railroad crossing.

The public opinion of the Tank Farm Property was addressed in the Downtown Waterfront Master Plan process and was confirmed through the clear desire of the daylighting of Japanese Gulch Creek in the Dot Exercise. Additional information on Public Outreach can be found in Appendix XI.



### PROJECT CONCEPTS

The Preferred Design Alternatives for the Tank Farm Property - Japanese Gulch Creek Park should include the following project concepts:

1. Concurrency with Downtown Waterfront Master Plan;
2. Cultural recognition of the proverb 'Gateway to Sea, Gateway to Land';
3. Safe and clear crossing at the Mt. Baker Railroad to Lower Japanese Gulch potentially through the use of wayfinding, artwork, and signage.
4. Cultural transition from a waterfront district to an area inspired by the Japanese immigrants of Mukilteo.



One example of pathway definition & wayfinding.

Riverfront Park, Spokane, WA

## Lower Japanese Gulch Park

The area known as Lower Japanese Gulch is an area of historical significance and has significant environmentally critical areas. This area has some of the first properties purchased by the City with BNSF bisecting the area. The primary focus of proposed improvements is on the eastern portion of the property to provide connection from Japanese Gulch Creek Park & Mt. Baker Railroad Crossing to 5th Street. Culturally, this area provides opportunities for reflection of the Japanese Immigrants and the cultural importance of salmon within the Puget Sound.

### DECISION MAKING PROCESS

As Lower Japanese Gulch provides connection between the Japanese Gulch Creek Park and 5th Street, the Subcommittee determined that this area must be an area of 'high accessibility'. To ensure that the area is utilized by as many user groups as possible including those who have limited mobility. The Subcommittee confirmed that a long-term boardwalk project, to provide a loop to the existing Fish Ladder will provide a suitable walking path for several users as well as provide opportunity for educational outreach. The boardwalk concept received 65% 'Like It' with an additional 21% as 'Neutral' from the April, 2015 Online Survey.

One of the dichotomies that existed within the public opinion included the concept of mixed use trails and separate use trails. The differing opinion on this matter expanded into the Lower Gulch's trail where a larger variety of users may be present than in the Upper Gulch. The Subcommittee determined that this area should be a pedestrian-oriented area with bike allowances. This would include utilizing trail design to control speed. By utilizing the pedestrian-orientation concept, the trail would not restrict bicyclists from using the path, but provide environmental controls to mitigate user-conflict.

The Subcommittee was concerned with the possibility of over pronunciation of the Japanese Culture that could remove the natural beauty of the Lower Gulch. The Subcommittee identified that the integration of the Japanese Immigrant history must be focused on minimal design for high impact such as branding within trail markers and similar 'touches' of character. When implementing the branding pieces and contributing elements of the

Japanese Cultural, the boundaries of the interpretive work should extend beyond Lower Japanese Gulch and include Japanese Gulch Creek Park.

The Western Property of Japanese Gulch is the area of the 'biggest bang for the buck' with regards to habitat restoration. The Natural Inventory Report, October 2014, identified that this area has some of the highest invasive species concentrations. "Because of the high value in-stream habitat, this area should be prioritized for restoration and maintenance in order to both increase and maintain the habitat but also to maximize the value of the recently completed restoration efforts" (EarthCorps, 2014). Additional considerations in the future may require some area for native plant restoration staging area in an effort of support the Western Property.

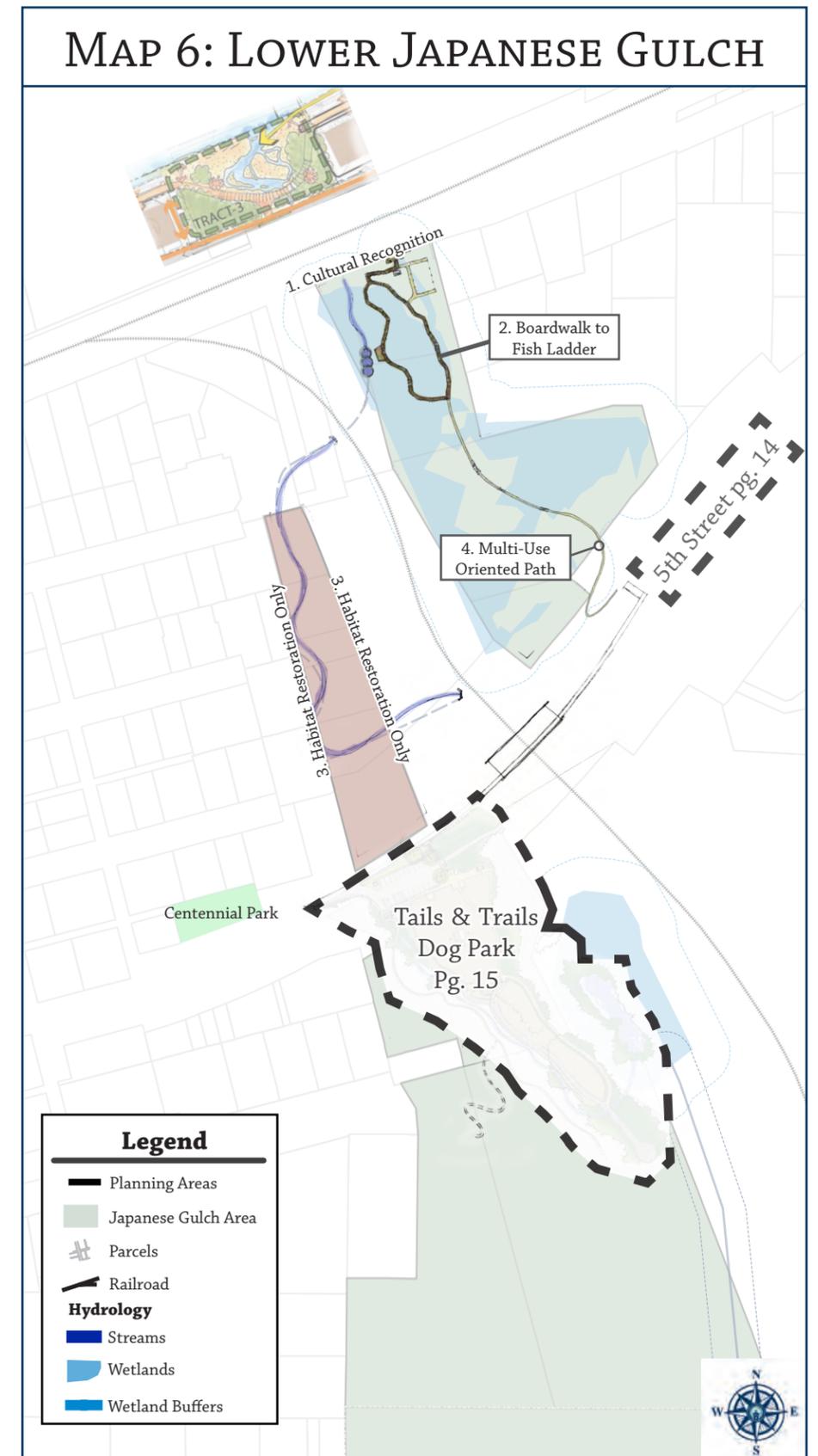
### PROJECT CONCEPTS

The Preferred Design Alternative for the Lower Japanese Gulch should include the following Project Concepts:

1. Cultural recognition of the Japanese Immigrant History, but balanced within the natural beauty of the environment.
2. Trail design and layout must be highly accessible including a boardwalk loop trail connecting to the Fish Ladder.
3. Western Property shall be designated as 'Habitat Restoration' with access limited only for vegetation management and monitoring.
4. Lower Gulch will be Pedestrian-Oriented with allowances for bicyclists and encourage speed control.



Existing Fish Ladder in Lower Japanese Gulch



## 5th Street

5th Street is a primary gateway into Mukilteo. This street segment has the opportunity to provide a safe route over the railroad to connect the Tails and Trials Dog Park to Lower Japanese Gulch Park. Currently, the railroad appears to most users as the natural pathway to connect to the Lower Gulch which results in trespassing on the railroad property as well as putting users at risk. To provide a safe and long term connection away from the railroad, 5th Street must have pedestrian improvements to naturally encourage users away from the underpass. It is a vital link to ensure safety along our railways.

### DECISION MAKING PROCESS

The intent of this Master Plan is not to design or evaluate the design of 5th Street, but rather support concepts that should be reviewed when the Transportation Plan or other roadway improvements are designed or reviewed. The outcomes necessary for the linkage between the Lower Gulch and Dog Park include:

1. Safe mid-block crossing to Lower Japanese Gulch and Centennial Park.
2. Provide traffic calming to naturally enforce a 25 MPH speed limit.
3. Introduce CPTED (Crime Prevention through Environmental Design) to increase safety and security.
4. Pathway improvements including potentially adding bike lanes, sidewalks, landscape buffers, and art.

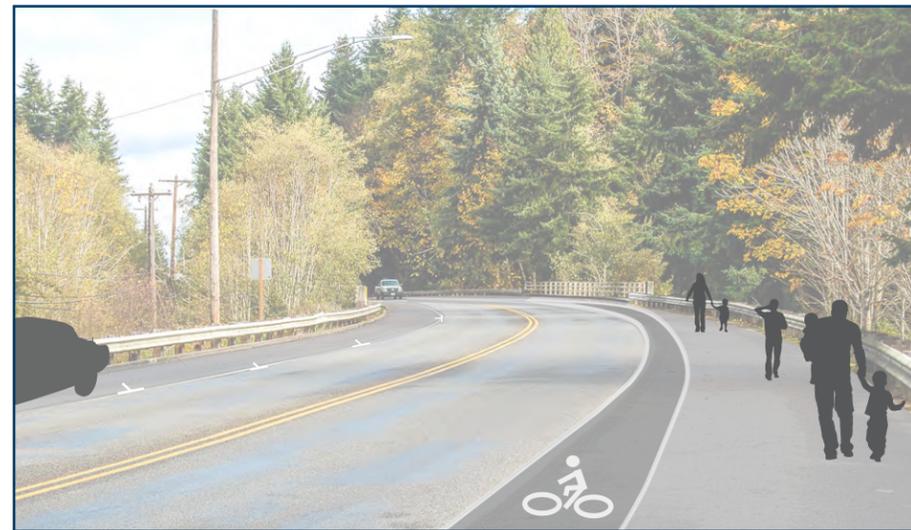
Several of the components listed above are interrelated and ultimately improve the safety of people traveling along 5th Street between the Lower Gulch and the Dog Park. Providing a mid-block crossing with bulb-outs creates a visual constraint for drivers and can naturally slow drivers. CPTED principles of natural surveillance are achieved by creating on-street parking as well as sidewalks and pedestrian pathways. Other components the Subcommittee felt were important to provide additional traffic calming included the opportunity for roadside artwork that reflects the heritage of Old Mukilteo and the Lumber industry, and extension of the 25 MPH speed zone to the Mukilteo City Limits. The public opinion of a roadside-trail was supported as 69% 'Like It' with an additional 19% 'Neutral' from the April, 2015 Survey.

5th Street may also have capacity for on-street parking that can provide traffic calming, and increase available parking opportunities for users of Lower Japanese Gulch, the Dog Park, and Upper Japanese Gulch. The roadway width and configuration provides many opportunities for traffic calming for little cost.

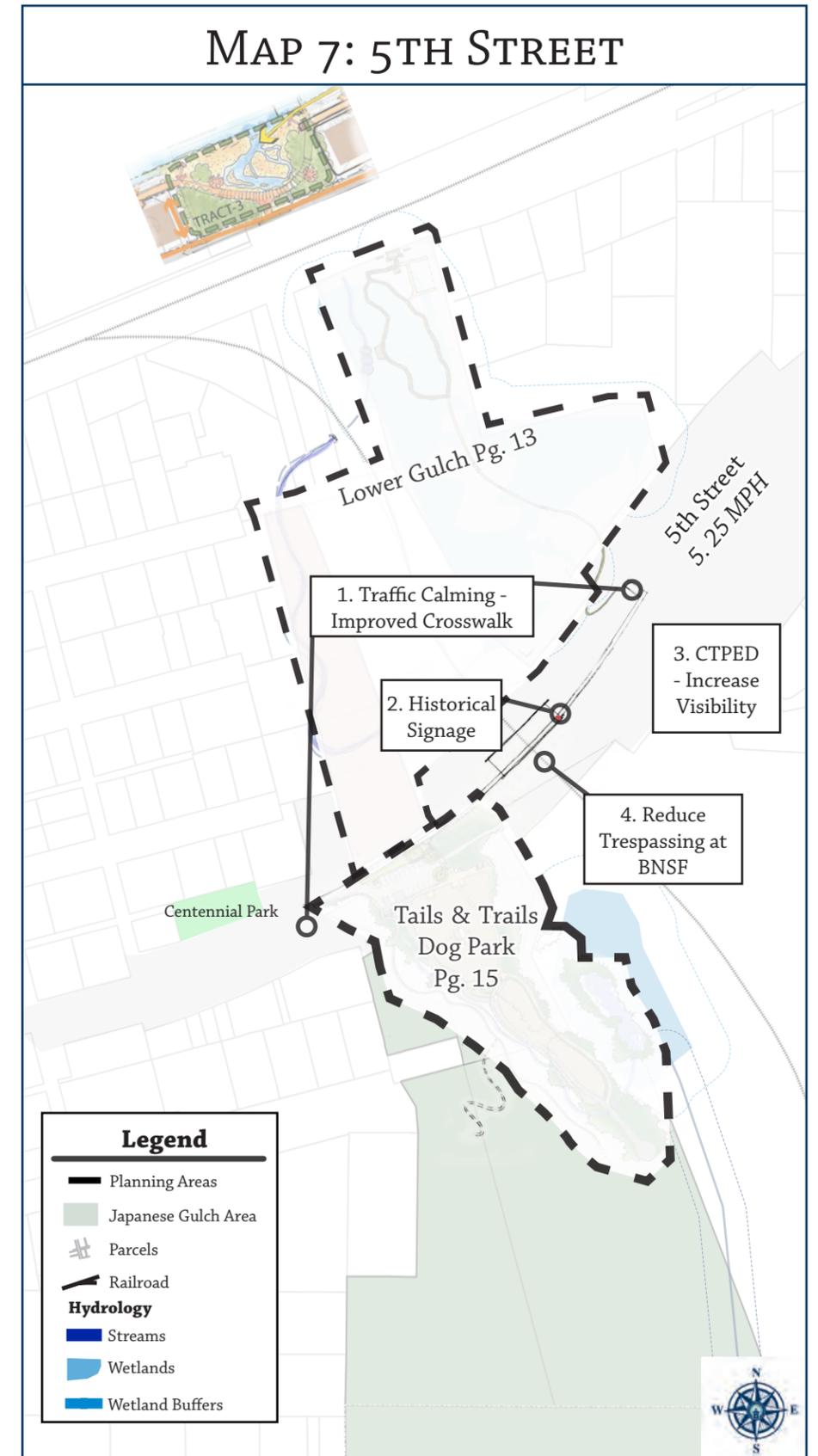
### PROJECT CONCEPTS:

The Preferred Design Alternative for the 5th Street Connection should include the following Project Concepts:

1. Introduce Traffic Calming through a diverse range of techniques that may include flashing crosswalk, bulb-outs, raised crosswalks, on-street parking, and artwork.
2. Provide cultural history of the 'Road to Everett', development of 5th Street Bridge, and railroad up to Boeing.
3. Improve safety through implementation of CPTED principles.
4. Reduce illegal usage of BNSF property and improve railroad safety.
5. Reduce speed limit to 25 MPH at Eastern City Boundaries.



The image above includes a simple and inexpensive implementation of a bike-lane with on-street parking that provides connection to bike lanes within City of Everett while providing a buffer for pedestrians along 5th Street. Additional projects could include a raised walkway or landscape planters.



## Tails & Trails Dog Park

The Tails & Trails Dog Park is one of the two Primary Entrances to Japanese Gulch. This entrance provides access to the dog park, but also allows hikers and bikers to access the trails in the Upper Gulch portion. Located along 5th Street, this site has the opportunity and capabilities to buffer and transition higher impact park uses from the passive uses located in Upper Japanese Gulch.

### DECISION MAKING PROCESS

As a primary entrance, the Dog Park design included practical and pragmatic elements such as parking, restrooms, and other park amenities to ensure the area can sustain year-round use. The practical and pragmatic design reflects the Japanese Culture and emulates the proverb 'Everything has a Purpose'. To demonstrate the Cultural Story of Japanese Gulch, the influences within the Dog Park should transition from a Japanese History of the Lower Japanese Gulch to the Lumber Industry culture. Such design aspects may include continuing heavy timber construction for architectural inspiration.

The Subcommittee identified that restroom facilities should be located at the Dog Park location and not at neighboring Centennial Park for convenience. While water and sewer facilities are limited at the site, the Subcommittee identified that other opportunities such as 'pump and dump', or compostable toilets should be pursued until water and sewer services are available. A restroom facility at this location, the 76th Street Trailhead, and Edgewater Beach will provide three restroom facilities over approximately 2 miles of distance.

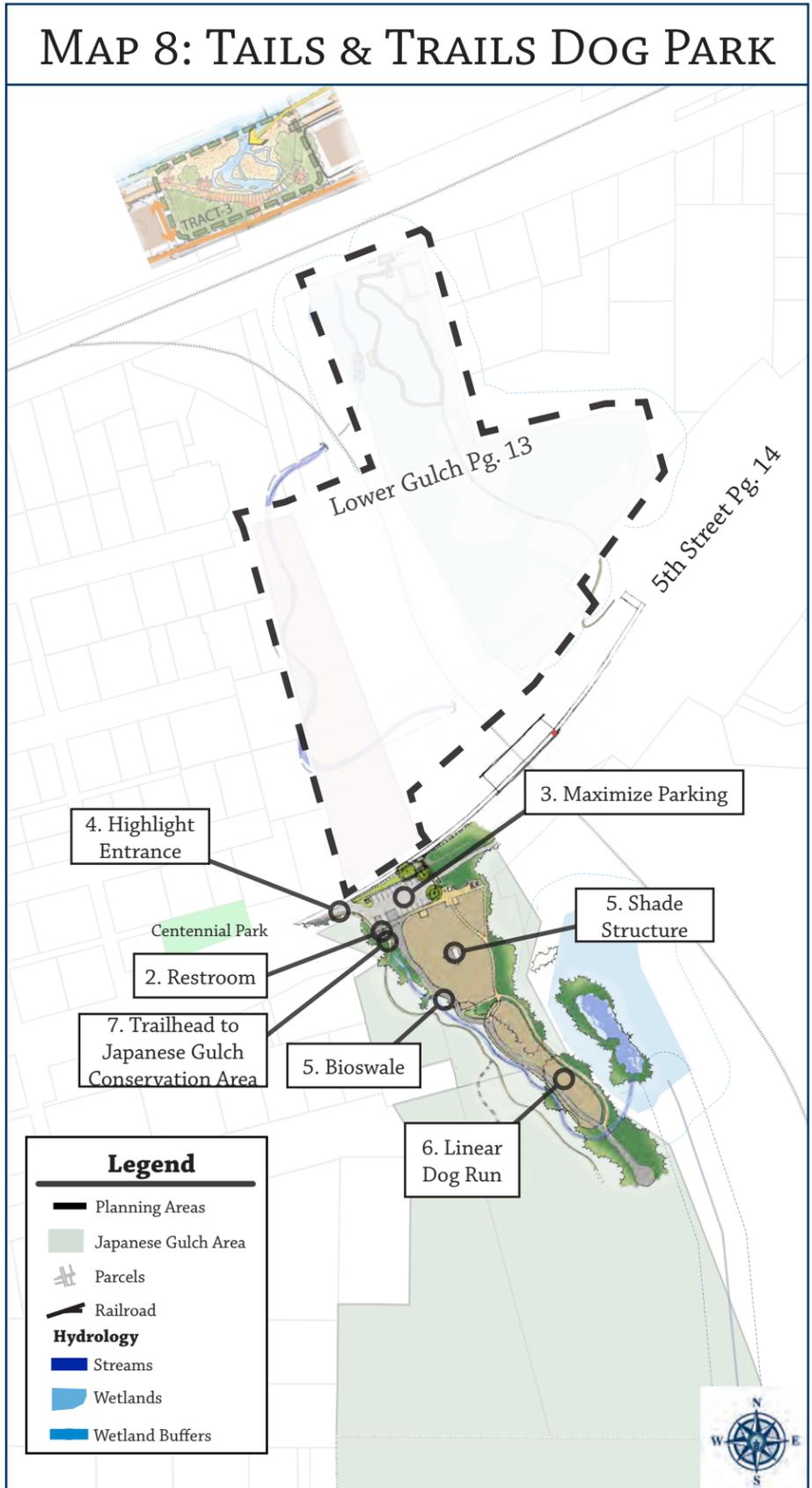
The major modifications of the Dog Park identified by the Subcommittee include the addition of a linear dog run and improved drainage to the dog play areas. The linear dog run will provide longer distances for throwing and fetching. Maintenance access to and from the linear dog run can be accomplished by gates at either end. Drainage amendments will help prevent the 'mud hole' that currently exists during the rainy season. The ultimate goal is to allow the Tails & Trails Dog Park to be a year-round facility.

### PROJECT CONCEPTS:

1. The Tails and Trails Dog Park should provide pragmatic architectural characteristics to embrace 'Everything Has a Purpose'.
2. A restroom facility should be located at the Dog Park with interim facilities until water and sewer services are available. Additional facilities such as water fountains, dog wash stations, and dog fountains should be considered and use only potable water.
3. Parking facilities should be formalized and maximized to support use as a Primary Trailhead.
4. Additional signage or branding should be installed to highlight the Dog Park and improve the location as a functional place of recognition.
5. The Dog Play Area renovations should include drainage amendments such as bioswale, and a shade structure(s) to encourage year-round usage of the park.
6. A fenced linear dog run should be utilized within a maintenance path with a gate at both ends.
7. Trailhead Structure and Kiosks should identify entrance to Japanese Gulch Conservation Area.



The image above is a rendering of existing conditions with a paved parking lot. Additional projects include formalizing ADA parking, adding a Fire Truck Turnaround, and connection to a maintenance path.



## Japanese Gulch Conservation Area

Upper Japanese Gulch is a literal name of the area up the hill from the Dog Park. The area is comprised of 125 acres with various terrains and borders several neighborhoods. Trails, wetlands, and steep slopes make this area a destination for local hikers, bikers, and dog walkers. With the recent purchase of 98 acres, this area includes a conservation easement that limits the development of the site. Much of this area is restricted to only 'Passive Uses' which played a significant role in the vision of the Upper Japanese Gulch. 'Passive Uses' refer to the impact of the use. Uses such as single track mountain biking, dog walking, running, hiking, and similar activities have a relatively low impact on the environment and are considered 'Passive'. Uses such as a BMX Pump Track, Frisbee Golf, or Ball Fields are not considered 'Passive Uses' and are prohibited in the 98 acre tract. This portion of the Master Plan is dedicated towards the Upper Japanese Gulch, but additional information on trails, trail uses, and off-leash dogs can be found under 'Overall Trail Plan'.

### DECISION MAKING PROCESS

The story of Japanese Gulch within the upper portion is mixed with the Native American, logging and Japanese Immigrant cultures. The appropriate reflection of the different cultures should be further researched, but could include some interpretive signage to explain the rich history of the area. The history of logging is an example of limited implementation as many existing stumps still show cuts for the spring boards used years ago to harvest the lumber.

Upper Japanese Gulch provides refuge from urban life and allows individuals to experience nature quickly and easily. This was one of the many reasons that funding from Snohomish County Conservation Futures was available and created the Conservation Easement establishing the 'Passive Use'. In order to continue this focus, the Subcommittee identified that this is the area of Japanese Gulch for solitude and preservation. The Subcommittee identified that the Upper Japanese Gulch should be subject to the restrictions of the conservation easement ('Passive Use'). This action maintains regulatory authority to prohibit park uses that may not promote conservation, as well as clearly designates the entrances to the Conservation Area.

The uses in Upper Japanese Gulch provide pathways for users to bike, walk, run, and hike to and from the waterfront. In order to further provide for greater accessibility, a regional trail for commuting purposes may be necessary. The Subcommittee identified the goal to have natural trail surfaces. These trails are explained within the trail layout on page 21. In Upper Japanese Gulch, certain uses such as a Dirt Jump Bike Course are prohibited. While a previous pump track existed in the Upper Gulch, no 'grandfathering' existed with regards to the establishment of the conservation easement. The previous location of this track was partially located within a wetland buffer, and restoration efforts have begun.

'Take Nothing but Photos, Leave Nothing but Footprints' is the best representative statement for users to embrace with this area.

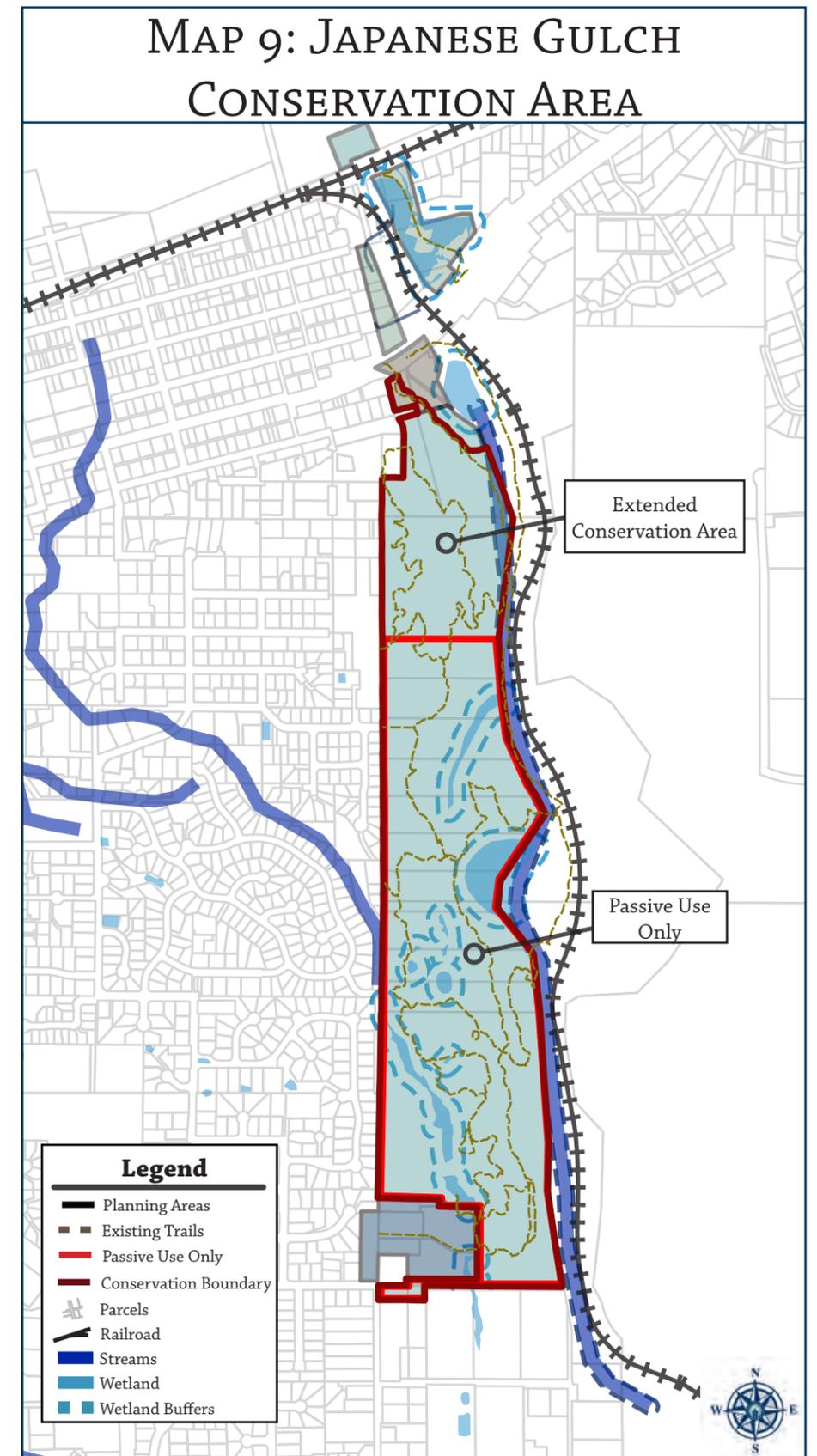
### PROJECT CONCEPTS:

1. Entire area of Japanese Gulch should be referred to as the Japanese Gulch Conservation Area and have the same restrictions as the Conservation Easement.
2. Conservation, Preservation, and Passive Use should be inspiration for any permitted uses and design implementation.
3. Preservation, protection and the wetlands should be prioritized with site improvements and maintenance.

*Additional Project Concepts Related to Trail Design & Maintenance located on page 29.*



**JAPANESE GULCH**



## 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.



## Overall Trail Network

The overall trail layout encompasses the vast majority of the Japanese Gulch Property. With the exception of the 'Western Portion of Preservation' located within the Lower Japanese Gulch, this layout controls the extent of conservation of the property. This section of decision making and design determined that the property should have formalized access points, wayfinding, trail standards, and also identified trail use orientation. For more information about trail maintenance and implementation, see page 29.

### DECISION MAKING PROCESS

The overall trail design and layout recognized that trail locations and configuration should remain relatively the same as then are now. The small changes made to certain trails were supported by the Subcommittee for situations such as conflicts with wetlands or protected areas. One addition to the existing layout is the creation of 'side'/bump out trails for mountain biking. These 'swoop' trails will provide for different grade of skill riding within the constraints of a passive use area.

The Subcommittee recommended trails should be mixed use. This was reflected in comments during public meetings, and open commentary on the surveys including statements such as 'the system currently works'. The concept behind identifying the orientation (pedestrian, bicycle, mainline/maintenance) is to promote safe use among all users. This includes signage for user identification so that mountain bikers understand that the path they are on is primarily a pedestrian path and to use caution, and vice versa for pedestrians to know when they are on paths that are primarily for mountain biking. Additional information on the implementation of trail orientation can be found on page 30.

Access to Japanese Gulch is an asset. Several neighborhoods connect directly to the trails and have established accesses that provide residents quick and easy access into the Gulch. While there are many access points, the Subcommittee identified the need to limit the exposure of the 'neighborhood entrances' while entrances such as the 76th Street Trailhead and the Dog Park should be more formalized. This led to the creation of three different trailhead designations based on location. These trailhead designations

include primary trailheads, secondary/neighborhood trailheads and tertiary trailheads. For more information on the design specifics of the trailheads please see page 29.

Independent of the Japanese Gulch Master Plan is the decision making for updating the Park Rules as recommended by the Parks and Arts Commission and adopted by City Council. Some updates may include revising park hours, as well as possible off-leash dog trails.

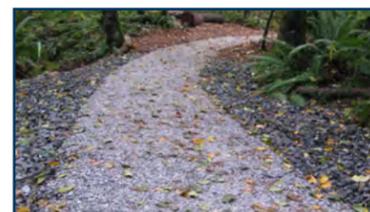
### PREFERRED DESIGN

The Preferred Design Alternative for the Overall Trail Layout should include the following Project Concepts:

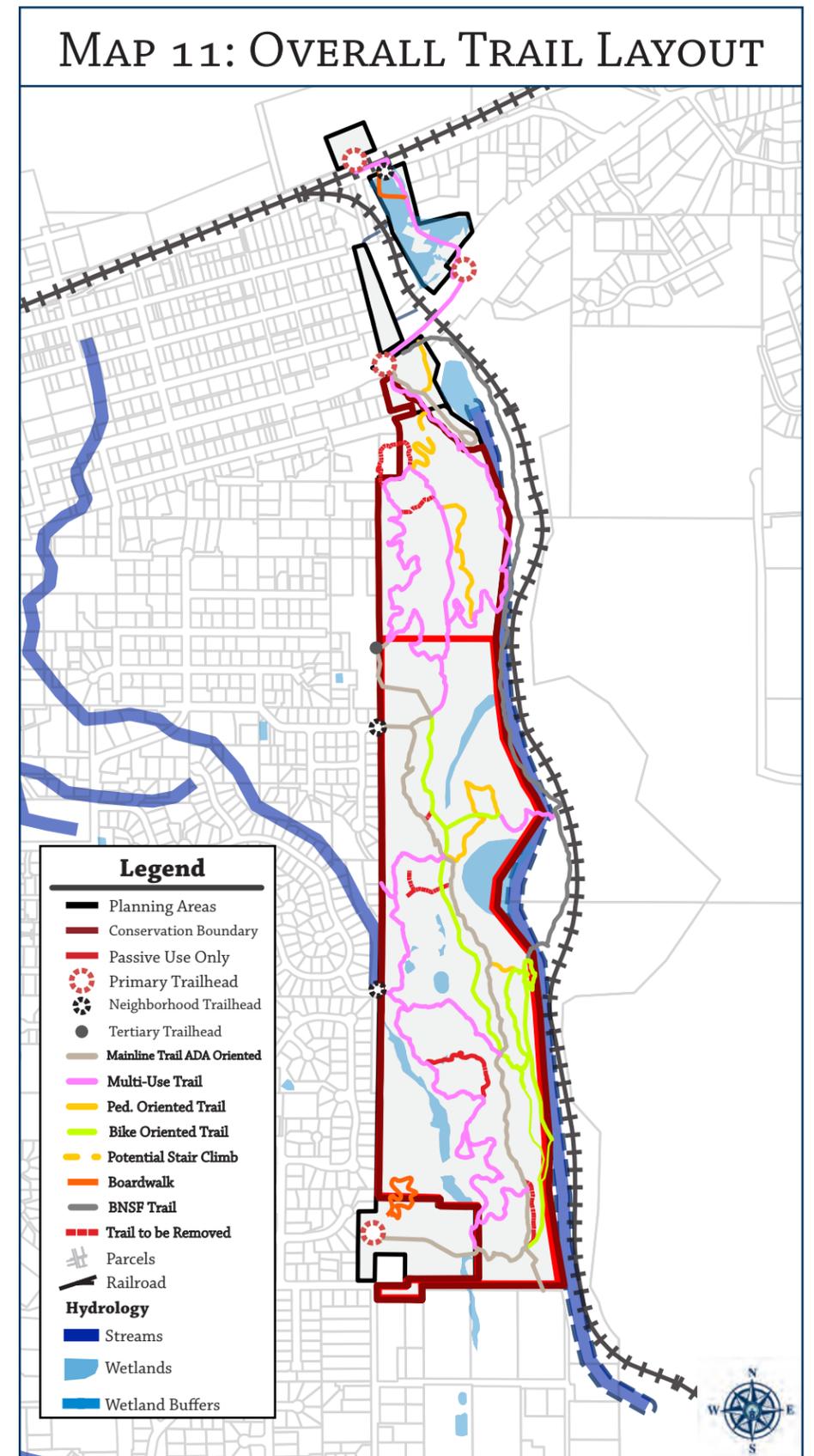
- Trailhead locations should be designated as Primary, Secondary/Neighborhood, and Tertiary to provide appropriate levels of access and limit adverse impacts to the surrounding area. The designations of trailheads are as follows:
  - Primary Trailhead – 76th Street, Dog Park, Mukilteo Lane, and 5th Street.
  - Secondary/Neighborhood – 19th Street, Ridge Street
  - Tertiary – Mary Lou Morrow Park
- Trail layout should maintain historical configuration in recognition of the volunteer effort to establish and maintain the trails.
- Trail orientation should provide pedestrian, bicycle, and a multi-use/maintenance designation to provide adequate facilities for all user groups.
- Trail improvements such as signage should be integrated into the landscape to maintain natural beauty while providing wayfinding.



Boardwalk designed for high accessibility to be located at the 76th Street Trailhead & Lower Gulch



Maintenance trail built for high accessibility and vehicle use



## Neighboring Partnerships

Several different properties neighbor Japanese Gulch Park and provide great opportunities for future growth. Not only do some neighboring properties have the opportunity to expand the limits of Japanese Gulch, but some of these neighboring properties have the opportunities to grow recreational programming and conservation efforts. Below discusses some of the adjacent opportunities for connections. Future efforts to grow the boundaries of Japanese Gulch Park will require vetting and public participation to ensure the vision of Japanese Gulch Park is maintained.

### MUKILTEO SCHOOL DISTRICT PROPERTY

The Japanese Gulch Master Plan recognizes that the Mukilteo School District property is not included within this plan, but due to the proximity and deed restrictions, it is important to note. Deeded to the Mukilteo School District, this 1.01 acre property is surrounded by the City of Mukilteo's property at the 76th Street Trailhead. The terms of the deed included that the property must be utilized as an arboretum which is not to include a parking lot. Planning efforts for this property were not included as part of this Master Plan, but the Subcommittee recognized that this master plan must be flexible and take into account planning for the future arboretum. In general, the Mukilteo School District is a vital community partner in the long-term success of the 76th Street Trailhead and efforts to foster this partnership should be explored.

### PINE CREST NORTH - TRACT A

Pine Crest North is a smaller subdivision the is located near the Mary Lou Morrow Park. This subdivision includes a tract of land (Tract A) of 3.3 acres that was dedicated to the City of Mukilteo as a Natural Growth Protection Area (NGPA) and Public Trails. While this plan did not include this portion of land within the boundaries of Japanese Gulch, this portion of land could provide an alternative connection to the Mary Lou Morrow Park and 9th Street. The portion of property does include steep slopes, so trail design may include a slope cut trail to provide adequate access to the trails within Japanese Gulch Conservation Area.



### FIRST CLAVICH CHURCH AWAKENING

Neighboring properties such as the Slavic Church on 78th Street SW could provide ample parking during non-church events with the construction of a connection trail. While this partnership requires additional vetting, the opportunity is an example of creative thinking to reduce the construction of parking spaces.

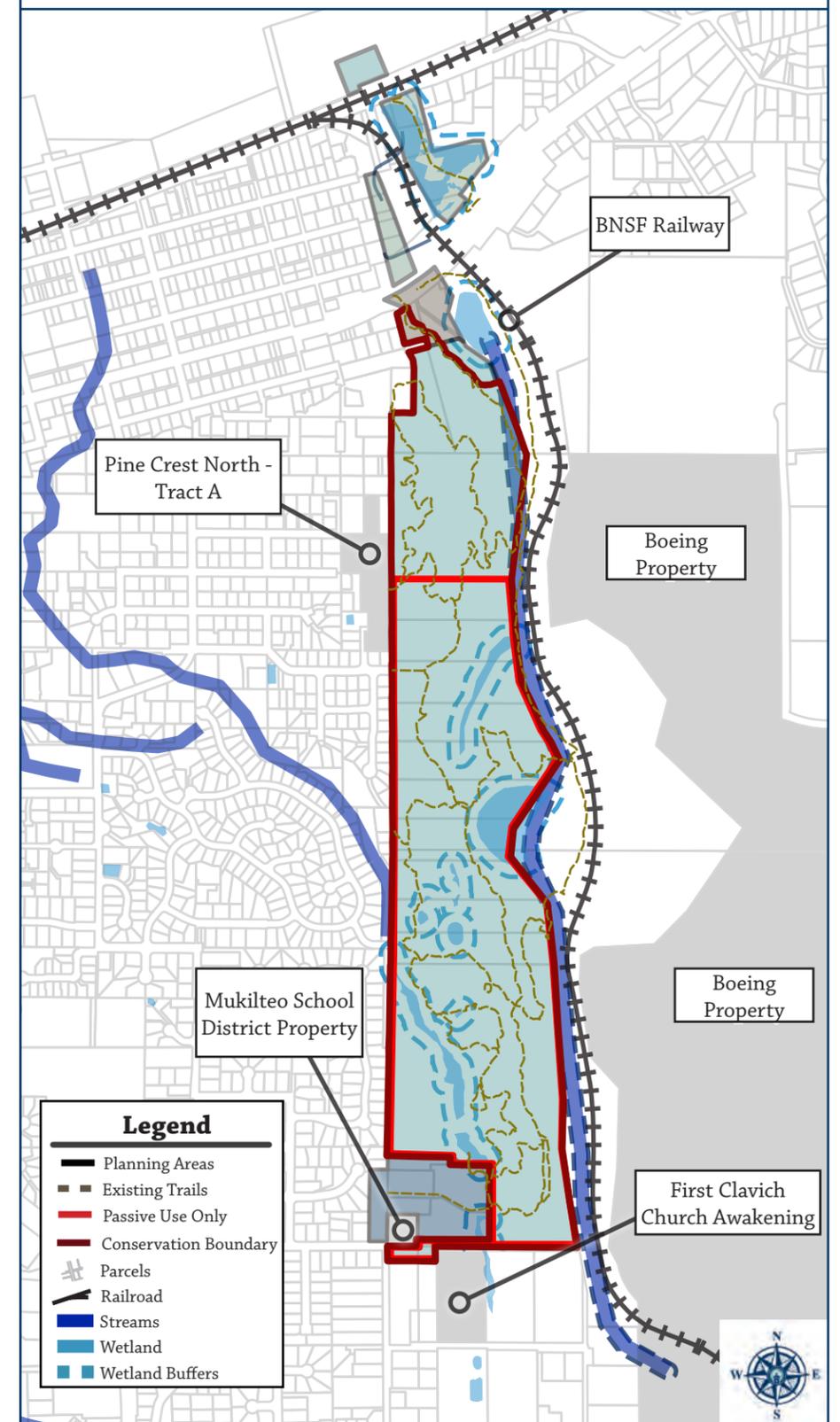
### BNSF RAILWAY

One physical characteristic that Japanese Gulch property lacks is a long steady grade trail that is more suitable for cruiser bikes and strollers or gentle uphill walking. The BNSF access road is the best option for this type of use. The City will continue to actively pursue a partnership with BNSF regarding the use of the access road by park users. Many park users currently use the BNSF access road which creates safety concerns that have been communicated to BNSF. An opportunity lies within a partnership with BNSF to provide park users, railroad operators, and police with the ability to safely use and patrol the area of Japanese Gulch. By creating a partnership with BNSF to jointly use and patrol this access road, more park users will be able to provide natural surveillance and reduce trespassing across the railroad tracks. Pending conversations with BNSF, additional safety measures may need to be implemented to allow park users access to the BNSF property. In addition to this opportunity, a joint partnership with BNSF is needed to provide appropriate abilities for monitoring the vegetation, habitat restoration, and stormwater pollution control within the Lower Japanese Gulch portion.

### BOEING

A partnership with Boeing may provide increased recreational opportunities for Boeing Employees, as well as better connection for Boeing Commuters. While currently much of Japanese Gulch has limited legal connection from the Boeing Property, a joint partnership could be used to develop those connections. More importantly, a joint partnership could eventually lead to the formalization of Japanese Gulch East which would provide several more miles of recreational trails on both sides of Japanese Gulch. The formalization of Japanese Gulch East as a higher potential for improved bike & pedestrian connection from Boeing to the relocated ferry terminal.

MAP 12: NEIGHBORING PARTNERS



# V. PROJECT COSTS

The Summary Budget shown in Chart 2 represents an estimate of total costs of fully implementing the Japanese Gulch Park Master Plan. These cost estimates are a long range planning tool for City Staff to use in order to plan project implementation through phases and secure grant funding including match dollars. While these costs may seem daunting, these are opportunity based expenses for a period of over 20 years. The important trait with these projections is to consider the multiplying effect that certain projects include. Projects such as Boardwalks include cost estimates based on value for mobilization, contractor overhead, sales tax, construction contingency, design, and city project management. These projections identify a material cost of \$ 344,750 for Boardwalks, but the total costs can reach over \$ 710,000 without permits or associated mitigation costs.

As grant opportunities become more available, City Staff must not only identify the initial costs of the grant agreement, but also the recurring costs associated with the agreement (maintenance and operations). This will require City Staff to work interdepartmentally to identify these contractual agreement costs prior to City Council action. To limit these contract costs, community partnerships may be used to minimize maintenance and operations costs.

**PROJECT DESCRIPTIONS:**

**MOBILIZATION:** 10% of Subtotal I with additional 3% for performance bonding as well as additional costs associated with traffic control, surveying and similar pre-development requirements.

**DEMOLITION & CLEARING:** Costs of clearing and grubbing sites.

**DRAINAGE & STORMWATER:** Costs of implementing required stormwater controls.

**GRADING & EROSION CONTROL:** Costs associated with preparing a site for paving and enhanced trail development.

**PARK AMENITIES & ARCHITECTURE:** Common features within a park.

**PATHS:** Construction of pathways including staircases and basic trail development.

**BOARDWALKS:** Boardwalks located at the 76th Street Trailhead & Lower Gulch.

**PAVING:** Paving of formal parking areas.

**PLANTING & RESTORATION:** Landscape planting including the Natural Meadow as well as additional restoration within wetland buffers.

**SIGNAGE:** Trail signage including wayfinding and map development.

**UTILITIES:** Water, sewer, and electrical connections for restrooms and necessary lighting.

*Additional information on the subarea budgets can be found in Appendix XIII.*

CHART 2: SUMMARY BUDGET		
DESCRIPTION	CONTRACTED WORK	VOLUNTEER
Mobilization	\$ 269,700	
Demolition & Clearing	\$ 411,186	\$ 40,619
Drainage & Stormwater	\$ 135,300	\$ 14,400
Grading & Erosion Control	\$ 166,157	\$ 8,000
Park Amenities & Architecture	\$ 277,990	\$ 119,400
Paths	\$ 145,525	
Boardwalks	\$ 782,250	
Paving	\$ 71,530	\$ 3,440
Planting & Restoration	\$ 38,800	\$ 228,350
Signage	\$ 6,200	
Utilities	\$ 148,300	
Subtotal I	\$ 2,454,938	\$ 414,209
Volunteer Subtotal II	\$ 414,209	
Contractor Overhead- 15%	\$ 368,241	
Sales Tax - 9.5%	\$ 267,202	
Construction Contingency- 15%	\$ 463,707	
Subtotal III	\$ 1,100,150	
Design/Engineering/Testing/Inspections 20%	\$ 711,018	
Permits	\$ 34,000	
City Project Management 5%	\$ 177,754	
Subtotal IV	\$ 922,772	
<b>Total Project Cost:</b>	<b>\$ 4,892,069</b>	
<i>Total by Subarea</i>		
Tank Farm Property/Japanese Gulch Creek	Downtown Waterfront Master Plan	
Lower Gulch	\$872,093	
5th Street Improvements	By The Way Plan (Active Transportation Plan)	
Dog Park	\$620,476	
Japanese Gulch Conservation Area	\$1,502,472	
76th Street Park	\$1,897,027	
Mukilteo School District - Arboretum	Private Property	
<b>Total by Subarea:</b>	<b>\$ 4,892,069</b>	

# VI. WELCOME TO ALL AGES

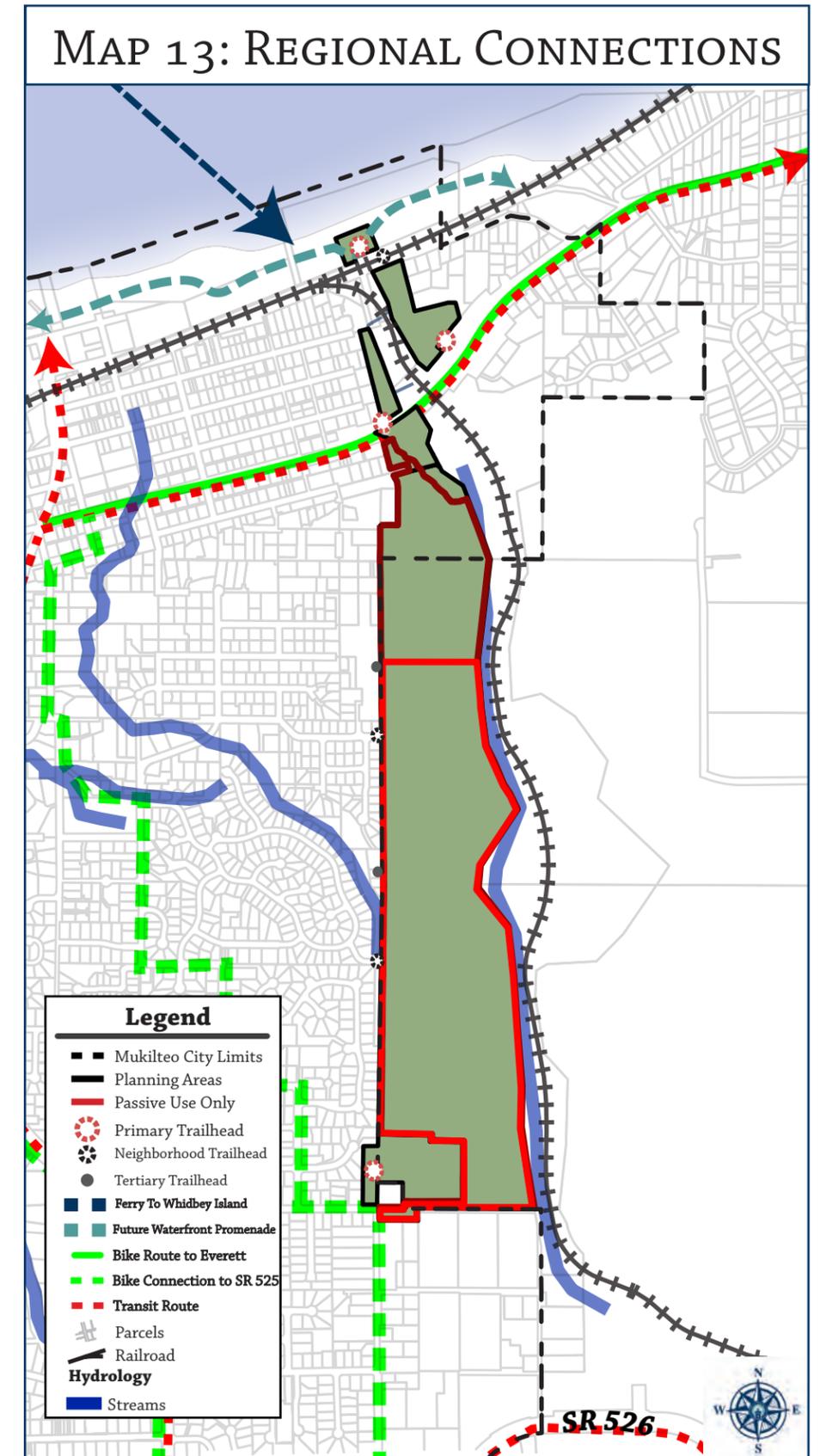
“Welcome to All Ages” as listed on the cover page is one of the themes for providing a park for all users. As Mukilteo and Snohomish County continue to see changing demographics, our parks must be adaptive to ensure that all ages and abilities have opportunities to recreate within the community. When the lumber industry drew the Japanese Immigrants into our economy, they were also welcomed into our schools and our community. Japanese Gulch Park must be equally accessible and available to all people regardless of income level, ethnicity, gender, ability or age.

Japanese Gulch Park is a true gem for the community. The park currently offers a variety of recreational opportunities such as gardening, hiking, biking, and running, for many age groups and abilities. Through the Master Plan process, modifications have been identified that will improve the accessibility with the implementation of boardwalks, wayfinding signs, maps, trail orientation and picnicking facilities. Additionally, Japanese Gulch Park has the necessary regional connections to the future Multi-Modal Center on the Mukilteo Waterfront and easy access from major roadways to provide greater access beyond the Mukilteo Community.

The benefits of community health, social equity, and universal access to public parks and trails are some of the many assets that have been incorporated into the preferred alternative, including:

- Quality recreation time with family and friends. Enjoying quality time, relaxation, and fun among family members and friends, strengthens social bonds that provide balance and satisfaction in life.
- Improvement of mental and physical health. Parks and recreation can reduce the impacts of chronic diseases, impacting populations such as children, seniors, and the under-served.
- Measurable decreases in rates of crime and other detrimental activities. Communities are safer as a result of a wholesome atmosphere created by well-managed parks and recreation services in communities through healthy activities and programming for all people.

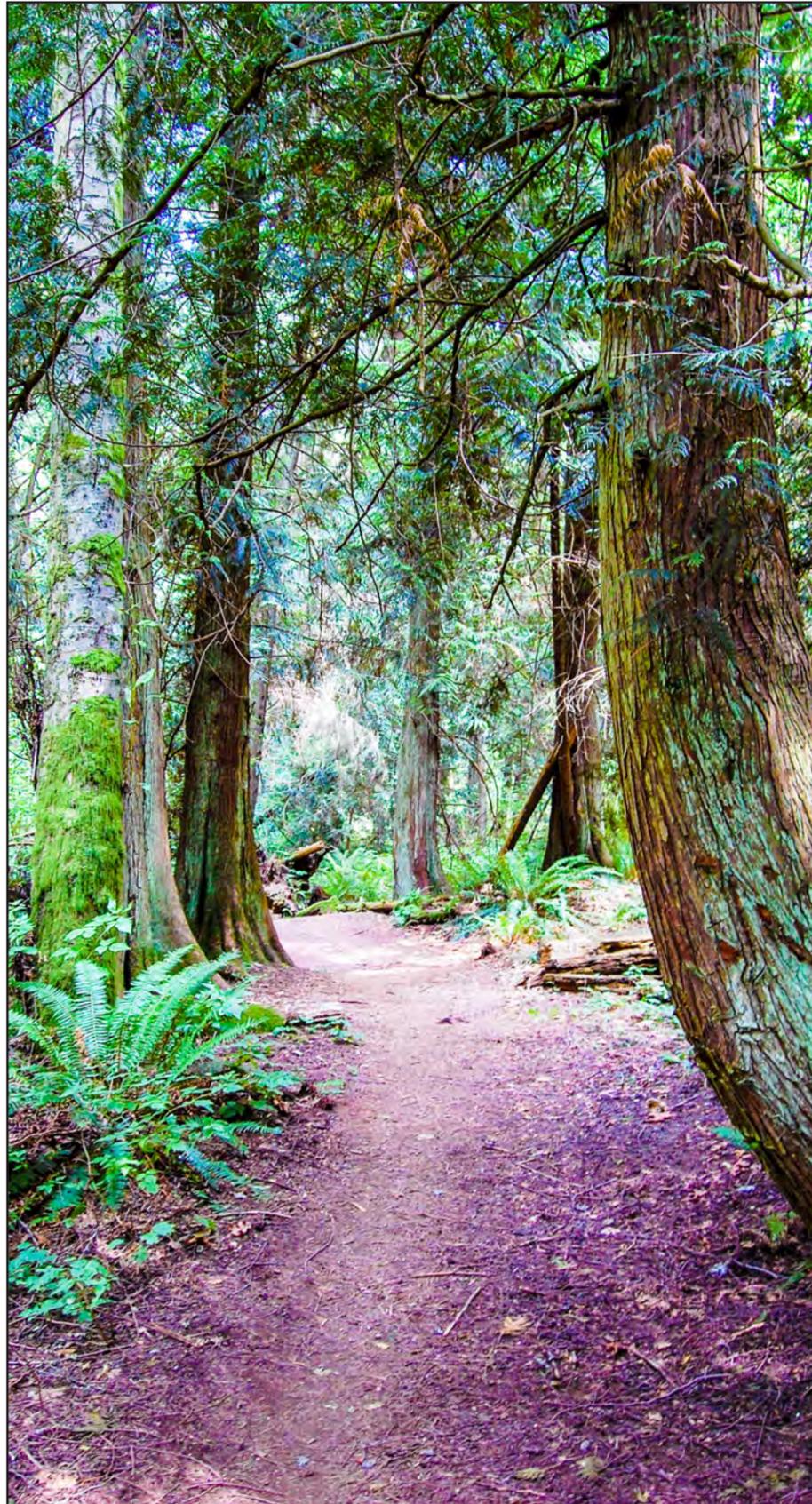
As Mukilteo, Snohomish County, and Washington State continue to improve the equitable recreational opportunities, it is critical to continue our joint contributions. Japanese Gulch Park represents a variety of recreational opportunities for anyone regardless of age, income, race, or ability and these opportunities should not change based on residency. While Japanese Gulch Park is a City of Mukilteo Park, without the funding from Snohomish County, Washington State, and the countless hours of volunteers advocating for the preservation, Japanese Gulch Park would not exist today.



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In 2014, Mukilteo officially became the proud owners of Japanese Gulch. Mukilteans can now be responsible stewards of this land, an expansive wood our families can hike, bike and play in for generations to come. This preservation of our own hundred acre woods was the culmination of many years of effort and leadership. This tremendous asset will now take careful stewardship. Our community worked hard to save the Gulch, and are now committed to work together to take care of it. This Master Plan outlines the vision for that care and preservation; paired with the devotion of community volunteers, city employees and our elected officials, we will successfully preserve Japanese Gulch for our children and grandchildren.

Jennifer Gregerson, Mayor, 2016



# PART TWO

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## Volunteer & Implementation Plan

- VII. Stewardship Program
- VIII. Public Safety
- IX. Maintenance & Operations
- X. Trail Design & Maintenance

# VII. STEWARDSHIP PROGRAM

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The Japanese Gulch Master Plan is the result of years of grassroots volunteerism to preserve an area that was once destined for development. To ensure this effort is continued, a stewardship program will be established to offer experiences in parks that create an appreciation for our natural and cultural resources. The Park Stewardship Program is designed to connect individuals with nature through volunteering, safe and healthy parks, and education. The stewardship program is intended to be a resource, provide training opportunities, organize work parties, and assist in project implementation. Not only will this stewardship program provide organized volunteerism in Japanese Gulch, but it will also extend to other parks in Mukilteo.

To assist the City with the development of a Park Stewardship Program additional professional support from an organization such as EarthCorps will be sought to set up the framework and help maintain the stewardship program. This type of leadership includes knowledge on volunteer leadership training, recruitment, best management practices for trail building and maintaining and invasive species removal. The Park Stewardship program will recruit members of the public for a representative group of broad interests in Mukilteo Parks. The City will connect with other organized groups such as the Japanese Gulch Group, Scout Troops and Evergreen Mountain Bike Alliance to recruit members for the new stewardship program.

The long term success of Japanese Gulch will be based on the continued support of volunteers to monitor the site, aid in habitat restoration, assist in trail maintenance, and help implement projects. Together with the City of Mukilteo, Japanese Gulch can continue to be our sustained urban forest.

The City Park Rangers, a branch of the Mukilteo Police Department, will assist with patrolling Japanese Gulch and other City parks and educate the public through environmental programming in order to make our parks safe and healthy for the community. It is important to educate the public and park users about the importance of sustaining the Japanese Gulch ecosystem where plants, animals and waterways interact and depend on each other for survival. Just like people, animals need a place to live that provides shelter,

food, water and a place to raise their young. Teaching the community about the environment, park rules and how to be good stewards of the land helps keep park property safe and clean for everyone to enjoy.

## STEWARDSHIP NEXT STEPS:

1. Identify Staff Liaison for Stewardship Program – Recreation & Cultural Services, Planning, Police Department (Rangers).
2. Contract with a professional organization to initiate efforts in creating a local stewardship program.
3. Develop the framework for a City Stewardship Program to include policies and procedures, a training manual, volunteer contract, recruitment and implementation, and networking with existing organizations.
4. Advertise for, recruit, and train Park Stewards.
5. Identify volunteer projects for a variety of volunteer groups such as youth, large groups and small groups.
6. Set dates and advertise work parties; recruit volunteers from schools, churches, businesses, park users and citizens.



The Police Department's Community Service Officer - Rangers are a great opportunity to pair public outreach and education with the Stewards for positive partnerships and consistent communication.



For many years, the Japanese Gulch Group (pictured) has held monthly work parties to maintain the trails within Japanese Gulch. The Steward Program will provide additional resources, training, and support to continue the volunteerism.



# VIII. PUBLIC SAFETY

One of the concerns discussed in the Japanese Gulch Master Planning Process was not only how to design for safety, but how will our emergency services will respond when necessary. In every response situation, the efficiency of our services comes down to equipment, access, mapping, coordination, and most importantly, public education.

EQUIPMENT for mobility within Japanese Gulch is different than that needed for other parks. Due to the restricted trail widths, the City may require some additional equipment or specialized replacement equipment. Below is a list of equipment that will provide emergency services and public works quick response to situations in Japanese Gulch.

<i>Equipment</i>	<i>Dept.</i>	<i>Cost Estimate</i>	<i>Funding Sources</i>	<i>Benefits</i>	<i>Priority</i>
Gator/ATV & Trailer	Fire & Public Works	\$25,000	Grants, General Fund, Early Replacement of Existing Equip.	Decrease Emergency Response Time, Multi-Purpose Tool	2nd
Brush Truck	Fire	\$45,000	General Fund; Fire Prevention Grants	Fire Suppression	3rd
Police/Ranger Bikes	Police	\$800 each	General Fund; Crime Prevention Grants	Response Time, Patrolling Efficiency	1st

ACCESS into Japanese Gulch is constrained by the limited width of many trails. Having normal vehicle access throughout the entire area defeats the purpose of preserving the gulch and is the intent behind a multi-use/maintenance trail. While the trail may not be built to 10-foot widths

throughout, this trail should provide access for emergency response through the use of smaller vehicles including a 'gator'. While a brush truck (typically a one-tone pick-up with an in-bed apparatus) is needed for Mukilteo, the apparatus will primarily provide perimeter suppression abilities with regards to Japanese Gulch.

MAPPING AND WAYFINDING SIGNS are the next important step to ensure public safety. In addition to having the equipment to perform a rescue, and access to the site, first responders must know where the site is located. Through the master plan inventory process, the trails were mapped, but they are unnamed and lack reference points. The City will institute a grid system within the trail map and identify coordinates within the grid for referencing. The grid system will also increase the efficiency of a missing persons search with search areas and parameters pre-instituted.

Due to the vast area of the entire Japanese Gulch, emergency responders must also be prepared to respond to the eastern portion of Japanese Gulch. In order to provide these additional services when needed, the city will be coordinating with the Paine Field Fire and Everett Police & Fire Departments. To further assist the first responders the City's goal is to develop an additional mapping grid of the eastern portion of Japanese Gulch. Another key component to public safety within Japanese Gulch is public education which can include workshops, recreational activities, social media outreach, and proper signage. The City's Ranger positions will play a key role in defining the public education element to reach all users and age groups. Another opportunity for the City to pursue is to intertwine a public education component related to park safety with the park stewardship program. These types of activities and outreach will increase the public visibility of the area and intentional damage and other illegal activities.

### PUBLIC SAFETY & SUPPORT NEXT STEPS:

1. Produce park maps with City GIS in coordination with emergency responders to determine mapping grid and wayfinding sign locations.
2. Determine trail names and color coding for trails.
3. Install park maps at designated Trailheads and key locations in Japanese Gulch.
4. Prioritize and schedule phases of implementation for the Mainline Trail with volunteer organizations.
5. Draft timeline and thresholds of major equipment purchases and identify additional external funding sources.
6. Organize Public Education Program in coordination with Police/Rangers, Fire, Recreation & Cultural Services, Planning, and the Stewardship Program for continued outreach regarding safety within Japanese Gulch and other parks.



The image above is a small trail sign that provides wayfinding within park areas. Signage like this can be installed through volunteer projects such as those of Eagle Scouts, but must be designed to be integrated into the landscape and not detract from the natural beauty.

# IX. MAINTENANCE & OPERATIONS

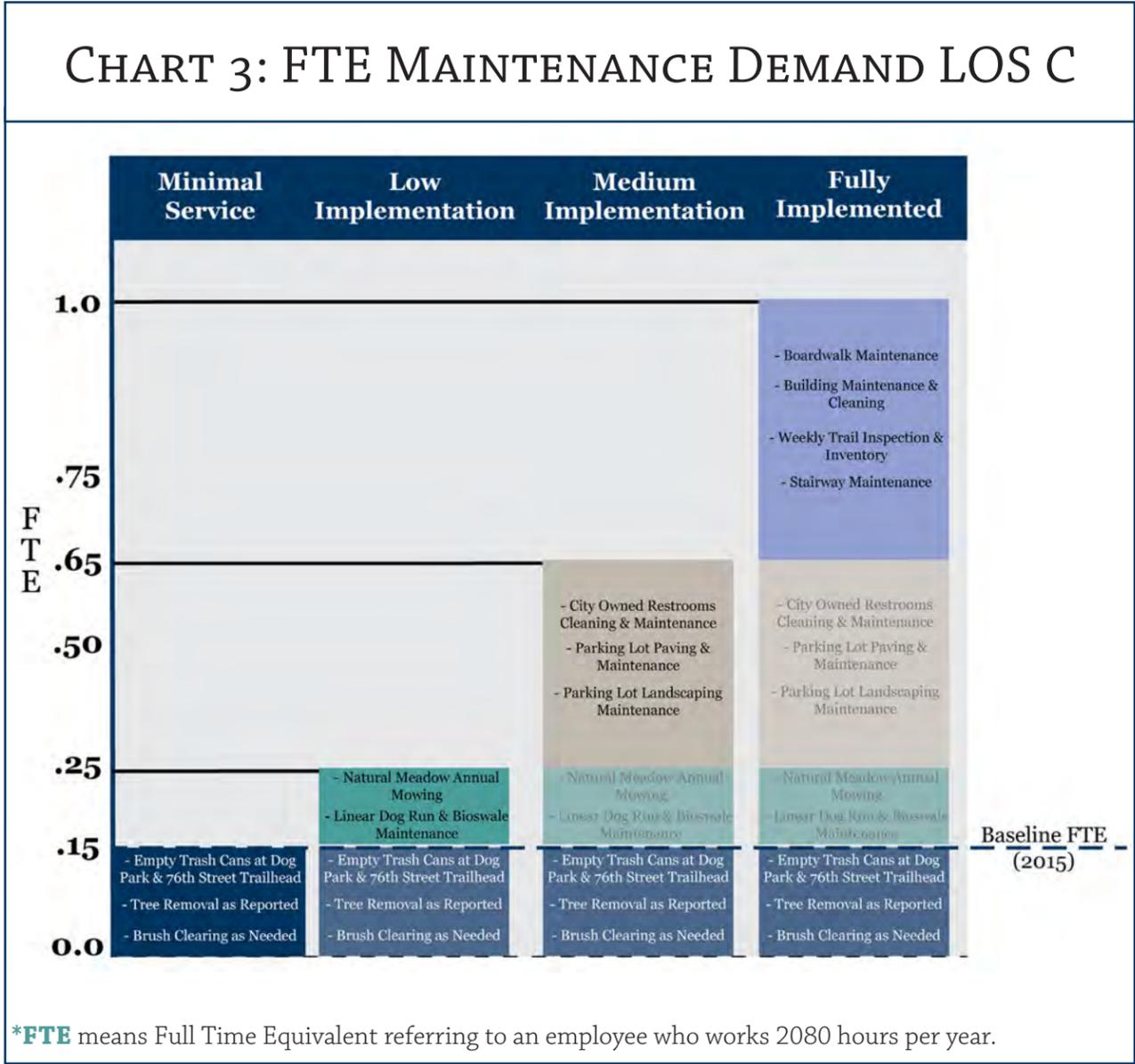
A critical element of ensuring a safe and financially sustainable park is to determine the level-of-service (LOS) for different areas within the park. An identified level-of-service is a controlling agent for time spent within project maintenance as well as a gauge for the required full-time equivalent employees to maintain an area at the agreed upon standards. After reviewing the City’s current levels of service for park maintenance located in Appendix: XIV, the desired level for Japanese Gulch currently is Level-Of-Service C (LOS C).

LOS C provides day to day basic maintenance, while performing higher levels of maintenance on an as-needed basis and will ensure that there is adequate staff time to identify and perform preventative maintenance. While LOS C is the desired level-of-service, as further development occurs, this level-of-service should be revisited when design features are added to the Dog Park and 76th Street Trailhead. Certain improvements may trigger a greater need for a higher LOS which will also have an increased demand on staff time. LOS C is a sustainable level of service provided that the stewardship program is successful. If the stewardship program and volunteerism declines, then additional maintenance funds may be required, or the level of service in Japanese Gulch Park may be reduced below LOS C to ensure that the other parks and city facilities are maintained.

To the right is an illustration of project groups based on a low to medium to full implementation of the master plan at LOS C. This graphic illustrates that as projects are completed, an increased level of staffing is required to maintain the improvements. It is important to note that certain projects not labeled within Chart 3 are because those projects would be 100% volunteer supported. If a project such as a Dirt Jump Bike Course is no longer maintained by volunteers, the Dirt Jump Bike Course will either require additional FTEs or cease to exist.

**PUBLIC WORKS NEXT STEPS:**

1. Maintain the partnership in transition and formation of the stewardship group.
2. Continue communication within City Staff regarding development of Japanese Gulch related to the desired Level of Service C and the availability of existing staff time to prevent a service deficiency.



Boardwalks may be completed by volunteers, but annual maintenance my still fall to the Public Works Department.



Currently the Public Works Crews remove fallen trees on an as-needed basis. This work should only be completed by Public Works due to the equipment required



Trash cans are important to keep the trails clean, but adding trash cans at certain locations require additional staff time to empty them on a consistent basis.

# X. TRAIL DESIGN & MAINTENANCE

## Trailheads

The overall trail layout encompasses the vast majority of the Japanese Gulch Property. With the exception of the 'Western Portion of Preservation' located within the Lower Japanese Gulch, this layout controls the extent of the park usage and should utilize positive language regarding the park rules. This section focuses on providing design considerations for trailhead design, trail design, and other considerations.

### TRAILHEADS

Access to Japanese Gulch is an asset. Several neighborhoods connect directly to the trails and have established accesses that provide residents with quick and easy entry points into the Gulch. While there are many access points, the Subcommittee identified the need to limit the exposure of the 'neighborhood entrances' while entrances such as the 76th Street Trailhead should be more formalized. This led to the creation of three different trailhead designations and based on location.

**PRIMARY TRAILHEADS** should be located at the Dog Park, 76th Street Trailhead, Mukilteo Lane, and 5th Street. These locations provide opportunities for parking and a higher level of development such as a gateway structure to transition from an urban area into a conservation area. These entrances are the 'general public' entrances and should be publicized. Kiosks should be considered for displaying park maps and safety information.

**SECONDARY TRAILHEADS/NEIGHBORHOOD ENTRANCES** should be located at Ridge Street and 19th Street. These locations will serve those living in the nearby vicinity and should have a structure defining the start of the trail. These are not advertised or publicized locations to reduce parking congestion within the neighborhoods.

**TERTIARY TRAILHEADS** should be located at Mary Lou Morrow Park. These entrances are intended for the residents living in the immediate vicinity, and are purposefully the least-known access entrances. The purpose of formalizing these entrances is to protect the area. These locations should have a wayfinding bollard but no formal entrance structure.



Image above is a Primary Trailhead structure that is complete with a metal roof and reflects the heavy timber construction patterns of early Mukilteo.



Image above is a Secondary Trailhead completed by Eagle Scouts utilizing the pulled log style. Additional considerations for kiosks should be considered.



Image above is a larger, three-sided kiosk example located at the Mercer Slough Nature Park. This kiosk would be appropriate at the Primary Trailheads. Kiosk design is flexible and should be designed for the neighboring space and audience.

## Trail Design & Orientation

The Subcommittee recommended the trails should be ‘multi-use’ with use orientation identified. This was also reflected in comments brought to Staff either during public meetings, or open commentary on the surveys including statements such as ‘the system currently works’. The concept behind identifying the orientation (pedestrian, bicycle, multi-use, mainline/maintenance) is to promote safe use among all users. In addition to orientation, trail challenge should be labeled in a manner similar to a ski run with green, blue, and black symbols.

**PEDESTRIAN ORIENTED** trails included two different classes of pathways such as Highly Accessible and Limited Pathway.

- Highly Accessible Trails are most reasonably constructed to meet ADA principles. Not all trails sections may meet ADA standards due to site limitations, but these paths should be constructed as the most reasonable alternative to ADA standards. These trail sections include limited slope change, solid surfaces (hard packed gravel, boardwalk, or similar), width of at least 3-feet, and other principles to provide for a variety of users including wheelchair users, and people with strollers. The Map to the right illustrates ADA Access points within the Japanese Gulch Park and the Highly Accessible Trails.
- Limited Pathway Trails may range in width from 2’-5’, composed primarily of organic materials except when gravel is necessary. These trails are not suitable for sustained bike use as preferred route. Other bike routes should be identified as alternative pathways. The intent of Limited Pathway Trails is to provide access to areas that otherwise would be inaccessible without trails.

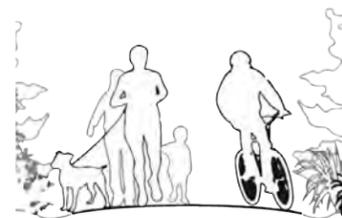
**BIKE ORIENTED** trails may include varied widths, minor signage for speed control, and some low-impact skill facilities such as skinnies and gravel as needed for erosion control. Bike Oriented Trails may also require areas for walking users to step aside as bike users pass through. Additional education on sustainable riding techniques may be needed either through signage, public outreach or recreational programs.

**MULTI-USE** trails are a combination of user groups to ensure a safe interaction between bikers, hikers, runners, and dog walkers. These trails may require limited speeds and signage to promote safety, but also provide for high user group access. Additional information on signage can be found on page 27.

**MAINLINE/MAINTENANCE ORIENTED** trails may include a 6’-10’ wide 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. Not only will this pathway be an ADA Oriented Trail, but this pathway also may be used in emergency situations including missing persons, medical emergency, or brush fire.



Limited Pathways are not suitable as a preferred bike route are preferred pedestrian routes. This provides opportunity for additional access up the steep slopes.



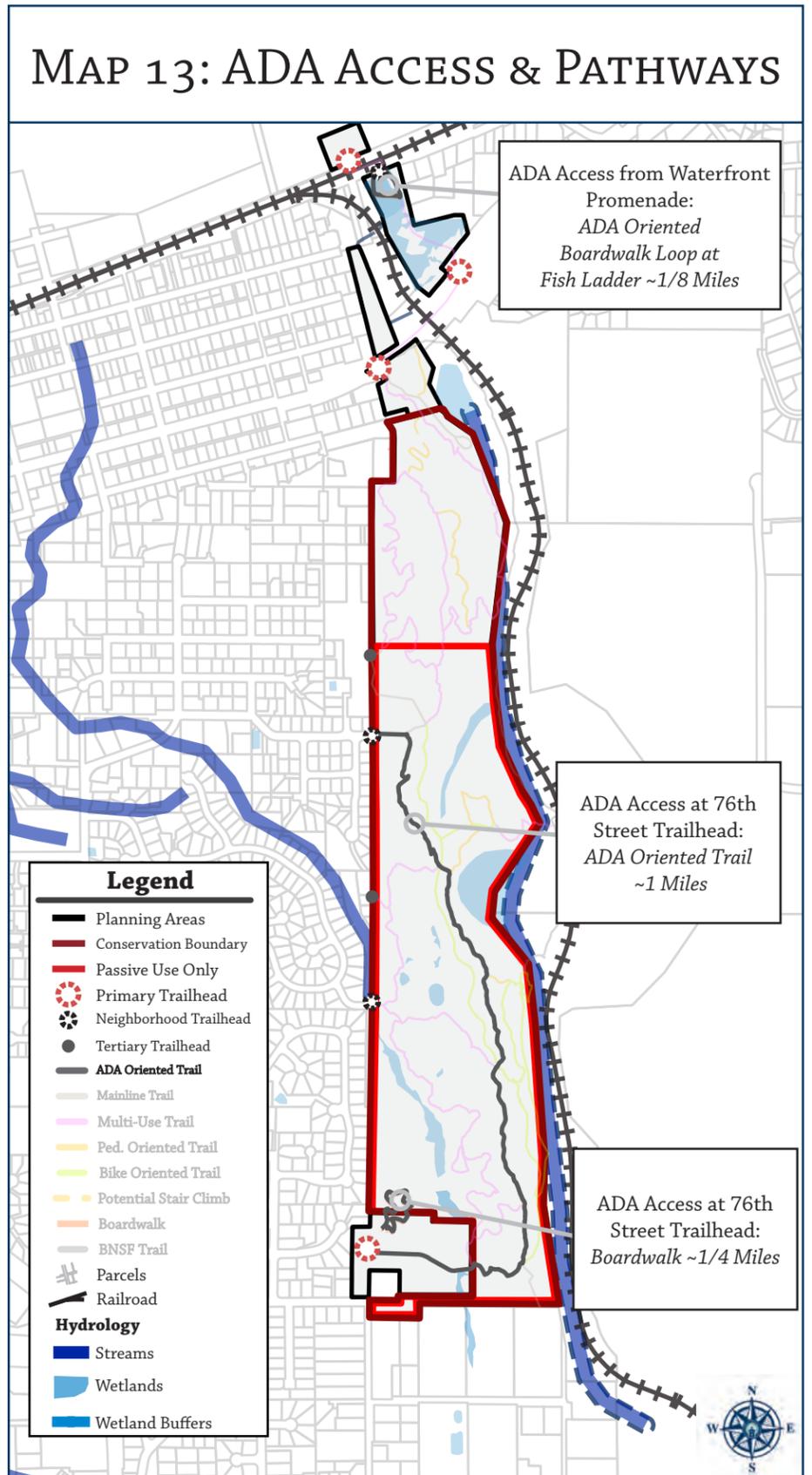
Multi-Use Trails are a combination of both pedestrian and biking with adequate width for passing and safe walking buffers.



Bike Oriented trails may range in width but should be single track design. This image illustrates the inclusion of a skinny in the path.



Maintenance Oriented trail that provides an area of High Accessibility for Pedestrians.



## Trail Usage & Maintenance

### **TRAIL USAGE & ETIQUETTE**

The original intent of moving towards segregated trail usage was to promote safety between the multiple user groups. While there are some respondents of the surveys that identified keeping bicyclists separately, ultimately the Subcommittee decided that the current system of mixed use provides the required level of trail etiquette within the gulch. Maintaining this current system recognizes the historical mix of users as well as provides the most amount of trails to all users. In order to ensure that trail etiquette is observed to maintain a safe area for all users, education will be required to bolster and continue the current trail courtesy system. Education will include use of phrases such as ‘Call Your Pass’, and ‘Announce Yourself’. These phrases along with diagrams on signage displaying the right-of-way, can provide a cohesive mix of users within the shared space.

### **TRAIL CONFIGURATION & MAINTENANCE:**

In addition to the recognition of the historical mix of users in Japanese Gulch, the Subcommittee also recommended the area should utilize the current trail configuration as much as possible. Some additional trail opportunities include the addition of ‘trail swoops’ to add a mixture of mountain biking skills within the current trails. This integration is to prevent ‘rogue development’ by establishing bike challenges, such as ‘skinnies’ that are integrated into the landscape. Any such improvement should maintain consistency with the focus of conservation and passive design.

The Subcommittee noted some areas of original trails are no longer sustainable, or were routed through wetland areas. Some additional rerouting may be required and some criteria for the decisions for rerouting trails are shown below.

Good trail planning starts with research and a sustainable design to minimize future maintenance. Suitable trails mean creating and maintaining trails that will not erode away from water and use, will not affect water quality, will meet the needs of intended users, and will provide a positive user experience.

### **MUD & NATURAL DRAINAGE FLOW**

Existing trails should be modified to ensure 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 no water is being diverted from existing wetlands and downstream areas of the drainage path are not being impacted.

Trails should be constructed to avoid altering the natural drainage flow of 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 minimizing the distance and/or the width of the crossing. At times, the current trails have become the new path of least resistance for water and now acts as a drainage path. Trails should be examined by trail professionals for a sustainable design or to determine if the trail should be relocated with a new trail cut.

### **RETAINING WALLS & SHORING**

Due to the natural constraints of the steep slopes, significant trail projects may be required in order to create a sustainable trail in some locations. The Mainline Trail appears to be in good condition in relationship to the stability and limited slope erosion, but some of the hillside trails and switchbacks are experiencing some significant trail erosion. Some trails may be repairable with retaining walls or trail shoring. These projects should be reviewed by the City and include appropriate geological engineering review. Some trail configurations, however, may require trail abandonment.

### **ABANDONING TRAILS**

Some additional trails may require abandonment because of specific considerations such as redundancy and sensitivity areas. To abandon a trail, a new pathway should be well-researched so that it is easier to travel and more convenient. The abandoned trail should be fenced, replanted, and marked allow regeneration of the local environment.

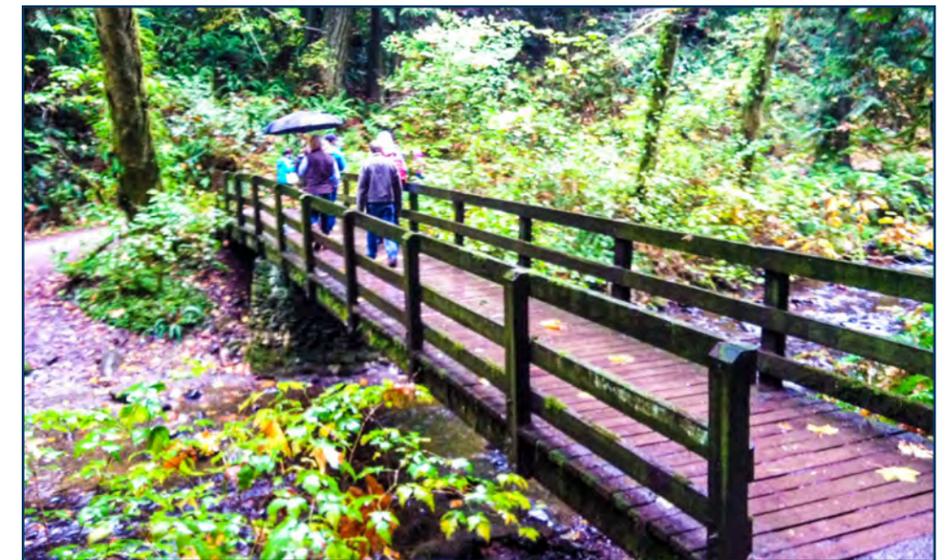


Image above is a bridge built on the Aurora Trail in Bellingham. While this bridge is specific for streams, it is a great example of preventing harm to the natural waterway.

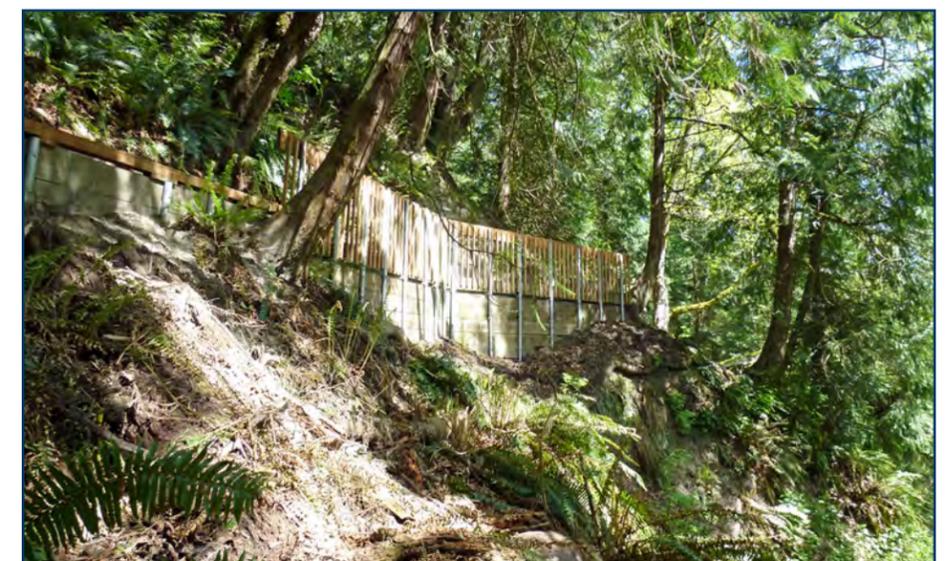
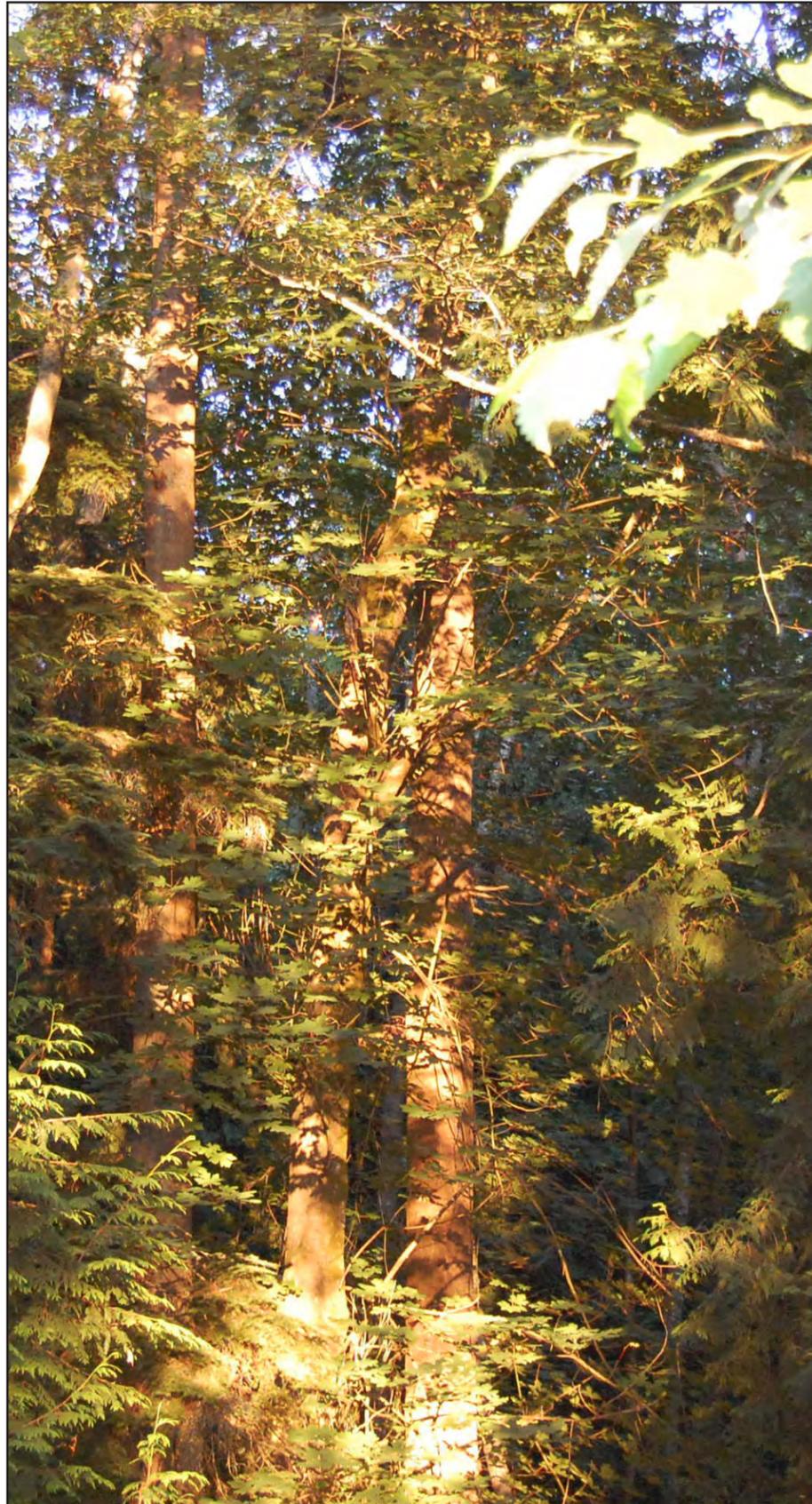


Image above is the largest retaining wall in Big Gulch. This project was completed through the use of RCO Grant funding. Trail design specifics are available at City Hall and may be a valuable reference for design of the Japanese Gulch Park Trails.

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

Barker Landscape Architects



# PART THREE

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## Appendix

- XI. Public Outreach Workbook
- XII. Natural Inventory
- XIII. Subarea Budget
- XIV. Level of Service Standards

# XI. PUBLIC OUTREACH WORKBOOK

# Public Outreach Workbook

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June 17, 2015

Greetings!

The Japanese Gulch Master Plan process thus far has been primarily focused on understanding the public opinion regarding potential design concepts. The public outreach focus has included online surveys, dot exercises, special interest group meetings, open houses, and design game exercises.

As a subcommittee member you have had an opportunity to hear various views from the public on how Japanese Gulch should be master planned. Please use the information in this workbook along with what you have learned from the public meetings to help the city develop a master plan that best reflects the public's values. Within this workbook there are notes and highlights from all the different public outreach events. In order to better grasp the depth of the varying opinions, there are also specific spaces in this workbook to make notes about the public's priorities. While it may be tempting to start comparing different survey results against other survey results, we strongly recommend to look at each survey as snap shots. At our next subcommittee meeting on Wednesday, June 24, we will have the opportunity to discuss your findings to better shape each subarea.

Please keep in mind that this workbook is designed to take you through a tour of information and identify the many voices and complex viewpoints that exist. In order to clarify as much of the information as possible, the information shown has been simplified. Please feel free to read through the original information in the appendix from the surveys. This information was edited by City Staff to remove private information and abusive language.

On pages 4 & 5, you will see the 'Goals to Achieve a Livable Mukilteo'. These goals have been identified within the draft 2035 Mukilteo Comprehensive Plan, and provide guidance to the City on how decisions should be made. As we sit down to prepare the priorities of Japanese Gulch Master Plan, we must recognize how the priorities of Japanese Gulch Master Plan reflect the values of the 'Goals to Achieve a Livable Mukilteo'.

If you have any questions, please feel free to give me a call.

Sincerely,

*Jennifer Berner*

Recreation & Cultural Services Director

425-263-8181

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# GOALS TO ACHIEVE A LIVABLE MUKILTEO

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**NATURAL ENVIRONMENT:** The natural environment is the undeveloped open space areas within and around Mukilteo and includes recreation areas with parks and trails. Humans should be recognized as being part of nature and thus play a role in protecting it. To ensure the natural environment flourishes and thrives means:

Protecting Environmental Resources & Habitats | Fostering Green Parks & Preserving Open Space | Minimizing the Use of Toxic Products | Modeling Environmentally-friendly Practices | Reducing Greenhouse Gases



**HEALTHY BUILT ENVIRONMENT:** The built environment addresses the physical and structural parts of the city, including what the city looks like, where residents live, how they get around, and how they live. Examples of how to achieve and maintain a quality built environment include:

Providing a Variety of Housing Options Serving All Populations | Sustaining a Vibrant Old Town | Maintaining Neighborhoods | Balanced Growth | A Complete Transportation System | Fostering Efficient Use of Resources

**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

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# GOALS TO ACHIEVE A LIVABLE MUKILTEO

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**AUTHENTIC PUBLIC PARTICIPATION:** To have authentic participation the city's leadership must prioritize engaging community members and proactively focus on providing a wide variety of meaningful opportunities to participate in city governance. The leadership must not exclude any voices and shall strive to remove barriers that inhibit or discourage involvement. Examples of authentic public participation include:

Transparent and Responsive Leadership | Collaborative Community Planning  
Publicly Acknowledging the Value of Volunteerism | An Engaged Public with  
Equitable Opportunities to Participate

**ARTS & CULTURAL AWARENESS:** Arts and cultural awareness promotes a creative, learning environment that values good individual and community mental health and well-being, education, and interpersonal relationships. Ways to achieve arts and cultural awareness include:

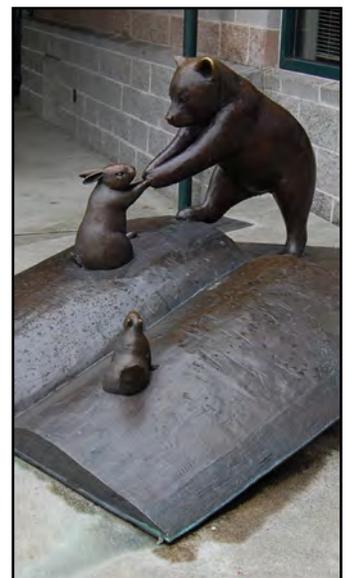
Honoring Our History | Thriving Arts and Cultural Events with Widespread  
Participation | Educational Opportunities for All | Acceptance of Diversity

**HEALTHY COMMUNITY:** A healthy and safe community addresses how the community impacts individual health and well-being. Characteristics that a healthy community should have include:

Pedestrian & Bike Friendly | Clean Water & Air | Recreation Opportunities for All  
Ages | Access to Healthy Foods | Ability to Age in Place | Access to Healthcare

**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



# Priorities Sheet

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Now that you have read the 'Goals to Achieve a Livable Mukilteo', you can now use the subgoals as a starting list to assist in shaping the priorities. Please check which subgoals you feel are most applicable to the Japanese Gulch Master Plan:

## Natural Environment:

- Protecting Environmental Resources & Habits
- Fostering Green Parks & Preserving Open Space
- Minimizing the Use of Toxic Products
- Modeling Environmentally-Friendly Practices
- Reducing Greenhouse Gases

## Healthy Built Environment:

- Providing a Variety of Housing Options Serving All Populations
- Sustaining a Vibrant Old Town
- Maintaining Neighborhoods
- Balanced Growth
- A Complete Transportation System
- Fostering Efficient Use of Resources

## Vibrant Economy

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

## Authentic Public Participation

- Transparent and Responsive Leadership
- Collaborative Community Planning Publicly Acknowledging the Value of Volunteerism
- An Engaged Public with Equitable Opportunities to Participate

## Arts & Cultural Awareness

- Honoring Our History
- Thriving Arts and Cultural Events with Widespread Participation
- Educational Opportunities for All
- Acceptance of Diversity

# Priorities Sheet Cont.

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## Healthy Community

- Pedestrian & Bike Friendly
- Clean Water & Air
- Recreational Opportunities for All Ages
- Access to Healthy Foods
- Ability to Age in Place
- Access to Healthcare

## Innovation

- Create Problem-solving Partnerships
- Attract High Tech Industries
- Promote Alternative Modes of Transportation

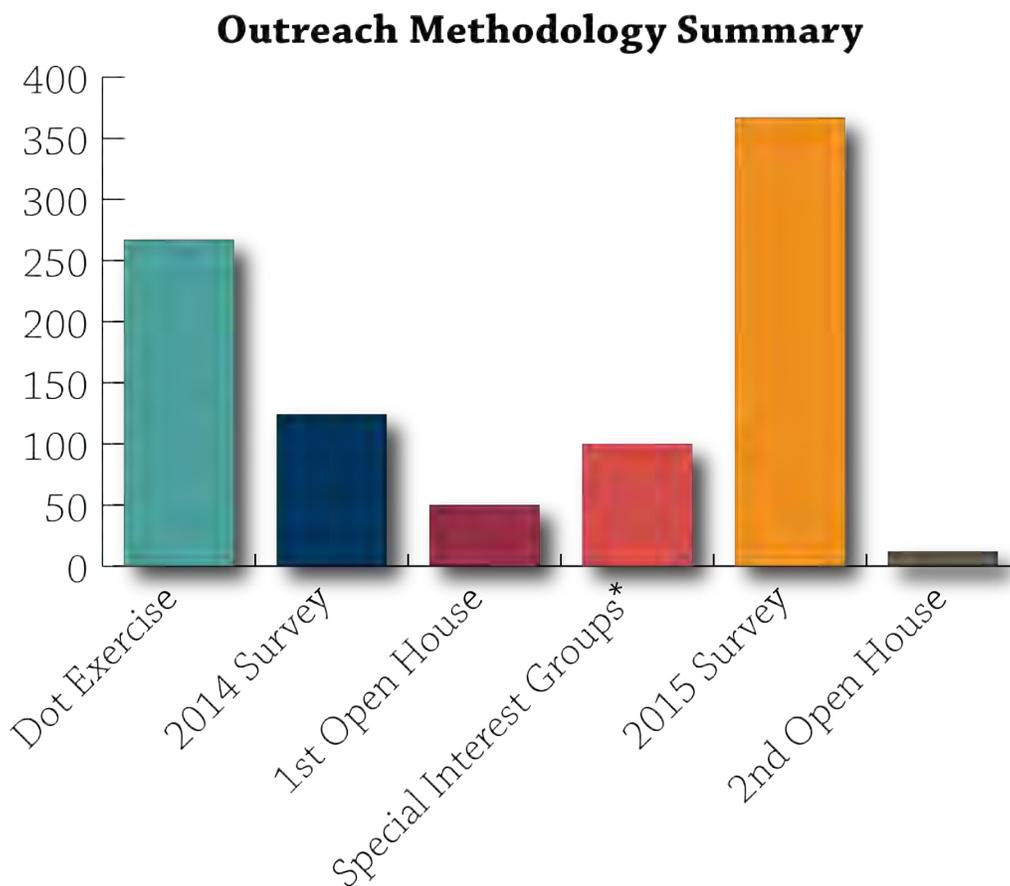
Which subgoals align best with what is important in the planning of the Japanese Gulch Master Plan?

# Public Outreach

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Starting in May, 2014, the City of Mukilteo initiated public outreach through several different outreach methods including dot exercises, online surveys, design charrette based open houses, special interest groups, and several more non-quantifiable methods. These different outreach methodologies were created to provide an engaging opportunity for the public to learn about Japanese Gulch and identify their ideas and concepts. Every outreach method was inclusive to both non-residents, and residents to encourage collaboration and information from all potential Japanese Gulch Users.

Below is a summary chart of the number of respondents per each outreach methodology. Each outreach methodology is explored further on the following pages.

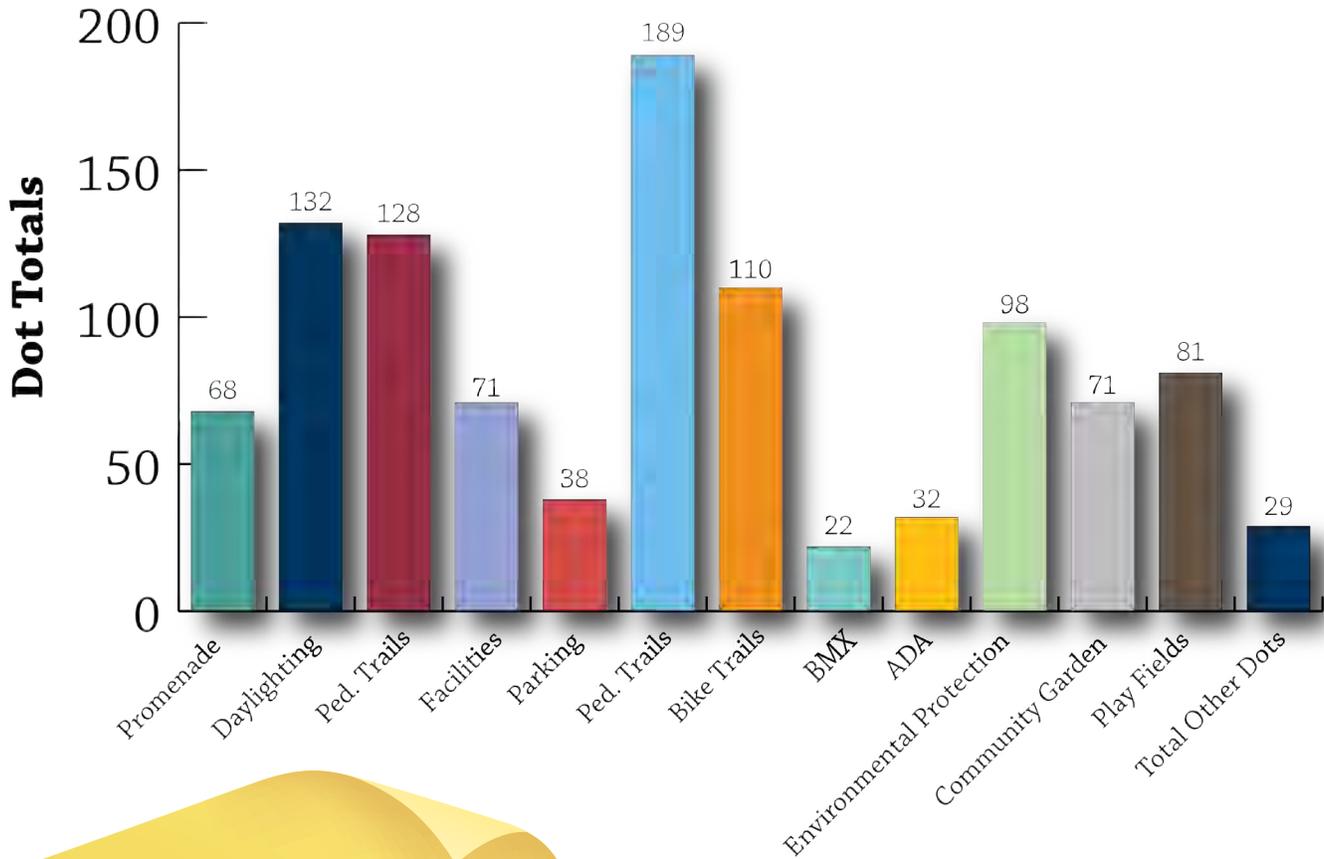


\*Special Interest Groups included meetings with Evergreen Mountain Bike Alliance, City of Mukilteo Public Works Crew, Mukilteo Police Department, City Council, BMX Bike Group, Community Garden and Friends of Mukilteo Seniors, and Concerned Neighbors.

# Dot Exercise

**Basics:** The Dot Exercise was based on providing respondents four dots to identify what they like, or what they would like to see in Japanese Gulch. Each respondent was allowed to place all four dots on single categories or spread the dots around to multiple categories. Respondents included non-residents, residents, and children. Below are the results:

## Dot Exercise Summary



### OTHER SUGGESTIONS:

1. Playground - 9 Dots
2. BBQ Area - 2 Dots
3. Bathrooms - 1 Dot
4. Parking - 1 Dot
5. Tea House - 1 Dot
6. Wayfinding - 5 Dots
7. Beach Access - 1 Dot
8. Transportation System - 4 Dots
9. Use Money Elsewhere - 4 Dots

### LOCATIONS OF OUTREACH:

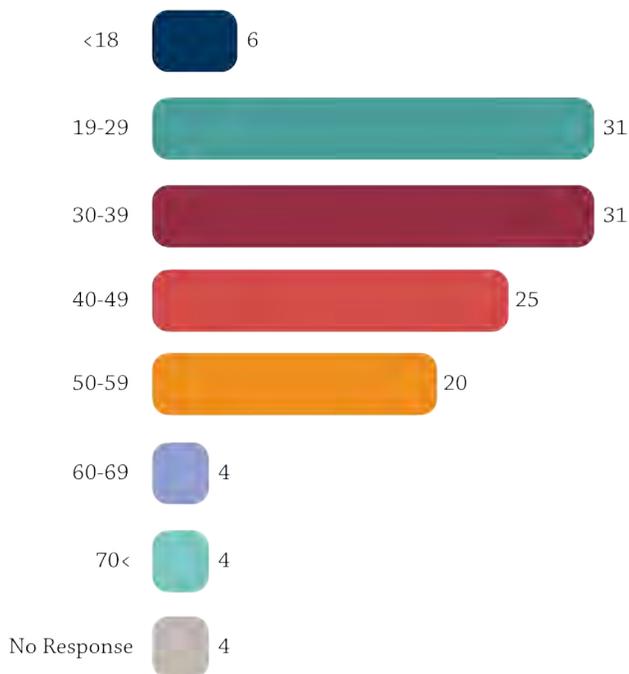
1. Touch-a-Truck
2. Mukilteo Library
3. YMCA
4. Farmers' Market
5. Harbour Pointe Retirement Center
6. Red Cup Cafe
7. National Night Out
8. Lighthouse Festival

# December, 2014 Survey

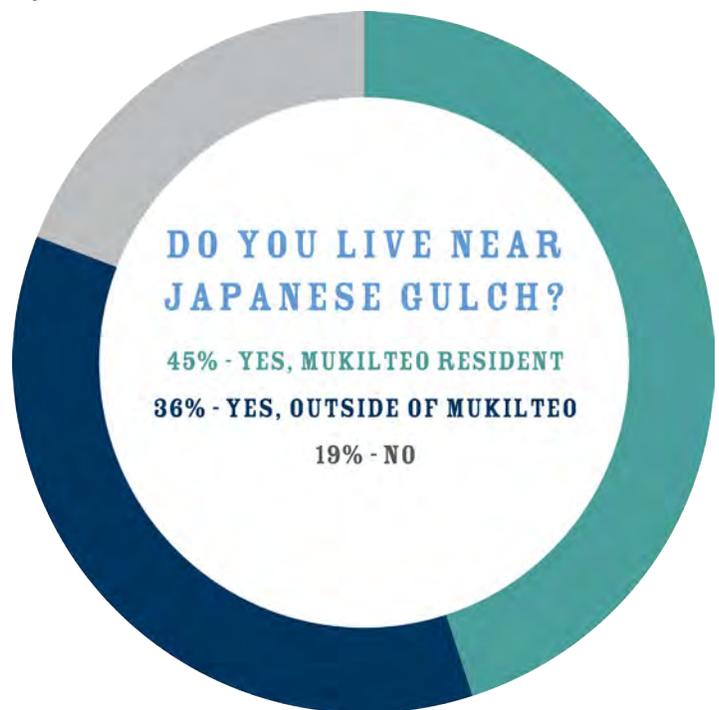
**Basics:** The first survey completed in December, 2014 and was both online (121 Responses) as well as paper (8 responses) with a total of 129 respondents over the two week survey period. Some respondents did not answer all questions, and some surveys were related to Big Gulch, not Japanese Gulch so the results were combined and clarified as much as possible. Due to the optional responses, the totals of each question vary. The survey format and results are as follows:

## Question 1: Name

## Question 2: Age of Respondents:



## Question 3:



## Question 4: If no, where do you visit from? (Open Ended Responses)

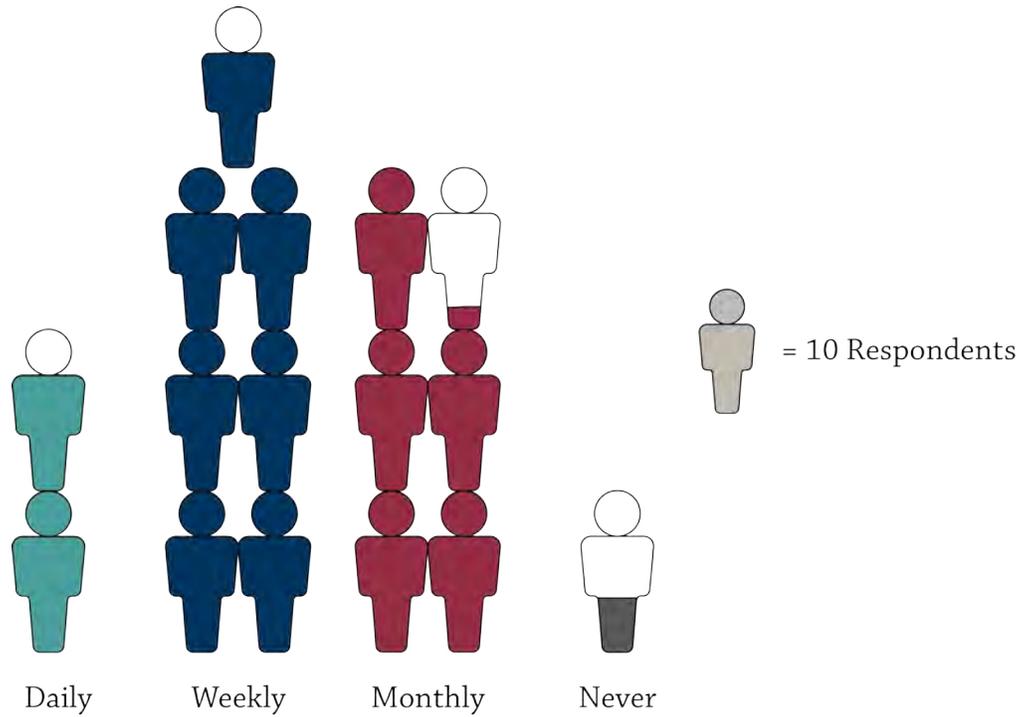
### TOP RESPONSES:

1. I work in Mukilteo
2. Everett
3. Lynnwood
4. Marysville
5. Seattle, Brier, Snohomish (Tie)

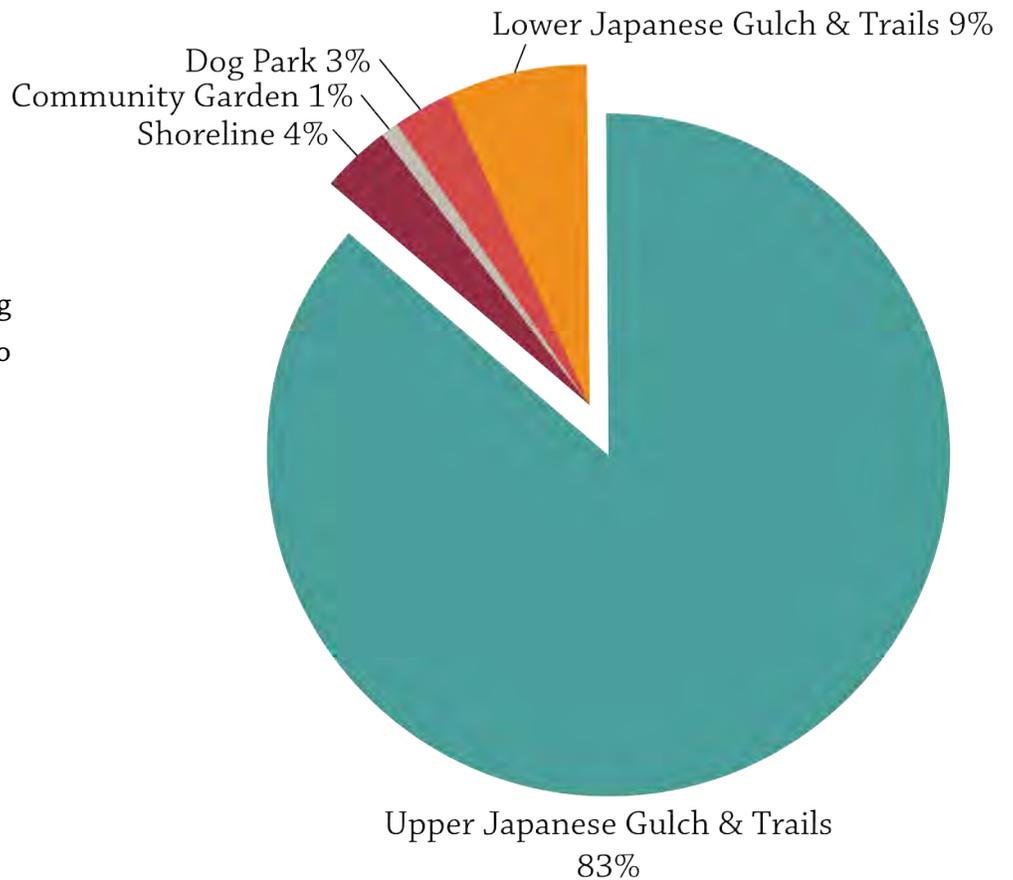


# December, 2014 Survey Cont.

**Question 5:** How many times per year do you visit Japanese Gulch?



**Question 6:** Which existing area(s) in Japanese Gulch do you use the most?



# December, 2014 Survey Cont.

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**Question 7:** What entrance(s) do you use the most?  
(Open Ended Responses)

## ENTRANCES MOST USED:

1. Precht Property - 49 Responses
2. Dog Park - 39 Responses
3. 19th Street - 16 Responses
4. No Response - 9 Responses
5. Boeing Recreation Center - 8 Responses

**Question 8:** What do you think makes Japanese Gulch unique? (Open Ended Responses) - *City Staff read through every responses and categorized each response based on the theme of response.*

*Other responses included: Dogs, BMX, Potential, Preservation, Unofficial, Usability, but each of these categories was less than 4 or less responses.*

## UNIQUE:

1. Nature/Natural - 64 Responses
2. Trails - 42 Responses
3. Proximity - 29 Responses

**Question 9:** What is your favorite thing about Japanese Gulch? (Open Ended Responses) - *City Staff read through every responses and categorized each response based on the theme of response.*

*Other responses included: Active, BMX Course, Cleanliness, Dog Park, Education, Politics, Pride, and Usability was less than 4 Responses*

## FAVORITE THING:

1. Trails - 78 Responses
2. Nature/Natural - 22 Responses
3. Proximity - 20 Responses
4. Solitude - 11 Responses

**Question 10:** What is your least favorite thing about Japanese Gulch? (Open Ended Responses) - *City Staff read through every responses and categorized each response based on the theme of response.*

*Other responses included: Lack of Connectivity, Illegal Trail work, No Wayfinding, Trash.*

## LEAST FAVORITE THING:

1. Mud & Erosion - 22 Responses
2. Nothing - 16 Responses
3. External Threats - 11 Responses
4. Change - 9 Responses
5. No Response - 9 Responses
6. Nettles - 8 Responses
7. Dogs/Off Leash Dogs/Poop - 7 Responses
8. Bikers - 7 Responses
9. Debate - 6 Responses
10. Lack of Parking - 5 Responses

# December, 2014 Survey Cont.

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**Question 11:** If there is one thing that would bring you to the Gulch more often, what would it be? (Open Ended Responses) - *City Staff read through every responses and categorized each response based on the theme of response.*

*Other responses included: A Ski Lift, All Weather Trail, Connectivity, Dirt Jumps, Invasive Species Removal, Less People, Lighting, Off-Leash Area, Park Area, Potable Water, Public Events, Remove Nettles, and Starbucks.*

**Question 12:** Which potential future activity would you like to see in the Gulch? (Open Ended Responses) - *City Staff read through every responses and categorized each response based on the theme of response.*

*Other Responses included: ADA Trails, Education, Parking Lot, Skills Area, Zip Lines.*

**Question 13:** Which potential future activity would you NOT like to see in the Gulch? (Open Ended Responses) - *City Staff read through every responses and categorized each response based on the theme of response.*

*Other Responses included: Separated Trails, Structures, Regulations on Dogs, and Ball Fields.*

## TOP THEMED RESPONSES:

1. Trail Improvements - 26 Responses
2. No Response - 23 Responses
3. Nothing - 13 Responses
4. Bike Trails - 8 Responses
5. Time - 8 Responses
6. Wayfinding - 8 Responses
7. New/More Trails - 5 Responses
8. BMX Course - 4 Responses
9. Challenging Trails - 4 Responses
10. Parking - 4 Responses

## FUTURE ACTIVITY PRO:

1. No Response - 21 Responses
2. Trail Improvements - 18 Responses
3. Bike Trails - 17 Responses
4. BMX Course - 17 Responses
5. Nothing - 17 Responses
6. Public Events - 9 Responses

## FUTURE ACTIVITY CON:

1. No Response - 28 Responses
2. Motorized Vehicles - 18 Responses
3. Change - 11 Responses
4. Development Encroaching on Japanese Gulch- 8 Responses
5. Horses - 6 Responses
6. Archery/Guns/Paintballing - 5 Responses
7. BMX Course - 5 Responses

# December, 2014 Survey Cont.

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**Question 14:** Which improvements would you be willing to support, as a volunteer (Open Ended Responses) - *City Staff read through every responses and categorized each response based on the theme of response. Other Responses included: Education, Mapping, None, Parking, and Removal of Invasive Species.*

## **VOLUNTEER ACTIVITIES:**

1. Trail Improvements/Maintenance - 77 Responses
2. No Response - 20 Responses
3. Support Biking - 6 Responses
4. All - 5 Responses

**Question 15:** Please share any other ideas you have (Open Ended Responses) - *City Staff read through every responses, and removed responses that were harassing. Responses can be found within the appendix of this document.*

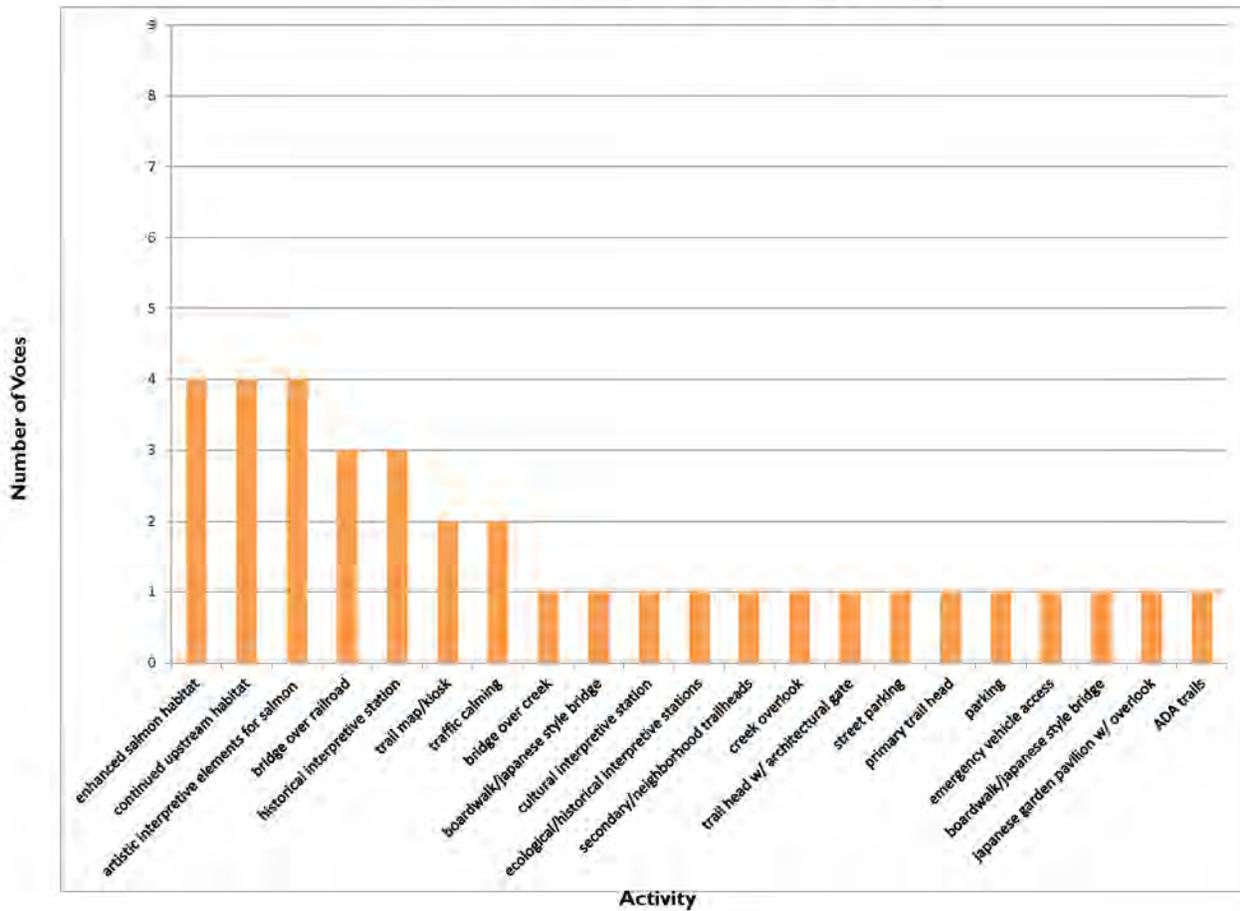
Reflection:

What stood out as general themes? Was there anything that seemed important that was missing? Please use the lines below to make your notes:

# 1st Open House: Design Game Results

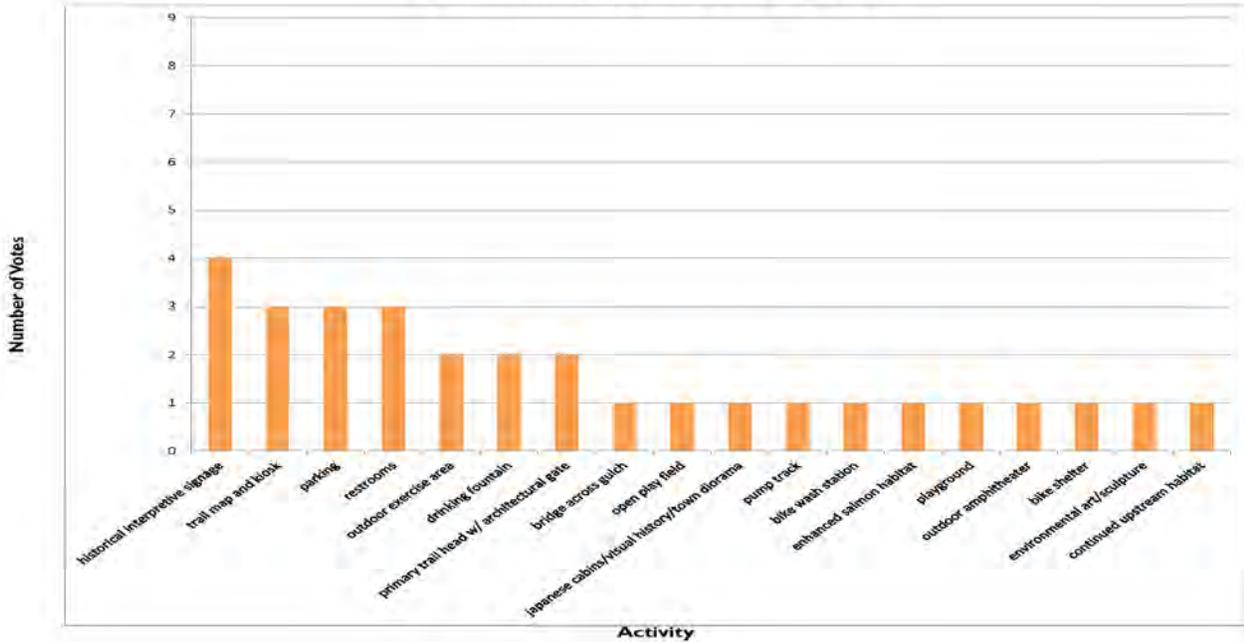
The Open House in December featured a Design Charrette based activity known as the Design Game. This function was to identify preferred uses and features within Japanese Gulch and where these uses should be located. This differed from the online survey and dot exercise as this was a spatially oriented design where respondents had the opportunity to review different uses within proximity of other uses. One important aspect to note about the Design Game, is that this activity included a significant amount of park-development activities such as amphitheater, rope course and other uses that. The results are tabulated below:

## Lower Japanese Gulch Park

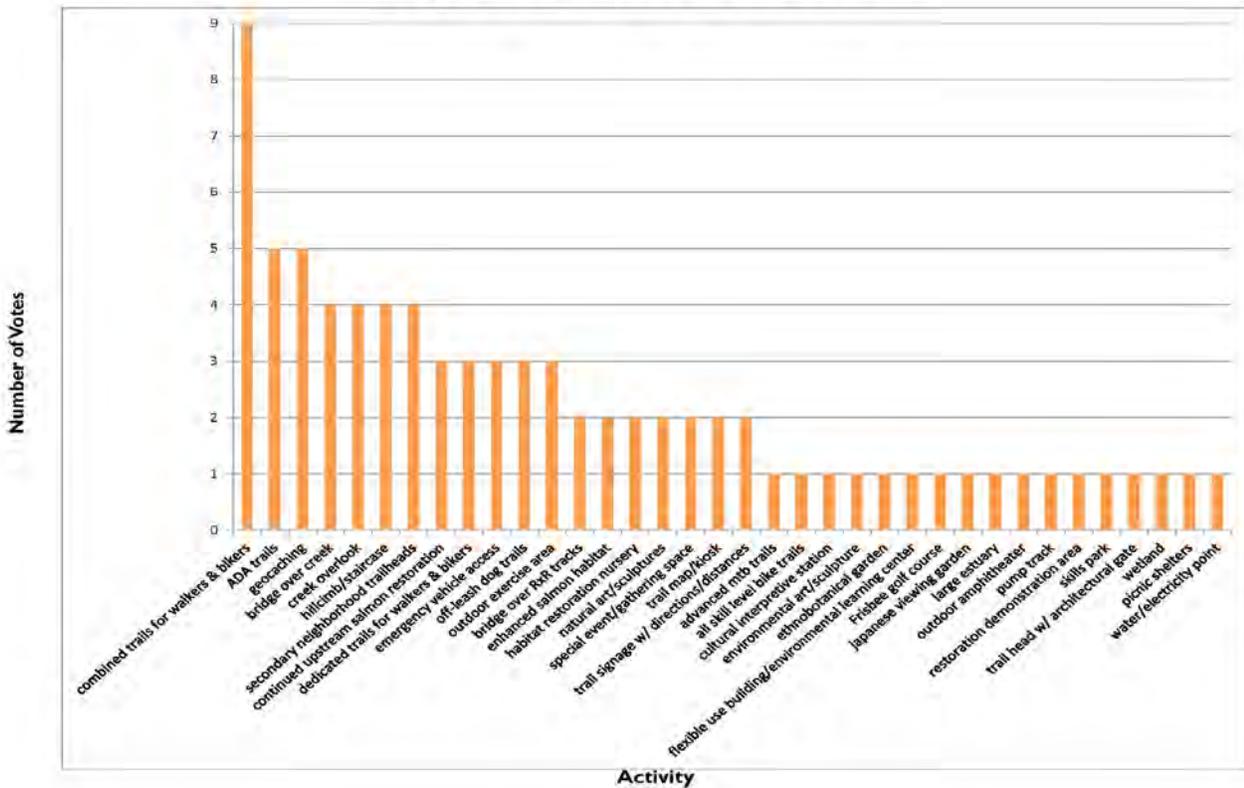


# 1st Open House: Design Game Results Cont.

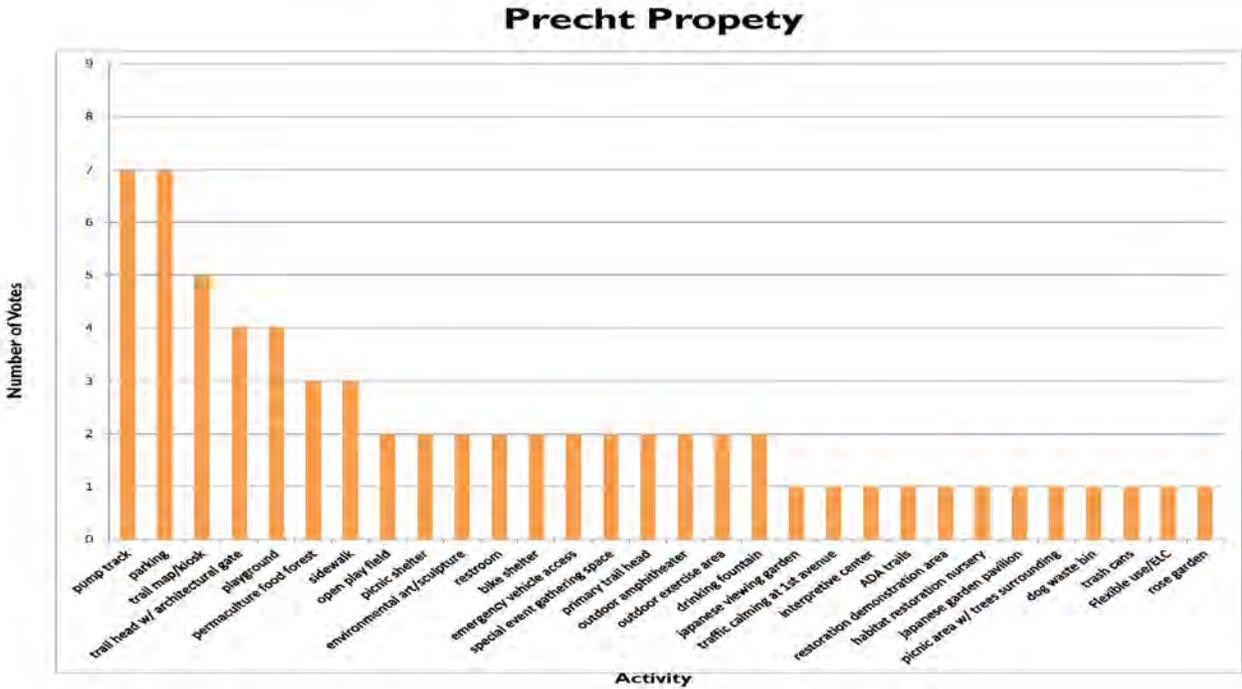
## Tails and Trails Dog Park



## Upper Japanese Gulch Park



# 1st Open House: Design Game Results Cont.



**Reflection:**

What stood out as general themes? Was there anything that seemed important that was missing? Please use the lines below to make your notes:

# Focus Groups

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## ***Evergreen Mountain Bike Alliance:***

- Many of the bike community are willing to do trail maintenance and design of trails – become stewards of the park
- Look at how to enhance the parking at the 76th Street Trailhead and at the Dog Park
- Don't want to clean up the trails so much that you lose the diversity of the park
- Like to keep as many shared trails as possible and install signs marking types of use for each trail
- Would like the park to stay open late at night so can bike after work in the winter – Anacortes does this
- Dogs should be on a leash
- Bike dirt jumps need to be a part of the park and should be signed. Volunteer effort that is phased in over time
- Maintain some single track trails of biking and hiking

## ***City of Mukilteo Public Works Crew:***

- Traffic calming on 5th Street – on-street parking, crosswalk signal for crossing
- Dog Park – there is no water or sewer at this site so if have a restroom needs to be composting or pit toilet
- Who would lock and unlock the restrooms? – PD or Park Crew or have auto locking doors
- There is added maintenance with a restroom building
- Need to maintain some of the grass median for a bio-swale – should not take it all out.
- Habitat screening by homes – PUD has a program where they will pay you to take out the existing trees, give you \$50 per tree and can purchase shrubs to put in that won't get so tall.
- Need to put in a chain-link fence
- Earth mounds are hard to maintain and get muddy soft spots
- Low or no maintenance for the grass areas is preferred
- Building – need to research if water, sewer, electrical still at the site.
- Who will maintain the building?
- Additional maintenance will be needed to empty the garbage cans, clean shelters, wash basketball court, lighting, etc.

## ***Mukilteo Police Department:***

- Need to have some sort of lighting in the parking lot and on the restroom building
- What are the hours of the park? The trailhead is near a neighborhood.
- Width of main trail should be able to accommodate a vehicle part of the way into the gulch and then a maintenance type Gator vehicle
- Possibly not high-light the neighborhood trailheads on the finished map so it does not draw more people to the neighborhoods – parking issues
- Use of BNSF gravel road for emergency access?
- Look at design for entrance at 76th Street Trailhead – safety issues
- Crossing 5th Street to lower gulch – traffic calming with street parking and enhanced cross-walk

# Focus Groups Cont.

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## **City Council:**

- Is there a way to connect with the School District on their property that adjoins the Japanese Gulch property?
- Need to keep in mind the maintenance costs associated with the amenities that go in the park
- Basketball Court - Not sure if it is the right fit for this park – Some Council members liked the Basketball Court idea as another activity for teens in the park.
- Liked the multi-use building for seniors to use as well as other groups

## **BMX Bike Group:**

- Like option B with the longer bike jump area
- This could be a good volunteer project – it will take several years to build a bike dirt jump area
- Yes, would like to work with the Mountain Bike community to design some jumps for mountain bike use and jumps for BMX Bike users
- Don't really see a need for the basketball court
- Need an area at the top of the hill to wait before going through the jumps – maybe a seat-wall / picnic table
- Enter into agreement with volunteer group to build and maintain the bike dirt jumps
- Possibly add some type of seating (i.e. bleachers, seat-wall) for people to sit and watch the activity in the bike dirt jump area

## **Community Garden and Friends of Mukilteo Seniors:**

- Very happy with the expansion of the garden area
- Not sure about the basketball court
- Don't really like the mounds in the meadow area
- In alternative B like the garden plaza and picnic area adjacent to the garden
- Would like to see the building be sole use for seniors. Would make it work as a multi-use center, but not their first choice
- Look at having handicapped parking by the building
- Like the aspect of having an ADA boardwalk that is adjacent to the parking lot and next to the building
- Would like a short loop trail at the start of the trailhead

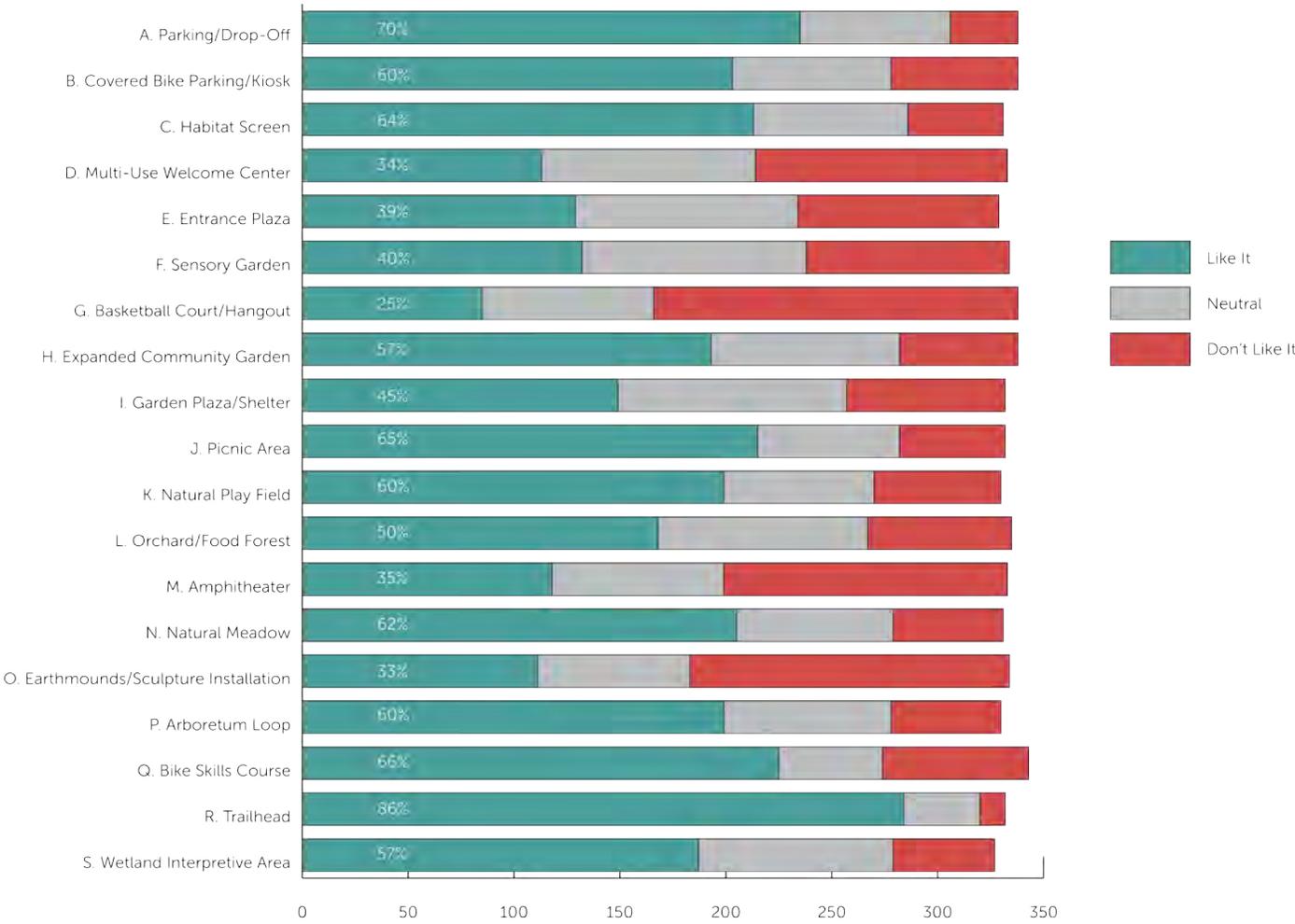
## **Concerned Neighbors:**

- Would like to see the Dog Park area cleaned up a bit as it is what people see as they drive into the City of Mukilteo
- Don't want to expand parking at the Dog Park, would not like to attract more cars and people to this end of town. This area already gets a lot of traffic with people traveling to the Ferry and to Lighthouse Park
- Would like to keep Old Town area quiet and reduce number of people coming to the area
- Would not like to encourage additional trails or other uses in the lower gulch

# April, 2015 Survey

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

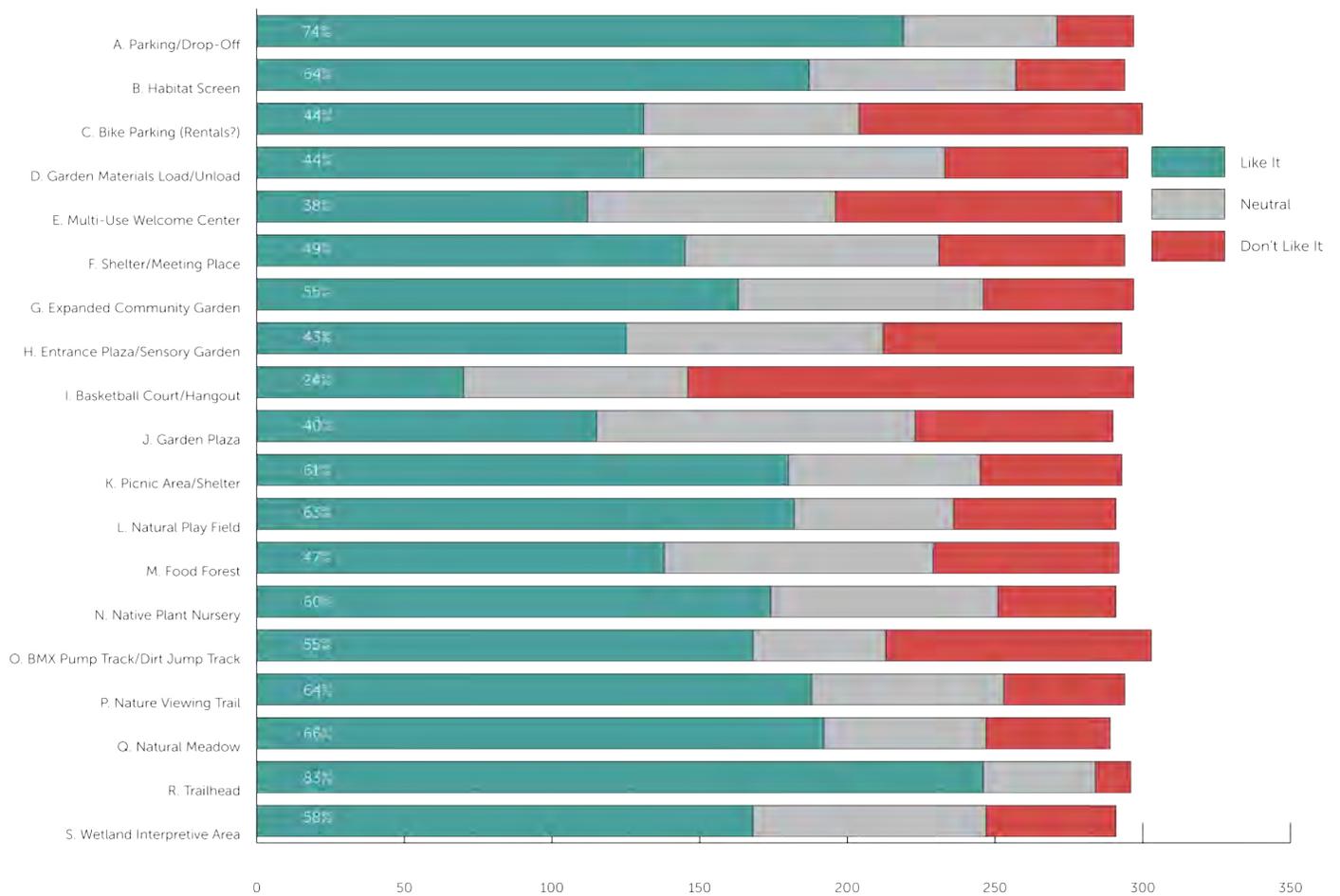
The following is a chart illustrating the ‘Like It’ vs. ‘Don’t Like It’ regarding the design of Option A. Additional comments on the ‘what is missing or should be different’ is shown in the appendix. After reviewing the additional comments, it should be noted that there may have been a miscommunication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

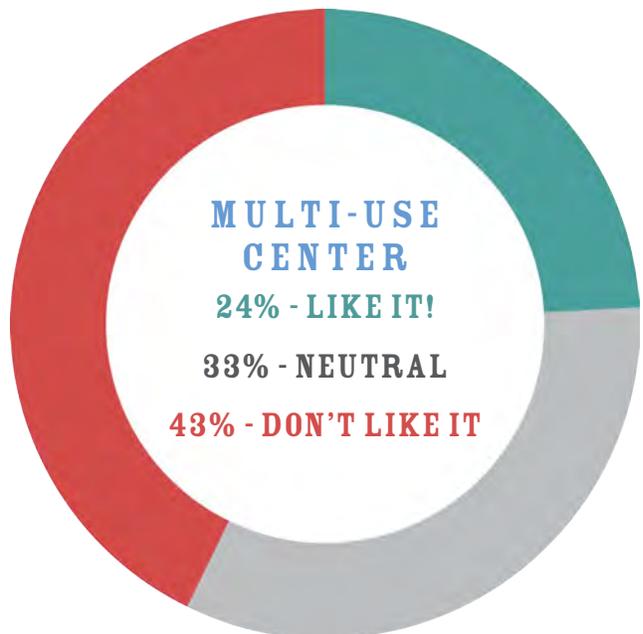
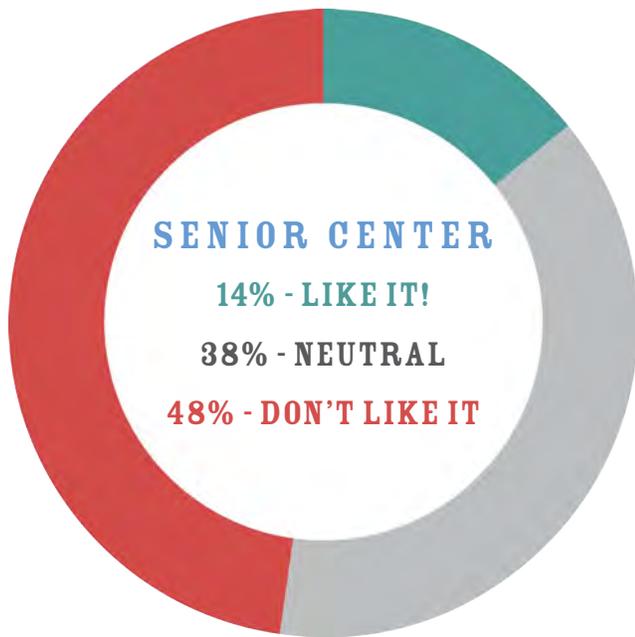


# April, 2015 Survey Cont.

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**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:

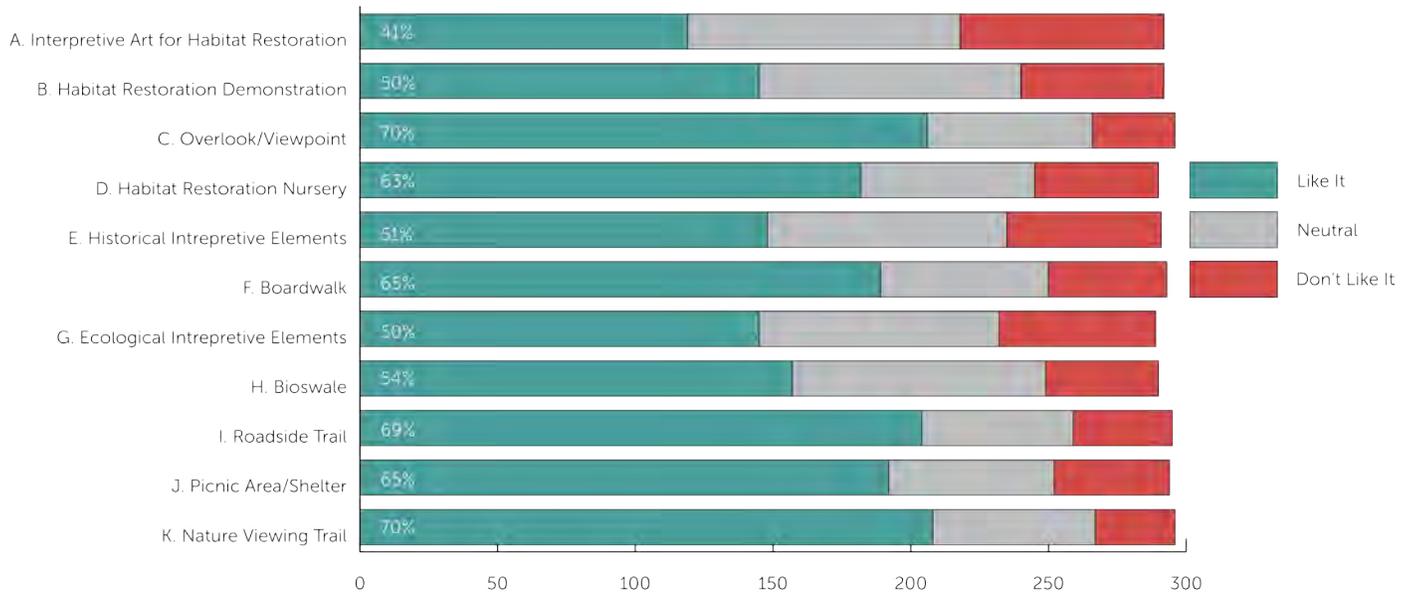
**What are your thoughts on a:**



# April, 2015 Survey Cont.

## Lower Gulch & Dog Park:

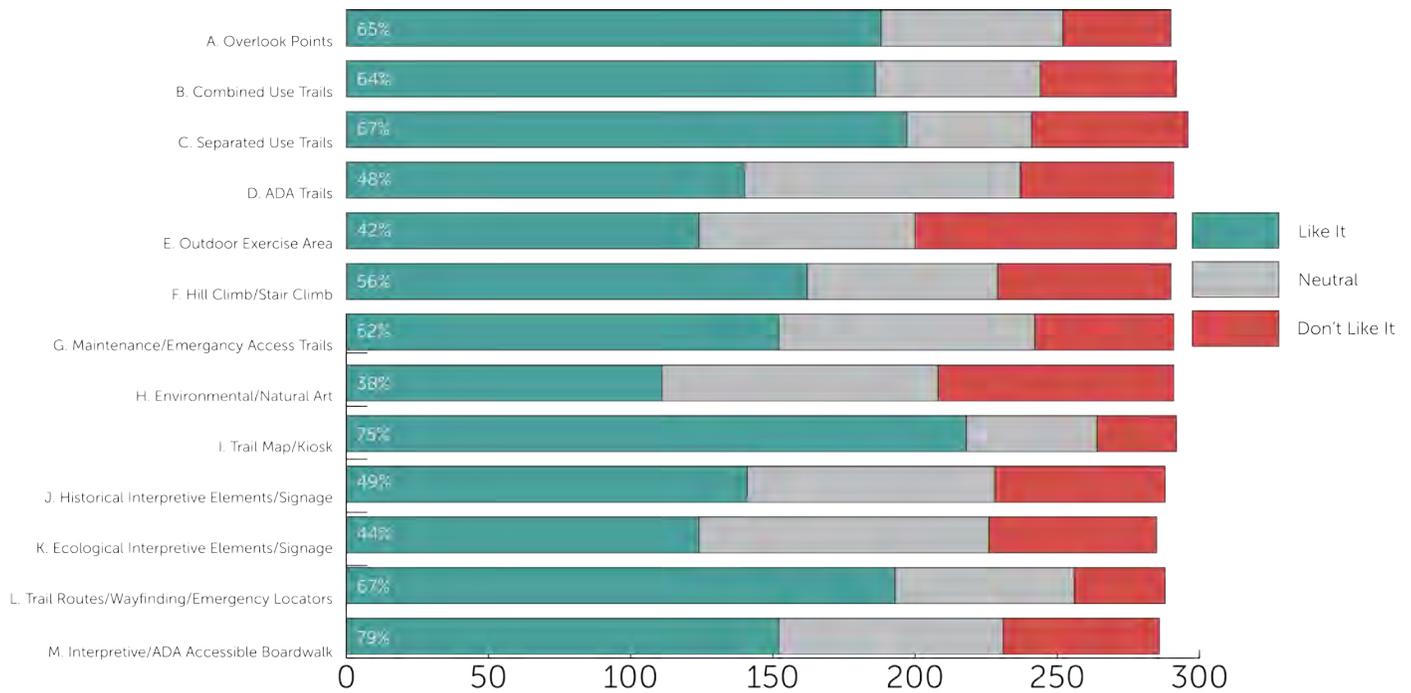
The following is a chart illustrating the 'Like It' vs. 'Don't Like' of the Dog Park and the Lower Gulch.



# April, 2015 Survey Cont.

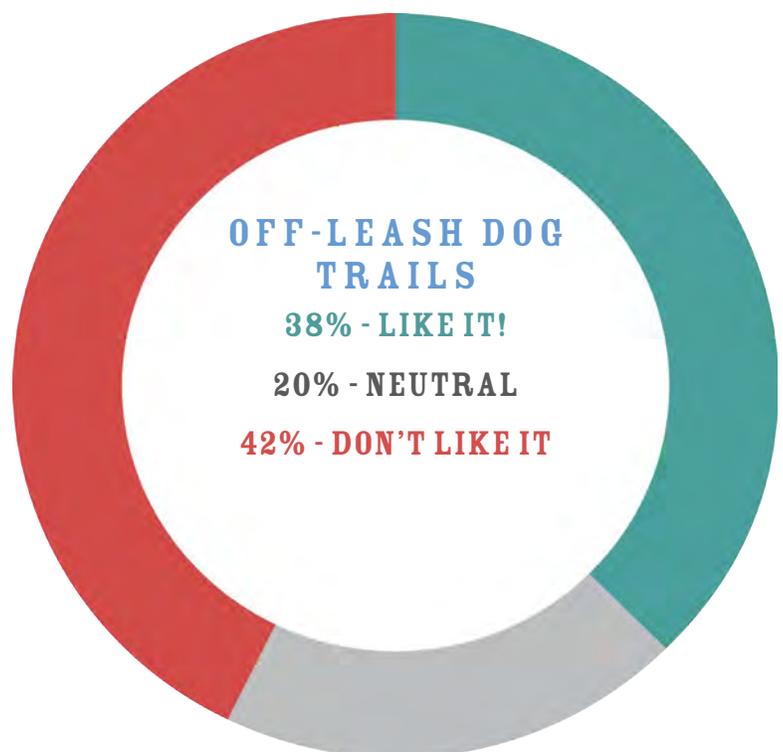
## Overall Plan:

The following is a chart illustrating the 'Like It' vs. 'Don't Like' of the Overall Plan incorporate primarily the Upper Gulch trail alignment and trail usage into conversation.



## Off-Leash Dogs:

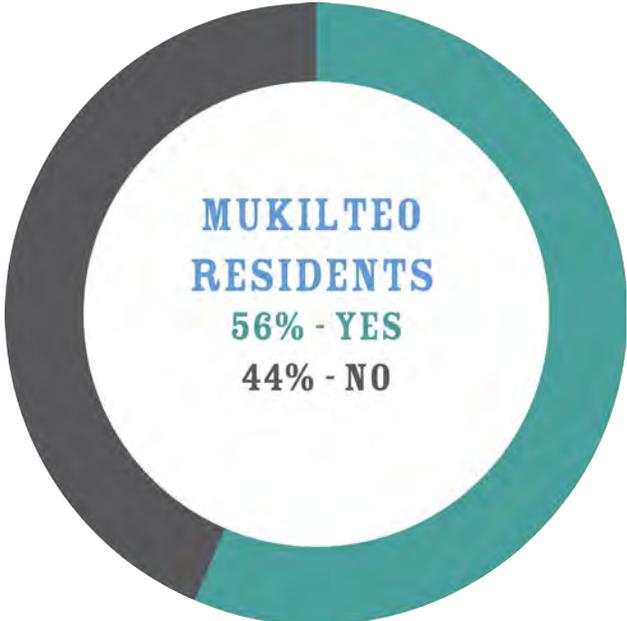
Like Mountain Biking, and Hiking, Dog Walking has been a popular activity within Japanese Gulch and many individuals have become accustomed to the opportunity to walk their dogs off-leash. City Staff has review the applicable insurance logistics, and there is opportunity for off-leash dog trails within Japanese Gulch. See the chart to the right regarding the public opinion voiced in the online survey.



# April, 2015 Survey Cont.

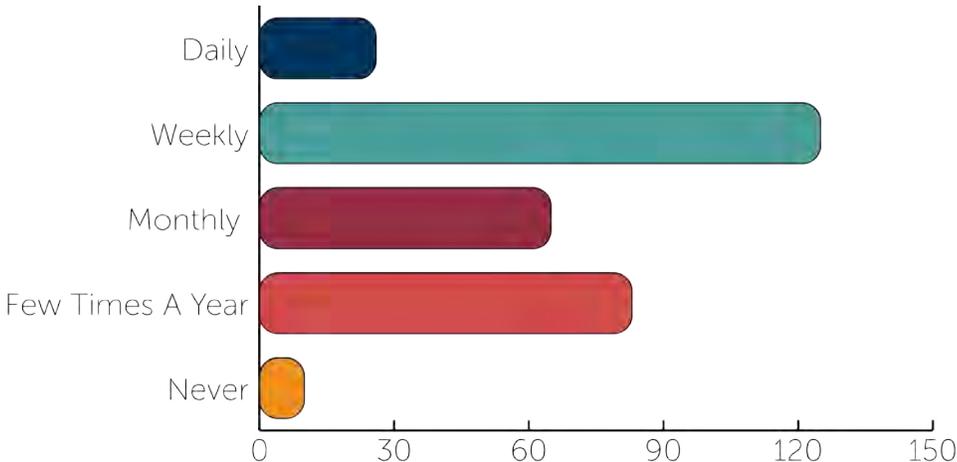
**Mukilteo Residents:**

Of the 367 Responses online, 308 individuals answered the residency question with 174 individuals stating that they were a resident of Mukilteo. The survey design did not verify residency.

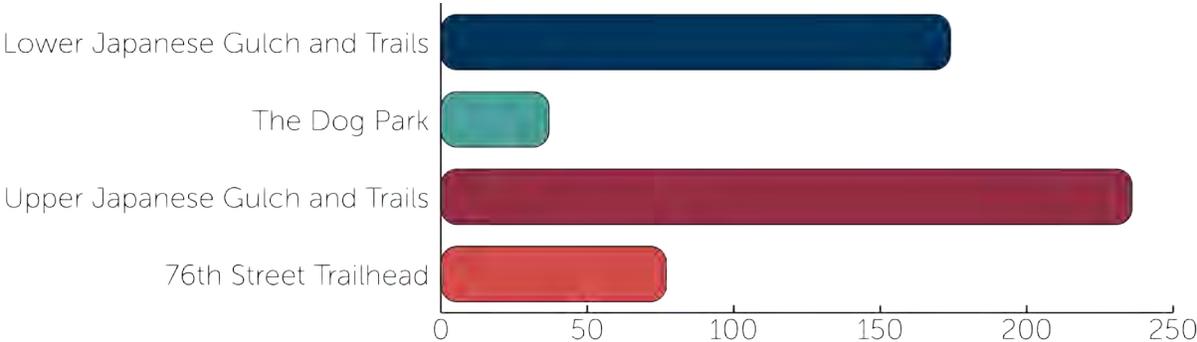


**Frequency of Use:**

Of the 367 Responses online, 309 individuals answer over 40% identified that they visit Japanese Gulch on a weekly basis.



**Which Areas Do You Frequent the Most in Japanese Gulch?**



# April, 2015 Survey Cont.

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## ***Open Ended Responses:***

Additional information on the open ended responses is available in the appendix.

Reflection:

What stood out as general themes? Was there anything that seemed important that was missing? Please use the lines below to make your notes:

# Outreach & Priorities Reflection

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Take a second to look back through the workbook.

Do you see any recurring ideals or concepts, if so what were they?

Do you see any of the priorities that you identified on pages 6-7 differently after reviewing some of the snapshots of public opinion? If you don't see any priorities differently, do you believe that you reaffirmed that the priorities are consistent with the public opinion?

Include any other thoughts that you may have regarding the information presented in this workbook:

## Appendix:

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- I. December, 2014 Survey (Paper Surveys Included)
- II. April, 2015 Online Survey (No Paper Surveys)

# What Makes Japanese Gulch Unique?

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- terrain options
- the trails are kept up
- 1) accessibility 2) relative closeness to populated area 3) Everett wishes they had something like this 4) The two hill sides of the track are different 5) because of its valley shape is quite back there
- Quiet - nature - beauty - location
- It's a beautiful forrest in the middle of a city.
- It's a wilderness area that lies in between developments on both side and it seems like they are closing in all around and getting more dense. I have spend many hours as a kid and adult mountain biking in the gulch and I'd like to see my kids some day enjoy what I did.
- Feels like such a getaway in such a suburban neighborhood.
- The undeveloped nature so close to a suburb
- location and terrain
- The natural beauty
- Last of its kind in such city landscape
- Natural area
- The terrain and elevation gain
- The trails are fabulous
- It's versitile trails for beginners and more advanced like small fetures allows learning .
- Location
- It's natural beauty. Things have not been landscaped.
- It's one of the last wooded areas in the area that's fairly safe, and provides a place to go when I need a dose of nature.
- It is gray to have a place to ride with in the city.
- The fact that you feel so far into the woods when riding the trails and you are only hundreds of feet away from the public.
- The steep trails.
- How close it is yet you feel like you're away from it all
- It is an oasis in the middle of a city. You don't have to drive far to feel like you are out in a secluded nature setting.
- Not too developed, feels like nature still despite being surrounded by suburbs
- The friendly people and dogs that walk it!
- Wild space
- It is a gem to have miles of trails and green space in our back yard. To be able to enjoy nature and feel like you're in the middle of the forest and still be close to home is such a cool thing.
- The history, ecology, and salmon restoration.
- Heavily timbered woodlands close to home.
- Proximity to our house
- Close mountain bike trails
- The huge dirt jumps
- Its natural look and non groomed trails.

# What Makes Japanese Gulch Unique? Cont.

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- Makes you feel free when you go in it, and i like how all the trails are always maintained
- Abundance of biking trails
- The custom trails by riders for riders.
- User built trails in beautiful woods.
- I like riding my mountain bicycle and going on family hikes. It's so awesome to be able to get away in the wilderness so close to the city.
- moderately wild
- Its the only area near where i live to mountain bike and trail run.
- Undisturbed nature.
- Feels like you are in the lower Snoqualmie Alps deep woods with its trees and roots and rolling trails, but it is very easy to get too in a urban area.
- It is a slice of country in the middle of the city. Small elevations, single track winding trails making it an exciting run
- Close to home and beautiful place to get out after work
- Location
- Mountain biking
- The trail system
- Its a community treasure usable by all including hikers, walkers, runners and mountain bikers.
- heavily wooded and great trails
- Native ruggedness, pristine forest
- Bike trails. Bike jumps
- It's home to a lot of flora and fauna. It is large and close. It is beautiful in all seasons.
- It is one of the last natural, treed areas in Mukilteo.
- Miles of trails. Uncut forest. Close to nature.
- so many twists and turns. Well maintained trails. I run there 2 days a week and it seems I hit a different trail every time.
- The culture of mountain biking that not a lot of riders experience around here.
- How untouched it is and the freedom
- Location. Its one of the only GOOD places to mountain bike within 30-40 minutes of Mukilteo
- The trees, the terrain. The animals that make it home.
- The size/acreage and the size of the ravine, and varied terrain, sand gravel/dirt
- Proximity of a large, undeveloped property with challenging biking and running trails.
- Multiple use. The previous jump area and bike trails that go with the land.
- The size, quality of the trails, and how little it is used.
- its so primitive yet the trails are well kept
- I enjoy being able to hike there without having dogs on leash. Everyone is very good about leashing up when you encounter someone else.

# What Makes Japanese Gulch Unique? Cont.

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- tough trail runs, lots of criss-crossing trails, a train track and a dog park.
- Natural, undeveloped state.
- The fact that you can get lost in it. There are always new things that I find in the Gulch. It is what makes it special and personal to me.
- bring natural, open space
- Variety of terrain, wildlife, quiet atmosphere (when the jets aren't landing). It is an awesome inner city getaway to the woods without having to travel far.
- There are many reasons Japanese Gulch is unique. Here are a few: 1. A truly natural area, not dumbed down, raw and gorgeous, in the middle of a great industrial / residential area. 2. Great singletrack for hiking and mountain biking! 3. It is genuinely pretty. 4. Proximity to beaches, restaurants and homes. Great to park down near the Rosehill center, then ride over to Japanese Gulch for a ride and afterwards grab dinner or a beer in town. 4. The airplanes flight path that flies right over. Especially cool when the Historic Flight Foundation is flying vintage aircraft!
- lovely green space near light/heavy industrial area. Great space to balance the misery above
- Puget Sound views, big trees and ferns
- It is a lot like St Edwards park in Kenmore with Mt biking and hiking trails
- Topography
- A rare place where people can play in midst of massive commercial and residential structures.
- The large amount of green space and the ability to bike and hike in the city.
- it is to a great degree passive land use
- A trail system close to home. Not many people have that.
- The gulch is such a large expanse of woods right next to the city. I love the feeling of being lost in the woods within just a few minutes of my house.
- Its trees, natural plants, birds, wetlands, and related environmental features
- Accessible urban forest with varied terrain.
- The terrain, water, air traffic all with a train running through it.
- close proximity to business and housing, but natural beauty and easy access
- Ecology and habitat
- The bike trails of all levels, close to home
- Acres of forested land located so close to downtown Mukilteo.
- Woodsy trail within the city.
- Location and the bike trails.
- the terrain and the dirt
- Forested area so close to town. Great trails, nature, etc
- Such a large area. Can go hike in the upper part and get lost (a good thing). The lower trails create a great loop and will eventually provide a great connection to Edgewater Beach.
- there are no "Activities" there. It stands alone - natural
- Potential

# What Makes Japanese Gulch Unique? Cont.

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- Sweet mountain biking close to home
- Awesome single track.
- The fact that it isn't officially developed is what makes it unique
- The Gulch is unique as a resource for so many different activities while being so conveniently located. I often ride from work, through the trails, and back to work, all during a long lunch break.
- It's location and elevation changes. So much to do in such a relatively small area.
- The mountain bike trails in such a suburban setting
- Excellent mountain biking located in an urban setting
- The extent of the trails and the size of the park are awesome in the context of how densely developed Mukilteo has become.
- The large area of undeveloped land, in a much more highly developed area.
- Technical and challenging cross country mountain bike trails.
- It's a beautiful park right in the middle of urban sprawl. The old growth forest is awesome. The multi-use trails are great for hikers, runners, and bikers alike
- The opportunity to disappear into the woods only minutes from home. It's a beautiful area, and it's nice how isolated it feels once inside.
- Undeveloped space, interesting terrain, community interest in preserving it for future generations.
- The steep hills, creating lots of opportunities for enjoyment on a mountain bike.
- Awesome mountain biking trails in a place where you would not expect it
- Location in the city
- Oases in an urban area
- Really good technical terrain for mountain biking. Good climbs and good descents.
- The history, the location, the wildlife habitat - can't believe there are deer in there!
- Quiet natural area in an urban setting.
- Good-quality mountain biking right inside Mukilteo.
- Location, size, tie-in with undeveloped land on east side, lots of organic users (ie, just kind of showed up and found good things to do).
- Natural trails for OFF LEASH DOG walks twice per day, he can't poop without his walks
- Lack of development, natural environmental preserve for people & animals
- That you're so close to civilization, yet feel like you're in a primordial forest. The 'woodsyiness' of it
- Diverse natural terrain with varied elevation
- Variety of landscape
- Wooded area near cities

# What is Your Favorite Thing about Japanese Gulch?

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- close to where I live
- the trails..i also like the beach ..please leave it alone
- Mountain bike trails
- Natural outdoor area to walk and hike.
- That there are so many trails that you can get lost in the woods.
- Mountain bike trails.
- Great way to get exercise, the smells, the sights and the sounds.
- location and I enjoy the trails
- The peace
- Riding the trails
- Used to be dog park when it was ran by volunteers and before the equipment was added
- Myself and several of my coworkers at Electroimpact ride there every week. The fact it's so close makes it convenient and fun.
- The trails
- Keeps me from getting fat from beer
- That I help build most of the trails back in the 90's with Mulkiteo Bike shop.
- Hills, creek, fallen trees.
- That it provides a place for the community to congregate, learn about nature, and escape from their daily toils. All in all: it's nature and I'm so fortunate to have a place like it to hike through.
- Being in nature and the great trails to ride.
- Its close to home and fun. The trails well maintained.
- Bike riding
- The canopy, and not running into somebody at every turn.
- Mountain biking
- Proximity to home and the views that can be had in some spots.
- ive been to it hundreds of times and still find new trails often
- The cleanliness
- No development
- I love trail running on the single track trails and enjoying the quiet.
- An outdoor educational setting.
- The debate
- Several foot paths throughout the area.
- Hiking trails
- Mountain bike trails
- Awesome Mountain Biking and nature preserves.
- The mountain bike trails and the jumps
- Biking trails

# What is Your Favorite Thing about Japanese Gulch? Cont.

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- Biking in the woods
- Diversity of bike trails for all skill levels.
- Mountain biking
- forest
- Running and biking on the trails
- Undisturbed nature.
- It's natural state. The Gulch offer a great training alternative to driving to the local mountains or parks for local trail runners such as myself for training. The technicality, mud and lack of bridges to cross the streams are all what makes the Gulch attractive to me, as a trail runner.
- proximity (when I lived in Everett) and the makeup of the trails. (I now live in South Prairie)
- Beautiful, safe area away from cars. Great trails for riding.
- Mountain biking trails
- mountain biking
- The views
- Location in my own community.
- mountain bike trails
- Trails for running and walking
- Trails jumps
- Proximity to my house.
- TREES, ANIMALS, PEACE and QUIET!!
- Wild place to walk my dog, much more interesting than a sidewalk.
- Always an adventure and very safe.
- All of the trails, jumps and pathways.
- Used to be the bike jumps
- Good trails close to home! Makes it so we don't have to drive to go ride.
- GREEN!
- All the trails we can bike on
- Challenging Trails.
- Bike Trails and the nature.
- Solitude in the beautiful natural surroundings.
- mt biking
- Hiking with dogs off leash. Love that my dogs can run around & explore.
- Tough trails, few people
- That it's close and undeveloped.
- The trail changes. Up, down, left and right, straight then whiney. Also, getting lost. I love getting lost and finding new trails that I never knew were there. It is what makes the Gulch great! I would hate it if trails were overly marked. Keep the gulch mysterious.

# What is Your Favorite Thing about Japanese Gulch? Cont.

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- quiet, lots of trails, tranquility
- GOING FAST!!
- The fun (but needs some work) trail on the a East side, from about the Boeing sports fields down. 2nd best trail is the loop trail on the West side, in the cedar loam. That and just getting off in the woods.
- run/bike
- Mountain biking the trails
- Wooded trails where I can take long loop walks. It took about a year to learn the trails but that is also part of the fun.
- Mountain Bike Trails
- Being able to ride single track
- Undeveloped trails close by that I've been riding for almost 30 years.
- The trail network.
- It is peaceful at times, a refuge from the growing congestion in this city
- The fact that you can be in the trail system and lose yourself in nature. I run, hike, and bike in the gulch and am always amazed at how isolated it feels from the city (a good thing). It's a convenient escape.
- I love the feeling of being lost in the woods within just a few minutes of my house. I like being able to go there to bike, run, chase the kids, play in the snow (got that opportunity once this year!) and train for backpacking trips. And again, it's like my big backyard.
- It is a buffer to development of that area
- Proximity to my house and bike trails.
- Proximity to home.
- Year around mountain bike riding that is challenging enough to be fun
- Mountain Biking
- Mountain bike trails and jumps,
- Bike trails
- Wide range of trails for all biking levels.
- Bike trails
- the trails that the mountain bikers have built
- Biking trails for all skill levels.
- Very private feel. Feels like you're out hiking without having to drive 2 hours to get there.
- the way it is - leave it that way
- Accessibility, Mixed Use
- The trails are great
- Awesome single track.
- trails
- Again, the convenience of being able to go there for a wide variety of activities, be it biking, running, or just a walk.

# What is Your Favorite Thing about Japanese Gulch? Cont.

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- The location and trail networks.
- I love the mountain bike trails
- There is something for everyone there and is welcoming to all user groups. The multi-use trails allow everyone to enjoy all the trails.
- There is a wide variety in trail difficulty such that users of differing skill levels can all enjoy the Gulch. Personally, this helped me get started mountain biking and has kept me coming back as my skills increased.
- The trails, blackberries, and brapplesauce.
- Challenging trails, and close to my home and work. I mountain bike there and take my kids for walks. It's great to have the green space so close by.
- See #8
- The variety of uses, particularly the trails that I hike with my family and dog, and mountain bike with my friends.
- It is accessible. Close by, multiple entrances, easy to get to, undeveloped.
- Mountain biking
- That it offers such good riding so close to work
- Availability of mountain bike trails
- Trails are excellent for mountain biking
- It's a really good work out and for such a small area there are still a lot of trails, i can easily ride 10 miles of trails without repeating any.
- The history, the location, the wildlife - I have participated in the dig in 2012 and am surveying now. To see it grow is amazing
- I can walk to it from my house.
- the amazing bike trails
- Mountain bike trails.
- Miles of single track trails of all kinds, proximity, diversity of trails, absence of restrictions
- Off Leash Dog Walks
- Forested vistas w/o hand of man
- The beauty of nature, the hiking trails, the birds, dog park
- Convenient location, pristine 'natural, untushed' feel.
- Bike friendly trails

# What is Your Least Favorite Thing about Japanese Gulch?

---

- needs to be organized
- its just fine
- That the gulch seems to be under threat of some kind or another every couple of years.
- Bike riders
- That the bmx jumps were taken out.
- The fighting
- I worry I might get lost and the dog park isn't shaded in the summer and is muddy the rest of the year
- very muddy in winter
- Muddy trails
- dog walkers
- Parking
- People who tear down dirt jumps
- N/a
- Nothing
- Poor drainage of water on the trails
- Nothing
- 1) Offleash dogs outside of the dog park (was attacked once), 2) Dirt bikers using the trails (was hit by one on the trail), 3) Trash
- I wish it was bigger!
- It gets muddy and doesn't drain well
- The ivy
- Not enough dedicated mountain bike trails
- mud I guess
- Darkness
- Bike use ( abuse)
- The increase in dog poop and bags of dog poop left on the trail since the opening of the dog park.
- The railroad and resulting lack of connectivity between upper and lower gulches.
- The debate
- Requests for establishing sports fields at the expense of cutting down foliage and trees.
- Litter and people making new trails or damaging the trees/environment
- People tearing mountain bike trails
- People were airsofting while I was biking
- People who destroy things.
- Mud holes
- Green peace
- Complaints
- Off leash dogs. I love dogs but they don't belong off leash with bikers nearby.

# What is Your Least Favorite Thing about Japanese Gulch? Cont.

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- Some of the trails are really sloppy/muddy in the winter months. Also there needs to be an easy trail/mainline to ride up (heading south) to provide an alternative to riding up the rail tracks. (This would require building switch backs with lesser gradients up some of the faces.
- railroad track
- The nettles and blackberries that overgrow the trails
- “Improvements” on nature.
- Nothing that I can think of.
- Mountain bikers and big dogs running free that don’t listen to their masters.
- Having to stay off the trails when they are wet.
- Nothing
- The mud everywhere
- Lack of maintenance and drainage on the trails
- nettles :)
- Tearing down the jumps
- Litter
- Bicycles and jumps.
- No restrooms.
- People not leaching their dogs
- The new reconstruction and management of the gulch.
- The people who complain about its extremities
- Drainage... The trails can get pretty muddy, making riding difficult... or making it so we don’t go ride.
- Groups like the BMX folks who were modifying the park for their own use, at the “expense” of the natural ecosystem.
- Safety, I think there should be some separate trails and signs for biking and hiking, so people that want to ride fast can safely
- Excessive signage, paint on the trees, dog poop bags.
- Mud holes on trails
- Hearing motorcycles when on the trails.
- crashing my bike. I love the gulch
- People leave trash
- trails can be very slippery.
- Bridges that are sloped and slippery when wet or icy
- Some trails go nowhere and just stop or are over ran.
- mud
- People not taking care of the trails they use.
- \*Mis-spelling on your question- take note.\* Least favorite: 1. Not much. Perhaps a lack of a group or two who are responsible for organizing volunteer trail rebuilding, ala Evergreen Mountain Bike Alliance

# What is Your Least Favorite Thing about Japanese Gulch? Cont.

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and WTA. 2. Anyone with attitudes that think that whatever their activity within the gulch is more important than someone else's activities. There's room for hikers, bikers, dog walkers, photographers, children, birders and so on. There's no need for animosity.

- that it might be developed
- Trail quality could be better. Less steepness and more flow to maximize potential energy for downhill mountain biking.
- Mud holes.
- None
- Not knowing if I am trespassing
- encroachment of residential neighborhoods.
- BMX Bile riders
- No parking lot at the upper entrance.
- The natural trails do need upkeep. Erosion has made some trails very difficult to ride a bike on.
- The illegal construction of trails, bike jumps, some paint on trees and other changes to the environment that were illegal before and after the City acquired the property. Some try to justify it by saying it has been done for years. Doing something illegal for a long time does not make it legal or even OK at any time. This prior development needs to be removed and restored to its natural condition
- Overly vocal, Mukilteo residents who think they personally own the gulch and complain about what other people do there.
- n/a
- We need to maintain our trails better:) Not expecting the city to shoulder..maybe help us get the job done. Partnering?
- Muddy trails and nettles
- People wanting to change and develop it
- N/A
- Parking...but it is getting better.
- people who don't like mountain bikers
- –
- I dont really have one.
- dog park, cars! Druggies and not feeling safe when alone
- Not enough trail markers
- Nothing. It is perfection.
- Nothing
- Poeples who complain about it
- I can't think of anything I don't like. Even the Nettles build character!
- People trying to develop it.
- I'm not a fan when someone tells me my dog has to be on a leash when I am in the middle of the woods.

# What is Your Least Favorite Thing about Japanese Gulch? Cont.

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- Nettles
- The nettles can get pretty vicious at times.
- The nettles
- The development of it.
- Nettles
- Losing so much place to the dog park. I would rather have seen the area developed into an open field that would allow more varied use. I also don't appreciate the anti-biking sentiments from some in the Gulch community.
- The looming prospect of development encroaching on it.
- Hidden dog poop on the trails
- Parking could be a bit better
- Lots of nettles overgrowing the sides of the trails during certain months of the year.
- Trash
- When it is really windy the chances of a tree blowing down is greater - but that's just life. I like riding in the woods and it makes for better trails so comes with the territory.
- The surly and rude nature of the BNSF Railroad police who deal with everyone in their vicinity as criminals. Other than that, what's there to not like about Japanese Gulch?
- What's not to like?
- lack of parking
- Inconsistent drainage on the trail system. Braided trails.
- Mud, garbage left by careless users, slippery make-shift bridges, tires pushed into south end creek from Torfab lot. Drug uses at 19th cul-de-sac.
- Signs, Everywhere
- Pirates digging barrow pits across streams. Dead ferns dug up & tossed aside
- Brambles
- The weather
- Some areas are poorly maintained
- Dogs off leash on trails. Owners no cleaning up after them.

# If There is One Thing That Would Bring You to the Gulch More Often, What would it be?

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- new trails
- More trails, if that is even possible.
- Park type area with benches
- I'd like to stay undeveloped so it doesn't become over used.
- More time in my life.
- Way finding signs
- more time
- Somewhere to fill up water bottles and a walking trail
- sunshine
- Dirt jumps
- I already go weekly
- Lady in bikinis cheering me on
- More aggressive trails for biking
- Time
- More flow from the trails with some freestyle. Drops, tables jumps, gap jumps ect.
- Keeping and improving the trails.
- Public events.
- More and better bike trails. Freeride and flow lines.
- A bike
- Dedicated and built/maintained mountain bike trails
- off leash wooded areas
- Lighting during evenings
- Less muddy trails
- Keeping the trails simple and natural.
- Connectivity
- Ease of access
- An all weather paved or at least heavily graveled pedestrian trail that would also accommodate bikes. Some rain shelters and possibly a playground with some rest rooms (probably at the dog park area. Durable park benches.
- Keep it as it is
- Real mountain bike trails features that don't get torn down
- my bike
- Trail parties to help trails.
- Better weather
- bringing the jumps back

# If There is One Thing That Would Bring You to the Gulch More Often, What would it be? Cont.

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- Trails for walkers and trails for bikers
- Better trail maintenance that manages rainfall better.
- Trail signage and indicated direction of flow on some of the obvious one way okay trails.
- better parking
- 4 or 5 days visiting every week is enough for me.
- Large piles of money.
- Nothing that I can think of.
- A Starbucks in the parking lot.
- Better run-off of water to allow more riding opportunities.
- A trail map
- more bike trails
- Well drained trails
- Condition of the trails in winter.
- less rain
- Keeping the trails in good condition
- New dirt jumps
- If I didn't have to work.
- Maintained trails - minimize mud!
- Off leash dog walking trails.
- It would be a park that allowed riders to come in and build, or add on, to jumps and trails.
- More time in my day
- better drainage.
- More time and less to do in my own life!
- Rebuild the BMX jumps.
- Nope, love it the way it is.
- New bike and walking trails
- Nothing. Love it how it is.
- im there 2-3 times a week already
- Keep it like it is!
- a bit more gravel on trails to help traction, a bit of drainage to prevent trails from being washed over(near stream)
- Not for me, but many people would probably like to have access to a map and perhaps some small signs on the trails much like Cougar Mt. or Paradise Valley.
- Slight trail maintenance. There are some areas on a few trails that are pretty dangerous if you don't know about them before hand. I would like to see some slight repairs made to those areas. Also, exploring. I

# If There is One Thing That Would Bring You to the Gulch More Often, What would it be? Cont.

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love that I can explore new areas of the gulch. I can find how one trail links up with another.

- more time
- More help fixing and maintaining the trails
- 1. Better maintained trails, both for water management and for better use of the elevation. There's a reason my family and our group of friends and families drive for 45 minutes-120 minutes each way to go ride our bikes at Duthie Hill in Issaquah or Tiger Mountain.
- more trails
- Better trails for mountain biking. Like Duthie Hill park near Issaquah or Paradise Valley near Maltby.
- Keep the trails open but don't over develop them. Wildlife, let nature reign.
- More trails
- Better trails
- Keep it the way it is, open and unfettered
- More maintained trails
- making it more passive than it is.
- Better parking at the upper entrance.
- Smooth flowing bike trails. With jumps and features that have runarounds for lesser "skilled" riders or walker/joggers. Pump tracks.
- Probably not except to drive by and admire the wooded area
- Trails better engineered to handle wet weather.
- n/a
- Maybe light up the trail heads and clean up the parking area
- Improved trail maps and signage with GPS coordinates
- More free time
- More trails
- More maintained trails.
- Jump park for mountain bikes! See Duthie Hill Park in Issaquah (King County)
- more mountain bike trails
- During the summer months nettles and black berries were brushed back.
- More daylight in the wintertime. :) seriously though, more access points and loop trails and connectivity.
- less people
- Camera
- A ski lift
- My bike.
- Sunshine, and proper parking at the Garden entrance
- I think a little bit more trail maintenance and erosion prevention would go a long way to the enjoyment

# If There is One Thing That Would Bring You to the Gulch More Often, What would it be? Cont.

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and safety of the trails for all users.

- More time in the day.
- Better water drainage
- More sun in the PNW!
- More bike friendly trails, also better trail side maintenance. Everything can get pretty over grown early in the summer
- More sun!
- If someone would hack out the nettles alongside the trails
- Organized events, like trail maintenance work parties, or organized hikes/rides.
- If I had a new mountain bike...
- Trail maintenance, removing stinging nettles from the trail edges.
- A good trail map with labeled trails
- The existing trails are great, and having good maintenance to keep the trails wide would benefit the ride quality. Having the vegetation cut back would also make it easier to see ahead, and reduce the change of riding/running up on someone unexpectedly. There is already good trail maintenance in terms of erosion fixes and removing deadfall, which is great.
- It's fine as is
- Nope - it's perfect as it. Great trail system. I guess if the weather was nicer in the winter i would ride more often - but you can't control the weather.
- Trail maintenance to reduce large mud puddles.
- better trail marking
- Time.
- Better drainage and structural support on the single-tracks- ie 'planned' improvements guided by BBTC
- I already go there 2x/day so I hope you don't add one more thing
- Warm weather, easy parking
- More trails design for mountain biking
- Smoother trails and bridges

# Which Potential Future Activity Would You Like to See in the Gulch?

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- flow park for bikes
- leave it alone except for trail maintenance
- Bring in an event whether it's a cross country mountain bike race or a trail race run. Yes parking would be a problem.
- Nothing, it's perfect the way it is. The bmx jumps should have been kept the way they were built.
- Mostly trail maintenance. I like it the way it is. I think it would be great to have ADA trails somewhere in the Gulch
- Biking
- jumps and pumptrack area
- Dirt bike track
- Dirt jumping
- N/a
- More trails
- More Bike Trails
- Horses
- More trails to ride.
- More downhill trails.
- Bikes. Jumps.
- Nothing, it's good the way it is.
- Downhill bike trails with built features
- Just keep it how it is. Maybe spruce up the trails but don't totally change it.
- Guided walks/runs
- Trails maintained
- Nothing - just keeping the trails simple and natural for hiking, running etc.
- More environmental education
- Walking trails, some BMX areas, bike trail areas, a pathway along the stream.
- N/A - would like it to stay as it is
- Bike jumps
- Some more jumps
- Signage to help people find their way and bike jumps.
- A little less narrow trails
- Bike jumps
- More biking
- Access to Boeing side of railroad tracks.
- I would like to see trail signage and a few bridges across some of the marshes.

# Which Potential Future Activity Would You Like to See in the Gulch? Cont.

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- hiking separated from bike traffic
- mtb learning area
- Donation of the north side of the gulch by Boeing to the city of Mukilteo if it is left undisturbed.
- None.
- An expansion
- Trail work parties
- A 24 hour mtb race
- I'd just like to see it maintained and available for all to use.
- more mountain bike trails
- Nothing more than what is already there. Keep the trails good for walking, hiking, and running
- Build new dirt jumps
- trail improvements, perhaps
- Native plant restoration.
- Off leash dog walking trails
- Maybe a park at some point at the top of the gulch and the allowing of adding trails, ramps and support structures.
- Bike jumps! And off leash dogs
- NA
- BMX jumps, we could make some sweet trails for the pnw cup there
- Trail improvements to eliminate swampy spots.
- Natural drainage on and around trails to prevent the large water /mud holes
- More help with trail maintenance.
- mt bike races
- Keep it like it is!
- Multi-use trails for day and night use. Dogs off leash.
- Sponsored activities such as rail runs, kids mnt bike camps.
- fun runs, dog walks
- Expanding mountain bike trails, Dedicated BMX area (I am not personally a fan but the kids need somewhere to go, it is a great healthy activity!)
- Right now we have the garden, dog park, mountain bike / hiking trails. So I'd like to see a hike-to-only (not drive up) play area / fort or series of forts for children! Think Saint Ed's, but more raw, adventurous and you cannot use your car to get to it immediately. Should be at least a 10-15 minute walk.
- biking/hiking
- Family friendly mountain bike trails
- Zip lines, guided tours.

# Which Potential Future Activity Would You Like to See in the Gulch? Cont.

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- Hiking and biking
- Stay open to all trail users on all trails.
- Hiking and biking
- Community Garden leave as is Bikers-have to go
- A parking area at the upper entrance.
- I would like to see the trails improved by professionals. Similar to what was designed at Duthie Hill in King County by the Evergreen Mountain Bike Alliance.
- A few walking paths that would not require changing the environment. Mostly left untouched as it was always advertised to happen if the City acquired it--until recently when the BMK bikers and their supporters from the Japanese Gulch Group started pushing development with emphasis on that kind of activity. BMK biking and other more active use was not talked about by the Japanese Gulch Group as they raised money with community auctions, donations etc. until the bikers became vocal and contributed to support elected officials and the Japanese Gulch Group
- Mountain bike skills practice area.
- Partnering between city and users to improve trails.
- Mountain biking
- Mountain bike trails stay, if jumps must be torn down like they have been already, make new lines of jumps for all skill levels somewhere else
- More mountain biking
- Organized mountain bike trail maintenance.
- Jump park for mountain bikes! See Duthie Hill Park in Issaquah (King County)
- separate biking and walking trails
- Just more bike trails
- Keep hiking and biking. Maybe more interpretive signs. Possibly paved trail for road bikes and/or disabled accessibility
- NONE the whole point of “saving” this area was to leave it as it is. This is what we were told since the beginning
- Trail Running events
- Mountain biking
- Bike trails separate from walking.
- An interpretive walk with signage would be nice
- Nothing in particular.
- Organized cycling events.
- x-country bike race
- Mountain Biking, running

# Which Potential Future Activity Would You Like to See in the Gulch? Cont.

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- Sanctioned dirt jumps
- I like it the way it is.
- More mtn biking trails
- Technical biking area with stuff for people of all skill levels. Maintain the current access to the trails for mountain bikers as well as hikers and other uses. Small kiosks with trail maps, trail markers throughout the trail network. Picnic area and open fields (replicate the success of the Lighthouse Park development), maybe down near the water on the tank farm.
- Zip line?
- A small mountain bike race
- I see a lot of mountain biking, trail running, and just hiking in the Gulch, and I would like to keep these human-powered activities as the goal for the Gulch.
- It's fine as is
- None, mountain biking is all i want to see.
- Remove of invasive species, preservation of quiet natural areas, native species and wildlife preservation.
- I'm very happy with the activities available there at present.
- Mtn. bike races, multi-sport races, high-school cross-country races, orienteerint points (compass not GPS), expansion to protect east-side from development.
- None
- Habitat Restoration nursery, permaculture food forest, birdge over creek, historal interpretive signage, Japanese Gaden, Emergency Vechical Access
- Well designed & managed bike jump & wood work features, disc golf
- Pump Track or Duthie Hill - Style riding
- Bike only area. Skills area with jumps and other features

# Which Potential Future Activity Would You NOT Like to See in the Gulch? Cont.

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- motocross or trail bikes anything commercial
- Limits imposed by BNSF, or any sale or encroachment on any of the remaining forested area.
- I don't want it shut down to hikers
- Major development. I think it should stay the same as it is. If it is developed with bathrooms and playgrounds it will cost the city a lot of money.
- Lots of rules.
- Hunting
- Paintballers
- The tearing down of dirt jumps
- The closing
- Dunno
- Nothing.
- Skeet shooting
- Any activity other than upkeep
- Motorized vehicles
- Crowded trails all the time, no dogs on trails, blocking of current trails
- Bike jumps etc
- I would prefer not to see mountain bike jumps etc. It is an accident waiting to happen with bikes coming down so fast with people hiking and walking. Also I've seen dirt bikes and motorcycles which should not be allowed on the trails.
- Unreasonable restrictions to access caused by and imposed by the railroad.
- Sports fields.
- Paintball, air soft or motorized.
- People tearing down bike jumps
- Gravel trails, corny stuff.
- No traffic
- Old guy that takes photos of you then try to call the police center on you for riding your bike
- Nothing
- Hiking only trails. Trail closures.
- Anything that would take away from the current trail system.
- developed playgrounds
- Park "development" having any impact on undisturbed nature.
- I don't want to see the trails "managed". I don't want less mud, or easier trails. leave it the way it is.
- A reduction
- Residential or commercial

# Which Potential Future Activity Would You NOT Like to See in the Gulch? Cont.

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- Non I love everything
- Motorized vehicles.
- playgrounds
- BMX jumps
- Destroying peoples hard work put into dirt jumps
- anything motorized
- Active recreation like ballfields, parking lots, lights, etc..
- Motorcycles
- Not like to see the limitations of freedom to express ones self in a constructive and competitive fashion be taken away.
- Assigned trails and no structures
- NA
- Man-made bike jumps, pits, etc.
- I'm open to all users, as long as they have a safe spot to perform their activity. I see people practicing archery in there, but i don't want to get hit by an arrow
- Would prefer no further new restrictions on use or removal of existing improvements.
- Too late. The demolition of the existing jumps.
- No MORE bmx/mountain bike jump areas. I wish that the existing area had NOT been leveled, because now more will be built somewhere else.
- Would be sad if they made it only on-leash for dogs to hike. The dog park is ok but having the dogs be able to explore & romp is awesome!
- more parking to make it a more accessible destination
- Anything that would take away from it's current undeveloped feel.
- Horses. Those trails are way to narrow for horses. There are plenty of trails in WA that are perfect for horses; not the Gulch.
- Anything motorized
- Everyone can play in the gulch!
- Commercial buildings. Zero problem with buildings or businesses, but let's keep a few spots filled with trees and not pavement.
- industry or residential development
- Give everyone access so all can enjoy this wonderful place. Don't preclude certain types of users.
- Horse back riding, they never clean up the mess
- Development
- Developed and policed trails. No need for signage, this is not a big area.
- Illegal activities, hard drugs, squatters, camping

# Which Potential Future Activity Would You NOT Like to See in the Gulch? Cont.

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- Any sort of bike activity
- Paid parking or a service fee.
- See above 12
- Anything motorized.
- Any type of large man-made structure or something with a lot of lights. It's a natural area and I'd like to keep it that way.
- No motorized vehicles or horses
- BMX park
- Businesses, warehouses
- Logging
- motorized vehicles.
- Trails being closed to bikes.
- as long as we can all share the gulch I don't really care
- Paved paths or making existing trails too easy.
- Organized sport activities like ballfields
- see above
- Things that aren't mountain biking
- Middle income housing.
- large amounts of official trail development
- Motorized vehicles.
- anything that involves pavement.
- Anything that would impact the mountain bike trails
- Motorized vehicles and horses
- Dirt bikes or ATVs would destroy things
- Development
- Still like it the way it is.
- Overdevelopment and unnecessary structures, to include art, trailhead arches, bike shelters, large event/education structures. Leave the Gulch just the way it is, as much as possible.
- Development
- Motorized vehicles (dirt bikes)
- Paving all the trails, or any general expansion of the trails intended mostly for walking.
- From time to time, though very rarely, I have seen motorized vehicles in the Gulch, and I would prefer to keep it human-powered.
- It's fine as is
- I would not like to see any equestrian activity.

# Which Potential Future Activity Would You NOT Like to See in the Gulch? Cont.

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- motorized sports
- Cutting down trees.
- Motorized recreation, horses.
- Buildings, destruction of trail systems that do work and were built by hand.
- All activities should be allowed, walking, bikes, mini bikes etc.
- Over development
- Ampitheater, Special Event Gathering Place, Enviro. sculptues
- Pavilions - please don't turn the wooded part of the gulch into a park
- Restricted access
- Paved Trails

# Which Improvements Would You Be Willing to Support, as a volunteer?

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- All
- trail maintenance
- Trail building/maintenance
- Basic trail upkeep.
- Bridges, signs, maps, publicity.
- Dirt jumps
- I would help with litter clean up
- Trail building
- Trail Building
- Maintenance
- Trail maintenance
- Trail building and maintenance.
- Tail maintenance
- Trail maintenance events
- Bike trails
- Trail construction and maintenance
- trail matinence
- Keeping it clean
- Dog park
- Normal erosion control, downed tree clearing, any garbage pick up, but I think the beauty of the current trails is their simplicity.
- Archaeology, salmon stream restoration, trail building, native plantings, invasive removal.
- Annual spring clean up. Community volunteer repairs.
- Clean up
- Trails
- Any help needed.
- Help trail building
- Jumps and biking trails
- Building trails
- Bike/multi-use trail construction/maintenance.
- Trail building and maintenance.
- trail building/maintenace
- trail maintenance
- I already volunteerily clear trails of branches, rocks, & debris. I don't like the sound of the word "improvements." You can't "improve" on nature.

# Which Improvements Would You Be Willing to Support, as a volunteer? Cont.

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- General trail maintenance, perhaps adding some connecting trails to by pass the area where they have recently developed houses. I wouldn't support "improvements" meant to detract from the natural state of the trail.
- If I still lived in the area, I would seek ways for water remediation. Lower trails get really soggy. Also, stinging nettles abound on the Northeast side of the tracks. Removal of these.
- Trail work to alleviate standing water and holes.
- Clearing of trails
- Trail maintenance
- Trail maintenance
- trails.
- Trail maintenance
- getting rid of non-native species
- Trail maintenance and native plantings.
- Off leash dog walking trails. Trail mapping.
- Clean trails. Remove brush.
- Depending on plans and if the city is willing to listen to groups that ride and have experienced various places of difficulty and safety.
- I'd build bike jumps
- trail maintenance
- trails, clearing for access
- Anything mountain bike related. I already help the trailblazers when when I can, wish we could do mountain bike features.
- Trail work.
- Trail erosion prevention. And new trailer building
- Trail maintenance.
- Yes
- Picking up trash, removing invasive plants. Maintaining trails
- Spreading gravel
- I currently regularly cut back the vegetation from the trails and clear blowdowns when needed so would probably not volunteer for much.
- trail building and maintenance.
- most anything
- Trail documenting Repairing current trails Digging new trails Races! ANYTHING!
- Trail building, maintenance, design, marketing, photography, engineering, name it. There should be a kids and adults pump track area, technical trails / hiking balance areas and maybe a ropes course! It

# Which Improvements Would You Be Willing to Support, as a volunteer? Cont.

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needs to happen for all of us on the North End. Email me at [boxxerace@gmail.com](mailto:boxxerace@gmail.com) . I've worked with Evergreen Mountain Bike Alliance as a volunteer trail person and photographer. - Aaron

- trail building, picnic areas
- Building mountain bike trails. Coordinate with Evergreen Mountain Bike Association.
- trail upkeep
- Low-impact trails
- Trail building
- Continue the work of the local mountain bike volunteers to keep bridge crossings in good shape.
- Trail building and maintenance
- I can do mailouts, can not do heavy lifting stooping.
- Parking at the upper entrance.
- I would do trail maintenance and even supply wood and tools to help a bike trails project develop.
- None
- Trail improvements.
- Improvements to the trails
- Trail maintenance
- Trail building, signage, work parties.
- Any improvement moving forward
- Trail building, adding a restroom facility or gazebo area
- Trail building and maintenance.
- Bike trails.
- helping to build and maintain the trails at the gulch
- Trail maintenance and creation.
- keeping the trails clean and safe- nothing else on the lower end - put the parking up by the community garden
- Trail improvements
- Trail work.
- Trail maintenance and cleanup.
- Trail building and maintenance
- Bike trails
- Trail maintenance and improvements
- Trail maintenance and creation
- Trail maintenance, clearing downed trees, building bridges. I would not like to see the trails "improved" to the point that they're not a challenge any more.
- Trail building

# Which Improvements Would You Be Willing to Support, as a volunteer? Cont.

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- Trail maintenance, trail map kiosk installation, trail marker installation, help develop rules/etiquette for multi-use trail areas to ensure safe and positive experience during use of the trails by different types of users (BMX/mountain bikers, hikers, casual walkers, ADA, etc.)
- Trail building, cleanup, etc.
- Trail clean up
- I have done some trail maintenance with the mountain bike advocacy group, and would like to continue to do so.
- Trail improvements
- Mountain biking trail maintenance, which i already do a little of.
- Already supporting with wildlife/fish surveys
- Trail maintenance, invasive species removal.
- Volunteerism in Mukilteo is difficult for me - I live elsewhere. However, I try to give trail work days from time to time, and hope that Mukilteo residents visit the trails that I do work on.
- Trail building/maintenance
- Pick-up litter; security- call 911 info re:dangerous situations
- Bike trail crew
- Trail maintenance
- Biek Trails. Jumps Skills Center

# Please Share Any Other Ideas You Have:

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- a fishing pier
- I think it should stay basically the same. I only run in the trails, but I believe the BMX trails should stay as they were originally built. The people who use them obviously put a lot of work into them and give them a good place to ride and enjoy the outdoors. I don't think they will enjoy it, or use it as much if they are jumps built by someone else or the city.
- Just because you view someone's activities as dangerous or don't approve does not mean that you should prohibit them from doing something they love. It's that whole freedom thing: you can do and say what you want as long as it does not infringe on another's rights.
- Keep it going
- Public events with work crews.
- Stop telling people about it. Last thing we need are more people in our beautiful park.
- This is one of my favorite places to ride, but it was just lacking that little something special in the mountain biking sense. If there were a few (the more the better) dedicated bike trails with built features, jumps, technical sections, etc. this place would be a paradise!
- benches towards the entrance would be nice. And doggy bags on site.
- None
- I would really like to see the mouth of the creek day lighted and safely connected to a well-maintained trail system that extended the full length of city-owned property in the gulch.
- Survey is too subjective.
- If bikes of any type use the park trails that also have pedestrians, the bikes must have a signaling device such as a horn, bell or whistle to alert us old folks of their approach, particularly from behind. AND PEDESTRIANS HAVE THE RIGHT OF WAY!!! Enhanced reconstruction of the fish ponds with a covered overlook. A few picnic tables near the dog park and fish ponds.
- Honest don't have places for little kids to play because they can get hurt
- Let the bikers use the space a certain next to the garden for jumps
- I would like to see a legal railroad crossing to allow beach access from the lower gulch. One way trails. More technical features on trails (logs, balance features, wood features). Access or purchase of land on east side of Boeing spur railroad tracks.
- some existing trails could be reworked to make them more rideable going uphill. Like add switchbacks.
- I will visit much less often if Japanese Gulch is "developed" like a city park. Please leave it alone. Please ignore consultants that offer such "improvements."
- The boundary between private and public land is unclear. Clarification? Also, we need bridges over the creek. I find plenty of rivers and creeks trail running in the Mt. Rainier Nat'l Forest. It is nice to have a local area to trail run that is free of muddy, water soaked crossings.
- keep it simple and do not change much or overspend on needless things. It doesn't need to be reinvented.

# Please Share Any Other Ideas You Have: Cont.

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- Perimeter monitoring is a good idea - particularly in areas where development is occurring.
- Native plant identification signs. Japanese Gulch historic information sign boards.
- I would like the ability to create a social congregations of people to hear out the opinions and such of the public pertaining to the gulch. That means alterations and additions to such place without inhibiting creativity with an opinion about safety which is usually biased on no "should" be hurt. How do we learn and adapt as people without that, even though it's a daily thing no matter what.
- I don't want much built or anything taken down. The only suggestion I really have is to have some more bike jumps. They're not dangerous and they're more fun than anything else.
- There continues to be talk/rumors of closing trails, banning cyclist, etc. This should stop. If these trails are closed to anyone (hikers/cyclist), you lose a large part of what makes Mukilteo so great!
- I think the park could be as popular as Duthie, and draw a lot of revenue for local business, especially if it had events, PNW Cup, Red Bull Rampage, dog shows, etc. It's a great place, and there is good food nearby at local stores, could drive lots of business.
- Please don't over regulate this area.
- Plenty of space in the gulch. With a good plan, I don't see why bikes can't coexist there :) ...that being said, it might make more sense to put bike trails over nearer to the garden so there is more parking available for them.
- I would hate to see the trails over marked. I love getting lost in the gulch. It is what makes it special from other trails. I like there there are no maps. The more you ride it, the more you know it. Major pathways are fine to mark but I think over marking trails like at Paradise Mnt would have a negative affect on the Gulch experience.
- boards about history at entrances, nice wooden entrances at all points, good maps for visitors and community members, picnic benches
- I believe the space across the "street" from the community garden would be a great place for the BMX jumps and a pump track. That way it is close to parking and easy to access for medical personnel in case of accidents because that will happen. Also the park should be open 24-7. I personally night ride my bike quite a bit and would be very upset if I was not allowed to do so. Just kidding, I would keep doing it. Lastly I think it would be great if we had a few dedicated walking paths. I ride pretty fast some days, I am always on the lookout for walkers and hikers but close calls do happen. If we had dedicated walking only trails it could move some people out of harms way.
- A revised master-plan that allows properly built trails entirely by volunteers with both multi use and some segregation between user types would be appreciated by all. One or two centralized areas for community activities / user hubs would also be nice.
- Don't develop the Gulch.
- I ask that you visit Duthie Hill Mountain Bike Park near Issaquah. It is extremely popular place to

# Please Share Any Other Ideas You Have: Cont.

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bring the family, enjoy the outdoors and get away from the TV. Wish we had something like this in our own backyard. The closest places are at least 30 to 45 minutes drive away. The trails there are all well planned and coordinated with King County Parks. A real success story.

- Make the place one big park for the health of the community a place to get away from cars, sidewalks, pavement.
- I'm happy that the city bought the property on the south side. I ride and run on both sides. I see no reason to spend money turning it into a fancy park and segregating trails.
- I hope leaving as much as the Gulch as is (minus the BMXers) will come to pass, it is a refuge for people who like to walk and show their kids nature. We don't have many spots like this anymore.
- At the Dec 10 public meeting the consultants preparing the plan commented on how they want the plan to reflect the wishes of the 21,000 residents of Mukilteo and how they appreciated the turnout for that meeting. If one analyzed the composition of those at the meeting you would find that a large part of those attending were the consultants and their staff, the City and its staff, several Councilmembers, several from the Japanese Gulch Group and other so called stakeholders including BMK bikers both as stakeholders and enthusiasts, someone from the Community Garden and the dog park etc. Those who were from the other 21,000 in the community, excluding the above staff etc were very few. One reason is that there has been no publicity about what is happening with this plan development to the overall public and even the Dec 10 meeting was not publicized hardly at all. Most who live in Mukilteo have no idea what is being discussed by the consultants, stakeholders and a handful of others who attended. There is no publicity about what the last two meetings discussed, what is being emphasized etc. and most citizens remember the vote to acquire the Gulch and fund it and it was not approved by the voters. Since most felt any acquisition was only to preserve the environmental nature of the property they do not and did not know there would now be a big effort to use the property in other ways. Without some major publicity about this to all in the community, most do not believe there is anything needed to be done or decided. So the attempt to portray what is being done as getting the input of the 21,000 residents is just a smoke screen so that can be asserted later as having been the process. Also with the Council president and two alternates plus the president of the Mukilteo Parks and Arts Commission participating as stakeholders, it is unlikely any significant changes will be accepted when the public finds out what is in the ultimate plan. The Council will have the final approval and it only takes a 4 vote majority to pass approval with 3 Councilmembers already involved in the plan determination. Not likely those 3 will vote to change anything and most of the others on the Council will listen to the recommendations of the 3 now participating. So this is all a put up job to make sure the BMK bikers get access to all the trails and be able to build their bike jumps etc under the guise of having been developed with the input of the community.
- I would like the City of Mukilteo to partner with the Evergreen Mountain Biking Alliance for the purpose

# Please Share Any Other Ideas You Have: Cont.

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of improving and maintaining the trail systems.

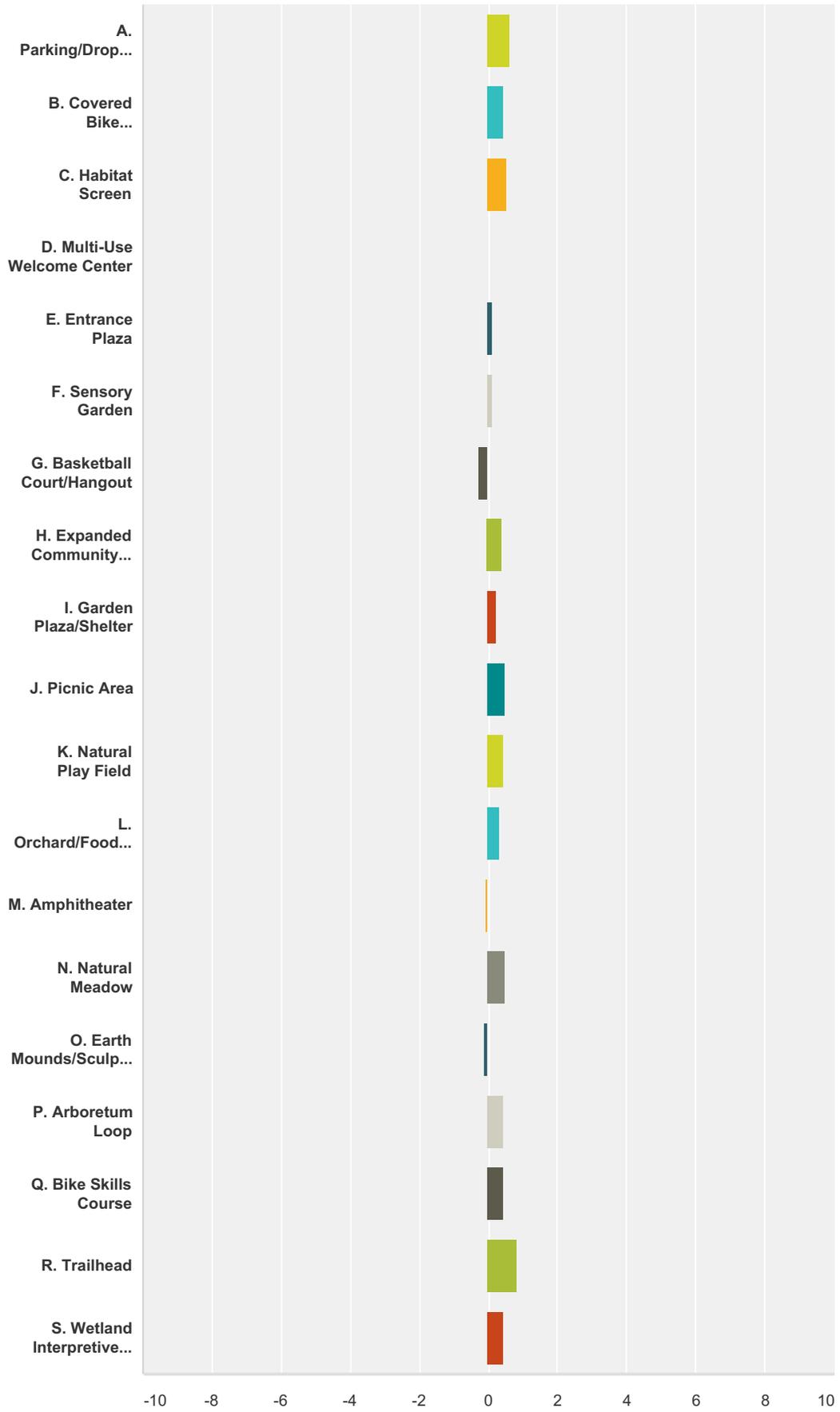
- Make new jump area/ park in gulch
- Opening trails up to organized and respected groups results in well maintained and respected trails.
- Jump park for mountain bikes! See Duthie Hill Park in Issaquah (King County)
- Don't change it to much. Thanks!
- learn from the dog park which brought in fights, parking issues, garbage & vandalism - think ahead - peace & safety should be # 1 priority
- Limited trail development, no concrete, asphalt, wood chips. Mainly, leave it alone. It's been fine as it is, so just preserve it.
- Although I do not use the bike dirt jumps, I was disappointing to see them leveled and that user group excluded from the gulch.
- My hope for Japanese Gulch is to maintain it as is. I don't want massive development or improvement of the space. It's great as is, and there's a lot more potential for ruining it than improving it in my humble opinion.
- I have lots of great ideas about all sorts of things...
- Please leave the mountain biking trails alone, they are perfect. I have been riding here very regularly for 7 years and i am still not bored. Just this year i have ridden approx 1000 miles inside the gulch, about 150 hours worth! It really is a VERY good mountain biking spot and i want/need it to stay as it is.
- Keep up the good work, City of Mukilteo!!! (Hi Patricia!)
- Some trails should be pedestrian only. There are Not too many bikes right now, but when it gets more popular, too many bikes could make it hard to walk there. There needs to be a plan for access for people that don't live close enough to walk or ride a bike to the park. i suggest parking at the gardens, dog park and waterfront, with walking, or bike neighborhood access in between.
- A perennial fear for those of us who enjoy mountain biking is that trails are made too easy. I think sustainability is important, especially given how wet Japanese Gulch is. But when trail sections are flattened in the name of rideability, they can become boring. I think it's great that Evergreen Mountain Bike Club has been allowed to contribute to maintaining the trails, and would like to see that continue.
- Don't attract careless users (as we have w/lighthouse park). Ensure user buy by charging for parking, Clearly state the 'rules of road' (bikes yield to horses to walkers).
- That people be tolerant of each other
- Don't kow-tow to special interest. Maybe make maps for use by walkers/prevent getting lost.
- Trash cans at ins and outs, maybe some doggy bag stations
- Bike shelters will be uses for fear of theft, however a bike wash station will be populat! Also, wash stations spread of foreign plant life.

# April, 2015 Online Survey Supplemental Results

**Q1 Please provide feedback on the design elements for Option A.**

Answered: 348 Skipped: 19

# Japanese Gulch Park Master Plan



## Japanese Gulch Park Master Plan

	Like It	Neutral	Don't Like It!	Total	Weighted Average
A. Parking/Drop-off	<b>69.53%</b> 235	<b>21.01%</b> 71	<b>9.47%</b> 32	338	0.60
B. Covered Bike Parking/Kiosk	<b>60.06%</b> 203	<b>22.19%</b> 75	<b>17.75%</b> 60	338	0.42
C. Habitat Screen	<b>64.35%</b> 213	<b>22.05%</b> 73	<b>13.60%</b> 45	331	0.51
D. Multi-Use Welcome Center	<b>33.93%</b> 113	<b>30.33%</b> 101	<b>35.74%</b> 119	333	-0.02
E. Entrance Plaza	<b>39.21%</b> 129	<b>31.91%</b> 105	<b>28.88%</b> 95	329	0.10
F. Sensory Garden	<b>39.52%</b> 132	<b>31.74%</b> 106	<b>28.74%</b> 96	334	0.11
G. Basketball Court/Hangout	<b>25.15%</b> 85	<b>23.96%</b> 81	<b>50.89%</b> 172	338	-0.26
H. Expanded Community Garden	<b>57.10%</b> 193	<b>26.33%</b> 89	<b>16.57%</b> 56	338	0.41
I. Garden Plaza/Shelter	<b>44.88%</b> 149	<b>32.53%</b> 108	<b>22.59%</b> 75	332	0.22
J. Picnic Area	<b>64.76%</b> 215	<b>20.18%</b> 67	<b>15.06%</b> 50	332	0.50
K. Natural Play Field	<b>60.30%</b> 199	<b>21.52%</b> 71	<b>18.18%</b> 60	330	0.42
L. Orchard/Food Forest	<b>50.15%</b> 168	<b>29.55%</b> 99	<b>20.30%</b> 68	335	0.30
M. Amphitheater	<b>35.44%</b> 118	<b>24.32%</b> 81	<b>40.24%</b> 134	333	-0.05
N. Natural Meadow	<b>61.93%</b> 205	<b>22.36%</b> 74	<b>15.71%</b> 52	331	0.46
O. Earth Mounds/Sculpture Installation	<b>33.23%</b> 111	<b>21.56%</b> 72	<b>45.21%</b> 151	334	-0.12
P. Arboretum Loop	<b>60.30%</b> 199	<b>23.94%</b> 79	<b>15.76%</b> 52	330	0.45
Q. Bike Skills Course	<b>65.60%</b> 225	<b>14.29%</b> 49	<b>20.12%</b> 69	343	0.45
R. Trailhead	<b>85.54%</b> 284	<b>10.84%</b> 36	<b>3.61%</b> 12	332	0.82
S. Wetland Interpretive Area	<b>57.19%</b> 187	<b>28.13%</b> 92	<b>14.68%</b> 48	327	0.43

# Japanese Gulch Park Master Plan

## Q2 What is missing or should be different about this design?

Answered: 164 Skipped: 203

#	Responses	Date
1	Try to keep the area natural as possible without so many manmade structures.	5/12/2015 9:11 PM
2	It should be kept as natural as possible. It would help keep costs down, stay true to the purpose of "nature" and prevent it from being overrun by noise, kids and cars as happened to the beach when parking and play structures were added.	5/12/2015 6:01 PM
3	This corner that will be used for access is already overwhelmed with traffic. How are you going to deal with the excess traffic? There are only partial, poorly constructed sidewalks in this area, are these going to be rebuilt by a legitimate contractor? From my view( commercial construction for 40 years), I have noticed Mukilteo consistently uses inferior contractors and the new constuction seems shoddy at best and unfinished. This tells me you are using the lowest bid and trying to get more for the money without paying much, this results in poor workmanship and shabby contractors that do not back up their work. As an example, just look at the sidewalks on 44th ave or the storm drains on 45th. The storm drains are higher than the road so water just flows right past them. I also notice that we cannot maintain the park at the north end of Japanese Gulch on Mukilteo Lane, how can we build and maintain this large of a park while other parks are in need? I believe the mountain bikes have earned the right to continue use of their trails and if we wish to build walking trails they should be new trails so both can use this park. I am against tearing down the existing bike trails.	5/12/2015 5:22 PM
4	Please include EV charging stations for vehicles that are battery powered and dog waste bags.	5/12/2015 2:51 PM
5	I prefer a minimal approach to Japanese Gulch park management. What is the point in having a beautiful natural outdoor park if you're just going to develop a bunch of the land into buildings and "art" sculptures?	5/12/2015 2:36 PM
6	Make sure are available multiuser trails ie mountain bikes	5/12/2015 12:13 PM
7	Additional mountain biking trails	5/12/2015 12:01 PM
8	I don't think anything is missing but the bike skills area would be a major attraction for me especially since Japanese Gulch is one of the places I started riding. My concern is that the differences from bmx to mountain biking will get overlooked in favor of a "good enough" solution. Mild trails like what is found at Paradise Valley Conservation Area as well as dirt jumps like the ones at Green Lake and a pump track like the three at Duthie Hill would be ideal to keep the different users of the bike community happy and coming back as well as hosting local events at the park and bringing revenue for the city.	5/12/2015 11:52 AM
9	I don't see the point of the arboretum loop, when this park is the entrance to an entire trail network. Could be used for more mtb skills area, or kids play area.	5/12/2015 11:04 AM
10	I like the general natural feel, and suggest as little ground clearing as possible/native planting where appropriate.	5/12/2015 9:46 AM
11	Drinking fountains	5/11/2015 10:52 PM
12	maybe have the bmx course up closer to the Garden so people can watch riders of all ages have fun as well as people could see the garden in bloom.	5/11/2015 10:38 PM
13	Less development , more NATURE	5/11/2015 10:28 PM
14	Public washrooms near the amphitheatre and play areas and picnic areas. I would like to see more land for the community garden and permanent buildings in or adjacent to the community garden for storage of supplies and offices. I do not like the idea of a welcome center blocking entrance to the park. If there is to be a welcome center I would put it at the back of the sensory garden so that the gardens and facilities are open and visible from the road. I also do not like the basketball court. It is not in keeping with the spirit of the park and would be better suited closer to school or in a more open and accessible area of Mukilteo	5/11/2015 9:22 PM
15	Trying too hard. Keep it simple enough that you can support this park into the future	5/11/2015 8:43 PM
16	More room for biking	5/11/2015 8:36 PM
17	Arboretum could grow high and shade community garden, not good.	5/11/2015 6:29 PM

## Japanese Gulch Park Master Plan

18	Make sure to include plenty of parking. This is an exciting design, and when completed will likely attract lots of visitors. Duthie Hill recently had to expand it's parking lot due to overcrowding.	5/11/2015 6:26 PM
19	Remove the earth mounds and sculptures. I understand the desire for some artwork, but earth mounds will just get in the way of people enjoying the space. Also, the Gulch has always been viewed as a great nature get away in the city. Adding too many "urban" features such as basketball courts, sensory gardens, and an amphitheater will take away from this.	5/11/2015 5:14 PM
20	Work with trail system already developed for foot & bike traffic	5/11/2015 3:15 PM
21	More bike trail, people now use this a lot for biking, much more so then anything else. Take out the bike trails and less people will use the space. Look around and see what gets used...there are hundreds for basketball courts and "hang out area" but very few bike places and the bike areas get used and bring in people from other areas that spend money. This can not be said about any of the other items on the list. I see you taking out a lot of bike trails trying to please all the people. This will never happen. Pick the best use and run with it...trying to please everyone will only make a sub-par resource and very few will enjoy it.	5/11/2015 3:00 PM
22	This is the closest mountain biking spot to me in the Edmonds/Lynnwood area where I live so it's important to me that mountain biking options still remain the same or better. I like the addition of a skills course but what about the current trails already out there?	5/11/2015 2:39 PM
23	It looks like the parking spaces are limited. I think we will need lots of parking at the Precht property.	5/11/2015 11:04 AM
24	Way over-developed. Not adequate funding to build or maintain. Leave much more natural area.	5/11/2015 7:30 AM
25	I suspect that the wood structures/buildings will require expensive maintenance, which might be unaffordable in the long run. Might also "attract" graffiti. BTW, this assesment would be easier to do if the map CLEARLY indicated which way was North or South. I had to scan frequently between the text description and the map to finally conclude that UP was South, etc. The text explained "south of" and "east of", and gave enough clues, but it took me 15+ minutes to relate them to the map. It would also help to include "(a)" or "(f)" etc in the text. I also have no knowledge of what & where the Precht Property is. Otherwise, this represents an excellent portrayal of the Plan. Thank you.	5/10/2015 2:07 PM
26	Best to leave it as natural as possible.	5/10/2015 10:17 AM
27	More mountain bike trails	5/9/2015 11:38 PM
28	Might need more parking spaces or another option for parking.	5/9/2015 7:32 PM
29	To many unnatural aspects is it a park or downtown keep it simple	5/9/2015 2:01 PM
30	Please include EV chargers in this design.	5/9/2015 1:38 PM
31	The natural meadow (N) . I'd like some trees left which would curtail its use as a ball park.	5/9/2015 12:17 PM
32	My biggest concern about this plan is having more traffic on 76th St. SW. I live in a condo just above Olympic View Middle School and between school traffic, ferry traffic, Boeing traffic and just normal traffic, exiting and entering the condo problem is becoming more and more dangerous. People come flying down the 76th hill at ridiculously high speeds, never bothering to think that there might be traffic, pedestrians, bikers, animals, or anything else as they come over the lip of the hill. I've seen more than one accident in front of the condo driveway in which people could have and probably should have been seriously injured. In addition, the constant noise from the speedway ferry traffic and the overhead noise of Paine Field is enough to drive one crazy, we just don't need more noise and more traffic going up and down this hill.	5/9/2015 10:00 AM
33	?Bathrooms? Water fountain? Posts for doggie poop bags and disposal. Other spaces to attract teens? Climbing wall or iron man course equipment - ie pull up bar, steps, etc. Fire pits in picnic area?	5/8/2015 8:59 PM
34	In general, all the plan designs have too much stuff going on and represent big bucks and a ton of maintenance. These areas should be as maintenance free as possible and as simple as possible. Appropriate areas should be used for rain gardens and other stormwater management project. There are too many options that are incompatible. This area is already a community garden and having an arboretum, orchard and other uses that are compatible with this garden setting would be more appropriate. I understand that you are looking for a place for bike skills course and basketball for kids, but this does not seem to be an appropriate place,	5/8/2015 3:53 PM

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35	What's should be different is that choosing to "develop it" the way the City sees it, takes away the natural beauty of this place (one of few left in Mukilteo) There are deer, raccoons, rabbits, and yes I have seen eagles in the gulch. What you envision is a man made people attracting monster. And why, pray tell me, does everyone from outside Mukilteo get a say???? Why don't we just send the survey out world wide. Maybe we can attract foreign visitors too! Presumably, they won't be taxed as i surely will when all is said and done with this plan as you propose it. Please.....as little development as possible,no BMX bikes,none, not one. You know if you develop it as planned, it will attract way too many people, people who are not always aware of the wild life. If the dog park is any example, there are people who think rules are for others, not them (for instance where cleaning up after your dog is concerned) I urge you to please not develop this beautifully natural place. Isn't the waterfront development enough? Elaine	5/8/2015 2:29 PM
36	Please don't make any changes to the existing trail system! They're perfect just as they are.	5/8/2015 12:00 PM
37	Your putting in too much, when it is fine the way it is. It needs some cleaning up, but Mukilteo doesn't need to drop all this money to "fix" something that isn't broken. I a lot of ppl use the space now the way it is.	5/8/2015 8:52 AM
38	It seems there is too much focus on appearance and less focus on function. In my opinion, parks are a place of nature in a city - an escape one has available without driving too far. If it has sculptures and more than a bathroom and picnic area, that's just too much infrastructure. And sculptures are useless, especially huge ones that take away from natural areas.	5/8/2015 6:53 AM
39	Your orchard/ Food forest and community garden will be eaten by the raccoons and deer, just ask any bordering neighbor. You will have to fence it all in. I really like the Orchard idea - my assumption is that it will have many fruit trees that produce well in this Pacific NW climate. Leave out the basketball court and any concrete structures that "skaters" will use. No reason to attract riff-raff, graffiti, and drug users. A 9 hole Frisbee (disc) golf course would be a nice touch and bring families back to the park after they have already experienced the Arboretum a couple of times. Make the bike skills course something that doesn't end up a mud bog for the 9 rainy months of the year. It should have a couple different courses that range from easy for children to technical for advanced Mtn. bikers. If done right, many people and families would come use this alone just to learn new techniques and train for riding the Gulch's many awesome trails. This could really be a GEM if done right. We already have a Wetland interpretive area at the bottom of the Gulch. Develop that one even more, don't make another.	5/8/2015 5:16 AM
40	What are the 3 different sized orange colored things next to the bike jump area? its marked the same as the orchard area with a small "I".? The meadow area should include some of the huge trees already there.	5/7/2015 7:05 PM
41	Anytime trees get cleared in Japanese Gulch, I'm hesitant to get on board. I understand some clearing will be necessary. Otherwise I enjoy most of the plans.	5/7/2015 5:19 PM
42	Too much going on. More trails and undisturbed woods.	5/7/2015 3:37 PM
43	I'd like to affirm my support of the mountain biking and jump aspect of this design.	5/7/2015 2:51 PM
44	1. More park, Less parking. Focus on local users who can walk and bike here. 2. Earth mounds are great if they were constructed by native people a thousand years ago, otherwise they are just kitschy interpretative crap that no one understands or cares about. Just leave the forest, which we are losing at an alarming rate. We have plenty of art, we don't need to make artistic lumps of dirt.	5/7/2015 2:43 PM
45	A dirt trail that connects the Bike Skill Course to the Parking area.	5/7/2015 2:21 PM
46	want outdoor drinking fountain make sure there is a wide enough path between the parking lot and mountain bike trail for bikes to go fast between without running into people	5/7/2015 1:24 PM
47	keep biking accessible!	5/7/2015 1:14 PM
48	Absolutely no basketball court or other places for punk kids to cause trouble	5/7/2015 1:11 PM
49	Will there be restrooms (i.e. in the Multi-Use Welcome Center)? How much will this cost and how will it be paid for? What about the ongoing upkeep, what is the estimated costs to maintain each year and where will these funds come from?	5/7/2015 1:11 PM
50	The stated intent of the Japanese Gulch purchase focused on preservation. This design is over-developed. The priority for improvements should be parking, trailheads, and possibly restrooms.	5/7/2015 1:06 PM
51	Just leave more natural. the more natural the better no one needs earth mounds!	5/7/2015 1:05 PM
52	Leave it natural	5/7/2015 1:05 PM

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53	Keep it natural and low impact on the nature. Bike parks, trails and BB court are awesome to keep kids active, gardens and orchards are cool. Natural meadows, sculpture mounds, natural play, entrance plazas, sensory gardens will just take away from the areas natural beauty. No need to add to this people should experience the woods as they are! Covered bike parking is a joke right? If you ride a bike you get wet no need to have covered parking.	5/7/2015 12:57 PM
54	Storage area for Bmx dirt jumps tools for sculpting and maintaining the course. Such as shovels,brooms,rakes and wheelborrow.	5/7/2015 12:57 PM
55	Too much "development"! Leave it wild and natural and put in some nice trails to appreciate the wild area!	5/7/2015 12:53 PM
56	There should be a large bike specific concrete park and a USABMX certified track.	5/7/2015 12:53 PM
57	Bike skills park should be bigger	5/7/2015 12:52 PM
58	The more natural the area is left, the better. I think the only potential good that can be added is more accessibility.	5/7/2015 12:48 PM
59	Just leave it untouched. This seems like a make-work project that doesn't need to happen. A park can be a forested, natural space (like it already is).	5/7/2015 12:23 PM
60	The BMX jump area should be larger. Even if the jump area starts out with only a few lines/runs by allocating more space now, it will help out in the future when the park expands over the years.	5/7/2015 12:21 PM
61	Currently, the area is generally used for mountain biking and hiking. I would not want to introduce many hang out spots for trouble makers to come and hang out/vandalize. Currently its safe and I have no problem walking it alone, I would potentially feel different if its developed and starts attracting the wrong crowd. Also I strongly support keeping trails off-leash areas. Its the only time dogs can really run around and be free. KEEP AS MANY MOUNTAIN BIKE TRAILS AS POSSIBLE! The only other place to ride that I know if is an hour away!	5/7/2015 12:14 PM
62	Major development for human use isn't needed or wanted. Keeping it as a natural recreation area, similar to a National Park would be best. More trails and open areas are good, more structures and things which require constant human intervention and maintenance are not.	5/7/2015 12:13 PM
63	Please don't cut any trees for large areas of use such as the amphitheater (there is one down at Mukilteo Beach) or a meadow - what could possibly be the reason behind that? Don't take a forest and make a parking lot.	5/7/2015 10:35 AM
64	There's no need for a welcome center, but there will be a need for a restroom. If they are one and the same, then I revoke my criticism of the welcome center. The arboretum loop crosses the access road to the trailhead at the point where cyclists will be moving pretty fast. This crossing presents a possible hazard to little kids who don't typically look around when crossing an intersecting trail.	5/7/2015 8:56 AM
65	Parking lot is not big enough. We lived in the Elliot Pointe development for many years. Our home backed the 19th street dead end cul de sac. Over the years the number of cars parked in the cul de sac to gain entrance to the Gulch grew. I can only imagine the number of cars at the Gulch Park. Think: lack of parking spaces at the beach and all of the headaches that has created. To have vehicles park along side of the road in this area is absolutely not safe!!!! Road too narrow, curvy, and blind spots. Remember: if you build it, they will come. Mukilteo has one shot at Gulch Park. Let's get it right the first time and be proactive instead of reactive to potential issues. I guarantee, parking will be #1 if the lot is not big enough. Areas D and E should be revamped: smaller.	5/7/2015 8:33 AM
66	A level area to place the Mukilteo Farmers Market.	5/7/2015 7:33 AM
67	you should only consider using native plants in your plantings in all of the above elements (habitat screen) Enhance design to attract wildlife (i.e. birds). consider using the wetlands area for controlling surface runoff add bird viewing areas with bird blinds. for the earth mounds/sculpture installation - look at what the city of Kent did at Mill Creek Earthworks Park make areas/paths accessible to people who are handicapped/wheelchair accessible - also stroller accessible	5/6/2015 11:16 PM
68	Too invasive.. It is already a sensory garden. Too few natural places already and this will make it less natural	5/6/2015 11:00 PM
69	How much parking is available, especially if there is a Community Center for Seniors?	5/6/2015 10:23 PM
70	Really, I don't care what happens as long as the animals' habitat stays a big forest and wetland.	5/6/2015 8:11 PM
71	I'm OK with what we can achieve with this area for community use. I'm mostly interested in the trail areas.	5/6/2015 7:27 PM
72	Want to be aware of lighting options. Will park be closed at night? Would you have to rent or reserve any spaces/needed areas? More info no community garden and it's connection with the Mukilteo Food bank.	5/6/2015 5:05 PM

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73	I would like to see a senior center and pickleball courts added to the design. Our community currently has neither.	5/6/2015 4:20 PM
74	I like it just like it is. Off leash, trails for hiking and biking.	5/6/2015 4:09 PM
75	The Mukilteo Seniors Center!!!!!! Not multiuse welcome center.	5/6/2015 3:46 PM
76	Hate to say it, but more parking is likely needed; everything else looks great!	5/6/2015 3:28 PM
77	These plans are very nice and thoughtful with all the activities but what is missing is the ROM cost to build and maintain all these features. I have a house a short walking distance away that I have owned since 1987 and I have used the trails (biking, hiking, running, with dogs accompanying me off-leash) for 20+ years in Japanese Gulch. I am partial to how they were - but I do like the new ideas. I think however, most of the Users of the Gulch will be nearby residents and those residents are fine with the Gulch being mainly walking/running/biking trails and fine with dogs off-leash. My input is for those wanting a basketball court, or specialized BMX biking, or inside/outside meeting or gathering places or having another seldom used amphitheater, is to go to other Mukilteo parks or the Rosehill Community Center that has already the capability and capacity for those interests.	5/6/2015 12:37 PM
78	keep it simple this is a place not alot of people access	5/6/2015 11:50 AM
79	Ever thought about a minimal approach? Every park doesn't require intensive development. Think: Yost Park Edmonds	5/6/2015 10:51 AM
80	The whole reason we contributed to saving the gulch was to keep it a natural space, not to destroy it with a bunch of foreign areas or to make it a park. This is a waste of money and will destroy the natural beauty of this space.	5/6/2015 10:13 AM
81	I'm the biggest fan of the bike amenities	5/6/2015 9:55 AM
82	Way too many options - keep it SIMPLE	5/5/2015 10:44 PM
83	I really like the gulch how it is. I don't think much should be added. It is a unique and peaceful place. The only thing I have been wanting is some trail markers and some sort of map. I think the gulch should be similar to Lord Hill...just the basics. Trails, natural vegetation, trail markers and a simple map. Follow the K.I.S.S model = Keep It Simple, Stupid. We like the gulch how it is. Please don't change it.	5/5/2015 10:33 PM
84	The introduction says that there will be a "well maintained lawn" but the voting letter N says "Natural Meadow". Those are two very different things. I would vote for a natural meadow, but definitely not a "well maintained lawn" that requires any sort of maintenance or watering. No concrete in the gulch, please!	5/5/2015 9:55 PM
85	Please don't change this area! Parking improvements, permanent bathrooms, and a better marked trail system are fine, but an amphitheater and events center? That's what the Lighthouse Park and Community Center are for. People like going to Japanese gulch because of its current natural state. Leave it as is!	5/5/2015 9:35 PM
86	What is missing is the fact this property should be left as a forest. Why should more money be spent on our natural habitat. Has any one thought of how to get water to this area in case of a fire?	5/5/2015 9:17 PM
87	The area should be left in its natural state or returned to a more natural state as much as possible with minimal development. All dogs should be on leash so everyone can enjoy the park without fear of being harrassed by off leash dogs. This will also reduce the amount of fecal choliform bacteria from dog waste that would accumulate in the nearby wetlands and streams.	5/5/2015 7:46 PM
88	Leave it alone! People like Japanese Gulch because it's not developed! There are plenty of developed parks around - leave the Gulch as is please!!	5/5/2015 7:05 PM
89	There's too much in too small of an area. It's sensory overload.	5/5/2015 5:10 PM
90	it's too much. the gulch has a wild feel to it that is a nice respite from suburbia, there are plenty of generic welcome center interpretive center things around, we don't need another one.	5/5/2015 4:35 PM
91	Too many artificial areas which detracts from the natural and peacefulness of the area.. Many of the proposed items bring in crowds, noise, and traffic which makes it like a commercial development than a quiet contemplative place for locals to go.	5/5/2015 4:06 PM
92	There is not a playground. The trails and such are fun areas to explore but a dedicated toddler friendly play area would be great. Basketball and bike course for older kids and adults. The younger kids are missing a dedicated area. Perhaps this is met by the natural play field. Are the "Earth Mounds" able to be climbed on/explored?	5/5/2015 3:34 PM
93	Leave it as natural and low maintenance as possible. There is an outdoor theater at lighthouse park that is never used. Basketball courts across the bridge a couple blocks away. Don't waste valuable money on that.	5/5/2015 2:40 PM

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94	I think it's a good, well thought out plan. I have questions about anything that might be noisy (basketball area) or invite habitat destruction ( bike skills course ) Most people don't visit parks to listen to shouting, noise, and roughhousing. I think the Earth Mounds/Sculpture Installation is a result of our current unease with open space. We want everything to look like man has manipulated it.... even our meadows.	5/5/2015 1:46 PM
95	Family restrooms.	5/5/2015 1:33 PM
96	Bike Skills course should be expanded to include bmx dirt jumps.	5/5/2015 1:17 PM
97	It should be a natural area to study native flora.	5/5/2015 12:49 PM
98	Will there be enough parking? Are bbqs or bbq pits available in the picnic area?	5/5/2015 12:38 PM
99	Bike park and well kept trail walking/running trail system should be the strong focus. Make it a bike destination. Dogs should still be off leash.	5/5/2015 12:22 PM
100	The park should focus on natural environmental aspects like trails, meadows, and the arboretum loop and ditch the senior center, that is what the Rose Hill community center should be used for. Don't allow dogs to run off-leash and make it people unfriendly, especially if you are having picnics. The two are mutually exclusive and there is a dog park already nearby.	5/5/2015 11:50 AM
101	The design should also address safety. The way the world is going I want a safe (day & evening) place to walk, relax and enjoy the beauty of the park with a minimal concern for thieves, assaults, or worse.	5/5/2015 11:44 AM
102	The best part of Japanese Gulch is how natural it is so any park should stick to that. Paving a section for a basketball court or similar purpose doesn't seem appropriate. And any building should be small.	5/5/2015 11:44 AM
103	Assuming there will be restrooms, recycling and pet waste stations, etc? Perhaps a location where the community can buy/sponsor/donate bricks or pavers with their names or organizations engraved?	5/5/2015 11:31 AM
104	Do we really need any more interpretive wetland signs? It's the northwest - there are wetlands everywhere. Put that money to use elsewhere. This seems like a pretty out of the way area. Do you think it will draw enough traffic to actually use all these features? I like the idea of having a place for sculptures and art but the earth mounds seem pretentious.	5/5/2015 10:53 AM
105	Leave nature alone. You cannot improve on nature.	5/5/2015 10:53 AM
106	Japanese Gulch is one of the only green spaces with a trail system in Snohomish County. Why on EARTH would you want to develop it and turn it into another building site? Basketball courts and a senior center?? Come on!! Rosehill is less than a mile away - you have that already. Keep this as a trailhead with trail access. As a long time resident of the area, the beauty of the gulch is feeling as though you are in nature while still in your own back yard. I am VERY disappointed with the development approach you are proposing and will not support it.	5/5/2015 10:52 AM
107	It's not clear if the natural play area is a playground.	5/5/2015 9:58 AM
108	What is missing is a minimalist approach. Disturb as little as possible of the existing property, while allowing easy public access.	5/5/2015 9:58 AM
109	I would hate to see so much put in there that it becomes overcrowded like Lighthouse Park.	5/5/2015 9:39 AM
110	The construction of a building (D.) and numerous features (E., F., L., M.) that will require a great deal of daily, weekly, and annual maintenance and attention are unnecessary and expensive additions. They should be left off the design and efforts should be made to keep the design as natural as possible.	5/5/2015 9:34 AM
111	Seems like items are too packed into the space. Will there be ways to have quiet time, privacy w/in the space? Open spaces that require less maintenance, cost and upkeep.	5/5/2015 8:50 AM
112	Please don't develop the gulch! The beauty of the gulch is the wild, undeveloped place. The rest of Mukilteo is developed - leave to gulch for those that enjoy nature!	5/5/2015 8:41 AM
113	The access to this park is through a residential community, so parking and traffic are going to be a problem. Trees to provide shade in the parking lot, with screening around the perimeter to hide the parking lot from the residential community. The schools have basketball hoops, so we do not need more in this park. Amphitheaters out. Interpretive areas (just put a crushed gravel path through the wetland) A tea room and restroom facilities associated with the garden area would be a nice addition for quiet thoughts and a warm beverage. Restrooms near the children's play area are a must! Security camera's near the bike locker are a must. No park fees.	5/5/2015 8:34 AM
114	Keep it as natural as possible	5/5/2015 6:46 AM

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115	1. Parking area looks very small for the size of the park. 2. The basketball court is in a bad location. Where there should be tranquility to enjoy the surrounding gardens, there will be a lot of noise. It should be relocated closer to the other active play areas or it should be eliminated.	5/5/2015 5:32 AM
116	A nice 4 lane highway to the ferry dock. But we know you don't give a rats ass about anyone from Whidbey.	5/5/2015 5:00 AM
117	the Japanese Gulch is missing. Leave it be. Clean it up. Take care of it, like the people who have been volunteering in there for decades. The garden and bikes are "grandfathered" in, and they are the majority end users anyway. People love the garden, and it is self sustaining. Allow them to teach those who are interesting to work on the own garden, and expand a little to accommodate the proven demand, a garden plaza allows people who are working to get out of rain/sun for a break, and for anyone for that matter. it doubles for the "picnic" area. Bikes were promised something too, and they are the ones who maintain all the trails, and have been for decades. reward them. other than that, leave it natural. it is a natural place, why ruin it? with Sculptures? with a boardwalk? why do we need to alter nature in order to enjoy it? Allow access for the users, hikers, runners, bikers, and those things we call animals.	5/4/2015 11:37 PM
118	No buildings please. Just open spaces.	5/4/2015 11:19 PM
119	Insufficient Bicycle course. There are no BMX jumps to replace the ones removed.	5/4/2015 10:02 PM
120	Traffic mitigation. That corner of 44th is already to tight where school buses can't make it without taking up both lanes. No sidewalks in the area.	5/4/2015 2:20 PM
121	Overall, I really like concepts here. I would much prefer a pump track to a bike skills course. All the pump tracks and small jump areas I see (e.g., Duthie Hill, Green Lake in Seattle) are incredibly attractive to a wide range of riders, especially little kids. It's also odd that the skills course is drawn like a pump track and the pump track like a skills course but maybe that's just me. :-) I do question the inclusion of a community garden as it seems out of place with the rest of the park, but if that's pre-existing then I support it completely.	5/4/2015 1:39 PM
122	There design is too busy. Things like earth mounds and sensory gardens look good to architects but provide no tangible benefit or enjoyment for park users and Mukilteo residents.	5/4/2015 1:26 PM
123	Overall just keep it simple and cheap and focused on the groups that really use it (hikers, bikers and the community garden).	5/4/2015 10:03 AM
124	Seems very expensive!	5/4/2015 8:55 AM
125	The gulch was purchased to be kept as a natural preserve area. The basketball court and senior center should have stayed in the RoseHill community center master plan. There is area at Rose Hill for the basketball courts. As for the name of the area it should be called the Japanese Gulch Nature Preserve not "park". I would like to know where the funding for the proposed plan is coming from. Will this project be like Rose Hill where the community agrees on the master plan and then at the last minute it's changed to something that someone who doesn't even live in the community comes up with. Do we have to save the gulch from the city like we had to save it from the developers? Leave the Gulch alone!!	5/3/2015 5:12 PM
126	Need more parkng	5/3/2015 9:02 AM
127	Keep it simple by preserving the trails for hiking and biking. However, separate the biking from the hiking. Allow for a presentable entrance that connects with the beach, too. Other than that, fixing up a few areas for viewing natural habitat is good. I would rather have a bike trail than a bike skills area. thanks.	5/2/2015 7:45 PM
128	Please don't forget about the trail runners. Trail runners use the same trails as the mountain bikers. It would be nice to have a small stretching/exercise area somewhere (maybe near the trailheads), where there could be pull-up bars, stretching poles, etc (similar to what's along the Burke-Gilman in spots). Also, I feel that the bmxers need more than on this plan (I like what's in Option B for the bmxers), It would be nice if the natural play area was a little bigger too, just for toddlers and small kids could have open space to run around. Nice work though! Very exciting!	5/2/2015 5:42 PM
129	Theres too much stuff.	5/2/2015 2:47 PM
130	Love the continuation of the community garden and all things that celebrate nature and the enjoyment of this last piece of natural habitat we are lucky enough to own. Not sure the basketball court is necessary there, or even a good fit. How will the sound of hoops shooting impact the enjoyment of the natural surroundings?	5/2/2015 2:09 PM

## Japanese Gulch Park Master Plan

131	All of these design ideas we are asked to vote on are horrible and one-sided. That is to say, there is no option to LEAVE THE GULCH EXACTLY AS IT IS. We fought hard and raised money and worked to purchase enough of the gulch SO THAT NO ONE COULD DEVELOP IT. So the top option, as far as I am concerned, is to do nothing but enjoy nature, and to experience the wilderness in our backyards. Mountain bikers, hikers, trail runners, dog watchers, nature enthusiasts, bird watchers, all use the gulch every single day. Please don't spoil the wilderness with more concrete and parking lots and buildings and picnic areas and amphitheaters - save that for the Lighthouse Park and existing areas like the 92nd Street playground area. we have more than enough over-built public access area in Mukilteo. PLEASE LEAVE THE GULCH IN IT'S NATURAL STATE FOR US ALL TO ENJOY, AS-IS.	5/2/2015 1:18 PM
132	Bike jumps	5/2/2015 10:51 AM
133	The survey and plan is bias toward development. Adding non-natural (concrete, sidewalk, buildings/structures) and non-native elements (herbs, food garden, lawn, fragrant plant) should not be included. The community effort to save this land as led by the Japanese Gultch Group was for preservation of a natural area and Urban forest. Not for a Park, community center or sports facility. The city is already low on revenue to cover infrastructure needs and we have debt with Rosehill. This property should be maintained as natural and native space. I support sustainable trails, native plant restoration and unobtrusive interpretive markers and nothing else.	5/1/2015 6:08 PM
134	I see Japanese Gulch as a native resource and don't want to see pavement added to the area, ie picnic area, plazas/shelters, bike parking, basketball court, etc. Is the "natural meadow" a lawn that needs to be maintained or will it be native?	5/1/2015 4:04 PM
135	this is not a park it is a forest and we should be trying to conserve the nature still with us and try to keep the gulch a place without the being taken over by technology	5/1/2015 3:59 PM
136	This is far too over designed!! Upgrade parking and expand community garden if needed. Preserve as much area as possible as it is.	5/1/2015 3:13 PM
137	Bike skills course is on a sloped area from what I recall. This would be a difficult spot for a pump track if this is the intent.	5/1/2015 10:50 AM
138	keep it as natural as possible.	5/1/2015 9:46 AM
139	18 hole disc golf course	5/1/2015 8:35 AM
140	I'd like it to focus more on natural elements of native plant and tree species.	5/1/2015 7:54 AM
141	this design appress to be development heavy. the gulch is a natural wooded area. must you pave everything?	4/30/2015 8:46 PM
142	Do away with the interpretive stuff and over signage, over development. Those things look great on paper, but never really get used.	4/30/2015 4:53 PM
143	How about some bird feeders? Pay 25 cents for a handful of seeds...	4/30/2015 2:16 PM
144	Protect existing trees and native vegetation and limit grading and construction. Except for the garden and trail heads, I personally prefer a more passive open-space approach.	4/30/2015 1:32 PM
145	Educational opportunities for kids such as animal/nature facts/clues throughout the trail they can follow and look for. Things on a child's scale and possibly large representations of animals within the habitat kids can climb on and/or people can sit on.	4/29/2015 9:50 PM
146	Low Impact Development, particularly a clear indication that pervious pavement, bioswales, infiltration, and green roofs, will be used when feasible. Also, I would like to see interpretive signage with information about native plants and wildlife.	4/29/2015 8:36 PM
147	Water play area?	4/29/2015 4:16 PM
148	Minimul change to gulch, no concrete pored for picnic area just use ground work.	4/29/2015 1:34 PM
149	Please no basketball court noise pollution also neighbors will hate that (I would)	4/29/2015 12:03 AM

## Japanese Gulch Park Master Plan

150	I don't see any rest rooms. Where do people go when they need one? No indication of how many parking stalls would be in the parking area. I can't determine if there would be enough for all the activities and activity areas that would attract people on nice days. Much of this is very expensive to build. I did not expect the acquisition of Japanese Gulch to create a need for more tax dollars on top of what the City now spends on parks and recreation. The Precht property has been owned for a number of years and although it connects to Japanese Gulch, it could have had most of the features you show now at any time without spending \$5.4 million to acquire Japanese Gulch. This is just another expensive park for Mukilteo to construct and maintain with the excuse of saying it is to develop Japanese Gulch. At a public meeting I attended we were told you would provide cost estimates for each part of the Gulch design options. Without knowing the cost, I cannot say I like or do not like a feature. If money was no object and we had a lot of it without more taxes, my views might be changed. If someone parks here and decides they want to walk the entire Japanese Gulch I presume they need to walk the entire distance back to get their car? How far is that and how long would it take? Will there be restrooms along the way or does everyone have to "hold it" until they get to a restroom somewhere? Or just go in the bushes along a Gulch trail?	4/28/2015 9:04 PM
151	I'm concerned there aren't enough parking spots, as there really isn't anywhere for overflow traffic to park. I also love the idea of a biking skills course, but would like to know more details about what it would look like and include.	4/28/2015 8:49 PM
152	The best and most ample sun, as well as most protected area from the winds is O and N. People don't use slopes. (Landscape Design 101). The mounds are... clinically insipid, At the National "Great Park Design Awards"... this won't even be nominated, Geesh. Barker should be embarrassed. They know better! D & E destroy parking that already exists. It ignores "imbedded carbon". Back to the drawing board. Or.. quit pretending to be about "green and sustainable". Put the picnic area, along with some attractions for families with little kids at N and O. J is TOO small. M.. useless. Look at the usage of the the amphitheater at Lighthouse Park, It sits there days after day, week after week, unused. It is a failed design. Building something else that "looks good to a committee" and "looks good on paper" is a waste of community opportunities. Build something at Mukilteo will everyday. That that "invites". The "accessible boardwalk loop" is in the wrong place. The topography doesn't work.	4/28/2015 8:41 PM
153	more active areas	4/28/2015 8:08 PM
154	love it!	4/28/2015 6:22 PM
155	more bike	4/28/2015 2:40 PM
156	Mountain bike skills area should be "difficult". After all, it is a training area. More parking and forget about B,C,D,E. Keep the park as "undeveloped" and natural looking as possible. Make sure the open grass area drains extremely well!. Make the bike trails challenging and leave as much natural obstacles and dirt as possible. Variety is key. Would be cool if dogs could be off leash in a safe area. Maybe incorporate a few disc golf holes. The space needs to be functional and practical, not "look good" at the expense of functional space.	4/28/2015 2:33 PM
157	Your picture shows a half court basketball court. If you go with a basketball court, it should really be full court. From talking to a lot of people on the trail, I get the impression most of the regular users love the gulch because it feels like you are in the mountains, yet you are so close to home. While I do like a lot of the ideas for the south entrance, I do encourage the planners to make it feel as wild and undeveloped as possible.	4/28/2015 1:55 PM
158	It's a good plan, my use for the park will be mostly hiking and mountain biking, so my choices likely reflect that.	4/28/2015 12:48 PM
159	Restrooms throughout	4/28/2015 12:24 PM
160	1. More parking (hah!). To be specific, I'd encourage an agreement with the Elementary School down the hill from this entrance to allow parking after school hours / all hours during the summer and encourage users to be able to park there when needed. In particular this works great for mountain bikers like me (the hill is a good warm up and not as objectionable as a mom with her toddlers). Proper signage at the school and on the sidewalk with directions is not a bad idea. 2. I view the basketball court as repetitious with the ballcourts in the surrounding area, including the aforementioned elementary school. It is also a very urban oriented sport that seems in contrast with the garden, walking and bike trails of Japanese Gulch. I'd rather see a climbable sculpture in remembrance of the areas heritage or some other feature thats interactive and appropriate for the area. If any urban feature were to be there, I'd like to see a kids-oriented (small scale) skate park and maybe a (snake?) I think the name is, similar to what they have in Whistler next to the river. A kids play area like Saint Edwards State Park would also be fantastic, especially if natural materials were used (wood instead of plastic). 3. I would highly recommend that the existing pavement be replaced and a winding (but ambulance accessible) path be constructed. The current road follows the fall-line directly down. I zip down the road at 30mph + and climb back up at 2mph on my mountain bike. It's fine for how the current setup is, but not ideal for a park full of children and families. The bikers will definitely default to riding down the bike feature on the fall-line-right side of the current road to get to the trails most of the time, but a winding path will be better for everyone as a main access path.	4/28/2015 12:00 PM

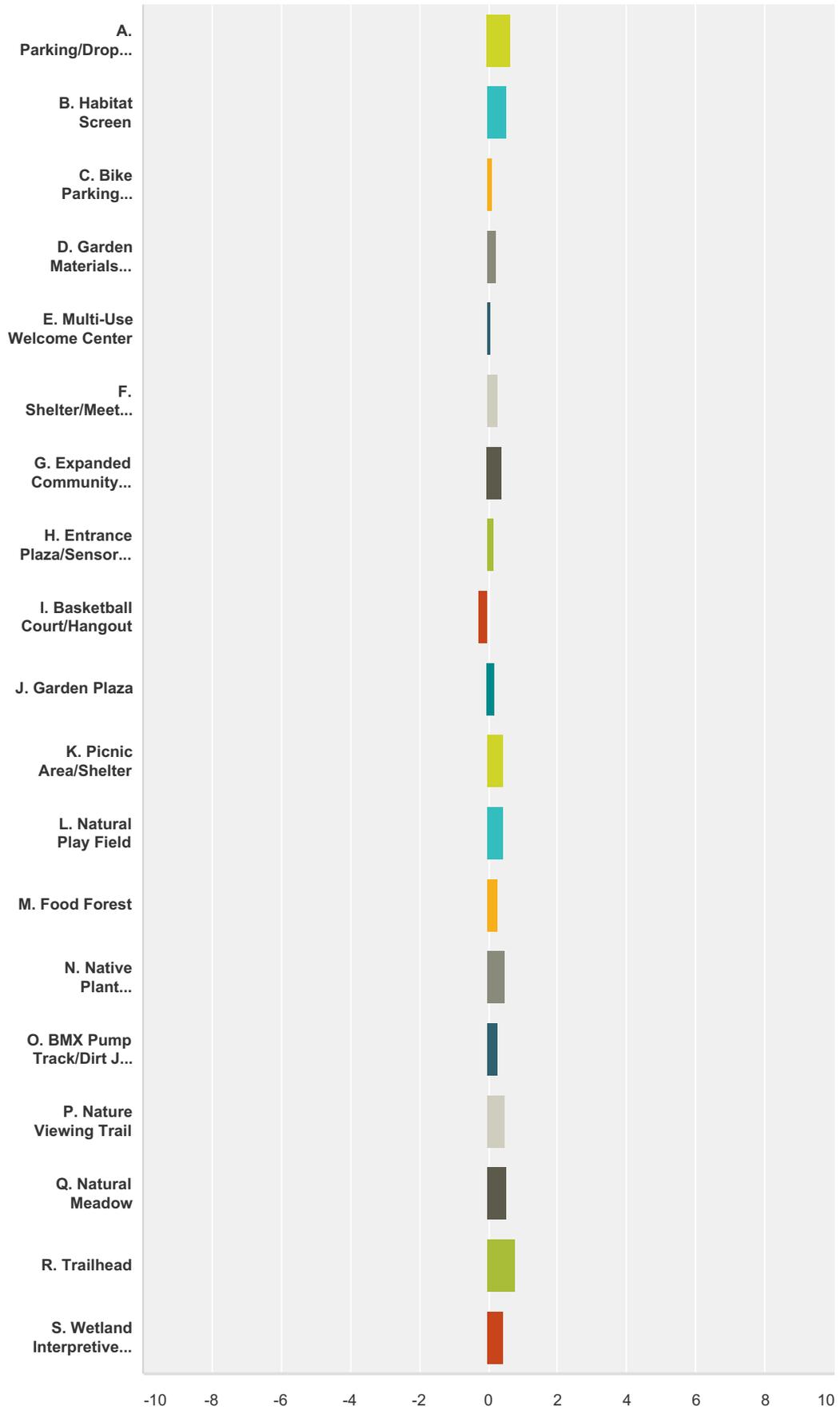
## Japanese Gulch Park Master Plan

161	Remove basketball option, perhaps work with school district to improve/add additional to Olympic View Middle School. Add a separate entrance for bikers to skills course to reduce foot traffic/bike impact through main areas.	4/28/2015 11:52 AM
162	Too many features requiring high maintenance	4/28/2015 11:51 AM
163	Just because there is open land does mean that it should be built upon. The Japanese Gulch allows to cope with daily struggles and gives them a place to "get away." It is a great place to hike, run, bike, and teach young kids about the outdoors. By having things such as a basketball court and a sculpture yard, you are taking things away from long time Mukilteo residents who enjoy the forest atmosphere and the opportunity to "get away."	4/28/2015 11:48 AM
164	It's okay.	4/28/2015 11:37 AM

**Q3 Please provide feedback on the design elements for Option B.**

Answered: 308 Skipped: 59

# Japanese Gulch Park Master Plan



## Japanese Gulch Park Master Plan

	Like It!	Neutral	Don't Like It!	Total	Weighted Average
A. Parking/Drop-off	<b>73.74%</b> 219	<b>17.51%</b> 52	<b>8.75%</b> 26	297	0.65
B. Habitat Screen	<b>63.61%</b> 187	<b>23.81%</b> 70	<b>12.59%</b> 37	294	0.51
C. Bike Parking (Rentals?)	<b>43.67%</b> 131	<b>24.33%</b> 73	<b>32.00%</b> 96	300	0.12
D. Garden Materials Load/Unload	<b>44.41%</b> 131	<b>34.58%</b> 102	<b>21.02%</b> 62	295	0.23
E. Multi-Use Welcome Center	<b>38.23%</b> 112	<b>28.67%</b> 84	<b>33.11%</b> 97	293	0.05
F. Shelter/Meeting Place	<b>49.32%</b> 145	<b>29.25%</b> 86	<b>21.43%</b> 63	294	0.28
G. Expanded Community Garden	<b>54.88%</b> 163	<b>27.95%</b> 83	<b>17.17%</b> 51	297	0.38
H. Entrance Plaza/Sensory Garden	<b>42.66%</b> 125	<b>29.69%</b> 87	<b>27.65%</b> 81	293	0.15
I. Basketball Court/Hangout	<b>23.57%</b> 70	<b>25.59%</b> 76	<b>50.84%</b> 151	297	-0.27
J. Garden Plaza	<b>39.66%</b> 115	<b>37.24%</b> 108	<b>23.10%</b> 67	290	0.17
K. Picnic Area/Shelter	<b>61.43%</b> 180	<b>22.18%</b> 65	<b>16.38%</b> 48	293	0.45
L. Natural Play Field	<b>62.54%</b> 182	<b>18.56%</b> 54	<b>18.90%</b> 55	291	0.44
M. Food Forest	<b>47.26%</b> 138	<b>31.16%</b> 91	<b>21.58%</b> 63	292	0.26
N. Native Plant Nursery/Forest Restoration Area	<b>59.79%</b> 174	<b>26.46%</b> 77	<b>13.75%</b> 40	291	0.46
O. BMX Pump Track/Dirt Jump Track	<b>55.45%</b> 168	<b>14.85%</b> 45	<b>29.70%</b> 90	303	0.26
P. Nature Viewing Trail	<b>63.95%</b> 188	<b>22.11%</b> 65	<b>13.95%</b> 41	294	0.50
Q. Natural Meadow	<b>66.44%</b> 192	<b>19.03%</b> 55	<b>14.53%</b> 42	289	0.52
R. Trailhead	<b>83.11%</b> 246	<b>12.84%</b> 38	<b>4.05%</b> 12	296	0.79
S. Wetland Interpretive Area	<b>57.73%</b> 168	<b>27.15%</b> 79	<b>15.12%</b> 44	291	0.43

# Japanese Gulch Park Master Plan

## Q4 What is missing or should be different about this design?

Answered: 110 Skipped: 257

#	Responses	Date
1	As much as I'm NOT a fan of BMX trails, I think one fits nicely in this design. Ya gotta watch out for *others* best interests, too!	5/12/2015 6:44 PM
2	It should be kept as natural as possible. It would help keep costs down, stay true to the purpose of "nature" and prevent it from being overrun by noise, kids and cars as happened to the beach when parking and play structures were added.	5/12/2015 6:02 PM
3	This is too aggressive design allowing too many opportunities for trouble. This should be a natural park, not a center for teen hangout and party animals. This design will create late night hangouts and there won't be parking enough for all the users. This is not an extension of Forest Park.	5/12/2015 5:31 PM
4	Please include EV charging stations for electric cars and dog waste bags.	5/12/2015 2:52 PM
5	There seems to be a lot of focus on developing the park out of it's natural state. Could the focus be more on trail improvement and a minimal approach to this natural area?	5/12/2015 2:42 PM
6	Additional mountain biking trails	5/12/2015 12:02 PM
7	I'm nervous about how much space is allocated for a community garden, versus, how much of the community will actually contribute to maintaining that space.	5/12/2015 11:04 AM
8	Like natural feel. Native plant incorporation and limited ground clearing desired.	5/12/2015 9:49 AM
9	I'm neutral with the BMX track because there are more MTB riders than BMX. So I lean more towards MTB skills/pump track.	5/11/2015 11:42 PM
10	I like this Option B better as it will allow better viewing areas for say the kids to be visible while riding and the gardeners can enjoy as well as show off their gardening techniques. also, with kids needing different sports like bike riding, this is great as it will allow more space to have better, longer jump lines so riders of all skills can ride and enjoy. this type of bmx riding, builds confidence, teaches skills for riders who may become commuters and use bicycles to not only stay fit and in shape, but to help keep traffic down, in addition to making them more confident riding in traffic next to trucks and cars.	5/11/2015 10:43 PM
11	Public washrooms? I don't like the idea of a basketball court/hangout in such a isolated and heavily wooded area. I think it will lead to vandalism in the park.	5/11/2015 9:27 PM
12	The middle of a parking lot seems like a bummer location for the bike parking facility. Nobody likes to be in a parking lot, and they're really not for bikes or pedestrians. Next to the buildings marked 'h' and 'e' seems like a better location to me.	5/11/2015 8:46 PM
13	Again too much going on keep it simple	5/11/2015 8:45 PM
14	I like the idea of the bike rentals, but they would need to be off-road bikes (unless some trails are paved). I realize the image may just be a placeholder, though.	5/11/2015 6:26 PM
15	I prefer this option over option A. It is less developed and is more dedicated to keeping the gulch a natural habitat. Remove the basketball court and food forest. Also, the gulch is not a national park. A visitor center would be a waste. A sign will do.	5/11/2015 5:17 PM
16	Keep it simple.	5/11/2015 3:02 PM
17	Way over-developed. Preserve more natural area. City lacks funding to maintain extravagant development.	5/11/2015 7:33 AM
18	More mountain bike trails	5/9/2015 11:43 PM
19	Could there be a playground added?	5/9/2015 7:35 PM
20	If this design is chosen please include EV chargers.	5/9/2015 1:40 PM

## Japanese Gulch Park Master Plan

21	Native plant nurseries require green houses, water, staff and much work. Another cost that probably would not be worth it when you can get plants for cheap. My other comments are the same as the other option.	5/8/2015 4:26 PM
22	see previous note I would prefer the senior center to all the other ideas posted. At least they are quiet and most understand the importance of quiet spaces.	5/8/2015 2:33 PM
23	Your putting in too much, when it is fine the way it is. It needs some cleaning up, but Mukilteo doesn't need to drop all this money to "fix" something that isn't broken. I a lot of ppl use the space now the way it is.	5/8/2015 8:53 AM
24	While I like the bike track, I think there should be a limit to it as I foresee people going too fast on it and causing a problem.	5/8/2015 6:53 AM
25	The nature viewing trail could be longer to encourage exercise.	5/8/2015 6:53 AM
26	The Garden Material Load/Unload is a stroke of genius if done right. My assumption is that people can dump yard waste off and the "City" will shred/chip up the material and turn it into compost for citizens to come get for their yards and gardens. The only two downfalls I see are commercial landscape companies dumping HUGE amounts and taking HUGE amounts at tax payers expense (Monitoring usage will be a concern). Secondly, the traffic jam in the parking lot with people loading/unloading yard waste/compost. Forget the expensive buildings for a welcome center, make them pole barn style and definitely have bathroom facilities available. Forget the basketball courts. Native plant nursery? Are you kidding? The Gulch is full of Native and non-native plants, let nature take care of itself when it comes to that. The BMX track is a great idea, except for one thing. IT RAINS ALOT HERE. No BMX track is open in the winter time for that reason, unless it is covered, the course would be a mud bog. The first proposal with a bike skills course that could add some BMX style trails is a decent idea but the drainage and course material are serious considerations to make this work. As for the Natural Meadow, please put it somewhere that the sun can actually shine on it for more than an hour, open up the area around it from tall trees, otherwise it is of no use for most visitors.	5/8/2015 5:33 AM
27	The natural meadow should include some of the big trees already there	5/7/2015 7:06 PM
28	I want to affirm my support of the Mountain Bike and jump track.	5/7/2015 2:54 PM
29	Need more park, Less parking. Really like the expanded bike area, the bike rental idea!!! and a bigger community garden in this plan. Also, bigger restored forest and no mounds of dirt art makes this one better.	5/7/2015 2:47 PM
30	I don't like the bike rental. Inexperienced riders on the mountain bike trails could get crashed into by more advanced riders. The trails are narrow and technically advanced. Those rental bikes would get trashed. Leave the mountain bike trails to people with their own bike. I like the BMX pump track.	5/7/2015 1:27 PM
31	more oriental inspired design would be fitting	5/7/2015 1:17 PM
32	BMX jumps, bike rentals, and BB courts are awesome. Giving teens something to do keeps them out of trouble. Natrual play, natural meadow, garden plaza sensory garden, meeting place seem unnecessary. Keep it wild! I like the idea of conserving the native plants going strong. People can play, meet up and sense in the woods.	5/7/2015 1:15 PM
33	separate courts from pump track as loose balls and crowds may interfere	5/7/2015 1:15 PM
34	Will there be restrooms (i.e. in the Multi-Use Welcome Center)? How much will this cost and how will it be paid for? What about the ongoing upkeep, what is the estimated costs to maintain each year and where will these funds come from?	5/7/2015 1:12 PM
35	The stated intent of the Japanese Gulch purchase focused on preservation. This design is over-developed. The priority for improvements should be parking, trailheads, and possibly restrooms.	5/7/2015 1:09 PM
36	Tool storage area for tools to keep dirt jump track maintained	5/7/2015 1:00 PM
37	Again, Less is more. The more untouched this can stay while improving accessibility, the better!	5/7/2015 12:56 PM
38	BMX jumps should have a MTB/bike skills trail that follows the perimeter or is part of this area	5/7/2015 12:56 PM
39	Too much "development". Put in some walking trails, some parking and leave the rest alone. People need places to walk in undisturbed nature!	5/7/2015 12:56 PM
40	Bike specific concrete park and a USABMX track.	5/7/2015 12:55 PM
41	Just leave it untouched. This seems like a make-work project that doesn't need to happen. A park can be a forested, natural space (like it already is).	5/7/2015 12:24 PM
42	I don't like how the path is going through the community garden. It should remained fenced and gated.	5/7/2015 12:23 PM

## Japanese Gulch Park Master Plan

43	Expanded parking is nice so that people can get in and use the area. But developing this land extensively and adding a lot of pavement and buildings would destroy it permanently.	5/7/2015 12:16 PM
44	we may be inviting danger by placing a basketball court/ "hangout" next to the entrance to a bmx pump track. Who will be attracted to the "hangout"? My guess is it'll be surly teenagers who smoke and hang out in small "gangs". The very existence of a group of cursing teenagers will likely deter some users from wanting to also use the area. therefore, it will be ceded to the gangs. This only works if there is adequate enforcement of standards, rules, and policies. Will the city or the police department do this?	5/7/2015 9:06 AM
45	see my comments in item #2 above	5/6/2015 11:16 PM
46	Unnecessary to mess with the park as it is.	5/6/2015 11:02 PM
47	I just want a nice habitat for the animals.	5/6/2015 8:15 PM
48	Don't like the idea of going to have a picnic/walk with my family and having to deal with teenage boys riding wildly on their bikes. BMX may attract an undesirable crowd. Nothing said about lighting or hours of park.	5/6/2015 5:09 PM
49	I continue to advocate for a senior center and pickleball courts.	5/6/2015 4:25 PM
50	The Mukilteo Seniors Center.....	5/6/2015 3:47 PM
51	You should add the Amphitheater back into this design like in Plan A.	5/6/2015 2:08 PM
52	These plans are very nice and thoughtful with all the activities but what is missing is the ROM cost to build an maintain all these features. I have a house a short walking distance away that I have owned since 1987 and I have used the trails (biking, hiking, running, with dogs accompanying me off-leash) for 20+ years in Japanese Gulch. I am partial to how they were - but I do like the new ideas. I think however, most of the Users of the Gulch will be nearby residents and those residents are fine with the Gulch being mainly walking/running/biking trails and fine with dogs off-leash. My input is for those wanting a basketball court, or specialized BMX biking, or inside/outside meeting or gathering places or having another seldom used amphitheater, is to go to other Mukilteo parks or the Rosehill Community Center that has already the capability and capacity for those interests.	5/6/2015 12:39 PM
53	although i like the ideas it is just a nature trail place and doesnt need any of this or anything fancy our national parks are simple and there is only one place about halfway up the gulch from the dog park there is a meadow and a clearing where the road ends. this area needs a bathroom installed and made a couple designated campsites there is a road so it or a trashcan would not be difficult to maintain and would make the gulch more accessible	5/6/2015 11:54 AM
54	actually like this better than plan A!!!	5/6/2015 11:06 AM
55	Or do nothing for ten years except build trails.	5/6/2015 10:53 AM
56	Preserving the gulch the way it is and not trying to destroy it and waste money. The more you add to it the more it will be vandalized and raise taxes to repair and maintain. KEEP IT AS IS!	5/6/2015 10:15 AM
57	The only thing I have been wanting is some trail markers and some sort map to navigate. I think the gulch should be similar to Lord Hill...just the basics. Trails, natural vegetation, trail markers and a simple map. Follow the K.I.S.S model = Keep It Simple, Stupid. We like the gulch how it is. Please don't change it.	5/5/2015 10:36 PM
58	There should be no design- Leave it as walking trails and forest	5/5/2015 9:19 PM
59	The BMX track has too large of a footprint. The less development here, the better.	5/5/2015 7:46 PM
60	Leave it alone! People like Japanese Gulch because it's not developed! There are plenty of developed parks around - leave the Gulch as is please!!	5/5/2015 7:06 PM
61	Leave the wetland alone. I like this option - it has the ability to load / unload for the gardeners.	5/5/2015 4:18 PM
62	This seems more like what a forest park should be like. I have a BMX skills track by my residence, and it's just a lot of bumpy, raw, torn up dirt with overflowing garbage cans of prepackaged snack food wrappers. I hope yours looks different.	5/5/2015 1:50 PM
63	Family restrooms.	5/5/2015 1:33 PM
64	Bike parking would be ok. Rentals set up as electric bike rentals is a bad idea. NO ELECTRIC BIKES!! A good idea would be to have space (shelter?) for an approved Rental Bike Co. to have space for rentals on weekends during the summer months. I've seen similar types of rental space in Kenmore on the north end of Lake Washington for rentals of kayaks & paddleboards. I really like the inclusion of a bmx pumptrack as well a dirt jump track. I'd love to have a local spot I can bring my children to learn to ride and enjoy these types of things.	5/5/2015 1:23 PM
65	I'd have the same comments as before. Is there enough parking and are bbqs available?	5/5/2015 12:40 PM

## Japanese Gulch Park Master Plan

66	Bike track should be for mountain bikes. All skill levels. BMX only would be a waste of money.	5/5/2015 12:24 PM
67	The BMX run is far too large for this area and you really need to get rid of the idea of putting a community garden in the park. The focus should be on keeping it in its predominantly natural state and building things that will allow people to understand and appreciate nature in this area. Add the Arboretum back into the plan and drop the idea of bike rentals. Under NO circumstances let dogs in the park off-leash, this should be enforced by local law enforcement as it will destroy the usability of the park for other uses, especially picnicking. .	5/5/2015 11:57 AM
68	Love the bike rentals!	5/5/2015 11:33 AM
69	I like this design better - it has more bike related stuff. Again, skip the (yawn) wetland interpretive signs. Hopefully, this will be served by a good public transportation route as it seems out-of-the-way for a city park.	5/5/2015 10:58 AM
70	LEAVE NATURE ALONE. YOU CANNOT IMPROVE ON NATURE.	5/5/2015 10:55 AM
71	The construction of a building (E.) and numerous features (C, F., H., J., M., N.) that will require a great deal of daily, weekly, and annual maintenance and attention are unnecessary and expensive additions. They should be left off the design and efforts should be made to keep the design as natural as possible. The BMX track is a good idea in this location to encourage biking activities closer to the parking area to discourage mountain bikers from going on the trails in the rest of the gulch where they are in conflict with foot traffic users and are tearing up the trails.	5/5/2015 9:40 AM
72	Please keep the gulch wild! People love the gulch because there is no development - there are plenty of other developed parks in Mukilteo. Leave this natural space alone!	5/5/2015 8:43 AM
73	Traffic access through residential neighborhood is a problem. Parking lot must be screened from community. Add shade trees. Covered bike parking with security camera's. Bathrooms at children's play areas. Butterfly garden with milkweed. No basketball courts - people have them at the schools. No interpretive stuff on the wetland trail. Leave nature alone. Most importantly, you folks ruined years of hard work by the BMX people. Very disrespectful. Peace offering would be to invite them back to design/build the new BMX park and you folks supply the materials and heavy equipment to make it an easy task. Needs to be located near access to ambulance pickup.	5/5/2015 8:42 AM
74	1. I like this layout better than option A. 2. Get rid of the basketball court! A basketball does amazing damage to surrounding plantlife! Also, it will be noisy, destroying the tranquility of the surrounding gardens. 3. Do not like the BMX track - again, noisy and disturbing to the rest of the park's surroundings. Also, what's to keep kids from turning the rest of the park features into BMX track?	5/5/2015 5:40 AM
75	See previous comment.	5/5/2015 5:01 AM
76	ditto	5/4/2015 11:37 PM
77	Much improved bicycle course over 1st option. Suggest other bicycle course features to allow bicyclists to prepare for more advanced riding. please coordinate with Evergreen MTB to make like Duthie park in Issaquah.	5/4/2015 10:08 PM
78	Traffic mitigation. That corner of 44th is already too tight where school buses can't make it without taking up both lanes. No sidewalks in the area.	5/4/2015 2:21 PM
79	I really like this design. The smaller community garden area seems out of place in the context of the park; this one seems to be well situated to be part of the natural park. I also really support the pump track, although it really needs to have a loop, a "one and done" design isn't really a pump track. :-)	5/4/2015 1:41 PM
80	Missing mtb skills area	5/4/2015 12:17 PM
81	We tear down the BMX bumps and now you propose to put them back, how is that cost-effective? We spent \$8000 to tear them down and now you propose to put them back ?	5/3/2015 5:15 PM
82	Parking lot is too small. Don't need a basketball court. Is the natural meadow just a field of grass or is it an actual meadow? Natural playfield is depicted as a big mud puddle. Garden loading area does not look good. Don't like farm theme building for garden. Park should look more natural and improvements should be NW contemporary in keeping with Rosehill and other city buildings.	5/3/2015 9:10 AM
83	I like the bigger BMX area, but don't like that the amphitheater is left out. Love the wetland interpretive trail, and a boardwalk trail is a great idea! Again, a larger natural play area would be great for little kids, and adding a stretch/exercise area for trail runners near the trailhead to the gulch trails would be awesome!	5/2/2015 5:46 PM

## Japanese Gulch Park Master Plan

84	<p>What is missing from this design? This design is missing the entire point of having the gulch at our disposal. That is to say, there is no option to LEAVE THE GULCH EXACTLY AS IT IS. We fought hard and raised money and worked to purchase enough of the gulch SO THAT NO ONE COULD DEVELOP IT. So the top option, as far as I am concerned, is to do nothing but enjoy nature, and to experience the wilderness in our backyards. Mountain bikers, hikers, trail runners, dog watchers, nature enthusiasts, bird watchers, all use the gulch every single day. Please don't spoil the wilderness with more concrete and parking lots and buildings and picnic areas and amphitheaters - save that for the Lighthouse Park and existing areas like the 92nd Street playground area. we have more than enough over-built public access area in Mukilteo. PLEASE LEAVE THE GULCH IN IT'S NATURAL STATE FOR US ALL TO ENJOY, AS-IS.</p>	5/2/2015 1:19 PM
85	<p>The survey and plan is bias toward development. Adding non-natural (concrete, sidewalk, buildings/structures) and non-native elements (herbs, food garden, lawn, fragrant plant) should not be included. The community effort to save this land as led by the Japanese Gulch Group was for preservation of a natural area and Urban forest. Not for a Park, community center or sports facility. The city is already low on revenue to cover infrastructure needs and we have debt with Rosehill. This property should be maintained as natural and native space. I support sustainable trails, native plant restoration and unobtrusive interpretive markers and nothing else. I am in favor of natural meadow only if it is native and low/no maintenance (doesn't require watering, weed control or fertilizer). The picture is of grass.</p>	5/1/2015 6:11 PM
86	<p>I would like to see minimal changes to this area overall. Welcome signs, improved parking, bike jumps to replace the ones removed and continued Community Garden usage are good! Are there plans for an overview map of the gulch to be installed at the entrance?</p>	5/1/2015 4:12 PM
87	<p>as i have stated none of this is needed and we need to keep the way it is</p>	5/1/2015 4:01 PM
88	<p>Same comments as previous option. Way to over designed. Leave it as it is!!</p>	5/1/2015 3:16 PM
89	<p>garden looks too large.</p>	5/1/2015 11:00 AM
90	<p>BMX pump track/Dirt jump track is on a sloping area. This would be better served to be multiple jump lines of progressing difficulty with a walk up. Not suitable for pump track.</p>	5/1/2015 10:55 AM
91	<p>I feel like some elements contrast too much with others. If you want to make a BMX park, that's fine. Make one. If you want to make a natural interpretive walk, that's fine. Make one. But combining the two elements renders both of them a little pointless.</p>	5/1/2015 8:02 AM
92	<p>same as before. why pave the gulch?</p>	4/30/2015 8:49 PM
93	<p>This plan seems to have a lot more pervious surface with the parking lot. All hard surfaces should be pervious, if possible, to reduce storm water runoff: grass-crete, pavers, etc. I am opposed completely to ball field, play area, and BMX jump uses. Those can occur in other areas of the City that are already degraded/cleared/developed. The Gulch should be used for passive open space and habitat restoration with minimal human destruction. I also feel mountain bike usage is a potential hazardous conflict with walkers and the natural habitat.</p>	4/30/2015 1:41 PM
94	<p>same as before</p>	4/29/2015 9:54 PM
95	<p>Low Impact Development, particularly a clear indication that pervious pavement, bioswales, infiltration, and green roofs, will be used when feasible. Also, I would like to see interpretive signage with information about native plants and wildlife (that may be included in the wetland interpretive area).</p>	4/29/2015 8:37 PM
96	<p>Natural as possible and Basketball courts are at the schools, NOT for the gulch</p>	4/29/2015 1:39 PM
97	<p>Like this plans bike track as long as some starter jumps too</p>	4/29/2015 12:05 AM

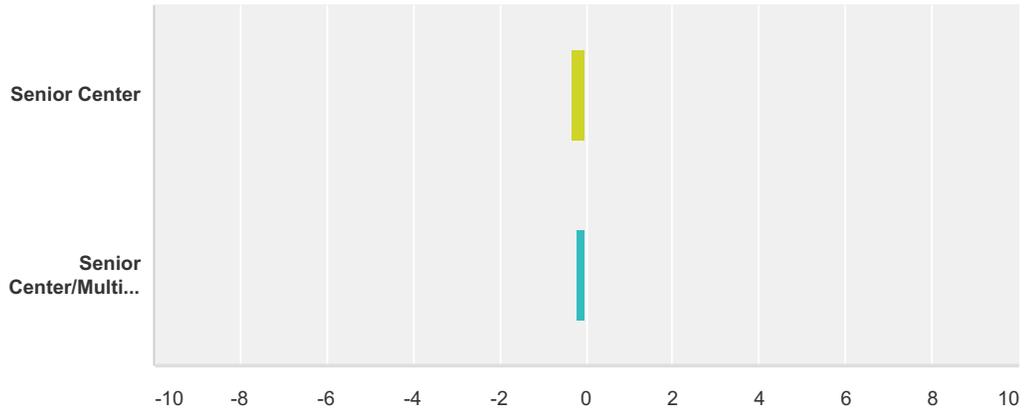
## Japanese Gulch Park Master Plan

98	I pretty much have the same comments and questions as I wrote for Design A For all the years acquisition of Japanese Gulch was promoted as a way to save the natural environment and pristine nature of the Gulch. Now all kinds of biking activities have been emphasized by a small number of residents. What you describe as a large number of people attending the last public meeting on this design were actually very few of the 20,000 residents, most of whom did not even know there was a meeting as it was not well advertised and held while many who work in Seattle or Bellevue were on their way home from work. At the round table discussions, biker enthusiasts were careful to make sure at least one of them sat at each table to ensure biking would be mentioned in the summary of the table discussion at the end. This made it seem like there is a huge demand for biking in the Gulch. Of course, there were quite a few bikers who do not live in Mukilteo but who want to use the Gulch for biking. I was totally displeased with the purpose of acquiring the Gulch changed from all its original emphasis to one where biking is a large use that will create way too much activity in the Gulch to maintain the natural environment, pristine nature and animal life that now exists. I am unwilling to have my tax dollars increased to fund all of this when we have been told Mukilteo needs more tax dollars to provide critical services without any dollars for Japanese Gulch in any future Budget projections. Failure to show any dollar estimates for the plans you are asking us to rate and comment on is obviously to keep attention away from financial considerations. Non residents should not have a voice in options unless they want to pay for them.	4/28/2015 9:04 PM
99	F: slopes north. Are you filling it in and regrading? Last I knew, south slopes = happy plants. O: this will FAIL at the ballot box. Watch and learn. S: there are herons and beavers here. How does inviting the public protect them? P and Q: this is the best area in all of Mukilteo for protection from wind and for sun. Make it a destination. Not a walk-thru. H: huh? C + E = embedded carbon. Why change this? F: Where to people meet? Close to where they walk or park. K: Bigger, more, and further to the east.	4/28/2015 8:56 PM
100	The BMX track looks awesome. I don't think rental bikes would be worthwhile, and they'd probably get beaten to a pulp. I'm concerned about the amount of parking available.	4/28/2015 8:55 PM
101	these are my priorities	4/28/2015 6:24 PM
102	more bike	4/28/2015 2:42 PM
103	Much better than Plan A. Get rid of the welcome center and the basketball court. The area is already over developed and every inch of undeveloped or natural space is a treasure. When in doubt, refrain from using concrete! Make sure the BMX area suits BMX bikes, Dirt Jumper Bikes, and traditional trail bikes. This will mean consulting with expert trail builders. The "Seattle" rental bikes will not be suited for riding on the trails...and if the trails are developed to the point that the "Seattle" rental bikes can be ridden on the trails, it means that the trails will have lost their technical appeal and difficulty, essentially eliminating the interest for most bikers that regularly ride those trails now. Refrain from developing the trails. Natural obstacles...rocks, roots, uneven/loose terrain, different soil, steep grades, steps...they are all essential! Food forest is a cool idea! Focus on good drainage for the winter months without using concrete or wooden platforms. Keep things as natural/rural as possible. Overall, I think in both designs, too many things are being squeezed into a small space. The open/natural land is why people love the gulch in the first place, so please don't over develop it.	4/28/2015 2:41 PM
104	Same as comments for design A. I think your typical bike share/bike rental would not be good for this area. Usually these bikes are super heavy and not a lot of fun to ride. This area is surrounded by hills both on road and off. Not ideal for bike rentals. Usually these bike rentals are not good for mountain bike trails either.	4/28/2015 2:03 PM
105	I like plan B better than A overall.	4/28/2015 12:53 PM
106	Restrooms throughout	4/28/2015 12:28 PM
107	See previous comments on previous page.	4/28/2015 12:04 PM
108	Basketball option, move to OV fields.	4/28/2015 12:01 PM
109	to much human interference. leave as much natural as possible.	4/28/2015 11:49 AM
110	Also ok.	4/28/2015 11:40 AM

# Japanese Gulch Park Master Plan

## Q5 What are your thoughts on a:

Answered: 323 Skipped: 44

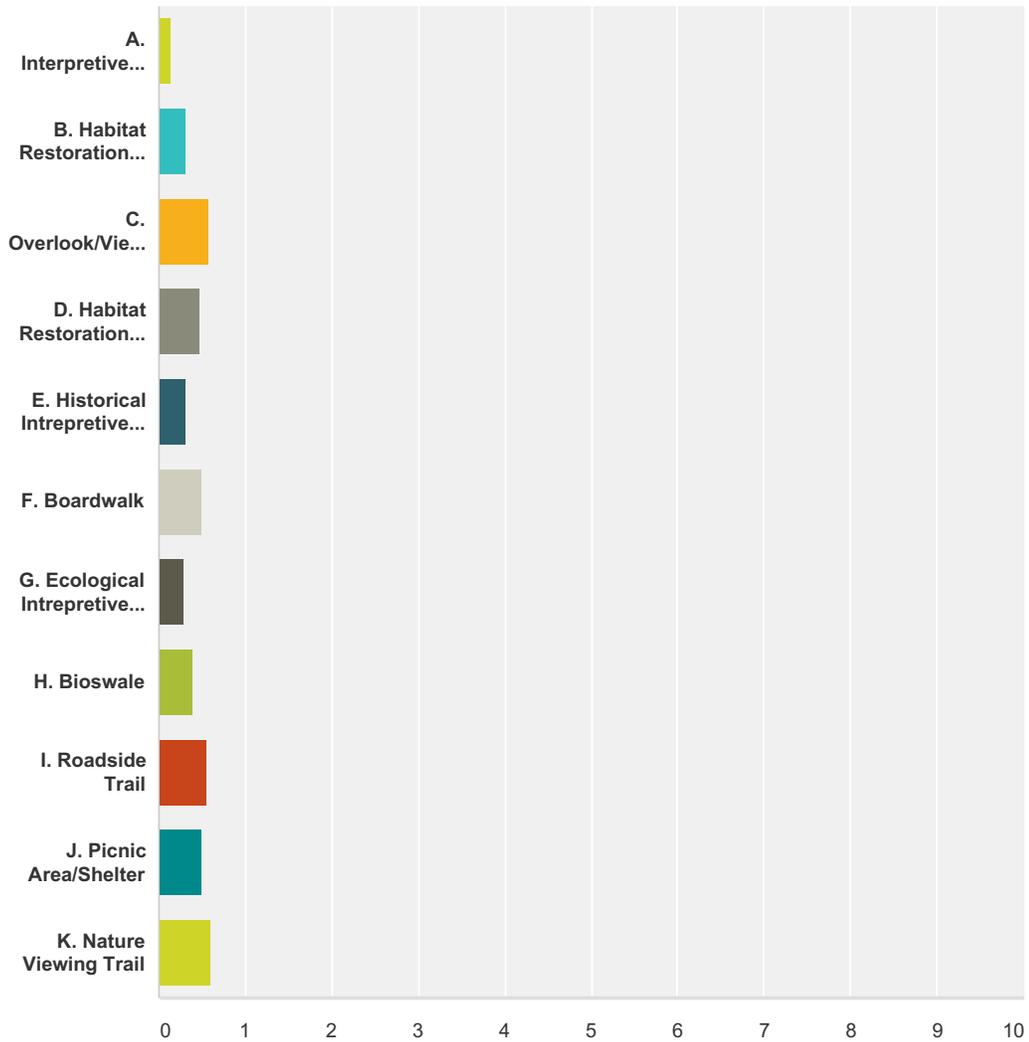


	Like It!	Neutral	Don't Like It	Total	Weighted Average
Senior Center	14.42% 45	38.14% 119	47.44% 148	312	-0.33
Senior Center/Multi-Use Center	24.29% 77	33.12% 105	42.59% 135	317	-0.18

# Japanese Gulch Park Master Plan

## Q6 Please provide feedback on the design elements for Lower Japanese Gulch Park.

Answered: 299 Skipped: 68



	Like It!	Neutral	Don't Like It!	Total	Weighted Average
A. Interpretive Art for Habitat Restoration	40.75% 119	33.90% 99	25.34% 74	292	0.15
B. Habitat Restoration Demonstration	49.66% 145	32.53% 95	17.81% 52	292	0.32
C. Overlook/Viewpoint	69.59% 206	20.27% 60	10.14% 30	296	0.59
D. Habitat Restoration Nursery	62.76% 182	21.72% 63	15.52% 45	290	0.47
E. Historical Intrepretive Elements	50.86% 148	29.90% 87	19.24% 56	291	0.32
F. Boardwalk	64.51% 189	20.82% 61	14.68% 43	293	0.50

## Japanese Gulch Park Master Plan

G. Ecological Intrepretive Elements	<b>50.17%</b> 145	<b>30.10%</b> 87	<b>19.72%</b> 57	289	0.30
H. Bioswale	<b>54.14%</b> 157	<b>31.72%</b> 92	<b>14.14%</b> 41	290	0.40
I. Roadside Trail	<b>69.15%</b> 204	<b>18.64%</b> 55	<b>12.20%</b> 36	295	0.57
J. Picnic Area/Shelter	<b>65.31%</b> 192	<b>20.41%</b> 60	<b>14.29%</b> 42	294	0.51
K. Nature Viewing Trail	<b>70.27%</b> 208	<b>19.93%</b> 59	<b>9.80%</b> 29	296	0.60

# Japanese Gulch Park Master Plan

## Q7 What is missing or should be different about this design?

Answered: 91 Skipped: 276

#	Responses	Date
1	It should be kept as natural as possible. It would help keep costs down, stay true to the purpose of "nature" and prevent it from being overrun by noise, kids and cars as happened to the beach when parking and play structures were added.	5/12/2015 6:03 PM
2	Parking. How do you support a park with no parking? We do not maintain this park as it is, why would that change. I walk this twice a week and there is no maintenance on the trails. Parking for only a few cars and a narrow road that will be very expensive to widen. This is a case of a kid in a candy store, big eyes with desire and no money. Lets get real here and act like grownups.	5/12/2015 5:38 PM
3	Please add EV charging stations.	5/12/2015 2:54 PM
4	I think there should be an emphasis on stream restoration/conifer planting where appropriate. Restoration at the stream mouth near the train tracks would be very beneficial. I like environmental outreach.	5/12/2015 9:52 AM
5	Involve the local tribe! There is so much history to do with the native tribes (tulalip?) and this can be a great avenue for education. I'm pretty sure there used to be oyster mounds close by. You could also talk about what the natural resources dept for the tulalip tribes have done for that area in terms of restoration.	5/12/2015 8:59 AM
6	Please don't take away from bike risers. If you have trails, let bikes on.	5/11/2015 11:44 PM
7	Public restrooms rather than the current portapotties and a water pipe stand providing drinking water for dogs and people. the current dog park needs improved drainage as it get marshy in winter	5/11/2015 9:32 PM
8	Dog run should be larger	5/11/2015 8:46 PM
9	PEOPLE/ DOGS/BIKERS SHOULD NOT BE ALLOWED TO WALK THROUGH ENVIRONMENTALLY SENSITIVE/RESORATION AREAS !!! ALL WILL TAKE ADVANTAGE AND DO AS THEY PLEASE AND DESTROY AREA. RAILROAD TRACKS ARE A PUBLIC SAFETY ISSUE NOT A PLAYGROUND. STORM WATER DRAINAGE PIPES AND HEAVY WATER FLOW ARE A PUBLIC SAFETY ISSUE ESPECIALLY FOR SMALL CHILDREN WITH DISTRACTED PARENTS. POTENTIAL FOR TEENAGE AND VAGRANT HANG OUT AREAS. POTENTIAL FIRE DANGER FOR THOSE SMOKING IN A HEAVILY WODED AREA . AS WELL AS COMTAMINATIONS OF THE CREEK BY SELFISH DOG OWNERS WITH DOGS OFF LEASH IN SENSATIVE AREAS .PUBLIC NUSIANCE FOR NOISE TO RESIDENTS IN AREA. BIKERS & MINI MOTOIZED BIKERS WILL ABUSE THE BOARDWALK. AREA WAS CLASSIFIED AS A "LOWER RAPARIANE FOREST" FOR CONSERVATION. NO PUBLIC ALLOWWED. THERE ARE HERON NESTS AND I HAVE PERSONALLY HEARD SPOTTED OWLS THIS MONTH/MAY 2015	5/11/2015 6:46 PM
10	Perhaps a bike rack at the north end of the trail?	5/11/2015 6:26 PM
11	Dog shower/bath area. Coin operated, like the one in Redmond.	5/11/2015 6:18 PM
12	Not sure why the boardwalk is there. There already is a trail.	5/11/2015 5:19 PM
13	Missing: Pedestrian continuity between parcels to the west and east of the railroad tracks, especially on north side of automobile road. Cannot find location of picnic area/shelter or ecological interpretive elements on map... I presume the latter could co-locate with the restoration nursery. Locating historical interpretive elements next to dog park could be an awkward juxtaposition. How about putting more of these elsewhere instead, making them a destination in themselves as seen at Cougar Mtn. park.	5/11/2015 4:21 PM
14	What about the extensive trail system mountain bikers have developed	5/11/2015 3:17 PM
15	parking?	5/11/2015 9:56 AM
16	Over-developed with little regard for future maintenance costs.	5/11/2015 7:35 AM
17	More mountain bike trails	5/9/2015 11:46 PM
18	(F) leave existing boardwalk.	5/9/2015 12:54 PM

## Japanese Gulch Park Master Plan

19	For the area below 5th Street -The area where the nursery is planned is a wetland and not appropriate for a native nursery - as I indicated before, native plant nurseries are very expensive to operate and need staff and facilities and infrastructure. The boardwalk would be good for the areas of the trail that get wet, but should not be moved into forest or into the planted area, so that there is no more disturbance to this area. There are already overlooks along the trail and no need for more. The trail is short and very pretty and the biggest need is to get rid of the ivy, vinca, deadly nightshade, morning glory, holly. There is also poison hemlock in the water I think. And the trail needs maintenance. Can;t find "j" on the map. As for the dog park - keep it for dogs.The area doesn't need restoration. Is there a need for a Linear off leash dog run? Keep it simple and minimize costs even if this is a long term plan.	5/8/2015 4:27 PM
20	Same as previous, leave it as little changed as possible	5/8/2015 2:34 PM
21	Please don't change the existing trail system!	5/8/2015 12:12 PM
22	Needs more bike trails	5/8/2015 11:21 AM
23	Your putting in too much, when it is fine the way it is. It needs some cleaning up, but Mukilteo doesn't need to drop all this money to "fix" something that isn't broken. I a lot of ppl use the space now the way it is.	5/8/2015 8:56 AM
24	I like it all except for ONE thing. DO NOT put a traffic calming device such as speed bump/hump on the road. Install a highly visable cross-walk with a solar powered LED lighting system that pedestrians only have to push a button on either side of the road to activate. I will personally campaign HARD to eliminate any "calming" device such as this. When it comes to this do the SMART thing, not the EASY,CHEAP thing. It pays dividends for a long time to come.	5/8/2015 5:42 AM
25	don't see "J", picnic/shelter? What about the dog park?	5/8/2015 12:07 AM
26	Keep the trails away from the road. The improved crossing is nice, but what about going under the road where the RR does. Try to eliminate conflicts, not just improve them. All the restoration and interpretive elements are great!	5/7/2015 2:53 PM
27	I like it because it stays away from the mountain bike trails. We generally don't ride in these areas so it will be nice to have that stuff there.	5/7/2015 1:31 PM
28	Will there be restrooms be located at (or are there restrooms being considered in this design? How much will this cost and how will it be paid for? What about the ongoing upkeep, what is the estimated costs to maintain each year and where will these funds come from?	5/7/2015 1:14 PM
29	Don't really care too much for this layout. Would really like to see a designated area for Bmx dirt jumps in the area simulate to green lake but more jumps. There is a huge amount of Bmx riders in the are ah including myself. And it would benefit greatly to those not ONLY in our area of mukilteo but all around the pacific northwest. There is a lot of descrepencies with bikes being allowed in skate parks. "Mukilteo YMCA" being one of them. I feel the Bmx community would greatly appreciate and respect a designated piece of land to build jumps and not be bothered or have to worry about being kicked out.	5/7/2015 1:11 PM
30	Doggie water fountains to keep pooches hydrated.	5/7/2015 1:08 PM
31	Just leave it untouched. This seems like a make-work project that doesn't need to happen. A park can be a forested, natural space (like it already is).	5/7/2015 12:24 PM
32	doesn't all of this already exist? Seems to already be well-loved. My concern is for dangerous amounts of dog waste being concentrated in this poorly-drained dog park area. how do we fix teh drainage issues there?	5/7/2015 9:12 AM
33	Remember, if you build it they will come. Parking. No one in Mukilteo wants our roadways and neighborhoods to be affected by the new Gulch Park.	5/7/2015 8:35 AM
34	all new plantings should be native vegetation good to hear that parts would be ADA all off leash dog areas should be surrounded by a fence ( I can't tell if it is or not) good to see that you will be including cultural background (I am assuming it is why it is called Japanese Gulch). It would be great to include the "archeological" findings that were un-earthed.	5/6/2015 11:22 PM
35	The whole place is a nature viewing trail.why are you messing with it? Very confused by these proposals. It is heavenly and wild now. Why mess?	5/6/2015 11:06 PM
36	I want a nice habitat for the animals.	5/6/2015 8:17 PM
37	Parking?	5/6/2015 5:12 PM
38	A bigger and nice dog park (i.e. Willis Tucker or Puget Park Drive in Silver Firs) with drinking water (from a faucet) for the dogs and the means (pool/basin) to wash them afterwards.	5/6/2015 12:46 PM

## Japanese Gulch Park Master Plan

39	this area is fine to do something like this	5/6/2015 11:55 AM
40	Keeping the gulch the way it is!	5/6/2015 10:17 AM
41	Trail markers and a map. I like the idea of the expansion of the dog park.	5/6/2015 5:36 AM
42	We are over run in Old Town - the dog park is an eye sore and not taken care of. Keep things as they are in the rest of the gulch - NATURAL	5/5/2015 10:47 PM
43	The dog park needs better drainage!	5/5/2015 9:58 PM
44	I worry about too many people in the forest, ruining what is already there.	5/5/2015 9:21 PM
45	Leave it alone! People like Japanese Gulch because it's not developed! There are plenty of developed parks around - leave the Gulch as is please!!	5/5/2015 7:07 PM
46	My preference is to leave as much native growth as possible. Keep development to a minimum.	5/5/2015 4:20 PM
47	Seems to be a good plan.	5/5/2015 4:17 PM
48	Sounds good!	5/5/2015 1:52 PM
49	Family restrooms	5/5/2015 1:34 PM
50	Nothing I can see.	5/5/2015 12:41 PM
51	Habitat restoration and a dog park are mutually exclusive uses. dogs atack and run off natural species of animals that would otherwise be brought back to the area.	5/5/2015 12:01 PM
52	I like the trails but really don't need anyone to interpret - we really just don't need any more signs.	5/5/2015 11:03 AM
53	Leave nature alone. You cannot improve on nature.	5/5/2015 10:57 AM
54	There are a number of features on this plan that are not explained or for which we are not asked to comment, for example the addition of a linear off-lease dog run. The lowest end of the gulch near the tank farm and waterfront promenade access shows no available parking. Is this correct or simply a omission in the graphic? Parking access at the point of the gulch would be important.	5/5/2015 9:46 AM
55	The roadside trail needs to be moved on the other side of Mukilteo Blvd (the water side). Ideally, the crossing would be under the bridge adjacent to the railroad tracks. This park is too structured. Leave it wild with access only - a boardwalk through the woods.	5/5/2015 8:50 AM
56	Please keep the gulch wild! People love the gulch because there is no development - there are plenty of other developed parks in Mukilteo. Leave this natural space alone!	5/5/2015 8:45 AM
57	None of these options have mentioned restrooms. Will there be restrooms at each location?	5/5/2015 5:44 AM
58	A 4 lane highway to the ferry dock.	5/5/2015 5:01 AM
59	Clean it up. Take care of it. Leave it natural. Why ruin it? People go to enjoy nature, not to read some sign telling them what they are enjoying. That is no longer nature, lol. Use your senses, that is nature. Restore as needed, and honor (not dedicate) those who were there before.	5/4/2015 11:47 PM
60	Bike trail to tank farm (or is boardwalk multi-use?)	5/4/2015 10:13 PM
61	Parking, Traffic calming is a joke, need an over/underpass or move the trail beside the bridge.	5/4/2015 2:24 PM
62	Seems fine.	5/4/2015 1:42 PM
63	Leave things as they are PLEASE	5/4/2015 1:17 PM
64	I don't see picnic area on this map (J). I would like to see a sight and voice control instead of a leash law for dogs. So many people currently ride with dogs in the Gulch. It would be difficult to enforce a leash law with the Boeing side not on city property. I think the city will end up wasting law enforcement resources on people calling in to try and enforce the leash law. Here is a link to an article that looked at three options. I think option 1 is the best. <a href="http://www.parkrecord.com/cj_25824971/county-leash-law-may-soon-change">http://www.parkrecord.com/cj_25824971/county-leash-law-may-soon-change</a>	5/4/2015 9:16 AM
65	Why can't we put the senior center down in the lower coach area?	5/3/2015 5:18 PM
66	The lower trail does not have to be completely redone. Save money and resources for other areas if need be. Better signage and some info on salmon restoration and Japanese history would be good.	5/3/2015 9:16 AM
67	I don't know if all of this is necessary. Probably half of it is good enough.	5/2/2015 7:48 PM

# Japanese Gulch Park Master Plan

68	Looks great!	5/2/2015 5:49 PM
69	I like that the focus is on the environment, nature and education about both of those items.	5/2/2015 2:14 PM
70	This design is terrible and it wastes the incredible opportunity that Japanese Gulch brings to us. That is to say, there is no option to LEAVE THE GULCH EXACTLY AS IT IS. We fought hard and raised money and worked to purchase enough of the gulch SO THAT NO ONE COULD DEVELOP IT. So the top option, as far as I am concerned, is to do nothing but enjoy nature, and to experience the wilderness in our backyards. Mountain bikers, hikers, trail runners, dog watchers, nature enthusiasts, bird watchers, all use the gulch every single day. Please don't spoil the wilderness with more concrete and parking lots and buildings and picnic areas and amphitheaters - save that for the Lighthouse Park and existing areas like the 92nd Street playground area. We have more than enough over-built public access area in Mukilteo. PLEASE LEAVE THE GULCH IN ITS NATURAL STATE FOR US ALL TO ENJOY, AS-IS.	5/2/2015 1:21 PM
71	My guess is most people completing this survey do not know what a bioswale is. It seems the natural area already serves the purpose of filtering runoff. If a roadside trail improves safe access for the community then in favor. If there is already safe sidewalk or large road shoulders it isn't needed.	5/1/2015 6:19 PM
72	It's unclear to me what "Historical/Ecological Interpretive Elements" are, what they'd look like or where they'd be placed. Improved drainage at the dog park would be beneficial.	5/1/2015 4:19 PM
73	don't like it we need to preserve the nature that we have	5/1/2015 4:02 PM
74	Elements that improve safety (roadside trail) or support restoration (nursery) seem useful but my preference is still to develop as little as possible.	5/1/2015 3:22 PM
75	Interpretive stuff is a waste of time. It will likely never get used.	4/30/2015 4:57 PM
76	Tree preservation!!	4/30/2015 1:45 PM
77	This design is missing daylighting of mouth of Japanese Gulch. I'd really like to see the stream mouth opened up and removed from the pipe. This will add significantly to the ecological and aesthetic value of the property. I'm supportive of a habitat restoration nursery but not so sure that this is the lower gulch is the best location for something like that.	4/29/2015 8:47 PM
78	Have no idea how to access this area. Is there parking?	4/29/2015 4:22 PM
79	where is the picnic area? (j)?	4/29/2015 1:43 PM
80	Please don't cut down a bunch of trees for Boardwalk make sure nonslip and shady	4/29/2015 12:06 AM
81	Where are the restrooms etc Same comment as above on Precht property. Where is the parking for all this? How many spaces and access from where and with what safety needs? It appears the existing dog park is no longer at that location? Why? With all the time and money to build the existing dog park will that be torn out and moved? Again as I said above, this is far too expensive to build and to maintain. It also goes far beyond the original purpose of acquiring the Gulch property a bait and switch huge expenditure of Mukilteo money that had to be taken from the REET fund that is to pay the annual bond payments and which does not have sufficient funds to do so, especially after spending the huge amount on this acquisition. No cost estimates are provided and we were told they would be provided as part of this plan. Also, no indications of where the money would come from to do all this. Annual maintenance has to be a huge amount of money. How much?	4/28/2015 9:15 PM
82	I didn't see where the picnic area/shelter is on the picture, so I chose 'neutral'. I think it is a good idea though. I think the area is beautiful and doesn't need interpretive art. I like the idea of a boardwalk, but am not sure how it can be ADA accessible with the steep hill leading down to that area?	4/28/2015 9:02 PM
83	Boardwalks should be only in areas requiring ground protection	4/28/2015 4:32 PM
84	Interpretive art is a waste of space for the majority of people that will regularly use this space. Sure, it might be cool the first time you see it, but most park users will be repeat visitors, and most likely value their ability to reach an undeveloped area without traveling too far. Keep it as natural as possible and only use boardwalks where necessary for the environment. Roadside trail should be accessible to bikes. BBQ/Grill area for the picnics.	4/28/2015 2:46 PM
85	no bike	4/28/2015 2:44 PM

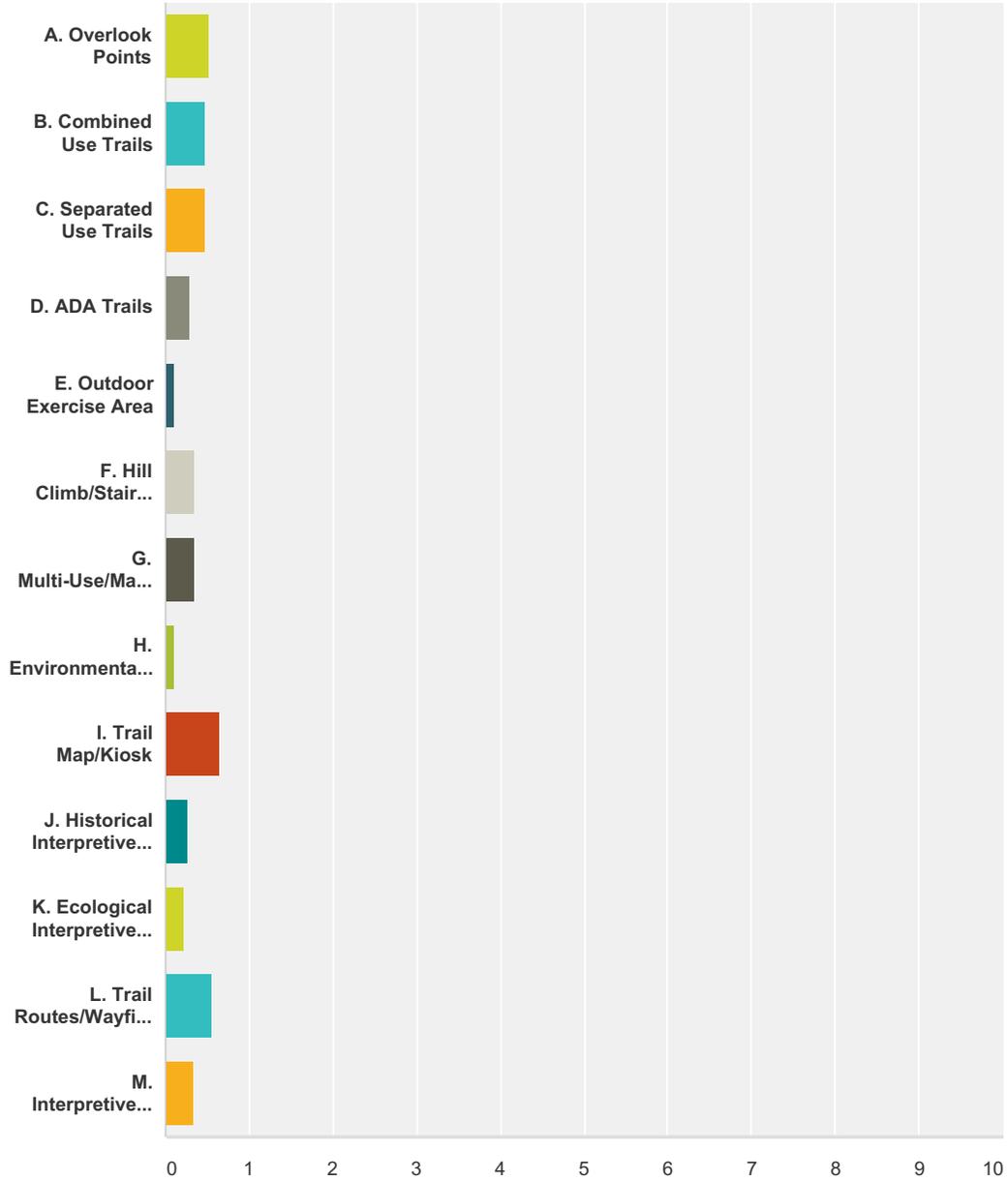
## Japanese Gulch Park Master Plan

86	I don't see J on the diagram anywhere. Also I am a bit confused about the trail that connects the feature A's. It appears to cross the railroad tracks twice. Are you actually thinking about have a trail cross the tracks? I will say that I believe the lower gulch trail is excellent as is. If anything I would like to see a more integrated crossing from the bottom of the trail to the beach. This seems to be in work. I LOVE the idea of historical markers and replicas in the gulch. There is so much history here. In all I think the lower gulch improvements should come as the last phase of the master plan.	4/28/2015 2:16 PM
87	Would be great if it were possible to add trail that runs directly underneath Mukilteo Blvd and not just along road. Work with rail to create safe pedestrian crossing points along rail with signals during daylight hours?	4/28/2015 12:09 PM
88	Parking lot at the bottom of the trail (I know there's an existing lot next to the tracks). Make sure users can walk / ride up the trail from the very bottom and back to the beach for sunset. Talk about a great mix! Parking along that lower road is fine as well, just carve out some space for some gravel and that will serve most users ok.	4/28/2015 12:07 PM
89	J isnt on the map	4/28/2015 11:55 AM
90	to much human interference. leave as much natural as possible.	4/28/2015 11:50 AM
91	Bike access?	4/28/2015 11:41 AM

# Japanese Gulch Park Master Plan

## Q8 Please provide feedback on the design elements for the Japanese Gulch Park Overall Plan

Answered: 298 Skipped: 69



	Like It!	Neutral	Don't Like It!	Total	Weighted Average
A. Overlook Points	64.83% 188	22.07% 64	13.10% 38	290	0.52
B. Combined Use Trails	63.70% 186	19.86% 58	16.44% 48	292	0.47
C. Separated Use Trails	66.55% 197	14.86% 44	18.58% 55	296	0.48

## Japanese Gulch Park Master Plan

D. ADA Trails	<b>48.11%</b> 140	<b>33.33%</b> 97	<b>18.56%</b> 54	291	0.30
E. Outdoor Exercise Area	<b>42.47%</b> 124	<b>26.03%</b> 76	<b>31.51%</b> 92	292	0.11
F. Hill Climb/Stair Climbs	<b>55.86%</b> 162	<b>23.10%</b> 67	<b>21.03%</b> 61	290	0.35
G. Multi-Use/Maintenance/Emergency Access Trails	<b>52.23%</b> 152	<b>30.93%</b> 90	<b>16.84%</b> 49	291	0.35
H. Environmental/Natural Art	<b>38.14%</b> 111	<b>33.33%</b> 97	<b>28.52%</b> 83	291	0.10
I. Trail Map/Kiosk	<b>74.66%</b> 218	<b>15.75%</b> 46	<b>9.59%</b> 28	292	0.65
J. Historical Interpretive Elements/Signage	<b>48.96%</b> 141	<b>30.21%</b> 87	<b>20.83%</b> 60	288	0.28
K. Ecological Interpretive Elements/Signage	<b>43.51%</b> 124	<b>35.79%</b> 102	<b>20.70%</b> 59	285	0.23
L. Trail Routes/Wayfinding/Emergency Locators	<b>67.01%</b> 193	<b>21.88%</b> 63	<b>11.11%</b> 32	288	0.56
M. Interpretive/ADA Accessible Boardwalk	<b>53.15%</b> 152	<b>27.62%</b> 79	<b>19.23%</b> 55	286	0.34

# Japanese Gulch Park Master Plan

## Q9 What is missing or should be different about this design?

Answered: 105 Skipped: 262

#	Responses	Date
1	WAY to many miles of dedicated bike-only trails. The multi-use will likely be the bastion of the bikers, as well. Doesn't leave much for pedestrians and those with dogs/strollers/etc. in tow.	5/12/2015 6:55 PM
2	It should be kept as natural as possible. It would help keep costs down, stay true to the purpose of "nature" and prevent it from being overrun by noise, kids and cars as happened to the beach when parking and play structures were added. Priorities in my opinion are safety (access), handicapped accessibility in some areas, and keeping the trails for walking and biking as they have been.	5/12/2015 6:10 PM
3	Parking and better roads to get there. Maybe sidewalks that connect so people can walk there safely. This will be like Lighthouse Park, not enough parking for the people using it. Have we learned nothing from our mistakes? Traffic, traffic, traffic. Rather than build a new road we will build a park you can't get to.	5/12/2015 5:44 PM
4	I see areas that have no trails, where more mtb or multi/use trails could be placed. Maybe some advanced trails, to provide something interesting for skilled riders.	5/12/2015 11:08 AM
5	I think there should be significant emphasis on stream/riparian restoration. Stream restoration should focus on fish barrier removal, habitat enhancement (wood placement), and riparian planting (conifer planting to replace aging alder stands). Significant restoration should occur at the stream mouth near the train tracks and at the interface with salt water (pocket estuary creation?).	5/12/2015 10:02 AM
6	Education! Not just for kids, but adults as well. Along the trail there should be sign posts indicating the native flora. Not just the name, but some more interesting facts as well. How long do they live. How large can they get. The value towards nature that they provide (habitat etc). How did the native americans use this (cedar bark etc.). If we can teach people about our surrounding habitat, then they will care more about protecting it. It would be a shame to waste this opportunity. I am happy to help with this process should you like. soraya@sustainabletourismsolutions.com.	5/12/2015 9:04 AM
7	I primarily visit the Gulch to ride my mountain bike during lunch breaks at my job. I like that the plan appears to keep all the better trails on the west side of the creek. I worry that they might lose some of their character in a new plan, but also realize that erosion and accessibility are big concerns.	5/11/2015 8:53 PM
8	No one ever uses outdoor exercise equipment. total waste of money and space	5/11/2015 8:50 PM
9	I DONT THINK PUBLIC ART SHOULD BE PART OF A NATURAL PRESERVE. THIS GREENSPACE SHOULD ONLY BE ABOUT PRESERVATION & CONSERVATION. THERE IS NOT ONE MENTION OF THE WILDLIFE THAT EXISTS IN THIS GREENBELT. THEY ARE THE STAKE HOLDERS. I AM VEHEMENTLY OPPOSED TO ANY TYPE OF HYPER- PROMOTION OF THIS GREENSPACE TO DRAW MASSIVE AMOUNTS OF PEOPLE TO DESTROY THIS HABITAT. IT SHOULD NOT BE USED AS AMUSEMENT PARK!!!! I AM APPALLED THAT THE CITY STAFF WOULD EVEN CONSIDER SUGGESTIONS FOR THIS SPACE FROM THOSE OUTSIDE OF MUKILTEO.	5/11/2015 6:56 PM
10	I would like more pedestrian only trails. There is no speed limit for bikers so it's scary.	5/11/2015 6:46 PM
11	For the downhill freeride segments, a stairway with ramp to hike the bikes to the top of the ridge would be excellent!	5/11/2015 6:30 PM
12	The interpretive/accessible boardwalk has the potential of being a particularly wonderful element and could include historical interpretive elements as well as ecological. "Potential pedestrian trail" is one of the best trails close to parking. It should be maintained as actual trail. I like overlooks as places to sit or picnic too.	5/11/2015 4:39 PM
13	No. The people that use these trails are mostly bikers, push them out and the park will be like all the rest unused and dilapidated. Build biking trails like Duthie Hill and the park will be used.	5/11/2015 3:07 PM
14	I'm all about the mountain biking trails.	5/11/2015 2:45 PM
15	I see no practical way to install the Mary Lou Morrow trailhead - there is little to no parking available.	5/11/2015 12:39 PM

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16	I think the trails between the Precht property and the dog park should stay the same. Most people I know agree. They should be multi use and they should be maintained the way they have been for the last few years. A few improvements for safety (like bridges) would be all that would be required. Removing invasive species and also nettles so it is safe and pleasant would be all that is necessary. Having kiosks with trail maps at the entrances is good. Maybe a bench at a look out point. It is a great idea to have an ADA trail up by the Precht Property. Please leave the middle 98 acres mostly the same! In addition to leaving the trails as is, please allow dogs to be off leash on the trails!	5/11/2015 11:41 AM
17	Over-developed!	5/11/2015 7:36 AM
18	Please do not allow horses.	5/10/2015 10:26 AM
19	More mountain bike trails	5/9/2015 11:50 PM
20	I think an interpretive walk with signs that will keep the kids and parents interested would be cool along the trail. They could pick up a scavenger hunt/tri-fold map at the trailhead and then along the trail find numbered signs with info. on the map of what is/was located at that position. ie. "Here is the spot where a road used to be during WW2. Notice the cobblestones on the path beneath you." There is a lot of education found in Japanese Gulch and people just walk by without knowing the history behind the things located around them. Please include something like this along the trail .in addition to at the beginning of the trail a sign with history. The maps could be placed back into a kiosk for others to reuse.	5/9/2015 7:45 PM
21	My major idea would be to remove as many of the trails as possible and keep the bikes separated from the people. The area is so fragmented and does not need all those trails. Any trails removed should be restored. Again, keep it simple to minimize maintenance and other costs. Thank you all for your work on this project.	5/8/2015 4:27 PM
22	as previously stated, Leave it alone, stop advertising it so that, once again, the tax-paying citizens of the community are not shafted again.	5/8/2015 2:37 PM
23	Please don't change the existing trail system, it will ruin it!	5/8/2015 12:13 PM
24	Your putting in too much, when it is fine the way it is. It needs some cleaning up, but Mukilteo doesn't need to drop all this money to "fix" something that isn't broken. I a lot of ppl use the space now the way it is.	5/8/2015 8:58 AM
25	Great Plan. I like it with a few additions. The Natural Art trail should also consider something like the art park in Port Angeles next to the Peninsula College. . . . make it a place where Art is constantly being added and people will continue to come just to see what's new. MORE bike only/ trail running trails. No walkers. Most people who come to the Gulch to ride bikes are Mtn. biking, myself included, and that is done at speeds that are dangerous to slow walking (older or very young) people. We can't mix the two. The multi use trails need to be wide for everyone and bike speeds need to be posted for 5 mph on these trails. The single track, ONE WAY, bike/runner trails need to be a loop that is longer than what you have designed here. Mtn. bikers use these trails 365 days a year, rain or shine, where most walkers don't go if it is raining. There is a lot of use from trail runners and Mtn.bikers . . . . make this as much for them as the occasional walker.	5/8/2015 5:59 AM
26	don't remove any trails	5/8/2015 12:10 AM
27	Keep allowing 2 wheel use. People have put a lot of effort into developing this area and many of those features should remain, with the ability to develop more.	5/7/2015 5:17 PM
28	I live in 19th Street off Goat Trail and the map is showing our street as having a secondary trailhead. We already get an unacceptable amount of non resident traffic and parking which affects safety for children and causes a lot of noise and sometimes undesirable elements and behavior. Why do we have to tolerate an advertised trailhead in our residential area when the residents we were never consulted about this prior to it being put in in this type of public document?	5/7/2015 5:15 PM
29	I always want less parking, but overall this is good in comparison to other plans in the burbs. Don't succumb to demands for more car parking. People will figure out how to get here on the bus or at times when it's less busy. Put in bike share, please!!!. The whole plan is great. Very encouraged to see many features that I will personally be attracted to use often, and natural restoration. I think you need to identify some way to get to the Sounder Station and also over the RR tracks to beach and whatever development happens over there. Also, make sure that Boeing rail operations can continue and maybe even include a future Link LRT spur from I-5 along SR526 to serve Boeing and Mukilteo Ferry. Talk to the company and RR about electrifying the short line operation because electric trains would cause less air and noise pollution impacting the park than heavy diesel locomotives do and they have better power delivery on steep grades.	5/7/2015 3:12 PM
30	I'd like to affirm my support for a mountain bike jump area.	5/7/2015 2:57 PM

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31	Please consult the advanced mountain bikers to preserve the funnest bike trails or when making new ones. Don't make them less technically advanced, that's what's fun about them. This is one of the funnest and challenging mountain bike trail areas in the Puget Sound, I fear this will ruin our trails. I can't tell.	5/7/2015 1:44 PM
32	Keep it wild! Adding in boardwalks, ADA trails, and emergency access trails will ruin what is cool about the Gulch.	5/7/2015 1:20 PM
33	too much boardwalk can increase impact on wildlife	5/7/2015 1:17 PM
34	I would like to understand if restrooms are being factored into the design (could not tell the information provided). Additionally, shouldn't the estimated/projected costs be included for this as it would impact my thoughts on the design? And.....what about the ongoing upkeep, what is the estimated costs to maintain each year and where will these funds come from? Old Town Mukilteo Resident (6th Street)	5/7/2015 1:16 PM
35	Still not seeing any designated area for Bmx jumps. Would really like to see a designed area for Bmx dirt jumps.	5/7/2015 1:14 PM
36	Too much development.	5/7/2015 1:01 PM
37	Just leave it untouched. This seems like a make-work project that doesn't need to happen. A park can be a forested, natural space (like it already is).	5/7/2015 12:25 PM
38	All the exist trails should be open to bikes (they were designed and built by mtn bikers.) None of the existing mtn bike trails should be removed. The map does not show all the existing trails. If Mukilteo wants to build bike exclusive (i.e. pedestrian only trails) there is a huge undeveloped area just south of the dog park west of the railroad tracks. There aren't any mtn bike trails in there... the only people I've seen in there a few years ago I suspect were cooking Meth.	5/7/2015 12:03 PM
39	Please leave the Gulch alone. I know that it's tempting to manage something to death, but the Gulch was preserved to keep it from development and the first thing that the city wants to do is just that. People have been recreating there for years and have come to expect a certain rawness of the land and terrain (something that is lacking in Mukilto). A community center (Rose Hill) was just built less than .5 miles away - we don't need a senior center. Just take a look at Light House Park on a Summers day. The place is packed and basically trampled to death. Developing the Gulch will result in similar crowding and issues.	5/7/2015 11:12 AM
40	Please don't try to add any art! Nature is the best art!	5/7/2015 10:41 AM
41	Why do you need to separate the trail users? I've never seen any collisions between different types of users (i.e., cyclists and hikers). The single-track trails are pretty difficult to ride, and therefore the bikers do not carry a whole lot of speed. Even if you designate a trail as pedestrian-only, the cyclists are not likely to heed these restrictions. we should just do what we've always done--post the rules for hierarchy of rights-of-way (cyclists yield to pedestrians, Peds yield to equestrians, downhill users yield to uphill users (all based on who has the most difficult time getting moving again)).	5/7/2015 10:03 AM
42	Too many bike trails. More Pedestrian trails needed. Think of the Mukilteo population: more bikers or more walkers????? I did not support the efforts of the Gulch group in an effort to have a lot of bike trails. My husband and I ran in the Gulch many times. The proposed bike only trails are some of the prettiest areas of the gulch. They are also some of the more challenging. These paths need to be open to everyone, especially people who like to run trails. I see no area for trail runners. It is NOT JUST ABOUT THE BIKES!!!! Runners and bikers need to share these trails, as we have done for many years prior to purchase of the property. My husband and I will be very disappointed if this proposed plan moves forward.	5/7/2015 8:45 AM
43	Need an area to house the Farmer's Market	5/7/2015 7:36 AM
44	I want a good habitat for the animals.	5/6/2015 8:19 PM
45	I appreciate removing redundant trails. There are too many short trails that duplicate paths that are redundant. I run all of the trails so I don't like the separation of bike only trails - though if you start renting bikes and the trails become more crowded with bikes it may work better in the future. It depends on how it's facilitated.	5/6/2015 7:36 PM
46	Would discourage usage of neighborhood trail heads and encourage usage of a few main entrances.	5/6/2015 5:14 PM
47	Given the relatively remote and private area, I am concerned about having issues with vandalism and the potential for illegal activities that could take place. I appreciate the use of volunteer labor, but this facility and especially any built up areas or displays will necessarily fall to the city of Mukilteo to maintain and replace, as necessary. Consequently, I am in favor of more nature and fewer amenities. I also have concerns for the potential for damage to the environment of the gulch from mountain bikes. Like Jetty Island, this facility could be loved to death. Unlike Jetty Island, Japanese Gulch is accessible 24/7 and is not as visually open. I also think that a couple of composting toilets in key locations are needed additions to the Gulch.	5/6/2015 4:48 PM

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48	What is so nice about Japanese Gulch the way that it was and currently still remains is that it is so natural. Any of these new suggested changes made make it less natural and less appealing in my viewpoint. As a frequent runner and mountain biker and dog walker, I like the trails as they currently are and like articulating trails weaving around trees with logs, rocks, streams and obstacles to cross. For those individuals that don't find natural trails appealing, my suggestion to them is that they can walk around Harbour Pointe, or go walk/bike on Centennial Trail or Burke Gillman trails or run around a track at any of the local schools. All these historical/info signages and don't last long and I think are eyesores and they are not needed besides being expensive to maintain. I don't like the specialized trails such as what was done to Big Gulch. The natural trails currently in Japanese Gulch are much nicer looking.	5/6/2015 1:03 PM
49	there needs tyo be designated walk in camping and a bathroom installed and this at the field halfway up from the dog park where there is a clearing and the road Y's off this would be a perfect thing to do here	5/6/2015 11:58 AM
50	Please stop! We saved it to NOT be developed. We do not need to bring more people from outside Mukilteo into our neighborhoods & destroy the natural beauty to create less natural beauty and some fantasy park.	5/6/2015 10:21 AM
51	map and trail markers	5/6/2015 5:44 AM
52	Absolutely NO outdoor exersise area - the gulch IS exercise	5/5/2015 10:48 PM
53	Remember the people who's home back up to the greenbelt. We don't want people in out own backyards. It is peaceful and that is why we bought in this area.. Leave it natural. Spend money building a Senior Center only.	5/5/2015 9:25 PM
54	The city should consider removing more trails to reduce erosion, especially on steep slopes. There are many exposed roots along the trails as they are very close to trees. The bikers who made these trails did not do so in an ecologically-minded way. Each trail should be evaluated for its impact on the environment.	5/5/2015 7:46 PM
55	Leave it alone! People like Japanese Gulch because it's not developed! There are plenty of developed parks around - leave the Gulch as is please!!	5/5/2015 7:07 PM
56	Less is more	5/5/2015 4:47 PM
57	Good plan.	5/5/2015 4:20 PM
58	I rarely ever see anyone using outdoor exercise areas. Isn't that what the trails and stairs are for? Maybe all the "fitness nudging" has burned everyone out.	5/5/2015 1:55 PM
59	Family/ADA restrooms. When a family is out with kids, and a stroller, and a little one needs to "go potty," they really need to go. Strategically placed large family restrooms (perhaps near the Boulevard and Tank Farm) that can hold a family with a stroller, where they can change a diaper, nurse a baby, refill their water bottles, and wash hands, would be wonderful. Large restrooms would also be roomy enough for a person in a wheelchair and their attendant. A few portable toilets during the busy season, in key areas along the trails where families might go, could also be helpful. This might prevent kids from answering the call of nature, all over the nature.	5/5/2015 1:41 PM
60	I've heard rumor about not allowing off leash running and biking. I can't express enough on how this will impact the many individuals that have used these trails on a daily basis for years. Me personally, I have taken my dogs thru these trails for over 10 years. Those making the remodel decisions that don't have active lives with their dogs will not understand this loss. These trails are already beautiful and functional as is. Have you thought of just developing a portion of the Gulch? Why alter the whole thing???	5/5/2015 1:34 PM
61	I think the overlook points should be lightly cleared and marked i.e. a bench for resting off the the side. If there's an overlook point with view of the sound then a larger overlook point with several benches would suffice. The outdoor exercise area may get used but could probably do without being there. Point of the trails is to get into the woods and hike/bike/run for exercise. Trail Map Kiosk signage would be most excellent! Hill Climb/Stair climbs not necessary with the exception of the one already built. If more are added it should be because the trail could not be re-routed or there are significant drainage problems causing for on-going muddy trails that make it difficult to hike up/down.	5/5/2015 1:32 PM
62	Nothing I see. I really like the idea of the exercise area and the hill climb.	5/5/2015 12:43 PM
63	This is the design that should be used. Make this park a destination park.	5/5/2015 12:26 PM
64	Don't make trails like the freeway, keep them pedestrian friendly but not to drive a cart down. Don't let Dogs off-leash, the take over the area and drive other pedestrian users away. Keep the elements minimal in their impact on the environment. Promote elements that would bring wildlife back to the area.	5/5/2015 12:10 PM
65	Who ever uses outdoor exercise equipment? I prefer to walk in the great outdoors without a lot of signs everywhere. It's a great trail system that I enjoy using already, not much more is needed - especially not a lot of boring interpretive signs.	5/5/2015 11:10 AM

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66	I would remove the exercise equipment. In this climate those kinds of installations deteriorate rapidly creating another maintenance need. In reality, while this equipment seems like a good idea and worth installing, it really won't get used that much and poses a liability that the city might prefer to avoid.	5/5/2015 9:53 AM
67	--Want to be sure there is enough hiking trails. --As I mentioned before, I want to be sure that whatever is created, can be sustained and supported. --Park safety is important. Along w/maintenance, how will funding be allocated to ensure that people are safe. --Lighting? Restrooms are not mentioned anywhere? I'm sure that is being addressed.	5/5/2015 9:16 AM
68	Please keep the gulch wild! People love the gulch because there is no development - there are plenty of other developed parks in Mukilteo. Leave this natural space alone!	5/5/2015 8:46 AM
69	Restrooms! Where are they?! These plans have great potential. How much is this going to cost residents in increased taxation?	5/5/2015 5:49 AM
70	The 4 lane highway to the ferry dock. Duh!	5/5/2015 5:02 AM
71	Nature is missing. Have good trails, and don't disturb people from enjoying nature. That defeats the purpose. Smell the flowers!	5/4/2015 11:51 PM
72	Looks good - but keep trails singletrack and natural.	5/4/2015 10:18 PM
73	There are not enough access points. the main access points don't have enough public access or built for the number of people that will need to use the park to make it worth the cost. this design is setup to only benefit the homes in the immediate area of the gulch and not to draw the rest of the city in to use the trails. Without a road redesign/parking overhaul we might as well put in a ferry road that moves traffic off the speedway and opens our waterfront, especially on holidays. that would then make the trails more accessible. But 44th street and the parking at the garden isn't currently good enough for even moderate park usage.	5/4/2015 2:29 PM
74	The long ADA trail seems odd. Ideally, there would be a loop of some form from Ridge Street rather than the "T" shape that's there now; the only two destinations are the overlook and the other parking spot, not any of the other entrances and exits. Does it make more sense to run the ADA path closer to the entrances, so by extending a stem from the boardwalk, all the west entrances are easily connected by ADA paths?	5/4/2015 1:49 PM
75	Overly complicated separated use trails. Unless there is a good reason to limit it to one group or another, dont. I'm out here all the time and have never had or heard of a conflict between groups. There currently isn't enough use either to cause problems. A good use would be if you have bikes that are going to be going fast with limited visibility would be a good place to have bike only and they should also be directional if thats the case. A better alternative is to change the right of way priority. Instead of a bike only trail, make it so bikes have the right of way and hikers yield and vice versa.	5/4/2015 10:21 AM
76	The proposed pedestrian trail between points (a) and (f) that is .15 miles long should remain bike/ped. (Between passive park boundary and dog park). The .1 mi long trail is too steep for 95% of bikers to climb (descending is ok). I also think the bike only trails on the east side of the property (hill side) is too prohibitive. They should be open to hikers. There isn't really enough land to have separate trails on this property. Seems like a great idea, but most segregated trail have in excess of 700 acres. For example Paradise Valley, which I think the city of Mukilteo should look at much closer for adopting a Master Plan. Granted there is not enough area for horses in the Gulch. I think most trails should stay as they are. There are a few that should be rerouted around some low spots. With some trail maintenance these trails could be kept in great condition year round. It's a shame that one or two overly vocal citizens have put a damper on proper trail work. They should be reminded that most of the money to purchase the gulch came from state and county money. Also, to address the trail to be removed on the northwest corner of the map. It seems like it is slated to be removed because it is not entirely on city property. The property owner should be contacted as asked to donate the property to the park as a tax write-off. This property have no commercial value to them anymore as the steep slope prevents access to this property. They need the warehouse complex to be put in for this piece of property to have any marketable value. I think a boardwalk down the "main" ridge trail will be cost prohibitive. The ada trail in the precht property make more sense. I would like to see a sight and voice control instead of a leash law for dogs. So many people currently ride with dogs in the Gulch. It would be difficult to enforce a leash law with the Boeing side not on city property. I think the city will end up wasting law enforcement resources on people calling in to try and enforce the leash law. Here is a link to an article that looked at three options. I think option 1 is the best. <a href="http://www.parkrecord.com/ci_25824971/county-leash-law-may-soon-change">http://www.parkrecord.com/ci_25824971/county-leash-law-may-soon-change</a>	5/4/2015 9:39 AM
77	The gulch was purchased to be a nature preserve. Forterra was involved to keep it as a nature preserve not to have it be paved over and made into a non-preserved area. I do not see the city trying to destroy Big Gulch as it is trying to destroy the Japanese Gulch. Save the Gulch!!!!	5/3/2015 5:24 PM

## Japanese Gulch Park Master Plan

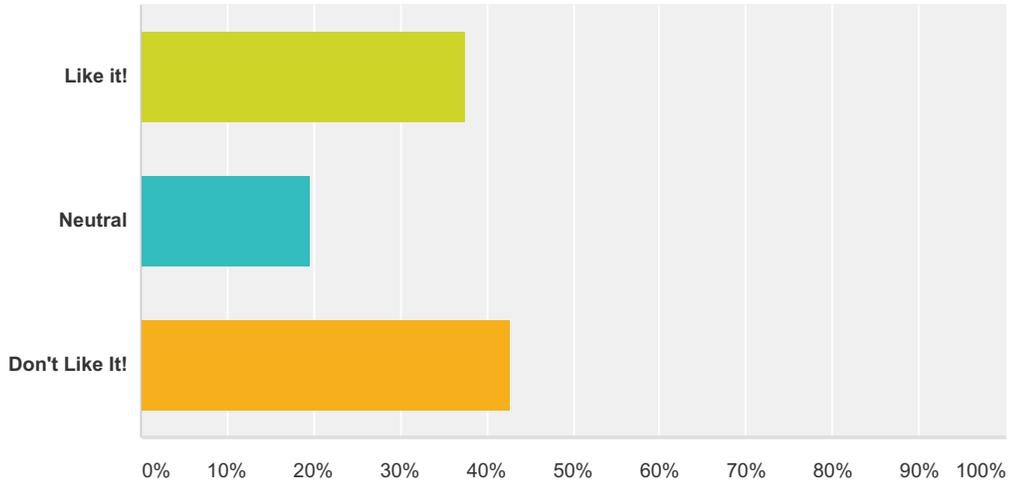
78	Trails are currently mixed use and should remain that way. Too many rules and too many changes will ruin the upper gulch. Do not pave over this park. Trails should be left dirt and possibly have some Ada limited access on each end. Don't ruin this park with too many improvements. Put up some signs and let people use it as they always have. Improvements around entrances are fine but leave the park as natural as you can.	5/3/2015 9:22 AM
79	again, just simple signage and viewpoints is all that we need. Separate bike and hiking trails is a must!	5/2/2015 7:49 PM
80	Love the exercise area (sorry - I didn't see this until this part of the survey). I am very opposed to separated use trails - the mountain bikers and trail walkers/runners seem to get along just fine sharing the trails right now. Plus, people will violate these rules regardless, leading to confrontations and issues. Still, great job with all of this! Thank you for all the hard work and planning.	5/2/2015 5:55 PM
81	I've never seen anyone actually use those outdoor exercise stations after they get installed.	5/2/2015 2:18 PM
82	This design is the worst thing that could possibly happen to Japanese Gulch. Maybe almost worse than just giving up and selling chunks of it to private business and letting them pave in parking lots and build a bunch of buildings. At least that way maybe some of the gulch would be left untouched by your greedy hands. Where is the option to LEAVE THE GULCH EXACTLY AS IT IS? We fought hard and raised money and worked to purchase enough of the gulch SO THAT NO ONE COULD DEVELOP IT. So the top option, as far as I am concerned, is to do nothing but enjoy nature, and to experience the wilderness in our backyards. Mountain bikers, hikers, trail runners, dog watchers, nature enthusiasts, bird watchers, all use the gulch every single day. Please don't spoil the wilderness with more concrete and parking lots and buildings and picnic areas and amphitheaters - save that for the Lighthouse Park and existing areas like the 92nd Street playground area. We have more than enough over-built public access area in Mukilteo. PLEASE LEAVE THE GULCH IN ITS NATURAL STATE FOR US ALL TO ENJOY, AS-IS.	5/2/2015 1:23 PM
83	Not sure what emergency locators are.	5/1/2015 6:21 PM
84	Current gulch users share the trails very well, I don't think separation of pathways is needed at this time.	5/1/2015 4:25 PM
85	nothing is needed	5/1/2015 4:03 PM
86	People of all abilities use the trails as they currently are. This is NOT a park. This area should be preserved as it is with the trails as they are.	5/1/2015 3:26 PM
87	it seems that the public commentary and the actual design are two different things.	4/30/2015 8:51 PM
88	The less we mess with the Gulch the better. Please leave it alone as much as you can.	4/30/2015 8:25 PM
89	Interpretive stuff will likely never get used. I'd also prefer that we not put a road up the middle of the Gulch for "emergency access". Keep it wild, that's the beauty of the place.	4/30/2015 5:02 PM
90	I'm not sure which trail is designated Ped only near Hill Ct, but if it's the one called "Japanese Gully downhill" then I would hate to see it be restricted from bike usage. The "Japanese Gully Downhill" trail comes off the main trail and heads north down into the Gulch. It's narrow, twisting, downhill single track is a favorite of bikers. It comes out near the stream and then crosses the stream near the train tracks. It looks like a lot of effort has been made to limit the "Ped only" trails, which is great. I just hope the Gully downhill is not one of the Ped only trails. Thanks	4/30/2015 2:03 PM
91	Pooper scooper stations? There needs to be some good screening/fencing between the south end of the gulch and the industrial development there. There has been a lot of tree fall and possible encroachment behind the new church being built.	4/30/2015 1:50 PM
92	Daylighting of the mouth of Japanese Gulch needs to be included. More explicit use of Low Impact Development techniques, especially pervious concrete, bioswales, and green roofs, and interpretive signage describing the value of LID. Is it possible to include a better trail connection to Edgewater Beach?	4/29/2015 8:52 PM
93	Exercise stuff at other trails never gets used just rusts and becomes eyesore	4/29/2015 12:08 AM
94	There is far too much activity with those walking and those on bikes. You also say trails will be surfaced. Someone has illusions of huge amount of money for development and maintenance of a property that was promoted as being acquired to keep the historic environmental nature of it and to protect it and the wildlife that exists. With this elaborate plan it would attract huge numbers of users to destroy much of the historical and existing environment and cost Mukilteo a "fortune". And I don't see parking at all at the north end of the Gulch or any restrooms. Maintenance would be huge. I want to see the cost estimates for each feature before expressing any more opinions on what I like or do not like. I will leave those items I have already checked but tell you my opinion on even those may change when I see the missing information provided.	4/28/2015 9:24 PM

## Japanese Gulch Park Master Plan

95	THIS IS TOO HARD TO LOOK AT AT TO READ! I noted this at the last meeting at Rosehill. Yet it was not corrected. How is someone to give you a valid and thoughtful opinion about what cannot be read??? What a waste. Why in 2015 did you not post a map that a viewer can hit + or - ? This is perhaps the most critical part of the design and survey,, and it's a FAIL.. Do it over. PLUS... you are removing some trails that reflect both efficient and common usage patterns. GIGO. I answered "Don't like it" because an average person can't read it.	4/28/2015 9:17 PM
96	I honestly don't think people would adhere to "separate use" trail designations. Might as well just say everyone can use any trail, unless a trail is obviously only appropriate for bikes due to jumps or only for pedestrians like the boardwalks.	4/28/2015 9:11 PM
97	Hill climb staircase should be designed for mix use if necessary. Boards walks should be in wetlands only.	4/28/2015 4:35 PM
98	Emergency Access Trails are not necessary. Sure, they are nice to have but at what expense....a tremendous amount of damage to natural forests and more development... Make bike only trails steep and challenging. Make hiking trails near the steep exposure sections or more scenic sections. Give bikes the right of way over hikers...it causes more damage to plants when they ride off trail as opposed to a hiker moving off trail. The park is too small for maps and abundant signs....most users are repeat users anyway. Hill climb stairs is a cool idea! Outdoor exercise area seems redundant with the open space, trails, and stairs...	4/28/2015 2:51 PM
99	more bike	4/28/2015 2:46 PM
100	I think trail maps at trail heads are fine. But we do not need them at every trail intersection. Instead very small simple wood trail markers with arrows can be used at intersections. Lets keep the trails more primitive.	4/28/2015 2:28 PM
101	The design is good overall. I don't really see segregated use trails as being particularly effective, and most problems disappear when people are courteous. I've never had a bad interaction with a hiker on the trails while biking, even around blind corners. Additionally, the idea of signs, overlooks, art and interpretive elements are nice but keeping them limited in size and number is important (to me). The most important thing to me (and many of the hiking / biking community) is keeping trails small and natural. I understand the need for a gravel access path and there is a great spot for one back there that would benefit from gravel and maintenance. There are also a lot of areas the existing trails could be re-routed around wet areas or small bridges built to pass over muddy sections. Widening, straightening, smoothing or leveling existing trails will negatively impact my enjoyment of the Gulch property.	4/28/2015 1:08 PM
102	All great!	4/28/2015 12:12 PM
103	Nothing, other than letting us getting going on trail maintenance and improvements. Evergreen MTB Alliance is ready, I'm sure as well!	4/28/2015 12:09 PM
104	to much human interference. leave as much natural as possible.	4/28/2015 11:51 AM
105	Looking good!	4/28/2015 11:43 AM

### Q10 How do you feel about letting dogs be off-leash throughout the Japanese Gulch Trail System?

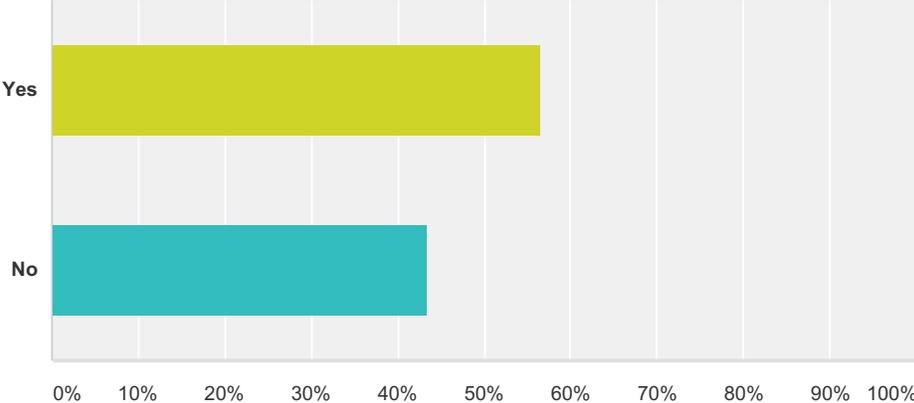
Answered: 311 Skipped: 56



Answer Choices	Responses	
Like it!	37.62%	117
Neutral	19.61%	61
Don't Like It!	42.77%	133
<b>Total</b>		<b>311</b>

### Q11 Are you a Mukilteo Resident?

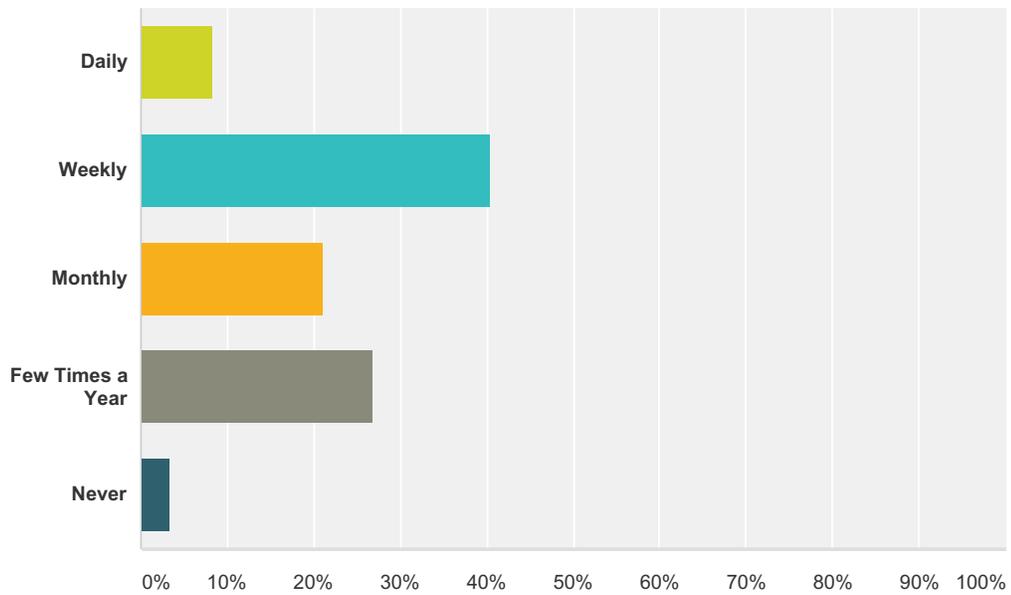
Answered: 308 Skipped: 59



Answer Choices	Responses	
Yes	56.49%	174
No	43.51%	134
<b>Total</b>		<b>308</b>

### Q12 How frequently do you visit Japanese Gulch Park?

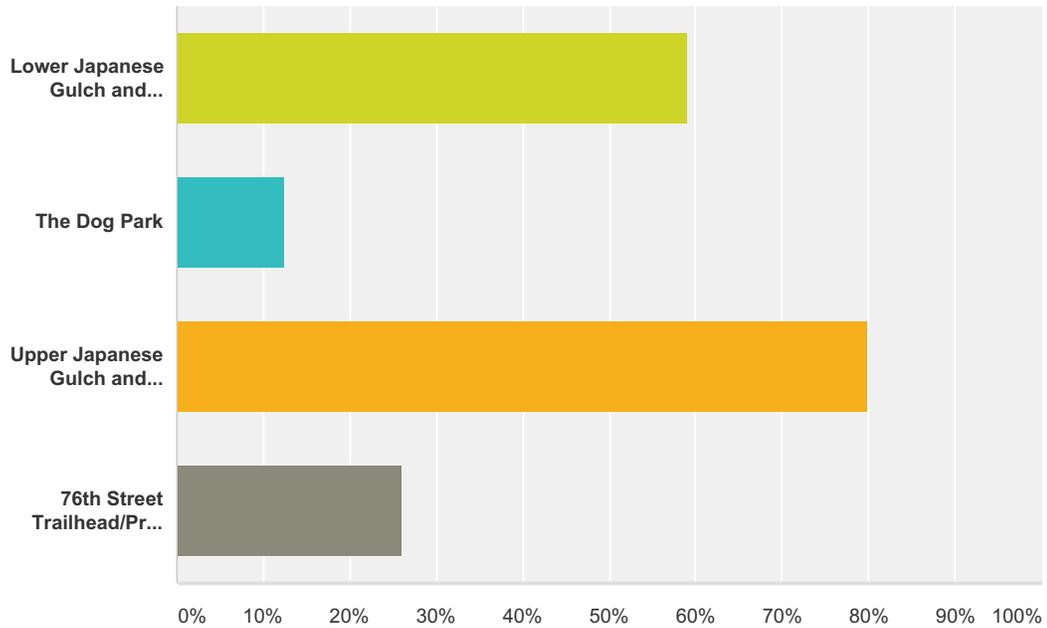
Answered: 309 Skipped: 58



Answer Choices	Responses	Count
Daily	8.41%	26
Weekly	40.45%	125
Monthly	21.04%	65
Few Times a Year	26.86%	83
Never	3.24%	10
<b>Total</b>		<b>309</b>

### Q13 Which areas do you frequent the most in Japanese Gulch Park?

Answered: 295 Skipped: 72



Answer Choices	Responses	Count
Lower Japanese Gulch and Trails	58.98%	174
The Dog Park	12.54%	37
Upper Japanese Gulch and Trails	80.00%	236
76th Street Trailhead/Precht Property	26.10%	77
<b>Total Respondents: 295</b>		

# Japanese Gulch Park Master Plan

## Q15 Please share any other ideas you have:

Answered: 113 Skipped: 254

#	Responses	Date
1	I'm all for equitable access for all, but the reality is that some uses are easier on the park than others. Please keep that in mind, so the the rights of the few don't wear out the park (and cause maintenance bills) for everyone else.	5/12/2015 6:59 PM
2	Thanks everyone for your work on this.	5/12/2015 6:10 PM
3	Leave it alone. I love it the way it is. Keep the stuffed shirts out of it, most will only visit it once a year anyway.Hire established UNION contractors,Mukilteo is notorious for using shabby cheap contractors. If we build it,build to last, not just for a couple years.	5/12/2015 5:50 PM
4	As I am sure you know, EV sales are rapidly increasing because EVs are environmentally friendly and can save drivers an estimated \$13,000 over a vehicle's lifetime. But, to make the switch to electric and realize the many benefits of driving an EV, drivers need to plug in wherever they go. Many cities and towns have already installed charging stations in their parking lots for residents and visitors to use. EV charging is a valuable service desired by residents and visitors alike and helps municipalities advance its sustainability initiatives. Offering more EV chargers helps establish Mukilteo as a leader in environmental sustainability and provides an attractive benefit for residents and visitors. Owners of electric vehicles would greatly appreciate your consideration to install EV charging. Currently the only EV chargers there are in Mukilteo are on private property. One is located in the Future of Flight parking lot and another is located between the QFC and Chase bank parking lot.	5/12/2015 3:03 PM
5	A continuation of the sidewalk on 76th to the upper park.	5/12/2015 12:57 PM
6	Mountain bikers have done the bulk of trail maintenance over the past several years and I would love to see that reflected in continued bike access on all trails.	5/12/2015 11:17 AM
7	I think it's wonderful that this area is being converted into a community park. Now, more than ever, I think cities have the responsibility to provide these areas to the public, as more, and more, and more land is being developed for housing, with little or absolutely no areas for serious recreation. Tot lots cannot sustain growing children and adults.	5/12/2015 11:13 AM
8	I think this is good for the community and environment. Focus should be put on environmental stream restoration at the stream mouth, and conifer planting in aging alder stands. Additional stream restoration/enhancement should occur throughout the stream system (barrier removal, and habitat enhancement/wood installation). I like an emphasis on natural spaces and exercise (trail systems, outdoor exercise areas, hill climbs/stairs, bike trails, etc). I also like the emphasis on environmental education (wetland interpretative sites, trail signs, general information on environmental degradation and restoration/enhancement options). I think there should be information regarding how individuals can help environmental protection and enhancement in their own yards/daily activities. Thanks!	5/12/2015 10:07 AM
9	All of the plans look amazing but I don't have time to answer all of the questions right now. I just think it is very important to have a place for kids and adults to hang out, as long as it's kept up and not left for transients and bad guys. And whatever you do, keep the dog park!	5/12/2015 9:42 AM
10	I use the Japanese Trails as a place to go to be in a natural environment while hiking. I would like to see minimal impact from development, yet offering elements of interest to get youth into the outdoors.	5/12/2015 9:38 AM
11	Adding a bmx jump park and trails in addition to the mtb single track trails is a VERY good thing. many kids who don't fit into "sitck and ball" sports are turning to sports like mtb and bmx biking, it keeps them in shape, gives them something positive to do, teaches good work ethic, and makes them more confident. These riders learn how to challenge themselves, accept failure, work hard, and understand fear. Make something special in this beautiful Forrest for the youth to engage and enjoy, and trust me lots of good will come out of it!! As Albert Einstein said; ""Life is like riding a bicycle. To keep your balance, you must keep moving."	5/11/2015 10:53 PM
12	Keep trails open to bikes	5/11/2015 9:17 PM

## Japanese Gulch Park Master Plan

13	You are trying too hard to please too many groups. Walkers, Dog walkers and mountain bikers use this park year round. Kids will use it if you have play facilities. There are much better parks to visit if you want to picnic or hang out for the day. As for concert venues unless there is a theatre or music group local that is willing to support your effort. Many professional bands will provide there own stage, and you may limit yourself if you build something too small or unsuitable.	5/11/2015 8:55 PM
14	I would walk the trails of JGP more often if they were more clearly marked.	5/11/2015 6:48 PM
15	Although I am not a Mukilteo resident, I live "right next door" at only 2.9 miles away from the Gulch. I love it's proximity, and large network of trails. I am an avid mountain biker, who cycles nearly every day, and I am most excited about the prospect of Mountain Bike trails coming to Japanese Gulch. I would enjoy downhill "freeride" trails and cross-country trails. I am also interested in the mapping and wayfinding markers, as, even though I go there weekly, I can still get lost in the extensive trail system from time to time; and if my wife ever had to come find me on the trail, I don't know how I would direct her to me. I would also be interested in helping out at trail building volunteer parties. I think the gulch has some great potential, and I am excited to see what the future holds for this area! I am a member of the Evergreen Mountain Bike Alliance, and they are the ones who notified me about this survey, so if you need some more help or input from area Mountain Bikers, I would contact them! Thanks for taking the time to listen to the residents on this project.	5/11/2015 6:42 PM
16	Trail names and markings would be a nice touch, maybe with some directional route options.	5/11/2015 4:55 PM
17	I have been on these trails for years as they use to be my back yard at some level	5/11/2015 3:21 PM
18	Beer garden	5/11/2015 1:27 PM
19	Minimal low-impact development only. Keep the area as natural as possible.	5/11/2015 7:39 AM
20	Please do not spend too much money on this.	5/10/2015 10:27 AM
21	Please consider adding EV chargers to the designs for the 76th St property and lower Japanese Gulch Trailhead. These stations will allow people using alternative fuel options to charge their cars and keep helping ease the environmental impact of fuel consumption. This will add to the 2 stations that Mukilteo currently has.	5/9/2015 1:49 PM
22	Maintain existing tree growth wherever possible. Ancient should be kept.	5/9/2015 1:10 PM
23	Preserve, don't develop. Open the upper entrance for parking that is already present. Don't mess with the rest.	5/9/2015 12:38 AM
24	It looks like there has been a lot of great input for this plan.	5/8/2015 9:07 PM
25	I didn't understand if you wanted to put the Senior Center in Japanese Gulch or just if there should be one. Don't think it should be in JG. Think the Buyers Property would be a great place for a Senior Center if a room is not allowed in Rosehill, which I think it should be. I go to JG mainly in the spring and summer.	5/8/2015 4:32 PM
26	You know, I realize that you all mean well, and I do not mean so sound mean-spirited, but you have to think this through again. Today for example, it is so quiet, I can only hear birdsong. With your plans I'll be able to hear shouting, dogs barking,, people shuffling around the gulch (which is 3 minutes from my house. It wii change this neighborhood completely. Please reconsider. Thak You, Elaine Knapp	5/8/2015 2:41 PM
27	Please don't change the trails! I've been walking and riding the Gulch trail system for 14 years. I've met people who have come from all over to ride there. Widening, straightening, flattening, or otherwise "improving" the trail system will absolutely ruin the challenge of the trails, which is all part of the experience. I have seen these types of "improvements" in other trail systems, and they always ruin what is special about the trails.	5/8/2015 12:19 PM
28	Your putting in too much, when it is fine the way it is. It needs some cleaning up, but Mukilteo doesn't need to drop all this money to "fix" something that isn't broken. I a lot of ppl use the space now the way it is.	5/8/2015 9:02 AM
29	I think the focus for the park should be simplicity. Parks are escapes for activity and enjoying time with family. We know that people nowadays need encouragement to exercise, and parks with trails and exercise stations are great encouragement. Superficial items that won't be utilized, such as sculptures and big buildings are unnecessary. If there will be events at the amphitheater, this would be great to bring the community together, but otherwise, it will be a waste.	5/8/2015 6:59 AM
30	Just so happy we have this GEM in our backyard, please make it something that people will use and not just visit once and never come back again. This could actually be a tourist destination for Mukilteo.	5/8/2015 6:02 AM
31	This is a great plan for the Gulch. It should definitely be further developed to encourage greater usage by the community.	5/7/2015 10:41 PM

## Japanese Gulch Park Master Plan

32	I've been attacked by off leash dogs a few different times throughout Japanese Gulch. I'm up for the idea of having them off leash but I'm also unsure how safe that would be. Aside from that, thank you all for creating this survey!	5/7/2015 5:34 PM
33	How can we allow teh young and energetic bikers to still be able to build their jumps? Remember--the activities are a useful outlet that encourages creativity, hard work, and keeping off the streets with ill intent.	5/7/2015 4:22 PM
34	Great work. Whatever you decide will be a wonderful improvement for Mukilteo!	5/7/2015 3:14 PM
35	I'd like to say that I'd like to see more mountain bike trail maintenance and the building of a bike jump park.	5/7/2015 2:58 PM
36	I would like the Japanese Gulch to include mountain biking as part of the multi-use master plan. It may help if a few of the trails could be designated as one-way for either up or down for safety reasons.	5/7/2015 2:30 PM
37	I just want sweet mountain biking! Thanks	5/7/2015 1:45 PM
38	Honestly, I don't have additional design ideas, but would just like to learn more overall especially given how much all of this will cost and how it will be funded (on-going funding as well as this can not be cheap to maintain).	5/7/2015 1:18 PM
39	I think adding a bike park and connecting it to the existing trails would be great. There is a large community of MTB and BMX who are having to drive 1-2 hours out of town to access trails. Though the youth will be iusing the facilities adults from 25-45 are the target audience who can afford this recreational hobby. That said limiting the current trail system from MTB would have a reverse effect and drive away that possible tax revenue away to another community who embraces them.	5/7/2015 1:08 PM
40	I would prefer to see the trails remain natural but have the brush cut back regularly. The stinging nettles are overgrowing the trail and cause quite a bit of discomfort to cyclists.	5/7/2015 12:49 PM
41	Dogs of certain types could be off leash. Say under 50 lbs. And pit bulls, etc. should always have to be on leash. Also, how do you encourage and enforce the cleanup and removal of dog waste?	5/7/2015 12:30 PM
42	Just leave it untouched. This seems like a make-work project that doesn't need to happen. A park can be a forested, natural space (like it already is).	5/7/2015 12:25 PM
43	Please leave the existing mtn bike trails alone.	5/7/2015 12:04 PM
44	The senior center and a basketball court would be better utilized at Rosehill Community Center. Please limit large scale use of the area that would increase the need for a paved parking lot. Keep the gulch green and natural; don't try to improve on Mother Nature - because you will fail!	5/7/2015 10:47 AM
45	Please leave the trails as they are. All the trails are good for mountain bikes and i enjoy riding them all very frequently. I share the trail with pedestrians, dogs etc etc, no need to segregate the trails or change them. Thanks	5/7/2015 9:57 AM
46	We have lived in Mukilteo since 1987. From 1987 to 2010 in the Elliot Pointe neighborhood. Our home backed the Gulch. (we now live in Horizon Heights). We have always thought Japanese Gulch was a hidden gem in the middle of suburbia. We spent many a Saturday morning running or walking the trails. It was a peaceful, wonderful place to unwind, relax and refresh while getting in a good cardio work-out! Our hope is it retains that atmosphere and does not become a crowded, noisy, area that people from all over the area come to congregate and "hang out". Of note: we ALWAYS found the bike riders to be courteous, quiet, and respectful of the trails and area. We had no issues sharing the space with them. We support the bike trails, but not to the extent they are currently planned. Please open most of the wonderful trails to everyone!	5/7/2015 8:55 AM
47	If we don't offer a senior center or basketball court here we will need to find another place in the city for them. Seniors need a gathering place and kids need to be active outdoors! Very important to the health and wellbeing of these age groups.	5/7/2015 12:52 AM
48	Thanks for asking our input.	5/6/2015 11:26 PM
49	Please don't disrupt the natural area too much	5/6/2015 11:10 PM
50	I am impressed with all the work that has gone into the planning thus far. I do firmly believe that the property is large enough to accommodate a variety of uses in a compatible way. I am opposed to walking on a trail and encountering a mountain biker bombing down the trail or a dog off leash. I am certain that many others feel the same way but are less organized than the bikers or dog owners when it comes to expressing their opinions.	5/6/2015 9:17 PM

## Japanese Gulch Park Master Plan

51	Just a comment...There already is a dog park where the dogs can romp off leash but be contained. I cannot see any reason to have dogs running off leash in any other area of the park and I can see many negatives. There certainly needs to be a Permanent space for Mukilteo seniors. The logical place is the new Rosehill where it was promised to be included. Located somewhere in Japanese Gulch seems to be an odd place and one where seniors might not feel comfortable going. Why is there not an area designated for the seniors at Rosejill?	5/6/2015 9:06 PM
52	I love the idea of putting in more native plants, and I want to keep Japanese Gulch a nice area for the animals to live.	5/6/2015 8:27 PM
53	I'm only in town half of the month so haven't made gulch events. I'm a surveyor and willing to support mapping and other efforts. The gulch is a great resource and it enriches my community experience.	5/6/2015 7:38 PM
54	Just want to say thank you to all that have helped to make this area reality for our city. Bless you.	5/6/2015 5:15 PM
55	I would like to see pickleball courts and a senior center incorporated in the area near the community gardens.	5/6/2015 4:50 PM
56	I think you should keep it as natural as possible and not attract the huge crowd that goes to the beach. Off leash and being away from people is the best part about this park . I hike my dog here daily and I LOVE it. Its a gem.	5/6/2015 4:26 PM
57	We need a Seniors Center. They need a home.	5/6/2015 3:50 PM
58	Love the Amphitheater idea, and open areas for events. With limited access to Lighthouse park now due to implementation of parking fees, more open areas in the city are needed for gatherings.	5/6/2015 2:17 PM
59	Friendly dogs off-leash in all the trails is good for dogs and for their owners. That should be allowed. It has been that way for over 20 years and all was good.	5/6/2015 1:06 PM
60	the camping was my input this is only possible if a bathroom is installed halfway up and would provide for people walking in the gulch a rest stop. it would enable people to spend more time in the gulch	5/6/2015 12:00 PM
61	If dog leashes are required, please include electronic leashes.	5/6/2015 10:51 AM
62	We really don't want or need all this. The last thing we want is Marymoor park in our backyard and cutting down more trees to build park fixtures and art that will be vandalized. The whole point of everyone working so hard to save the gulch was to keep it a natural space for the wildlife and vegetation. It was NOT to create a tribute to the Mukilteo politicians or create jobs for garden architects. It should not be a choice of WHICH option we want...NONE of the above should be an option. Keep the gulch natural!!!	5/6/2015 10:27 AM
63	Off leash dogs are a HUGE PROBLEM - just a few weeks ago - a man AND his dog were bitten by Ivar's. I have been to Lighthouse Park many times - last week - there were THREE dogs off leash at 8:00 in the morning. We have personally been attacked THREE times. The question should not even be considered. LIABILITY LIABILITY NO GOOD WILL COME OF THIS - take that question off the board	5/5/2015 10:51 PM
64	Please don't make any big changes, we like having Japanese Gulch stay native.	5/5/2015 10:00 PM
65	PLEASE LEAVE NATURAL, PLEASE !!!!!!!!!	5/5/2015 9:26 PM
66	Our family has lived near the Japanese Gulch woods since 1968. We appreciate that the bikers opened up a large area of the woods with their trails but there have been consequences with regard to habitat destruction, erosion, wildlife impacts, and uncontrolled dogs. We are often startled by off leash dogs in the woods, with their owners following behind on foot or bike. The dogs usually run ahead and are out of sight and control of their owners. These animals are unpredictable and we have had issues with these dogs bothering us and our (leashed) small dog. Also consider that off leash dogs spread fecal choliform bacteria and harrass or kill wildlife, including fish in the stream. The fact that people have been (illegally) allowing their dogs to run free there does not mean it should continue with the city's blessing. Thank you.	5/5/2015 7:57 PM
67	Leave it alone! People like Japanese Gulch because it's not developed! There are plenty of developed parks around - leave the Gulch as is please!!	5/5/2015 7:08 PM
68	I have to say i laugh every time i see the dog park. here you have this wonderful natural area that we've always enjoyed with our dogs; they can romp and play, sniff and explore to their heart's content. what's been added is a sterile, boring, fenced in doggie prison yard that i wouldn't take my dog to if i were required. i suppose it was a way for the people to mark their territory and say yes, we use this area, don't develop it, but if i were a dog i would be sad that my people think the dog park is the better thing.	5/5/2015 4:52 PM
69	1. I prefer to leave it as natural as possible. I believe the main point of property acquisition was preservation, not development. 2. Not every wetland needs an interpretative trail. Why can't we just stay out of it? 2. I am against the senior center idea. It is an inappropriate location for people that may not drive. A senior center needs to be centrally located in a place seniors can walk or take the bus to. Thank you.	5/5/2015 4:25 PM

## Japanese Gulch Park Master Plan

70	There is a senior center called rose hill community center that is awesome. Please use what you already have.	5/5/2015 2:47 PM
71	I'm excited about the prospect of creating more opportunities for the whole community for recreation. Please don't forget about those that love it just the way it is. Please don't take away all the beauty the Gulch currently has. Please have ideas of compromise and not exclusion. jen PS, we don't have history of off leash dog problems now. Please don't create unnecessary restrictions.	5/5/2015 1:34 PM
72	I enjoy moutain biking and trail running on the great trails at JG. Thanks!	5/5/2015 1:34 PM
73	I think everyone who came up with these ideas did a great job!	5/5/2015 12:44 PM
74	The Snohomish Health District would be interested in potential partnership opportunities.	5/5/2015 11:35 AM
75	Please preserve the privacy of the Gulch. Don't over manage it, don't over engineer it, don't over design it. Let it be what it is, a nice private setting in woods that feel remote. With a lot of the stuff going on in your designs, it sounds like it will feel like a city in there with signs, kiosks, over looks, etc. KEEP IT NATURAL PLEASE!	5/5/2015 11:25 AM
76	I strongly object to the installation of a a building or community center as part of this plan, regardless of who the intended audience (seniors, daily rentals, etc). The city already has a brand new and lovely community center at Rose Hill and does not need to build more facilities that require expensive staffing and maintenance and repairs. If there is a need by the senior community for a meeting place (which I don't think has actually been demonstrated) then the senior community and the city needs to sit down and work out a way to more effectively and affordably make the underused Rose Hill Center a viable option. Moreover, I supported the acquisition of Japanese Gulch with my vote for the protection and maintenance of the property as a natural park and in that regard I feel every effort should be made to keep that property as natural and free of new constructions and major building features as possible.	5/5/2015 10:00 AM
77	Amazing.	5/5/2015 9:17 AM
78	I really like the ideas for outdoor exercise equipment. I am a runner and would be very uncomfortable with dogs able to go leash free throughout the entire park. Off leash is for an enclosed area where the dogs can be well controlled. I also don't think such a huge area should be devoted to BMX biking. I look forward to the expansion, I run Japanese gulch at least once a week! Nice area!	5/5/2015 9:03 AM
79	Please keep the gulch wild! People love the gulch because there is no development - there are plenty of other develped parks in Mukilteo. Leave this natural space alone!	5/5/2015 8:46 AM
80	I have not visited the park beyond driving by as there never seems to be parking when I drive by the dog park area. I didn't know about the upper, further south area of the park until I saw the diagram in the last survey section!. I have lived in Mukilteo for six years but am not aware of many recreational venues. When I receive the magazines or other promotional material, I always wonder about the locations of venues or parking. I rarely go to Lighthouse Park because there is no parking and I like the new pass process going into place. It would be helpful to NOT assume that all residents know the locations of all venues! Providing maps would be very helpful.	5/5/2015 5:57 AM
81	A 4 lane highway is needed so Whidbey residents can pass through your stuck up town without seeing much of it.	5/5/2015 5:03 AM
82	Simplicity and self-sustaining. "It doesn't have to be shiny to be valuable".	5/4/2015 11:55 PM
83	Please don't waste a bunch of money on buildings. Mukilteo has more pressing needs. The trail system and access should be the main focus. Don't ruin this gem with a bunch of amenities, keep it natural.	5/4/2015 11:27 PM
84	remember that the trails were built by mountain bikers for mountain biking.	5/4/2015 10:20 PM
85	start with improving the road (44th) and making it safe to walk and for larger vehicles to make the turn in front of the park. THEN start improving the park.	5/4/2015 2:30 PM
86	This all looks great! Thanks for keeping mountain bikers involved; it's about the only way I can get my kids into the woods!	5/4/2015 1:50 PM
87	Additional note for Item #10: I don't mind dogs being off-leash throughout the trails as long as the owner does not act irresponsible by allowing an aggressive dog to roam free. I've been using the Japanese Gulch trails for over 15 years with no issues until the off-leash park was added – now there's an uprising of people walking dog's off-leash which resulting in my leg(s) being bitten 3 times in the past 2 years.	5/4/2015 12:43 PM

## Japanese Gulch Park Master Plan

88	Dogs should be on leash on the trails (which currently almost all I see aren't). A bigger off leash area could be nice. It's annoying to have a dog chase or run after you when you don't know it and cant see the owners. It also puts more of a limit on where dogs can go that might not get along with other dogs as well. Even if yours is on leash you cant control the other one and neither can the other owner. Please remove the corrugated plastic protected wetlands signs. They look absolutely horrible, they don't look like they actually belong in the park, they look more like trash. I know there was a conflict between some users and whoever built the jumps, but as far as I can tell that happened a long time ago and isn't an on going problem. I've never seen them worked on, they show no signs of being worked on. I haven't even seen them ridden.	5/4/2015 10:31 AM
89	It seems like all the improvements are going to be very expensive. I'm not entirely sure why the "outdoor forest" is not a county park. Since, it was paid for by mainly state and county money. However, I can see why a Mukilteo resident would not like to see most of the proposed upgrades and on going maintenance costs. I thought the park was going to be primarily maintained by volunteers.	5/4/2015 9:45 AM
90	Keep the gulch as a nature preserve. The City of Mukilteo bought the Gulch so it would not be developed. The new master plan destroys the premise of what we, the citizens of Mukilteo agreed for Japanese Gulch. Are we going to allow what happened to RoseHill, happen to the Japanese Gulch? Save the Gulch from development !!	5/3/2015 5:40 PM
91	Please don't ruin this park. Improvements at the entrances are fine but leave the current trails and free use multi use system in place. Signage in the interior of the park is fine but if you change everything around it will ruin this great park.	5/3/2015 9:25 AM
92	Thank you again for all your hard work!	5/2/2015 5:56 PM
93	Do you want to hear my idea? In case it hasn't come through loud and clear yet in my previous responses, LEAVE THE GULCH ALONE. All of these design ideas we are asked to vote on are horrible and one-sided. That is to say, there is no option to LEAVE THE GULCH EXACTLY AS IT IS. We fought hard and raised money and worked to purchase enough of the gulch SO THAT NO ONE COULD DEVELOP IT. So the top option, as far as I am concerned, is to do nothing but enjoy nature, and to experience the wilderness in our backyards. Mountain bikers, hikers, trail runners, dog watchers, nature enthusiasts, bird watchers, all use the gulch every single day. Please don't spoil the wilderness with more concrete and parking lots and buildings and picnic areas and amphitheaters - save that for the Lighthouse Park and existing areas like the 92nd Street playground area. we have more than enough over-built public access area in Mukilteo. PLEASE LEAVE THE GULCH IN IT'S NATURAL STATE FOR US ALL TO ENJOY, AS-IS.	5/2/2015 1:25 PM
94	This entire process is development oriented. There should have been initial process to understand how much change and new features the community wants and is willing to pay for.	5/1/2015 6:27 PM
95	Thank you for reaching out for public/user input in the planning process.	5/1/2015 4:27 PM
96	leave it the way it is	5/1/2015 4:03 PM
97	As I stated before, this is not a park. It does not require pavement of any kind nor landscaping nor structures nor signage. It should be left as a nature preserve for residents to enjoy in its natural state.	5/1/2015 3:30 PM
98	I'd like to see a series of small signs educating people about the natural aspects of the park (wildflowers, trees, bird species and animals) that they might see while walking through. There are already so many places in the city to play basketball, to have a picnic, to go for a jog or a bike ride, that accommodating those activities in the Japanese Gulch would only serve to make the Gulch less special (in my eyes, at least).	5/1/2015 8:07 AM
99	these ideas seem in conflict with the will of the people. in addition the process itself seems to be development focused.	4/30/2015 8:52 PM
100	The Gulch is a really special place here in Mukilteo. I like that there is always something more to discover there; a trail you never noticed, a view of the sound through the trees as well as the wild life. The more we mess with it and open it up, we are going to destroy the mystery that is the Japanese Gulch. All of these plans seem so big and expensive. Why do we have to spend so much on something that we the people of Mukilteo already enjoy? If we add things like visitor centers and outdoor fitness stations we are just destroying the natural setting that we all go to the Gulch to enjoy. I dont see how that benefits the people of Mukilteo, not to mention the animals and wildlife that call the Gulch their home.	4/30/2015 8:32 PM

## Japanese Gulch Park Master Plan

101	<p>please don't make the bike &amp; Ped trails an "off leash" area for dog owners. I have had several near misses with off leash dogs while biking on those trails and I don't think it's a good idea. I ride the trails and use a small cowbell on my handlebars to warn other bikers or pedestrians that I'm nearby. This works great for keeping people from getting startled or avoiding collisions. I encourage many of the riders in their to do the same. I don't think it should be mandatory but I think it's great to post it as a suggestion to bikers. Many pedestrians have thanked me as I ride by for wearing the bell. Night riding: There are many bikers that love going into the gulch after dark and riding with lights on between the months of Oct - Feb when it gets dark early. If there is a way to allow this without any liability then that would be fantastic. If it is disallowed I suspect it will probably occur anyway (just being honest) and maybe this releases the city of any liability. Thanks and keep up the good work!!</p>	4/30/2015 2:15 PM
102	<p>Native tree/plant planting days Native plant/veggie sales days Bio-swale training boot camp for all of us needing help with bad drainage and soggy yards Volunteer credits for school kids Pedestrian access over the train tracks to the waterfront and new ferry station Lighting</p>	4/30/2015 1:55 PM
103	<p>I'm really excited that you're engaging in this planning process for Japanese Gulch.</p>	4/29/2015 8:53 PM
104	<p>Can the off leash dog park be contained but allow for an actual hike similar to marymoors? Right now it's just a big poopy mud pit despite volunteers best efforts so we've stopped coming</p>	4/29/2015 12:11 AM
105	<p>The primary reason I do not visit the Gulch is that until recently it was not owned by the City and those who have been using it up until it was acquired were trespassing and some were damaging property owned while trespassing. You need to get the real input from the community with a full disclosure mailing to every resident with a return feedback questionnaire which would include information about the cost and the source of funding. The token number of residents attending your few public meetings include non residents and a disproportionate number of biking enthusiasts--certainly not a representation of the views of Mukilteo's 20,000 residents.</p>	4/28/2015 9:30 PM
106	<p>Question 11 = WTF Where the respondent lives is self-reported? So anyone can LIE about being a resident or not, Which, of course, leaves the survey wide open to being high-jacked. And... it will be. And... the results will be BOGUS.</p>	4/28/2015 9:22 PM
107	<p>Please review the king county park Duthie Hill for shared use sustainable trails In wetland environments. Thank you</p>	4/28/2015 4:40 PM
108	<p>Minimal development!!!! Keep the feeling of the park very "rural".</p>	4/28/2015 2:53 PM
109	<p>more bike</p>	4/28/2015 2:47 PM
110	<p>Really like the off leash idea.</p>	4/28/2015 2:25 PM
111	<p>Just want to say I think you all are doing a great job with the park plan and I'm excited to see the future of the park. I think paradise valley is a good model for the trail system with great singletrack and a main access path. My only concern and hope is that the park can move forward under town ownership while maintaining the natural feel of the place. When enjoying the area I don't feel like i'm next to Boeing or up against a housing development, and I hope that sense of place can be maintained. Thanks!</p>	4/28/2015 1:12 PM
112	<p>Be sure to spend some time on Youtube or Google Image searching for the differences and understanding of the terms: - Bicycle Pump Track (both kids and full size) - Dirt Gap Jumps - Dirt Tabletop Jumps - Bike freeride features ie: A pump track is a looping trail that requires no pedalling and uses your body and the rolling terrain / tabletop jumps and bermed corners to maintain your speed. Great, safe and hard work! Good for kids and adults. Gap jumps have a much smaller user group who can use them. Tabletops are preferred as the primary jump type, with room for an advanced jump line separately.</p>	4/28/2015 12:13 PM
113	<p>This is one of the best / easiest access places in Snohomish County to ride a mountain bike. Let's keep it that way!</p>	4/28/2015 11:45 AM

# XII. NATURAL INVENTORY

October 2014

# Japanese Gulch Natural Resource Inventory

Mukilteo, WA 98275



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# Japanese Gulch Natural Resource Inventory

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October 2014



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Cover photo: Western hemlock, Western red cedar, and bigleaf maple trees in Japanese Gulch.

All photos in this report by Nelson Salisbury - © EarthCorps, 2014.

## **1. Introduction**

The City of Mukilteo recently acquired a large tract of undeveloped property (approximately 97.7 acres) in the Japanese Gulch area adjacent to existing park owned properties. In an effort to incorporate this area with the City's established parks and open spaces, they are in the process of creating a Master Plan that will help guide future management and improvements within the area collectively referred to as the Japanese Gulch Properties that are approximately 143 acres all together. Barker Landscape Architects, P.S. have been contracted to develop the Master Plan. The purpose of this report is to provide specific information regarding the current health, structure, and function of the forests and natural areas that make up the Japanese Gulch Property. Having a thorough understanding of the existing conditions will help make informed management decisions and provide baseline conditions that can be used to track and monitor changes to the Gulch over time.

The purpose of the inventory is to map and describe the existing conditions of the Properties and use this information to develop a broad inventory of the natural resources present on the site. The following report describes the management areas that were created based on topography and existing vegetation present on the site and provides an analysis of the vegetation composition and structure present within each area.

This document is intended to help guide the long-term restoration and preservation of the natural areas present on the property. Towards this goal, Japanese Gulch has been apportioned into discreet management units based on unique habitat types and plant species assemblages to help prioritize and track restoration and planning efforts. In addition, this document can serve as a baseline condition assessment that can be used to track progress and evaluate the success of proposed restoration efforts over time.

Developing a long-term habitat management plan can be an important step in efforts to protect, enhance, and maintain the forests and associated natural areas on the property, with the specific intent to increase the natural, social, and economic services they provide. These services include: storm water mitigation, flood and erosion control, improved air quality, carbon sequestration, enhanced wildlife habitat, public education, passive and active recreation, as well as the many other documented benefits to the health and well-being of the community.

## **2. Site location and Context**

### **2.1. Site Location and Description**

Japanese Gulch consists of a mostly forested group of open-space properties located in the northeast portion of the City of Mukilteo and bordering the City of Everett to the east. Japanese Gulch Creek flows along the eastern boundary of the property between the park and the BNSF Railroad tracks. The properties have been divided into five general Planning Areas made up of the "Mukilteo Tank Farm Site", the "Lower Japanese Gulch", the "Dog Park", the "Upper Japanese Gulch", and the "Precht Property" planning areas. The Tank Farm site is an

industrial area that includes shoreline access that is currently not open to the public that is located north of Mukilteo Lane. The Lower Gulch is comprised of two separate properties that make up the northern portion of the Park on either side of the BNSF railroad and south of W Mukilteo Blvd. The Dog Park is located just south of W Mukilteo Blvd. and includes the location of the off-leash dog park. The largest portion is made up of the Upper Gulch planning area that is situated on the slopes and benches west of the BNSF railroad. The Precht Property is located in the southern portion of the park along 76<sup>th</sup> St. SW and includes the community garden and old cemetery. These planning areas have been given specific designations by the City based on the Conservation Easement regulations underlying the management of the property (City of Mukilteo, 2014). The "Upper Japanese Gulch" planning area has been designated for "Passive Use Only", while the remaining areas are designated for "Passive Use or Active Use".

## **2.2. Geology and Hydrology**

Most of Japanese Gulch consists of moist forested uplands with generally well-draining soils formed from advance glacial outwash deposited sediments. Numerous wetlands and riparian forests are also present and often interspersed throughout the forested upland areas. The major soil classifications for the gulch include "Alderwood gravelly sandy loam, 2 to 8 percent slopes" generally found on the western bench that makes up the majority of the property and "Alderwood-Everett gravelly sandy loams, 25 to 70 percent slopes" found on the steep eastern slopes dropping down to Japanese Creek (USDA 2013). These soils are moderately well drained (above the hardpan) and were formed in glacial drift and outwash deposits (Soil Survey Staff, 2014). Erosion hazard is generally slight but increases with slope and can be moderate to severe on slopes greater than 15 percent (United States, 1983).

The soil in the low-lying northern portion of Japanese Gulch (north of W Mukilteo Blvd.) is classified as "Norma Loam" (USDA 2013). This soil consists of deep, poorly drained soils that formed in depressions in drainage ways from alluvial deposits. Soils in this area generally have a high water table and often experience seasonal ponding (Soil Survey Staff, 2014).

# Japanese Gulch

Dominant Habitat Types and Management Planning Areas

## Legend

### Dominant Habitat Types

#### Forested Habitats

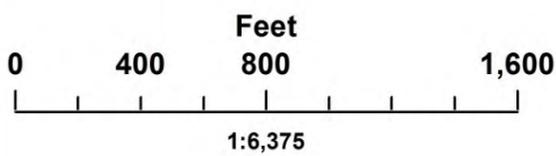
- BLF Broadleaf Landslide Forest
- DDF Dry D. Fir (Madrone) Forest
- D-MF Dry-Mesic D. Fir/Hemlock Forest
- HCS Hardwood-Conifer Swamp
- LRF Lowland Riparian Forest
- M-WF Mesic-Wet D. Fir/Hemlock Forest
- PSS Pacific Shrub Swamp

#### Disturbed Habitats

- D Developed
- DG Disturbed Grassland
- DSH Disturbed Shoreline
- DS Disturbed Shrubland

#### Features

- Japanese Gulch Boundary
- Pedestrian Access Points
- Streams
- Wetlands
- BNSF Railroad Tracks



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### **3. Forest and Natural Area Assessment**

This analysis evaluated the existing structure and condition of the forested natural areas present on the property. The purpose of the forest assessment and analysis was to:

- Create Management Units to prioritize and track habitat restoration and management efforts
- Develop specific recommendations to restore and increase the health and structure of existing vegetation communities
- Provide baseline data on the existing structure and composition of the vegetation communities

#### **3.1. Management Units**

Japanese Gulch was initially divided into areas of similar habitat types based on dominant plant species associations, topography, or other existing features during GPS (global positioning system) assisted field surveys (Map 1). Overall, a total of 33 discrete Management Units (MUs) were delineated that include 13 different broad habitat types (Table 1). These habitat types were adapted from the ecological classification system developed by NatureServe and utilized by the Washington Dept. of Natural Resources (WADNR) (Rocchio, 2008). These broad habitat types were then further separated based on unique species associations within these typings, topography, or other pertinent features (Map 1). Seven of the dominant habitat types were adapted directly from the WADNR classifications while the remaining six represent disturbed or developed habitat types that are not represented by this system. These developed and disturbed areas represent only approximately 7% of the total area. Table 1 shows a summary of these broad habitat types found throughout the park. These general Management Unit delineations can be used to plan, prioritize, and track management and restoration efforts throughout the property.

#### **3.2. Assessment Procedures**

Each Management Unit was inventoried using a rapid visual assessment procedure to provide a general understanding of the composition of the existing vegetation present throughout the Park. Information collected for each area included dominant native plant species (trees, shrubs, groundcovers), presence of dominant non-native invasive plant species, and the presence of other habitat features or general site characteristics. This information was used to develop an overall assessment of the structure, composition, and health of the overall properties. All field surveys were conducted in late October of 2014 by EarthCorps ecologists.

### **4. Results and Findings**

The following sections of the report describe the general conditions of the property (section 4.1) and a more detailed description of each of the dominant habitat types (section 4.2).

**Table 1.** NatureServe and developed/disturbed ecological system units and the acres and percent of each type present in Japanese Gulch.

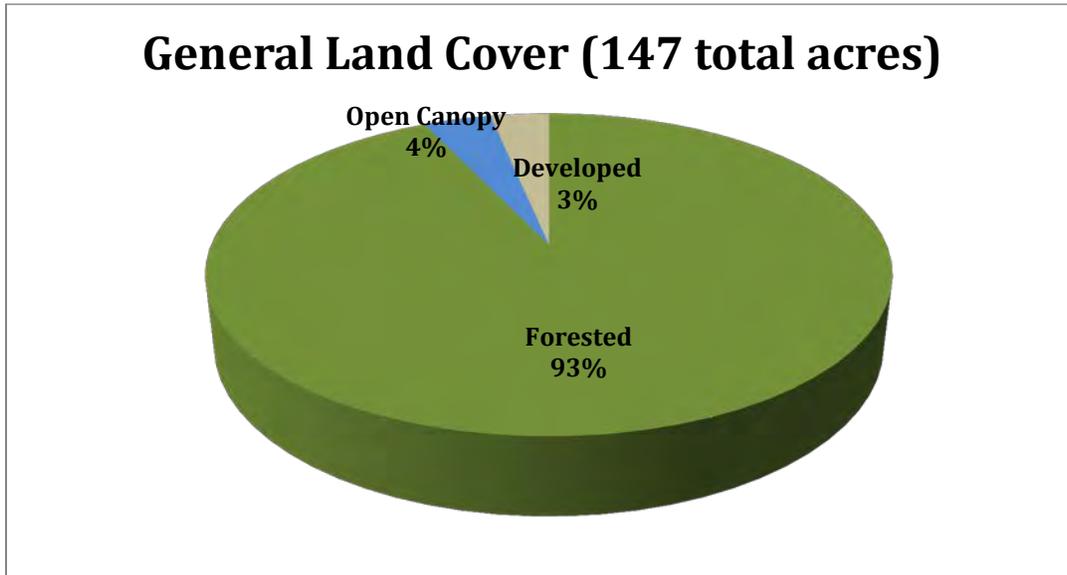
Habitat Type*	Acres	Percent of Total
<b>Forested (93% - 136.7 Acres)</b>		
North Pacific Broadleaf Landslide Forest and Shrubland	28.6	19%
North Pacific Dry Douglas-fir-(Madrone) Forest and Woodland	2.5	2%
North Pacific Hardwood-Conifer Swamp	1.4	1%
North Pacific Lowland Riparian Forest and Shrubland	15.8	11%
North Pacific Maritime Dry-Mesic Douglas-fir-Western Hemlock Forest	15.0	10%
North Pacific Maritime Mesic-Wet Douglas-fir-Western Hemlock Forest	73.3	50%
<b>Open (4% - 5.6 Acres)</b>		
Disturbed Grassland*	2.1	1%
Disturbed Shrubland*	3.0	2%
North Pacific Shrub Swamp	0.5	0.3%
<b>Developed (3% - 4.8 Acres)</b>		
Community Garden*	0.4	0.3%
Dog Park*	1.0	1%
Parking/Roads*	2.0	1%
Shorline/Industrial*	1.4	1%
<b>Grand Total</b>	<b>147.1</b>	

\*Indicates a type that does not correspond to a NatureServe System.

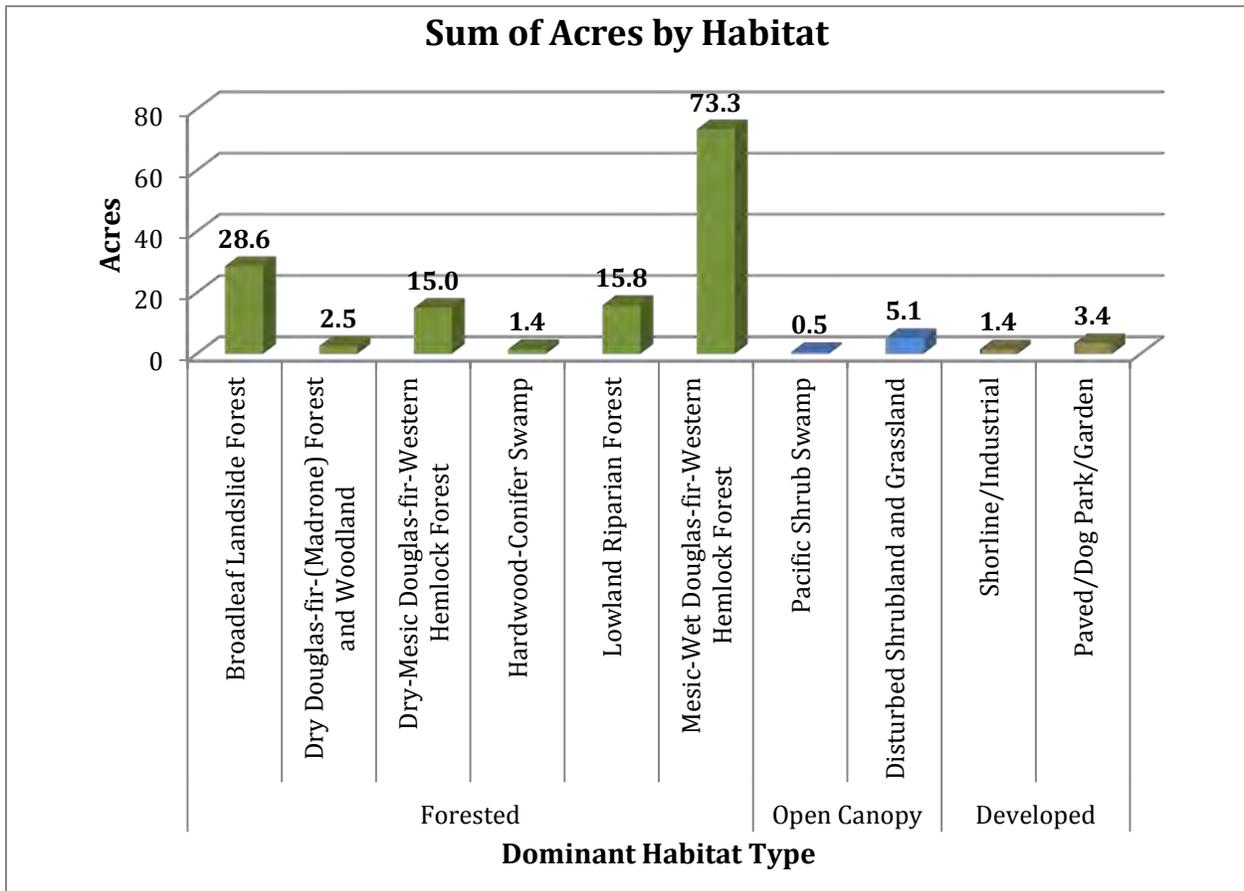
#### 4.1. Property-wide Conditions

In general, the natural areas located on the property are predominately mixed conifer-deciduous forests typical of the Western Washington Puget lowlands. The majority of the property (more than 90%) is forested (Figure 1). The remaining land area is split between open canopied habitats (4%) and developed areas (3%). The major topographical landform that defines the property is the “gulch” that runs along the eastern boundary of the park that drops down to Japanese Creek and the BNSF railroad tracks. The western portion of the property is relatively flat and includes numerous perched wetlands and moist valleys that either drain east to Japanese Creek or to the northwest into a related prominent drainage system. Together, these wetlands and associated valleys create a dynamic and diverse system of forested and wetland habitats. These forests generally consist of wet to moist conifer-deciduous mixed forests with some areas of dryer conifer dominated patches. The forests to the east are generally comprised of deciduous dominated slopes and valleys that are indicative of unstable soils and past slides. Some slopes show more stability and are conifer dominated or have a more mature tree composition. The northern section of the ravine near the mouth of Japanese Creek includes lower slope areas that exhibit saturated and swampy wetland conditions. Overall, the forests and wetlands that make up Japanese Gulch represent a variety of unique and representative Pacific Northwest habitat types.

**Figure 1.** Proportion of general land cover types present throughout Japanese Gulch.



**Figure 2.** Cumulative acres of each habitat type present in Japanese Gulch by general land cover.



The natural areas that make up Japanese Gulch generally represent a very healthy urban forested system. Although much of the forest is relatively even aged, the mixed canopy in general exhibits some level of structural diversity throughout the different habitat types and management units. Perhaps due to the relatively intact nature of the property, there appears to be a fair amount of natural conifer regeneration present. This is also enhanced by the reasonably large amounts of coarse woody debris (CWD) present throughout much of the gulch. CWD is an important component of Pacific Northwest forests and plays a vital role by adding organic material to the soil and providing habitat for decomposer fungi, animals, birds, bacteria and insects. In the Pacific Northwest, 47 vertebrate bird and animal species utilize downed wood for foraging, shelter and cover (Bunnell et al. 2002). CWD also acts as “nurse logs” for seedlings of plants such as western hemlock, red huckleberry, and salal, and helps retain sediment and prevent erosion (Stevens 1997). Much of the CWD present in Japanese Gulch is leftover from historic logging practices that left large stumps throughout the property. In fact, much of the regenerating western hemlock trees found in the gulch can be seen growing directly out of these persisting stumps. As the existing canopy continues to age and senesce, new recruitment will continue to occur.

Dominant tree species throughout the forested habitat types include red alder (*Alnus rubra*), bigleaf maple (*Acer macrophyllum*), Douglas fir (*Pseudotsuga menziesii*), western red cedar (*Thuja plicata*), and western hemlock (*Tsuga heterophylla*). Tree species that are present in relatively small amounts or limited areas include Sitka spruce (*Picea sitchensis*), black cottonwood (*Populus trichocarpa*), Pacific Madrone (*Arbutus menziesii*), bitter cherry (*Prunus emarginata*), and western yew (*Taxus brevifolia*). The most dominant native shrub that is present and abundant throughout the property is salmonberry (*Rubus spectabilis*). Other dominant species that make up the shrub layer include red huckleberry (*Vaccinium parvifolium*), ocean-spray (*Holodiscus discolor*), red elderberry (*Sambucus racemosa*), beaked hazelnut (*Corylus cornuta*), dull Oregongrape (*Berberis nervosa*), and salal (*Gaultheria shallon*). Less common shrubs include Indian plum (*Oemleria cerasiformis*), thimbleberry (*Rubus parviflorus*), swamp current (*Ribes lacustre*), snowberry (*Symphoricarpos albus*), and others. The herbaceous/groundcover layer is well developed throughout most of the property and is heavily dominated by western sword fern (*Polystichum munitum*), and creeping blackberry (*Rubus ursinus*). Other prevalent species include piggyback plant (*Tolmiea menziesii*), wood fern, (*Dryopteris expansa*), fringcup (*Tellima grandiflora*), lady fern (*Athyrium filix-femina*), skunk cabbage (*Lysitichiton Americana*), stinging nettle (*Urtica dioica*), Dewey's sedge (*Carex leptopoda*), false lily-of-the-valley (*Maianthemum dilatatum*), and licorice fern (*Polypodium glycyrrhiza*). Other species of note include American twinflower (*Linnaea borealis*), western maidenhair fern (*Adiantum aleuticum*), deer fern (*Blechnum spicant*), devil's club (*Oplopanax horridus*), Pacific bleeding heart (*Dicentra formosa*), slough sedge (*Carex obnupta*), and many other species common to moist forests in the Pacific Northwest. In addition, Japanese Gulch also supports a wide diversity of non-vascular lichens, bryophytes and mushrooms.

The biggest threat to the health and function of these forests is the continued spread and introduction of non-native invasive plant species. Currently, the Gulch has relatively low

presence of invasive species, especially in the interior of the park. However, several locations have become substantially invaded and these areas will continue to spread to the adjacent forests and natural areas (Map 2). Map 2 shows the locations of selected invasive species concerns. Note that most of the concerns are located near the edges and entrances to the park or in areas where significant land disturbance had occurred. The rest of the interior of the park has only limited invasive species present throughout and is generally well vegetated with native species assemblages. The dominant invasive species present include Himalayan blackberry (*Rubus bifrons*), English ivy (*Hedera helix*), English holly (*Ilex aquifolium*), and Scotch broom (*Cytisus scoparius*). Other invasive species that are less dominant include bittersweet nightshade (*Solanum dulcamara*), yellow archangel (*Lamium galeobdolon*), creeping buttercup (*Ranunculus repens*), cherry laurel (*Prunus laurocerasus*), common periwinkle (*Vinca minor*), herb Robert (*Geranium robertianum*), and reed canarygrass (*Phalaris arundinacea*).

The vast majority of the properties that make up Japanese Gulch are comprised of relatively intact forested natural areas. These forests provide a remarkable diversity of habitats and native plant species assemblages that create a unique natural experience in an increasingly developed urban area. These natural areas provide invaluable resources for wildlife including mammals, birds, amphibians, insects, salmon, trout and other fish, as well as providing varied recreational opportunities and urban respite for the surrounding communities. Wildlife species that were noted during the inventory included bald eagles, great blue herons, pileated woodpeckers, Douglas squirrels, mountain beavers, and many species of songbirds.

Generally, the forested systems of Japanese Gulch are relatively intact and represent an important resource to the surrounding community for the recreational and ecosystem services that they provide. Urban forests face increasing human pressures and disturbances and maintaining the health and stability of these natural areas will ensure that they continue to provide these processes and functions for years to come. Active management and restoration of Japanese Gulch will help to maintain and increase the ability for these forests to support the valuable ecosystem services that they provide.

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# Japanese Gulch

Dominant Invasive Species Locations

## Legend

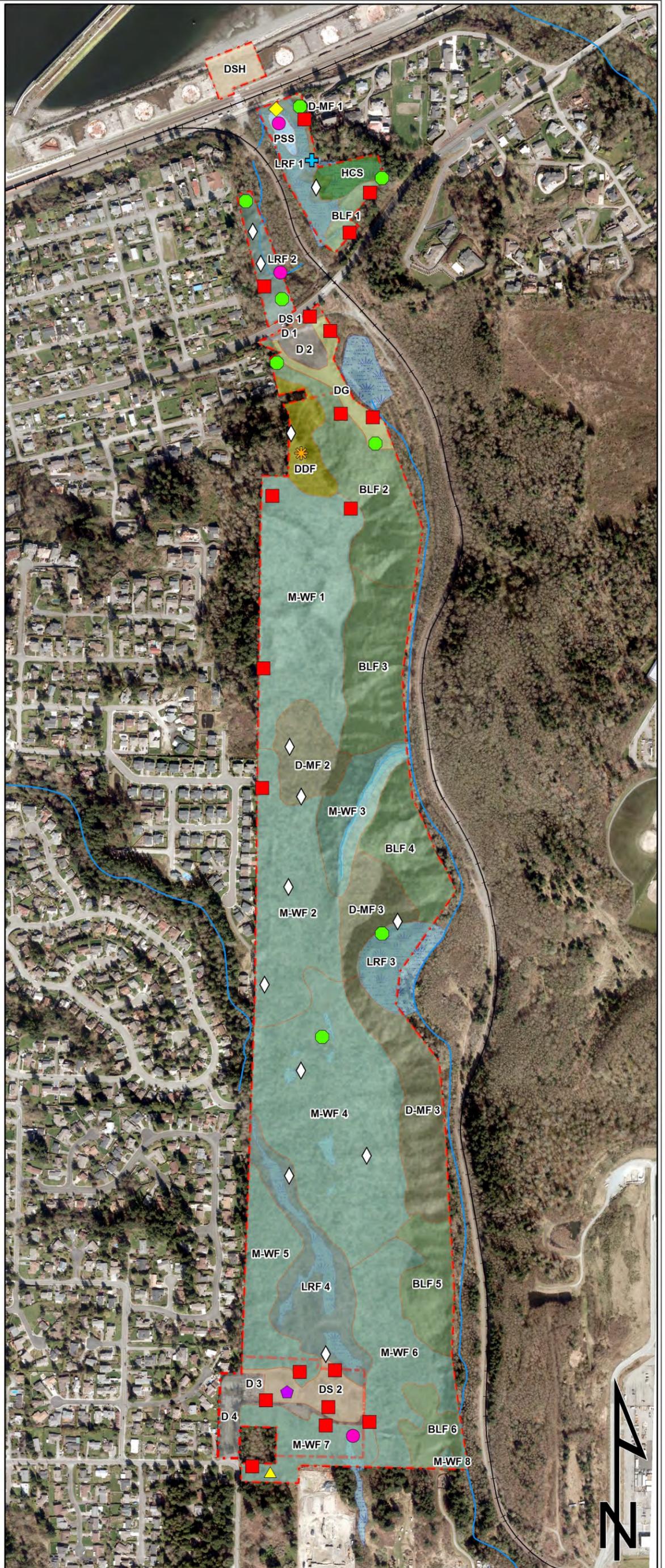
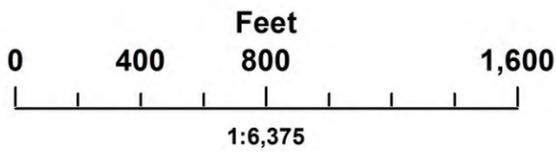
### Dominant Invasive Species

- Himalayan Blackberry
- ◇ English Holly
- English Ivy
- Bittersweet Nightshade
- ▲ Yellow Archangel
- ◆ Scotch Broom
- + Common Periwinkle
- ✱ Spurge Laurel
- ◆ Yellow Flag Iris

BNSF Railroad Tracks

### Features

- Japanese Gulch Boundary
- ~ Streams
- Wetlands



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## 4.2. Dominant Habitat Types

Seven natural habitat types were identified using the WADNR ecological classification system and six additional habitats were identified representing disturbed or developed areas of the Park. This section provides a description of each of these habitats and indicates their location and context within Japanese Gulch and associated Management Units (MUs)

### 4.2.1. North Pacific Broadleaf Landslide Forest and Shrubland

The North Pacific Broadleaf Landslide Forest and Shrubland habitat type represents the generally steep slope areas of the Gulch that are found predominantly on the east of the Park above and adjacent to Japanese Creek (Map 1 represented by BLF). A total of 6 MUs were identified within this general habitat type and are typified by a dominance of deciduous canopy trees. These



**Photo 1: BLF 5 showing young alder dominated forest with salmonberry and sword fern understory and earthen trail heading down towards Japanese Gulch Creek.**

forests are generally dominated by red alder and bigleaf maple trees with salmonberry, sword fern, and trailing blackberry in the understory. Wetter areas and areas near the creek have heavy cover of piggyback plant in the herbaceous layer, while drier areas (such as high ridges in BLF 2, 3, and 4) have substantial components of ocean-spray and beaked hazelnut. Other species common throughout these MUs include red elderberry, red huckleberry, stinging nettle, and false lily-of-the valley. Some black cottonwood is interspersed throughout the canopy in BLF 6.

Some areas, particularly in BLF 2 and 3, show signs of relatively recent slides with low tree canopy in the bottom of steep ravines. Other areas appear more stable and have large bigleaf maple trees and mid-story western red cedar components. The soils (classified as "Alderwood-Everett gravelly sandy loams" (USDA, 2013)) are generally loose and prone to erosion, especially if disturbed. The steep slopes generally transition immediately down to Japanese Creek, with little to no riparian buffer separating these slopes and the artificially realigned watercourse adjacent to the railway. As is typical in this forest type, numerous seeps can be found along the slopes near the creek. Aside from the heavy piggyback plants found on the lower slopes, other notable plant species include devil's club found in the lower, wetter areas and western maidenhair fern found along exposed trail cuts near the creek. Signs of mountain beaver were noted on the upper slopes of BLF 2.

BLF 1 is found in the northern “Lower Japanese Gulch” planning area and has the highest cover of invasive species with blackberry and English ivy encroaching in from the power line corridor along West Mukilteo Blvd (Map 2). BLF 2 has heavy English ivy on the slopes directly adjacent and to the west of the dog park and has heavy to intermittent Himalayan blackberry along the edges surrounding the dog park area. Intermittent herb Robert was noted throughout this habitat type.

#### 4.2.2. North Pacific Dry Douglas-fir-(Madrone) Forest and Woodland

The North Pacific Dry Douglas-fir-(Madrone) Forest and Woodland habitat type is found in only one MU in Japanese Gulch. This habitat type is situated on a relatively flat bluff at the north end of the “Upper Japanese Gulch” planning area, just above and including part of the steep slope that drops off to the dog park to the northeast (Map 1 represented by DDF). This MU is identified by the comparatively dry-type plant species association dominated by a Douglas fir and bigleaf maple canopy with a smaller Pacific Madrone component. The understory is also indicative of drier, well drained soils and dominated by dull Oregongrape with ocean-spray, trailing blackberry, and snowberry in the shrub layer. Herbaceous plants include sword fern, snowberry, bedstraw (*Galium aparine*), and Columbia brome (*Bromus vulgaris*). Although this area exhibits drier conditions, there is still a strong presence of more moisture tolerant plants such as red alder trees and salmonberry shrubs, as well as a limited western red cedar presence. The shade tolerant and late-successional Pacific yew tree is also present in small amounts in this MU.



Photo 2: DDF showing dominant dull Oregongrape with sword fern, trailing blackberry, and ocean-spray.

The steep slopes of the NE portion of MU DDF support a relatively closed Douglas fir canopy and dominated by sword fern in the understory. This MU transitions down into the more maple and alder dominated forests of BLF 2 to the east. English holly and blackberry are present in limited quantities in this habitat. Of particular concern is the relatively high presence of spurge laurel that was found here but not noted in other areas of the park. The property boundary is not evident or clear for the western portion of this MU and cooperation with adjacent landowners should be considered.

### 4.2.3. North Pacific Hardwood-Conifer Swamp



Photo 3: HCS showing low topography with ladyfern, western red cedar, and invasive common periwinkle, with salmonberry in the background.

The North Pacific Hardwood-Conifer Swamp habitat is unique to the northern portion of Japanese Gulch in the low-lying relatively flat area that drains north towards Puget Sound (Map 1 indicated as HCS). This habitat is a forested area typified by saturated mucky soils and numerous seeps. These wet hydrological conditions create a somewhat open tree canopy with high cover of shrubs and herbaceous plants in the understory. The canopy is dominated by western red cedar and alder trees, with a small component of Sitka spruce, which is tolerant of wet, swampy conditions. The shrub layer is dominated by salmonberry with both red elderberry and red huckleberry common throughout. The herbaceous layer is dominated by wetland associated plants that include lady fern, skunk cabbage, and piggyback plant. There is a small elevated area towards the western portion of this MU that exhibits more dry-type conditions where the existing trail crosses this MU. This “knoll” is dominated by Douglas fir and

bigleaf maple with Indian plum, trailing blackberry, sword fern, and fringecups and is more indicative of the Dry-Mesic and Mesic-Wet Douglas-fir-Western Hemlock Forest types described below. The remaining areas of this MU are very wet and susceptible to human disturbances. This area of Japanese Gulch is also influenced by the underlying soil type referred to as “Norma loam” (USDA, 2013), which is more poorly drained compared to the “Alderwood and Alderwood-Everett gravelly sandy loams” that make up the remainder of the upper gulch.

This MU transitions to the west towards the Lowland Riparian Forest and Shrubland classification type. Primary invasive species concerns include Himalayan blackberry and English ivy that are encroaching in from the surrounding upland areas (Map 2), as well as limited amounts of English holly noted throughout. Common periwinkle is also present in the northwest portion of this and the adjacent MUs.

### 4.2.4. North Pacific Lowland Riparian Forest and Shrubland

The North Pacific Lowland Riparian Forest and Shrubland habitat type is generally found adjacent to moving rivers or streams. In Japanese Gulch, this habitat in its most typical form is found in the northern portions of the Park in the “Lower Japanese Planning Areas” along both the old and newly re-constructed portions of Japanese Gulch Creek (Map 1 indicated as LRF 1 and 2). Less typical examples of this type can also be found in the upper planning area in the

center of the park in a depressional seep located along Japanese Gulch Creek and in the southwestern portion of the park that includes the wetland complexes that drain northwest away from the eastern gulch (LRF 3 and 4). These forests are comprised of a deciduous canopy that is dominated by red alder with smaller components of bigleaf maple and western red cedar. Some low-lying areas also support limited Sitka spruce populations. Shrub cover is generally high and dominated by salmonberry with relatively high cover of red elderberry. Other notable shrub species in this forest type include swamp current and devils club found in wetter microclimates. The herbaceous layer is well developed and includes sword fern, piggyback plant, false lily-of-the valley, and giant horsetail (*Equisetum telmateia*). Lower depressional areas and areas with numerous seeps support more wetland tolerant plants such as lady fern and skunk cabbage.

LRF 1 and 2 are show signs of recent disturbance including restoration and stream enhancement projects. LRF 1 is a relatively intact forested wetland along the old, realigned stream channel and transitions into a shrub swamp in the lower, most northern portion. This MU has relatively high soil moisture and exhibits swamp like and stagnant conditions in some areas. LRF 2 is situated in a

narrow and linear portion of the “Lower Japanese Gulch” planning area along the newly aligned and enhanced stream channel (Map 1). This area has seen recent restoration efforts in the riparian buffer that accompanied the in-stream construction that was designed to increase salmon and other fish habitat. Conversely, this area also exhibits some of the highest invasive species cover compared to other natural areas of the Park (Map 2). Himalayan blackberry, English holly, English ivy, bittersweet nightshade, hedge bindweed (*Convolvulus sepium*), creeping buttercup, reed canarygrass, cherry laurel, and other non-native species are present in relatively high combined cover throughout. Disturbances caused by the construction and the fragmented nature of this area likely both contributed to these conditions. Because of the high value in-stream habitat, this area should be prioritized for restoration and maintenance in order to both increase and maintain the habitat but also to maximize the value of the recently completed restoration efforts.

LRF 3 is a relatively intact forested riparian area in a basin depression that borders Japanese Creek in the east-central portion of the Park. This forested wetland complex is defined by numerous seeps that issue out of the lower slopes and drain into the creek. These seeps result in high soil moisture content resulting in frequent swampy conditions and high cover of wetland

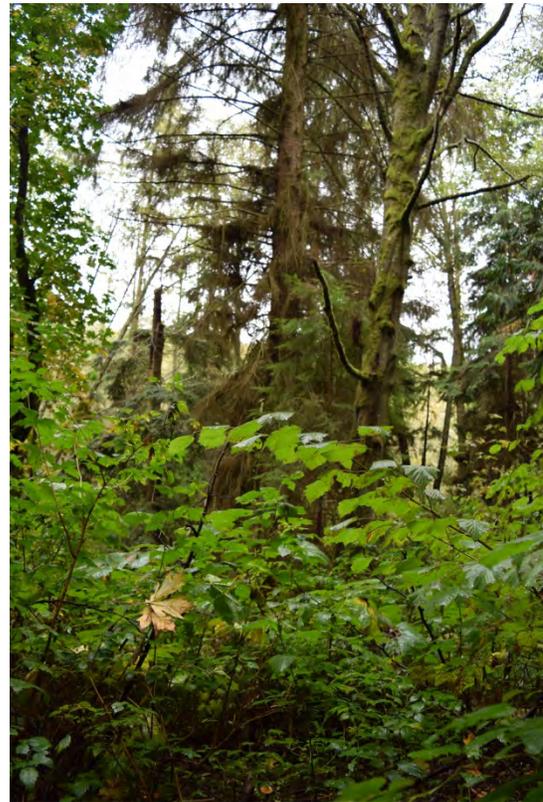


Photo 4: LRF 3 showing red alder and Sitka spruce trees over heavy salmonberry shrub cover.

associated shrub and herbaceous species (Photo 5). Small amounts of English ivy were noted in this MU. LRF 4 in the southwest portion of the park is also relatively intact. This system is comprised of a riparian forest buffer surrounding numerous wetland complexes that are aligned

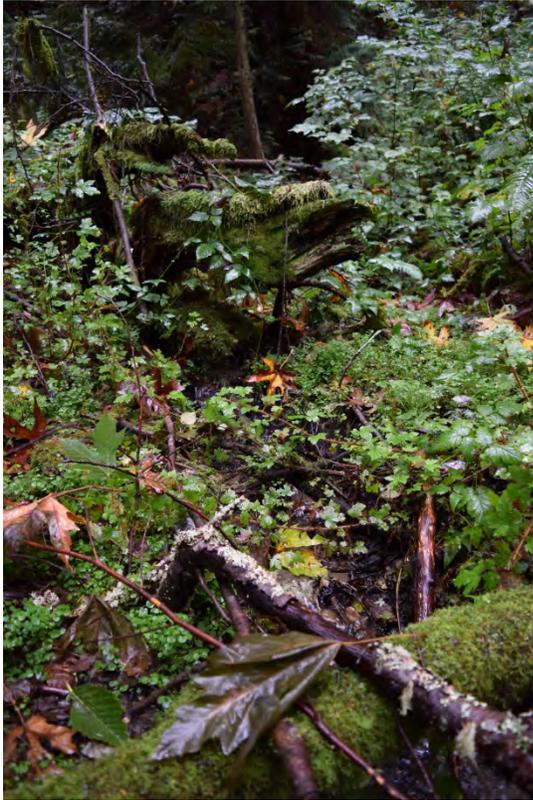


Photo 5: LRF 3 showing the vicinity of a wetland seep with swamp current, salmonberry, and large downed woody debris.

in a linear fashion and draining to the northwest. Collectively, these wetland complexes would generally represent different habitat classifications (Shrub Swamp, Hardwood-Conifer Swamp, Emergent Wetland, etc.) but are included in this riparian forest typing for generalization purposes. These areas of low topography generally exhibit hydric soils that are too wet to support any large trees and are dominated by wetland associated shrubs and/or herbaceous species. The headwaters of this system includes a pond with substantial standing water noted at the time of the inventory (October, 2014) near the border of this MU and DS 2/M-WF 6. This area also represents the highest threat from invasive species with English holly and Himalayan blackberry encroaching in from the adjacent disturbed areas. The pond also has high cover of creeping buttercup in the area where the trail ends and human disturbance appears to be common.

disturbances, which should be limited where possible. Suitable access currently exists in portions of LRF 1 and 2 where trails and roads are currently being utilized in varying capacities.

The hydric soils associated with this habitat make it highly sensitive and susceptible to human

#### 4.2.5. North Pacific Maritime Dry-Mesic Douglas-fir-Western Hemlock Forest

The North Pacific Maritime Dry-Mesic Douglas-fir-Western Hemlock Forest habitat type was identified in three general areas of the Park that and separated into 4 MUs (Map 1 indicated as D-MF). These forests are typified by a dominant coniferous canopy (primarily comprised of Douglas fir) with a shrub layer made up of dry-type plant species. This system is closely related to and transitions into the Mesic-Wet Douglas-fir-Western Hemlock system type and the forests in these MUs have structural aspects of both. In general, this forest type has higher conifer overstory tree cover compared to the wetter type, and all of the represented MUs identified here are dominated by Douglas fir, western hemlock, and western red cedar with lesser components of red alder and bigleaf maple. Understory shrub species present in these forests that fall into the dryer-type category include dull Oregongrape, beaked hazelnut, thimbleberry, Indian plum, oceanspray, blackcap raspberry (*Rubus leucodermis*), and wood rose (*Rosa gymnocarpa*). Other common species include salmonberry, trailing blackberry, red elderberry, and red huckleberry. The herbaceous layer is dominated by swordfern and fringcups, with

bedstraw also selectively common. Wetter areas also have piggyback plant and stinging nettle throughout, with bracken fern (*Pteridium aquilinum*) found in drier microclimates.

This habitat type is present in the "Lower Japanese Gulch" planning area as a fringe of steep upland forest along the border of the Park as represented by D-MF 1 (Map1). This MU has high invasive species cover due to its close proximity to the adjacent residential properties. Species of concern include Himalayan blackberry, common periwinkle, and English ivy, the latter seen growing into the canopy of large trees. More intact forests are found in the central portion of the upper planning area. D-MF 2 represents a unique conifer-



Photo 6: D-MF 4 showing high conifer tree density and a diversity of species (Douglas fir, western hemlock, and western red cedar) displaying a variety age classes.

dominated forest consisting of high cover of mature Douglas fir and western red cedar trees. Red alder is also present as well as small amounts of Pacific Madrone. The understory is comprised of a well-developed shrub and herbaceous layer exhibiting high species diversity. To the southeast and extending south along the steep slopes is another conifer-dominated forested system that represents this habitat type (D-MF 3 and 4). D-MF 3 is located on a central plateau



Photo 7: Western hemlock tree using a relic logging stump as a "nurse log".

above and transitioning into the forested riparian wetland identified as LRF 3. This MU exhibits a classic Pacific Northwest dry-moist conifer forest type dominated by Douglas fir, western red cedar, and western hemlock - in a variety of heights and age classes - with bigleaf maple and red alder interspersed. Twinflower and starflower (*Trientalis latifolia*) were noted on the forest floor in D-MF 3. D-MF 4 represents the Douglas fir, western hemlock, and western red cedar dominated steep slopes dropping down to Japanese Creek and the railway to the east, transitioning to more deciduous dominated forests to the south.

Overall, the MUs that make up this habitat type represent structurally diverse and intact forest systems. Fair amounts of natural conifer regeneration were noted in D-MF 2 and D-MF 3, mostly associated with decaying stumps or fallen trees. Other than D-MF 1, relatively little invasive species were seen to be present and consisted primarily of scattered English holly plants. These areas exhibit some of the drier microclimates found on the property and could therefore provide potential areas for park

recreational features such as interpretive trails, lookouts or other passive park amenities. However, they also represent some of the more intact forested areas and care should be taken to maintain and preserve these functioning systems.

#### 4.2.6. North Pacific Maritime Mesic-Wet Douglas-fir-Western Hemlock Forest

The North Pacific Maritime Mesic-Wet Douglas-fir-Western Hemlock Forest is by far the most common and dominant forest type present in Japanese Gulch and comprises the majority of the western portion of the property (Map 1 indicates as M-WF). These forests represent a varied and dynamic habitat that is generally defined by relatively high levels of



**Photo 8: M-WF 4 showing Douglas fir trees growing from elevated drier microhabitats with salmonberry and red elderberry shrubs. Red alder and western red cedar can be seen in the background.**

soil moisture and mixed conifer-deciduous forest canopy. Overstory tree

species composition can vary depending on moisture; drier areas are generally made up Douglas fir and bigleaf maple while wetter areas tend to favor western hemlock and western red cedar, with varying gradients of these and other species distributed throughout. Red alder is generally present interspersed across this habitat type and can be dominant in particularly wet areas. Like the Lowland Riparian Forest represented by LRF 4, much of this habitat type (especially in the south) is interspersed with small, scattered designated wetlands that were grouped with this habitat type for generalization purposes. These wetland associated shrub and herbaceous dominated areas are particularly common throughout M-WF 4. Many other wet depressions or other low-lying areas are scattered throughout this entire habitat that have not been designated or mapped. The most common shrub in these forests, like the rest of the Park, is salmonberry which can sometimes form dominant thickets in the understory. Other common shrubs include red elderberry, red huckleberry, and trailing blackberry with patches of beaked hazelnut, Indian plum, and oceanspray occupying dryer microclimates. Salal can often be found growing on elevated mounds or decaying woody debris. The herbaceous layer is heavily dominated by sword fern with fringecups, piggyback plant, and stinging nettle common throughout. Wood fern can be a ubiquitous component of the forest floor growing from low-lying decomposing wood, while licorice fern is a common occurrence on bigleaf maple trunks and dry downed wood.

The tree canopy of the northern portion of this habitat type (MUs M-WF 1, 2, and 3) has a substantial western hemlock component, whereas Douglas fir is generally more prominent in the southern portion of the Park. M-WF 1 has a relatively unique association of mature bigleaf

maple and western hemlock on the north facing slopes that begin to drop off towards Puget Sound (Photo 9). M-WF 3 is also situated on a slope and includes a narrow riparian corridor that drains to Japanese Creek. The remainder of this habitat type (excluding the small M-WF 8 MU) is located on the relatively flat bench that generally drains to the northwest away from the eastern “gulch”. This flat terrain creates ample opportunities for wet depressions and microhabitats of hills and gullies. In these areas, patches and clumps of conifer trees can often be found occupying the higher topographical ridges or hills with more deciduous dominated areas located in the lower areas. Often, the existing trail networks in this habitat type naturally follow these ridges to avoid the lower, mucky areas. Future trail plans should be carefully

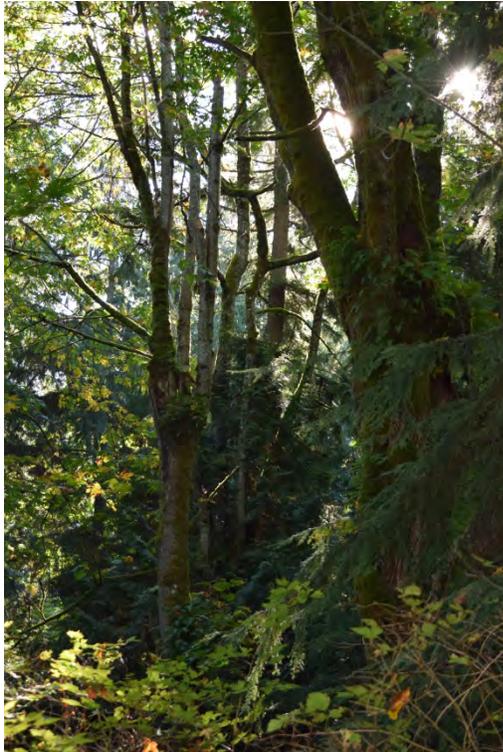


Photo 9: M-WF 1 showing mature bigleaf maples and western hemlock trees with salmonberry in the foreground.

considered to avoid damaging the delicate and sensitive low topography areas, especially throughout M-WF 4. Upland associated trees can also occasionally be seen growing directly out of small elevated mounds (Photo 8).

In general, the majority of this forest type is in relatively intact and healthy condition. The native tree canopy is well developed and there generally appears to be a fair amount of natural conifer tree regeneration, again associated with decaying wood. Because of the large expanse of these forests and difficult accessibility of this area, a more thorough analysis of regeneration may be warranted in the future. Because of the potential for disturbance to the soil and fragile vegetation (especially in areas including and adjacent to interspersed wetlands), public access should be limited to well-marked and designated trails wherever possible.

The greatest immediate threat is from the encroachment and spread of invasive species, especially from the park entrances and perimeters (Map 2). Himalayan blackberry can be found in sometimes heavy patches along the western border of

the property and English holly is common but generally sparse throughout. Small amounts of cherry laurel were also noted in this habitat type. These species are exotic shade tolerant evergreen plants that are spread by birds and can become well established in the forest understory where they can crowd and shade out native plants. Holly and laurel can persist and spread for many years, eventually becoming a major management concern. Because of the relatively low existing presence of these species, it is recommended that management actions are considered in the near future in order to prevent the continued spread and establishment within Japanese Gulch. Also of concern is the very southern portion of the park where 76<sup>th</sup> St. SW turns south into 44<sup>th</sup> Ave W at M-WF 7 (Map 1). A social trail enters the park at the end of 76<sup>th</sup> and appears to be actively used by the community as a dumping ground for yard waste and other debris. This area has become heavily invaded with yellow archangel that has become well established in the understory (Map 2). A relatively small area (approximately 17,000 sq ft) in the south-central area of M-WF 4 has seen a sustained disturbance in the form of a relatively formal BMX bicycle track/course consisting of the construction of numerous earth mounds and

associated pits. Because the “Upper Japanese Gulch” planning area has been designated for passive recreational use only (City of Mukilteo, 2014), it is recommended that the course be decommissioned and the area be restored to a more natural habitat. This will prevent further disturbance and damage to the hillside and wetlands in this area.

#### **4.2.7. North Pacific Shrub Swamp**

The North Pacific Shrub Swamp habitat type is found in the “Lower Japanese Gulch” planning area within the Lower Riparian Forest system near Mukilteo Lane (Map 1 indicated as PSS). This habitat is typified by hydric soils and slow moving water and is influenced by the last stretch of Japanese Creek before it drops beneath the road and railroad tracks and collects water from the upper riparian forest and swamp. The high soil moisture prevents large trees from rooting and the area is dominated by wetland associated shrubs and herbaceous plants. The lowest and most northern portion of the MU contains a small pond or emergent wetland area that is dominated by herbaceous wetland plants. The edges have high shrub cover dominated by salmonberry and redosier dogwood (*Cornus sericea*). The herbaceous layer is well developed and includes skunk cabbage, lady fern, piggyback plant, and giant horsetail. The northern edges of this MU consist of an engineered bank that has been restored and revegetated with native wetland plant species.

This habitat type is fairly invaded with non-native and invasive plant species. Of particular concern is the heavy cover of bittersweet nightshade extending into the emergent wetland open-canopied area. Other threats include yellow flag iris, creeping buttercup and limited amounts of reed canarygrass.

#### **4.2.8. Disturbed and Developed Habitats**

The remainder of Japanese Gulch is made up of either heavy development (such as roads) or other designated actively managed or disturbed areas. Actively managed areas include the off-leash dog park and the community garden. Some areas of disturbance are generally associated with these areas and include the grass meadow surrounding and to the south of the dog park (DG), the disturbed shrubland north of the dog park adjacent to West Mukilteo Blvd. (DS 1), and the old cemetery area to the east of the community garden (DS 2) (Map 1). The shoreline property (DSH) in the farthest northern area of the Park is a site of past heavy industrial use and is currently not open to the public. The old cemetery area in particular has become heavily invaded with Scotch broom and Himalayan blackberry due to past and recent disturbances. Because of the general upland nature of this area and the current state of disturbance, the area adjacent to the community garden and the old cemetery could offer a potential location where future active recreation features or facilities could be located. Any management activities should consider habitat restoration potentials as part of the overall strategy. The highest priority for all of these disturbed areas is to manage the existing invasive species so that they do not continue to spread into adjacent areas of the park.

### 4.3. Summary Management Recommendations

One of the highest priority actions for restoration in Japanese Gulch is the removal and mitigation of invasive species from the interior areas of the park. In particular, it is recommended that English holly removal efforts occur as a priority in order to prevent this species from maturing and continuing to spread. Areas of high English ivy should also be targeted for control. Because of the currently limited presence of these two species, eradication efforts can potentially be successfully accomplished with relatively little effort. Both of these species will continue to spread and have the potential to create larger management concerns if left unaddressed. Refer to Appendix A for best management practices for selected invasive species.

Other general management considerations include:

- Addressing the high occurrence and diversity of invasive plants in LRF 2 to ensure the adequate function and long-term success of the recent stream enhancement project.
- Control of the yellow archangel infestation in M-WF 7. Follow best management practices for control (King County, 2013). Consider signage at the corner of 76<sup>th</sup> St SW and 44<sup>th</sup> Ave W. in order to discourage illegal dumping.
- Control of the heavy English ivy infestation in the north end of BLF 2, taking into account the steep slopes in this area (recommend contracted crews) and potentially working with neighboring landowners to cooperate across property boundaries.
- Control of English ivy, Himalayan blackberry, and common periwinkle in D-MF 1 and potentially looking into community outreach opportunities to work with adjacent landowners.
- Addressing heavy cover of Himalayan blackberry in the vicinity of the dog park to prevent further spread into adjacent areas of the Park.
- Addressing heavy cover of Scotch broom in DS 2.
- Developing a formalized trail system that balances access with protecting sensitive habitat, including the closing of redundant and inappropriate social trails.

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## **Appendix A: Invasive Species Best Management Practices**

### **English Ivy**

English ivy is one of the most invasive species in the Pacific Northwest. This evergreen climbing vine is capable of forming dense mats in the forest understory and excluding all other understory species. It can also climb up trees, preventing light from reaching the leaves and adding weight to the tree canopy, causing trees to weaken and fall during wind storms.

The most effective method for controlling English ivy is manual removal. Because English ivy can impact tree health by growing vertically, the first priority is to remove any vines growing on tree trunks and in the canopy. Install "survival rings" around trees by cutting or prying vines at shoulder height with the aid of a hand tool, killing any upper vines and leaving them to decompose on the tree. Lower vines then need to be cleared, along with roots and vines found within at least a five foot radius of the base of the tree. For ivy growing along the ground, use hands or a small tool such as a hand tiller to pull or dig out the leaves and vines growing above the soil, as well as the woody roots growing just below the surface of the soil (King County 2004).

For disposal of hand-removed English ivy, several options are available. Disposal at a municipal vegetation waste facility is preferred. If the site will be monitored regularly, ivy can be piled on site on top of raised debris hummocks, a paved area or tarp to prevent stems from re-rooting. Allow the pile to dry out, flipping periodically to ensure complete decomposition. (King County 2004).

Best Management Practices for this plant can be found at:

<http://your.kingcounty.gov/dnrp/library/water-and-land/weeds/BMPs/english-ivy-control.pdf>

### **Cherry laurel and English holly**

Cherry laurel and English holly are evergreen trees that can reach up to 50 feet in height, but are usually shorter and often shrub-like when present in the forest understory. Both species can form thickets in the forest understory, reproducing in low-light conditions and excluding native plant species. These trees can be difficult to control as they form extensive root sprouts after being cut down. The most effective method of control is to remove the entire root while the plant is small and can be pulled. If the plant is larger, it is possible to remove it using a weed wrench. If the tree is too large to be either hand pulled or removed with a weed wrench, cutting the stem at or above ground level and applying an herbicide concentration directly to the cut portion of the stem as soon as possible is effective. Other methods of herbicide application include frilling (cutting into the cambium and applying herbicide to the wounds) and stem injection where time-release dosages are placed directly into the stem. These methods kill the trees in place which can be left to fall and naturally decompose or can be cut once the tree has died. A recent unpublished study (EarthCorps 2013) found that triclopyr formulations were more effective than glyphosate for cut stump and frilling applications. Treatment with imazapyr stem injection was found to be very effective and should be the method of choice where plants can be left standing until they are dead. Because these trees tend to root sprout and have many seedlings, monitoring around the infested areas on a regular basis will be necessary for several years after removal. These species should not be cut without the

immediate application of herbicide to prevent extensive re-sprouting from the cut stems and associated roots. Follow all applicable laws and regulations regarding the handling and application of herbicide. Depending on the chemical and formulation, use of herbicide may require a licensed herbicide applicator to be present at the time of application. Contact the King County Noxious Weed Control Program regarding permitting requirements or restrictions: [noxious.weeds@kingcounty.gov](mailto:noxious.weeds@kingcounty.gov).

Best Management Practices for these plants can be found at:

Cherry laurel: <http://www.kingcounty.gov/environment/animalsAndPlants/noxious-weeds/weed-identification/english-laurel.aspx>.

English holly: <http://www.kingcounty.gov/environment/animalsAndPlants/noxious-weeds/weed-identification/english-holly.aspx>.

### **Himalayan blackberry**

Himalayan blackberry is a vigorous evergreen shrub armed with prickles on the stems. This plant thrives in open, disturbed areas but can also invade forested areas on both wet and dry sites. Invasive blackberries often form large thickets that exclude all other species and can also climb and smother small trees.

Control of invasive blackberries requires management over a number of years. Based on the size of the site, various strategies can be effective. For small infestations of invasive blackberries, manual removal is appropriate. For larger infestations, mechanical methods such as mowing or brush cutting can be effective. Manual control consists of cutting blackberry canes with loppers or pruners one foot above the ground. Depending on the size of the plants, dig up the root balls using tools such as a hand tiller, shovel, pulaski, or pick mattock. Canes can be piled on site on top of a tarp or an impervious surface and left to decompose. Place any root balls on top of the pile to avoid re-rooting. Due to possible vigorous re-sprouting from the root crown, monitoring the infested area on a regular basis will be necessary for several years after removal. Removal procedures are repeated as necessary for complete control. After removing invasive blackberries, the area should be replanted with natives and mulched to help deter future invasive growth (King County 2010). Another potential chemical control method being tested on steep slopes and in areas with dense cover of native species is the cut and dab method. This technique involves the application of herbicide directly to freshly cut blackberry canes. The advantages of this method include minimizing soil disturbance and damage to existing vegetation.

Biological methods of controlling blackberry are also an option. The introduction of animals such as goats or pigs can be useful in controlling infestations from one to four years old. Chemical methods of controlling large blackberry infestations are also known to be effective, especially if combined with other methods such as mechanical control and monitoring (King County 2010).

Best Management Practices for this plant can be found at:

<http://your.kingcounty.gov/dnrp/library/water-and-land/weeds/BMPs/blackberry-control.pdf>

# XIII. SUBAREA BUDGET

**Japanese Gulch Master Plan, Lower Gulch**  
 City of Mukilteo  
 Estimate of Probable Construction Cost - Master Plan



Last Updated: November 9th, 2015

<b>1100 MOBILIZATION</b>							
Item	Description	Quantity	Unit	Unit Costs	Subtotal	Total	Volunteer
	Mobilization (10% of Sub-total I)	0.1	%	\$38,000.00	\$38,000.00		
	Performance Bonding Insurance (3%)	0.1	%	\$1,700.00	\$1,700.00		
	Traffic Control	1	LS	\$2,000.00	\$2,000.00		
	Temp Const. Staging Area	1	LS	\$2,500.00	\$2,500.00		
	Surveying	1	LS	\$5,000.00	\$5,000.00		
						\$49,200.00	\$0.00
<b>2000 DEMOLITION, CLEARING AND TESC</b>							
Item	Description	Quantity	Unit	Unit Costs	Subtotal	Total	Volunteer
	Clear and Grub and Haul off Site	9536	SF	\$0.25			\$2,384.00
	Temp Const. Fence	1700	LF	\$5.00	\$8,500.00		
	Remove/Replace Existing Bridges, as needed	3	EA	\$500.00			\$1,500.00
	Stockpile existing woodchip trail material onsite for re-use	24	CY	\$10.00			\$240.00
	Salvage native plantings w/in construction limits	75	EA	\$6.00			\$450.00
	Relocate Existing Trail Kiosk to upper end of Lower Gulch Trail	1	LS	\$1,000.00			\$1,000.00
	Silt Fence	1700	LF	\$2.00	\$3,400.00		
	Tree Protection	150	LF	\$2.50	\$375.00		
						\$12,275.00	\$5,574.00
<b>2200 EARTHWORK</b>							
Item	Description	Quantity	Unit	Unit Costs	Subtotal	Total	Volunteer
	Grading (Load Haul and Dump)	25	CY	\$26.00	\$650.00		
	Grading (Cut & Fill on site with Equipment)	25	CY	\$13.00	\$325.00		
						\$975.00	\$0.00
<b>2500 BOARDWALK</b>							
Item	Description	Quantity	Unit	Unit Costs	Subtotal	Total	Volunteer
	Raised Boardwalk, railing, and overlook	374	LF	\$525.00	\$196,350.00		
	Boardwalk on sleepers with kickrail	424	LF	\$350.00	\$148,400.00		
						\$344,750.00	\$0.00
<b>2800 PARK AMENITIES: Site Furniture and Structures</b>							
Item	Description	Quantity	Unit	Unit Costs	Subtotal	Total	Volunteer
	Artistic Gateway	1	EA	\$5,000.00	\$5,000.00		
	Bike Parking	1	EA	\$1,000.00	\$1,000.00		
	Ecological Interpretive Signs	2	EA	\$1,000.00			\$2,000.00
	Historic Interpretive Elements	1	EA	\$2,000.00			\$2,000.00
	Log Seatbench	1	EA	\$1,000.00			\$1,000.00
	Official City Park Entry Sign	1	EA	\$1,500.00	\$1,500.00		
	Signage to limit public access to restoration areas	8	EA	\$200.00			\$1,600.00
	Trailmap/Kiosk	2	EA	\$2,000.00			\$4,000.00
						\$7,500.00	\$10,600.00
<b>DRAINAGE/STORMWATER TREATMENT</b>							
Item	Description	Quantity	Unit	Unit Costs	Subtotal	Total	Volunteer
	Miscellaneous Drainage/Stormwater Improvements, as needed	1	EA	\$4,000.00	\$4,000.00		
						\$4,000.00	\$0.00
<b>2900 PLANTING &amp; RESTORATION</b>							
Item	Description	Quantity	Unit	Unit Costs	Subtotal	Total	Volunteer
	Native Plant Restoration	60000	SF	\$1.50			\$90,000.00
						\$0.00	\$90,000.00

SUB TOTAL I	\$418,700.00	\$106,174.00
Contractor Overhead- 15%	\$62,805.00	
SUB TOTAL w/ Overhead	\$481,505.00	
w/ Sales Tax- 9.5%	\$527,247.98	
Construction Contingency- 15%	\$79,087.20	
Total	\$606,335.17	
Design/Engineering/Testing/Inspections 20%	\$121,267.03	
Permits	\$8,000.00	
City Project Management 5%	\$30,316.76	
	\$765,918.96	\$106,174.00
<b>Grand Total</b>	<b>\$872,092.96</b>	

**Japanese Gulch Master Plan, Dog Park**

City of Mukilteo

Estimate of Probable Construction Cost - Master Plan



Last Updated: November 9th, 2015

Assumptions: Does not include cost of improvements for 5th Ave

Item	Description	Quantity	Unit	Unit Costs	Subtotal	Total	Volunteer
<b>1100</b>	<b>MOBILIZATION</b>						
	Mobilization (10% of Sub-total I)	0.1	%	\$28,000.00	\$28,000.00		
	Performance Bonding Insurance (3%)	0.1	%	\$1,200.00	\$1,200.00		
	Temp Const. Staging Area	1	LS	\$2,500.00	\$2,500.00		
	Surveying	1	LS	\$3,500.00	\$3,500.00		
						\$35,200.00	\$0.00
<b>2000</b>	<b>DEMOLITION, CLEARING AND TESC</b>						
	Clear and Grub and Haul off Site (bioswale)	17500	SF	\$0.25			\$8,045.00
	Temp Const. Fence	1609	LF	\$5.00	\$8,045.00		
	Silt Fence	1700	LF	\$2.00	\$3,400.00		
						\$11,445.00	\$8,045.00
<b>2200</b>	<b>EARTHWORK</b>						
	Rejuvenate Gravel Parking	1	LS	\$8,000.00	\$8,000.00		
	Grading (Load Haul and Dump)	425	CY	\$26.00	\$11,050.00		
	Grading (Cut & Fill on site with Equipment)	425	CY	\$13.00	\$5,525.00		
						\$16,575.00	\$0.00
<b>2500</b>	<b>PATHS</b>						
	Crushed Rock Walking Trail	2840	SF	\$2.50	\$7,100.00		
	Crushed Rock Maintenance Trail	4434	SF	\$2.50	\$11,085.00		
						\$18,185.00	\$0.00
<b>2800</b>	<b>PARK AMENITIES: Site Furniture and Structures</b>						
	Artistic Gateway	1	EA	\$5,000.00	\$5,000.00		
	Bike Parking	1	EA	\$1,000.00	\$1,000.00		
	Ecological Interpretive Signs	2	EA	\$1,000.00			\$19,000.00
	Fencing for new dog run	760	LF	\$25.00	\$19,000.00		
	Historic Interpretive Elements	5	EA	\$750.00			\$3,200.00
	Log Seatbench	2	EA	\$1,000.00			\$3,200.00
	Picnic Tables	2	EA	\$1,600.00			\$3,200.00
	New Wheel Stops	19	EA	\$100.00			\$1,500.00
	Official City Park Entry Sign	1	EA	\$1,500.00	\$1,500.00		
	Signage to limit public access to restoration areas	4	EA	\$200.00			\$2,000.00
	Trailmap/Kiosk	1	EA	\$2,000.00			\$2,000.00
	Restroom (Composting Toilet)	1	LS	\$23,000.00	\$23,000.00		
	Small Picnic Shelter (Outside Dog Park)	1	LS	\$25,000.00	\$25,000.00		
	Large Shelter (Inside Dog Park)	1	LS	\$50,000.00	\$50,000.00		
						\$119,500.00	\$34,100.00
	<b>DRAINAGE/STORMWATER TREATMENT</b>						
	6" Perf Storm Drain Pipe	600	lf	\$30.00	\$18,000.00		
	8" Storm Drain Pipe	25	lf	\$40.00	\$1,000.00		
	Catch Basin Type 1	1	ea	\$2,000.00	\$2,000.00		
	Permeable Aggregate for Perf Pipe	180	cy	\$40.00	\$7,200.00		
	Bioretention Soil and Plantings	1800	sf	\$8.00			\$ 14,400.00
	Bioretention 12" Washed Gravel	1800	sf	\$5.00	\$9,000.00		
	Bioretention Area Overflow	2	ea	\$500.00	\$1,000.00		
						\$38,200.00	\$14,400.00
<b>2900</b>	<b>PLANTING &amp; RESTORATION</b>						
	Native Plant Restoration	11000	SF	\$1.50			\$16,500.00
						\$0.00	\$16,500.00
<b>2900</b>	<b>UTILITIES</b>						
	Sewer Connection (Restroom)	1	LS	\$20,000.00	\$20,000.00		
	Water Connection (Restroom)	1	LS	\$15,000.00	\$15,000.00		
	Electrical (power Drop for Restroom, Misc Park outlets)	1	LS	\$25,000.00	\$25,000.00		
	Miscellaneous Pedestrian Scale Safety Lighting	0	LS	\$12,000.00	\$0.00		
						\$60,000.00	\$0.00

SUB TOTAL I	\$299,105.00	\$73,045.00
Contractor Overhead- 15%	\$44,865.75	
SUB TOTAL w/ Overhead	\$343,970.75	
w/ Sales Tax- 9.5%	\$376,647.97	
Construction Contingency- 15%	\$56,497.20	
Total	\$433,145.17	
Design/Engineering/Testing/Inspections 20%	\$86,629.03	
Permits	\$6,000.00	
City Project Management 5%	\$21,657.26	
	\$547,431.46	\$73,045.00
<b>Grand Total</b>	<b>\$620,476.46</b>	

# Japanese Gulch Master Plan, Upper Gulch

City of Mukilteo

Estimate of Probable Construction Cost - Master Plan



Last Updated: November 9th, 2015

Assumptions: Does not include cost of improvements for 5th Ave

<b>1100 MOBILIZATION</b>							
Item	Description	Quantity	Unit	Unit Costs	Subtotal	Total	Volunteer
	Mobilization (10% of Sub-total I)	0.1	29000	\$29,000.00	\$29,000.00		
	Performance Bonding Insurance (3%)	0.1	1300	\$1,300.00	\$1,300.00		
	Temp Const. Staging Area	1	LS	\$2,500.00	\$2,500.00		
	Surveying	1	LS	\$20,000.00	\$20,000.00		
						\$52,800.00	\$0.00
<b>2000 DEMOLITION, CLEARING AND TESC</b>							
Item	Description	Quantity	Unit	Unit Costs	Subtotal	Total	Volunteer
	Clear and Grub and Haul off Site	10000	SF	\$0.25			\$25,000.00
	Temp Const. Fence	5000	LF	\$5.00	\$25,000.00		
	TESC	1	LS	\$14,000.00	\$14,000.00		
	Tree Removal (Re-use for other park amenities and trail closures)	1	LS	\$8,000.00	\$8,000.00		
	Netting and mulch to stabilize steep slopes	1	LS	\$10,000.00			\$10,000.00
	Salvage native plantings w/in construction limits	500	EA	\$6.00			\$3,000.00
						\$39,000.00	\$25,000.00
<b>2200 EARTHWORK</b>							
Item	Description	Quantity	Unit	Unit Costs	Subtotal	Total	Volunteer
	Excavation of on-site soils	1	LS	\$10,000.00	\$10,000.00		
	Grading (Load Haul and Dump)	1000	CY	\$26.00	\$26,000.00		
	Grading (Cut & Fill on site with Equipment)	800	CY	\$13.00	\$10,400.00		
	Shoulder ballast for trail drainage	250	Tons	\$80.00	\$20,000.00		
	Woven geotextile fabric for subgrade separation w/railroad ballast	4500	SF	\$5.00	\$22,500.00		
						\$88,900.00	\$0.00
<b>2500 PATHS</b>							
Item	Description	Quantity	Unit	Unit Costs	Subtotal	Total	Volunteer
	Crushed Rock Walking Trail (Mainline, 6,670 LF)	40000	SF	\$2.50	\$100,000.00		
						\$100,000.00	\$0.00
<b>2500 BOARDWALK</b>							
Item	Description	Quantity	Unit	Unit Costs	Subtotal	Total	Volunteer
	Raised Boardwalk, railing, and overlook	500	LF	\$525.00	\$262,500.00		
	Boardwalk on sleepers with kickrail	500	LF	\$350.00	\$175,000.00		
						\$437,500.00	\$0.00
<b>2800 PARK AMENITIES: Site Furniture and Structures</b>							
Item	Description	Quantity	Unit	Unit Costs	Subtotal	Total	Volunteer
	Neighborhood Trailheads	3	EA	\$5,000.00	\$15,000.00		
	Bike Parking	2	EA	\$1,000.00	\$2,000.00		
	Overlooks	5	EA	\$1,000.00	\$5,000.00		
	Misc Fencing	200	LF	\$40.00	\$8,000.00		
	Misc Guardrails	150	EA	\$35.00			\$8,000.00
	Log Seatbench	8	EA	\$1,000.00			\$8,000.00
	Signage to limit public access to restoration areas	16	EA	\$200.00			\$2,000.00
	Trailmap/Kiosk	1	EA	\$2,000.00			\$2,000.00
						\$15,000.00	\$20,000.00
<b>DRAINAGE/STORMWATER TREATMENT</b>							
Item	Description	Quantity	Unit	Unit Costs	Subtotal	Total	Volunteer
	Miscellaneous Drainage improvements	1	LS	\$25,000.00	\$25,000.00		
						\$25,000.00	\$0.00
<b>2900 PLANTING &amp; RESTORATION</b>							
Item	Description	Quantity	Unit	Unit Costs	Subtotal	Total	Volunteer
	Native Plant Restoration	50000	SF	\$1.50			\$75,000.00
						\$0.00	\$75,000.00

SUB TOTAL I	\$758,200.00	\$120,000.00
Contractor Overhead- 15%	\$113,730.00	
SUB TOTAL w/ Overhead	\$871,930.00	
w/ Sales Tax- 9.5%	\$954,763.35	
Construction Contingency- 15%	\$143,214.50	
Total	\$1,097,977.85	
Design/Engineering/Testing/Inspections 20%	\$219,595.57	
Permits	\$10,000.00	
City Project Management 5%	\$54,898.89	
	\$1,382,472.32	\$120,000.00
<b>Grand Total</b>	<b>\$1,502,472.32</b>	

**Japanese Gulch, 76th St Trailhead**

City of Mukilteo

Estimate of Probable Construction Cost - Master Plan



Last Updated: November 9th, 2015

<b>1100 MOBILIZATION</b>							
Item	Description	Quantity	Unit	Unit Costs	Subtotal	Total	Volunteer
	Mobilization (10% of Sub-total I)	0.1	29000	\$89,000.00	\$89,000.00		
	Performance Bonding Insurance (3%)	0.1	1300	\$26,000.00	\$26,000.00		
	Temp Const. Staging Area	1	LS	\$2,500.00	\$2,500.00		
	Surveying	1	LS	\$10,000.00	\$10,000.00		
						<b>\$127,500.00</b>	<b>\$0.00</b>
<b>2000 DEMOLITION &amp; CLEARING</b>							
Item	Description	Quantity	Unit	Unit Costs	Subtotal	Total	Volunteer
	Clear and Grub and Haul off Site (Flex Space)	21000	SF	\$0.25	\$5,250.00		
	Clear and Grub and Haul off Site (Natural Play Area)	27000	SF	\$0.25	\$6,750.00		
	Clear and Grub and Haul off Site (Natural Meadow)	68000	SF	\$0.25	\$17,000.00		
	Clear and Grub and Haul off Site (Bike Dirt Jump Area)	35000	SF	\$0.25	\$8,750.00		
	Clear and Grub and Haul off Site (Parking Lot)	7700	SF	\$0.25	\$1,925.00		
	Temp Const. Fence - chain link (Parking lot)	50	LF	\$18.00	\$900.00		
	Temp Const. Fence - chain link (Flex Space)	555	LF	\$18.00	\$9,990.00		
	Temp Const. Fence - 4ft. High visibility (Natural Play Area)	621	LF	\$18.00	\$11,178.00		
	Temp Const. Fence - 4ft. High visibility (Natural Meadow)	1000	LF	\$18.00	\$18,000.00		
	Temp Const. Fence - 4ft. High visibility (Bike Dirt Jump Area)	1061	LF	\$18.00	\$19,098.00		
	Remove Asphalt/Gravel	3500	SF	\$2.00	\$7,000.00		
	Demolition (Existing Miscellaneous remnants from cemetery era)	1	LS	\$1,500.00	\$1,500.00		
	Temporary Sedimentation & Erosion Control (Parking lot)	1	LS	\$6,200.00	\$44,400.00		
	Temporary Sedimentation & Erosion Control (Flex Space)	1	LS	\$8,000.00	\$44,400.00		
	Temporary Sedimentation & Erosion Control (Natural Play Area)	1	LS	\$20,300.00	\$44,400.00		
	Temporary Sedimentation & Erosion Control (Natural Meadow)	1	LS	\$10,400.00	\$44,400.00		
	Temporary Sedimentation & Erosion Control (Bike Dirt Jump Area)	1	LS	\$45,000.00	\$44,400.00		
	Tree Protection (Meadow- use Const. Fence for other areas)	450	LF	\$2.50	\$1,125.00		
	Trees to be Removed	36	EA	500	\$18,000.00		
	Salvage Native Plantings from Bike Dirt Jump/Meadow for Play Area	1	LS	\$2,000.00			\$2,000.00
						<b>\$348,466.00</b>	<b>\$2,000.00</b>
<b>2200 GRADING and EROSION CONTROL</b>							
	Remove Stripped Organic Material (Flex Space)	330	CY	\$9.00	2970		
	Remove Stripped Organic Material (Natural Play Area)	330	CY	\$9.00	\$2,970.00		
	Remove Stripped Organic Material (Natural Meadow)	831	CY	\$9.00	\$7,480.00		
	Remove Stripped Organic Material (Bike Dirt Jump Area)	428	CY	\$9.00	\$3,850.00		
	Remove Stripped Organic Material (Parking lot)	94	CY	\$9.00	\$847.00		
	Grading (Cut & Fill on site with Equipment)	500	CY	\$8.00	\$4,000.00		
	Grading (Export, Load, Haul and Dump)	1345	CY	\$22.00	\$29,590.00		
	Re-use cut from site for Bike Dirt Jump area grading	1000	CY	\$8.00	\$8,000.00		\$8,000.00
						<b>\$59,707.00</b>	<b>\$8,000.00</b>
<b>2500 PAVING</b>							
Item	Description	Quantity	Unit	Unit Costs	Subtotal	Total	Volunteer
	Crushed Rock Entry & Overlook (Bike Dirt Jump Area)	1000	SF	\$2.00	\$2,000.00		
	Concrete Pathway (Future Restroom)	400	SF	\$6.00	\$2,400.00		
	Accent Concrete (Play Area)	136	SF	\$10.00			\$1,360.00
	Concrete Pad (Future Restroom)	1200	SF	\$6.00	\$7,200.00		
	Concrete Pads - Picnic Tables	360	SF	\$4.00			\$1,440.00
	Concrete Pads - Bike Racks	160	SF	\$4.00			\$640.00
						<b>\$11,600.00</b>	<b>\$3,440.00</b>
<b>2500 PAVING-PARKING</b>							
Item	Description	Quantity	Unit	Unit Costs	Subtotal	Total	Volunteer
	Parking Lot Driveway Asphalt Overlay	21000	SF	\$2.00	\$42,000.00		
	ADA Curb Ramps w/ Detectable Warning	1	EA	\$750.00	\$750.00		
	ADA Symbols and Aisles	4	LS	\$2,000.00	\$8,000.00		
	ADA Signs	4	EA	\$250.00	\$1,000.00		
	Curb Paint w/ Fire Lane Stenciling	440	LF	\$2.00	\$880.00		
	Wheel Stops	42	EA	\$100.00	\$4,200.00		
	Parking Striping & Markings	42	Stall	\$50.00	\$2,100.00		
	Parking Lot Signage	4	EA	\$250.00	\$1,000.00		
						<b>\$59,930.00</b>	<b>\$0.00</b>
<b>2500 PATHS (Sub-Areas and "Arboretum Loop")</b>							
Item	Description	Quantity	Unit	Unit Costs	Subtotal	Total	Volunteer
	48" wide, Accessible Crushed Rock Pathway (Flex Space)	1336	SF	\$2.50	\$3,340.00		
	48" wide, Accessible Crushed Rock Pathway (Community Garden)	2000	SF	\$2.50	\$5,000.00		
	48" wide, Accessible Crushed Rock Pathway (Play Area)	2200	SF	\$2.50	\$5,500.00		
	48" wide, Accessible Crushed Rock Pathway (Meadow)	3000	SF	\$2.50	\$7,500.00		
	48" wide, Accessible Crushed Rock Pathway (Dirt Bike Jump Area)	2400	SF	\$2.50	\$6,000.00		
						<b>\$27,340.00</b>	<b>\$0.00</b>
<b>2800 PARK AMENITIES: Site Furniture</b>							
Item	Description	Quantity	Unit	Unit Costs	Subtotal	Total	Volunteer
	Raised Planters	6	EA	\$200.00	\$1,200.00		
	Logs (Salvaged from forest for general seating)	8	EA	\$500.00			\$4,000.00
	Large Boulders (For general seating, wayfinding, for entries)	8	EA	\$450.00	\$3,600.00		
	Picnic Tables	3	EA	\$1,600.00	\$4,800.00		

	Bike Rack	2	EA	\$1,000.00	\$2,000.00		
	Large-scale Stockpile area	3	EA	\$500.00	\$1,500.00		
	Play Area Entry Arbor	1	EA	\$2,500.00			\$2,500.00
	Trash Receptacles	3	EA	\$1,000.00	\$3,000.00		
	Fencing for Bike Dirt Jump Area (Split Rail)	500	LF	\$22.00			\$11,000.00
	Bollards-Removable	3	EA	\$800.00	\$2,400.00		
						\$18,500.00	\$17,500.00
<b>2800</b>	<b>PARK AMENITIES: Play Area</b>						
<b>Item</b>	<b>Description</b>	<b>Quantity</b>	<b>Unit</b>	<b>Unit Costs</b>	<b>Subtotal</b>	<b>Total</b>	<b>Volunteer</b>
	Arborist Chips (Play Area- 12" depth- 7300 SF)	270	CY	\$20.00			\$5,400.00
	Play Area Seating Logs (Salvaged from the forest)	32	EA	\$500.00			\$16,000.00
	Play Area/Outdoor Classroom Seating Stumps	8	EA	\$100.00			\$800.00
	Play Area Ramps	212	SF	\$20.00	\$4,240.00		
	Play Area Boulders	25	Tons	\$250.00	\$6,250.00		
	Farm/Forest/Naturalistic Play/Interactive Sculpture	1	EA	\$25,000.00	\$25,000.00		
						\$35,490.00	\$22,200.00
<b>2500</b>	<b>SIGNAGE</b>						
<b>Item</b>	<b>Description</b>	<b>Quantity</b>	<b>Unit</b>	<b>Unit Costs</b>	<b>Subtotal</b>	<b>Total</b>	<b>Volunteer</b>
	Intpretive Signage and Wayfinding	1	LS	\$5,000.00	\$5,000.00		
	Park Entry Sign (Parking Lot)	1	EA	\$1,200.00	\$1,200.00		
						\$6,200.00	\$0.00
	<b>ARCHITECTURE</b>						
<b>Item</b>	<b>Description</b>	<b>Quantity</b>	<b>Unit</b>	<b>Unit Costs</b>	<b>Subtotal</b>	<b>Total</b>	<b>Volunteer</b>
	Relocate Farm Sheds Misc. (Community Garden)	2	EA	\$2,000.00	\$4,000.00		
	Farm Shelter w/closing doors (Community Garden)	1	EA	\$80,000.00	\$80,000.00		
	Covered Bike Parking (Parking Lot)	1	EA	\$15,000.00			\$15,000.00
						\$84,000.00	\$15,000.00
	<b>DRAINAGE/STORMWATER TREATMENT</b>						
<b>Item</b>	<b>Description</b>	<b>Quantity</b>	<b>Unit</b>	<b>Unit Costs</b>	<b>Subtotal</b>	<b>Total</b>	<b>Volunteer</b>
	6" Perf Storm Drain Pipe (Natural Play Areas)	1200	LF	\$30.00	\$36,000.00		
	8" Storm Drain Pipe (Lower end of 76th St. Trailhead)	400	LF	\$40.00	\$16,000.00		
	Culvert Extensions	40	LF	\$50.00	\$2,000.00		
	Catch Basin Type 1	1	EA	\$2,000.00	\$2,000.00		
	Connection to Existing Drainage System	1	EA	\$3,000.00	\$3,000.00		
	Permeable Aggregate for Perf Pipe	180	CY	\$40.00	\$7,200.00		
	Bioretention 12" Washed Gravel (Parking Lot)	280	SF	\$5.00	\$1,400.00		
	Bioretention Area Overflow (Parking Lot)	1	EA	\$500.00	\$500.00		
						\$68,100.00	\$0.00
<b>2900</b>	<b>UTILITIES (Should be done w/ Parking Lot Improvements and after final decision for "Flex Space")</b>						
	<b>(Estimate does not include Fire Alarm or Utility Charges)</b>						
<b>Item</b>	<b>Description</b>	<b>Quantity</b>	<b>Unit</b>	<b>Unit Costs</b>	<b>Subtotal</b>	<b>Total</b>	<b>Volunteer</b>
	Sewer Line Restroom	400	LF	\$30.00	\$12,000.00		
	Sewer Connection (Restroom)	1	LS	\$20,000.00	\$20,000.00		
	Water Line (From connection in existing parking lot)	50	LF	\$10.00	\$500.00		
	Water Connection (Additional Sub-meter for irrigation)	1	LS	\$10,000.00	\$10,000.00		
	Metering Provisions	1	EA	\$1,500.00	\$1,500.00		
	Secondary Wiring in Ex. Conduit	1	LS	\$1,500.00	\$2,500.00		
	Lighting- Parking Pole Lights	4	EA	\$4,250.00	\$17,000.00		
	Lighting- Pathway Pole Lights	4	EA	\$4,250.00	\$17,000.00		
	Lighting- Miscellaneous	1	LS	\$5,000.00	\$5,000.00		
	Lighting Controls- Contractor & Time Clock	1	EA	\$2,000.00	\$2,000.00		
	Basic Materials- Ligthing Circuit Connections	4	EA	\$200.00	\$800.00		
						\$88,300.00	\$0.00
<b>2900</b>	<b>PLANTING</b>						
<b>Item</b>	<b>Description</b>	<b>Quantity</b>	<b>Unit</b>	<b>Unit Costs</b>	<b>Subtotal</b>	<b>Total</b>	<b>Volunteer</b>
	Play Area Plantings Beds (Natives, includes soil prep., irrig.)	7000	SF	\$6.00			\$42,000.00
	General Tree Planting, including Fruit Trees for Natural Play Area	19	EA	\$150.00			\$2,850.00
	Hydroseeded, Low-Mow, Ecoturf Meadow (No Irrigation)	66000	SF	\$0.25	\$16,500.00		
	Water Line (Connection in parking lot)	450	LF	\$10.00	\$4,500.00		
	Replant Salvaged Native Plantings from Bike Dirt Jump/Meadow in Play Area	1	LS	\$2,000.00			\$2,000.00
	Bioretention Soil and Plantings (Parking Lot)	280	SF	\$10.00	\$2,800.00		
	Restore Forest Edges w/ Native/Habitat Plantings	6000	SF	\$2.50	\$15,000.00		
						\$38,800.00	\$46,850.00
<b>2900</b>	<b>CLOSE-OUT</b>						
<b>Item</b>	<b>Description</b>	<b>Quantity</b>	<b>Unit</b>	<b>Unit Costs</b>	<b>Subtotal</b>	<b>Total</b>	<b>Volunteer</b>
	Project Close-out	1	LS	\$1.00	\$5,000.00		
						\$5,000.00	\$0.00

SUB TOTAL	\$978,933.00	\$114,990.00
Contractor Overhead- 15%	\$146,839.95	
SUB TOTAL w/ Overhead	\$1,125,772.95	
w/ Sales Tax- 9.5%	\$1,232,721.38	
Construction Contingency- 15%	\$184,908.21	
Total	\$1,417,629.59	
Design/Engineering/Testing/Inspections 20%	\$283,525.92	
Permits	\$10,000.00	
City Project Management 5%	\$70,881.48	
	\$1,782,036.98	\$114,990.00
<b>Grand Total</b>	<b>\$1,897,026.98</b>	

# XIV. LEVEL OF SERVICE STANDARDS

## MUKILTEO PARK/FACILITY GROUNDS MAINTENANCE STANDARDS

### LEVEL A

This level of maintenance is performed at our highest priority parks/facilities: City Hall, Police Station, Fire Station 3, Fire Station 1, Lighthouse Park, Lighthouse Complex, Rosehill, 92nd Street Park. Maintenance at this level keeps the parks and facilities at a high enough standard to ensure we achieve a well-kept look. Maintenance issues and concerns are given a high priority.

*Turf:* Mowed 1x per week, hard surfaces are edged and blown clean. Overseeding and aerating activities are performed on a scheduled basis.

*Fertilization:* Turf is fertilized 2x per year.

*Planter Beds:* Weeded 2x per year.

*Restrooms:* Cleaned daily during peak season (April-October) and as needed during off-peak season.

*Garbage & Litter:* Picked up daily, fluctuates depending on weather and scheduled uses.

*Irrigation:* Tended to daily during peak season with work including head repairs and adjustments, replacing nozzles, flow adjustments, and vandalism repairs.

*Playgrounds:* Looked at weekly, safety surfacing leveled, inspections quarterly.

### LEVEL B

This level of maintenance is performed at our medium priority parks/facilities: Cemetery, SR 525 Bubble Parks, Harbour Pointe, Public Works, Centennial Park, Totem, Pear Tree (Fowler), Elliot Pointe, Goat Trail Park/Cell PH Park. Maintenance at this level keeps the park clean and safe by many of the high end details are eliminated. Maintenance issues and concerns are given a sliding priority with safety items coming first.

*Turf:* Mowed 1x per week, overseeding and aerating activities are performed on an as needed basis.

*Fertilization:* Turf is fertilized on as needed basis.

*Planter Beds:* Weeded on as needed basis.

*Restrooms:* Cleaned daily during peak season (April-October) and as needed during off-peak season.

*Playgrounds:* Looked at monthly, safety surfacing leveled, inspections quarterly.

*Irrigation:* Turned on according to irrigation schedule.

*Garbage & Litter:* Picked up 1x daily.

### LEVEL C

This level of maintenance is performed at our low priority park/facilities. Sites are visited 1x per week to pick up litter and mow the turf. Maintenance issues and concerns are triggered by park inspections and citizen concerns with safety items coming first.

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