



Beaton Hill Park

Master Plan | September 13, 2023



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Executive Summary

Beaton Hill Park is centrally located within the City’s urban core. The master planning for the park was held concurrent with the master planning for Big Rock Park South. One of the goals for the joint planning process was to prepare plans that integrate with Big Rock Park North and Central for the purpose of providing a cohesive overall park system. The purpose of this Master Plan is to establish proposed programming, activities, and improvements to Beaton Hill Park, with nearly 9.5 acres of new park land. These parks combined will expand the overall Big Rock / Beaton Hill Parks corridor by adding 24 acres of new park land to the system.

The City’s Master Plan process was conducted from February 2022 – March 2023 to arrive at a preferred master plan for Beaton Hill Park. Community input was obtained through three web-based surveys, three public workshops, and four pop-up events. Check-in meetings were also held with the Parks & Recreation Commission and the City Council at each stage of the process. A State Environmental Protection Agency (SEPA) review of the master plan was completed, and a determination of non-significance was issued in May 2023. The master plan for Beaton Hill Park was adopted by City Council at a Regular Meeting held on October 17, 2023.

The final master plan for Beaton Hill Park is designed to highlight the expansive view from the north end of the park and create a unique and accessible experience moving through the park. The proposed improvements include an off-leash dog area; p-patch; accessible hillside play area; pickleball courts; and a variety of picnic, open space, and gathering areas.

A large parking lot is provided off SE 8th Street, with a smaller parking lot off 218th Ave SE to improve accessibility at the north end of the park. A new restroom, paved and soft surface trails, benches, and other supporting improvements are provided throughout the park. Interpretive signage would be included in key areas along the trails, within a series of overlooks to the wetland/stream system and in near gathering areas, to highlight the natural environment and/or history of the site.

Whimsical elements are integrated along the trail and open space areas to add a playful and interactive experience to the park, and are intended to eventually continue through the main trail connecting all of the Beaton Hill / Big Rock Parks as a defining element of the parks system.



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Project Background

- Introduction
- Site History
- Site Context

Introduction

Beaton Hill Park is located approximately half a mile west of Sammamish City Hall in the heart of the City and just south of the future Town Center. It is located on SE 8th Street, directly north of the three Big Rock Park properties (North, Central, and South) and is currently closed to the public. The park is comprised of two parcels that were purchased by the City in fall 2018 in an effort to preserve open space in a rapidly densely developing area in the City; it is named for the family that owned the farmstead for over 80 years. The vacant land totals 9.36 acres and has mature trees, rolling topography, open meadows, two wetlands, and a seasonal stream. The City was awarded a King County Conservation Futures Grant as a reimbursement for approximately 4 acres of the site, which will be designated for permanent conservation.

Because of its proximity to the Big Rock Parks system, a consolidated master planning process with Big Rock Park South was completed. A total of \$275,000 was allocated in the Parks Capital Improvement Plan (Parks CIP) to develop a master plan for each park concurrently. A Request for Qualifications (RFQ) was published in July 2021 for consultant services to complete the master plans for Beaton Hill Park and Big Rock Park South. A total of eight firms responded. Staff evaluated the statements of qualifications received, based on criteria outlined in the RFQ and invited two firms to interview. HBB Landscape Architecture was selected for the project.

Project Goals

The Beaton Hill Park Master Plan is the result of a multi-step process led by the Consultant team and City staff. With input and direction from the public, the City Council and the Parks & Recreation Commission, the goals of this master plan were developed and are as follows:

1. Continue to be the **place of respite**, contemplation, and exploration of the natural environment it is today, protected for future generations.
2. **Connect, educate, and inspire** people of all ages and abilities to discover more about each other and our surroundings.
3. Provide **safe access to everyone** of all abilities to the amazing places and experiences throughout the park.
4. Allow everyone the **flexibility** to be active or passive in how they choose to recreate, providing opportunities for both in a way that respects and fits into the context of the site.

2018 Parks, Recreation & Open Space (PRO) Plan

The 2018 Park, Recreation & Open Space Plan is a long-term planning document used to guide the development of the City’s overall park system, including Beaton Hill Park. The Beaton Hill Park master planning process builds on this previous planning effort and furthers the vision and goals outlined in this document. The overall vision is to see parks as an integral part of the City’s healthy and sustainable community by connecting people to nature, play, and culture. The goals set forth in the PROS Plan include the conservation of natural resources, opportunities to improve health and wellness, and to create social equity in access to parks and recreation for all residents.

The Beaton Hill Park Master Plan meets these goals with the conservation and enhancement of the wetlands, stream and forested areas within the park; the active recreation and passive opportunities and programming proposed for the park; and the gathering places where residents can come together as a community.

Site History

This property was in the Beaton family since 1923, beginning with Angus and Helen Beaton. Their son, John, purchased the property in 1951 and relocated his family from Morton, Washington to present-day Sammamish. John and his wife Corinne had three children: Jim, Darlene, and Dave. The family utilized their property as farmland to grow fruits, vegetables, and hay. The land was home to cattle, rabbits, geese, and pigs. If you drove by this area before 2018, you may have seen cows grazing the expansive landscape.

Growing up on the property, the Beaton children worked hard to help milk the cows, churn fresh butter, and take care of their animals. The Beaton's grew most of their food, but would occasionally purchase items from the Baker store, located near what is now the Pine Lake QFC.

The Beaton family sold their property to the City in 2018 to be used as parkland. In helping to preserve the property's character and developing the land into a park, the Beaton family will be able to enjoy the land they grew up on and provide irreplaceable green space for the community.

In the summer of 2019, City staff completed minor work on the property. The residence and accessory structures on-site were demolished because they were in poor condition and would continue to deteriorate as they sat vacant. Additionally, staff took cuttings from a sample of rhododendrons that had been planted around the residence and throughout the property by the family. These cuttings were propagated so that they may be replanted on-site in the future as part of the overall park development.



Corinne, Darlene, John, and Jim Beaton (1952)



Angus, Jim, John, and Jim Beaton (1951)



David Beaton with large squash (1964)

Site Context



Vicinity Map - City of Sammamish

Beaton Hill Park is a 9.36-acre site located in central Sammamish, just south of the future Town Center. The north half of the site is largely forested, with a sloped open meadow in the central and south half of the site. The eastern portion of the site has two wetlands and one seasonal stream that connects to the Ebright Creek Tributary.

The park is surrounded by residences to the north, east, and west. To the south is Big Rock Park North, directly across SE 8th Street. Views from the north end of Beaton Hill Park expand over the adjacent Big Rock Park system to the south and the mountains beyond.



Context Map

Planning Process

- Planning Phases
 - Site Inventory & Analysis
 - Critical Areas
 - Tree Preservation Area
 - Public Outreach Overview
 - Hopes, Dreams, & Concerns
 - Park Program
 - Preferred Master Plan

Planning Phases

The park master planning process began with a detailed analysis of existing site conditions. This included an assessment of existing amenities and a review of the following: critical areas, vegetation, available utilities and stormwater drainage connections, adjacent street improvements, and overall topography of the site. Existing easements and other known site encumbrances were documented to the extent available. Relevant planning documents for the neighborhood, transportation system, municipal code, and other city requirements were also identified. Recreation and programming needs within the city were identified based on previous community outreach and planning projects, including any existing programming already developed nearby. This analysis formed the basis of the master planning process and continued community outreach specific to this park site.

An extensive public outreach process was developed to occur jointly with the master planning of newly donated Big Rock Park South, located at the southern end of the Big Rock Park system, forming a contiguous network of parks within the community. Public meetings and a variety of community events were held at each phase of the master planning process, in addition to regular meetings with the Parks & Recreation Commission and updates to City Council. The phases for public outreach used for this project followed the City’s defined Master Planning Process and include:

PHASE 1 | Hopes, Dreams, & Concerns (February 2022 - May 2022)

This phase began with a detailed analysis of existing site conditions, park programming, and establishing overall project goals for the park to determine the hopes, dreams, and concerns of the community related to the park.

PHASE 2 | Park Program (May 2022 - September 2022)

Master plan alternatives for the park were developed based on the results of Phase 1 and presented back to the community, the Parks and Recreation Commission, and City Council to voice their preferences, likes, and dislikes for each alternative presented.

PHASE 3 | Preferred Master Plan (September 2022 - March 2023)

Comments from Phase 2 were reviewed and a preferred master plan developed, keeping what people liked most about the concepts presented, and changing what they didn’t like to create a single preferred master plan concept.

PHASE 4 | Final Master Plan & Report (March 2023 - October 2023)

The final phase of the project incorporated feedback received on the preferred master plan from the community, Parks & Recreation Commission, and City Council. Comments received during the SEPA process, and all other comments received on the park master plan were also reviewed. The final master plan and a summary of the planning process was documented in this report and presented for final adoption by the City Council.

Site Inventory & Analysis



Beaton Hill Park is dominated by a sloped, open meadow with large evergreen and ornamental trees. From the site's high point, there are pastoral views looking south toward Big Rock Park North. Along the east side of the site, there are two wetlands and a seasonal stream that connects to the Ebright Creek Tributary.

Currently, there are no sidewalks or bike lanes along SE 8th St or 218th Ave SE. While there is no parking on-site, there is on-street parking along the south side of SE 8th St for Big Rock Park North. There are two current access points into the property, both are located off 218th Ave SE.



1 View Near High Point



2 Forested Area



3 Steep Slope



4 Gravel Access Drive on 218th Ave SE

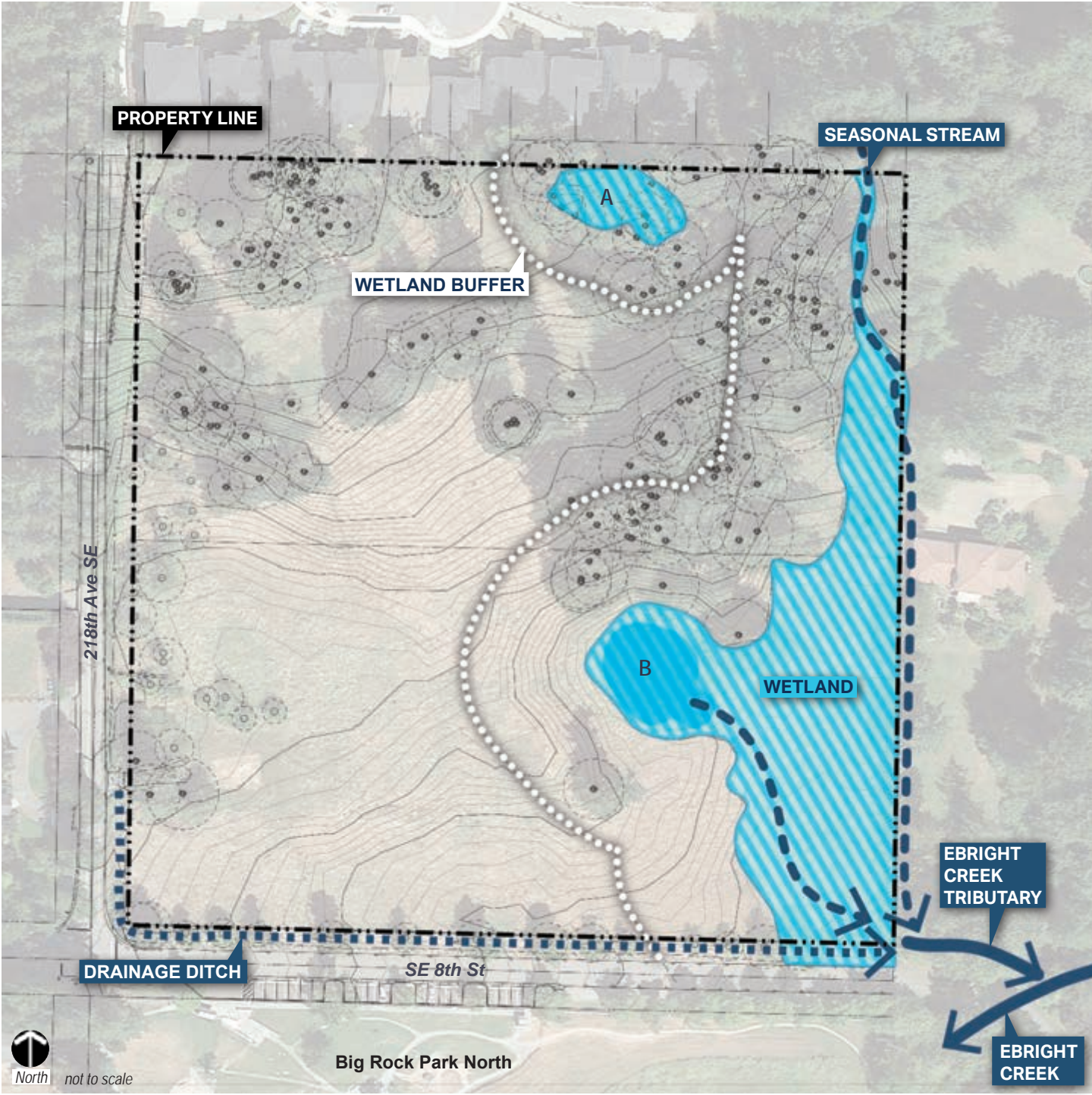


5 Wetland Pond



6 SE 8th Street & Big Rock Park North Parking

Critical Areas



Wetland A



Wetland B



Seasonal Stream



Outflow to Ebright Creek Tributary

Wetlands

Beaton Hill Park lies within the East Lake Sammamish Basin. There are two wetlands (Wetlands A and B) identified within the Beaton Hill Park study area. Wetland A and Wetland B both occur on the park property. Wetland A is approximately 0.15 acres and is considered a depressional, palustrine emergent, scrub-shrub wetland. Wetland B is approximately 1.25 acres and is considered a depressional, slope palustrine emergent, forested, scrub-shrub wetland. There is an open year-round pond existing on the site within Wetland B that is one of the predominant current visual features of the site.

Further information on the wetlands identified in the study area is included in Appendix A of this document.

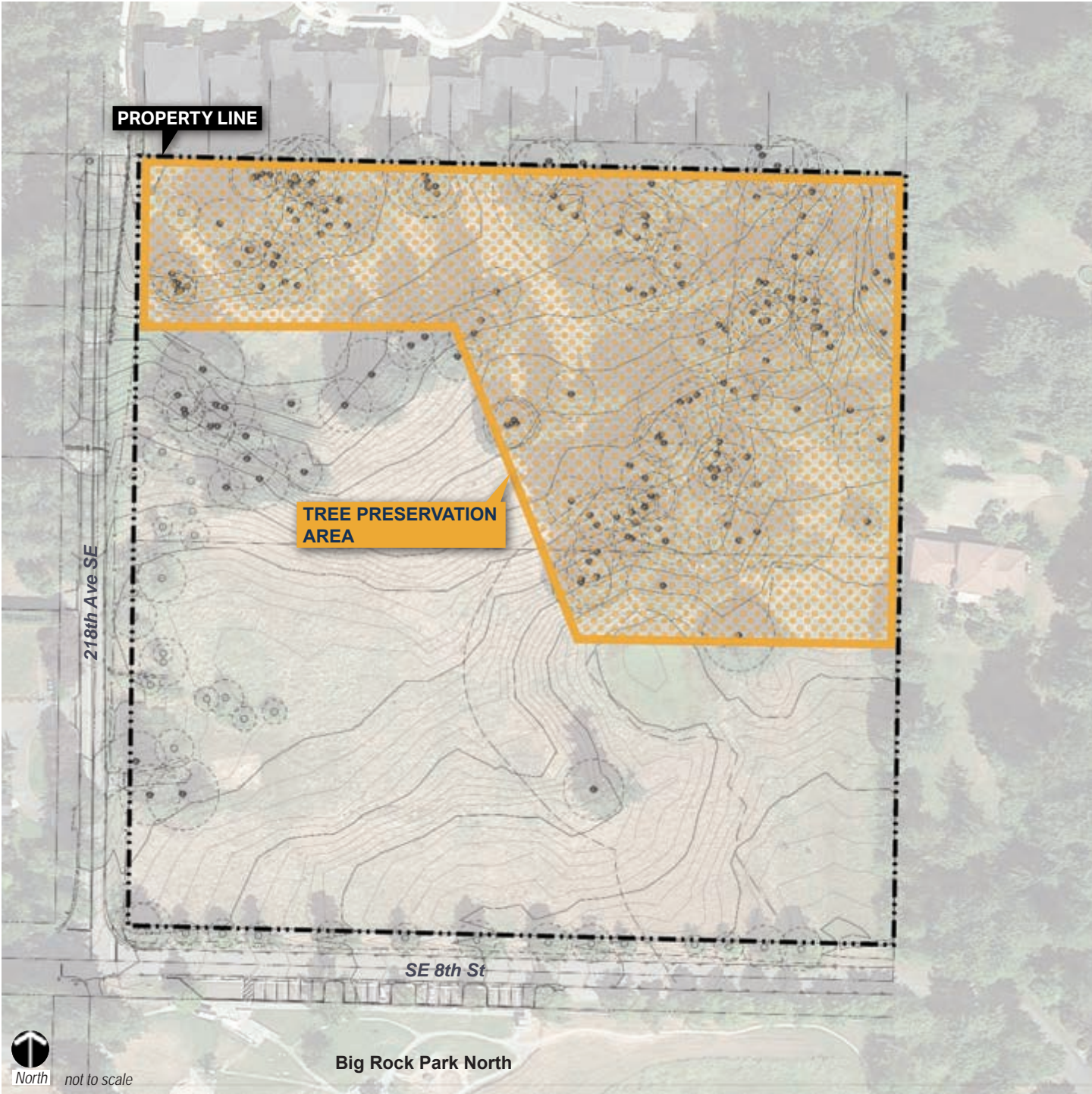
Wetland Buffers

There is a 50-foot buffer around Wetland A, and a 100-foot buffer around Wetland B. Wetland A's buffer is mostly within forested area, and Wetland B's buffer spans both forested and open meadow area.

Stream

A non-fish bearing, seasonal stream occurs along the eastern property line of the park, flowing from north to south, and connects to the Ebright Creek Tributary. The stream is approximately three feet wide, and has a substrate mainly composed of gravel and cobble. This stream requires a 50-foot buffer that is mostly open meadow with some forested condition along the northern edge.

Tree Preservation Area



Forested views of Tree Preservation Area



As part of the 2018 purchase agreement for the property, the City agreed to use its best efforts to retain mature trees located in the northern half of the property. This area for tree preservation was depicted in the purchase agreement and subsequently used as a template for a reimbursement grant application with the King County Conservation Futures Fund (CFT). The City was awarded a grant in the sum of \$1,367,800 for the purchase of approximately four acres of the site and this area will be designated for permanent conservation.

As part of accepting grant funding for this area designated for permanent conservation, the four acres are to be used for passive, low-impact recreation, as well as infrastructure that supports such uses. At most, 15% of the Tree Preservation Area can be developed with non-vegetative, impervious surfaces, excluding soft-surface or paved trails. Mature trees in the Tree Preservation Area must be retained to the greatest extent feasible. Further information on the CFT Inter-local Agreement for this site is included in Appendix C of this document.

OPPORTUNITIES & CONSTRAINTS

Following the site inventory and analysis phase of the master plan, several opportunities and constraints were identified and are noted below. These items were further explored with the community during the public outreach process.

Opportunities

- **Connections**
- **Ecology**
- **View corridors**
- **Topography**

Constraints

- **Accessibility**
- **Stream / wetland buffers**
- **Tree preservation area**
- **Utility service connections**

Public Outreach Overview

An extensive public outreach process was implemented to ensure the park master plan represented community hopes, dreams, and concerns for the park. The outreach process included opportunities for public comment and feedback in every phase of the project and through a variety of formats. This section describes each outreach event with a summary of the comments and feedback heard for each phase of the outreach process.

The public outreach process included the following meetings or events for each phase of work:

PHASE 1 | Hopes, Dreams, & Concerns (February - April 2022)

- Parks & Recreation Commission Meeting #1: April 6, 2022
- City Council Meeting #1: April 19, 2022
- Earth Day Booth & Open House at Big Rock Park South: April 23, 2022
- Public Meeting #1: April 28, 2022
- Community Survey #1: April 22, 2022 - May 13, 2022

PHASE 2 | Park Program (April - September 2022)

- Parks & Recreation Commission Meeting #2: July 20, 2022
- Public Meeting #2: July 27, 2022
- Concert in the Park: July 28, 2022
- Joint City Council Meeting #2 with the Parks & Recreation Commission: September 13, 2022
- Community Survey #2: July 27, 2022 - August 29, 2022

PHASE 3 | Master Plan Development (September 2022 - March 2023)

- Lunar New Year Celebration: January 21, 2023
- Public Meeting #3: January 26, 2023
- Parks & Recreation Commission Meeting #4: February 1, 2023
- Joint City Council Meeting #3 with the Parks & Recreation Commission: March 14, 2023
(SEPA Authorization by City Council)
- Community Survey #3: January 21, 2023 - March 13, 2023

PHASE 4 | SEPA Review & Final Master Plan Adoption (March - October 2023)

- Non-Project SEPA Application Submitted: April 12, 2023
- Non-Project SEPA Determination of Non-Significance Issued: May 23, 2023
- Parks & Recreation Commission Meeting #6: October 4, 2023
(Recommendation to City Council)
- City Council Meeting #4: October 17, 2023 (Final Master Plan Adoption)

Hopes, Dreams, & Concerns

The first phase of the master planning process establishes the overall vision for the park, focusing on the hopes, dreams, and concerns of the community as they consider proposed improvements for Beaton Hill Park. This phase included an overview of the existing site conditions and analysis, identified potential park programming needs, and asked the community about their hopes, dreams, and concerns for future park improvements.

This process included a public workshop at City Hall, an informational booth at the City’s Earth Day event, and a joint pop-up event held at the future Big Rock Park South where information on the Beaton Hill Park Master Plan was included. Similar information was available at each event. Participants at the pop-up could also tour the site and buildings, hosted by City staff. An on-line community survey was also available for residents and others interested in the park to review the materials presented at the public events and offer additional feedback.

The results of this first phase of the park master planning process were used to establish the overall park goals and guide the development of different master plan alternatives for park improvements.



Pop-up tents provided information on the park master planning process in support of the outreach process



Community members share hopes, dreams, and concerns for the park during the Earth Day event

Public Workshop & Pop-Up #1

What type of character fits best at Beaton Hill Park?



Blue dots were placed on preferred images by responders

Rank your park priorities from most to least important



What activities could you image in the park?



WHAT WE HEARD

Based on the community input shared at the Open House, Earth Day event, pop-up, and survey comments, the highest priorities for the design of Beaton Hill Park were preserving the natural character, conservation and restoration of natural areas, integration of passive activities, and accessible trails.

Park programming elements mentioned the most were trails, P-patch, botanical gardens, environmental education opportunities, a variety of play opportunities, picnic areas, pickleball, disc golf, tennis and an off-leash dog park. There were both desires and concerns for formal sports and other active recreation elements.

The main concerns expressed by the community were environmental impacts, access to and through the park system, losing passive space and trails to structured programmatic elements, disturbances to the neighbors, and traffic impacts to the surrounding neighborhood.

Hopes and Dreams:

- Continuous walking or hiking trails
- Preserve and restore native ecology
- Engagement with community groups
- Covered picnic areas
- Passive/natural
- Playgrounds
- Variety of activities across the park system
- Disc golf
- Off leash dog park
- Pickle ball
- P-patch
- Restrooms
- Tennis

Concerns:

- Formal sports fields
- Access to and from parks
- Parking to meet the needs of the park
- Traffic impacts to the surrounding neighborhood
- Disruption to the neighborhood due to noise or events
- Adequate park maintenance

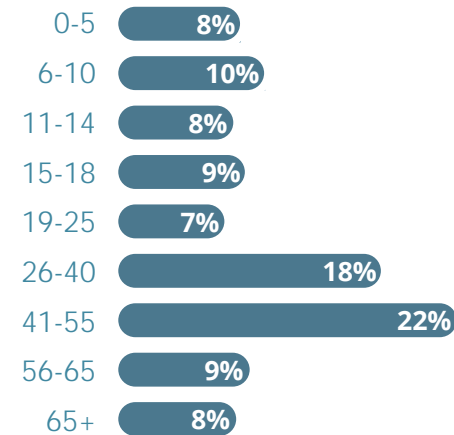
Community Survey #1



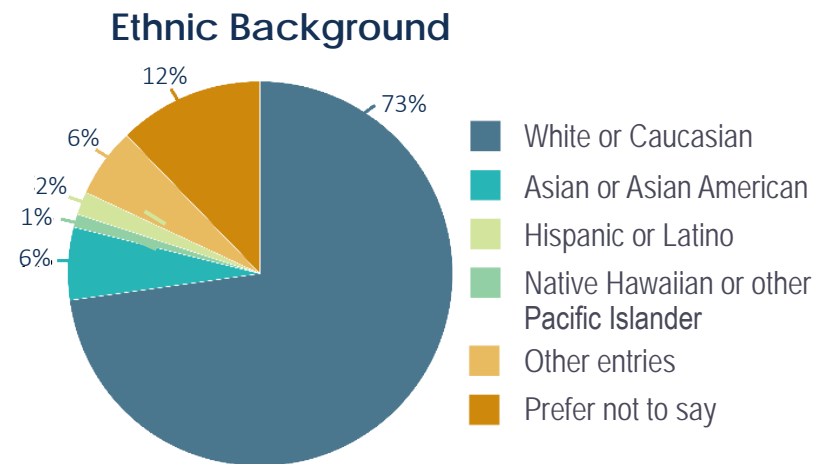
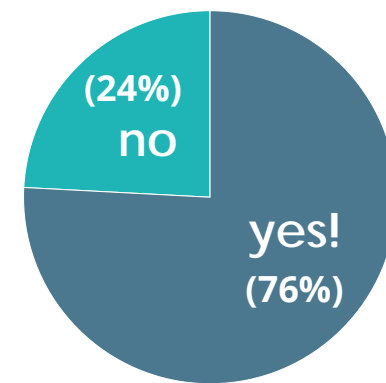
20%
live within 1 mile
of the parks

68%
live in Sammamish

Age Range



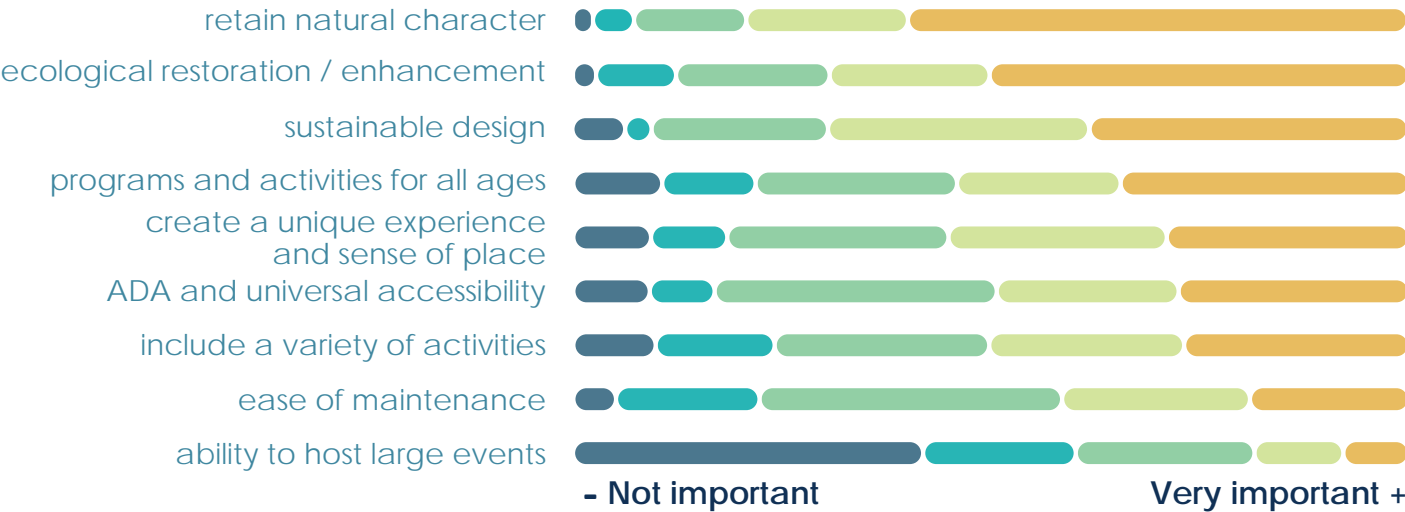
Have you ever visited
Big Rock Park?



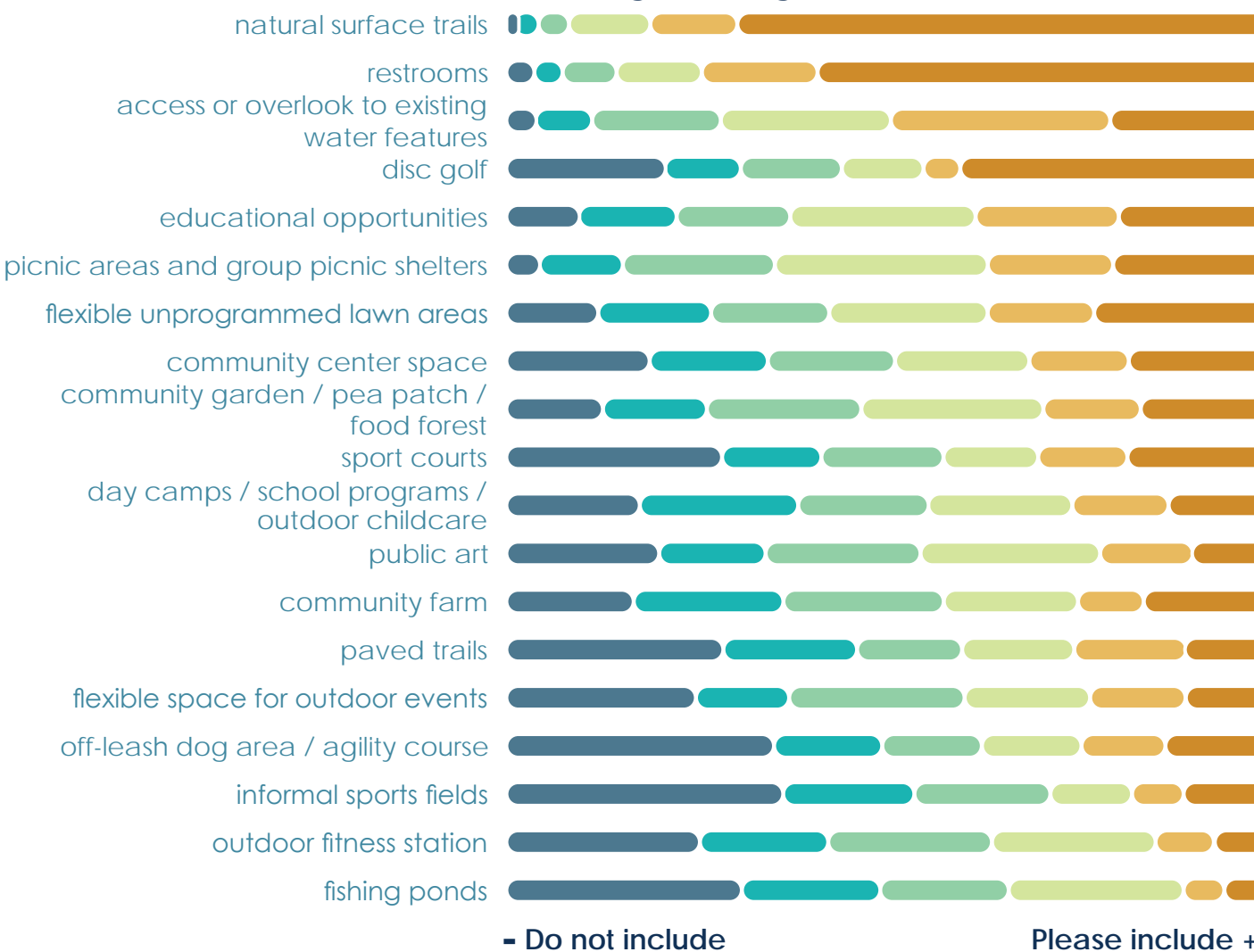
What do you like most about the existing nearby Big Rock Parks?



Guiding Principles



Park Programming



Park Program

Three master plan alternatives were developed for Beaton Hill Park based on the site analysis, environmental documentation, and results of the initial outreach efforts for the planning process. The alternatives developed during this phase of the design are shown below and included in Appendix E.

The master plan alternatives were also based on overall project goals for park improvements developed from the feedback provided during Phase 1 of the outreach process. These goals include:

1. Continue to be the **place of respite**, contemplation, and exploration of the natural environment it is today, protected for future generations.
2. **Connect, educate, and inspire** people of all ages and abilities to discover more about each other and our surroundings.
3. Provide **safe access to everyone** of all abilities to the amazing places and experiences throughout the parks.
4. Allow everyone the **flexibility** to be active or passive in how they choose to recreate, providing opportunities for both in a way that respects and fits into the context of the site.

All of the concepts developed for the park include the following:

- An accessible trail system from north to south along the hillside and connecting to all of the park's main features.
- Safety improvements at the intersection of SE 8th St and 218th Ave SE, as well as a new mid-block crossing with its own safety improvements to connect Beaton Hill Park more directly to the proposed restroom at Big Rock Park North.
- Increased parking with stormwater improvements that utilize natural drainage and other low-impact development techniques.
- Open lawn areas, benches, picnic areas, and educational or interpretive elements.

The concepts differ in the type of activities and recreation programming included in each concept. This includes the extent and layout of parking, the amount of plaza / gathering space, and the location or orientation of different improvements.

The master plan alternatives were presented at a public workshop at City Hall with a pop-up stand at the adjacent Farmer's Market in the Sammamish Commons Plaza. Additionally, City staff hosted an informational booth at a summer Concert in the Park. An on-line community survey was also available for additional feedback on the concepts presented.

The concepts, along with the results of the community feedback from the workshop, pop-up event, and community survey were presented at a City Council Joint Meeting with the Parks & Recreation Commission to solicit input and direction for developing the preferred master plan.

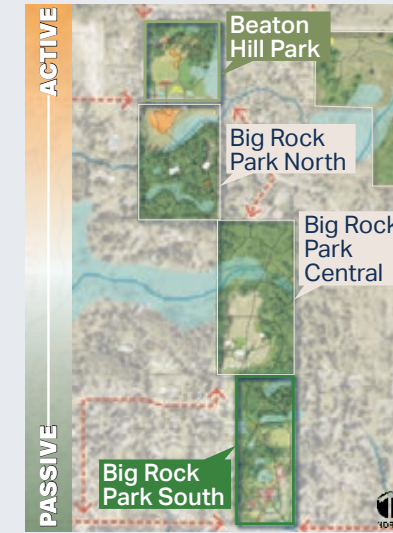


Community members review and provide feedback on concept alternatives



Community members review and provide feedback on concept alternatives

Overall Concepts

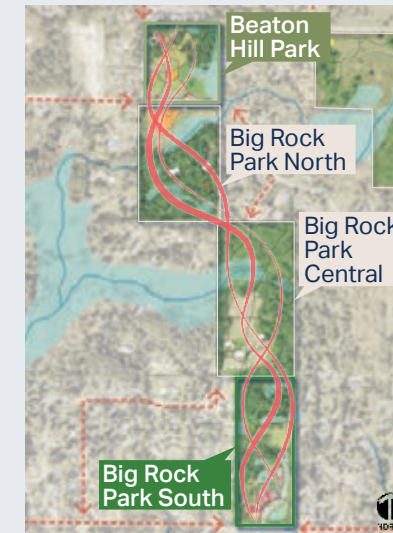


Concept 1: Gradient of Activities

The Gradient of Activities concept establishes an interconnected passive to active framework across the Big Rock/Beaton Hill Park system. Calm and passive engagement with nature through garden walks, trails, and picnic areas is the focus of Big Rock Park South. This continues through the existing Big Rock Park system leading up to the more active nature play in Big Rock Park North.

Beaton Hill Park anchors the active end of the gradient with a flexible open field and hillside play area, while still providing for more passive activities and trails.

Educational elements are integrated throughout the trails focusing on ecological features of the site, park history, and/or cultural interest.

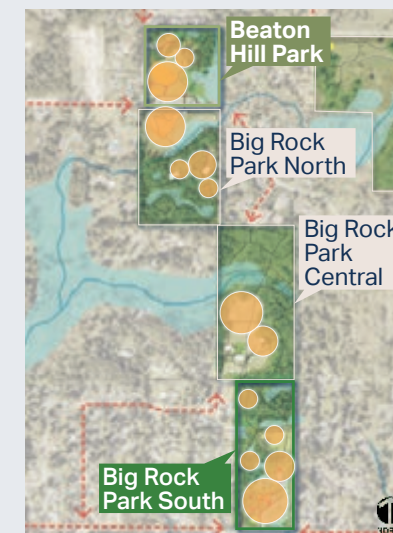


Concept 2: Whimsy and Discovery

This concept weaves elements of whimsy and discovery throughout the Big Rock/Beaton Hill Park system. Playscapes and art are used as whimsical elements to celebrate nature and the distinct legacy of each park. These elements appeal to visitors of all ages and are arranged in a way that evokes the same whimsy and discovery that exists in many of the features of the site today.

Elements and activities are more dispersed throughout the system with the trails as the connecting thread between all the different elements of the parks.

Educational elements are integrated throughout the trails with stories, interpretive signs for natural areas, and as part of natural gardens.



Concept 3: Playful Space for Everyone

This concept explores opportunities for playful spaces for everyone including all ages, abilities, and interests. Each park has its own program that adds to the variety of play throughout the park system. Play extends to the four-legged family members with an optional dog park in this concept.

Education is integrated along trails and provides passive recreation, focusing on wildlife viewing and habitat features throughout the park (where nature's creatures play), as well as historical or cultural interests.

Concept 1: Gradient of Activities



- | | | |
|--|--|--------------------------------------|
| 1 Parking (+/- 15 stalls) | 7 Pergola | 12 Mid-Block Crossing |
| 2 Restroom | 8 Plaza (with accent paving) | 13 On-Street Parking (+/- 28 stalls) |
| 3 Picnic Shelter | 9 Stormwater | 14 Turnaround |
| 4 Open Meadow | 10 P-Patch (fenced, with tool shed) | ✱ Overlook |
| 5 Hillside Play | 11 Wetland Boardwalk (with mitigation) | |
| 6 Open Lawn (youth soccer limits shown as reference) | | |

A large open lawn area is the central focus of this concept, sized to allow for a variety of activities, such as youth soccer, ultimate frisbee, informal baseball, lawn games, etc. This lawn area would require significant grading for a flat usable space, likely requiring walls to help retain the adjacent slopes. However, that slope can be utilized effectively for a hillside play area to create unique play features while maintaining accessibility throughout the play area.

Parking is provided only at the top of the hill while on-street parking along SE 8th Street is expanded to the maximum extent feasible without encroaching on the wetland and buffer areas of the site. The parking at the top of the hill allows better accessibility to the primary views from the park and to a restroom, trails, and picnic areas located nearby.

The p-patch is situated in an easily accessible, sunny portion of the site, creating a space that is slightly protected from the rest of the park programming and a place for the community to actively connect to the site's farming history.

WHAT WE HEARD

The hillside play, p-patch, and nature trails were the elements that people liked most about this concept. People liked the idea of the wetland boardwalks but were also concerned about the environmental impacts. The open lawn was equally liked and disliked. People appreciated the open programming and flexibility of the lawn area, but others were concerned about the idea of the lawn being used for structured sports, such as youth soccer.

Likes:

- Hillside play
- Passive programming and open space
- P-patch
- Nature trails and wetland boardwalk

Dislikes:

- Not enough activity
- Open field used for soccer
- Potential environmental impacts of wetland boardwalk

How well does this concept meet your hopes and dreams for park improvements?



Concept 2: Whimsy and Discovery



The playground in this concept is more central to the site allowing more flexibility for the type of play included and a larger area. A parking lot is also located in this central area of the site, adjacent to the playground, central plaza area, and pickleball courts. Some expansion of on-street parking is provided, but focused only on the west half of the street frontage in order to provide a vehicle drop-off and turnaround on the east half of the property. A small parking and emergency turnaround area is located in the northern portion of the site adjacent to a large group picnic shelter.

An open lawn, more gently sloping provides for a variety of informal recreation activities, such as picnicking and lawn games.

Informal whimsical play occurs along the trails to encourage kids of all ages to explore beyond the traditional play structures. These whimsical features could become a defining element connecting all of the Big Rock / Beaton Hill parks system.

The topography of the site creates an ideal location for an informal amphitheater which can be used for small theatrical, musical, or educational events.

WHAT WE HEARD

People were most excited about the play area, whimsical elements, hillside amphitheater, pickleball courts, and picnic areas. While there was excitement about the whimsical elements, there were concerns about their longevity and each design element fitting into the natural character of the site. Those who liked the pickleball courts wished there were more courts. There was discussion about whether Beaton Hill Park is the right location for an amphitheater or if there might be a better location in the city that can accommodate larger events.

Likes:

- *Pickleball courts*
- *Play area*
- *Amphitheater*
- *Picnic areas*
- *Variety of activities*

Dislikes:

- *Not enough pickleball courts*
- *Concerns with providing enough parking for the level of activity*
- *Concerns about noise from the amphitheater*
- *Missing P-patch*
- *Concerns about the longevity of whimsical elements*

How well does this concept meet your hopes and dreams for park improvements?



Concept 3: Playful Space for Everyone



- | | | |
|---|---------------------------------|---|
| 1 Parking and Drop-Off
(+/- 9 stalls) | 6 Picnic Shelter | 11 Mid-block Crossing |
| 2 Restroom | 7 Plaza
(with accent paving) | 12 Parking
(+/- 45 stalls) |
| 3 Play Nodes | 8 Pickleball
(4 courts) | 13 Drop-Off Area or
Angled On-Street Parking |
| 4 Open Meadow | 9 Stormwater | ✱ Overlook |
| 5 Fenced Off-Leash Dog Area
(alternative for open lawn instead of
off-leash area) | 10 Open Lawn | |

This concept looks to maximize playful fun for the whole family, including play for the four-legged family members in the dog park that forms the central core of the park. A rolling open lawn and meadow area span the middle of the park, creating the buffer between the dog park, expanded pickleball courts, smaller play area, and the improved wetlands and stream area to the east.

A small parking lot is still provided in the north end of the park, along with a restroom and group picnic shelter. A larger off-street parking lot is located adjacent to SE 8th Street, large enough to provide parking for Beaton Hill Park and to remove the existing on-street parking for Big Rock Park North into one consolidated parking area. The on-street parking on SE 8th Street becomes a drop-off and accessible parking only for Big Rock Park North.

The play area is integrated into the trail system with a series of smaller play nodes added throughout the site to discover, explore, and challenge kids to interact with the surrounding environment.

WHAT WE HEARD

The community showed a lot of excitement for the off-leash dog area and the pickleball courts. Concerns were expressed about noise, pet waste and visual impacts of the off-leash areas. There were also concerns about the noise from the pickleball court. Overall, people liked the idea of inclusive play and activities, trails, and preserving nature. Additional play elements and a p-patch were desired in this concept.

Likes:

- Pickleball courts
- Off-leash dog area
- Playful elements along trails
- Inclusive design
- Parking on south edge of the site

Dislikes:

- Not enough play elements
- Concerns about noise, pet waste, and other impacts of off-leash dog area
- Concerns about noise and lights for the pickleball courts
- No p-patch

How well does this concept meet your hopes and dreams for park improvements?



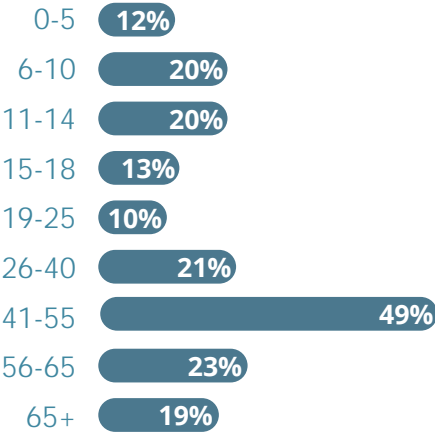
Community Survey #2



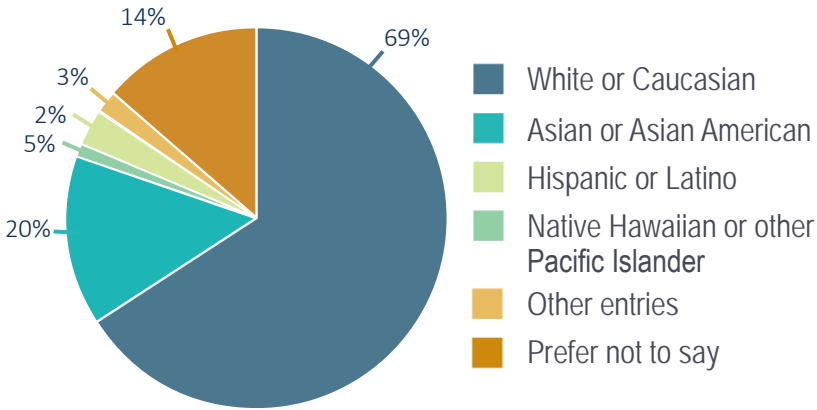
38%
live within 1 mile
of the parks

88%
live in Sammamish

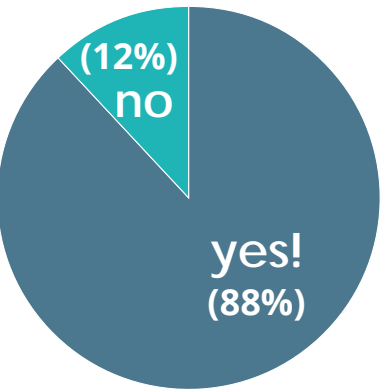
Age Range



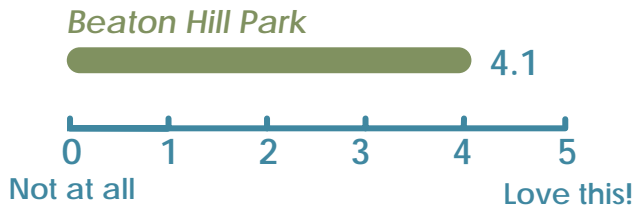
Ethnic Background



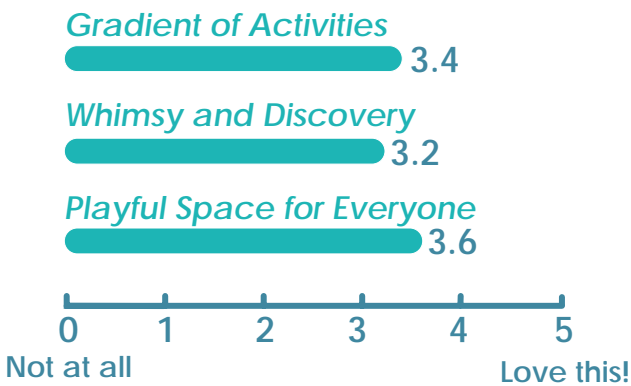
Have you ever visited
Big Rock Park?



How well does the park program
shown meet your hopes and
dreams for park improvements?



How well does this concept meet your
hopes and dreams for park improvements?



Outreach Results

Survey Comments

Support for:

- Connected trails and open space
- Passive engagement
- Preservation of natural areas
- Whimsical elements (with some concern for maintenance)
- Integrating educational and interpretive elements
- Considering all ages and abilities
- Dog park (with some concerns)
- Pickleball with additional support for lighting
- Amphitheater, suggested at a different location in the city
- P-patches
- Hillside play

Concerns for:

- Environmental impacts and loss of habitat
- Noise impacts to surrounding neighbors
- Pedestrian safety accessing parks
- Adequate and safe parking

*Love whimsical play features.
This would make the park unique.*

*Please have an off-leash dog
park!! We need more play areas
for our pups.*

Open House Comments

Support for:

- Nature trails and trail connections
- P-patch
- Plazas and gathering with additional support for covered gathering spaces
- Open space
- Nature preservation

Concerns for:

- Safe crossing for SE 8th St
- Environmental impacts to wetlands and forested areas
- Dog park

*A lot of kids are using city parks,
let's make a bigger and more diverse
playground for all ages.*



Preferred Master Plan

A preferred master plan was developed based on the feedback received during the previous public outreach process, including comments received from the Parks & Recreation Commission and City Council. The preferred master plan, along with supporting graphics and potential phasing, was presented at a public workshop, at an information booth during the Lunar New Year celebration, and at a pop-up event at Big Rock Park South. An on-line community survey was also available for additional feedback on the preferred master plan.

The preferred master plan, along with the results of the community feedback from the workshop, pop-up event, and community survey were presented at a joint meeting of City Council and the Parks & Recreation Commission to solicit input and reach consensus on the preferred master plan in order to begin the non-project SEPA process and develop the final master plan.

Concept Overview

The preferred master plan for Beaton Hill Park is designed to highlight the expansive view from the north end of the park and create a unique and accessible experience moving through the park. The proposed improvements include:

- Parking lots on site (44 stalls total)
- P-patch with seating and tool shed (40 plots)
- Pickleball (4 courts with lighting)
- Off-leash dog park (separate areas for small & large dogs)
- Accessible hillside play area
- Picnic shelters and tables
- Seating and gathering areas
- Wetland boardwalks and overlooks
- Interpretive signage to highlight the natural environment and/or history of the site

As part of the master plan development, parking within the right-of-way on SE 8th Street would be reconfigured to back-in angled parking to create safer traffic flow and allow the parking lot at Beaton Hill Park to serve as the natural turn-around for vehicles coming to and from the parks.

Interpretive signage would be included in key areas along the trail within the wetlands and overlooks, as well as near gathering areas, to highlight the natural environment and/or history of the site. Whimsical elements are also integrated along the trail and open space areas to add a playful and interactive experience to park.

With the significant topography of the site, accessible trails are limited to one main route through the park, connecting the lower parking lot off SE 8th Street and winding through the meadows to connect to the upper parking lot off 218th Ave SE and the existing sidewalk that continues to the north. Street frontage improvements are included in the master plan along 218th Ave SE and SE 8th Street through the limit of the park property.

A fully accessible hillside play area is integrated into the main trail, along with picnic and seating areas. A hillside overlook is also included in the preferred plan for expansive views over the park and to create additional seating and small group gathering areas. Informal nature trails connect into the accessible trails and meander through the tree preservation area in the north and eastern portion of the park.

Preferred Master Plan



- | | | |
|--|---|---|
| 1 North Parking Lot
(9 stalls total) | 7 Hillside Play Area | 15 P-Patch with Seating and Tool
Shed
(40 plots) |
| 2 South Parking Lot
(35 stalls total) | 8 Open Meadow | 16 Open Lawn |
| 3 Angled Parking
(18 stalls total) | 9 Off-Leash Dog Park
(small and large dog areas) | 17 Wetland Boardwalk and
Overlooks |
| 4 Plaza
(with accent paving) | 10 Maintenance Access | 18 Pedestrian Crossings |
| 5 Hillside Overlook
with Memorial Bench | 11 Pickleball
(4 courts with lighting) | 19 Restroom
(per BRP North and Central Master
Plan) |
| 6 Picnic Shelter | 12 Restroom | ✱ Whimsical Element |
| | 13 Memorial Bench | |
| | 14 Stormwater | |

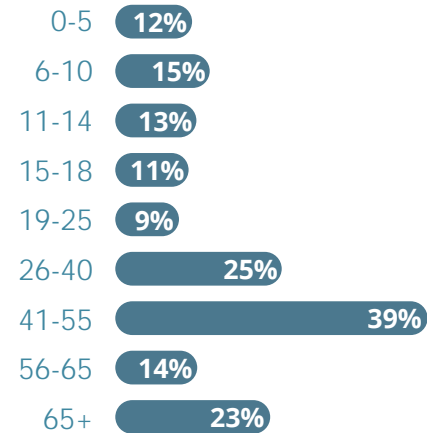
Community Survey #3



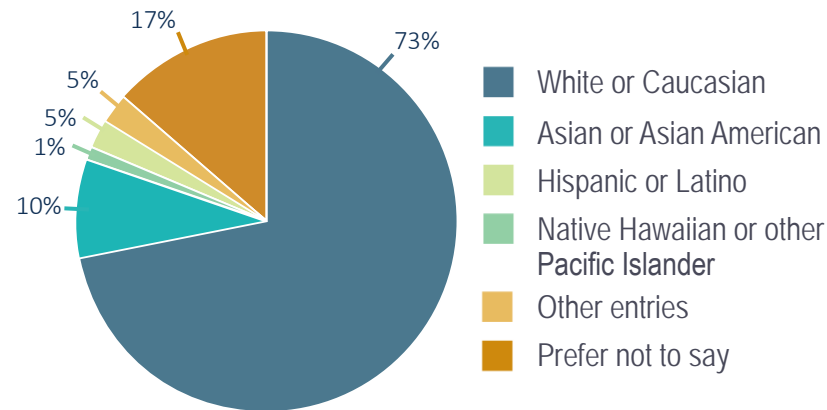
36%
live within 1 mile
of the parks

73%
live in Sammamish

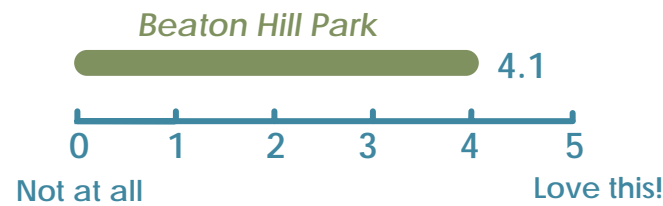
Age Range



Ethnic Background



How well does the concept represent
your hopes and dreams?



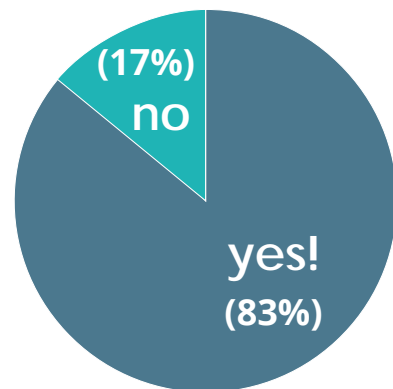
Please rank the phases in order of
highest priority to least priority.

#1 South Park Improvements

#2 North Park Improvements

#3 Nature Trails

Have you ever visited
Big Rock Park?



Outreach Results

Comments

Continued support for:

- Pea patch
- Picnic areas
- Hillside play
- Off leash dog park
- Trails (accessible, nature trails, boardwalk)
- Pickleball
- Preserving natural areas
- Interpretive signage
- Restrooms
- Sidewalks along 218th Ave SE and SE 8th St
- South Park Improvements preferred as initial phase, followed by North Park Improvements and Nature Trails

I think it's amazing! The combination of things to serve as broad a range of the community is what I like the best. The dog park is my personal favorite, but combining that with the hillside play area, trails, boardwalk, pickleball, garden... it's got something for everyone...

I like how much of the forested and wetland area has been preserved and is isolated from the active use.

Comments

Items to consider in final design:

- Noise and visual buffers to the off-leash dog park and pickleball courts
- Maintenance and management of off leash dog park
- Pedestrian safety at pedestrian crossings and along 218th Ave SE
- Lighting impacts
- Traffic safety at parking lot entrances
- Traffic safety with SE 8th Street parking
- Design and visual impact of stormwater systems
- Future connection to Sammamish Commons

The nature trails and pickleball courts are great! Outside of that the biggest thing for me is having a sidewalk along 218th north of SE 8th. That stretch of road is so dangerous for pedestrians.

Seems to be a lot of parking for such a small park. Don't see a need for lighting on the pickle ball courts. All other city parks close at dusk. So should this one.

Final Master Plan

- Process Overview
- Final Master Plan**
- Plan Elements

Process Overview

The final Master Plan was developed based on feedback received during the public outreach process. The estimated cost of construction was refined, and the implementation plan updated to reflect the final Master Plan. A draft of the Master Plan, with implementation phases and cost estimates, was presented to the Parks & Recreation Commission on February 1, 2023, and again at a joint meeting with the City Council on March 14, 2023.

Comments from the Parks & Recreation Commission were integrated into the plan, and the final Master Plan was recommended for action to the City Council. The Commission recommended the plan be approved to proceed through the State Environmental Protection Act (SEPA) with the preparation of a Non-Project SEPA Checklist. On March 14, 2023, the City Council authorized City staff to proceed through the SEPA process with the preferred master plan design as it was presented.

A SEPA Checklist was developed based on the preferred Master Plan for the park. Upon careful review and an open public comment period, a determination of non-significance was issued by the City of Sammamish May 23, 2023 (see Appendix D).



BEATON HILL PARK | MASTER PLAN

Final Master Plan



- | | | |
|--|---|--|
| 1 North Parking Lot
(9 stalls total) | 7 Hillside Play Area | 15 P-Patch with Seating and Tool
Shed
(40 plots) |
| 2 South Parking Lot
(35 stalls total) | 8 Open Meadow | 16 Open Lawn |
| 3 Angled Parking
(18 stalls total) | 9 Off-Leash Dog Park
(small and large dog areas) | 17 Paved Trails |
| 4 Plaza
(with accent paving) | 10 Maintenance Access | 18 Wetland Boardwalk and
Overlooks |
| 5 Hillside Overlook
with Memorial Bench | 11 Pickleball
(4 courts with lighting) | 19 Nature Trails |
| 6 Picnic Shelter | 12 Restroom | 20 Pedestrian Crossings |
| | 13 Memorial Bench | ✱ Whimsical Element |
| | 14 Stormwater | |

Plan Elements

- 1 2 Parking Lot (44 stalls total).** There are two parking lots proposed on the site. The north parking lot connects to 218th Ave SE and has 9 parking stalls, including 4 accessible stalls. The south parking lot connects to SE 8th St and has 35 parking stalls, including 8 accessible stalls.
- 3 Angled Parking (18 stalls total).** The proposed plan reconfigures the on-street parking north of Big Rock Park North along SE 8th St to 60-degree angled parking, in order to improve safety and visibility for drivers and pedestrians. The accessible on-street parking is increased from 1 stall to 4 stalls. Safety improvements are needed, to be determined with final design, at the intersection and at the proposed mid-block crossing indicated in the plan.
- 4 Plaza (accent paving).** Plazas reinforce the sense of entry into the park and create a place for gathering and community engagement. These would be enhanced with seating, picnic tables, and special paving to support the overall character of the site.
- 5 Hillside Overlook with Memorial Bench.** A hillside overlook provides expansive views over the park and creates additional seating with a variety of small group gathering areas.
- 6 Picnic Shelter.** These structures are open picnic shelters, large enough for approximately 4 picnic tables. They are intended to allow greater flexibility for use by smaller groups, such as birthday parties or other similar smaller gatherings of family and friends.
- 7 Hillside Play Area.** The play area is located along the accessible route connecting to the northern half of the park in order to integrate the slope into the play experience. Principles of universal design will be applied, ensuring the play areas are inclusive of all ages and abilities and create opportunities for intergenerational engagement and social connections. The play areas will include passive and active spaces and with traditional play features as well as sensory and tactile elements. The surfacing around play features will be a specialized ADA accessible play surfacing. Concrete, asphalt, and other ADA accessible surfacing will be used to support seating, picnic tables, and other passive activities.
- 8 Open Meadow.** The open meadow reflects the original use of the site and will be planted with native seed mix to benefit the surrounding ecosystem while maintaining the expansive views from the North end of the site.
- 9 10 Off-Leash Dog Park (small and large areas).** The main off leash dog area will be 0.8 acres. There will be a separate 0.2 acre off leash area for small and shy dogs. These areas will be enclosed with a 4-foot high chain link fence with a gate access between the two. Entrances will have a double gate system to prevent dogs from escaping whenever a gate is opened. A maintenance access gate is provided off of 218th Ave SE. An accessible 6-foot wide paved trail loops through the main off leash area with seating and a picnic shelter along the trail. A variety of surfacing may be considered as part of a future implementation phase.
- 11 Pickleball (4 courts with lighting).** The master plan includes four pickleball courts with additional space for seating along the east and west sides of the court area. The courts are enclosed by a 10-foot high chain link fence. The court surfacing will be asphalt with a colored acrylic surface coat. The master plan also includes lighting locations for future consideration. An ADA accessible path is provided from the parking areas to the courts and continues to the other park features, such as restrooms, seating, and picnic areas. A landscape buffer is included around the courts. Consideration for sound attenuation will be considered as part of a future implementation phase.

Plan Elements (continued)



- 12 Restrooms.** A public restroom is located centrally in the site with easy access from the off-leash area, pickleball courts, p-patch, and hillside play area. An additional restroom is planned within Big Rock North Park, just across SE 8th St with a mid-block crossing proposed to connect the parks.
- 13 Memorial Bench.** Memorial benches will be located at the accessible overlooks to honor the Beaton family history and highlight the sweeping view of the site. Memorial bench naming shall match the requests outlined in the property acquisition documents, one for Corinne and John Beaton and one for Angus and Helen Beaton.
- 14 Stormwater.** Stormwater will include a combination of low-impact development and natural drainage techniques to direct and infiltrate stormwater to the extent practical. It is anticipated that a vault system will be used to treat and detain the stormwater before its release into the seasonal stream. See Appendix G for additional detail on the proposed stormwater design.

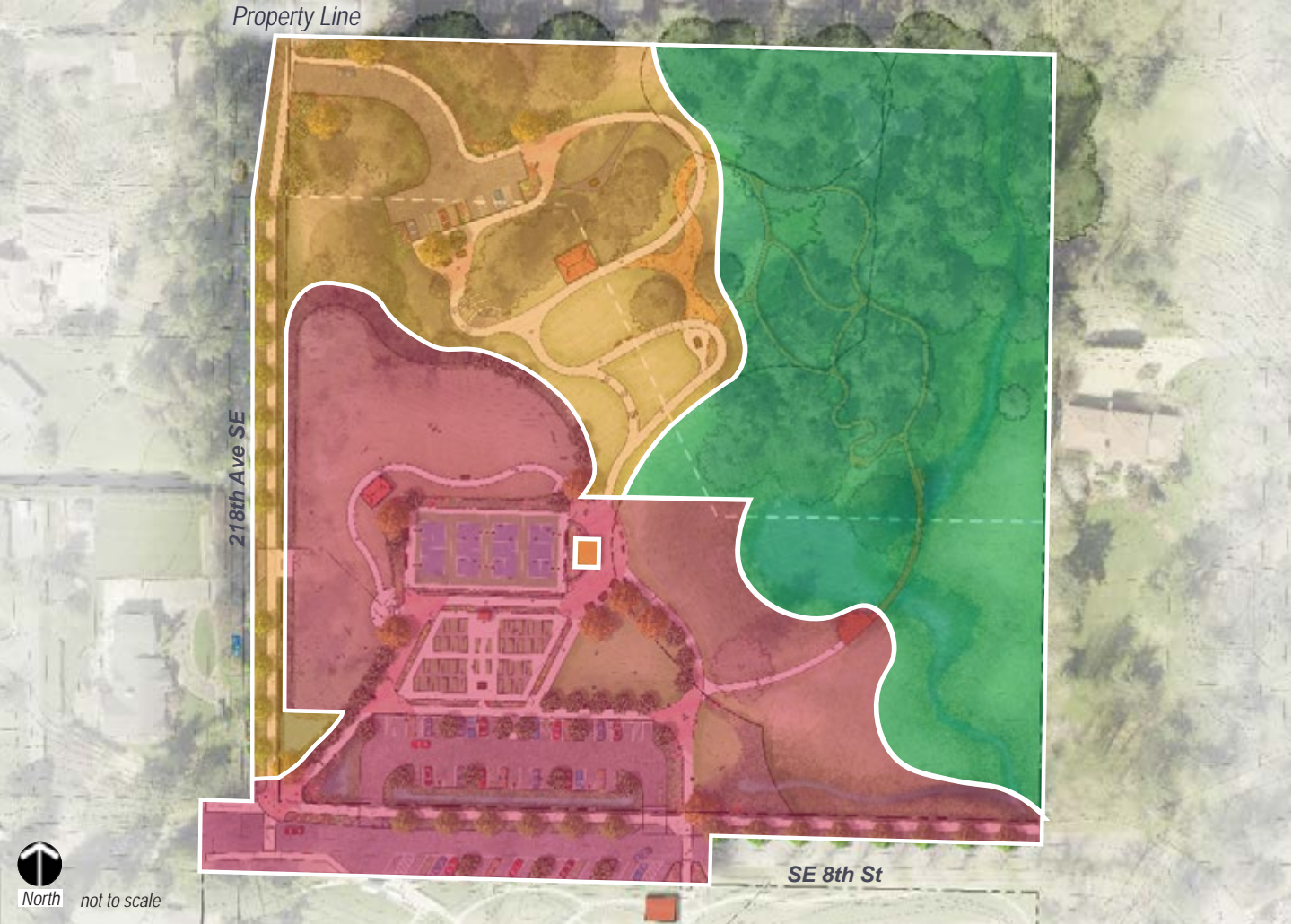
- 15 P-Patch with Seating and Tool Shed.** The master plan includes 40 raised planting beds for community use. There will be a 6-foot wide paved primary path with 4-foot wide gravel paths between the planting beds. Four planting beds will be paved on all sides for accessible use. A picnic table is provided in the center for social interaction. A tool shed is provided for on-site tool storage. A separation fence and 5-foot wide planted buffer will be provided around the perimeter of the p-patch. Type and height of fence will be determined as part of a future implementation phase.
- 16 Open Lawn.** The open lawn provides a flexible area for lawn games, picnics, and other informal activities. Trees surround the perimeter providing shade and separation from the parking areas and pathways. It is centrally located to provide a flexible space for people to gather outside of the p-patch, pickleball, off-leash dog area and picnic areas.
- 17 Paved Trail.** With the significant topography of the site, accessible trails are limited to one main route through the park, connecting the lower parking lot off SE 8th Street and winding through the meadows to connect to the upper parking lot off 218th Ave SE and the existing sidewalk that continues to the north. Street frontage improvements are included in the master plan along 218th Ave SE and SE 8th Street through the limit of the park property.
- 18 Wetland Boardwalk and Overlooks.** Wetland and stream buffers will be restored with native planting. Trails within wetland buffers will remain in the outer 25% of the buffer as allowed per City requirements wherever possible. Any portions of the trail that extends beyond the 25% outer limit will need to be mitigated with buffer averaging or buffer creation / enhancement in other areas. The boardwalk will be a pin-pile system, allowed by the permitting agencies as an acceptable method to provide education and access to wetland areas. The overlooks allow small group gatherings and interpretive signage to further support educational opportunities. A split rail fence may be placed around wetland buffer areas where pedestrian access is not intended.
- 19 Nature Trails.** Informal nature trails connect to the accessible trails and meander through the tree preservation area in the north and eastern portion of the park. The tree preservation area is also the focus of the existing environmentally sensitive areas with wetlands and an existing stream corridor, which encompasses much of the open space on the eastern half of the site. These environmental features would be enhanced to function as a more formal stream corridor and reconnect to the improved wetlands and buffer areas to create an integrated and complete ecosystem on the site. Boardwalks and overlooks would provide pedestrian access while still protecting the new ecosystem and allow for education and interpretive signage related to the restoration efforts.
- 20 Pedestrian Crossings.** There are 2 proposed pedestrian crossings connecting Beaton Hill Park to Big Rock Park North. One pedestrian crossing is located at the intersection of 218th Ave SE and SE 8th St and will require further consideration with future roadway improvements. A mid-block crossing on SE 8th St connects Beaton Hill Park to the proposed restroom location for Big Rock Park North. Pedestrian safety enhancement at each crossing, such as paving treatments, signage, and other safety features, will be developed as part of a final design with future implementation.
- * Whimsical Element.** These are intended to be sculptural and sometimes interactive art elements in the landscape, plazas, trails, and open space areas. They are playful, imaginative features that create a strong sense of place, a unique experience, and hopefully inspire a sense of natural wonder. They should fit within the natural character of the park; be durable, vandal resistant, and easy to maintain; and can occur in tandem with other park features or be a stand-alone element in the landscape.

Implementation

- Phasing Plan
- Cost Estimates
 - Estimated Cost of Construction
 - Operations & Maintenance Costs
- Permitting
- Grant Funding

Phasing Plan

This diagram shows the overall phased development plan with three different phases of construction. The cost estimate for each phase of construction is included in the following pages.



- South Park Improvements**
 - South parking lot and stormwater
 - SE 8th Street frontage improvements
 - Off-leash dog park
 - Pickleball courts
 - P-patch
 - Wetland overlook and restoration
 - Walkways and trails
- North Park Improvements**
 - North parking lot and stormwater
 - 218th Ave SE frontage improvements
 - Picnic shelter
 - Walkways and trails
 - Restroom
 - Hillside play area
- Nature Trails**
 - Soft surface trails
 - Wetland boardwalk and overlook
 - Stream and wetland restoration

Cost Estimates

Estimated Cost of Construction

The estimated cost of construction is shown below. The first table shown below represents the total project construction cost if the entire Final Master Plan were developed as a single phase. The second table breaks down the estimated cost of construction into the potential phases previously described (shown in no particular order). All costs are shown in 2023 dollars without any escalation included. Detailed documentation of estimated costs for construction are included in Appendix H.

Overall / Single Phase	
ITEM	TOTAL
Demolition & Site Preparation	\$ 124,800
Earthwork	\$ 133,100
Site Civil & ROW	\$ 2,742,300
Paving & Walls	\$ 607,600
Site Improvements	\$ 1,721,100
Buildings	\$ 465,000
Planting	\$ 1,943,100
Subtotal	\$ 7,737,000
Construction Total with Sales Tax, Contingency, and Contractor Mark-ups	\$ 11,999,900
Total Project Cost with Design and Permitting*	\$ 14,399,900

Phased Implementation*	
ITEM	TOTAL
South Park Improvements Phase Total Cost	\$ 7,041,300
North Park Improvements Phase Total Cost	\$ 5,275,800
Nature Trails Phase Total Cost	\$ 2,179,900
Total Project Cost for all Phases	\$ 14,497,000

**Totals for each phase are inclusive of sales tax, contingency, contractor mark-ups, design, and permitting.*

Operations & Maintenance Costs

The estimated full time equivalent (FTE) hours shown below are based on level of effort for maintaining similar types of parks and facilities in the City of Sammamish. Maintenance of these facilities is based on regular maintenance activities such as cleaning, trash/recycle collection, vegetation management, and light repair of park improvements. Occasional resurfacing of trails, the pickleball courts, and materials used for the dog park and play areas is also included.

Please note that contracted and purchased services, including but not limited to, janitorial, landscaping, plumbing, and electrical, are not included in the costs. Major repair and/or replacement of park features, like replacing playground structures or picnic shelters, is not included.

	FTE Hours Per Year (2,080 total hours/year)
Nature Trails	400 hours (0.2 FTE)
Park Improvements	1,400 hours (0.7 FTE)

Nature Trails

The Nature Trails category for maintenance includes the non-paved trails, wetland boardwalk, and wetland overlooks, as well as the forested areas and wetlands around the trails.

Park Improvements

The Park Improvements category for maintenance includes the paved trails, plazas, hillside play areas, off-leash dog park, pickleball courts, p-patch, restroom, picnic shelter, open lawn, open meadow, planting areas, and stormwater features.

Permitting

The following matrix summarizes potential permits needed for project development including permitting agencies, requirements, and triggers for the master plan including state, federal and local permitting requirements.

Permitting Matrix	
Potential Permit	Improvement
Critical Areas Study	Trails or boardwalks within the outer 25% of the wetland buffers
Site Development Permit - Department of Community Development	Play area, trails, parking, etc. - general new construction
Building Permit - Department of Community Development	Buildings (new and renovations), picnic structures, retaining walls, ramps/stairs, handrails
Plumbing / Mechanical Permit - Department of Community Development	Buildings (new and renovations)
Electrical Permit - Department of Community Development	Buildings (new and renovations)
Sign Permit - Department of Community Development	Park standard monument sign at entrance
SEPA Review Process	Any new development
Utility Permits / Approvals - PSE and Sammamish Plateau Water	Obtained through each utility company
Hydraulic Project Approval (HPA)	Boardwalk and overlook in wetlands

The final Master Plan was reviewed with the utility and easement agencies with no concerns raised and general agreement with the improvements shown in the Master Plan. Comments from the relevant agencies are included in Appendix F.

Grant Funding

Below is a matrix listing a selection of grant opportunities available to this park development. This is not a list of all of the options, as there are many grants for smaller items such as the playground equipment but this shows some of the larger grants that could help fund the major components of the park improvements.

Grant Matrix			
Grant / Agency	Funding	Schedule	Funded Element
Youth Athletic Facilities / Washington State Recreation & Conservation Office	Grant Limit: \$350,000 Match: 50%	Available in even years / approximate 18-month evaluation process	Develop or renovate athletic facilities (pickleball courts)
Land & Water Conservation Fund / Washington State Recreation & Conservation Office	Grant Limit: \$2,000,000 (state projects) Match: 50%	Available in even years / approximate 18-month evaluation process	Develop or renovate recreation areas and support facilities
Local Parks / Washington State Recreation and Conservation Office (WWRP)	Grant Limit: \$500,000 (development) Match: 50%	Available in even years / approximate 18-month evaluation process	Develop or renovate recreation areas and support facilities
Community Development Block Grant / Washington State Department of Commerce <i>(not currently available to City of Sammamish)</i>	Grant Limit: \$ 750,000 (development) Match: none required	Available annually	Projects must principally benefit low- and moderate-income persons
Land & Water Conservation Fund / Washington State Recreation & Conservation Office / Legacy Program	Grant Limit: \$ 9,580,000 Match: 50%	Available in even years / approximate 18-month evaluation process	Develop recreation areas in urban areas with over 50,000 population

Appendix A: Wetland Study Report

Appendices

- Appendix A: Wetland Study Report
- Appendix B: Critical Areas Memo
- Appendix C: Restrictive Covenant Documentation
- Appendix D: SEPA
- Appendix E: Master Plan Alternatives
- Appendix F: Permitting Comments from Sammamish Plateau Water
- Appendix G: Stormwater & Utilities Memo
- Appendix H: Cost Estimates
- Appendix I: Presentation Meeting Agendas & Notes
- Appendix J: Resolution Adopting the Beaton Hill Park Master Plan

October 18, 2021

Shelby Perrault
Project Manager, Parks & Recreation
City of Sammamish
801 228th Avenue SE
Sammamish, WA 98075
Via email: sperrault@sammamish.us

Re: Beaton Hill Park, Wetland and Stream Delineation Report

The Watershed Company Reference Number: 191106.9

Dear Shelby:

On September 22, 2021, Ecologists Sage Presster and Grace Brennan visited the study area located at 710 218th Avenue SE in the City of Sammamish (Parcels #1240700090 and 1240700092) to delineate and characterize jurisdictional wetlands and streams within Beaton Hill Park. This letter summarizes the findings of the study and details applicable federal, state, and local regulations. The following documents are enclosed:

- Wetland and Stream Delineation Sketch
- Wetland Determination Data Forms
- Wetland Rating Forms and Figures

Summary

One depressional wetland (Wetland A) is located along the northern boundary of the study area and extends off site to the north. It is a Category III wetland with five habitat points, requiring a standard buffer width of 50 feet per Sammamish Municipal Code [SMC] 21A.50.290(2). One seasonal non-fish bearing stream (Stream A) is located along the eastern boundary of the study area and extends off site to the north. Per SMC 21A.50.330(1), Stream A requires a 50-foot standard buffer. One depressional wetland (Wetland B) is located along Stream A and continues south toward the southern boundary of the study area. Wetland B is a Category II wetland with six habitat points, requiring a standard buffer width of 100 feet per SMC

21A.50.290(2). Critical area buffers also require a building setback of 15 feet per SMC 21A.50.210.

Table 1. Summary of critical areas and standard buffer widths per Sammamish Municipal Code

Feature Name	Category/Type	Habitat Score	Standard Buffer	Building Setback
Wetland A	III	5	50 feet	15 feet
Wetland B	II	6	100 feet	15 feet
Stream A	Type NS	-	50 feet	15 feet

Study Area

The study area for this project is defined as parcels #1240700090 and 1240700092 located in the City of Sammamish.

Methods

Public-domain information for the study area was reviewed for this delineation study. Resources and review findings are presented in Table 2 of the “Findings” section of this letter.

The study area was evaluated for wetlands using methodology from the *Corps of Engineers Wetland Delineation Manual* (Environmental Laboratory 1987) and the *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Western Mountains, Valleys, and Coast Region Version 2.0* (U.S. Army Corps of Engineers 2010). The presence or absence of wetlands was determined on the basis of examination of vegetation, soils, and hydrology. These parameters were evaluated at several locations to determine and flag the onsite wetland boundary. Formal data point locations were marked with yellow-and-black-striped flagging, while wetland boundaries were marked with pink-and-black-striped flagging. Wetlands were classified using the Washington Department of Ecology’s (Ecology) 2014 rating system (Hruby 2014).

The study area was evaluated for streams based on the presence or absence of an ordinary high water mark (OHWM) using methodology from *A Guide to Ordinary High Water Mark Delineation for Non-Perennial Streams in the Western Mountains, Valleys, and Coast Region of the United States* (Mersel and Lichvar 2014) and as defined by Section 404 of the Clean Water Act, the Washington Administrative Code (WAC) 222-16-031, and the Revised Code of Washington 90.58.030. The OHWM, marked onsite with white-and-blue-striped flagging, is typically located

by examining the vegetation and bed and bank physical characteristics to approximate the water elevation for mean annual floods.

Characterization of hydrologic conditions in the Wetland Determination Data Forms were determined using WETS table methodology (United States Department of Agriculture [USDA], Natural Resources Conservation Service [NRCS] 2015). The “Snoqualmie Falls, WA” station from 1991-2020 was used as a source for precipitation data (<http://agacis.rcc-acis.org/>). The WETS table methodology uses rainfall from the three months prior to the site visit to determine if normal conditions are present in the region.

Findings

The study area is within in the East Lake Sammamish sub-basin of the Sammamish River watershed in the Cedar-Sammamish water resource inventory area (WRIA 8); Section 33 of Township 25 North, Range 06 East of the Public Land Survey System. The study area is approximately 9.32 acres in size and is currently undeveloped. A forested area dominated by Douglas-fir is present in the northeastern quarter of the study area, with other trees scattered throughout the northern parcel. Grass dominates the understory in both open areas and beneath trees. The southern parcel is a grass field and a densely vegetated pond. The study area slopes from the northwest to the southeast.

A small depressional wetland, Wetland A, is located along the northern property boundary under the Douglas-fir canopy. A stream, Stream A, flows south along the eastern property line of the northern parcel. The stream spreads out into Wetland B and loses all channel definition. Wetland B is the largest feature identified on site and is present along Stream A and the southeast corner of the study area. The wetland is hummocky with high and low spots throughout the unit. Flow from Wetland B enters a roadside ditch and is then conveyed under SE 8th Street in a culvert. Flow eventually reaches the north tributary of Ebright Creek, which flows through the Big Rock Park property south of the study area. The surrounding land use is largely characterized as single-family residential development, public parks, and moderate-undisturbed habitat in the

Reviewed public-domain information for the study area is summarized below in Table 2.



Figure 1. Study area with open grass fields in the southern parcel and forest in the northern parcel (09/22/2021).



Figure 2. Open grass field with a densely vegetated pond in southern parcel (09/22/2021).

Table 2. Summary of online mapping and inventory resources.

Resource	Summary
USDA, NRCS: Web Soil Survey	<i>Alderwood gravelly sandy loam, 8 to 15 percent slopes mapped throughout the majority of the study area. Alderwood gravelly sandy loam, 15 to 30 percent slopes are mapped in the northwest portion of the study area. Seattle Muck in the southeastern corner of the study area.</i>
United States Fish and Wildlife Service: National Wetlands Inventory Wetland Mapper	<i>A freshwater emergent wetland (PEM1C) is mapped in the eastern portion of the study area. The wetland extends south toward Big Rock Park North.</i>
Washington Department of Fish and Wildlife (WDFW): Priority Habitat Species on the Web	<i>A freshwater emergent wetland (PEM1C) is mapped in the eastern portion of the study area. The wetland extends south toward Big Rock Park North. East Lake Sammamish wetlands mapped approximately 700 feet southeast of the study area.</i>
WDFW: SalmonScape	<i>No streams are mapped in the study area. A pond is mapped in the study area with no listed SalmonScape species documented.</i>
Washington State Department of Natural Resources: Forest Practices Application Mapping Tool	<i>A Type-N pond is mapped in the study area. A Type-F pond is mapped approximately 125 feet south of the study area.</i>
WA DNR: Wetlands of High Conservation Value (WHCV) Map Viewer	<i>No WHCV or rare plants are mapped in the study area.</i>
King County iMap	<i>No wetlands or streams mapped in the study area. Ebright Creek is mapped approximately 175 feet south of the subject property in Big Rock Park North. Erosion hazard mapped in the northwest portion of the study area. A sensitive area notice on title of property immediately east of the study area.</i>
Sammamish Property Tool	<i>Ebright Creek is mapped approximately 175 feet south of the subject property in Big Rock Park North.</i>
WETS Hydrologic Condition	<i>Normal hydrologic conditions were present for the three-month period prior to the site visit.</i>

Wetlands

Two wetlands, Wetlands A and B, were identified in the study area and are summarized below in Tables 3 and 4, respectively.

Table 3. Wetland A assessment summary.



THE WATERSHED COMPANY		WETLAND A – Assessment Summary								
Location:		Located along the northern boundary of the study area in an isolated depression								
WRIA / Sub-basin:		Cedar-Sammamish (WRIA 8)/East Lake Sammamish sub-basin								
		2014 Western WA Ecology Rating:			Category III					
		Standard Buffer Width and structure setback:			50-foot buffer; 15-foot setback					
		Wetland Size:			Approximately 0.15 acres					
		Cowardin Classification(s):			Palustrine Emergent, Palustrine Scrub-Shrub					
		HGM Classification(s):			Depressional					
		Wetland Data Sheet(s):			DP-3					
		Upland Data Sheet(s):			DP-4					
		Flag Color:			Pink and black stripes					
		Flag Numbers:			A-1 to A-14					
Vegetation	Tree stratum:	<i>Pseudotsuga menziesii</i> , <i>Thuja plicata</i>								
	Shrub stratum:	<i>Fraxinus latifolia</i> , <i>Rubus armeniacus</i> , <i>Rubus spectabilis</i>								
	Herb stratum:	<i>Juncus effusus</i> , <i>Mentha arvensis</i> , <i>Athyrium filix-femina</i> , <i>Veronica americana</i>								
Soils	Soil survey:	Alderwood gravelly sandy loam, 8 to 15 percent slopes								
	Field data:	Aquic moisture regime, Organics masking redox								
Hydrology	Source:	High water table								
	Field data:	High Water Table (A2), Saturation (A3), Geomorphic Position (D2), FAC-Neutral Test (D5)								
Wetland Functions										
	Improving Water Quality			Hydrologic		Habitat				
Site Potential	H	<u>M</u>	L	H	<u>M</u>	L	H	M	<u>L</u>	
Landscape Potential	H	<u>M</u>	L	H	<u>M</u>	L	H	M	<u>L</u>	
Value	H	<u>M</u>	L	<u>H</u>	M	L	<u>H</u>	M	L	TOTAL
Score Based on Ratings	6			7		5		18		
Description and Comments										
A small depressional wetland along the northern property line. The wetland is primarily emergent with a scrub-shrub component dominated by Himalayan blackberry.										

Table 4. Wetland B assessment summary.

THE WATERSHED COMPANY		WETLAND B – Assessment Summary		
Location:	Located throughout the eastern portion of the study area.			
WRIA / Sub-basin:	Cedar-Sammamish (WRIA 8)/East Lake Sammamish sub-basin			
	2014 Western WA Ecology Rating:	Category II		
	Standard Buffer Width and structure setback:	100-foot buffer; 15-foot setback		
	Wetland Size:	Approx. 1.25 acres		
	Cowardin Classification(s):	Palustrine Emergent, Palustrine Scrub-Shrub, Palustrine Forested		
	HGM Classification(s):	Depressional, Slope		
	Wetland Data Sheet(s):	DP-5, DP-6, DP-9		
	Upland Data Sheet(s):	DP-1, DP-7, DP-10		
	Flag Color:	Pink and black stripes		
Flag Numbers:	B-1 to B-47			
Vegetation	Tree stratum:	<i>Pseudotsuga menziesii</i> , <i>Thuja plicata</i>		
	Shrub stratum:	<i>Fraxinus latifolia</i> , <i>Rubus armeniacus</i> , <i>Rosa nutkana</i> , <i>Cornus sericea</i>		
	Herb stratum:	<i>Juncus effusus</i> , <i>Iris pseudacorus</i> , <i>Polygonum amphibium</i> , <i>Agrostis sp.</i>		
Soils	Soil survey:	Alderwood gravelly sandy loam, 8 to 15 percent slopes, Seattle muck		
	Field data:	Redox Dark Surface (F6), Depleted Matrix (F3)		
Hydrology	Source:	Stream A, High Water Table		
	Field data:	Saturation (A3), Geomorphic Position (D2), Dry-Season Water Table (C2), Saturation Visible on Aerial Imagery (C9)		
Wetland Functions				
	Improving Water Quality	Hydrologic	Habitat	
Site Potential	H <u>M</u> L	H M <u>L</u>	H <u>M</u> L	
Landscape Potential	H <u>M</u> L	<u>H</u> M L	H M <u>L</u>	
Value	<u>H</u> M L	<u>H</u> M L	<u>H</u> M L	TOTAL
Score Based on Ratings	7	7	6	20
Description and Comments				
Wetland is a depressional wetland with slope components. The wetland is hummocky on the slope with a large pond feature. The wetland is primarily downslope of Stream A.				

Streams

Stream A is an unnamed and unmapped seasonal stream along the eastern property line of the northern parcel. The stream is approximately three feet wide with a gradient of 7.5% and a substrate primarily dominated by gravel and cobble. The stream is linear, flowing north to south, up to the point where it loses channel definition within Wetland B. A previous October 2017 reconnaissance study documented Stream A as dry, whereas the stream was flowing in this study, indicating the seasonal nature of Stream A. While the stream gradient and channel width are suitable for fish use in the upper portion of the stream gradient and channel width are suitable for fish use in the upper portion of the study area, the lack of defined channel downstream combined with the lack of evidence of ponding within the wetland and the seasonal nature of the flow means fish cannot access or use this stream. Therefore, this is a non-fish bearing, seasonal stream within the study area.



Figure 3. Stream A located in the northeastern portion of the study area (09/22)/2021).

Non-Wetland Areas

Non-wetland areas in the study area do not meet the three criteria for hydrophytic vegetation, hydric soils and/or wetland hydrology. Vegetation in non-wetland areas are dominated by Douglas-fir, mountain ash, bitter cherry, Pacific madrone, ornamental fruit trees, beaked hazelnut, osoberry, Himalayan blackberry, red elderberry, English holly, herb-Robert, western swordfern, trailing blackberry, bracken fern, narrow-leaved plantain, common catsear, and orchard grass (Figure 4).



Figure 4. Non-wetland habitat in the northern parcel of the study area (09/22/2021).

Local Regulations

Wetlands

Wetlands in the City of Sammamish are regulated by the City's *Environmentally Critical Areas* - Chapter 21A.50. According to the code, wetlands are rated as one of four categories based on the 2014 rating system. Under the rating system, Wetland A received six points for water quality functions, seven points for hydrologic functions, and five points for habitat functions, for a total of 18 points. This score qualifies Wetland A as a Category III wetland. Wetland B received seven points for water quality functions, seven points for hydrologic functions, and six

points for habitat functions, for a total of 20 points. This score qualifies Wetland B as a Category II wetland.

Wetland buffer widths in the City of Sammamish are based on a combination of wetland category and habitat functions score. Wetland A is a Category III wetland with a habitat score of 5 points, requiring a standard buffer of 50 feet per SMC 21.50.290. Wetland B is a Category II wetland with a habitat score of 6 points, requiring a standard buffer of 100 feet per SMC 21.50.290.

A building setback of 15 feet is required from the edges of all critical area buffers per SMC 21A.50.210. Building setbacks may contain landscaping, uncovered decks, building overhangs (if no more than 18 inches into the setback area), impervious ground surfaces with specified drainage provisions, and trails.

Streams

Streams in the City of Sammamish are regulated by the City's *Environmentally Critical Areas* - Chapter 21A.50. Streams buffers are determined by Type (S, F, Np, and Ns) per SMC 21A.50.330. Stream A is a non-fish bearing seasonal stream, Type Ns). Type Ns streams require a standard buffer of 50 feet measured from the ordinary high water mark per SMC 21A.50.330.

Allowed Uses/Exemptions

In general, the City of Sammamish will not allow wetlands, streams, or their respective buffers to be altered. The city code requires that the applicant adjust proposed site plans to avoid and/or minimize impacts to critical areas and their buffers. Any unavoidable critical area impacts must be mitigated.

However, within wetland buffers certain uses are allowed outright or as an exemption. These include selected utilities; surface water management facilities; and trails within the outer 25% of the buffer. Allowed uses are still required to comply with the mitigation sequencing criteria outline in SMC 21A.50.135, which requires that all impacts to critical areas and buffers shall be avoided and minimized to the greatest extent practical.

Buffer Modification

If a proposed activity is not authorized as an allowed use or exemption, it may be possible to modify the buffer. As with the allowed uses and exemptions, all buffer modification proposals must also first satisfy the mitigation sequencing criteria per SMC 21A.50.135. This includes a showing of the steps that were taken to avoid the need for buffer modification, including alternative proposals that were considered. Engineering feasibility, safety, and cost can all be

considered as part of the justification for buffer modification. If it can be demonstrated that a proposal cannot be redesigned to avoid the buffer modification, then it must be shown how the proposal minimizes the modification to the maximum extent feasible.

The City of Sammamish allows, under certain conditions, buffer modification through buffer averaging (SMC 21A.50.290.7 and SMC 21A.50.330.4) and/or buffer reduction (SMC 21A.50.290.9 and SMC 21A.50.330.6). Buffer modification would require standard mitigation sequencing, which demonstrates impacts to critical areas and buffers have been avoided and minimized to the maximum extent feasible to allow reasonable economic use of the property. All approved impacts to critical areas and buffers must be mitigated to ensure no net loss of critical area and/or buffer function.

Federal and State Regulations

Federal Agencies

Most wetlands and streams are regulated by the Corps under Section 404 of the Clean Water Act. Any proposed filling or other direct impacts to Waters of the U.S., including wetlands (except isolated wetlands), would require notification and permits from the Corps. Wetland A appears to be isolated; no signs of drainage were observed in proximity to the wetland. Wetland B is not isolated; the wetland is associated with a stream in East Lake Sammamish drainage basin. A Jurisdictional Determination from the Corps would be required to confirm jurisdictional status of these wetlands. Unavoidable impacts to jurisdictional wetlands are typically required to be compensated through implementation of an approved mitigation plan. If activities requiring a Corps permits are proposed, a Joint Aquatic Resource Permit Application (JARPA) could be submitted to obtain authorization.

Federally permitted actions that could affect endangered species may also require a biological assessment study and consultation with the U.S. Fish and Wildlife Service and/or the National Marine Fisheries Service. Compliance with the Endangered Species Act must be demonstrated for activities within jurisdictional wetlands and the 100-year floodplain. Application for Corps permits may also require an individual 401 Water Quality Certification and Coastal Zone Management Consistency determination from Ecology and a cultural resource study in accordance with Section 106 of the National Historic Preservation Act.

Washington Department of Ecology (Ecology)

Similar to the Corps, Ecology, under Section 401 of the Clean Water Act, is charged with reviewing, conditioning, and approving or denying certain federally permitted actions that

result in discharges to state waters. However, Ecology review under the Clean Water Act would only become necessary if a Section 404 permit from the Corps was issued. However, Ecology also regulates wetlands, including isolated wetlands, under the Washington Pollution Prevention and Control Act, but only if direct wetland impacts are proposed. Therefore, if filling activities are avoided, authorization from Ecology would not be needed.

If filling is proposed, a JARPA may also be submitted to Ecology in order to obtain a Section 401 Water Quality Certification and Coastal Zone Management Consistency Determination. Ecology permits are either issued concurrently with the Corps permit or within 90 days following the Corps permit.

In general, neither the Corps nor Ecology regulates wetland buffers, unless direct impacts are proposed. When direct impacts are proposed, mitigated wetlands may be required to employ buffers based on Corps and Ecology joint regulatory guidance.

Washington Department of Fish and Wildlife (WDFW)

Chapter 77.55 of the RCW (the Hydraulic Code) gives WDFW the authority to review, condition, and approve or deny “any construction activity that will use, divert, obstruct, or change the bed or flow of state waters.” This provision includes any in-water work, the crossing or bridging of any state waters and can sometimes include stormwater discharge to state waters. If a project meets regulatory requirements, WDFW will issue a Hydraulic Project Approval (HPA).

Through issuance of an HPA, WDFW can also restrict activities to a particular timeframe. Work is typically restricted to late summer and early fall. However, WDFW has in the past allowed crossings that do not involve in-stream work to occur at any time during the year.

Disclaimer

The information contained in this letter is based on the application of technical guidelines currently accepted as the best available science and in conjunction with the manuals and criteria referenced above. All discussions, conclusions and recommendations reflect the best professional judgment of the author(s) and are based upon information available at the time the study was conducted. All work was completed within the constraints of budget, scope, and timing. The findings of this report are subject to verification and agreement by the appropriate local, state and federal regulatory authorities. No other warranty, expressed or implied, is made.

Please call if you have any questions or if we can provide you with any additional information.

Sincerely,

A handwritten signature in black ink, appearing to read "Sage Presster", with a stylized, cursive script.

Sage Presster
Ecologist

Enclosures

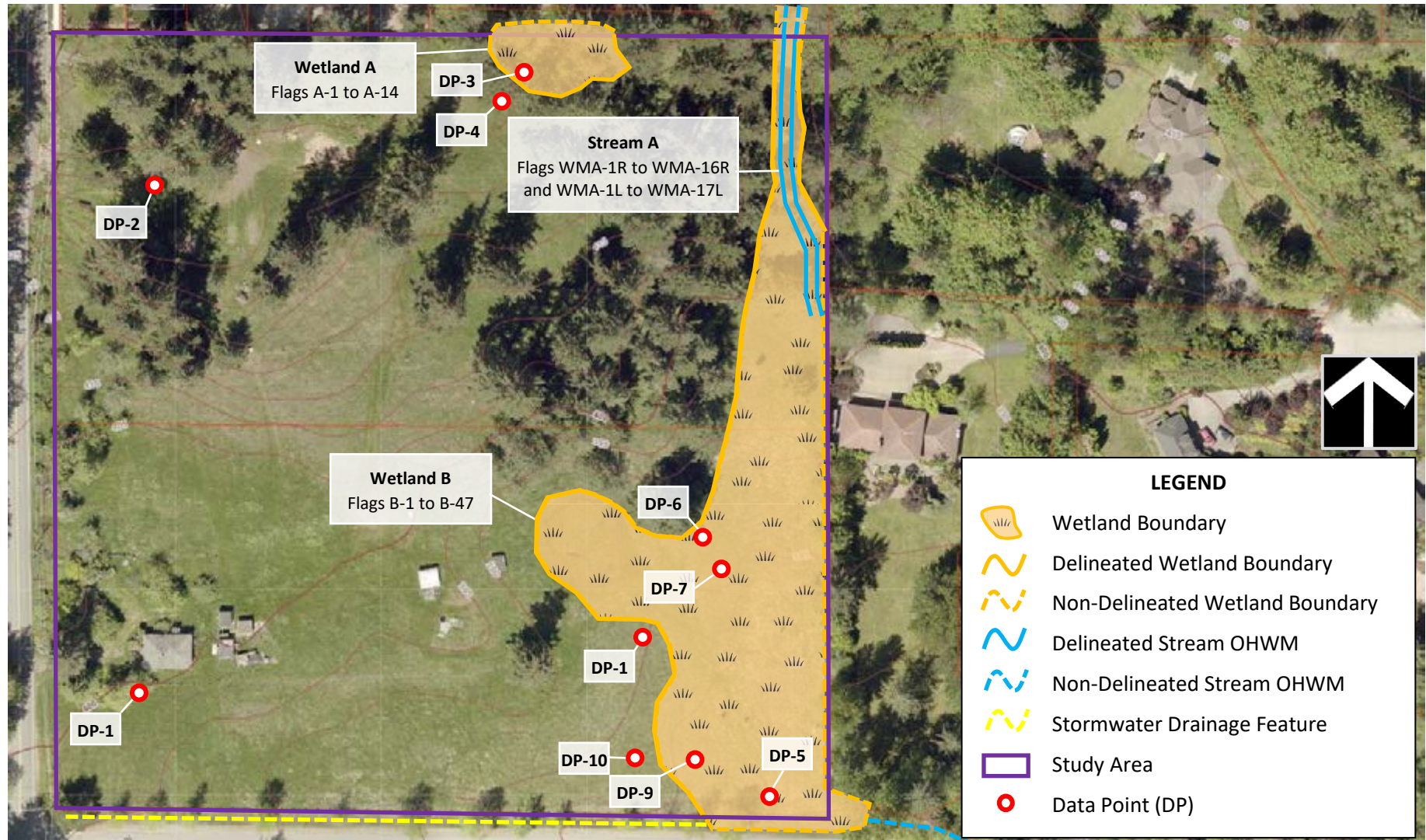
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Wetland and Stream Delineation Sketch – Beaton Hill Park

Site Address: 710 218th Avenue SE, Sammamish, WA 98074
Parcel Number: 1240700090 & 1240700092
Site Visit Date: September 22 and October 1, 2021

Prepared for: City of Sammamish
TWC Ref. No.: 191106.8



Note: Field sketch only. Features depicted are approximate and not to scale. Wetland boundaries are marked with pink- and black-striped flags. Stream boundaries are marked with blue- and white-striped flags. Data points are marked with yellow- and black-striped flags. All observations were made from within the study area; adjoining private properties were not entered.



WETLAND DETERMINATION DATA FORM –
Western Mountains, Valleys, and Coast Region

DP - 1

Project/Site: Beaton Hill Park (Parcel #1240700090) City/County: City of Sammamish Sampling date: 09-22-2021
Applicant/Owner: City of Sammamish State: WA Sampling Point: DP-1
Investigator(s): S. Presster, G. Brennan Section, Township, Range: S33, T25N, R6E
Landform (hillslope, terrace, etc): Hillslope Local relief (concave, convex, none): None Slope (%): <5%
Subregion (LRR): A Lat: - Long: - Datum: -
Soil Map Unit Name: Alderwood gravelly sandy loam, 8 to 15 percent slopes NWI classification: None
Are climatic / hydrologic conditions on the site typical for this time of year? ☐ Yes ☒ No (If no, explain in remarks.)
Are Vegetation ☐, Soil ☐, or Hydrology ☐ significantly disturbed? Are "Normal Circumstances" present on the site? ☒ Yes ☐ No
Are Vegetation ☐, Soil ☐, or Hydrology ☐ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Is the Sampled Area within a Wetland? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Hydric Soils Present?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	
Wetland Hydrology Present?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	
Remarks: Drier than normal per WETS methodology.			

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 5-m diameter)	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test worksheet: Number of Dominant Species that are OBL, FACW, or FAC: <u>3</u> (A) Total Number of Dominant Species Across all Strata: <u>3</u> (B) Percent of Dominant Species that are OBL, FACW, or FAC: <u>100%</u> (A/B)	
1. <u>Salix babylonica</u>	100	Y	FAC		
2. _____					
3. _____					
4. _____					
	<u>100</u>		= Total Cover		
Sapling/Shrub Stratum (Plot size: 3-m diameter)					
1. <u>Rubus armeniacus</u>	20	Y	FAC	Prevalence Index worksheet: Total % Cover of: _____ Multiply by: _____ OBL species _____ x 1 = _____ FACW species _____ x 2 = _____ FAC species _____ x 3 = _____ FACU species _____ x 4 = _____ UPL species _____ x 5 = _____ Column Totals: (A) _____ (B) _____ Prevalence Index = B/A = _____	
2. _____					
3. _____					
4. _____					
5. _____					
	<u>20</u>		= Total Cover		
Herb Stratum (Plot size: 1-m diameter)					
1. <u>Dactylis glomerata</u>	5	N	FACU	Hydrophytic Vegetation Indicators: <input type="checkbox"/> 1 – Rapid Test for Hydrophytic Vegetation <input checked="" type="checkbox"/> 2 – Dominance Test is > 50% <input type="checkbox"/> 3 – Prevalence Index is ≤ 3.0 ¹ <input type="checkbox"/> 4 – Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) <input type="checkbox"/> 5 – Wetland Non-Vascular Plants ¹ <input type="checkbox"/> Problematic Hydrophytic Vegetation ¹ (Explain) ¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.	
2. <u>Poa sp.</u>	80	Y	FAC*		
3. _____					
4. _____					
5. _____					
6. _____					
7. _____					
8. _____					
9. _____					
10. _____					
11. _____					
	<u>85</u>		= Total Cover		
Woody Vine Stratum (Plot size: 3-m diameter)					
1. _____				Hydrophytic Vegetation Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
2. _____					
	<u>0</u>		= Total Cover		
% Bare Ground in Herb Stratum: <u>15</u>					
Remarks:					

SOIL

Sampling Point: DP-1

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)								
Depth (inches)	Matrix Color (moist)	%	Color (moist)	Redox Features %	Type ¹	Loc ²	Texture	Remarks
0-5	10YR 2/2	100	-	-	-	-	Sandy gravelly loam	-
5-16	10YR 4/3	100	-	-	-	-	Sandy gravelly loam	-
¹ Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. ² Loc: PL=Pore Lining, M=Matrix.								
Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.) <input type="checkbox"/> Histosol (A1) <input type="checkbox"/> Sandy Redox (S5) <input type="checkbox"/> Histic Epipedon (A2) <input type="checkbox"/> Stripped Matrix (S6) <input type="checkbox"/> Black Histic (A3) <input type="checkbox"/> Loamy Mucky Mineral (F1) (except MLRA 1) <input type="checkbox"/> Hydrogen Sulfide (A4) <input type="checkbox"/> Loamy Gleyed Matrix (F2) <input type="checkbox"/> Depleted Below Dark Surface (A11) <input type="checkbox"/> Depleted Matrix (F3) <input type="checkbox"/> Thick Dark Surface (A12) <input type="checkbox"/> Redox Dark Surface (F6) <input type="checkbox"/> Sandy Mucky Mineral (S1) <input type="checkbox"/> Depleted Dark Surface (F7) <input type="checkbox"/> Sandy Gleyed Matrix (S4) <input type="checkbox"/> Redox Depressions (F8)						Indicators for Problematic Hydric Soils³: <input type="checkbox"/> 2cm Muck (A10) <input type="checkbox"/> Red Parent Material (TF2) <input type="checkbox"/> Very Shallow Dark Surface (TF12) <input type="checkbox"/> Other (Explain in Remarks)		
Restrictive Layer (if present): Type: _____ Depth (inches): _____						Hydric soil present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		
Remarks:								

HYDROLOGY

Wetland Hydrology Indicators:			
Primary Indicators (minimum of one required: check all that apply)		Secondary Indicators (2 or more required)	
<input type="checkbox"/> Surface water (A1) <input type="checkbox"/> High Water Table (A2) <input type="checkbox"/> Saturation (A3) <input type="checkbox"/> Water Marks (B1) <input type="checkbox"/> Sediment Deposits (B2) <input type="checkbox"/> Drift Deposits (B3) <input type="checkbox"/> Algal Mat or Crust (B4) <input type="checkbox"/> Iron Deposits (B5) <input type="checkbox"/> Surface Soil Cracks (B6) <input type="checkbox"/> Inundation Visible on Aerial Imagery (B7) <input type="checkbox"/> Sparsely Vegetated Concave Surface (B8)	<input type="checkbox"/> Water-Stained Leaves (except MLRA 1, 2, 4A & 4B) (B9) <input type="checkbox"/> Salt Crust (B11) <input type="checkbox"/> Aquatic Invertebrates (B13) <input type="checkbox"/> Hydrogen Sulfide Odor (C1) <input type="checkbox"/> Oxidized Rhizospheres along Living Roots (C3) <input type="checkbox"/> Presence of Reduced Iron (C4) <input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6) <input type="checkbox"/> Stunted or Stressed Plants (D1) (LRR A) <input type="checkbox"/> Other (explain in remarks)	<input type="checkbox"/> Water-Stained Leaves (B9) (MLRA 1, 2, 4A & 4B) <input type="checkbox"/> Drainage Patterns (B10) <input type="checkbox"/> Dry-Season Water Table (C2) <input type="checkbox"/> Saturation Visible on Aerial Imagery (C9) <input type="checkbox"/> Geomorphic Position (D2) <input type="checkbox"/> Shallow Aquitard (D3) <input type="checkbox"/> FAC-Neutral Test (D5) <input type="checkbox"/> Raised Ant Mounds (D6) (LRR A) <input type="checkbox"/> Frost-Heave Hummocks	
Field Observations: Surface Water Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Depth (in): _____ Water Table Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Depth (in): _____ Saturation Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Depth (in): _____ (includes capillary fringe)		Wetland Hydrology Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:			
Remarks: Very dry to 16"			

**WETLAND DETERMINATION DATA FORM –
Western Mountains, Valleys, and Coast Region**
DP - 2

Project/Site: Beaton Hill Park (Parcel #1240700092) City/County: City of Sammamish Sampling date: 09-22-2021
 Applicant/Owner: City of Sammamish State: WA Sampling Point: DP-2
 Investigator(s): S. Presster, G. Brennan Section, Township, Range: S33, T25N, R6E
 Landform (hillslope, terrace, etc): Terrace Local relief (concave, convex, none): Concave Slope (%): -
 Subregion (LRR): A Lat: - Long: - Datum: -
 Soil Map Unit Name: Alderwood gravelly sandy loam, 15 to 30 percent slopes NWI classification: None
 Are climatic / hydrologic conditions on the site typical for this time of year? ☐ Yes ☒ No (If no, explain in remarks.)
 Are Vegetation ☐, Soil ☐, or Hydrology ☐ significantly disturbed? Are "Normal Circumstances" present on the site? ☒ Yes ☐ No
 Are Vegetation ☐, Soil ☐, or Hydrology ☐ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Is the Sampled Area within a Wetland? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Hydric Soils Present?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Wetland Hydrology Present?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Remarks: Drier than normal per WETS methodology. The northwest corner of the study area.		

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 5-m diameter)	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test worksheet: Number of Dominant Species that are OBL, FACW, or FAC: <u>0</u> (A) Total Number of Dominant Species Across all Strata: <u>1</u> (B) Percent of Dominant Species that are OBL, FACW, or FAC: <u>0%</u> (A/B)
1. _____				
2. _____				
3. _____				
4. _____				
	<u>0</u>	= Total Cover		
Sapling/Shrub Stratum (Plot size: 3-m diameter)				
1. _____				Prevalence Index worksheet: Total % Cover of: Multiply by: OBL species <u>0</u> x 1 = <u>0</u> FACW species <u>0</u> x 2 = <u>0</u> FAC species <u>10</u> x 3 = <u>30</u> FACU species <u>100</u> x 4 = <u>400</u> UPL species <u>0</u> x 5 = <u>0</u> Column Totals: <u>110</u> (A) <u>430</u> (B) Prevalence Index = B/A = <u>430/110 = 3.91</u>
2. _____				
3. _____				
4. _____				
5. _____				
	<u>0</u>	= Total Cover		
Herb Stratum (Plot size: 1-m diameter)				
1. <u>Dactylis glomerata</u>	<u>100</u>	<u>Y</u>	<u>FACU</u>	Hydrophytic Vegetation Indicators: <input type="checkbox"/> 1 – Rapid Test for Hydrophytic Vegetation <input type="checkbox"/> 2 – Dominance Test is > 50% <input type="checkbox"/> 3 – Prevalence Index is ≤ 3.0 ¹ <input type="checkbox"/> 4 – Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) <input type="checkbox"/> 5 – Wetland Non-Vascular Plants ¹ <input type="checkbox"/> Problematic Hydrophytic Vegetation ¹ (Explain) ¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.
2. <u>Ranunculus repens</u>	<u>5</u>	<u>N</u>	<u>FAC</u>	
3. <u>Holcus lanatus</u>	<u>5</u>	<u>N</u>	<u>FAC</u>	
4. _____				
5. _____				
6. _____				
7. _____				
8. _____				
9. _____				
10. _____				
11. _____				
	<u>110</u>	= Total Cover		
Woody Vine Stratum (Plot size: 3-m diameter)				
1. _____				Hydrophytic Vegetation Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
2. _____				
	<u>0</u>	= Total Cover		
% Bare Ground in Herb Stratum: <u>0</u>				
Remarks:				

SOIL

Sampling Point: DP-2

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)								
Depth (inches)	Matrix Color (moist)	%	Color (moist)	Redox Features %	Type ¹	Loc ²	Texture	Remarks
0-5	7.5YR 2.5/1	100	-	-	-	-	Sandy gravelly loam	-
5-9	10YR 5/3	99	7.5YR 4/6	1	C	M	Sandy gravelly loam	-
¹ Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. ² Loc: PL=Pore Lining, M=Matrix.								
Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.) <input type="checkbox"/> Histosol (A1) <input type="checkbox"/> Sandy Redox (S5) <input type="checkbox"/> Histic Epipedon (A2) <input type="checkbox"/> Stripped Matrix (S6) <input type="checkbox"/> Black Histic (A3) <input type="checkbox"/> Loamy Mucky Mineral (F1) (except MLRA 1) <input type="checkbox"/> Hydrogen Sulfide (A4) <input type="checkbox"/> Loamy Gleyed Matrix (F2) <input type="checkbox"/> Depleted Below Dark Surface (A11) <input type="checkbox"/> Depleted Matrix (F3) <input type="checkbox"/> Thick Dark Surface (A12) <input type="checkbox"/> Redox Dark Surface (F6) <input type="checkbox"/> Sandy Mucky Mineral (S1) <input type="checkbox"/> Depleted Dark Surface (F7) <input type="checkbox"/> Sandy Gleyed Matrix (S4) <input type="checkbox"/> Redox Depressions (F8)						Indicators for Problematic Hydric Soils³: <input type="checkbox"/> 2cm Muck (A10) <input type="checkbox"/> Red Parent Material (TF2) <input type="checkbox"/> Very Shallow Dark Surface (TF12) <input type="checkbox"/> Other (Explain in Remarks)		
Restrictive Layer (if present): Type: <u>Cobble</u> Depth (inches): <u>9"</u>						Hydric soil present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		
Remarks: Chroma too bright to meet hydric soil indicators.								

HYDROLOGY

Wetland Hydrology Indicators:			
Primary Indicators (minimum of one required: check all that apply)		Secondary Indicators (2 or more required)	
<input type="checkbox"/> Surface water (A1) <input type="checkbox"/> High Water Table (A2) <input type="checkbox"/> Saturation (A3) <input type="checkbox"/> Water Marks (B1) <input type="checkbox"/> Sediment Deposits (B2) <input type="checkbox"/> Drift Deposits (B3) <input type="checkbox"/> Algal Mat or Crust (B4) <input type="checkbox"/> Iron Deposits (B5) <input type="checkbox"/> Surface Soil Cracks (B6) <input type="checkbox"/> Inundation Visible on Aerial Imagery (B7) <input type="checkbox"/> Sparsely Vegetated Concave Surface (B8)	<input type="checkbox"/> Water-Stained Leaves (except MLRA 1, 2, 4A & 4B) (B9) <input type="checkbox"/> Salt Crust (B11) <input type="checkbox"/> Aquatic Invertebrates (B13) <input type="checkbox"/> Hydrogen Sulfide Odor (C1) <input type="checkbox"/> Oxidized Rhizospheres along Living Roots (C3) <input type="checkbox"/> Presence of Reduced Iron (C4) <input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6) <input type="checkbox"/> Stunted or Stressed Plants (D1) (LRR A) <input type="checkbox"/> Other (explain in remarks)	<input type="checkbox"/> Water-Stained Leaves (B9) (MLRA 1, 2, 4A & 4B) <input type="checkbox"/> Drainage Patterns (B10) <input type="checkbox"/> Dry-Season Water Table (C2) <input type="checkbox"/> Saturation Visible on Aerial Imagery (C9) <input type="checkbox"/> Geomorphic Position (D2) <input type="checkbox"/> Shallow Aquitard (D3) <input type="checkbox"/> FAC-Neutral Test (D5) <input type="checkbox"/> Raised Ant Mounds (D6) (LRR A) <input type="checkbox"/> Frost-Heave Hummocks	
Field Observations: Surface Water Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Depth (in): <u> - </u> Water Table Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Depth (in): <u> - </u> Saturation Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Depth (in): <u> - </u> (includes capillary fringe)		Wetland Hydrology Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:			
Remarks: Very dry to 9".			

Project/Site: Beaton Hill Park (Parcel #1240700092) City/County: City of Sammamish Sampling date: 09-22-2021
 Applicant/Owner: City of Sammamish State: WA Sampling Point: DP-3
 Investigator(s): S. Presster, G. Brennan Section, Township, Range: S33, T25N, R6E
 Landform (hillslope, terrace, etc): Depression Local relief (concave, convex, none): Concave Slope (%): -
 Subregion (LRR): A Lat: - Long: - Datum: -
 Soil Map Unit Name: Alderwood gravelly sandy loam, 8 to 15 percent slopes NWI classification: None
 Are climatic / hydrologic conditions on the site typical for this time of year? ☐ Yes ☒ No (If no, explain in remarks.)
 Are Vegetation ☐, Soil ☐, or Hydrology ☐ significantly disturbed? Are "Normal Circumstances" present on the site? ☒ Yes ☐ No
 Are Vegetation ☐, Soil ☐, or Hydrology ☐ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Hydric Soils Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Wetland Hydrology Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Is the Sampled Area within a Wetland? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Remarks: Drier than normal per WETS methodology. Wetland A in-pit.	

VEGETATION – Use scientific names of plants.

Stratum	Absolute % Cover	Dominant Species?	Indicator Status	Notes
Tree Stratum (Plot size: 5-m diameter)				
1. _____				
2. _____				
3. _____				
4. _____				
	0	= Total Cover		
Sapling/Shrub Stratum (Plot size: 3-m diameter)				
1. <u>Rubus armeniacus</u>	5	Y	FAC	
2. _____				
3. _____				
4. _____				
5. _____				
	5	= Total Cover		
Herb Stratum (Plot size: 1-m diameter)				
1. <u>Ranunculus repens</u>	55	Y	FAC	
2. <u>Mentha arvensis</u>	20	Y	FACW	
3. <u>Veronica americana</u>	20	Y	OBL	
4. <u>Rumex conglomeratus</u>	5	N	FACW	
5. _____				
6. _____				
7. _____				
8. _____				
9. _____				
10. _____				
11. _____				
	100	= Total Cover		
Woody Vine Stratum (Plot size: 3-m diameter)				
1. _____				
2. _____				
	0	= Total Cover		
% Bare Ground in Herb Stratum: 0				

Dominance Test worksheet:
 Number of Dominant Species that are OBL, FACW, or FAC: 4 (A)
 Total Number of Dominant Species Across all Strata: 4 (B)
 Percent of Dominant Species that are OBL, FACW, or FAC: 100% (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:
OBL species _____	x 1 = _____
FACW species _____	x 2 = _____
FAC species _____	x 3 = _____
FACU species _____	x 4 = _____
UPL species _____	x 5 = _____
Column Totals: _____	(A) _____ (B) _____

 Prevalence Index = B/A = _____

Hydrophytic Vegetation Indicators:
☐ 1 – Rapid Test for Hydrophytic Vegetation
☒ 2 – Dominance Test is > 50%
☐ 3 – Prevalence Index is ≤ 3.0¹
☐ 4 – Morphological Adaptations¹ (Provide supporting data in Remarks or on a separate sheet)
☐ 5 – Wetland Non-Vascular Plants¹
☐ Problematic Hydrophytic Vegetation¹ (Explain)
¹Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes ☒ No ☐

Remarks:

SOIL

Sampling Point: DP-3

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)								
Depth (inches)	Matrix Color (moist)	%	Color (moist)	Redox Features %	Type ¹	Loc ²	Texture	Remarks
0-8	10YR 2/2	100	-	-	-	-	Silt loam	Cobble, charcoal, high OM
8-16	10YR 2/1	100	-	-	-	-	Silt loam	Cobble, charcoal, high OM
¹ Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. ² Loc: PL=Pore Lining, M=Matrix.								
Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.) <input type="checkbox"/> Histosol (A1) <input type="checkbox"/> Sandy Redox (S5) <input type="checkbox"/> Histic Epipedon (A2) <input type="checkbox"/> Stripped Matrix (S6) <input type="checkbox"/> Black Histic (A3) <input type="checkbox"/> Loamy Mucky Mineral (F1) (except MLRA 1) <input type="checkbox"/> Hydrogen Sulfide (A4) <input type="checkbox"/> Loamy Gleyed Matrix (F2) <input type="checkbox"/> Depleted Below Dark Surface (A11) <input type="checkbox"/> Depleted Matrix (F3) <input type="checkbox"/> Thick Dark Surface (A12) <input type="checkbox"/> Redox Dark Surface (F6) <input type="checkbox"/> Sandy Mucky Mineral (S1) <input type="checkbox"/> Depleted Dark Surface (F7) <input type="checkbox"/> Sandy Gleyed Matrix (S4) <input type="checkbox"/> Redox Depressions (F8)						Indicators for Problematic Hydric Soils³: <input type="checkbox"/> 2cm Muck (A10) <input type="checkbox"/> Red Parent Material (TF2) <input type="checkbox"/> Very Shallow Dark Surface (TF12) <input checked="" type="checkbox"/> Other (Explain in Remarks)		
Restrictive Layer (if present): Type: _____ Depth (inches): _____						Hydric soil present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		
Remarks: Aquic moisture regime. Organics masking redox.								

HYDROLOGY

Wetland Hydrology Indicators:			
Primary Indicators (minimum of one required: check all that apply)		Secondary Indicators (2 or more required)	
<input type="checkbox"/> Surface water (A1) <input checked="" type="checkbox"/> High Water Table (A2) <input checked="" type="checkbox"/> Saturation (A3) <input type="checkbox"/> Water Marks (B1) <input type="checkbox"/> Sediment Deposits (B2) <input type="checkbox"/> Drift Deposits (B3) <input type="checkbox"/> Algal Mat or Crust (B4) <input type="checkbox"/> Iron Deposits (B5) <input type="checkbox"/> Surface Soil Cracks (B6) <input type="checkbox"/> Inundation Visible on Aerial Imagery (B7) <input type="checkbox"/> Sparsely Vegetated Concave Surface (B8)	<input type="checkbox"/> Water-Stained Leaves (except MLRA 1, 2, 4A & 4B) (B9) <input type="checkbox"/> Salt Crust (B11) <input type="checkbox"/> Aquatic Invertebrates (B13) <input type="checkbox"/> Hydrogen Sulfide Odor (C1) <input type="checkbox"/> Oxidized Rhizospheres along Living Roots (C3) <input type="checkbox"/> Presence of Reduced Iron (C4) <input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6) <input type="checkbox"/> Stunted or Stressed Plants (D1) (LRR A) <input type="checkbox"/> Other (explain in remarks)	<input type="checkbox"/> Water-Stained Leaves (B9) (MLRA 1, 2, 4A & 4B) <input type="checkbox"/> Drainage Patterns (B10) <input type="checkbox"/> Dry-Season Water Table (C2) <input type="checkbox"/> Saturation Visible on Aerial Imagery (C9) <input checked="" type="checkbox"/> Geomorphic Position (D2) <input type="checkbox"/> Shallow Aquitard (D3) <input checked="" type="checkbox"/> FAC-Neutral Test (D5) <input type="checkbox"/> Raised Ant Mounds (D6) (LRR A) <input type="checkbox"/> Frost-Heave Hummocks	
Field Observations: Surface Water Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Depth (in): - Water Table Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Depth (in): 12" Saturation Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Depth (in): Surface (includes capillary fringe)		Wetland Hydrology Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:			
Remarks:			

**WETLAND DETERMINATION DATA FORM –
Western Mountains, Valleys, and Coast Region**
DP - 4

Project/Site: Beaton Hill Park (Parcel #1240700092) City/County: City of Sammamish Sampling date: 09-22-2021

Applicant/Owner: City of Sammamish State: WA Sampling Point: DP-4

Investigator(s): S. Presster, G. Brennan Section, Township, Range: S33, T25N, R6E

Landform (hillslope, terrace, etc): Hillslope Local relief (concave, convex, none): None Slope (%): <5%

Subregion (LRR): A Lat: - Long: - Datum: -

Soil Map Unit Name: Alderwood gravelly sandy loam, 8 to 15 percent slopes NWI classification: None

Are climatic / hydrologic conditions on the site typical for this time of year? ☐ Yes ☒ No (If no, explain in remarks.)

Are Vegetation ☐, Soil ☐, or Hydrology ☐ significantly disturbed? Are "Normal Circumstances" present on the site? ☒ Yes ☐ No

Are Vegetation ☐, Soil ☐, or Hydrology ☐ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Is the Sampled Area within a Wetland? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Hydric Soils Present?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	
Wetland Hydrology Present?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	
Remarks: Drier than normal per WETS methodology. Wetland A out-pit.			

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 5-m diameter)	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test worksheet: Number of Dominant Species that are OBL, FACW, or FAC: <u>2</u> (A) Total Number of Dominant Species Across all Strata: <u>3</u> (B) Percent of Dominant Species that are OBL, FACW, or FAC: <u>66%</u> (A/B)
1. <u>Pseudotsuga menziesii</u>	100	Y	FACU	
2. _____				
3. _____				
4. _____				
			<u>100</u> = Total Cover	Prevalence Index worksheet: Total % Cover of: _____ Multiply by: OBL species _____ x 1 = _____ FACW species _____ x 2 = _____ FAC species _____ x 3 = _____ FACU species _____ x 4 = _____ UPL species _____ x 5 = _____ Column Totals: (A) _____ (B) _____ Prevalence Index = B/A = _____
Sapling/Shrub Stratum (Plot size: 3-m diameter)				
1. _____				
2. _____				
3. _____				
4. _____				
5. _____				
			<u>0</u> = Total Cover	Hydrophytic Vegetation Indicators: <input type="checkbox"/> 1 – Rapid Test for Hydrophytic Vegetation <input checked="" type="checkbox"/> 2 – Dominance Test is > 50% <input type="checkbox"/> 3 – Prevalence Index is ≤ 3.0 ¹ <input type="checkbox"/> 4 – Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) <input type="checkbox"/> 5 – Wetland Non-Vascular Plants ¹ <input type="checkbox"/> Problematic Hydrophytic Vegetation ¹ (Explain) ¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.
Herb Stratum (Plot size: 1-m diameter)				
1. <u>Schedonorus arundinaceus</u>	20	Y	FAC	
2. <u>Agrostis sp.</u>	80	Y	FAC*	
3. _____				
4. _____				
5. _____				
6. _____				
7. _____				
8. _____				
9. _____				
10. _____				
11. _____				
			<u>100</u> = Total Cover	Hydrophytic Vegetation Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Woody Vine Stratum (Plot size: 3-m diameter)				
1. _____				
2. _____				
			<u>0</u> = Total Cover	
% Bare Ground in Herb Stratum: _____				
Remarks: *Presumed FAC.				

SOIL

Sampling Point: DP-4

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)												
Depth (inches)	Matrix Color (moist)	%	Color (moist)	Redox Features %	Type ¹	Loc ²	Texture	Remarks				
0-7	10YR 2/1	100	-	-	-	-	Silt loam	w/ charcoal				
7-14	10YR 4/4	100	-	-	-	-	loam	w/ cobble				
¹ Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. ² Loc: PL=Pore Lining, M=Matrix.												
Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)					Indicators for Problematic Hydric Soils ³ :							
<input type="checkbox"/> Histosol (A1) <input type="checkbox"/> Histic Epipedon (A2) <input type="checkbox"/> Black Histic (A3) <input type="checkbox"/> Hydrogen Sulfide (A4) <input type="checkbox"/> Depleted Below Dark Surface (A11) <input type="checkbox"/> Thick Dark Surface (A12) <input type="checkbox"/> Sandy Mucky Mineral (S1) <input type="checkbox"/> Sandy Gleyed Matrix (S4)					<input type="checkbox"/> Sandy Redox (S5) <input type="checkbox"/> Stripped Matrix (S6) <input type="checkbox"/> Loamy Mucky Mineral (F1) (except MLRA 1) <input type="checkbox"/> Loamy Gleyed Matrix (F2) <input type="checkbox"/> Depleted Matrix (F3) <input type="checkbox"/> Redox Dark Surface (F6) <input type="checkbox"/> Depleted Dark Surface (F7) <input type="checkbox"/> Redox Depressions (F8)				<input type="checkbox"/> 2cm Muck (A10) <input type="checkbox"/> Red Parent Material (TF2) <input type="checkbox"/> Very Shallow Dark Surface (TF12) <input type="checkbox"/> Other (Explain in Remarks)			
Restrictive Layer (if present): Type: _____ Depth (inches): _____					Hydric soil present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>							
Remarks:												

HYDROLOGY

Wetland Hydrology Indicators:			
Primary Indicators (minimum of one required: check all that apply)		Secondary Indicators (2 or more required)	
<input type="checkbox"/> Surface water (A1) <input type="checkbox"/> High Water Table (A2) <input type="checkbox"/> Saturation (A3) <input type="checkbox"/> Water Marks (B1) <input type="checkbox"/> Sediment Deposits (B2) <input type="checkbox"/> Drift Deposits (B3) <input type="checkbox"/> Algal Mat or Crust (B4) <input type="checkbox"/> Iron Deposits (B5) <input type="checkbox"/> Surface Soil Cracks (B6) <input type="checkbox"/> Inundation Visible on Aerial Imagery (B7) <input type="checkbox"/> Sparsely Vegetated Concave Surface (B8)	<input type="checkbox"/> Water-Stained Leaves (except MLRA 1, 2, 4A & 4B) (B9) <input type="checkbox"/> Salt Crust (B11) <input type="checkbox"/> Aquatic Invertebrates (B13) <input type="checkbox"/> Hydrogen Sulfide Odor (C1) <input type="checkbox"/> Oxidized Rhizospheres along Living Roots (C3) <input type="checkbox"/> Presence of Reduced Iron (C4) <input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6) <input type="checkbox"/> Stunted or Stressed Plants (D1) (LRR A) <input type="checkbox"/> Other (explain in remarks)	<input type="checkbox"/> Water-Stained Leaves (B9) (MLRA 1, 2, 4A & 4B) <input type="checkbox"/> Drainage Patterns (B10) <input type="checkbox"/> Dry-Season Water Table (C2) <input type="checkbox"/> Saturation Visible on Aerial Imagery (C9) <input type="checkbox"/> Geomorphic Position (D2) <input type="checkbox"/> Shallow Aquitard (D3) <input type="checkbox"/> FAC-Neutral Test (D5) <input type="checkbox"/> Raised Ant Mounds (D6) (LRR A) <input type="checkbox"/> Frost-Heave Hummocks	
Field Observations: Surface Water Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Depth (in): _____ Water Table Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Depth (in): _____ Saturation Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Depth (in): _____ (includes capillary fringe)		Wetland Hydrology Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:			
Remarks: Very dry throughout soil pit.			

**WETLAND DETERMINATION DATA FORM –
Western Mountains, Valleys, and Coast Region**
DP - 5

Project/Site: Beaton Hill Park (Parcel #1240700090) City/County: City of Sammamish Sampling date: 09-22-2021

Applicant/Owner: City of Sammamish State: WA Sampling Point: DP-5

Investigator(s): S. Presster, G. Brennan Section, Township, Range: S33, T25N, R6E

Landform (hillslope, terrace, etc): Toe of slope Local relief (concave, convex, none): None Slope (%): <5%

Subregion (LRR): A Lat: - Long: - Datum: -

Soil Map Unit Name: Alderwood gravelly sandy loam, 8 to 15 percent slopes NWI classification: PEM1A

Are climatic / hydrologic conditions on the site typical for this time of year? ☐ Yes ☒ No (If no, explain in remarks.)

Are Vegetation ☐, Soil ☐, or Hydrology ☐ significantly disturbed? Are "Normal Circumstances" present on the site? ☒ Yes ☐ No

Are Vegetation ☐, Soil ☐, or Hydrology ☐ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Hydric Soils Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Wetland Hydrology Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Is the Sampled Area within a Wetland? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Remarks: Drier than normal per WETS methodology. Located at the bottom of the hill in the southeast corner of the study area. Small grove of Fraxinus latifolia growing on slight slope.	

VEGETATION – Use scientific names of plants.

<table style="width: 100%;"> <tr> <th style="text-align: left;">Tree Stratum (Plot size: 5-m diameter)</th> <th style="text-align: center;">Absolute % Cover</th> <th style="text-align: center;">Dominant Species?</th> <th style="text-align: center;">Indicator Status</th> </tr> <tr><td>1. _____</td><td></td><td></td><td></td></tr> <tr><td>2. _____</td><td></td><td></td><td></td></tr> <tr><td>3. _____</td><td></td><td></td><td></td></tr> <tr><td>4. _____</td><td></td><td></td><td></td></tr> <tr> <td style="text-align: right;"><u>0</u></td> <td colspan="3">= Total Cover</td> </tr> </table> <table style="width: 100%;"> <tr> <th style="text-align: left;">Sapling/Shrub Stratum (Plot size: 3-m diameter)</th> <th style="text-align: center;">Absolute % Cover</th> <th style="text-align: center;">Dominant Species?</th> <th style="text-align: center;">Indicator Status</th> </tr> <tr><td>1. <u>Fraxinus latifolia (Sapling)</u></td><td style="text-align: center;">10</td><td style="text-align: center;">Y</td><td style="text-align: center;">FACW</td></tr> <tr><td>2. _____</td><td></td><td></td><td></td></tr> <tr><td>3. _____</td><td></td><td></td><td></td></tr> <tr><td>4. _____</td><td></td><td></td><td></td></tr> <tr><td>5. _____</td><td></td><td></td><td></td></tr> <tr> <td style="text-align: right;"><u>10</u></td> <td colspan="3">= Total Cover</td> </tr> </table> <table style="width: 100%;"> <tr> <th style="text-align: left;">Herb Stratum (Plot size: 1-m diameter)</th> <th style="text-align: center;">Absolute % Cover</th> <th style="text-align: center;">Dominant Species?</th> <th style="text-align: center;">Indicator Status</th> </tr> <tr><td>1. <u>Agrostis sp.</u></td><td style="text-align: center;">40</td><td style="text-align: center;">Y</td><td style="text-align: center;">FAC*</td></tr> <tr><td>2. <u>Poa sp.</u></td><td style="text-align: center;">45</td><td style="text-align: center;">Y</td><td style="text-align: center;">FAC*</td></tr> <tr><td>3. <u>Ranunculus repens</u></td><td style="text-align: center;">10</td><td style="text-align: center;">N</td><td style="text-align: center;">FAC</td></tr> <tr><td>4. <u>Lotus corniculatus</u></td><td style="text-align: center;">5</td><td style="text-align: center;">N</td><td style="text-align: center;">FAC</td></tr> <tr><td>5. <u>Galium palustre</u></td><td style="text-align: center;">2</td><td style="text-align: center;">N</td><td style="text-align: center;">OBL</td></tr> <tr><td>6. _____</td><td></td><td></td><td></td></tr> <tr><td>7. _____</td><td></td><td></td><td></td></tr> <tr><td>8. _____</td><td></td><td></td><td></td></tr> <tr><td>9. _____</td><td></td><td></td><td></td></tr> <tr><td>10. _____</td><td></td><td></td><td></td></tr> <tr><td>11. _____</td><td></td><td></td><td></td></tr> <tr> <td style="text-align: right;"><u>102</u></td> <td colspan="3">= Total Cover</td> </tr> </table> <table style="width: 100%;"> <tr> <th style="text-align: left;">Woody Vine Stratum (Plot size: 3-m diameter)</th> <th style="text-align: center;">Absolute % Cover</th> <th style="text-align: center;">Dominant Species?</th> <th style="text-align: center;">Indicator Status</th> </tr> <tr><td>1. _____</td><td></td><td></td><td></td></tr> <tr><td>2. _____</td><td></td><td></td><td></td></tr> <tr> <td style="text-align: right;"><u>0</u></td> <td colspan="3">= Total Cover</td> </tr> </table> <p>% Bare Ground in Herb Stratum: <u>0</u></p>	Tree Stratum (Plot size: 5-m diameter)	Absolute % Cover	Dominant Species?	Indicator Status	1. _____				2. _____				3. _____				4. _____				<u>0</u>	= Total Cover			Sapling/Shrub Stratum (Plot size: 3-m diameter)	Absolute % Cover	Dominant Species?	Indicator Status	1. <u>Fraxinus latifolia (Sapling)</u>	10	Y	FACW	2. _____				3. _____				4. _____				5. _____				<u>10</u>	= Total Cover			Herb Stratum (Plot size: 1-m diameter)	Absolute % Cover	Dominant Species?	Indicator Status	1. <u>Agrostis sp.</u>	40	Y	FAC*	2. <u>Poa sp.</u>	45	Y	FAC*	3. <u>Ranunculus repens</u>	10	N	FAC	4. <u>Lotus corniculatus</u>	5	N	FAC	5. <u>Galium palustre</u>	2	N	OBL	6. _____				7. _____				8. _____				9. _____				10. _____				11. _____				<u>102</u>	= Total Cover			Woody Vine Stratum (Plot size: 3-m diameter)	Absolute % Cover	Dominant Species?	Indicator Status	1. _____				2. _____				<u>0</u>	= Total Cover			Dominance Test worksheet: Number of Dominant Species that are OBL, FACW, or FAC: <u>3</u> (A) Total Number of Dominant Species Across all Strata: <u>3</u> (B) Percent of Dominant Species that are OBL, FACW, or FAC: <u>100%</u> (A/B)
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Remarks: *Presumed FAC.																																																																																																																									

SOIL

Sampling Point: DP-5

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)												
Depth (inches)	Matrix Color (moist)	%	Color (moist)	Redox Features %	Type ¹	Loc ²	Texture	Remarks				
0-10	10YR 3/2	95	7.5YR 4/6	5	C	M	Silt loam	-				
10-16	10YR 4/6	98	7.5YR 4/6	2	C	M	Silt loam	w/ gravel				
¹ Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. ² Loc: PL=Pore Lining, M=Matrix.												
Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)					Indicators for Problematic Hydric Soils ³ :							
<input type="checkbox"/> Histosol (A1) <input type="checkbox"/> Histic Epipedon (A2) <input type="checkbox"/> Black Histic (A3) <input type="checkbox"/> Hydrogen Sulfide (A4) <input type="checkbox"/> Depleted Below Dark Surface (A11) <input type="checkbox"/> Thick Dark Surface (A12) <input type="checkbox"/> Sandy Mucky Mineral (S1) <input type="checkbox"/> Sandy Gleyed Matrix (S4)					<input type="checkbox"/> Sandy Redox (S5) <input type="checkbox"/> Stripped Matrix (S6) <input type="checkbox"/> Loamy Mucky Mineral (F1) (except MLRA 1) <input type="checkbox"/> Loamy Gleyed Matrix (F2) <input type="checkbox"/> Depleted Matrix (F3) <input checked="" type="checkbox"/> Redox Dark Surface (F6) <input type="checkbox"/> Depleted Dark Surface (F7) <input type="checkbox"/> Redox Depressions (F8)				<input type="checkbox"/> 2cm Muck (A10) <input type="checkbox"/> Red Parent Material (TF2) <input type="checkbox"/> Very Shallow Dark Surface (TF12) <input type="checkbox"/> Other (Explain in Remarks)			
Restrictive Layer (if present):					Hydric soil present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>							
Type: _____												
Depth (inches): _____												
Remarks: _____												

HYDROLOGY

Wetland Hydrology Indicators:				Secondary Indicators (2 or more required)			
Primary Indicators (minimum of one required: check all that apply)							
<input type="checkbox"/> Surface water (A1)	<input type="checkbox"/> High Water Table (A2)	<input type="checkbox"/> Saturation (A3)	<input type="checkbox"/> Water Marks (B1)	<input type="checkbox"/> Water-Stained Leaves (except MLRA 1, 2, 4A & 4B) (B9)	<input type="checkbox"/> Salt Crust (B11)	<input type="checkbox"/> Aquatic Invertebrates (B13)	<input type="checkbox"/> Hydrogen Sulfide Odor (C1)
<input type="checkbox"/> Sediment Deposits (B2)	<input type="checkbox"/> Drift Deposits (B3)	<input type="checkbox"/> Algal Mat or Crust (B4)	<input type="checkbox"/> Iron Deposits (B5)	<input type="checkbox"/> Surface Soil Cracks (B6)	<input type="checkbox"/> Inundation Visible on Aerial Imagery (B7)	<input type="checkbox"/> Sparsely Vegetated Concave Surface (B8)	<input type="checkbox"/> Oxidized Rhizospheres along Living Roots (C3)
<input type="checkbox"/> Presence of Reduced Iron (C4)	<input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6)	<input type="checkbox"/> Stunted or Stressed Plants (D1) (LRR A)	<input type="checkbox"/> Other (explain in remarks)	<input type="checkbox"/> Water-Stained Leaves (B9) (MLRA 1, 2, 4A & 4B)	<input type="checkbox"/> Drainage Patterns (B10)	<input type="checkbox"/> Dry-Season Water Table (C2)	<input checked="" type="checkbox"/> Saturation Visible on Aerial Imagery (C9)
<input type="checkbox"/> Geomorphic Position (D2)	<input type="checkbox"/> Shallow Aquitard (D3)	<input checked="" type="checkbox"/> FAC-Neutral Test (D5)	<input type="checkbox"/> Raised Ant Mounds (D6) (LRR A)	<input type="checkbox"/> Frost-Heave Hummocks			
Field Observations:				Wetland Hydrology Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>			
Surface Water Present?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Depth (in):	-				
Water Table Present?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Depth (in):	-				
Saturation Present? (includes capillary fringe)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Depth (in):	-				
Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:							
Remarks: Very dry to 16"							

**WETLAND DETERMINATION DATA FORM –
Western Mountains, Valleys, and Coast Region**
DP - 6

Project/Site: Beaton Hill Park (Parcel #1240700090) City/County: City of Sammamish Sampling date: 09-22-2021
 Applicant/Owner: City of Sammamish State: WA Sampling Point: DP-6
 Investigator(s): S. Presster, G. Brennan Section, Township, Range: S33, T25N, R6E
 Landform (hillslope, terrace, etc): Depression Local relief (concave, convex, none): Concave Slope (%): -
 Subregion (LRR): A Lat: - Long: - Datum: -
 Soil Map Unit Name: Alderwood gravelly sandy loam, 8 to 15 percent slopes NWI classification: None
 Are climatic / hydrologic conditions on the site typical for this time of year? ☐ Yes ☒ No (If no, explain in remarks.)
 Are Vegetation ☐, Soil ☐, or Hydrology ☐ significantly disturbed? Are "Normal Circumstances" present on the site? ☒ Yes ☐ No
 Are Vegetation ☐, Soil ☐, or Hydrology ☐ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Is the Sampled Area within a Wetland? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Hydric Soils Present?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	
Wetland Hydrology Present?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	
Remarks: Drier than normal per WETS methodology. Wetland B in-pit.			

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 5-m diameter) 1. <u>Pseudotsuga menziesii</u> Absolute % Cover: <u>40</u> Dominant Species? <u>Y</u> Indicator Status: <u>FAC</u> 2. _____ 3. _____ 4. _____ <u>40</u> = Total Cover	Dominance Test worksheet: Number of Dominant Species that are OBL, FACW, or FAC: <u>3</u> (A) Total Number of Dominant Species Across all Strata: <u>4</u> (B) Percent of Dominant Species that are OBL, FACW, or FAC: <u>75%</u> (A/B)	
Sapling/Shrub Stratum (Plot size: 3-m diameter) 1. <u>Rubus armeniacus</u> Absolute % Cover: <u>5</u> Dominant Species? <u>Y</u> Indicator Status: <u>FAC</u> 2. _____ 3. _____ 4. _____ 5. _____ <u>5</u> = Total Cover		Prevalence Index worksheet: Total % Cover of: _____ Multiply by: OBL species _____ x 1 = _____ FACW species _____ x 2 = _____ FAC species _____ x 3 = _____ FACU species _____ x 4 = _____ UPL species _____ x 5 = _____ Column Totals: (A) _____ (B) _____ Prevalence Index = B/A = _____
Herb Stratum (Plot size: 1-m diameter) 1. <u>Ranunculus repens</u> Absolute % Cover: <u>60</u> Dominant Species? <u>Y</u> Indicator Status: <u>FAC</u> 2. <u>Agrostis sp.</u> Absolute % Cover: <u>40</u> Dominant Species? <u>Y</u> Indicator Status: <u>FAC*</u> 3. _____ 4. _____ 5. _____ 6. _____ 7. _____ 8. _____ 9. _____ 10. _____ 11. _____ <u>100</u> = Total Cover		Hydrophytic Vegetation Indicators: <input type="checkbox"/> 1 – Rapid Test for Hydrophytic Vegetation <input checked="" type="checkbox"/> 2 – Dominance Test is > 50% <input type="checkbox"/> 3 – Prevalence Index is ≤ 3.0 ¹ <input type="checkbox"/> 4 – Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) <input type="checkbox"/> 5 – Wetland Non-Vascular Plants ¹ <input type="checkbox"/> Problematic Hydrophytic Vegetation ¹ (Explain) ¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.
Woody Vine Stratum (Plot size: 3-m diameter) 1. _____ 2. _____ <u>0</u> = Total Cover % Bare Ground in Herb Stratum: <u>0</u>	Hydrophytic Vegetation Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
Remarks: *Presumed FAC. Pseudotsuga menziesii has buttressed roots, rooted slightly upslope of Wetland B.		

SOIL

Sampling Point: DP-6

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)								
Depth (inches)	Matrix Color (moist)	%	Color (moist)	Redox Features %	Type ¹	Loc ²	Texture	Remarks
0-8	10YR 2/2	98	7.5YR 4/4	2	C	M	Silt loam	-
8-13	10YR 4/3	93	7.5YR 4/6	7	C	M	Sandy loam	-
13-18	10YR 4/2	93	7.5YR 4/6	7	C	M	Sandy loam	-
¹ Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. ² Loc: PL=Pore Lining, M=Matrix.								
Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)					Indicators for Problematic Hydric Soils ³ :			
<input type="checkbox"/> Histosol (A1) <input type="checkbox"/> Histic Epipedon (A2) <input type="checkbox"/> Black Histic (A3) <input type="checkbox"/> Hydrogen Sulfide (A4) <input type="checkbox"/> Depleted Below Dark Surface (A11) <input type="checkbox"/> Thick Dark Surface (A12) <input type="checkbox"/> Sandy Mucky Mineral (S1) <input type="checkbox"/> Sandy Gleyed Matrix (S4)					<input type="checkbox"/> Sandy Redox (S5) <input type="checkbox"/> Stripped Matrix (S6) <input type="checkbox"/> Loamy Mucky Mineral (F1) (except MLRA 1) <input type="checkbox"/> Loamy Gleyed Matrix (F2) <input type="checkbox"/> Depleted Matrix (F3) <input checked="" type="checkbox"/> Redox Dark Surface (F6) <input type="checkbox"/> Depleted Dark Surface (F7) <input type="checkbox"/> Redox Depressions (F8)			
Restrictive Layer (if present): Type: _____ Depth (inches): _____					Hydric soil present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>			
Remarks:								

HYDROLOGY

Wetland Hydrology Indicators:				Secondary Indicators (2 or more required)			
Primary Indicators (minimum of one required: check all that apply)							
<input type="checkbox"/> Surface water (A1)	<input type="checkbox"/> High Water Table (A2)	<input checked="" type="checkbox"/> Saturation (A3)	<input type="checkbox"/> Water Stained Leaves (except MLRA 1, 2, 4A & 4B) (B9)	<input type="checkbox"/> Water Stained Leaves (B9) (MLRA 1, 2, 4A & 4B)	<input type="checkbox"/> Drainage Patterns (B10)	<input checked="" type="checkbox"/> Dry-Season Water Table (C2)	<input type="checkbox"/> Saturation Visible on Aerial Imagery (C9)
<input type="checkbox"/> Water Marks (B1)	<input type="checkbox"/> Sediment Deposits (B2)	<input type="checkbox"/> Drift Deposits (B3)	<input type="checkbox"/> Aquatic Invertebrates (B13)	<input type="checkbox"/> Oxidized Rhizospheres along Living Roots (C3)	<input checked="" type="checkbox"/> Geomorphic Position (D2)	<input type="checkbox"/> Shallow Aquitard (D3)	<input type="checkbox"/> FAC-Neutral Test (D5)
<input type="checkbox"/> Algal Mat or Crust (B4)	<input type="checkbox"/> Iron Deposits (B5)	<input type="checkbox"/> Surface Soil Cracks (B6)	<input type="checkbox"/> Presence of Reduced Iron (C4)	<input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6)	<input type="checkbox"/> Raised Ant Mounds (D6) (LRR A)	<input type="checkbox"/> Frost-Heave Hummocks	
<input type="checkbox"/> Inundation Visible on Aerial Imagery (B7)	<input type="checkbox"/> Sparsely Vegetated Concave Surface (B8)	<input type="checkbox"/> Stunted or Stressed Plants (D1) (LRR A)	<input type="checkbox"/> Other (explain in remarks)				
Field Observations:				Wetland Hydrology Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>			
Surface Water Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		Depth (in): _____		Water Table Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		Depth (in): <u>17"</u>	
Saturation Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		Depth (in): <u>12"</u>		(includes capillary fringe)			
Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:							
Remarks:							

**WETLAND DETERMINATION DATA FORM –
Western Mountains, Valleys, and Coast Region**
DP - 7

Project/Site: Beaton Hill Park (Parcel #1240700090) City/County: City of Sammamish Sampling date: 09-22-2021

Applicant/Owner: City of Sammamish State: WA Sampling Point: DP-7

Investigator(s): S. Presster, G. Brennan Section, Township, Range: S33, T25N, R6E

Landform (hillslope, terrace, etc): Terrace Local relief (concave, convex, none): None Slope (%): <5%

Subregion (LRR): A Lat: - Long: - Datum: -

Soil Map Unit Name: Alderwood gravelly sandy loam, 8 to 15 percent slopes NWI classification: None

Are climatic / hydrologic conditions on the site typical for this time of year? ☐ Yes ☒ No (If no, explain in remarks.)

Are Vegetation ☐, Soil ☐, or Hydrology ☐ significantly disturbed? Are "Normal Circumstances" present on the site? ☒ Yes ☐ No

Are Vegetation ☐, Soil ☐, or Hydrology ☐ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Is the Sampled Area within a Wetland? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Hydric Soils Present?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Wetland Hydrology Present?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Remarks: Drier than normal per WETS methodology. Wetland B out-pit. Upland hummock within Wetland B. The wetland has several hummocks, but this was the largest hummock in the wetland. Aerial imagery shows drainage around the hummock.		

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 5-m diameter)	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test worksheet: Number of Dominant Species that are OBL, FACW, or FAC: <u>2</u> (A) Total Number of Dominant Species Across all Strata: <u>2</u> (B) Percent of Dominant Species that are OBL, FACW, or FAC: <u>100%</u> (A/B)
1. _____				
2. _____				
3. _____				
4. _____				
	<u>0</u>	= Total Cover		
Sapling/Shrub Stratum (Plot size: 3-m diameter)				
1. _____				Prevalence Index worksheet: Total % Cover of: _____ Multiply by: OBL species _____ x 1 = _____ FACW species _____ x 2 = _____ FAC species _____ x 3 = _____ FACU species _____ x 4 = _____ UPL species _____ x 5 = _____ Column Totals: (A) _____ (B) _____ Prevalence Index = B/A = _____
2. _____				
3. _____				
4. _____				
5. _____				
	<u>0</u>	= Total Cover		
Herb Stratum (Plot size: 1-m diameter)				
1. <u>Ranunculus repens</u>	<u>50</u>	<u>Y</u>	<u>FAC</u>	Hydrophytic Vegetation Indicators: <input type="checkbox"/> 1 – Rapid Test for Hydrophytic Vegetation <input checked="" type="checkbox"/> 2 – Dominance Test is > 50% <input type="checkbox"/> 3 – Prevalence Index is ≤ 3.0 ¹ <input type="checkbox"/> 4 – Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) <input type="checkbox"/> 5 – Wetland Non-Vascular Plants ¹ <input type="checkbox"/> Problematic Hydrophytic Vegetation ¹ (Explain) ¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.
2. <u>Agrostis sp.</u>	<u>50</u>	<u>Y</u>	<u>FAC*</u>	
3. _____				
4. _____				
5. _____				
6. _____				
7. _____				
8. _____				
9. _____				
10. _____				
11. _____				
	<u>100</u>	= Total Cover		
Woody Vine Stratum (Plot size: 3-m diameter)				
1. _____				Hydrophytic Vegetation Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
2. _____				
	<u>0</u>	= Total Cover		
% Bare Ground in Herb Stratum: <u>0</u>				
Remarks: <u>*Presumed FAC.</u>				

SOIL

Sampling Point: DP-7

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)								
Depth (inches)	Matrix Color (moist)	%	Color (moist)	Redox Features %	Type ¹	Loc ²	Texture	Remarks
0-9	10YR 3/2	100	-	-	-	-	Silt loam	-
9-16	10YR 3/4	95	7.5YR 4/6	5	C	M	Sandy loam	-
¹ Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. ² Loc: PL=Pore Lining, M=Matrix.								
Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)					Indicators for Problematic Hydric Soils ³ :			
<input type="checkbox"/> Histosol (A1) <input type="checkbox"/> Histic Epipedon (A2) <input type="checkbox"/> Black Histic (A3) <input type="checkbox"/> Hydrogen Sulfide (A4) <input type="checkbox"/> Depleted Below Dark Surface (A11) <input type="checkbox"/> Thick Dark Surface (A12) <input type="checkbox"/> Sandy Mucky Mineral (S1) <input type="checkbox"/> Sandy Gleyed Matrix (S4)					<input type="checkbox"/> Sandy Redox (S5) <input type="checkbox"/> Stripped Matrix (S6) <input type="checkbox"/> Loamy Mucky Mineral (F1) (except MLRA 1) <input type="checkbox"/> Loamy Gleyed Matrix (F2) <input type="checkbox"/> Depleted Matrix (F3) <input type="checkbox"/> Redox Dark Surface (F6) <input type="checkbox"/> Depleted Dark Surface (F7) <input type="checkbox"/> Redox Depressions (F8)			
Restrictive Layer (if present): Type: _____ Depth (inches): _____					Hydric soil present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>			
Remarks: Redox was found too deep in the soil profile and was too bright to meet F6 hydric soil indicators.								

HYDROLOGY

Wetland Hydrology Indicators:			
Primary Indicators (minimum of one required: check all that apply)		Secondary Indicators (2 or more required)	
<input type="checkbox"/> Surface water (A1) <input type="checkbox"/> High Water Table (A2) <input type="checkbox"/> Saturation (A3) <input type="checkbox"/> Water Marks (B1) <input type="checkbox"/> Sediment Deposits (B2) <input type="checkbox"/> Drift Deposits (B3) <input type="checkbox"/> Algal Mat or Crust (B4) <input type="checkbox"/> Iron Deposits (B5) <input type="checkbox"/> Surface Soil Cracks (B6) <input type="checkbox"/> Inundation Visible on Aerial Imagery (B7) <input type="checkbox"/> Sparsely Vegetated Concave Surface (B8)	<input type="checkbox"/> Water-Stained Leaves (except MLRA 1, 2, 4A & 4B) (B9) <input type="checkbox"/> Salt Crust (B11) <input type="checkbox"/> Aquatic Invertebrates (B13) <input type="checkbox"/> Hydrogen Sulfide Odor (C1) <input type="checkbox"/> Oxidized Rhizospheres along Living Roots (C3) <input type="checkbox"/> Presence of Reduced Iron (C4) <input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6) <input type="checkbox"/> Stunted or Stressed Plants (D1) (LRR A) <input type="checkbox"/> Other (explain in remarks)	<input type="checkbox"/> Water-Stained Leaves (B9) (MLRA 1, 2, 4A & 4B) <input type="checkbox"/> Drainage Patterns (B10) <input type="checkbox"/> Dry-Season Water Table (C2) <input type="checkbox"/> Saturation Visible on Aerial Imagery (C9) <input type="checkbox"/> Geomorphic Position (D2) <input type="checkbox"/> Shallow Aquitard (D3) <input type="checkbox"/> FAC-Neutral Test (D5) <input type="checkbox"/> Raised Ant Mounds (D6) (LRR A) <input type="checkbox"/> Frost-Heave Hummocks	
Field Observations: Surface Water Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Depth (in): _____ Water Table Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Depth (in): _____ Saturation Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Depth (in): _____ (includes capillary fringe)		Wetland Hydrology Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:			
Remarks: Dry to 16"			

**WETLAND DETERMINATION DATA FORM –
Western Mountains, Valleys, and Coast Region**
DP - 8

Project/Site: Beaton Hill Park (Parcel #1240700090) City/County: City of Sammamish Sampling date: 09-22-2021

Applicant/Owner: City of Sammamish State: WA Sampling Point: DP-8

Investigator(s): S. Presster, G. Brennan Section, Township, Range: S33, T25N, R6E

Landform (hillslope, terrace, etc): Hillslope / Swale Local relief (concave, convex, none): None Slope (%): <5%

Subregion (LRR): A Lat: - Long: - Datum: -

Soil Map Unit Name: Alderwood gravelly sandy loam, 8 to 15 percent slopes NWI classification: None

Are climatic / hydrologic conditions on the site typical for this time of year? ☐ Yes ☒ No (If no, explain in remarks.)

Are Vegetation ☐, Soil ☐, or Hydrology ☐ significantly disturbed? Are "Normal Circumstances" present on the site? ☒ Yes ☐ No

Are Vegetation ☐, Soil ☐, or Hydrology ☐ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Is the Sampled Area within a Wetland? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Hydric Soils Present?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	
Wetland Hydrology Present?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	
Remarks: Drier than normal per WETS methodology. Wetland B in-pit. Drainage of the upslope depression/swale with dense emergent vegetation.			

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 5-m diameter)	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test worksheet: Number of Dominant Species that are OBL, FACW, or FAC: <u>2</u> (A) Total Number of Dominant Species Across all Strata: <u>2</u> (B) Percent of Dominant Species that are OBL, FACW, or FAC: <u>100%</u> (A/B)
1. _____				
2. _____				
3. _____				
4. _____				
	<u>0</u>	= Total Cover		Prevalence Index worksheet: Total % Cover of: _____ Multiply by: OBL species _____ x 1 = _____ FACW species _____ x 2 = _____ FAC species _____ x 3 = _____ FACU species _____ x 4 = _____ UPL species _____ x 5 = _____ Column Totals: (A) _____ (B) _____ Prevalence Index = B/A = _____
Sapling/Shrub Stratum (Plot size: 3-m diameter)				
1. _____				
2. _____				
3. _____				
4. _____				
5. _____				
	<u>0</u>	= Total Cover		
Herb Stratum (Plot size: 1-m diameter)				Hydrophytic Vegetation Indicators: <input type="checkbox"/> 1 – Rapid Test for Hydrophytic Vegetation <input checked="" type="checkbox"/> 2 – Dominance Test is > 50% <input type="checkbox"/> 3 – Prevalence Index is ≤ 3.0 ¹ <input type="checkbox"/> 4 – Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) <input type="checkbox"/> 5 – Wetland Non-Vascular Plants ¹ <input type="checkbox"/> Problematic Hydrophytic Vegetation ¹ (Explain) ¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.
1. <u>Agrostis sp.</u>	<u>30</u>	<u>Y</u>	<u>FAC*</u>	
2. <u>Ranunculus repens</u>	<u>60</u>	<u>Y</u>	<u>FAC</u>	
3. <u>Cirsium arvense</u>	<u>10</u>	<u>N</u>	<u>FAC</u>	
4. _____				
5. _____				
6. _____				
7. _____				
8. _____				
9. _____				
10. _____				
11. _____				
	<u>100</u>	= Total Cover		
Woody Vine Stratum (Plot size: 3-m diameter)				Hydrophytic Vegetation Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
1. _____				
2. _____				
	<u>0</u>	= Total Cover		
% Bare Ground in Herb Stratum: <u>0</u>				
Remarks: <u>*Presumed FAC.</u>				

SOIL

Sampling Point: DP-8

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)								
Depth (inches)	Matrix Color (moist)	%	Color (moist)	Redox Features %	Type ¹	Loc ²	Texture	Remarks
0-10	10YR 3/2	100	-	-	-	-	Sandy loam	w/ cobble and charcoal
10-16	10YR 5/2	93	7.5YR 4/6	7	C	M	Sandy loam	w/ cobble and charcoal
¹ Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains.						² Loc: PL=Pore Lining, M=Matrix.		
Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)						Indicators for Problematic Hydric Soils³:		
<input type="checkbox"/> Histosol (A1)		<input type="checkbox"/> Sandy Redox (S5)		<input type="checkbox"/> 2cm Muck (A10)				
<input type="checkbox"/> Histic Epipedon (A2)		<input type="checkbox"/> Stripped Matrix (S6)		<input type="checkbox"/> Red Parent Material (TF2)				
<input type="checkbox"/> Black Histic (A3)		<input type="checkbox"/> Loamy Mucky Mineral (F1) (except MLRA 1)		<input type="checkbox"/> Very Shallow Dark Surface (TF12)				
<input type="checkbox"/> Hydrogen Sulfide (A4)		<input type="checkbox"/> Loamy Gleyed Matrix (F2)		<input type="checkbox"/> Other (Explain in Remarks)				
<input type="checkbox"/> Depleted Below Dark Surface (A11)		<input checked="" type="checkbox"/> Depleted Matrix (F3)		³ Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.				
<input type="checkbox"/> Thick Dark Surface (A12)		<input type="checkbox"/> Redox Dark Surface (F6)						
<input type="checkbox"/> Sandy Mucky Mineral (S1)		<input type="checkbox"/> Depleted Dark Surface (F7)						
<input type="checkbox"/> Sandy Gleyed Matrix (S4)		<input type="checkbox"/> Redox Depressions (F8)						
Restrictive Layer (if present):					Hydric soil present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>			
Type: _____								
Depth (inches): _____					Remarks:			

HYDROLOGY

Wetland Hydrology Indicators:			
Primary Indicators (minimum of one required: check all that apply)		Secondary Indicators (2 or more required)	
<input type="checkbox"/> Surface water (A1)	<input type="checkbox"/> Water-Stained Leaves (except MLRA 1, 2, 4A & 4B) (B9)	<input type="checkbox"/> Water-Stained Leaves (B9) (MLRA 1, 2, 4A & 4B)	
<input type="checkbox"/> High Water Table (A2)	<input type="checkbox"/> Salt Crust (B11)	<input type="checkbox"/> Drainage Patterns (B10)	
<input type="checkbox"/> Saturation (A3)	<input type="checkbox"/> Aquatic Invertebrates (B13)	<input type="checkbox"/> Dry-Season Water Table (C2)	
<input type="checkbox"/> Water Marks (B1)	<input type="checkbox"/> Hydrogen Sulfide Odor (C1)	<input checked="" type="checkbox"/> Saturation Visible on Aerial Imagery (C9)	
<input type="checkbox"/> Sediment Deposits (B2)	<input type="checkbox"/> Oxidized Rhizospheres along Living Roots (C3)	<input checked="" type="checkbox"/> Geomorphic Position (D2)	
<input type="checkbox"/> Drift Deposits (B3)	<input type="checkbox"/> Presence of Reduced Iron (C4)	<input type="checkbox"/> Shallow Aquitard (D3)	
<input type="checkbox"/> Algal Mat or Crust (B4)	<input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6)	<input type="checkbox"/> FAC-Neutral Test (D5)	
<input type="checkbox"/> Iron Deposits (B5)	<input type="checkbox"/> Stunted or Stressed Plants (D1) (LRR A)	<input type="checkbox"/> Raised Ant Mounds (D6) (LRR A)	
<input type="checkbox"/> Surface Soil Cracks (B6)	<input type="checkbox"/> Other (explain in remarks)	<input type="checkbox"/> Frost-Heave Hummocks	
<input type="checkbox"/> Inundation Visible on Aerial Imagery (B7)			
<input type="checkbox"/> Sparsely Vegetated Concave Surface (B8)			
Field Observations: Surface Water Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Depth (in): <u> - </u> Water Table Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Depth (in): <u> - </u> Saturation Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Depth (in): <u> - </u> (includes capillary fringe)		Wetland Hydrology Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:			
Remarks:			



**WETLAND DETERMINATION DATA FORM –
Western Mountains, Valleys, and Coast Region**

DP - 9

Project/Site: Beaton Hill Park (Parcel #1240700090) City/County: City of Sammamish Sampling date: 09-22-2021
Applicant/Owner: City of Sammamish State: WA Sampling Point: DP-9
Investigator(s): S. Presster, G. Brennan Section, Township, Range: S33, T25N, R6E
Landform (hillslope, terrace, etc): Hillslope Local relief (concave, convex, none): Concave Slope (%): <5%
Subregion (LRR): A Lat: - Long: - Datum: -
Soil Map Unit Name: Alderwood gravelly sandy loam, 8 to 15 percent slopes NWI classification: None
Are climatic / hydrologic conditions on the site typical for this time of year? ☐ Yes ☒ No (If no, explain in remarks.)
Are Vegetation ☐, Soil ☐, or Hydrology ☐ significantly disturbed? Are "Normal Circumstances" present on the site? ☒ Yes ☐ No
Are Vegetation ☐, Soil ☐, or Hydrology ☐ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Is the Sampled Area within a Wetland? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Hydric Soils Present?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	
Wetland Hydrology Present?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	
Remarks: Drier than normal per WETS methodology. Wetland B in-pit.			

VEGETATION – Use scientific names of plants.

	Absolute % Cover	Dominant Species?	Indicator Status	
Tree Stratum (Plot size: 5-m diameter)				Dominance Test worksheet: Number of Dominant Species that are OBL, FACW, or FAC: <u>2</u> (A) Total Number of Dominant Species Across all Strata: <u>2</u> (B) Percent of Dominant Species that are OBL, FACW, or FAC: <u>100%</u> (A/B)
1.				
2.				
3.				
4.				
	<u>0</u>			= Total Cover
Sapling/Shrub Stratum (Plot size: 3-m diameter)				Prevalence Index worksheet: Total % Cover of: Multiply by: OBL species <u> </u> x 1 = <u> </u> FACW species <u> </u> x 2 = <u> </u> FAC species <u> </u> x 3 = <u> </u> FACU species <u> </u> x 4 = <u> </u> UPL species <u> </u> x 5 = <u> </u> Column Totals: (A) (B) Prevalence Index = B/A =
1.	<u>2</u>	<u>Y</u>	<u>FAC</u>	
2.				
3.				
4.				
	<u>2</u>			= Total Cover
Herb Stratum (Plot size: 1-m diameter)				Hydrophytic Vegetation Indicators: <input type="checkbox"/> 1 – Rapid Test for Hydrophytic Vegetation <input checked="" type="checkbox"/> 2 – Dominance Test is > 50% <input type="checkbox"/> 3 – Prevalence Index is ≤ 3.0 ¹ <input type="checkbox"/> 4 – Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) <input type="checkbox"/> 5 – Wetland Non-Vascular Plants ¹ <input type="checkbox"/> Problematic Hydrophytic Vegetation ¹ (Explain) ¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.
1.	<u>95</u>	<u>Y</u>	<u>FAC*</u>	
2.	<u>10</u>	<u>N</u>	<u>FAC</u>	
3.				
4.				
5.				
6.				
7.				
8.				
9.				
10.				
11.				
	<u>105</u>			= Total Cover
Woody Vine Stratum (Plot size: 3-m diameter)				Hydrophytic Vegetation Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
1.				
2.				
	<u>0</u>			= Total Cover
% Bare Ground in Herb Stratum: <u>0</u>				
Remarks: <u>*Presumed FAC.</u>				

SOIL

Sampling Point: DP-9

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)									
Depth (inches)	Matrix Color (moist)	%	Color (moist)	Redox Features %	Type ¹	Loc ²	Texture	Remarks	
0-10	10YR 3/2	95	7.5YR 4/6	5	C	M	Loamy sand	-	
10-16	10YR 3/2	90	7.5YR 4/6	5	C	M	Loamy sand	-	
10-16	10YR 4/3	5	-	-	-	-	-	Inclusion	
¹ Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. ² Loc: PL=Pore Lining, M=Matrix.									
Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.) <input type="checkbox"/> Histosol (A1) <input type="checkbox"/> Histic Epipedon (A2) <input type="checkbox"/> Black Histic (A3) <input type="checkbox"/> Hydrogen Sulfide (A4) <input type="checkbox"/> Depleted Below Dark Surface (A11) <input type="checkbox"/> Thick Dark Surface (A12) <input type="checkbox"/> Sandy Mucky Mineral (S1) <input type="checkbox"/> Sandy Gleyed Matrix (S4)					<input type="checkbox"/> Sandy Redox (S5) <input type="checkbox"/> Stripped Matrix (S6) <input type="checkbox"/> Loamy Mucky Mineral (F1) (except MLRA 1) <input type="checkbox"/> Loamy Gleyed Matrix (F2) <input type="checkbox"/> Depleted Matrix (F3) <input checked="" type="checkbox"/> Redox Dark Surface (F6) <input type="checkbox"/> Depleted Dark Surface (F7) <input type="checkbox"/> Redox Depressions (F8)				Indicators for Problematic Hydric Soils³: <input type="checkbox"/> 2cm Muck (A10) <input type="checkbox"/> Red Parent Material (TF2) <input type="checkbox"/> Very Shallow Dark Surface (TF12) <input type="checkbox"/> Other (Explain in Remarks)
Restrictive Layer (if present): Type: _____ Depth (inches): _____					Hydric soil present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>				
Remarks:									

HYDROLOGY

Wetland Hydrology Indicators:			
Primary Indicators (minimum of one required: check all that apply)		Secondary Indicators (2 or more required)	
<input type="checkbox"/> Surface water (A1) <input type="checkbox"/> High Water Table (A2) <input type="checkbox"/> Saturation (A3) <input type="checkbox"/> Water Marks (B1) <input type="checkbox"/> Sediment Deposits (B2) <input type="checkbox"/> Drift Deposits (B3) <input type="checkbox"/> Algal Mat or Crust (B4) <input type="checkbox"/> Iron Deposits (B5) <input type="checkbox"/> Surface Soil Cracks (B6) <input type="checkbox"/> Inundation Visible on Aerial Imagery (B7) <input type="checkbox"/> Sparsely Vegetated Concave Surface (B8)	<input type="checkbox"/> Water-Stained Leaves (except MLRA 1, 2, 4A & 4B) (B9) <input type="checkbox"/> Salt Crust (B11) <input type="checkbox"/> Aquatic Invertebrates (B13) <input type="checkbox"/> Hydrogen Sulfide Odor (C1) <input type="checkbox"/> Oxidized Rhizospheres along Living Roots (C3) <input type="checkbox"/> Presence of Reduced Iron (C4) <input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6) <input type="checkbox"/> Stunted or Stressed Plants (D1) (LRR A) <input type="checkbox"/> Other (explain in remarks)	<input type="checkbox"/> Water-Stained Leaves (B9) (MLRA 1, 2, 4A & 4B) <input type="checkbox"/> Drainage Patterns (B10) <input type="checkbox"/> Dry-Season Water Table (C2) <input checked="" type="checkbox"/> Saturation Visible on Aerial Imagery (C9) <input checked="" type="checkbox"/> Geomorphic Position (D2) <input type="checkbox"/> Shallow Aquitard (D3) <input type="checkbox"/> FAC-Neutral Test (D5) <input type="checkbox"/> Raised Ant Mounds (D6) (LRR A) <input type="checkbox"/> Frost-Heave Hummocks	
Field Observations: Surface Water Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Depth (in): _____ Water Table Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Depth (in): _____ Saturation Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Depth (in): _____ (includes capillary fringe)		Wetland Hydrology Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:			
Remarks:			

**WETLAND DETERMINATION DATA FORM –
Western Mountains, Valleys, and Coast Region**
DP - 10

Project/Site: Beaton Hill Park (Parcel #1240700090) City/County: City of Sammamish Sampling date: 09-22-2021

Applicant/Owner: City of Sammamish State: WA Sampling Point: DP-10

Investigator(s): S. Presster, G. Brennan Section, Township, Range: S33, T25N, R6E

Landform (hillslope, terrace, etc): Hillslope Local relief (concave, convex, none): None Slope (%): 10%

Subregion (LRR): A Lat: - Long: - Datum: -

Soil Map Unit Name: Alderwood gravelly sandy loam, 8 to 15 percent slopes NWI classification: None

Are climatic / hydrologic conditions on the site typical for this time of year? ☐ Yes ☒ No (If no, explain in remarks.)

Are Vegetation ☐, Soil ☐, or Hydrology ☐ significantly disturbed? Are "Normal Circumstances" present on the site? ☒ Yes ☐ No

Are Vegetation ☐, Soil ☐, or Hydrology ☐ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Hydric Soils Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Wetland Hydrology Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Is the Sampled Area within a Wetland? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Remarks: Drier than normal per WETS methodology. Wetland B out-pit. Downslope of depression/swale with dense emergent vegetation.	

VEGETATION – Use scientific names of plants.

<table style="width: 100%;"> <tr> <th style="text-align: left;">Tree Stratum (Plot size: 5-m diameter)</th> <th style="text-align: center;">Absolute % Cover</th> <th style="text-align: center;">Dominant Species?</th> <th style="text-align: center;">Indicator Status</th> </tr> <tr><td>1. _____</td><td></td><td></td><td></td></tr> <tr><td>2. _____</td><td></td><td></td><td></td></tr> <tr><td>3. _____</td><td></td><td></td><td></td></tr> <tr><td>4. _____</td><td></td><td></td><td></td></tr> <tr> <td style="text-align: right;"><u>0</u></td> <td colspan="3">= Total Cover</td> </tr> </table> <table style="width: 100%;"> <tr> <th style="text-align: left;">Sapling/Shrub Stratum (Plot size: 3-m diameter)</th> <th></th> <th></th> <th></th> </tr> <tr><td>1. _____</td><td></td><td></td><td></td></tr> <tr><td>2. _____</td><td></td><td></td><td></td></tr> <tr><td>3. _____</td><td></td><td></td><td></td></tr> <tr><td>4. _____</td><td></td><td></td><td></td></tr> <tr><td>5. _____</td><td></td><td></td><td></td></tr> <tr> <td style="text-align: right;"><u>0</u></td> <td colspan="3">= Total Cover</td> </tr> </table> <table style="width: 100%;"> <tr> <th style="text-align: left;">Herb Stratum (Plot size: 1-m diameter)</th> <th></th> <th></th> <th></th> </tr> <tr><td>1. <u>Agrostis sp.</u></td><td style="text-align: center;">55</td><td style="text-align: center;">Y</td><td style="text-align: center;">FAC*</td></tr> <tr><td>2. <u>Dactylis glomerata</u></td><td style="text-align: center;">20</td><td style="text-align: center;">Y</td><td style="text-align: center;">FACU</td></tr> <tr><td>3. <u>Plantago lanceolata</u></td><td style="text-align: center;">20</td><td style="text-align: center;">Y</td><td style="text-align: center;">FACU</td></tr> <tr><td>4. <u>Hypochaeris radicata</u></td><td style="text-align: center;">5</td><td style="text-align: center;">N</td><td style="text-align: center;">FACU</td></tr> <tr><td>5. _____</td><td></td><td></td><td></td></tr> <tr><td>6. _____</td><td></td><td></td><td></td></tr> <tr><td>7. _____</td><td></td><td></td><td></td></tr> <tr><td>8. _____</td><td></td><td></td><td></td></tr> <tr><td>9. _____</td><td></td><td></td><td></td></tr> <tr><td>10. _____</td><td></td><td></td><td></td></tr> <tr><td>11. _____</td><td></td><td></td><td></td></tr> <tr> <td style="text-align: right;"><u>100</u></td> <td colspan="3">= Total Cover</td> </tr> </table> <table style="width: 100%;"> <tr> <th style="text-align: left;">Woody Vine Stratum (Plot size: 3-m diameter)</th> <th></th> <th></th> <th></th> </tr> <tr><td>1. _____</td><td></td><td></td><td></td></tr> <tr><td>2. _____</td><td></td><td></td><td></td></tr> <tr> <td style="text-align: right;"><u>0</u></td> <td colspan="3">= Total Cover</td> </tr> </table> <p>% Bare Ground in Herb Stratum: <u>0</u></p>	Tree Stratum (Plot size: 5-m diameter)	Absolute % Cover	Dominant Species?	Indicator Status	1. _____				2. _____				3. _____				4. _____				<u>0</u>	= Total Cover			Sapling/Shrub Stratum (Plot size: 3-m diameter)				1. _____				2. _____				3. _____				4. _____				5. _____				<u>0</u>	= Total Cover			Herb Stratum (Plot size: 1-m diameter)				1. <u>Agrostis sp.</u>	55	Y	FAC*	2. <u>Dactylis glomerata</u>	20	Y	FACU	3. <u>Plantago lanceolata</u>	20	Y	FACU	4. <u>Hypochaeris radicata</u>	5	N	FACU	5. _____				6. _____				7. _____				8. _____				9. _____				10. _____				11. _____				<u>100</u>	= Total Cover			Woody Vine Stratum (Plot size: 3-m diameter)				1. _____				2. _____				<u>0</u>	= Total Cover			Dominance Test worksheet: Number of Dominant Species that are OBL, FACW, or FAC: <u>1</u> (A) Total Number of Dominant Species Across all Strata: <u>3</u> (B) Percent of Dominant Species that are OBL, FACW, or FAC: <u>33%</u> (A/B)
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Hydrophytic Vegetation Indicators: <input type="checkbox"/> 1 – Rapid Test for Hydrophytic Vegetation <input type="checkbox"/> 2 – Dominance Test is > 50% <input type="checkbox"/> 3 – Prevalence Index is ≤ 3.0 ¹ <input type="checkbox"/> 4 – Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) <input type="checkbox"/> 5 – Wetland Non-Vascular Plants ¹ <input type="checkbox"/> Problematic Hydrophytic Vegetation ¹ (Explain) <small>¹Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.</small>																																																																																																																									
Hydrophytic Vegetation Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>																																																																																																																									
Remarks: <u>*Presumed FAC.</u>																																																																																																																									

SOIL

Sampling Point: DP-10

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)								
Depth (inches)	Matrix Color (moist)	%	Color (moist)	Redox Features %	Type ¹	Loc ²	Texture	Remarks
0-10	10YR 3/3	100	-	-	-	-	Loamy sand	-
10-16	10YR 4/3	95	7.5YR 4/6	5	C	M	Loamy sand	-
¹ Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. ² Loc: PL=Pore Lining, M=Matrix.								
Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.) <input type="checkbox"/> Histosol (A1) <input type="checkbox"/> Sandy Redox (S5) <input type="checkbox"/> Histic Epipedon (A2) <input type="checkbox"/> Stripped Matrix (S6) <input type="checkbox"/> Black Histic (A3) <input type="checkbox"/> Loamy Mucky Mineral (F1) (except MLRA 1) <input type="checkbox"/> Hydrogen Sulfide (A4) <input type="checkbox"/> Loamy Gleyed Matrix (F2) <input type="checkbox"/> Depleted Below Dark Surface (A11) <input type="checkbox"/> Depleted Matrix (F3) <input type="checkbox"/> Thick Dark Surface (A12) <input type="checkbox"/> Redox Dark Surface (F6) <input type="checkbox"/> Sandy Mucky Mineral (S1) <input type="checkbox"/> Depleted Dark Surface (F7) <input type="checkbox"/> Sandy Gleyed Matrix (S4) <input type="checkbox"/> Redox Depressions (F8)						Indicators for Problematic Hydric Soils³: <input type="checkbox"/> 2cm Muck (A10) <input type="checkbox"/> Red Parent Material (TF2) <input type="checkbox"/> Very Shallow Dark Surface (TF12) <input type="checkbox"/> Other (Explain in Remarks)		
Restrictive Layer (if present): Type: _____ Depth (inches): _____						Hydric soil present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		
Remarks: Chroma too bright to meet hydric soil indicators.								

HYDROLOGY

Wetland Hydrology Indicators:			
Primary Indicators (minimum of one required: check all that apply)		Secondary Indicators (2 or more required)	
<input type="checkbox"/> Surface water (A1) <input type="checkbox"/> High Water Table (A2) <input type="checkbox"/> Saturation (A3) <input type="checkbox"/> Water Marks (B1) <input type="checkbox"/> Sediment Deposits (B2) <input type="checkbox"/> Drift Deposits (B3) <input type="checkbox"/> Algal Mat or Crust (B4) <input type="checkbox"/> Iron Deposits (B5) <input type="checkbox"/> Surface Soil Cracks (B6) <input type="checkbox"/> Inundation Visible on Aerial Imagery (B7) <input type="checkbox"/> Sparsely Vegetated Concave Surface (B8)	<input type="checkbox"/> Water-Stained Leaves (except MLRA 1, 2, 4A & 4B) (B9) <input type="checkbox"/> Salt Crust (B11) <input type="checkbox"/> Aquatic Invertebrates (B13) <input type="checkbox"/> Hydrogen Sulfide Odor (C1) <input type="checkbox"/> Oxidized Rhizospheres along Living Roots (C3) <input type="checkbox"/> Presence of Reduced Iron (C4) <input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6) <input type="checkbox"/> Stunted or Stressed Plants (D1) (LRR A) <input type="checkbox"/> Other (explain in remarks)	<input type="checkbox"/> Water-Stained Leaves (B9) (MLRA 1, 2, 4A & 4B) <input type="checkbox"/> Drainage Patterns (B10) <input type="checkbox"/> Dry-Season Water Table (C2) <input type="checkbox"/> Saturation Visible on Aerial Imagery (C9) <input type="checkbox"/> Geomorphic Position (D2) <input type="checkbox"/> Shallow Aquitard (D3) <input type="checkbox"/> FAC-Neutral Test (D5) <input type="checkbox"/> Raised Ant Mounds (D6) (LRR A) <input type="checkbox"/> Frost-Heave Hummocks	
Field Observations: Surface Water Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Depth (in): _____ Water Table Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Depth (in): _____ Saturation Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Depth (in): _____ (includes capillary fringe)		Wetland Hydrology Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:			
Remarks:			

Wetland name or number: A

RATING SUMMARY – Western Washington

Name of wetland (or ID #): Wetland A Date of site visit: 09/22/2021

Rated by: S. Presster, G. Brennan Trained by Ecology? ☒ Y ☐ N Date of training: March 2021

HGM Class used for rating: **Depressional**

Wetland has multiple HGM classes? ☐ Y ☒ N

NOTE: Form is not complete without the figures requested (figures can be combined).

Source of base aerial photo/map: Google Earth, DOE Water Quality Atlas

OVERALL WETLAND CATEGORY III (based on functions ☒ or special characteristics ☐)

1. Category of wetland based on FUNCTIONS

- ☐ **Category I** – Total score = 23 - 27
- ☐ **Category II** – Total score = 20 - 22
- ☒ **Category III** – Total score = 16 - 19
- ☐ **Category IV** – Total score = 9 - 15

FUNCTION	Improving Water Quality	Hydrologic	Habitat	
Circle the appropriate ratings				
Site Potential	H <u>M</u> L	H <u>M</u> L	H M <u>L</u>	
Landscape Potential	H <u>M</u> L	H <u>M</u> L	H M <u>L</u>	
Value	H <u>M</u> L	<u>H</u> M L	<u>H</u> M L	TOTAL
Score Based on Ratings	6	7	5	18

**Score for each
function based
on three
ratings
(order of ratings
is not
important)**

9 = H,H,H
8 = H,H,M
7 = H,H,L
7 = H,M,M
6 = H,M,L
6 = M,M,M
5 = H,L,L
5 = M,M,L
4 = M,L,L
3 = L,L,L

2. Category based on SPECIAL CHARACTERISTICS of wetland

CHARACTERISTIC	CATEGORY
Estuarine	I II
Wetland of High Conservation Value	I
Bog	I
Mature Forest	I
Old Growth Forest	I
Coastal Lagoon	I II
Interdunal	I II III IV
None of the above	<input checked="" type="checkbox"/>

Wetland name or number: A

Maps and figures required to answer questions correctly for Western Washington

Depressional Wetlands

Map of:	To answer questions:	Figure #
Cowardin plant classes	D 1.3, H 1.1, H 1.4	1
Hydroperiods	D 1.4, H 1.2	2
Location of outlet (<i>can be added to map of hydroperiods</i>)	D 1.1, D 4.1	2
Boundary of area within 150 ft of the wetland (<i>can be added to another figure</i>)	D 2.2, D 5.2	2
Map of the contributing basin	D 4.3, D 5.3	3
1 km Polygon: Area that extends 1 km from entire wetland edge - including polygons for accessible habitat and undisturbed habitat	H 2.1, H 2.2, H 2.3	7
Screen capture of map of 303(d) listed waters in basin (from Ecology website)	D 3.1, D 3.2	8
Screen capture of list of TMDLs for WRIA in which unit is found (from web)	D 3.3	9

HGM Classification of Wetlands in Western Washington

For questions 1-7, the criteria described must apply to the entire unit being rated.

If the hydrologic criteria listed in each question do not apply to the entire unit being rated, you probably have a unit with multiple HGM classes. In this case, identify which hydrologic criteria in questions 1-7 apply, and go to Question 8.

1. Are the water levels in the entire unit usually controlled by tides except during floods?

☒ NO – go to 2

☐ YES – the wetland class is **Tidal Fringe** – go to 1.1

- 1.1 Is the salinity of the water during periods of annual low flow below 0.5 ppt (parts per thousand)?

NO – Saltwater Tidal Fringe (Estuarine)

YES – Freshwater Tidal Fringe

*If your wetland can be classified as a Freshwater Tidal Fringe use the forms for **Riverine** wetlands. If it is Saltwater Tidal Fringe it is an **Estuarine** wetland and is not scored. This method **cannot** be used to score functions for estuarine wetlands.*

2. The entire wetland unit is flat and precipitation is the only source (>90%) of water to it. Groundwater and surface water runoff are NOT sources of water to the unit.

☒ NO – go to 3

☐ YES – The wetland class is **Flats**

*If your wetland can be classified as a Flats wetland, use the form for **Depressional** wetlands.*

3. Does the entire wetland unit **meet all** of the following criteria?

- ☐ The vegetated part of the wetland is on the shores of a body of permanent open water (without any plants on the surface at any time of the year) at least 20 ac (8 ha) in size;
☐ At least 30% of the open water area is deeper than 6.6 ft (2 m).

☒ NO – go to 4

☐ YES – The wetland class is **Lake Fringe** (Lacustrine Fringe)

4. Does the entire wetland unit **meet all** of the following criteria?

- ☐ The wetland is on a slope (*slope can be very gradual*),
☐ The water flows through the wetland in one direction (unidirectional) and usually comes from seeps. It may flow subsurface, as sheetflow, or in a swale without distinct banks,
☐ The water leaves the wetland **without being impounded**.

☒ NO – go to 5

☐ YES – The wetland class is **Slope**

NOTE: Surface water does not pond in these type of wetlands except occasionally in very small and shallow depressions or behind hummocks (depressions are usually <3 ft diameter and less than 1 ft deep).

5. Does the entire wetland unit **meet all** of the following criteria?

- ☐ The unit is in a valley, or stream channel, where it gets inundated by overbank flooding from that stream or river,
☐ The overbank flooding occurs at least once every 2 years.

Wetland name or number: A

☒ NO – go to 6

☐ YES – The wetland class is **Riverine**

NOTE: The Riverine unit can contain depressions that are filled with water when the river is not flooding

6. Is the entire wetland unit in a topographic depression in which water ponds, or is saturated to the surface, at some time during the year? *This means that any outlet, if present, is higher than the interior of the wetland.*

☐ NO – go to 7

☒ YES – The wetland class is **Depressional**

7. Is the entire wetland unit located in a very flat area with no obvious depression and no overbank flooding? The unit does not pond surface water more than a few inches. The unit seems to be maintained by high groundwater in the area. The wetland may be ditched, but has no obvious natural outlet.

☐ NO – go to 8

☐ YES – The wetland class is **Depressional**

8. Your wetland unit seems to be difficult to classify and probably contains several different HGM classes. For example, seeps at the base of a slope may grade into a riverine floodplain, or a small stream within a Depressional wetland has a zone of flooding along its sides. **GO BACK AND IDENTIFY WHICH OF THE HYDROLOGIC REGIMES DESCRIBED IN QUESTIONS 1-7 APPLY TO DIFFERENT AREAS IN THE UNIT** (make a rough sketch to help you decide). Use the following table to identify the appropriate class to use for the rating system if you have several HGM classes present within the wetland unit being scored.

NOTE: Use this table only if the class that is recommended in the second column represents 10% or more of the total area of the wetland unit being rated. If the area of the HGM class listed in column 2 is less than 10% of the unit; classify the wetland using the class that represents more than 90% of the total area.

HGM classes within the wetland unit being rated	HGM class to use in rating
Slope + Riverine	Riverine
Slope + Depressional	Depressional
Slope + Lake Fringe	Lake Fringe
Depressional + Riverine along stream within boundary of depression	Depressional
Depressional + Lake Fringe	Depressional
Riverine + Lake Fringe	Riverine
Salt Water Tidal Fringe and any other class of freshwater wetland	Treat as ESTUARINE

*If you are still unable to determine which of the above criteria apply to your wetland, or if you have **more than 2 HGM classes** within a wetland boundary, classify the wetland as Depressional for the rating.*

Wetland name or number: A

DEPRESSIONAL AND FLATS WETLANDS		
Water Quality Functions - Indicators that the site functions to improve water quality		
D 1.0. Does the site have the potential to improve water quality?		
D 1.1. Characteristics of surface water outflows from the wetland: <input checked="" type="checkbox"/> Wetland is a depression or flat depression (QUESTION 7 on key) with no surface water leaving it (no outlet). points = 3 <input type="checkbox"/> Wetland has an intermittently flowing stream or ditch, OR highly constricted permanently flowing outlet. points = 2 <input type="checkbox"/> Wetland has an unconstricted, or slightly constricted, surface outlet that is permanently flowing. points = 1 <input type="checkbox"/> Wetland is a flat depression (QUESTION 7 on key), whose outlet is a permanently flowing ditch. points = 1	3	
D 1.2. The soil 2 in below the surface (or duff layer) is true clay or true organic (use NRCS definitions). <input type="checkbox"/> Yes = 4 <input checked="" type="checkbox"/> No = 0	0	
D 1.3. Characteristics and distribution of persistent plants (Emergent, Scrub-shrub, and/or Forested Cowardin classes): <input type="checkbox"/> Wetland has persistent, ungrazed, plants > 95% of area points = 5 <input checked="" type="checkbox"/> Wetland has persistent, ungrazed, plants > 1/2 of area points = 3 <input type="checkbox"/> Wetland has persistent, ungrazed plants > 1/10 of area points = 1 <input type="checkbox"/> Wetland has persistent, ungrazed plants < 1/10 of area points = 0	3	
D 1.4. Characteristics of seasonal ponding or inundation: <i>This is the area that is ponded for at least 2 months. See description in manual.</i> <input type="checkbox"/> Area seasonally ponded is > ½ total area of wetland points = 4 <input type="checkbox"/> Area seasonally ponded is > ¼ total area of wetland points = 2 <input checked="" type="checkbox"/> Area seasonally ponded is < ¼ total area of wetland points = 0	0	
Total for D 1	Add the points in the boxes above	6

Rating of Site Potential If score is: ☐ 12-16 = H ☒ 6-11 = M ☐ 0-5 = L Record the rating on the first page

D 2.0. Does the landscape have the potential to support the water quality function of the site?		
D 2.1. Does the wetland unit receive stormwater discharges?	<input type="checkbox"/> Yes = 1 <input checked="" type="checkbox"/> No = 0	0
D 2.2. Is > 10% of the area within 150 ft of the wetland in land uses that generate pollutants?	<input checked="" type="checkbox"/> Yes = 1 <input type="checkbox"/> No = 0	1
D 2.3. Are there septic systems within 250 ft of the wetland?	<input type="checkbox"/> Yes = 1 <input checked="" type="checkbox"/> No = 0	0
D 2.4. Are there other sources of pollutants coming into the wetland that are not listed in questions D 2.1-D 2.3? Source: Click here to enter text.	<input type="checkbox"/> Yes = 1 <input checked="" type="checkbox"/> No = 0	0
Total for D 2	Add the points in the boxes above	1

Rating of Landscape Potential If score is: ☐ 3 or 4 = H ☒ 1 or 2 = M ☐ 0 = L Record the rating on the first page

D 3.0. Is the water quality improvement provided by the site valuable to society?		
D 3.1. Does the wetland discharge directly (i.e., within 1 mi) to a stream, river, lake, or marine water that is on the 303(d) list?	<input type="checkbox"/> Yes = 1 <input checked="" type="checkbox"/> No = 0	0
D 3.2. Is the wetland in a basin or sub-basin where an aquatic resource is on the 303(d) list?	<input checked="" type="checkbox"/> Yes = 1 <input type="checkbox"/> No = 0	1
D 3.3. Has the site been identified in a watershed or local plan as important for maintaining water quality (answer YES if there is a TMDL for the basin in which the unit is found)?	<input type="checkbox"/> Yes = 2 <input checked="" type="checkbox"/> No = 0	0
Total for D 3	Add the points in the boxes above	1

Rating of Value If score is: ☐ 2-4 = H ☒ 1 = M ☐ 0 = L Record the rating on the first page

Wetland name or number: A

DEPRESSIONAL AND FLATS WETLANDS

Hydrologic Functions - Indicators that the site functions to reduce flooding and stream degradation

D 4.0. Does the site have the potential to reduce flooding and erosion?		
D 4.1. Characteristics of surface water outflows from the wetland:		
<input checked="" type="checkbox"/> Wetland is a depression or flat depression with no surface water leaving it (no outlet).	points = 4	4
<input type="checkbox"/> Wetland has an intermittently flowing stream or ditch, OR highly constricted permanently flowing outlet.	points = 2	
<input type="checkbox"/> Wetland is a flat depression (QUESTION 7 on key), whose outlet is a permanently flowing ditch.	points = 1	
<input type="checkbox"/> Wetland has an unconstricted, or slightly constricted, surface outlet that is permanently flowing.	points = 0	
D 4.2. Depth of storage during wet periods: <i>Estimate the height of ponding above the bottom of the outlet. For wetlands with no outlet, measure from the surface of permanent water or if dry, the deepest part.</i>		
<input type="checkbox"/> Marks of ponding are 3 ft or more above the surface or bottom of outlet.	points = 7	0
<input type="checkbox"/> Marks of ponding between 2 ft to < 3 ft from surface or bottom of outlet.	points = 5	
<input type="checkbox"/> Marks are at least 0.5 ft to < 2 ft from surface or bottom of outlet.	points = 3	
<input type="checkbox"/> The wetland is a "headwater" wetland.	points = 3	
<input type="checkbox"/> Wetland is flat but has small depressions on the surface that trap water.	points = 1	
<input checked="" type="checkbox"/> Marks of ponding less than 0.5 ft (6 in).	points = 0	
D 4.3. Contribution of the wetland to storage in the watershed: <i>Estimate the ratio of the area of upstream basin contributing surface water to the wetland to the area of the wetland unit itself.</i>		
<input type="checkbox"/> The area of the basin is less than 10 times the area of the unit.	points = 5	3
<input checked="" type="checkbox"/> The area of the basin is 10 to 100 times the area of the unit.	points = 3	
<input type="checkbox"/> The area of the basin is more than 100 times the area of the unit.	points = 0	
<input type="checkbox"/> Entire wetland is in the Flats class.	points = 5	
Total for D 4		7

Rating of Site Potential If score is: ☐ 12-16 = H ☒ 6-11 = M ☐ 0-5 = L

Record the rating on the first page

D 5.0. Does the landscape have the potential to support hydrologic functions of the site?		
D 5.1. Does the wetland receive stormwater discharges?		
<input type="checkbox"/> Yes = 1 <input checked="" type="checkbox"/> No = 0		0
D 5.2. Is >10% of the area within 150 ft of the wetland in land uses that generate excess runoff?		
<input checked="" type="checkbox"/> Yes = 1 <input type="checkbox"/> No = 0		1
D 5.3. Is more than 25% of the contributing basin of the wetland covered with intensive human land uses (residential at >1 residence/ac, urban, commercial, agriculture, etc.)?		
<input checked="" type="checkbox"/> Yes = 1 <input type="checkbox"/> No = 0		1
Total for D 5		2

Rating of Landscape Potential If score is: ☐ 3 = H ☒ 1 or 2 = M ☐ 0 = L

Record the rating on the first page

D 6.0. Are the hydrologic functions provided by the site valuable to society?		
D 6.1. The unit is in a landscape that has flooding problems. Choose the description that best matches conditions around the wetland unit being rated. Do not add points. Choose the highest score if more than one condition is met.		
The wetland captures surface water that would otherwise flow down-gradient into areas where flooding has damaged human or natural resources (e.g., houses or salmon redds):		
<ul style="list-style-type: none"> • <input checked="" type="checkbox"/> Flooding occurs in a sub-basin that is immediately down-gradient of unit. • <input type="checkbox"/> Surface flooding problems are in a sub-basin farther down-gradient. 	points = 2 points = 1	2
<input type="checkbox"/> Flooding from groundwater is an issue in the sub-basin.	points = 1	
<input type="checkbox"/> The existing or potential outflow from the wetland is so constrained by human or natural conditions that the water stored by the wetland cannot reach areas that flood.		
<i>Explain why:</i> ____	points = 0	
<input type="checkbox"/> There are no problems with flooding downstream of the wetland.	points = 0	
D 6.2. Has the site been identified as important for flood storage or flood conveyance in a regional flood control plan?		
<input type="checkbox"/> Yes = 2 <input checked="" type="checkbox"/> No = 0		0
Total for D 6		2

Rating of Value If score is: ☒ 2-4 = H ☐ 1 = M ☐ 0 = L

Record the rating on the first page

Wetland name or number: A

These questions apply to wetlands of all HGM classes.

HABITAT FUNCTIONS - Indicators that site functions to provide important habitat

H 1.0. Does the site have the potential to provide habitat?

H 1.1. Structure of plant community: *Indicators are Cowardin classes and strata within the Forested class. Check the Cowardin plant classes in the wetland. Up to 10 patches may be combined for each class to meet the threshold of ¼ ac or more than 10% of the unit if it is smaller than 2.5 ac. Add the number of structures checked.*

- | | | |
|---|----------------------------------|---|
| <input type="checkbox"/> Aquatic bed | 4 structures or more: points = 4 | 1 |
| <input checked="" type="checkbox"/> Emergent | 3 structures: points = 2 | |
| <input checked="" type="checkbox"/> Scrub-shrub (areas where shrubs have > 30% cover) | 2 structures: points = 1 | |
| <input type="checkbox"/> Forested (areas where trees have > 30% cover) | 1 structure: points = 0 | |
| <i>If the unit has a Forested class, check if:</i> | | |
| <input type="checkbox"/> The Forested class has 3 out of 5 strata (canopy, sub-canopy, shrubs, herbaceous, moss/ground-cover) that each cover 20% within the Forested polygon | | |

H 1.2. Hydroperiods

Check the types of water regimes (hydroperiods) present within the wetland. The water regime has to cover more than 10% of the wetland or ¼ ac to count (*see text for descriptions of hydroperiods*).

- | | | |
|--|-------------------------------------|-----------------|
| <input type="checkbox"/> Permanently flooded or inundated | 4 or more types present: points = 3 | 1 |
| <input type="checkbox"/> Seasonally flooded or inundated | 3 types present: points = 2 | |
| <input checked="" type="checkbox"/> Occasionally flooded or inundated | 2 types present: points = 1 | |
| <input checked="" type="checkbox"/> Saturated only | 1 type present: points = 0 | |
| <input type="checkbox"/> Permanently flowing stream or river in, or adjacent to, the wetland | | |
| <input type="checkbox"/> Seasonally flowing stream in, or adjacent to, the wetland | | |
| <input type="checkbox"/> Lake Fringe wetland | | 2 points |
| <input type="checkbox"/> Freshwater tidal wetland | | 2 points |

H 1.3. Richness of plant species

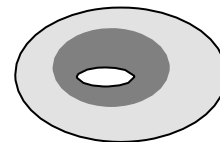
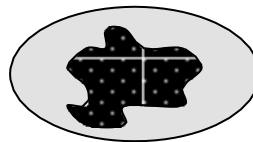
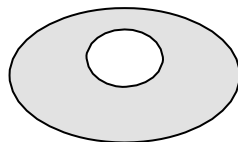
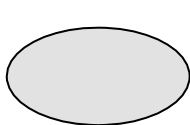
Count the number of plant species in the wetland that cover at least 10 ft².

Different patches of the same species can be combined to meet the size threshold and you do not have to name the species. Do not include Eurasian milfoil, reed canarygrass, purple loosestrife, Canadian thistle

- If you counted:
- | | | |
|--|------------|---|
| <input type="checkbox"/> > 19 species | points = 2 | 1 |
| <input checked="" type="checkbox"/> 5 - 19 species | points = 1 | |
| <input type="checkbox"/> < 5 species | points = 0 | |

H 1.4. Interspersion of habitats

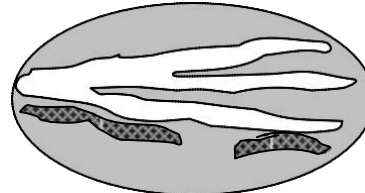
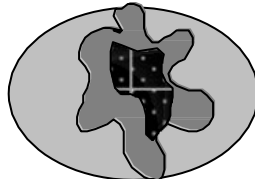
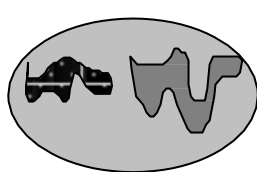
Decide from the diagrams below whether interspersions among Cowardin plants classes (described in H 1.1), or the classes and unvegetated areas (can include open water or mudflats) is high, moderate, low, or none. *If you have four or more plant classes or three classes and open water, the rating is always high.*



☐ **None** = 0 points

☒ **Low** = 1 point

☐ **Moderate** = 2 points



All three diagrams in this row are

☐ **HIGH** = 3points

1

Wetland name or number: A

H 1.5. Special habitat features: Check the habitat features that are present in the wetland. <i>The number of checks is the number of points.</i> <input checked="" type="checkbox"/> Large, downed, woody debris within the wetland (> 4 in diameter and 6 ft long). <input checked="" type="checkbox"/> Standing snags (dbh > 4 in) within the wetland. <input type="checkbox"/> Undercut banks are present for at least 6.6 ft (2 m) AND/OR overhanging plants extends at least 3.3 ft (1 m) over a stream (or ditch) in, or contiguous with the wetland, for at least 33 ft (10 m). <input type="checkbox"/> Stable steep banks of fine material that might be used by beaver or muskrat for denning (> 30 degree slope) OR signs of recent beaver activity are present (<i>cut shrubs or trees that have not yet weathered where wood is exposed</i>). <input type="checkbox"/> At least ¼ ac of thin-stemmed persistent plants or woody branches are present in areas that are permanently or seasonally inundated (<i>structures for egg-laying by amphibians</i>). <input type="checkbox"/> Invasive plants cover less than 25% of the wetland area in every stratum of plants (<i>see H 1.1 for list of strata</i>).		2
Total for H 1	Add the points in the boxes above	6

Rating of Site Potential If score is: ☐ 15-18 = H ☐ 7-14 = M ☒ 0-6 = L

Record the rating on the first page

H 2.0. Does the landscape have the potential to support the habitat functions of the site?		
H 2.1. Accessible habitat (include <i>only habitat that directly abuts wetland unit</i>). <i>Calculate: % undisturbed habitat + [(%moderate and low intensity land uses)/2] = 2.4% + (2.1%/2) = 3.4%</i> If total accessible habitat is: <input type="checkbox"/> > 1/3 (33.3%) of 1 km Polygon points = 3 <input type="checkbox"/> 20-33% of 1 km Polygon points = 2 <input type="checkbox"/> 10-19% of 1 km Polygon points = 1 <input checked="" type="checkbox"/> < 10% of 1 km Polygon points = 0		0
H 2.2. Undisturbed habitat in 1 km Polygon around the wetland. <i>Calculate: % undisturbed habitat + [(%moderate and low intensity land uses)/2] = 9.6% + (2.1%/2) = 10.7%</i> <input type="checkbox"/> Undisturbed habitat > 50% of Polygon points = 3 <input type="checkbox"/> Undisturbed habitat 10-50% and in 1-3 patches points = 2 <input checked="" type="checkbox"/> Undisturbed habitat 10-50% and > 3 patches points = 1 <input type="checkbox"/> Undisturbed habitat < 10% of 1 km Polygon points = 0		1
H 2.3. Land use intensity in 1 km Polygon: If <input checked="" type="checkbox"/> > 50% of 1 km Polygon is high intensity land use points = (- 2) <input type="checkbox"/> ≤ 50% of 1 km Polygon is high intensity points = 0		-2
Total for H 2	Add the points in the boxes above	-1

Rating of Landscape Potential If score is: ☐ 4-6 = H ☐ 1-3 = M ☒ < 1 = L

Record the rating on the first page

H 3.0. Is the habitat provided by the site valuable to society?		
H 3.1. Does the site provide habitat for species valued in laws, regulations, or policies? <i>Choose only the highest score that applies to the wetland being rated.</i> Site meets ANY of the following criteria: points = 2 <input checked="" type="checkbox"/> It has 3 or more priority habitats within 100 m (see next page) <input type="checkbox"/> It provides habitat for Threatened or Endangered species (any plant or animal on the state or federal lists) <input type="checkbox"/> It is mapped as a location for an individual WDFW priority species <input type="checkbox"/> It is a Wetland of High Conservation Value as determined by the Department of Natural Resources <input type="checkbox"/> It has been categorized as an important habitat site in a local or regional comprehensive plan, in a Shoreline Master Plan, or in a watershed plan <input type="checkbox"/> Site has 1 or 2 priority habitats (listed on next page) within 100 m points = 1 <input type="checkbox"/> Site does not meet any of the criteria above points = 0		2

Rating of Value If score is: ☒ 2 = H ☐ 1 = M ☐ 0 = L

Record the rating on the first page

WDFW Priority Habitats

Priority habitats listed by WDFW (see complete descriptions of WDFW priority habitats, and the counties in which they can be found, in: Washington Department of Fish and Wildlife. 2008. Priority Habitat and Species List. Olympia, Washington. 177 pp. <http://wdfw.wa.gov/publications/00165/wdfw00165.pdf> or access the list from here: <http://wdfw.wa.gov/conservation/phs/list/>)

Count how many of the following priority habitats are within 330 ft (100 m) of the wetland unit: **NOTE:** *This question is independent of the land use between the wetland unit and the priority habitat.*

- ☐ **Aspen Stands:** Pure or mixed stands of aspen greater than 1 ac (0.4 ha).
- ☐ **Biodiversity Areas and Corridors:** Areas of habitat that are relatively important to various species of native fish and wildlife (*full descriptions in WDFW PHS report*).
- ☐ **Herbaceous Balds:** Variable size patches of grass and forbs on shallow soils over bedrock.
- ☐ **Old-growth/Mature forests:** Old-growth west of Cascade crest – Stands of at least 2 tree species, forming a multi-layered canopy with occasional small openings; with at least 8 trees/ac (20 trees/ha) > 32 in (81 cm) dbh or > 200 years of age. Mature forests – Stands with average diameters exceeding 21 in (53 cm) dbh; crown cover may be less than 100%; decay, decadence, numbers of snags, and quantity of large downed material is generally less than that found in old-growth; 80-200 years old west of the Cascade crest.
- ☐ **Oregon White Oak:** Woodland stands of pure oak or oak/conifer associations where canopy coverage of the oak component is important (*full descriptions in WDFW PHS report p. 158 – see web link above*).
- ☒ **Riparian:** The area adjacent to aquatic systems with flowing water that contains elements of both aquatic and terrestrial ecosystems which mutually influence each other.
- ☐ **Westside Prairies:** Herbaceous, non-forested plant communities that can either take the form of a dry prairie or a wet prairie (*full descriptions in WDFW PHS report p. 161 – see web link above*).
- ☒ **Instream:** The combination of physical, biological, and chemical processes and conditions that interact to provide functional life history requirements for instream fish and wildlife resources.
- ☐ **Nearshore:** Relatively undisturbed nearshore habitats. These include Coastal Nearshore, Open Coast Nearshore, and Puget Sound Nearshore. (*full descriptions of habitats and the definition of relatively undisturbed are in WDFW report – see web link on previous page*).
- ☐ **Caves:** A naturally occurring cavity, recess, void, or system of interconnected passages under the earth in soils, rock, ice, or other geological formations and is large enough to contain a human.
- ☐ **Cliffs:** Greater than 25 ft (7.6 m) high and occurring below 5000 ft elevation.
- ☐ **Talus:** Homogenous areas of rock rubble ranging in average size 0.5 - 6.5 ft (0.15 - 2.0 m), composed of basalt, andesite, and/or sedimentary rock, including riprap slides and mine tailings. May be associated with cliffs.
- ☒ **Snags and Logs:** Trees are considered snags if they are dead or dying and exhibit sufficient decay characteristics to enable cavity excavation/use by wildlife. Priority snags have a diameter at breast height of > 20 in (51 cm) in western Washington and are > 6.5 ft (2 m) in height. Priority logs are > 12 in (30 cm) in diameter at the largest end, and > 20 ft (6 m) long.

Note: All vegetated wetlands are by definition a priority habitat but are not included in this list because they are addressed elsewhere.

Wetland name or number: A

CATEGORIZATION BASED ON SPECIAL CHARACTERISTICS

Wetland Type	Category
<i>Check off any criteria that apply to the wetland. Circle the category when the appropriate criteria are met.</i>	
SC 1.0. Estuarine wetlands Does the wetland meet the following criteria for Estuarine wetlands? <input type="checkbox"/> The dominant water regime is tidal, <input type="checkbox"/> Vegetated, and <input type="checkbox"/> With a salinity greater than 0.5 ppt <input type="checkbox"/> Yes –Go to SC 1.1 <input checked="" type="checkbox"/> No= Not an estuarine wetland	
SC 1.1. Is the wetland within a National Wildlife Refuge, National Park, National Estuary Reserve, Natural Area Preserve, State Park or Educational, Environmental, or Scientific Reserve designated under WAC 332-30-151? <div style="text-align: right;"><input type="checkbox"/> Yes = Category I <input type="checkbox"/> No - Go to SC 1.2</div>	Cat. I
SC 1.2. Is the wetland unit at least 1 ac in size and meets at least two of the following three conditions? <input type="checkbox"/> The wetland is relatively undisturbed (has no diking, ditching, filling, cultivation, grazing, and has less than 10% cover of non-native plant species. (If non-native species are <i>Spartina</i> , see page 25) <input type="checkbox"/> At least ¼ of the landward edge of the wetland has a 100 ft buffer of shrub, forest, or un-grazed or unmowed grassland. <input type="checkbox"/> The wetland has at least two of the following features: tidal channels, depressions with open water, or contiguous freshwater wetlands. <div style="text-align: right;"><input type="checkbox"/> Yes = Category I <input type="checkbox"/> No= Category II</div>	Cat. I Cat. II
SC 2.0. Wetlands of High Conservation Value (WHCV) SC 2.1. Has the WA Department of Natural Resources updated their website to include the list of Wetlands of High Conservation Value? <input checked="" type="checkbox"/> Yes – Go to SC 2.2 <input type="checkbox"/> No – Go to SC 2.3 SC 2.2. Is the wetland listed on the WDNR database as a Wetland of High Conservation Value? http://www.dnr.wa.gov/NHPwetlandviewer <input type="checkbox"/> Yes = Category I <input checked="" type="checkbox"/> No = Not a WHCV SC 2.3. Is the wetland in a Section/Township/Range that contains a Natural Heritage wetland? http://file.dnr.wa.gov/publications/amp_nh_wetlands trsf.pdf <div style="text-align: right;"><input type="checkbox"/> Yes – Contact WNHP/WDNR and go to SC 2.4 <input type="checkbox"/> No = Not a WHCV</div> SC 2.4. Has WDNR identified the wetland within the S/T/R as a Wetland of High Conservation Value and listed it on their website? <input type="checkbox"/> Yes = Category I <input type="checkbox"/> No = Not a WHCV	Cat. I
SC 3.0. Bogs Does the wetland (or any part of the unit) meet both the criteria for soils and vegetation in bogs? <i>Use the key below. If you answer YES you will still need to rate the wetland based on its functions.</i> SC 3.1. Does an area within the wetland unit have organic soil horizons, either peats or mucks, that compose 16 in or more of the first 32 in of the soil profile? <input type="checkbox"/> Yes – Go to SC 3.3 <input checked="" type="checkbox"/> No – Go to SC 3.2 SC 3.2. Does an area within the wetland unit have organic soils, either peats or mucks, that are less than 16 in deep over bedrock, or an impermeable hardpan such as clay or volcanic ash, or that are floating on top of a lake or pond? <input type="checkbox"/> Yes – Go to SC 3.3 <input checked="" type="checkbox"/> No = Is not a bog SC 3.3. Does an area with peats or mucks have more than 70% cover of mosses at ground level, AND at least a 30% cover of plant species listed in Table 4? <input type="checkbox"/> Yes = Is a Category I bog <input type="checkbox"/> No – Go to SC 3.4 NOTE: If you are uncertain about the extent of mosses in the understory, you may substitute that criterion by measuring the pH of the water that seeps into a hole dug at least 16 in deep. If the pH is less than 5.0 and the plant species in Table 4 are present, the wetland is a bog. SC 3.4. Is an area with peats or mucks forested (> 30% cover) with Sitka spruce, subalpine fir, western red cedar, western hemlock, lodgepole pine, quaking aspen, Engelmann spruce, or western white pine, AND any of the species (or combination of species) listed in Table 4 provide more than 30% of the cover under the canopy? <div style="text-align: right;"><input type="checkbox"/> Yes = Is a Category I bog <input type="checkbox"/> No = Is not a</div>	Cat. I

Wetland name or number: A

<p>SC 4.0. Forested Wetlands</p> <p>Does the wetland have at least <u>1 contiguous acre</u> of forest that meets one of these criteria for the WA Department of Fish and Wildlife's forests as priority habitats? <i>If you answer YES you will still need to rate the wetland based on its functions.</i></p> <p><input type="checkbox"/> Old-growth forests (west of Cascade crest): Stands of at least two tree species, forming a multi-layered canopy with occasional small openings; with at least 8 trees/ac (20 trees/ha) that are at least 200 years of age OR have a diameter at breast height (dbh) of 32 in (81 cm) or more.</p> <p><input type="checkbox"/> Mature forests (west of the Cascade Crest): Stands where the largest trees are 80- 200 years old OR the species that make up the canopy have an average diameter (dbh) exceeding 21 in (53 cm).</p> <p><input type="checkbox"/> Yes = Category I <input checked="" type="checkbox"/> No = Not a forested wetland for this section</p>	<p>Cat. I</p>
<p>SC 5.0. Wetlands in Coastal Lagoons</p> <p>Does the wetland meet all of the following criteria of a wetland in a coastal lagoon?</p> <p><input type="checkbox"/> The wetland lies in a depression adjacent to marine waters that is wholly or partially separated from marine waters by sandbanks, gravel banks, shingle, or, less frequently, rocks</p> <p><input type="checkbox"/> The lagoon in which the wetland is located contains ponded water that is saline or brackish (> 0.5 ppt) during most of the year in at least a portion of the lagoon (<i>needs to be measured near the bottom</i>)</p> <p><input type="checkbox"/> Yes – Go to SC 5.1 <input checked="" type="checkbox"/> No = Not a wetland in a coastal lagoon</p> <p>SC 5.1. Does the wetland meet all of the following three conditions?</p> <p><input type="checkbox"/> The wetland is relatively undisturbed (has no diking, ditching, filling, cultivation, grazing), and has less than 20% cover of aggressive, opportunistic plant species (see list of species on p. 100).</p> <p><input type="checkbox"/> At least ¾ of the landward edge of the wetland has a 100 ft buffer of shrub, forest, or un-grazed or un-mowed grassland.</p> <p><input type="checkbox"/> The wetland is larger than 1/10 ac (4350 ft²)</p> <p><input type="checkbox"/> Yes = Category I <input type="checkbox"/> No = Category II</p>	<p style="text-align: center; vertical-align: middle;">Cat. I</p> <p style="text-align: center; vertical-align: middle;">Cat. II</p>
<p>SC 6.0. Interdunal Wetlands</p> <p>Is the wetland west of the 1889 line (also called the Western Boundary of Upland Ownership or WBUO)? <i>If you answer yes you will still need to rate the wetland based on its habitat functions.</i></p> <p>In practical terms that means the following geographic areas:</p> <p><input type="checkbox"/> Long Beach Peninsula: Lands west of SR 103</p> <p><input type="checkbox"/> Grayland-Westport: Lands west of SR 105</p> <p><input type="checkbox"/> Ocean Shores-Copalis: Lands west of SR 115 and SR 109</p> <p><input type="checkbox"/> Yes – Go to SC 6.1 <input checked="" type="checkbox"/> No = not an interdunal wetland for rating</p> <p>SC 6.1. Is the wetland 1 ac or larger and scores an 8 or 9 for the habitat functions on the form (rates H,H,H or H,H,M for the three aspects of function)?</p> <p><input type="checkbox"/> Yes = Category I <input type="checkbox"/> No – Go to SC 6.2</p> <p>SC 6.2. Is the wetland 1 ac or larger, or is it in a mosaic of wetlands that is 1 ac or larger?</p> <p><input type="checkbox"/> Yes = Category II <input type="checkbox"/> No – Go to SC 6.3</p> <p>SC 6.3. Is the unit between 0.1 and 1 ac, or is it in a mosaic of wetlands that is between 0.1 and 1 ac?</p> <p><input type="checkbox"/> Yes = Category III <input type="checkbox"/> No = Category IV</p>	<p style="text-align: center; vertical-align: middle;">Cat I</p> <p style="text-align: center; vertical-align: middle;">Cat. II</p> <p style="text-align: center; vertical-align: middle;">Cat. III</p> <p style="text-align: center; vertical-align: middle;">Cat. IV</p>
<p>Category of wetland based on Special Characteristics</p> <p>If you answered No for all types, enter "Not Applicable" on Summary Form</p>	<p>NA</p>

Wetland name or number: Wetland A

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Wetland name or number: B

RATING SUMMARY – Western Washington

Name of wetland (or ID #): Wetland B

Date of site visit: 09/22/2021

Rated by: S. Presster, G. Brennan Trained by Ecology? ☒ Y ☐ N Date of training: March 2021

HGM Class used for rating: **Depressional**

Wetland has multiple HGM classes? ☒ Y ☐ N

NOTE: Form is not complete without the figures requested (figures can be combined).

Source of base aerial photo/map: Google Earth, DOE Water Quality Atlas

OVERALL WETLAND CATEGORY II (based on functions ☒ or special characteristics 1. Category of wetland based on FUNCTIONS

- ☐ Category I – Total score = 23 - 27
☒ Category II – Total score = 20 - 22
☐ Category III – Total score = 16 - 19
☐ Category IV – Total score = 9 - 15

FUNCTION	Improving Water Quality	Hydrologic	Habitat	
Circle the appropriate ratings				
Site Potential	H <u>M</u> L	H M <u>L</u>	H <u>M</u> L	
Landscape Potential	H <u>M</u> L	<u>H</u> M L	H M <u>L</u>	
Value	<u>H</u> M L	<u>H</u> M L	<u>H</u> M L	TOTAL
Score Based on Ratings	7	7	6	20

Score for each
function based
on three
ratings
(order of ratings
is not
important)

9 = H,H,H
8 = H,H,M
7 = H,H,L
7 = H,M,M
6 = H,M,L
6 = M,M,M
5 = H,L,L
5 = M,M,L
4 = M,L,L
3 = L,L,L

2. Category based on SPECIAL CHARACTERISTICS of wetland

CHARACTERISTIC	CATEGORY
Estuarine	I II
Wetland of High Conservation Value	I
Bog	I
Mature Forest	I
Old Growth Forest	I
Coastal Lagoon	I II
Interdunal	I II III IV
None of the above	<input checked="" type="checkbox"/>

Wetland name or number: B

Maps and figures required to answer questions correctly for Western Washington

Depressional Wetlands

Map of:	To answer questions:	Figure #
Cowardin plant classes	D 1.3, H 1.1, H 1.4	4
Hydroperiods	D 1.4, H 1.2	5
Location of outlet (<i>can be added to map of hydroperiods</i>)	D 1.1, D 4.1	5
Boundary of area within 150 ft of the wetland (<i>can be added to another figure</i>)	D 2.2, D 5.2	5
Map of the contributing basin	D 4.3, D 5.3	6
1 km Polygon: Area that extends 1 km from entire wetland edge - including polygons for accessible habitat and undisturbed habitat	H 2.1, H 2.2, H 2.3	7
Screen capture of map of 303(d) listed waters in basin (from Ecology website)	D 3.1, D 3.2	8
Screen capture of list of TMDLs for WRIA in which unit is found (from web)	D 3.3	9

HGM Classification of Wetlands in Western Washington

For questions 1-7, the criteria described must apply to the entire unit being rated.

If the hydrologic criteria listed in each question do not apply to the entire unit being rated, you probably have a unit with multiple HGM classes. In this case, identify which hydrologic criteria in questions 1-7 apply, and go to Question 8.

1. Are the water levels in the entire unit usually controlled by tides except during floods?

☒ NO – go to 2

☐ YES – the wetland class is **Tidal Fringe** – go to 1.1

- 1.1 Is the salinity of the water during periods of annual low flow below 0.5 ppt (parts per thousand)?

NO – Saltwater Tidal Fringe (Estuarine)

YES – Freshwater Tidal Fringe

*If your wetland can be classified as a Freshwater Tidal Fringe use the forms for **Riverine** wetlands. If it is Saltwater Tidal Fringe it is an **Estuarine** wetland and is not scored. This method **cannot** be used to score functions for estuarine wetlands.*

2. The entire wetland unit is flat and precipitation is the only source (>90%) of water to it. Groundwater and surface water runoff are NOT sources of water to the unit.

☒ NO – go to 3

☐ YES – The wetland class is **Flats**

*If your wetland can be classified as a Flats wetland, use the form for **Depressional** wetlands.*

3. Does the entire wetland unit **meet all** of the following criteria?

- ☐ The vegetated part of the wetland is on the shores of a body of permanent open water (without any plants on the surface at any time of the year) at least 20 ac (8 ha) in size;
☐ At least 30% of the open water area is deeper than 6.6 ft (2 m).

☒ NO – go to 4

☐ YES – The wetland class is **Lake Fringe** (Lacustrine Fringe)

4. Does the entire wetland unit **meet all** of the following criteria?

- ☐ The wetland is on a slope (*slope can be very gradual*),
☐ The water flows through the wetland in one direction (unidirectional) and usually comes from seeps. It may flow subsurface, as sheetflow, or in a swale without distinct banks,
☐ The water leaves the wetland **without being impounded**.

☒ NO – go to 5

☐ YES – The wetland class is **Slope**

NOTE: Surface water does not pond in these type of wetlands except occasionally in very small and shallow depressions or behind hummocks (depressions are usually <3 ft diameter and less than 1 ft deep).

5. Does the entire wetland unit **meet all** of the following criteria?

- ☐ The unit is in a valley, or stream channel, where it gets inundated by overbank flooding from that stream or river,
☐ The overbank flooding occurs at least once every 2 years.

Wetland name or number: Wetland B

☒ NO – go to 6

☐ YES – The wetland class is **Riverine**

NOTE: The Riverine unit can contain depressions that are filled with water when the river is not flooding

6. Is the entire wetland unit in a topographic depression in which water ponds, or is saturated to the surface, at some time during the year? *This means that any outlet, if present, is higher than the interior of the wetland.*

☐ NO – go to 7

☒ YES – The wetland class is **Depressional**

7. Is the entire wetland unit located in a very flat area with no obvious depression and no overbank flooding? The unit does not pond surface water more than a few inches. The unit seems to be maintained by high groundwater in the area. The wetland may be ditched, but has no obvious natural outlet.

☐ NO – go to 8

☐ YES – The wetland class is **Depressional**

8. Your wetland unit seems to be difficult to classify and probably contains several different HGM classes. For example, seeps at the base of a slope may grade into a riverine floodplain, or a small stream within a Depressional wetland has a zone of flooding along its sides. **GO BACK AND IDENTIFY WHICH OF THE HYDROLOGIC REGIMES DESCRIBED IN QUESTIONS 1-7 APPLY TO DIFFERENT AREAS IN THE UNIT** (make a rough sketch to help you decide). Use the following table to identify the appropriate class to use for the rating system if you have several HGM classes present within the wetland unit being scored.

NOTE: Use this table only if the class that is recommended in the second column represents 10% or more of the total area of the wetland unit being rated. If the area of the HGM class listed in column 2 is less than 10% of the unit; classify the wetland using the class that represents more than 90% of the total area.

HGM classes within the wetland unit being rated	HGM class to use in rating
Slope + Riverine	Riverine
Slope + Depressional	Depressional
Slope + Lake Fringe	Lake Fringe
Depressional + Riverine along stream within boundary of depression	Depressional
Depressional + Lake Fringe	Depressional
Riverine + Lake Fringe	Riverine
Salt Water Tidal Fringe and any other class of freshwater wetland	Treat as ESTUARINE

*If you are still unable to determine which of the above criteria apply to your wetland, or if you have **more than 2 HGM classes** within a wetland boundary, classify the wetland as Depressional for the rating.*

DEPRESSIONAL AND FLATS WETLANDS		
Water Quality Functions - Indicators that the site functions to improve water quality		
D 1.0. Does the site have the potential to improve water quality?		
D 1.1. Characteristics of surface water outflows from the wetland: <input type="checkbox"/> Wetland is a depression or flat depression (QUESTION 7 on key) with no surface water leaving it (no outlet). points = 3 <input checked="" type="checkbox"/> Wetland has an intermittently flowing stream or ditch, OR highly constricted permanently flowing outlet. points = 2 <input type="checkbox"/> Wetland has an unconstricted, or slightly constricted, surface outlet that is permanently flowing. points = 1 <input type="checkbox"/> Wetland is a flat depression (QUESTION 7 on key), whose outlet is a permanently flowing ditch. points = 1	2	
D 1.2. The soil 2 in below the surface (or duff layer) is true clay or true organic (use NRCS definitions). <input type="checkbox"/> Yes = 4 <input checked="" type="checkbox"/> No = 0	0	
D 1.3. Characteristics and distribution of persistent plants (Emergent, Scrub-shrub, and/or Forested Cowardin classes): <input checked="" type="checkbox"/> Wetland has persistent, ungrazed, plants > 95% of area points = 5 <input type="checkbox"/> Wetland has persistent, ungrazed, plants > 1/2 of area points = 3 <input type="checkbox"/> Wetland has persistent, ungrazed plants > 1/10 of area points = 1 <input type="checkbox"/> Wetland has persistent, ungrazed plants < 1/10 of area points = 0	5	
D 1.4. Characteristics of seasonal ponding or inundation: <i>This is the area that is ponded for at least 2 months. See description in manual.</i> <input type="checkbox"/> Area seasonally ponded is > ½ total area of wetland points = 4 <input type="checkbox"/> Area seasonally ponded is > ¼ total area of wetland points = 2 <input checked="" type="checkbox"/> Area seasonally ponded is < ¼ total area of wetland points = 0	0	
Total for D 1	Add the points in the boxes above	7

Rating of Site Potential If score is: ☐ 12-16 = H ☒ 6-11 = M ☐ 0-5 = L

Record the rating on the first page

D 2.0. Does the landscape have the potential to support the water quality function of the site?		
D 2.1. Does the wetland unit receive stormwater discharges?	<input checked="" type="checkbox"/> Yes = 1 <input type="checkbox"/> No = 0	1
D 2.2. Is > 10% of the area within 150 ft of the wetland in land uses that generate pollutants?	<input checked="" type="checkbox"/> Yes = 1 <input type="checkbox"/> No = 0	1
D 2.3. Are there septic systems within 250 ft of the wetland?	<input type="checkbox"/> Yes = 1 <input checked="" type="checkbox"/> No = 0	0
D 2.4. Are there other sources of pollutants coming into the wetland that are not listed in questions D 2.1-D 2.3? Source: Click here to enter text.	<input type="checkbox"/> Yes = 1 <input checked="" type="checkbox"/> No = 0	0
Total for D 2	Add the points in the boxes above	2

Rating of Landscape Potential If score is: ☐ 3 or 4 = H ☒ 1 or 2 = M ☐ 0 = L

Record the rating on the first page

D 3.0. Is the water quality improvement provided by the site valuable to society?		
D 3.1. Does the wetland discharge directly (i.e., within 1 mi) to a stream, river, lake, or marine water that is on the 303(d) list?	<input checked="" type="checkbox"/> Yes = 1 <input type="checkbox"/> No = 0	1
D 3.2. Is the wetland in a basin or sub-basin where an aquatic resource is on the 303(d) list?	<input checked="" type="checkbox"/> Yes = 1 <input type="checkbox"/> No = 0	1
D 3.3. Has the site been identified in a watershed or local plan as important for maintaining water quality (answer YES if there is a TMDL for the basin in which the unit is found)?	<input type="checkbox"/> Yes = 2 <input checked="" type="checkbox"/> No = 0	0
Total for D 3	Add the points in the boxes above	2

Rating of Value If score is: ☒ 2-4 = H ☐ 1 = M ☐ 0 = L

Record the rating on the first page

DEPRESSIONAL AND FLATS WETLANDS**Hydrologic Functions** - Indicators that the site functions to reduce flooding and stream degradation

D 4.0. Does the site have the potential to reduce flooding and erosion?		
D 4.1. Characteristics of surface water outflows from the wetland: <input type="checkbox"/> Wetland is a depression or flat depression with no surface water leaving it (no outlet). points = 4 <input checked="" type="checkbox"/> Wetland has an intermittently flowing stream or ditch, OR highly constricted permanently flowing outlet. points = 2 <input type="checkbox"/> Wetland is a flat depression (QUESTION 7 on key), whose outlet is a permanently flowing ditch. points = 1 <input type="checkbox"/> Wetland has an unconstricted, or slightly constricted, surface outlet that is permanently flowing. points = 0		2
D 4.2. Depth of storage during wet periods: <i>Estimate the height of ponding above the bottom of the outlet. For wetlands with no outlet, measure from the surface of permanent water or if dry, the deepest part.</i> <input type="checkbox"/> Marks of ponding are 3 ft or more above the surface or bottom of outlet. points = 7 <input type="checkbox"/> Marks of ponding between 2 ft to < 3 ft from surface or bottom of outlet. points = 5 <input type="checkbox"/> Marks are at least 0.5 ft to < 2 ft from surface or bottom of outlet. points = 3 <input type="checkbox"/> The wetland is a "headwater" wetland. points = 3 <input type="checkbox"/> Wetland is flat but has small depressions on the surface that trap water. points = 1 <input checked="" type="checkbox"/> Marks of ponding less than 0.5 ft (6 in). points = 0		0
D 4.3. Contribution of the wetland to storage in the watershed: <i>Estimate the ratio of the area of upstream basin contributing surface water to the wetland to the area of the wetland unit itself.</i> <input type="checkbox"/> The area of the basin is less than 10 times the area of the unit. points = 5 <input checked="" type="checkbox"/> The area of the basin is 10 to 100 times the area of the unit. points = 3 <input type="checkbox"/> The area of the basin is more than 100 times the area of the unit. points = 0 <input type="checkbox"/> Entire wetland is in the Flats class. points = 5		3
Total for D 4		Add the points in the boxes above 5

Rating of Site Potential If score is: ☐ 12-16 = H ☐ 6-11 = M ☒ 0-5 = L

Record the rating on the first page

D 5.0. Does the landscape have the potential to support hydrologic functions of the site?		
D 5.1. Does the wetland receive stormwater discharges?		<input checked="" type="checkbox"/> Yes = 1 <input type="checkbox"/> No = 0
D 5.2. Is >10% of the area within 150 ft of the wetland in land uses that generate excess runoff?		<input checked="" type="checkbox"/> Yes = 1 <input type="checkbox"/> No = 0
D 5.3. Is more than 25% of the contributing basin of the wetland covered with intensive human land uses (residential at >1 residence/ac, urban, commercial, agriculture, etc.)?		<input checked="" type="checkbox"/> Yes = 1 <input type="checkbox"/> No = 0
Total for D 5		Add the points in the boxes above 3

Rating of Landscape Potential If score is: ☒ 3 = H ☐ 1 or 2 = M ☐ 0 = L

Record the rating on the first page

D 6.0. Are the hydrologic functions provided by the site valuable to society?		
D 6.1. The unit is in a landscape that has flooding problems. Choose the description that best matches conditions around the wetland unit being rated. Do not add points. Choose the highest score if more than one condition is met. The wetland captures surface water that would otherwise flow down-gradient into areas where flooding has damaged human or natural resources (e.g., houses or salmon redds): <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Flooding occurs in a sub-basin that is immediately down-gradient of unit. points = 2 <input type="checkbox"/> Surface flooding problems are in a sub-basin farther down-gradient. points = 1 <input type="checkbox"/> Flooding from groundwater is an issue in the sub-basin. points = 1 <input type="checkbox"/> The existing or potential outflow from the wetland is so constrained by human or natural conditions that the water stored by the wetland cannot reach areas that flood. Explain why: _____ points = 0 <input type="checkbox"/> There are no problems with flooding downstream of the wetland. points = 0		2
D 6.2. Has the site been identified as important for flood storage or flood conveyance in a regional flood control plan? <input type="checkbox"/> Yes = 2 <input checked="" type="checkbox"/> No = 0		0
Total for D 6		Add the points in the boxes above 2

Rating of Value If score is: ☒ 2-4 = H ☐ 1 = M ☐ 0 = L

Record the rating on the first page

These questions apply to wetlands of all HGM classes.

HABITAT FUNCTIONS - Indicators that site functions to provide important habitat

H 1.0. Does the site have the potential to provide habitat?

- H 1.1. Structure of plant community:** *Indicators are Cowardin classes and strata within the Forested class. Check the Cowardin plant classes in the wetland. Up to 10 patches may be combined for each class to meet the threshold of ¼ ac or more than 10% of the unit if it is smaller than 2.5 ac. Add the number of structures checked.*
- | | | |
|---|----------------------------------|---|
| <input type="checkbox"/> Aquatic bed | 4 structures or more: points = 4 | 2 |
| <input checked="" type="checkbox"/> Emergent | 3 structures: points = 2 | |
| <input checked="" type="checkbox"/> Scrub-shrub (areas where shrubs have > 30% cover) | 2 structures: points = 1 | |
| <input checked="" type="checkbox"/> Forested (areas where trees have > 30% cover) | 1 structure: points = 0 | |
| <i>If the unit has a Forested class, check if:</i> | | |
| <input type="checkbox"/> The Forested class has 3 out of 5 strata (canopy, sub-canopy, shrubs, herbaceous, moss/ground-cover) that each cover 20% within the Forested polygon | | |

H 1.2. Hydroperiods

Check the types of water regimes (hydroperiods) present within the wetland. The water regime has to cover more than 10% of the wetland or ¼ ac to count (*see text for descriptions of hydroperiods*).

- | | | |
|---|-------------------------------------|---|
| <input type="checkbox"/> Permanently flooded or inundated | 4 or more types present: points = 3 | 3 |
| <input checked="" type="checkbox"/> Seasonally flooded or inundated | 3 types present: points = 2 | |
| <input checked="" type="checkbox"/> Occasionally flooded or inundated | 2 types present: points = 1 | |
| <input checked="" type="checkbox"/> Saturated only | 1 type present: points = 0 | |
| <input type="checkbox"/> Permanently flowing stream or river in, or adjacent to, the wetland | | |
| <input checked="" type="checkbox"/> Seasonally flowing stream in, or adjacent to, the wetland | | |
| <input type="checkbox"/> Lake Fringe wetland | 2 points | |
| <input type="checkbox"/> Freshwater tidal wetland | 2 points | |

H 1.3. Richness of plant species

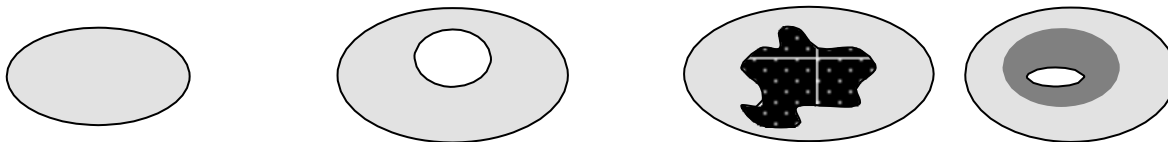
Count the number of plant species in the wetland that cover at least 10 ft².

*Different patches of the same species can be combined to meet the size threshold and you do not have to name the species. **Do not include Eurasian milfoil, reed canarygrass, purple loosestrife, Canadian thistle***

- If you counted:
- | | | |
|--|------------|---|
| <input checked="" type="checkbox"/> > 19 species | points = 2 | 2 |
| <input type="checkbox"/> 5 - 19 species | points = 1 | |
| <input type="checkbox"/> < 5 species | points = 0 | |

H 1.4. Interspersion of habitats

Decide from the diagrams below whether interspersions among Cowardin plants classes (described in H 1.1), or the classes and unvegetated areas (can include open water or mudflats) is high, moderate, low, or none. *If you have four or more plant classes or three classes and open water, the rating is always high.*



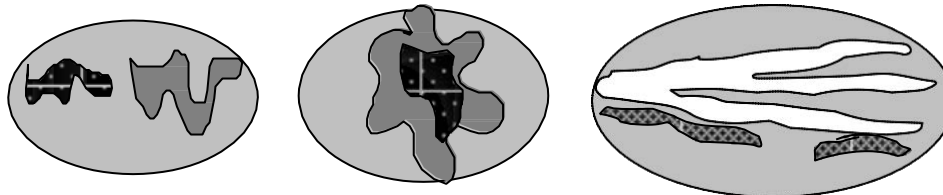
☐ **None** = 0 points

☐ **Low** = 1 point

☐ **Moderate** = 2 points

All three diagrams in this row are

☒ **HIGH** = 3points



3

Wetland name or number: Wetland B

H 1.5. Special habitat features: Check the habitat features that are present in the wetland. <i>The number of checks is the number of points.</i> <input checked="" type="checkbox"/> Large, downed, woody debris within the wetland (> 4 in diameter and 6 ft long). <input checked="" type="checkbox"/> Standing snags (dbh > 4 in) within the wetland. <input type="checkbox"/> Undercut banks are present for at least 6.6 ft (2 m) AND/OR overhanging plants extends at least 3.3 ft (1 m) over a stream (or ditch) in, or contiguous with the wetland, for at least 33 ft (10 m). <input type="checkbox"/> Stable steep banks of fine material that might be used by beaver or muskrat for denning (> 30 degree slope) OR signs of recent beaver activity are present (<i>cut shrubs or trees that have not yet weathered where wood is exposed</i>). <input type="checkbox"/> At least ¼ ac of thin-stemmed persistent plants or woody branches are present in areas that are permanently or seasonally inundated (<i>structures for egg-laying by amphibians</i>). <input type="checkbox"/> Invasive plants cover less than 25% of the wetland area in every stratum of plants (<i>see H 1.1 for list of strata</i>).		2
Total for H 1	Add the points in the boxes above	12

Rating of Site Potential If score is: ☐ 15-18 = H ☒ 7-14 = M ☐ 0-6 = L

Record the rating on the first page

H 2.0. Does the landscape have the potential to support the habitat functions of the site?		
H 2.1. Accessible habitat (include <i>only habitat that directly abuts wetland unit</i>). <i>Calculate: % undisturbed habitat + [(%moderate and low intensity land uses)/2] = 2.4% + (2.1%/2) = 3.4%</i> If total accessible habitat is: <input type="checkbox"/> > 1/3 (33.3%) of 1 km Polygon points = 3 <input type="checkbox"/> 20-33% of 1 km Polygon points = 2 <input type="checkbox"/> 10-19% of 1 km Polygon points = 1 <input checked="" type="checkbox"/> < 10% of 1 km Polygon points = 0		0
H 2.2. Undisturbed habitat in 1 km Polygon around the wetland. <i>Calculate: % undisturbed habitat + [(%moderate and low intensity land uses)/2] = 9.6% + (2.1%/2) = 10.7%</i> <input type="checkbox"/> Undisturbed habitat > 50% of Polygon points = 3 <input type="checkbox"/> Undisturbed habitat 10-50% and in 1-3 patches points = 2 <input checked="" type="checkbox"/> Undisturbed habitat 10-50% and > 3 patches points = 1 <input type="checkbox"/> Undisturbed habitat < 10% of 1 km Polygon points = 0		1
H 2.3. Land use intensity in 1 km Polygon: If <input checked="" type="checkbox"/> > 50% of 1 km Polygon is high intensity land use points = (- 2) <input type="checkbox"/> ≤ 50% of 1 km Polygon is high intensity points = 0		-2
Total for H 2	Add the points in the boxes above	

Rating of Landscape Potential If score is: ☐ 4-6 = H ☐ 1-3 = M ☒ < 1 = L

Record the rating on the first page

H 3.0. Is the habitat provided by the site valuable to society?		
H 3.1. Does the site provide habitat for species valued in laws, regulations, or policies? <i>Choose only the highest score that applies to the wetland being rated.</i> Site meets ANY of the following criteria: points = 2 <input checked="" type="checkbox"/> It has 3 or more priority habitats within 100 m (see next page) <input type="checkbox"/> It provides habitat for Threatened or Endangered species (any plant or animal on the state or federal lists) <input type="checkbox"/> It is mapped as a location for an individual WDFW priority species <input type="checkbox"/> It is a Wetland of High Conservation Value as determined by the Department of Natural Resources <input type="checkbox"/> It has been categorized as an important habitat site in a local or regional comprehensive plan, in a Shoreline Master Plan, or in a watershed plan <input type="checkbox"/> Site has 1 or 2 priority habitats (listed on next page) within 100 m points = 1 <input type="checkbox"/> Site does not meet any of the criteria above points = 0		

Rating of Value If score is: ☒ 2 = H ☐ 1 = M ☐ 0 = L

Record the rating on the first page

WDFW Priority Habitats

Priority habitats listed by WDFW (see complete descriptions of WDFW priority habitats, and the counties in which they can be found, in: Washington Department of Fish and Wildlife. 2008. Priority Habitat and Species List. Olympia, Washington. 177 pp. <http://wdfw.wa.gov/publications/00165/wdfw00165.pdf> or access the list from here: <http://wdfw.wa.gov/conservation/phs/list/>)

Count how many of the following priority habitats are within 330 ft (100 m) of the wetland unit: **NOTE:** *This question is independent of the land use between the wetland unit and the priority habitat.*

- ☐ **Aspen Stands:** Pure or mixed stands of aspen greater than 1 ac (0.4 ha).
- ☐ **Biodiversity Areas and Corridors:** Areas of habitat that are relatively important to various species of native fish and wildlife (*full descriptions in WDFW PHS report*).
- ☐ **Herbaceous Balds:** Variable size patches of grass and forbs on shallow soils over bedrock.
- ☐ **Old-growth/Mature forests:** Old-growth west of Cascade crest – Stands of at least 2 tree species, forming a multi-layered canopy with occasional small openings; with at least 8 trees/ac (20 trees/ha) > 32 in (81 cm) dbh or > 200 years of age. Mature forests – Stands with average diameters exceeding 21 in (53 cm) dbh; crown cover may be less than 100%; decay, decadence, numbers of snags, and quantity of large downed material is generally less than that found in old-growth; 80-200 years old west of the Cascade crest.
- ☐ **Oregon White Oak:** Woodland stands of pure oak or oak/conifer associations where canopy coverage of the oak component is important (*full descriptions in WDFW PHS report p. 158 – see web link above*).
- ☒ **Riparian:** The area adjacent to aquatic systems with flowing water that contains elements of both aquatic and terrestrial ecosystems which mutually influence each other.
- ☐ **Westside Prairies:** Herbaceous, non-forested plant communities that can either take the form of a dry prairie or a wet prairie (*full descriptions in WDFW PHS report p. 161 – see web link above*).
- ☒ **Instream:** The combination of physical, biological, and chemical processes and conditions that interact to provide functional life history requirements for instream fish and wildlife resources.
- ☐ **Nearshore:** Relatively undisturbed nearshore habitats. These include Coastal Nearshore, Open Coast Nearshore, and Puget Sound Nearshore. (*full descriptions of habitats and the definition of relatively undisturbed are in WDFW report – see web link on previous page*).
- ☐ **Caves:** A naturally occurring cavity, recess, void, or system of interconnected passages under the earth in soils, rock, ice, or other geological formations and is large enough to contain a human.
- ☐ **Cliffs:** Greater than 25 ft (7.6 m) high and occurring below 5000 ft elevation.
- ☐ **Talus:** Homogenous areas of rock rubble ranging in average size 0.5 - 6.5 ft (0.15 - 2.0 m), composed of basalt, andesite, and/or sedimentary rock, including riprap slides and mine tailings. May be associated with cliffs.
- ☒ **Snags and Logs:** Trees are considered snags if they are dead or dying and exhibit sufficient decay characteristics to enable cavity excavation/use by wildlife. Priority snags have a diameter at breast height of > 20 in (51 cm) in western Washington and are > 6.5 ft (2 m) in height. Priority logs are > 12 in (30 cm) in diameter at the largest end, and > 20 ft (6 m) long.

Note: All vegetated wetlands are by definition a priority habitat but are not included in this list because they are addressed elsewhere.

10

Wetland Rating System for Western WA: 2014 Update
Rating Form – Effective January 1, 2015

Wetland name or number: Wetland B

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2014 Ecology Wetland Rating Form Figures

BEATON HILL PARK – CITY OF SAMMAMISH

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Figure 1. Cowardin plant classes – D1.3, H1.1, H1.4	1
Figure 2. Hydroperiods, outlet(s), and 150-ft area – D1.1, D1.4, H1.2, D2.2, D5.2	2
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WETLAND A (DEPRESSIONAL)



Figure 1. Cowardin plant classes – D1.3, H1.1, H1.4

Features depicted are not to scale. Sketches are based on available data and best professional judgment.



Figure 2. Hydroperiods, outlet(s), and 150-ft area – D1.1, D1.4, H1.2, D2.2, D5.2

Features depicted are not to scale. Sketches are based on available data and best professional judgment.



Figure 3. Map of the contributing basin – D4.3, D5.3

Features depicted are not to scale. Sketches are based on available data and best professional judgment.

WETLAND B (DEPRESSIONAL)



Figure 4. Cowardin plant classes – D1.3, H1.1, H1.4

Features depicted are not to scale. Sketches are based on available data and best professional judgment.



Figure 5. Hydroperiods, outlet(s), and 150-ft area – D1.1, D1.4, H1.2, D2.2, D5.2

Features depicted are not to scale. Sketches are based on available data and best professional judgment.

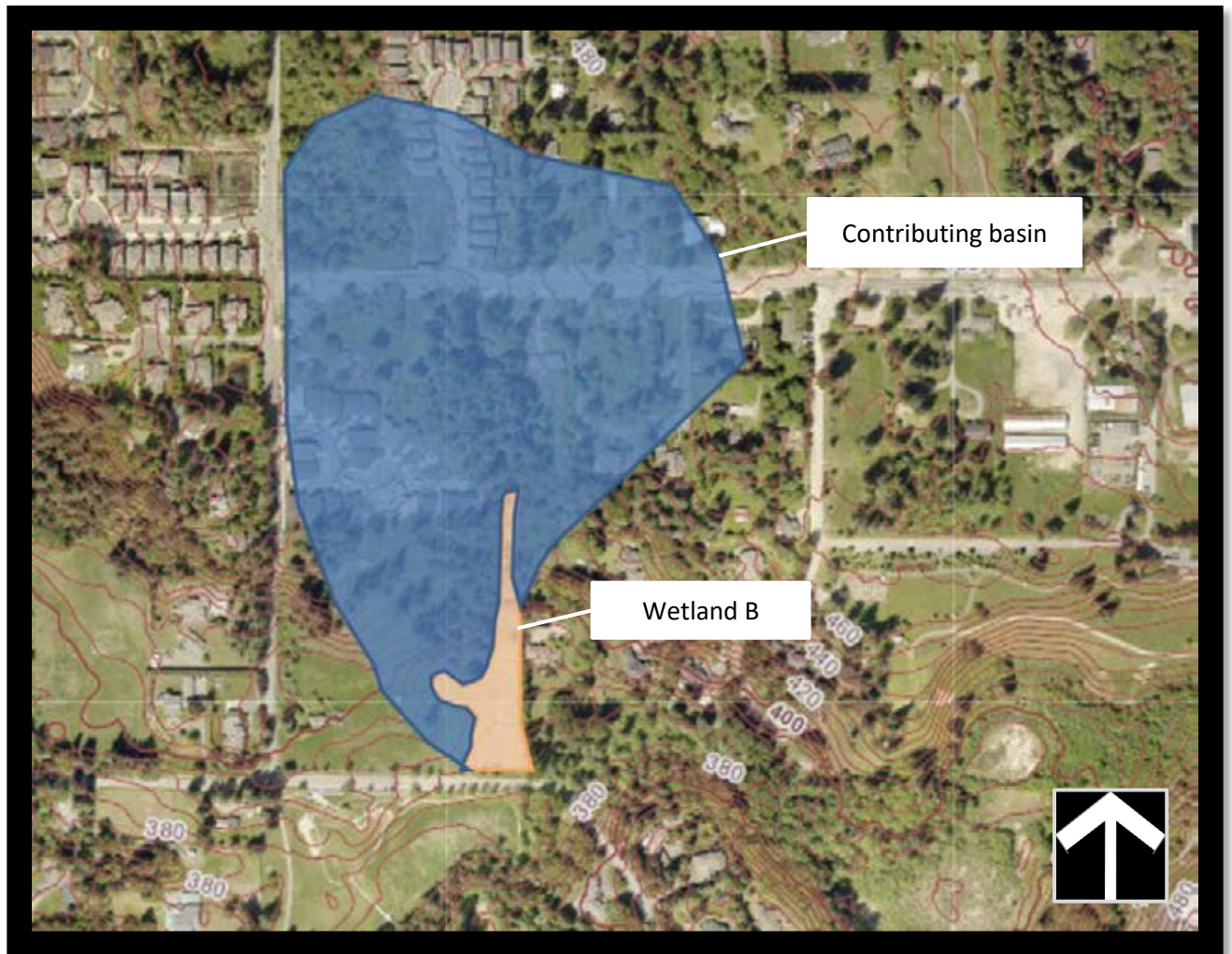


Figure 6. Map of the contributing basin – D4.3, D5.3

Features depicted are not to scale. Sketches are based on available data and best professional judgment.

COMBINED FIGURES

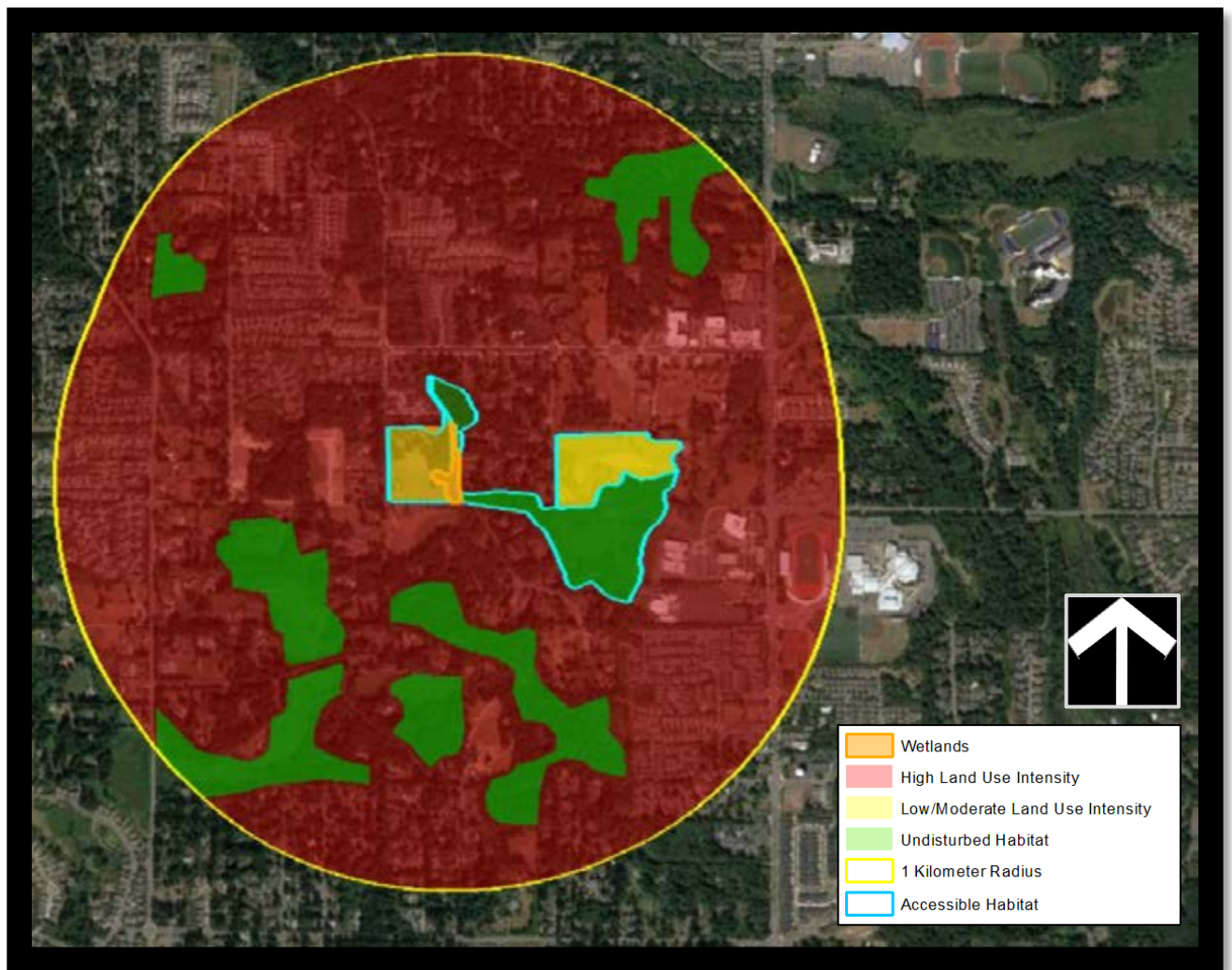


Figure 7. Undisturbed habitat and moderate-low intensity land uses within 1 km from wetland edge including polygon for accessible habitat – H2.1, H2.2, H2.3

Features depicted are not to scale. Sketches are based on available data and best professional judgment.



Figure 9. Screen-capture of TMDL map for sub-basin in which unit is found – D3.3

Features depicted are not to scale. Sketches are based on available data and best professional judgment.

Appendix B: Critical Areas Memo

CRITICAL AREAS MEMORANDUM - BEATON HILL PARK

2707 Colby Avenue, Suite 900, Everett, WA 98201 | P 425.252.7700

To: Juliet Vong, ASLA, LEED AP, HBB Landscape Architecture

From: Jason Walker, PLA, PWS, Environmental Planning Manager, Perteet

Date: May 31, 2023

Subject: Beaton Hill Master Plan Critical Areas Memorandum

Perteet prepared a critical areas permitting review based on the preferred site plan design concept (Attachment A) in consideration of delineated and rated wetland and stream critical areas mapped by others for this planning level project.

For future permit planning, the following provides a summary of existing site conditions and proposed project elements in comparison to regulated wetland and stream critical areas occurring at 710 218th Avenue SE in the City of Sammamish, Parcels #1240700090 and 1240700092, 9.32 acres in size and currently undeveloped.

The site is vegetated with a forested area dominated by Douglas-fir present in the northeastern quarter of the site with other trees scattered throughout the northern parcel. Pasture grasses dominate the understory in both open areas and beneath trees. The south area of the site is a sloped grass field with a vegetated seasonal pond wetland feature. The site slopes from the northwest to the southeast.

Environmental Considerations Summary

- Delineated wetlands (Wetlands A and B) – a depressional wetland (Wetland A) is located along the northern boundary of the site and extends off site to the north. It is rated as a Category III wetland with five habitat points, requiring a standard buffer width of 50 feet per Sammamish Municipal Code (SMC) 21A.50.290(2). One depressional wetland (Wetland B) is located along Stream A and continues south toward the southern boundary of the study area. Wetland B is a Category II wetland with six habitat points, requiring a standard buffer width of 100 feet. Critical area buffers also require a building setback of 15 feet per SMC 21A.50.210
- Stream – One seasonal non-fish bearing stream (tributary to Ebright Creek, Stream A) flows from north to south through the SE Corner of site in an undefined channel (sheet-flow over grassy field) and then flows east along the SE grass area of the 8th right of way shoulder. Per SMC 21A.50.330(1), Stream A (Type Ns) requires a 50-foot standard buffer. Stream A was previously evaluated by WDFW for the Sammamish SE 4th Street project in 2017. This tributary has a confluence with Ebright Creek where Stream A is conveyed in a culvert under SE 8th Street to the southwest of the site.
- Ebright Creek is tributary to LK Sammamish, Kokanee habitat near lake and phosphorus sensitivity (requires additional construction and operational considerations to protect LK Sammamish).
- Opportunities for improvement of wetland and stream ecological functions exist through on-site stream channel restoration/enhancement and wetland/buffer restoration/enhancement (requires earthwork for wetland and channel reconstruction in regulated critical areas for ecological/public benefit).
- Opportunities exist for low impact stormwater demonstration/educational features and for interpretive explanation of ecological and watershed processes occurring on the site and in the vicinity.

CRITICAL AREAS MEMORANDUM - BEATON HILL PARK

Prior Wetland Report

A wetland report was prepared:

- Beaton Hill Park, Wetland and Stream Delineation Report. Prepared by The Watershed Company on October 18, 2021. This report identifies “Wetland A” (Category III, 50-foot standard buffer); “Wetland B”) Category II, 50-foot standard buffer); and Stream A, (Type NS (Category III, 50-foot standard buffer), Appendix A.

Critical Areas Impact Considerations

- Limited buffer encroachments based standard regulatory buffer distances are depicted on the site plan. Buffer impacts near the proposed parking lot would occur to existing pasture grasses. Impacts are necessary to improve public access and may be addressed under buffer modification provisions in the Sammamish Municipal Code.
- The Sammamish code section for wetland crossings is 21A.50.300 10 (Page 305) – One of the allowed crossings is when the crossing is part of a corridor shown in a trails plan, other code requirements are dependent on a critical areas study prepared to Code criteria.
- Potential exists for human/pet use impacts if wetland and stream areas are used for recreation (examples - pet waste water quality contamination to sensitive waters, off-leash pets, off-trail intrusions, vegetation damage). Pet waste bags and educational materials to keep park users on trails can be part of the Sammamish Municipal NPDES program.
- A stormwater conveyance swale is proposed to bring treated stormwater east to the wetland and stream area.

Restoration/Mitigation Opportunities

- Buffer restoration/enhancement and buffer averaging opportunities exist to offset trail impacts due to low vegetation structural and species diversity in the gassy south pasture and lack of habitat features.
- Wetland and stream restoration can result in improved ecological functions and watershed health if designed and implemented and established according to current best practices for Puget Sound area urban streams and wetland restorations are contained in Ecology Best Available Science, King County publications, and WDFW publications. Presently the stream sheet-flows in areas of the lower southwest pasture during wet winter conditions without a defined channel and then flows along the shoulder of Southeast 8th Street to the east.
- The tributary stream on the site currently has an undefined channel. Season surface flows presently sheet-flow over the east grassy area of the site in the winter months and flows into the SE 8th Street ROW. Stream channel creation/restoration is proposed to connect existing surface flows to a defined tributary stream channel occurring directly east of the site.

Other Benefits

- Public access and involvement in ecological restoration and explanation, volunteerism, and education opportunities.

CRITICAL AREAS MEMORANDUM - BEATON HILL PARK

Future Permit Documents and Approvals Assumed

- City of Sammamish critical areas evaluation under Washington State Environmental Policy Act (SEPA) and related development permits are assumed.
- A critical areas mitigation/restoration report prepared by a qualified professional will be needed to describe the approach and meeting City, Corps and Ecology requirements.
- Detailed restoration/mitigation grading, habitat feature, and planting plans are needed for permitting.
- Much of the wetland and stream restoration proposed in the concept plan may not be required as mitigation and can be done for other ecological and public benefit as “restoration”. Non-compensatory restoration (wetland or stream or buffer enhancement that is not intended to serve as mitigation for specific impacts) is allowed under Sammamish Code. According to code, wetland enhancement or restoration not associated with any other development proposal may be allowed if accomplished according to a plan for its design, implementation, maintenance and monitoring prepared by and carried out under the direction of a qualified professional. Non-compensatory restoration may also not require performance monitoring.
- If phased, each phase of construction will need to be evaluate related impacts and mitigation. Mitigation for those impacts would need to occur with that phase of construction.
- Green Stormwater Infrastructure (GSI) is allowable within buffer based on critical areas report and mitigation within the threshold of allowable buffer reductions and averaging. This would be determined at the development review phase with City.
- Timing for City permitting: City advises to expect about 3 months for permitting with the City (pre app conference needs to be scheduled about a month out) and about a 1-2 months for third party review prior to final design.
- US Army Corps 404 Permit assumed for grading work in Waters of US (i.e. wetland or stream) with Washington Department of Ecology 401 Certification for wetland and stream mitigation/restoration work; Washington Department of Fish and Wildlife (WDFW) consultation for HPA; Tribe consultation during 404 review, Federal Services consultation under Endangered Species Act Section 7, and Tribal and our State Historic Preservation Office consultation under National Historic Preservation 106 also assumed under Corps 404.
- Corps 404, Ecology 401 and WDFW HPA can all be applied for with a Joint Aquatic Resources Application (JARPA) form.
- Corps 404 and Ecology permitting can take longer, estimated 6-8 months from JARPA application submittal. Work in wetlands and streams triggers Federal Section 7 Endangered Species Act Consultation and Cultural Resources Consultation under Section 106 of the National Historic Preservation Act (NHPA). A Biological Assessment for Section 7 ESA and a Cultural Resources Report for NHPA 106 is commonly prepared and provided at the time of JARPA submittal to the Corps.
- WDFW HPA for stream restoration work can be obtained usually in a few months post SEPA issuance.

END OF MEMO

ATTACHMENT A
Preferred Beaton Hill Park Site Plan Concept

Final Master Plan



- | | | |
|--|---|---|
| 1 North Parking Lot
(9 stalls total) | 7 Hillside Play Area | 15 P-Patch with Seating and Tool
Shed
(40 plots) |
| 2 South Parking Lot
(35 stalls total) | 8 Open Meadow | 16 Open Lawn |
| 3 Angled Parking
(18 stalls total) | 9 Off-Leash Dog Park
(small and large dog areas) | 17 Wetland Boardwalk and
Overlooks |
| 4 Plaza
(with accent paving) | 10 Maintenance Access | 18 Pedestrian Crossings |
| 5 Hillside Overlook
with Memorial Bench | 11 Pickleball
(4 courts with lighting) | 19 Restroom
(per BRP North and Central Master
Plan) |
| 6 Picnic Shelter | 12 Restroom | ✱ Whimsical Element |
| | 13 Memorial Bench | |
| | 14 Stormwater | |

Appendix C: Restrictive Covenant Documentation

- C.1 Real Estate Purchase and Sale Agreement
- C.2 Warranty Deed with Restrictive Covenant
- C.3 Conserevation Futures Tax (CFT) Fund Declaration of Restrictive Covenants

REAL ESTATE PURCHASE AND SALE AGREEMENT

September 21, 2018

This Real Estate Purchase and Sale Agreement (the "Agreement") is entered into by and between Buyer, **City of Sammamish**, a state of Washington municipal corporation, and Seller, **James T. Beaton, as Personal Representative of the Estate of Corinne A. Beaton**, in respect to Buyer's purchase of Seller's right, title and interest in and to the real property with a physical address of 612 and 710 218th Avenue SE in the City of Sammamish, King County, Washington, and legally described on **Exhibit "A"** attached and incorporated hereto ("Property").

RECITALS

- A. Whereas, the City Council of the City of Sammamish (the "City") adopted a Land Acquisition Strategy and Implementation Program to preserve open space so that future generations may benefit from the natural beauty of Sammamish; and
 - B. Whereas, the City has identified the Beaton Property to be a property that fits the City's criteria for park land acquisition; and
 - C. Whereas, the Estate of Corinne A. Beaton desires that the Property be retained as a park for the City's citizens; and
 - D. Whereas, Seller desires to sell the Property and Buyer desires to purchase the Property.
1. **AGREEMENT.** Seller agrees to sell and convey to Buyer, free and clear of any liens, good and marketable title in fee simple, by Special Warranty Deed with Restrictive Covenant, as provided in Section 5, all of Seller's right, title and interest in and to the land, buildings, fixtures and improvements located at the Property.
2. **PURCHASE PRICE.** The Purchase Price is Six Million Fifty Thousand Dollars and No Cents (\$6,050,000.00), including the Earnest Money, as defined in Section 3 below.
3. **EARNEST MONEY.** As used in this Agreement, the term "Escrow Agent" means Chicago Title Insurance Company of Lynnwood, Washington. Within two (2) weeks following the date on which a fully-executed copy of this Agreement has been delivered to Escrow Agent, Buyer shall deliver to Escrow Agent the sum of Two Hundred Fifty Thousand and No/100 Dollars (\$250,000.00), which shall serve as Buyer's earnest money deposit and shall be applied to the account of Buyer as a credit against the Purchase Price at Closing, as defined in Section 14 below (the "Earnest Money"). Escrow Agent shall hold and disburse the Earnest Money in accordance with the terms of this Agreement.

INITIALS: BUYER AP SELLER JTB

4. **METHOD OF PAYMENT.** All cash at Closing, including the Earnest Money.
5. **COVENANT.** Conveyance of the Property shall be in the form of a Special Warranty Deed with Restrictive Covenant regarding a park use, a copy of which is attached and incorporated herein as **Exhibit "B"**, and which shall be recorded against the Property at Closing. The Restrictive Covenant includes a prohibition against a sale of the Property for non-park purposes, non-park development, subdivisions/short platting and other non-park use.
6. **INSPECTION/BUYER FEASIBILITY STUDY.** Upon mutual acceptance of this Agreement, Buyer may examine the Property and conduct such studies of the Property and the Title and encumbrances thereto as the Buyer shall deem necessary, which shall be conducted at Buyer's sole cost, and which investigations shall include, without limitation, the suitability of the Property, in Buyer's sole discretion, for Buyer's intended purposes ("Feasibility Study"). Buyer's studies may include analyses such as Phase I environmental assessments of the Property as Buyer deems appropriate, at its sole cost and expense. The Feasibility Study period shall end forty-five (45) days after mutual acceptance. Seller consents to Buyer's right to entry on the Property for Feasibility Study purposes.
- This Agreement and the obligations of Buyer and Seller hereunder are contingent upon Buyer's satisfaction with the results of the Feasibility Study or waiver of same by Buyer. On or before the close of the Feasibility Study period and any extension thereof, Buyer shall provide Seller with written Notice of Buyer's intent to purchase the Property or terminate this Agreement (the "Notice of Acceptance/Termination"). Failure to provide such written Notice of Acceptance as required herein shall be conclusively deemed a waiver by Buyer of its right to purchase the Property, this Agreement shall immediately become null and void, and the Earnest Money shall immediately be returned to Buyer.
7. **CONDITION OF PROPERTY.** Except as provided in Section 8, any and all improvements and personal property on the Property at Closing shall become the property of the Buyer and may be retained or disposed of as Buyer determines. Seller shall not be responsible for removing any debris or tangible personal property from the Property.
8. **POSSESSION/RETAINED VEGETATION.** Except as provided in this Section, Buyer shall take sole and exclusive possession upon Closing. This Section 8 shall survive Closing.

Vegetation. Seller shall retain ownership of three (3) lace leaf maples, selected azaleas, and rhododendrons as identified in **Exhibit "C"** (the "Retained Vegetation"). By April 30, 2019, Seller shall remove the Retained Vegetation from the Property and transplant them off site. Seller shall provide Buyer with fourteen (14) days' written notice prior to entry onto the Property to remove the Retained Vegetation.

Seller, if necessary due to the size or complexity of Retained Vegetation, will hire professional licensed and bonded contractors to remove the Retained Vegetation. Seller's contractors shall maintain commercial general liability insurance with limits no less than \$1 million per occurrence, automobile coverage with limits no less than \$1

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 SELLER 

million per occurrence, and that such insurance names Buyer and its agents and assigns as additional insureds, to the extent permitted by law.

Seller shall, to the extent reasonably practicable, restore the Property to a condition similar to its condition prior to Seller's work performed to remove the Retained Vegetation. Seller will clean up and safely remove any materials and its equipment connected with its operations on the Property.

Seller shall defend, indemnify and hold the Buyer, its officers, officials, and employees harmless from any and all claims, injuries, damages, losses or suits, including attorney fees, arising out of or in conjunction with work performed under this Section 8, except for injuries or damages caused by the negligence of the Buyer, its officers, officials, and employees.

Buyer has no obligation to maintain the Retained Vegetation after Closing, but will act in good faith to not harm or remove the Retained Vegetation until after April 30, 2019.

9. REPRESENTATION/WARRANTY. The Property and the tangible personal property thereon is sold in an "AS IS" condition without representations or warranties of any nature. Buyer acknowledges for Buyer and Buyer's successors, heirs, and assignees that Buyer has been given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of Buyer's choosing, and that in purchasing the Property, Buyer is not relying on Seller, or its agents, as to the condition or safety of the Property and/or any improvements thereon, including, but not necessarily limited to, electrical, plumbing, heating, septic systems, roof, air conditioning, if any, foundations, soils, and geology, lot size, or suitability of the Property and/or improvements for particular purposes, or that appliances, if any, plumbing, and/or septic systems are in compliance with any City, County, State and/or Federal statutes, codes, or ordinances.

Buyer further states that it is relying solely upon its own inspection of the Property and tangible personal property located thereon and not upon any representation made to it by any person whomsoever, and is purchasing the Property in its present condition, without any obligation on the part of the Seller to make any changes, alterations, or repairs thereto.

Every buyer of any interest in residential property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning also poses a particular risk to pregnant women. Any seller of any interest in residential real property is required to provide every buyer with any information on lead-based paint hazards from risk assessment or inspections in that seller's possession and notify the buyer(s) of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

The Closing of this transaction shall constitute an acknowledgment by the Buyer that THE PROPERTY AND PERSONAL PROPERTY THEREON IS ACCEPTED WITHOUT

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REPRESENTATION OR WARRANTY OF ANY KIND OR NATURE AND IN ITS PRESENT "AS IS" CONDITION BASED SOLELY ON BUYER'S OWN INSPECTION.

10. NAMING RIGHTS/MEMORIAL. Buyer agrees that the Property is to be named "Beaton Hill Park." The parties acknowledge that the creation of a park on the Property (the "Park") and opening the Park for public use will take years of planning, preparation and construction. Prior to opening the Park for public use, and within one year of Closing, Buyer agrees to install a temporary sign in a prominent place indicating that the Property is the future home of Beaton Hill Park. At the time the Buyer opens the Park for public use, on the Property, Buyer agrees to install, and continuously maintain in prominent areas, two benches on the Property with memorial plaques. One plaque shall read "Corinne and John Beaton" and the other "Angus and Helen Beaton." This Section 10 shall survive Closing.

11. UTILITIES/LEASED FIXTURES. Seller warrants the Property has no leased fixtures. Seller warrants that the Property is, or at one time was, connected to a septic system, propane and electricity but provides no warranty as to their condition and usability. Pursuant to RCW 60.80, Buyer and Seller request the Closing Agent, as defined in Section 14 below, to administer the disbursement of closing funds necessary to satisfy unpaid utility charges affecting the Property. All utility providers are listed on the attached **Exhibit "D"**.

12. CONDITION OF TITLE/TITLE INSURANCE. Seller authorizes Closing Agent to apply for an ALTA Owner's Policy of Title Insurance on a form customarily used in Washington state, issued by Chicago Title Insurance Company (the "Title Company"), in an amount equal to the Purchase Price of the Property, insuring title to the Property. Buyer shall have ten (10) business days following receipt of a preliminary title report, and copies of all exceptions shown thereon, to review and approve the condition of the title of the Property. Buyer shall be deemed to have waived any defect in title unless the Seller is notified in writing of those defects. If the Seller is unable or unwilling to correct the defects specified by Buyer within seven (7) business days after receipt of the notice of defect by Buyer, Buyer, at its sole discretion, may declare this Agreement null and void, and Buyer's entire Earnest Money shall be returned and Buyer and Seller shall have no further obligations hereunder. All endorsements and extended coverages issued in connection with the Title Policy, as defined in Section 13 below, shall be at the sole cost and expense of the Buyer. Monetary encumbrances not assumed by Buyer shall be paid by the Seller on or before Closing.

13. CLOSING CONDITIONS. Buyer's obligation to consummate the Closing is conditioned upon the satisfaction of each of the following conditions precedent: (i) each of the representations of Seller set forth in this Agreement must be true in all respects as of the Closing Date as defined in Section 14 below; (ii) at Closing, the Title Company must be irrevocably and unconditionally committed to issue an ALTA Standard Coverage Owner's Policy of Title Insurance in the amount of the Purchase Price, insuring fee simple title to the Property in Buyer's name, subject only to the title matters accepted by Buyer within 10 days of receipt of the Preliminary Title Commitment ("Title Policy"); (iii) no condemnation or material casualty event shall have occurred with respect to the Property; and (iv) Seller shall not be in default under this Agreement. If any condition specified in this Section 13 is not satisfied on or before Closing,

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Buyer may, at its sole discretion, (i) waive such condition and proceed to Closing, or (ii) terminate this Agreement by delivering notice to Seller and Escrow Agent, in which event Escrow Agent shall immediately return the Earnest Money to Buyer, and following the return of the Earnest Money to Buyer, neither party will have any further obligation to the other, except those obligations that expressly survive the termination of this Agreement.

14. CLOSING OF SALE. The "Closing Agent" shall be Katie DiThomas of Chicago Title Insurance Company of Lynnwood, Washington. The purchase and sale transaction contemplated in this Agreement will close ("Closing") on or before November 15, 2018 ("Closing Date"). Possession of the Property will be delivered to Buyer on said Closing Date. "Closing" means the date on which all documents are recorded and the sale proceeds are available to Seller. Seller agrees to maintain the Property in its present condition until Closing. The Closing will take place at the offices of Escrow Agent. The parties shall conduct an escrow-style closing through the Closing Agent so that it will not be necessary for any party to attend the Closing. Either party shall have the right to extend the Closing Date by providing written notice to the other party not later than ten (10) days prior to the initial Closing Date. In no event shall Buyer or Seller extend the Closing Date later than December 15, 2018. Buyer and Seller shall deposit with Escrow Agent all instruments, documents and monies necessary to complete the sale in accordance with this Agreement.

15. DEFAULT BY SELLER. If Seller defaults under this Agreement, Buyer may, at its election, pursue one or more of the following remedies: (i) terminate this Agreement by delivery of a notice of termination to Seller and Escrow Agent, in which event Escrow Agent shall immediately return all Earnest Money to Buyer, Seller shall pay to Buyer all of Buyer's documented third-party transaction costs and expenses, including attorneys' fees, incurred in connection with this Agreement; (ii) bring an action for specific performance; and/or (iii) pursue any other remedies that may be available at law or in equity. Buyer's remedies are cumulative. The exercise of one remedy by Buyer will not preclude the exercise of any other remedies.

16. DEFAULT BY BUYER. If the purchase and sale transaction contemplated in this Agreement fails to be consummated according to the terms of this Agreement solely by reason of a default of Buyer, Seller will be relieved of any obligation to sell the Property to Buyer; Seller will not have any right to seek or obtain specific enforcement of this Agreement; and, as Seller's sole and exclusive remedy at law or in equity for such default, the Earnest Money will be immediately disbursed to and retained by Seller as liquidated damages and as consideration for Seller keeping the Property off of the market for sale to others. Buyer and Seller agree that it would be impractical and extremely difficult to fix the actual damages that Seller might suffer in the event of Buyer's default under this Agreement. Buyer and Seller agree that the amount of liquidated damages provided for in this Section is a fair and reasonable estimate of such damages.

17. CONVEYANCE/PERFORMANCE:

a) Special Warranty Deed. Title shall be conveyed by Special Warranty Deed, the form of which is attached as **Exhibit "B"**, subject to the Restrictive Covenant.

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SELLER 

b) Performance. Time is of the essence of this Agreement.

c) Assignment. Buyer may not assign this Agreement, or Buyer's rights hereunder, without Seller's prior written consent, unless provided otherwise herein.

18. CLOSING COSTS AND PRORATION. Seller and Buyer shall each pay one-half of the Escrow Fee, closing costs, recording fees and ALTA Standard Coverage Owner's Policy of Title Insurance; provided, however, any additional endorsements or extended coverages issued in connection with the Title Policy shall be at the sole cost and expense of the Buyer. Seller shall pay the excise or transfer tax. Taxes and utility charges (including unbilled charges) for the current year shall be prorated as of Closing.

19. NOTICES. All notices, demands, requests and other communications required or permitted hereunder shall be in writing, and shall be deemed delivered on the earlier of (i) posting of registered or certified mail, addressed to the addressee at the address set forth below; (ii) actual receipt by the addressee; or (iii) upon transmission if delivered by electronic mail (email) to the address specified herein:

IF TO SELLERS: James T. Beaton, Personal Representative of the Estate of
Corinne A. Beaton

WITH A COPY TO: Meredith Sloane Davison
Malone Law Group PS

IF TO BUYER: Angela Feser
Parks & Recreation Director, City of Sammamish

a) **FIRPTA - TAX WITHHOLDING AT CLOSING.** Seller agrees to sign at Closing a certification that Seller is not a "foreign person" within the meaning of the Foreign Investment in Real Property Tax Act in a form to be prepared by Escrow Agent.

b) **FORM 17 Disclosure.** An estate is exempt from completing Form 17 Disclosure when transferring real property per RCW 64.06.010.

c) **PRO RATA PAYMENT OF UTILITIES.** Pursuant to RCW 60.80, Buyer and Seller request the Closing Agent to administer the disbursement of closing funds necessary to satisfy unpaid utility charges affecting the Property. The names and addresses of all

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utilities providing service to the Property and having lien rights is described on **Exhibit "D"** attached hereto.

20. ELECTRONIC/FACSIMILE TRANSMISSION. Facsimile and/or electronic transmission of any signed original document, and retransmission of any signed facsimile or electronic transmission, shall be the same as delivery of an original. At the request of either party or the Closing Agent, the parties will confirm facsimile or electronic transmitted signatures by signing an original document.

21. PREPARATION OF PURCHASE AND SALE AGREEMENT. This Purchase and Sale Agreement was prepared by Malone Law Group PS, attorneys for the Seller. Buyer is advised to seek an independent legal review of this document prior to execution of the same.

22. BROKERS. Buyer and Seller each represent to the other that, except with respect to the services of Dennis Pearce of Keller Williams Greater Seattle (for which Seller shall be responsible to pay), they have not entered into any agreement or had any communications with any other licensed real estate broker or agent who can claim a right to a commission or a finder's fee as a procuring cause of the purchase and sale contemplated by this Agreement. If any other broker or finder perfects a claim for commission or finder's fee based upon any other contract, dealings or communication with either Buyer or Seller, the party with the alleged relationship shall be responsible for that commission or fee, if due, and shall indemnify, defend and hold harmless the other party from and against any liability, cost or damages (including attorneys' fees and costs) arising out of that claim.

23. DISCLAIMER. This Agreement has been negotiated by the parties. Buyer and Seller agree that no presumption will apply in favor or against any party with respect to the interpretation or enforcement of this Agreement.

24. ATTORNEY'S FEES. The prevailing party in any suit under this Agreement is entitled to court costs and reasonable attorneys' fees. In the event of trial, the amount of the attorneys' fees shall be fixed by the court.

25. COUNTERPARTS. This Agreement may be executed in any number of counterparts required for the convenience of the parties, each of which shall be of equal force and effect with any other, but shall together constitute only one Agreement.

26. HEADINGS. The headings of sections and subsections are for reference only and shall not limit or control the meaning thereof.

27. ENTIRE AGREEMENT. This Agreement contains the entire understanding of the parties, supersedes all prior agreements and understandings relating to the subject matter hereof, and shall not be amended except by a written instrument hereafter signed by all of the parties hereto.

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28. **INVALID PROVISIONS.** If any one or more of the provisions of this Agreement, or the applicability of any such provision to a specific situation, shall be held invalid or unenforceable, other provisions of this Agreement and all other applications of any such provision shall not be affected thereby.

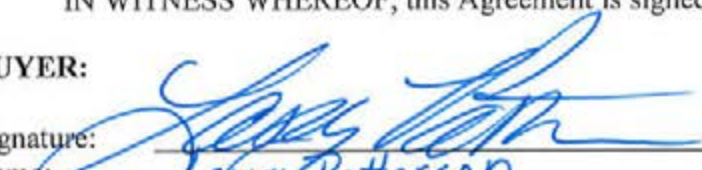
29. **SURVIVAL.** As provided herein, Sections 8 and Section 10 shall survive Closing of the Agreement.

30. **GOVERNING LAW/VENUE.** The laws of the State of Washington shall govern the validity, enforcement and interpretation of this Agreement. Any dispute or cause of action under this Agreement shall be resolved in the King County Superior Court in the State of Washington.

31. **EFFECTIVE DATE.** This Agreement shall take effect upon mutual execution by the Parties.

IN WITNESS WHEREOF, this Agreement is signed as of the dates set forth below.

BUYER:

Signature: 

Name: Larry Patterson

Title: Interim City Manager

Dated: 9/21/18

SELLER:

Signature: 

James T. Beaton,
Personal Representative of the
Estate of Corinne A. Beaton

Dated: 9-20-18

INITIALS: BUYER 

SELLER 

Residential Real Estate Sale Agreement Exhibits

- Exhibit A – Legal Description of Property
- Exhibit B – Special Warranty Deed with Restrictive Covenant
- Exhibit C – Retained Vegetation
- Exhibit D – Identification of Utilities

INITIALS: BUYER



SELLER



Residential Real Estate Sale Agreement Exhibits

Exhibit A

Legal Description of Property

Legal Description of Property

Lots 1 and 2 of King County Short Plat No. 1079091 recorded April 15, 1980, under Recording No. 8004150736 in King County, Washington.

Situate in the City of Sammamish, County of King, State of Washington.

INITIALS: BUYER  SELLER 

Residential Real Estate Sale Agreement Exhibits
Exhibit B
Special Warranty Deed with Restrictive Covenant

When Recorded Mail To:

Thomas W. Malone
Malone Law Group PS

COVER SHEET

Document Title(s) (or transactions contained herein):

Special Warranty Deed

Reference Number(s) of Documents assigned or released:

Grantor(s) (Last name first, then first name and initials):

Beaton, James T., as Personal Representative of the Estate of Corinne A. Beaton, and not in his individual capacity

Grantee(s) (Last name first, then first name and initials):

City of Sammamish, a state of Washington municipal corporation

Legal Description (abbreviated: (i.e., lot, block, plat or section, township, range):

Lot 1 and 2 KC SHORT PLAT NO 1079091 REC NO 8004150736

Assessor's Property Tax Parcel/Account Number(s):

King County Tax Parcel Id No.: 124070-0090-04
King County Tax Parcel Id No.: 124070-0092-02

INITIALS: BUYER

SELLER

SPECIAL WARRANTY DEED
(with Restrictive Covenant)

The undersigned Grantor, **James T. Beaton**, is the duly appointed, qualified and acting Personal Representative of the **Estate of Corinne A. Beaton**. Grantor was appointed Personal Representative of the Estate on April 23, 2018, in the Superior Court of King County in the Probate Cause No. 18-4-02484-3SEA. By Order of the Court, and as authorized under the Letters Testamentary issued by such Court, the Grantor is authorized to settle the Estate without the intervention of any court.

Grantor does hereby grant, transfer, convey and confirm to Grantee, **City of Sammamish**, a state of Washington municipal corporation, all of the interest of the Estate in the real estate commonly known as 612 and 710 218th Avenue SE, City of Sammamish, King County, Washington and more fully described below (the "Property"), together with all after-acquired titled of the Grantor therein:

Lots 1 and 2 of King County Short Plat No. 1079091 recorded April 15, 1980 under Recording No. 8004150736 in King County, Washington

Situate in the City of Sammamish, County of King, State of Washington.

Grantor, for itself and for Grantor's successors in interest, expressly limits the covenants of this Special Warranty Deed to those expressed herein, and excludes all covenants arising or to arise by statutory or other implications.

RESTRICTIVE COVENANT

Grantor and Grantee agree the Property possesses natural open space and recreational values that are of great importance. In consideration of mutual benefits and the covenants, terms, conditions and restrictions contained herein, Grantor does hereby establish a Restrictive Covenant on the Property as follows:

1. *Declaration of Restrictive Covenant.* Grantee shall only use the Property for Public Park Purposes, which are defined as follows:
 - a. Active recreation use includes, but is not limited to, athletic fields, sports facilities, playgrounds, and the like;
 - b. Passive recreation use includes, but is not limited to, trails, picnic areas, nature observation, community gardens, cultural uses and the like;
 - c. Open space and nature preservation;
 - d. Appurtenances as necessary to accomplish Public Park Purposes, such as restrooms, parking, drainage facilities, storage, and signage; and

INITIALS: BUYER 

SELLER 

- e. The Property shall be developed in conformance with the City of Sammamish's, or its successor's, adopted park and open space plans as well as direction from the City of Sammamish Council or other governing body.

2. *Prohibited Uses.* Grantor and Grantee intend that this Restrictive Covenant will confine the use of the Property to such activities as are consistent with Public Park Purposes, and any activity on or use of the Property inconsistent with the Public Park Purposes as defined above is prohibited. No part of the Property shall be used, developed, offered for sale or sold for non-Public Park Purposes.

3. *Mature Tree Preservation.* Grantee shall use its best efforts to retain mature trees located in the northern half of the Property as depicted on **Attachment I** incorporated herein, but in no case shall Grantee cause to be removed a significant portion of the Mature Trees from the Property absent Acts Beyond Grantee's Control.

4. *Acts Beyond Grantee's Control.* Nothing contained in this Restrictive Covenant shall construe an event or action resulting from causes beyond Grantee's control, including, without limitation, fire, flood, storm, and earth movement, as a violation of this Restrictive Covenant.

5. *Transfer of Development Rights.* This Restrictive Covenant does not remove development rights from the Property, and the Parties agree that Grantee may sell the development rights from the Property, consistent with its current R-6 zoning, in accordance with any Transfer of Development Rights program established or endorsed by the City of Sammamish.

6. *Miscellaneous.*

a. The laws of the state of Washington shall govern the interpretation of this Restrictive Covenant. Any action brought pursuant to this Restrictive Covenant shall be brought in the Superior Court for King County, Washington.

b. This Restrictive Covenant shall remain in effect in perpetuity, shall run with the land regardless of ownership or use, and is binding upon all subsequent declarants, their heirs, executors, administrators, successors, representatives, devisees and assigns.

c. If any provision of this Restrictive Covenant is found to be invalid, illegal or unenforceable, that finding shall not affect the validity, legality or enforceability of the remaining provisions.

Dated: _____, 2018.

GRANTOR

GRANTEE

James T. Beaton, Personal Representative
of the Estate of Corinne A. Beaton

Name: _____
Title: _____

INITIALS: BUYER

SELLER

STATE OF WASHINGTON)

) ss.

COUNTY OF KING)

On this day, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared **James T. Beaton, Personal Representative of the Estate of Corinne A. Beaton**, to me known to be the individual who executed the foregoing instrument, and acknowledged to me that he signed the said instrument for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this _____ day of _____, 2018.

Print name: _____

NOTARY PUBLIC in and for the state of

Washington, residing at _____

My commission expires: _____

STATE OF WASHINGTON)

) ss.

COUNTY OF KING)

On this day, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared _____ of the City of Sammamish, a state of Washington municipal corporation, to me known to be the individual who executed the foregoing instrument, and acknowledged to me that he/she signed the said instrument for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this _____ day of _____, 2018.

Print name: _____

NOTARY PUBLIC in and for the state of

Washington, residing at _____

My commission expires: _____

INITIALS: BUYER _____

SELLER _____

Special Warranty Deed
ATTACHMENT I



INITIALS: BUYER

SELLER

Residential Real Estate Sale Agreement Exhibits

EXHIBIT C
Retained Vegetation



INITIALS: BUYER

SELLER

Residential Real Estate Sale Agreement Exhibits

EXHIBIT D

Identification of Utilities

Pursuant to RCW 60.80, Buyer and Seller request the Closing Agent to administer the disbursement of closing funds necessary to satisfy unpaid utility charges affecting the Property. The names and addresses of all utilities providing service to the Property and having lien rights are as follows:

WATER DISTRICT:

Sammamish Plateau Water
1510 228th Ave. SE, Sammamish, WA 98075

SEPTIC SYSTEM:

Not in use

IRRIGATION DISTRICT:

n/a

GARBAGE:

Not in use

ELECTRICITY:

Puget Sound Energy
P.O. Box 91269, Bellevue, WA 98009

SPECIAL DISTRICT(S):

If the above information has not been filled in at the time of mutual acceptance of this Agreement, then (1) within five (5) days of mutual acceptance of this Agreement, Seller shall provide the Closing Agent with the names and addresses of all utility providers having lien rights affecting the Property; and (2) Buyer and Seller authorize Closing Agent to insert into this Addendum the names and addresses of the utility providers identified by Seller.

INITIALS: BUYER

SELLER

Instrument Number: 20181116000844 Document:WD Rec: \$105.00 Page-1
Record Date:11/16/2018 2:26 PM
King County, WA

6 1 1 1

705 105

Chicago Title

Ref # 136443-1



20181116000844

WARRANTY DEED Rec: \$105.00
 11/16/2018 2:26 PM
 KING COUNTY, WA

E2962440

EXCISE TAX AFFIDAVITS
 11/16/2018 2:26 PM KING COUNTY, WA
 Selling Price:\$8,050,000.00
 Tax Amount:\$107,898.00

When Recorded Mail To:

Thomas W. Malone
 Malone Law Group PS

COVER SHEET

Document Title(s) (or transactions contained herein):

Special Warranty Deed

Reference Number(s) of Documents assigned or released:

Grantor(s) (Last name first, then first name and initials):

Beaton, James T., as Personal Representative of the Estate of Corinne A. Beaton, and not in his individual capacity

Grantee(s) (Last name first, then first name and initials):

City of Sammamish, a state of Washington municipal corporation

Legal Description (abbreviated: (i.e., lot, block, plat or section, township, range):

Lot 1 and 2 KC SHORT PLAT NO 1079091 REC NO 8004150736

Assessor's Property Tax Parcel/Account Number(s):

King County Tax Parcel Id No.: 124070-0090-04

King County Tax Parcel Id No.: 124070-0092-02

**SPECIAL WARRANTY DEED
(with Restrictive Covenant)**

The undersigned Grantor, **James T. Beaton**, is the duly appointed, qualified and acting Personal Representative of the **Estate of Corinne A. Beaton**. Grantor was appointed Personal Representative of the Estate on April 23, 2018, in the Superior Court of King County in the Probate Cause No. 18-4-02484-3SEA. By Order of the Court, and as authorized under the Letters Testamentary issued by such Court, the Grantor is authorized to settle the Estate without the intervention of any court.

Grantor does hereby grant, transfer, convey and confirm to Grantee, **City of Sammamish**, a state of Washington municipal corporation, all of the interest of the Estate in the real estate commonly known as 612 and 710 218th Avenue SE, City of Sammamish, King County, Washington and more fully described below (the "Property"), together with all after-acquired titled of the Grantor therein:

Lots 1 and 2 of King County Short Plat No. 1079091 recorded April 15, 1980 under Recording No. 8004150736 in King County, Washington

Situate in the City of Sammamish, County of King, State of Washington.

Grantor, for itself and for Grantor's successors in interest, expressly limits the covenants of this Special Warranty Deed to those expressed herein, and excludes all covenants arising or to arise by statutory or other implications.

RESTRICTIVE COVENANT

Grantor and Grantee agree the Property possesses natural open space and recreational values that are of great importance. In consideration of mutual benefits and the covenants, terms, conditions and restrictions contained herein, Grantor does hereby establish a Restrictive Covenant on the Property as follows:

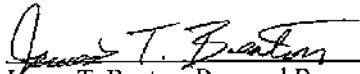
1. *Declaration of Restrictive Covenant.* Grantee shall only use the Property for Public Park Purposes, which are defined as follows:

- a. Active recreation use includes, but is not limited to, athletic fields, sports facilities, playgrounds, and the like;
- b. Passive recreation use includes, but is not limited to, trails, picnic areas, nature observation, community gardens, cultural uses and the like;
- c. Open space and nature preservation;
- d. Appurtenances as necessary to accomplish Public Park Purposes, such as restrooms, parking, drainage facilities, storage, and signage; and

- e. The Property shall be developed in conformance with the City of Sammamish's, or its successor's, adopted park and open space plans as well as direction from the City of Sammamish Council or other governing body.
2. *Prohibited Uses.* Grantor and Grantee intend that this Restrictive Covenant will confine the use of the Property to such activities as are consistent with Public Park Purposes, and any activity on or use of the Property inconsistent with the Public Park Purposes as defined above is prohibited. No part of the Property shall be used, developed, offered for sale or sold for non-Public Park Purposes.
3. *Mature Tree Preservation.* Grantee shall use its best efforts to retain mature trees located in the northern half of the Property as depicted on **Attachment I** incorporated herein, but in no case shall Grantee cause to be removed a significant portion of the Mature Trees from the Property absent Acts Beyond Grantee's Control.
4. *Acts Beyond Grantee's Control.* Nothing contained in this Restrictive Covenant shall construe an event or action resulting from causes beyond Grantee's control, including, without limitation, fire, flood, storm, and earth movement, as a violation of this Restrictive Covenant.
5. *Transfer of Development Rights.* This Restrictive Covenant does not remove development rights from the Property, and the Parties agree that Grantee may sell the development rights from the Property, consistent with its current R-6 zoning, in accordance with any Transfer of Development Rights program established or endorsed by the City of Sammamish.
6. *Miscellaneous.*
- a. The laws of the state of Washington shall govern the interpretation of this Restrictive Covenant. Any action brought pursuant to this Restrictive Covenant shall be brought in the Superior Court for King County, Washington.
- b. This Restrictive Covenant shall remain in effect in perpetuity, shall run with the land regardless of ownership or use, and is binding upon all subsequent declarants, their heirs, executors, administrators, successors, representatives, devisees and assigns.
- c. If any provision of this Restrictive Covenant is found to be invalid, illegal or unenforceable, that finding shall not affect the validity, legality or enforceability of the remaining provisions.

Dated: NOVEMBER 12, 2018.

GRANTOR


James T. Beaton, Personal Representative
of the Estate of Corinne A. Beaton

GRANTEE

Name: _____
Title: _____

- e. The Property shall be developed in conformance with the City of Sammamish's, or its successor's, adopted park and open space plans as well as direction from the City of Sammamish Council or other governing body.

2. *Prohibited Uses.* Grantor and Grantee intend that this Restrictive Covenant will confine the use of the Property to such activities as are consistent with Public Park Purposes, and any activity on or use of the Property inconsistent with the Public Park Purposes as defined above is prohibited. No part of the Property shall be used, developed, offered for sale or sold for non-Public Park Purposes.

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4. *Acts Beyond Grantee's Control.* Nothing contained in this Restrictive Covenant shall construe an event or action resulting from causes beyond Grantee's control, including, without limitation, fire, flood, storm, and earth movement, as a violation of this Restrictive Covenant.

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6. *Miscellaneous.*

a. The laws of the state of Washington shall govern the interpretation of this Restrictive Covenant. Any action brought pursuant to this Restrictive Covenant shall be brought in the Superior Court for King County, Washington.

b. This Restrictive Covenant shall remain in effect in perpetuity, shall run with the land regardless of ownership or use, and is binding upon all subsequent declarants, their heirs, executors, administrators, successors, representatives, devisees and assigns.

c. If any provision of this Restrictive Covenant is found to be invalid, illegal or unenforceable, that finding shall not affect the validity, legality or enforceability of the remaining provisions.

Dated: _____, 2018.

GRANTOR

James T. Beaton, Personal Representative
of the Estate of Corinne A. Beaton

GRANTEE

Name: _____

Title: _____

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

On this day, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared **James T. Beaton, Personal Representative of the Estate of Corinne A. Beaton**, to me known to be the individual who executed the foregoing instrument, and acknowledged to me that he signed the said instrument for the uses and purposes therein mentioned.

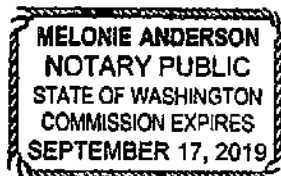
GIVEN under my hand and official seal this _____ day of _____, 2018.

Print name: _____
NOTARY PUBLIC in and for the state of _____
Washington, residing at _____
My commission expires: _____

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)


On this day, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Larry Patterson of the City of Sammamish, a state of Washington municipal corporation, to me known to be the individual who executed the foregoing instrument, and acknowledged to me that he/she signed the said instrument for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 13th day of November, 2018.



Melonie Anderson
Print name: Melonie Anderson
NOTARY PUBLIC in and for the state of _____
Washington, residing at Sammamish, WA
My commission expires: 09/13/2018

COUNTY OF KING ^{JNDHUMIST}) SS.
sg &)

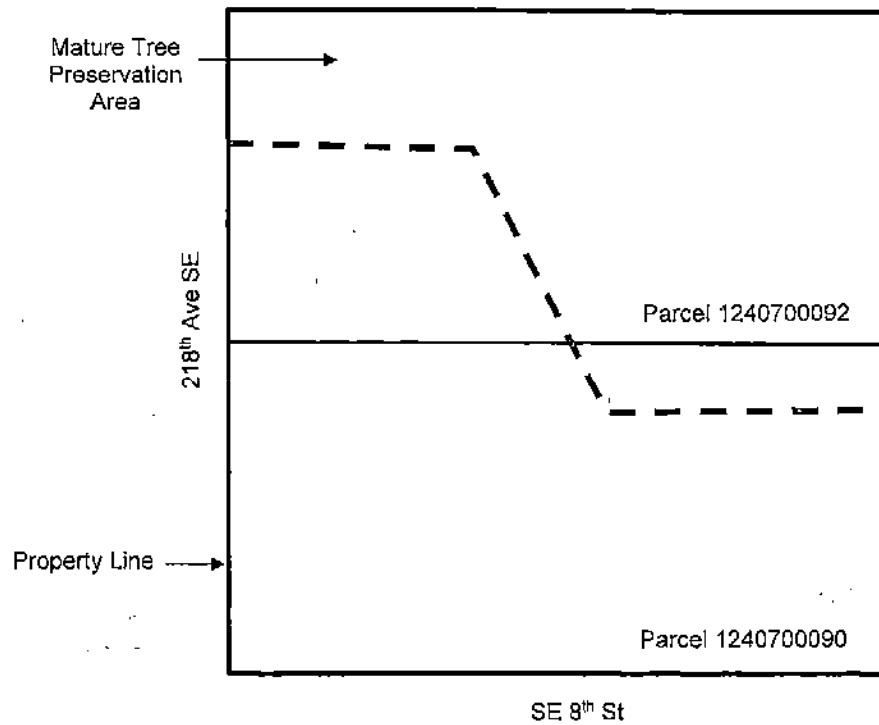

Print name: SUSAN J. EARLING
NOTARY PUBLIC in and for the state of
Washington, residing at EDMONDS
My commission expires: 4.29.21

COUNTY OF KING) ss.
)

GIVEN under my hand and official seal this _____ day of _____, 2018.

Print name: _____
 NOTARY PUBLIC in and for the state of
 Washington, residing at _____
 My commission expires: _____

Special Warranty
Deed
ATTACHMENT I



Record Date: 12/20/2019 3:52 PM

Electronically Recorded King County, WA

Upon recording return to:
City of Sammamish
801 228th Ave SE
Sammamish, WA 98075

Grantor: City of Sammamish, a Political Subdivision of the State of Washington

Grantee: City of Sammamish, a Political Subdivision of the State of Washington

Abbreviated Legal Description: LOTS ,1 AND 2 OF KING COUNTY SHORT PLAT NO. 1079091 RECORDED APRIL 15, 1980 UNDER RECORDING NO, 8004150736, IN KING COUNTY, WASHINGTON. SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

Assessor's Parcel Nos.: King County Tax Parcel Id No.: 124070-0090 -04
King County Tax Parcel Id No.: 124070-0092-02

Declaration of Restrictive Covenants

City of Sammamish, a Political Subdivision of the State of Washington, is the owner of a real estate located in King County, State of Washington more particularly described in Exhibit A attached hereto and made part hereof (the "Property").

The purpose of this instrument is to place of record those certain Restrictive Covenants, which pursuant to certain grant funding sources made available to City of Sammamish to acquire said Property require that the property be restricted to uses in accordance with the funds used to purchase said property. Said Restrictive Covenants should have been included in that deed recorded under recording No. 20181116000844, between James T. Beaton, as Personal Representative of the Estate of Corinne A. Beaton and City of Sammamish (Grantee).

Therefore the Property is hereby subject to the following Restrictive Covenants:

The property herein conveyed was purchased with King County Conservation Futures Tax Levy funds and is subject to open space use restrictions and restrictions on alienation as specified in RCW §84.34.200, et seq., and King County Code §26.12.005, et seq.

In witness whereof City of Sammamish has set its hand and seal this 20th day of December, 2019.

City of Sammamish
a Political Subdivision of the State of Washington

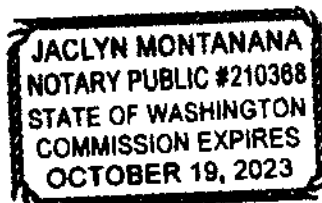
By: Charles L Corder


Title: Acting City Manager

STATE OF WASHINGTON)
)SS.
COUNTY OF KING)

I certify that I know or have satisfactory evidence that Charles L. Corder is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he is authorized to execute the instrument and acknowledged it as the City of Sammamish of City of Sammamish to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 12/20/2019




Jaclyn Montanana
Printed name

Notary Public in and for the
State of Washington
Residing at King County

My appointment expires 10/19/23

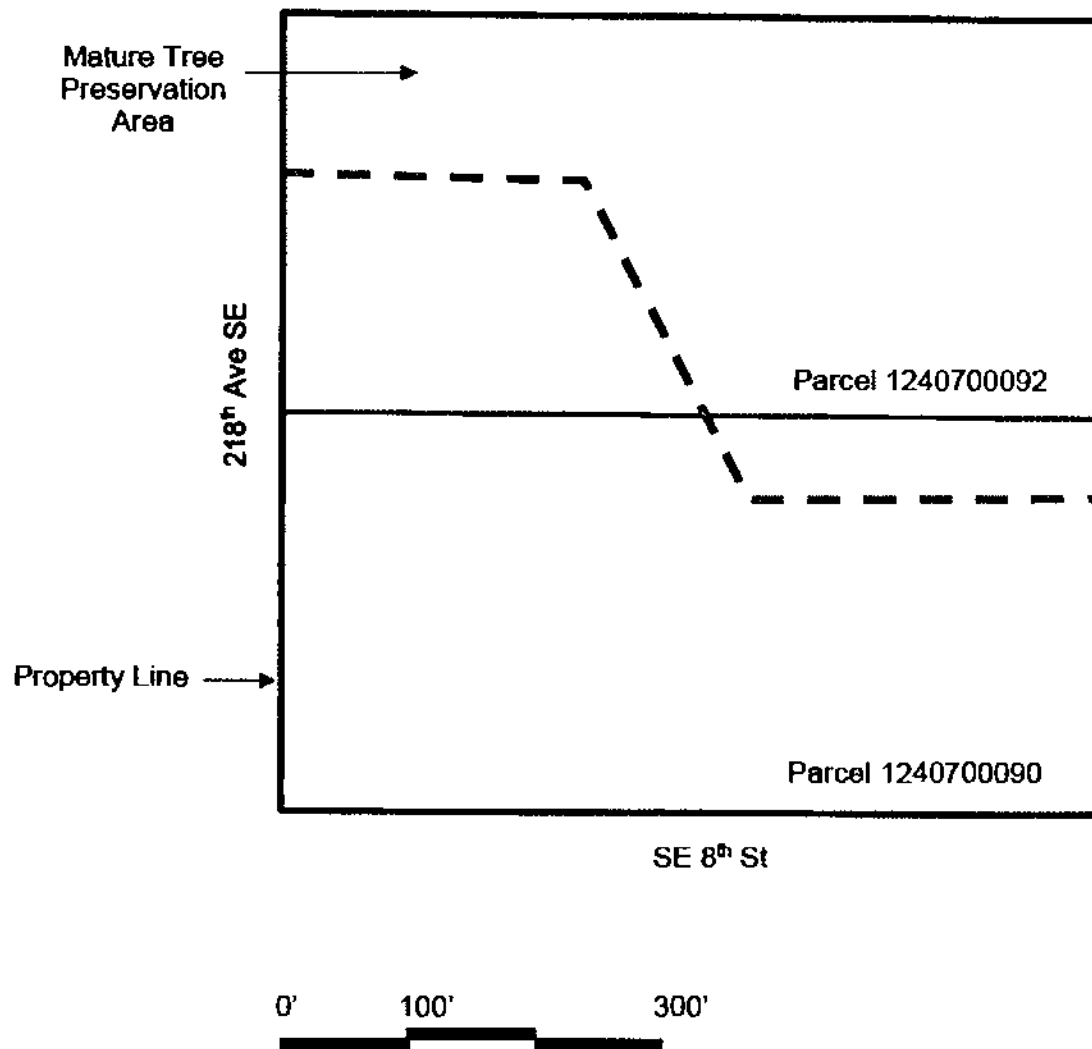
Exhibit A

Legal Description

BURKE-FARRARS KIRKLAND # 18 UNREC PARCEL 2 KC SHORT PLAT NO 1079091
REC NO 8004150736 TAXABLE PORTION PARTIALLY EXEMPT UNDER RCW 84.36.381
THRU .389

BURKE-FARRARS KIRKLAND #18 UNREC PARCEL 1 KC SHORT PLAT NO 1079091
REC NO 8004150736

See below for a delineation of the mature tree preservation area, subject to this Restrictive
Covenant:



Appendix D: SEPA

D.1 SEPA Checklist

D.2 SEPA Determination of Non-Significance

SEPA CHECKLIST FOR NON-PROJECTS

ABOUT THE SEPA CHECKLIST

The City of Sammamish uses the information provided in the SEPA (State Environmental Policy Act) Checklist to help determine whether the environmental impacts of a proposal are significant.

The information is also helpful to determine if there are mitigation measures that will address the probable significant impacts or if an environmental impact statement will be needed to further analyze the proposal.

Complete and accurate answers often avoid delays with the SEPA process as well as later in the decision-making process.

INSTRUCTIONS FOR APPLICANTS

The checklist questions apply to all parts of your project/proposal, even if you plan to do them over a period of time or on different parcels of land.

- Please answer each question accurately and carefully, to the best of your knowledge.
- You may need to consult with an agency specialist or private consultant for some questions.
- If you run out of space on the form, please attach additional pages.
- **Use “not applicable/does not apply” only when you can explain why it does not apply and not when the answer is unknown.**
- Attach any additional information that will help describe your project/proposal or its environmental effects including additional studies and reports.

The City may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Submittal Instructions

Complete & save this form before uploading it to MyBuildingPermit.com in the “File Upload” section along with the rest of the submittal documents.

Code Reference

SEPA Procedures
[Chapter 20.15 SMC](#)

Questions?

[Submit Project Guidance](#)
[Visit the Permit Center](#)

City of Sammamish
801 228th Ave SE
Sammamish, WA 98075
www.sammamish.us

SEPA CHECKLIST FOR PROJECTS

A. BACKGROUND [\[help\]](#)

a. Name of proposed project: Beaton Hill Park Master Plan
(if applicable)

APPLICANT INFORMATION

b. Applicant Name: Shelby Perrault
c. Address: 801 228th Avenue SE, Sammamish, WA 98075
Phone: 425-295-0589 E-Mail: sperrault@sammamish.u

CONTACT INFORMATION (IF DIFFERENT FROM ABOVE)

Contact Name: _____
Address: _____
Phone: _____ E-Mail: _____

APPLICATION INFORMATION

d. Date checklist prepared: 4/10/2023 e. Agency requesting checklist: City of Sammamish

f. Proposed timing or schedule:
– Include phasing, if applicable.

The Master Plan for Beaton Hill Park identifies a series of park improvements that will likely be implemented over several years as funding allows. This phased plan includes proposals for new park elements.

~~A phasing plan has been drafted to show development of the site over time. The phasing~~

g. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

No.

Background Section continued on next page

SEPA CHECKLIST FOR PROJECTS

A. BACKGROUND - CONTINUED [\[help\]](#)

- h. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

Beaton Hill Park Wetland and Stream Delineation Report prepared by the Watershed Company on October 18, 2021.

Beaton Hill Park Critical Areas Memorandum prepared by Perteet on February 13, 2023.

- i. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

There are no known applications for any other projects affecting this site.

- j. List any government approvals or permits that will be needed for your proposal, if known.

City Permits: Demolition, Site Development, Building, Plumbing/Mechanical, Electrical

City Reviews: Drainage Review, Traffic Concurrency

Wa. DOE: Construction Stormwater General Permit

WDFW: Hydraulic Project Approval (HPA)

- k. Give a brief, complete description of your proposal, including the proposed uses and the size of the project and site.

– There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page.

Beaton Hill Park is a 9.32-acre site centrally located in the city. The proposed Beaton Hill Park Master Plan layout and design includes two parking lots; an off-leash dog area; four pickleball courts with lighting; community garden; hillside play area; restroom; picnic shelters; stormwater improvements; and accessible and soft surface trails.

- l. Location of the proposal.

– Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known.

– If a proposal would occur over a range of area, provide the range or boundaries of the site(s).

– Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available.

– While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

PARCEL: 124070-0090, 124070-0092

ADDRESS: 612 and 710 218th Ave SE, Sammamish, WA

LEGAL DESCRIPTION: BURKE-FARRARS KIRKLAND# 18 UNREC PARCEL 2 KC
SHORT PLAT NO 1070001 REC NO 8004150736 TAXABLE PORTION PARTIALLY

SEPA CHECKLIST FOR PROJECTS

B. ENVIRONMENTAL ELEMENTS [\[help\]](#)

1. EARTH [\[help\]](#)

a. General description of the site (check one below):

- | | |
|---|---|
| <input type="checkbox"/> Flat | <input checked="" type="checkbox"/> Rolling |
| <input checked="" type="checkbox"/> Hilly | <input type="checkbox"/> Steep slopes |
| <input type="checkbox"/> Mountainous | <input type="checkbox"/> Other: _____ |

b. What is the steepest slope on the site (approximate percent slope)? Approximately 45%.

- c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)?
- If you know the classification of agricultural soils, specify them and note whether the proposal results in removing any of these soils.
 - Note any agricultural land of long-term commercial significance.

USDA Soils mapping lists the following soil type for the site - Alderwood gravelly sandy loam (AgC) 8 to 15 percent slopes: 91.3%; Alderwood gravelly sandy loam (AgD) 15 to 30 percent slopes: 8.3%; and Seattle muck (Sk): .4%

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

There are no indications of any unstable soils.

- e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed.
- Indicate source of fill.

Non-project action. Any future land use actions will be reviewed for conformance to applicable grading regulations in SMC Title 21. However, site grading is proposed to generally balance cut and fill on site. The majority of grading is associated with the two parking lots, pickleball courts, pedestrian circulation, and stormwater improvements. No fill in delineated wetlands is proposed. All fill materials will be clean materials obtained

Earth sub-section continued on next page

Environmental Elements Section continued on next page

SEPA CHECKLIST FOR PROJECTS

B. ENVIRONMENTAL ELEMENTS - CONTINUED [\[help\]](#)

1. EARTH (CONTINUED) [\[help\]](#)

- f. Could erosion occur as a result of clearing, construction, or use? If so, describe.

Non-project action. Any future land use actions that could result in erosion must comply with the SMC Title 21. That being said, erosion could occur from construction due to the slight sloping character of the site. The erosion will not extend outside project limits. Best management practices (BMPs) will be used to minimize the extent of any temporary disturbance and replanting will be done as needed for long-term soil stabilization.

- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

Non-project action. Preliminary estimates indicate that approximately 2 acres of the 9.32-acre (21%) project site will be covered with impervious surfaces after construction of all phases of the master plan. Surfaces include concrete and asphalt paths and plazas, gravel paths, roofs, structures, driveways, parking lot, and play areas.

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

Non-project action. Any future land use actions that could result in erosion must comply with the SMC Title 21. Additionally, all clearing and grading would be in accordance with the City's development standards, permit conditions, and all other applicable codes and ordinances. Clearing and grading shall comply with erosion and sediment control measures detailed in the current King County Surface Water Design Manual. Standard

2. AIR [\[help\]](#)

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed?
– If any, generally describe and give approximate quantities if known.

Non-project action. Any future land use actions that could result in emissions must comply with the SMC Title 21. Nonetheless, the project could result in localized increases in air quality emissions from construction activity. Primary emissions would be construction dust & carbon monoxide from increased vehicle traffic during construction. Activities occurring on the project site after construction would generate minimal

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

There are no off-site sources of emissions that will affect the project.

Air sub-section continued on next page

Environmental Elements Section continued on next page

SEPA CHECKLIST FOR PROJECTS

B. ENVIRONMENTAL ELEMENTS - CONTINUED [\[help\]](#)

2. AIR (CONTINUED) [\[help\]](#)

- c. Proposed measures to reduce or control emissions or other impacts to air, if any:

Non-project action. Any future land use actions that could result in emissions must comply with the SMC Title 21. Additionally, standard methods of reducing impacts to air would be utilized during construction, include keeping all equipment in good operating condition; managing disturbed soils within 1 hour; avoiding prolonged periods of vehicle idling; spraying areas of exposed soils with water or other dust suppressants; reducing

3. WATER [\[help\]](#)

a. Surface Water

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)?
- If yes, describe type and provide names.
 - If appropriate, state what stream or river it flows into.

Yes, two wetlands were delineated and flagged in the study area, in addition to a seasonal non-fish bearing stream. Wetland and stream categories, as identified in the Wetland and Stream Delineation Report (The Watershed Company, October 2021), and their required buffer widths per SMC 21A.50.330(1), are noted below:

Wetland A – Category III (50 feet)

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters?
- If yes, please describe and attach available plans.

Non-project action. Any future land use actions must comply with critical area regulations of the SMC Title 21, which are self mitigating. Additionally, a detailed restoration and enhancement to the wetland and stream system will be designed as part of a future phase of work for the park construction. Grading may be proposed in these features for increased ecological function such as channel restoration for the seasonal

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected.
- Indicate the source of fill material.

Non-project action. That said, grading may be proposed in and adjacent to wetland and stream features for increased ecological functions such as channel restoration for the seasonal stream in the context of wetlands. Grading material quantities will be determined when construction-level plans and estimates are produced prior to construction.

Water sub-section continued on next page

Environmental Elements Section continued on next page

SEPA CHECKLIST FOR PROJECTS

B. ENVIRONMENTAL ELEMENTS - CONTINUED [\[help\]](#)

3. WATER (CONTINUED) [\[help\]](#)

a. Surface Water (continued)

- 4) Will the proposal require surface water withdrawals or diversions?
– Give general a description, purpose, and approximate quantities if known.

Non-project action. However, the proposed development does not require withdrawals or diversions of surface water.

-
- 5) Does the proposal lie within a 100-year floodplain?
– If so, note location on the site plan.

The project does not lie within a mapped 100-year floodplain.

-
- 6) Does the proposal involve any discharges of waste materials to surface waters?
– If so, describe the type of waste and anticipated volume of discharge.

Non-project action. That said, the proposed project would not involve the discharge of waste materials to any surface waters.

b. Ground Water

- 1) Will groundwater be withdrawn from a well for drinking water or other purposes?
– If so, give a general description of the well, proposed uses, and approximate quantities withdrawn from the well.
– Will water be discharged to groundwater? Give description, purpose, and approximate quantities if known.

Non-project action. However, no groundwater will be withdrawn as part of the proposed project.

Water sub-section continued on next page

Environmental Elements Section continued on next page

SEPA CHECKLIST FOR PROJECTS

B. ENVIRONMENTAL ELEMENTS - CONTINUED [\[help\]](#)

3. WATER (CONTINUED) [\[help\]](#)

b. Ground Water (continued)

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (e.g. Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.).
- Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

Non-project action. Additionally, no waste materials will be discharged into the ground during construction or as a result of this project.

c. Water Runoff (including stormwater)

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any.
- Include quantities, if known.
 - Where will this water flow?
 - Will this water flow into other waters? If so, describe.

Non-project action. Any future land use actions must comply with stormwater and source control regulations of the SMC Title 21. That said, the primary source of runoff is stormwater. There will be runoff from both pollution and non-pollution generating surfaces. Stormwater from pollution generating surfaces (i.e. the parking lot and vehicular

-
- 2) Could waste materials enter ground or surface waters? If so, generally describe.

Non-project action. Any future land use actions must comply with stormwater and source control regulations of the SMC Title 21. Additionally, no waste materials are anticipated to enter ground or surface waters pre- or post-construction. BMPs will be used to protect surface waters during construction and spill cleanup equipment would be present on site during construction.

-
- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

This proposal is not expected to alter or otherwise affect drainage patterns in the vicinity of the site.

-
- d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

The project will comply with applicable requirements of the City of Sammamish relating to stormwater runoff control and treatment. The proposed project will require City approval of a Drainage control plan, with Construction BMPs, and Erosion and Sediment Control Plan as part of the Clearing and Grading Permit.

Environmental Elements Section continued on next page

SEPA CHECKLIST FOR PROJECTS

B. ENVIRONMENTAL ELEMENTS - CONTINUED [\[help\]](#)

4. PLANTS [\[help\]](#)

a. Check the types of vegetation found on the site:

- | | |
|--|---|
| <input checked="" type="checkbox"/> Deciduous tree: Alder, Maple, Aspen, other | <input checked="" type="checkbox"/> Evergreen tree: Fir, Cedar, Pine, other |
| <input checked="" type="checkbox"/> Shrubs | <input checked="" type="checkbox"/> Grass |
| <input checked="" type="checkbox"/> Pasture | <input type="checkbox"/> Crop or grain |
| <input type="checkbox"/> Orchards, vineyards, other permanent crops | <input type="checkbox"/> Wet soil plants: Cattail, Buttercup, Bullrush, Skunk Cabbage, other |
| <input type="checkbox"/> Water plants: Water Lily, Eelgrass, Milfoil, other | <input checked="" type="checkbox"/> Other types of vegetation: <u>Refer to Wetland Delineation Report</u> |

b. What kind and amount of vegetation will be removed or altered?

Non-project action. That said, the proposed project will remove some existing vegetation to create a parking lot, park amenities, and trails. The majority of proposed vegetation removal includes invasive species, grass and native under-story vegetation. The construction of the parking lots and other park improvements will require the removal of some trees. Native trees and other planting is proposed throughout the park to mitigate

c. List threatened and endangered species known to be on or near the site.

There are no threatened and/or endangered species known to be on or near the site.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

Non-project action. However, the proposed project will add native and adapted low water use plants to the site to enhance the ecological and visual presence of the park. Native and adapted low water use trees, shrubs, and groundcover will be planted around the parking lot, off-leash dog area, pickleball courts, open lawn, trails, and stormwater areas. Native species will be planted in the stream and wetland buffers as part of restoration and

e. List all noxious weeds and invasive species known to be on or near the site.

Noxious and invasive species known to occur on the site include Himalayan blackberry, reed canarygrass, and Herb Robert.

Environmental Elements Section continued on next page

SEPA CHECKLIST FOR PROJECTS

B. ENVIRONMENTAL ELEMENTS - CONTINUED [\[help\]](#)

5. ANIMALS [\[help\]](#)

- a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. For example:

Birds: hawk, heron, eagle, songbirds, other (please specify)

Mammals: deer, bear, elk, beaver, other (please specify)

Fish: bass, salmon, trout, herring, shellfish, other (please specify)

Birds: hawk, eagle, songbirds

Mammals: deer, bobcat, bear, bat, squirrel, rabbit, raccoon, coyote

No fish were observed onsite.

-
- b. List any threatened and endangered species known to be on or near the site.

The U.S. Fish and Wildlife Service (USFWS) Environmental Conservation Online System (ECOS) Information for Planning and Consultation (IPaC) online tool designates the following endangered species that may potentially be affected by activities in this location: north American wolverine, marbled murrelet, yellow-billed cuckoo, and monarch butterfly; the online tool does not designate critical habitats at the site. However, suitable habitat for

-
- c. Is the site part of a migration route? If so, explain.

The Puget Sound area is located within the Pacific Flyway, which is a flight corridor for migrating waterfowl and other avian fauna. The Pacific Flyway extends south from Alaska to Mexico and South America. No portion of the proposed project would interfere with or alter the Pacific Flyway.

-
- d. Proposed measures to preserve or enhance wildlife, if any:

Non-project action. Any future land use actions must comply with regulations outlined with SMC Title 21. That said, planting native trees, shrubs, and groundcover throughout this site will improve habitat on site by increasing nesting, foraging, and cover opportunities. Existing forested areas of the site will be maintained and preserved. Wetlands and wetland and stream and buffer areas will be enhanced with native vegetation for

-
- e. List any invasive animal species known to be on or near the site.

Invasive animal species likely to be in the area include Norway rat and other rodents, raccoon, opossum that are typically found in urban areas.

Environmental Elements Section continued on next page

SEPA CHECKLIST FOR PROJECTS

B. ENVIRONMENTAL ELEMENTS - CONTINUED [\[help\]](#)

6. ENERGY & NATURAL RESOURCES [\[help\]](#)

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

Non-project action. However, energy usage is anticipated to be limited to electricity necessary to maintain the park structures, lighting, restroom, and the irrigation system.

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, describe.

Non-project action. Additionally, the project will not shade or impact adjacent properties.

- c. What kinds of energy conservation features are included in the plans of this proposal?

– List other proposed measures to reduce or control energy impacts, if any.

Non-project action. That said, pedestrian scale lights are planned for the parking lot and path lights are planned along primary circulation routes to the pickleball courts and restrooms in the evening. The lighting will utilize LED efficient fixtures and may be set on timers or photocells to minimize energy consumption. The restroom and park structures will be designed to have low energy footprints. Solar technology may be considered with

7. ENVIRONMENTAL HEALTH [\[help\]](#)

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

There are no known environmental health hazards on site.

- 1) Describe any known or possible contamination at the site from present or past uses.

There is no known or possible contamination at the site from present or past uses.

Environmental Health sub-section continued on next page

Environmental Elements Section continued on next page

SEPA CHECKLIST FOR PROJECTS

B. ENVIRONMENTAL ELEMENTS - CONTINUED [\[help\]](#)

7. ENVIRONMENTAL HEALTH (CONTINUED) [\[help\]](#)

- 2) Describe existing hazardous chemicals/conditions that might affect project development and design.
- This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

Non-project action. That said, there are no known hazardous chemicals/conditions that might affect the primary design and development of the site.

- 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

Non-project action. However, there will be no toxic or hazardous chemicals used during construction or at any time during the operation of the park.

- 4) Describe special emergency services that might be required.

Non-project action. However, none required beyond those serving the existing park.

- 5) Proposed measures to reduce or control environmental health hazards, if any.

Non-project action. That said, standard precautions would be taken to ensure the safety of the work crew during construction if a spill occurred. The construction manager would ensure the spill is cleaned up in the manner dictated by the chemical use instructions and would contact the appropriate authorities.

b. Noise

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

There is existing noise from traffic along 218th Avenue SE and SE 8th Street.

Environmental Health sub-section continued on next page

Environmental Elements Section continued on next page

SEPA CHECKLIST FOR PROJECTS

B. ENVIRONMENTAL ELEMENTS - CONTINUED [\[help\]](#)

7. ENVIRONMENTAL HEALTH (CONTINUED) [\[help\]](#)

- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)?
- Indicate what hours noise would come from the site.

Non-project action. However, short-term noise from construction equipment would occur during set hours, as defined in the Sammamish Municipal Code. The increased noise generated during construction of the project would be temporary in nature. Long-term noise would result from use of the park by the public, generally taking place from dawn to dusk. Noise past dusk will occur when the pickleball courts are used if the courts are

- 3) Proposed measures to reduce or control noise impacts, if any:

Non-project action. Nevertheless, the proposed action will comply with City of Sammamish ordinances related to noise. Mitigation measures during construction and maintenance activities could include: limiting construction activity to the hours regulated by Sammamish Municipal Code; use electric rather than diesel or gas powered machines where practical; schedule particularly noisy operations to avoid disturbing residential

8. LAND & SHORELINE USE [\[help\]](#)

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

The site is currently used as a public park, but is not yet open to public access. Surrounding properties includes single-family residential and a public park.

- b. Has the project site been used as working farmlands or working forest lands? If so, describe.
- How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any?
 - If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or non-forest use?

No, the site has not been used as working farmland in recent history or used as a forest land.

Land & Shoreline Use sub-section continued on next page

Environmental Elements Section continued on next page

SEPA CHECKLIST FOR PROJECTS

B. ENVIRONMENTAL ELEMENTS - CONTINUED [\[help\]](#)

8. LAND & SHORELINE USE (CONTINUED) [\[help\]](#)

- 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting?
– If so, how?

Non-project action. No, this proposal will not affect or be affected by surrounding working farm or forest land normal business operations.

-
- c. Describe any structures on the site.

There are no structures on site.

-
- d. Will any structures be demolished? If so, what?

Non-project action. No, this project does not proposed to demolish any structures.

-
- e. What is the current zoning classification of the site?

Both parcels are zoned R-6.

-
- f. What is the current comprehensive plan designation of the site?

Both parcels are designated as R-6 zone (parcel was acquired by the city for use as a public park in 2018). A park is a permitted use in the R-6 zone provided the applicable Development Conditions (1). SDC 21.05.010(N).

Land & Shoreline Use sub-section continued on next page

Environmental Elements Section continued on next page

SEPA CHECKLIST FOR PROJECTS

B. ENVIRONMENTAL ELEMENTS - CONTINUED [\[help\]](#)

8. LAND & SHORELINE USE (CONTINUED) [\[help\]](#)

- g. If applicable, what is the current shoreline master program designation of the site?

Not applicable. No shorelines of the state are present on site.

-
- h. Has any part of the site been classified as a critical area by the city or county? If so, specify.

Yes, two wetlands and one stream were delineated in the study area (Wetland A and B, Stream A). (The Watershed Company, October 2021)

-
- i. Approximately how many people would reside or work in the completed project? 0

-
- j. Approximately how many people would the completed project displace? 0

-
- k. Proposed measures to avoid or reduce displacement impacts, if any.

Not applicable, no displacement will occur.

-
- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any.

Non-project action. Nevertheless, proposed use as a park is a permitted use in the R-6 zone provided the applicable Development Conditions (1). SDC 21.05.010(N)

-
- m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any.

Not applicable, there is no nearby agricultural or forest lands of long-term commercial significance.

Land & Shoreline Use sub-section continued on next page

Environmental Elements Section continued on next page

SEPA CHECKLIST FOR PROJECTS

B. ENVIRONMENTAL ELEMENTS - CONTINUED [\[help\]](#)

9. HOUSING [\[help\]](#)

- a. Approximately how many units would be provided, if any: 0

Indicate the housing type provided by checking the appropriate box(es) below.

☐ High-income housing ☐ Middle-income housing ☐ Low-income housing

- b. Approximately how many units would be eliminated, if any: 0

Indicate the housing type provided by checking the appropriate box(es) below.

☐ High-income housing ☐ Middle-income housing ☐ Low-income housing

- c. Proposed measures to reduce or control housing impacts, if any.

Non-project action. Albeit, no measures necessary.

10. AESTHETICS [\[help\]](#)

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

Non-project action. That said, the tallest structure proposed is a restroom at a height of approximately 15 feet tall. Exterior building materials for proposed structures will consist primarily of concrete and/or masonry with metal and wood accent materials. The roof will be composite shingle or metal roofing.

- b. What views in the immediate vicinity would be altered or obstructed?

Non-project action. Additionally, no views will be obstructed.

- c. Proposed measures to reduce or control aesthetic impacts, if any.

Non-project action. However, improvement of the site with landscaping and designed features is anticipated to improve visual aesthetics of the site for the public. Screening along property lines adjacent to residential use will be enhanced with vegetation to provide additional buffer between the park and the adjacent use.

Environmental Elements Section continued on next page

SEPA CHECKLIST FOR PROJECTS

B. ENVIRONMENTAL ELEMENTS - CONTINUED [\[help\]](#)

11. LIGHT & GLARE [\[help\]](#)

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

Non-project action. Any future land use actions must comply with lighting regulations of SMC Title 21.05.010. The project will provide lighting in the parking lot, and along main circulation paths to the restroom and at the pickleball courts. This lighting would be controlled by timers or photocell to reduce overall use of electricity and would be

- b. Could light or glare from the finished project be a safety hazard or interfere with views?

Non-project action. Any future land use actions must comply with lighting regulations of SMC Title 21.05.010. That said, light or glare from the finished project will be fully shielded as to not interfere with views or be a safety hazard.

- c. What existing off-site sources of light or glare may affect your proposal?

Non-project action. Any future land use actions must comply with lighting regulations of SMC Title 21.05.010. Sources of off-site light would come from the following: vehicular traffic along SE 8th Street; vehicular traffic along 218th Ave SE; and residential light from surrounding singly-family homes. However, these sources of light are not anticipated to

- d. Proposed measures to reduce or control light and glare impacts, if any.

Non-project action. Any future land use actions must comply with lighting regulations of SMC Title 21.05.010. Additionally, retaining the majority of existing vegetation, in addition to enhancing the site with additional vegetation, will help to reduce and control light and glare impact.

12. RECREATION [\[help\]](#)

- a. What designated and informal recreational opportunities are in the immediate vicinity?

Big Rock Park North is directly south of the project site, Ebright Creek Park is approximately .7 miles southwest of the project site, Big Rock Park Central is approximately 1.9 miles south of the project site (under 1 mile walking), and Lower Sammamish Commons Park is approximately .8 miles east of the project site.

Recreation sub-section continued on next page

Environmental Elements Section continued on next page

SEPA CHECKLIST FOR PROJECTS

B. ENVIRONMENTAL ELEMENTS - CONTINUED [\[help\]](#)

12. RECREATION (CONTINUED) [\[help\]](#)

- b. Would the proposed project displace any existing recreational uses? If so, describe.

Non-project action. That said, this project does not displace any activities, it provides additional recreational uses.

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any.

Non-project action. However, no significant adverse recreational impacts are anticipated and no mitigation measures are necessary. This project will add new amenities to the park system that are not currently offered.

13. HISTORIC & CULTURAL PRESERVATION [\[help\]](#)

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe.

Non-project action. That said, none are known.

- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

Non-project action. This is in an area the Snoqualmie Tribe considers culturally significant and has a high probability to have unknown archaeological deposits. The Snoqualmie Tribe recommended an archaeological review performed prior to land disturbance. Additionally, any future land use or development approval will include

Historic & Cultural Preservation sub-section continued on next page

Environmental Elements Section continued on next page

SEPA CHECKLIST FOR PROJECTS

B. ENVIRONMENTAL ELEMENTS - CONTINUED [\[help\]](#)

13. HISTORIC & CULTURAL PRESERVATION (CONTINUED) [\[help\]](#)

- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

Non-project action. Methods used to assess the potential impacts to cultural and historic resources on or near the project site include review of the City of Sammamish Comprehensive Plan, Volume II Land Use, Figure LU-4 Historic Resources, and Washington Information System for Architectural and Archaeological Records Data (WISAARD). An archaeological review will be also performed prior to land disturbance and

- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources.
– Please include plans for the above and any permits that may be required.

Non-project action. However, no impacts to landmarks, historic, archaeological, scientific, or cultural buildings or objects are proposed. An archaeological review will be performed in compliance with the Department of Archaeology and Historic Preservation (DAHP), with notification to Snoqualmie Tribe, prior to land disturbance. Additionally, any future land use or development approval will include standard conditions regarding archaeology.

14. TRANSPORTATION [\[help\]](#)

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system.
– Show on site plans, if any.

The project site's existing vehicular access points are via 218th Ave SE. The proposal will maintain this vehicular access for parcel 124070-0092 and modify vehicular access for parcel 124070-0090 to SE 8th St.

- b. Is the site or affected geographic area currently served by public transit?
– If so, generally describe.
– If not, what is the approximate distance to the nearest transit stop?

The site is not currently served by public transit. The nearest transit stop is approximately 1 mile east on 228th Ave SE near the intersection of SE 4th Street.

Transportation sub-section continued on next page

Environmental Elements Section continued on next page

SEPA CHECKLIST FOR PROJECTS

B. ENVIRONMENTAL ELEMENTS - CONTINUED [\[help\]](#)

14. TRANSPORTATION (CONTINUED) [\[help\]](#)

- c. How many additional parking spaces would the completed project or non-project proposal have?
– How many would the project or proposal eliminate?

Non-project action. However, after completion of all phases of the master plan, the project would add approximately 44 new parking spaces to the project site. No existing parking would be eliminated.

- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways?
– If so, describe (indicate whether public or private).

Non-project action. Nevertheless, frontage improvements along SE 8th Street and 218th Ave SE may be included as part of a development application. Pedestrian crossings at the intersection of 218th Ave SE and SE 8th are proposed for safe pedestrian crossings. Additionally, a mid-block raised pedestrian crossing along SE 8th St is proposed to provide a safe pedestrian crossing to Rio Rock Park North

- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, describe.

No.

- f. How many vehicular trips per day would be generated by the completed project or proposal?
– If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and no passenger vehicles).
– What data or transportation models were used to make these estimates?

Non-project action. Potential trip generation determination may require a traffic study if required by the City. According to the Institute Of Transportation Engineers Common Trip Generation Rates (PM Peak Hour) (Trip Generation Manual, 9th Edition) - one trip is estimated per 0.19 City Park Acres. Site is 9.32 acres in size. Therefore, 49 peak PM trips roughly estimated

Transportation sub-section continued on next page

Environmental Elements Section continued on next page

SEPA CHECKLIST FOR PROJECTS

B. ENVIRONMENTAL ELEMENTS CONTINUED [\[help\]](#)

14. TRANSPORTATION (CONTINUED) [\[help\]](#)

- h. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, describe.

No.

-
- i. Proposed measures to reduce or control transportation impacts, if any.

Non-project action. Programming the site in phases with scheduled activities will aid in rec

15. PUBLIC SERVICE [\[help\]](#)

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, describe.

Non-project action. That said, no increased need for public services will result from this project.

-
- b. Proposed measures to reduce or control direct impacts on public services, if any.

No such measures are necessary.

Environmental Elements Section continued on next page

SEPA CHECKLIST FOR PROJECTS

B. ENVIRONMENTAL ELEMENTS CONTINUED [\[help\]](#)

16. UTILITIES [\[help\]](#)

- a. Utilities currently available at the site:
(check all that apply)

☒ Electricity

☐ Natural gas

☒ Water

☐ Refuse service

☐ Telephone

☐ Sanitary sewer

☐ Septic system

☐ Other: _____

- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

Electrical Power: Puget Sound Energy

Water: Sammamish Plateau Water & Sewer District

C. SIGNATURE [\[help\]](#)

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: <u>Shelby Perrault</u>	Name of Signee: <u>Shelby Perrault</u>
Position/Title: <u>Project Manager</u>	Agency/Organization: <u>City of Sammamish</u>
	Date Submitted: <u>04/11/2023</u>

SEPA CHECKLIST FOR PROJECTS

D. SUPPLEMENTAL SHEET FOR NON-PROJECT ACTIONS [\[help\]](#)

Because these questions are very general, it may be helpful to read them together with the list of the elements of the environment. When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Keep responses brief and use non-technical language.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

The proposal is not likely to significantly increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise. Any future land use actions must comply with stormwater and source control regulations of the SMC Title 21.

Proposed measures to avoid or reduce such increases are:

Discharge to Water: New subsurface drainage will be added to direct runoff to proposed stormwater facilities for storage and treatment as necessary prior to outfalling to any stream or wetland.

Emissions to Air: Using well-maintained equipment and avoiding prolonged periods of vehicle idling would reduce emissions from construction equipment and

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

Construction activities may disturb some animals during construction. However, the majority of the development is concentrated on the south portion of the site. Some plants may be removed or displaced for the construction of the parking lot, trails, or park amenities. Fish and marine life will not be affected by this project. Additionally, any future land use actions must comply with regulations of the SMC Title 21.

Proposed measures to avoid or reduce such increases are:

As noted in the SEPA checklist, plant disturbances resulting from any future improvements would be restored and permanent impacts would be mitigated in accordance with an approved mitigation plan. The City also plans to improve the park's natural areas through invasive plant removal and the installation of native plants, which will enhance wildlife habitat.

Supplemental Sheet for Non-Project Actions continued on next page

SEPA CHECKLIST FOR PROJECTS

D. SUPPLEMENTAL SHEET FOR NON-PROJECT ACTIONS CONTINUED [\[help\]](#)

3. How would the proposal be likely to deplete energy or natural resources?

The proposed design features do not require significant quantities of construction material:

Proposed measures to avoid or reduce such increases are:

The proposed project will avoid development to the greatest extent feasible in areas of the site containing natural resources such as trees and wetlands; use recycled or other, more sustainable construction materials where feasible; use energy efficient fixtures; utilize electricity from existing solar panels; incorporate timers, sensors and other

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

The project will not adversely affect parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, floodplains, or prime farmlands. Wetland and stream minor impacts may occur with appropriate permits and restoration and mitigation to result in increased ecological functions. That said, any future land use actions must comply with critical area regulations of the SMC Title 21, which are self

Proposed measures to avoid or reduce such increases are:

Wetland and stream minor impacts may occur with appropriate permits and restoration and mitigation to result in increased ecological functions.

Supplemental Sheet for Non-Project Actions continued on next page

SEPA CHECKLIST FOR PROJECTS

D. SUPPLEMENTAL SHEET FOR NON-PROJECT ACTIONS CONTINUED [\[help\]](#)

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

The project parcels are currently zoned R-6. The proposed park would not conflict with this zoning. There are no shorelines on the subject properties. Additionally, any future land use actions must comply with regulations of the SMC Title 21.

Proposed measures to avoid or reduce such increases are:

No measures are necessary.

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

Traffic: improvements to the park may result in a modest increase in traffic volumes on SE 8th Street and 218th Ave SE. No metro transit routes currently service this area.

Public Services: emergency vehicles will respond to an injury or fire incidence at the park but an increase in demand is not anticipated.

Utilities: utilities are necessary to operate the lights, restrooms, and to power the irrigation

Proposed measures to avoid or reduce such increases are:

Anticipated traffic volumes and services that the park will require are within the range of the city thresholds for zoning at the site. Therefore, no reduction measures are necessary.

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

There are no conflicts with local, state, or federal laws or requirements for the protection of the environment.

SEPA CHECKLIST FOR PROJECTS

ADDITIONAL PAGE FOR OVERFLOW RESPONSES

SECTION: Environmental Elements: Energy & Natural Resources

Continuation from Page Number: _____

Continuation from Question Number: _____

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Continuation from Page Number: _____

Continuation from Question Number: _____



Department of Community Development

801 228th Avenue SE ■ Sammamish, WA 98075 ■ phone: 425-295-0500 ■ fax: 295-295-0600 ■ web: www.sammamish.us

STATE ENVIRONMENTAL POLICY ACT (SEPA) DETERMINATION OF NON-SIGNIFICANCE (DNS)

SDT2023-00290 Beaton Hill Master Plan

Date of Issuance: May 24, 2023

Project Description: Master Plan for Beaton Hill, located in the center of the City of Sammamish. The programming of this 9.3-acre park includes future parking lot, community garden, pickleball courts, off-leash dog park, play areas, picnic shelters, and wetland boardwalks with interpretative signage.

Applicant/Proponent: Shelby Perrault, Project Manager, c/o Parks, Recreation, & Facilities

Project Location: Parcel: 1240700090 and 1240700092 (northeast corner of SE 8th St & 218th Ave SE)

Lead Agency: City of Sammamish, Department of Community Development

Online Documents: <https://spaces.hightail.com/space/X9YFyJrbyq>

The lead agency for this proposal has determined that it does not have a probably significant adverse impact on the environment, in that the Beaton Hill Master Plan by itself does not authorize projects to move forward, nor does it provide funding for any specific projects within its scope. Funding occurs for individual projects and programs that are approved and funded through the City's biennial budget process. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of the completed environmental checklist on file with the lead agency. This information is available at the website listed above, as well as upon request.

The DNS is issued in accordance with WAC 197-11-340(2). The lead agency will not act on this propose for 14 days from the date listed below. Comments must be submitted in writing and received by the deadline described below. Pursuant to [SDC 21.09.030\(L\)\(1\)\(d\)](#), there is no administrative appeal process for this action.

SEPA Responsible Official

5/24/2023

Date

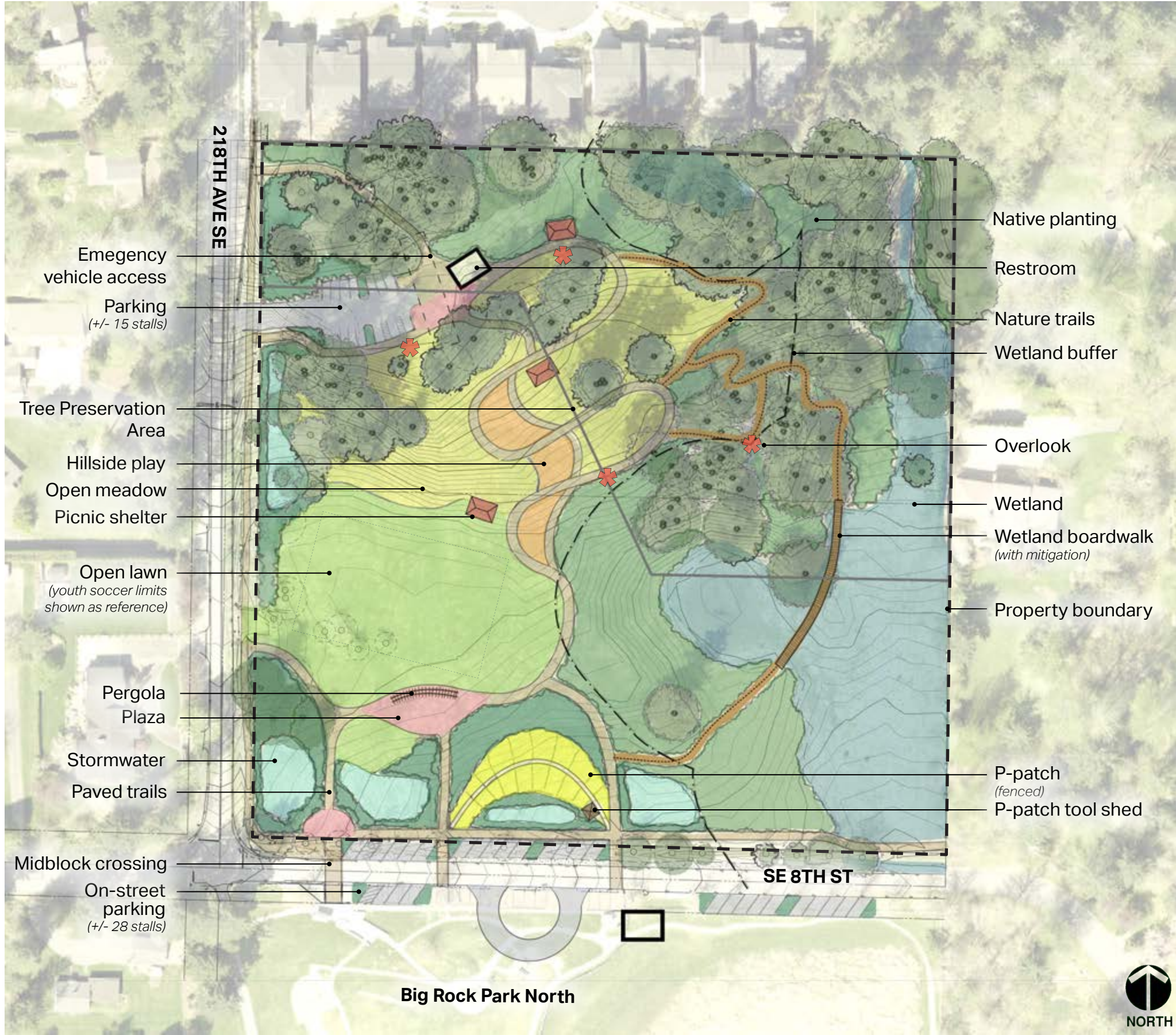
City Contact Person:

Shelby Perrault, Project Manager
Department of Parks, Recreation, & Facilities
801 228th Avenue SE
Sammamish, WA 98075
sperrault@sammamish.us

SEPA Responsible Official:

Avril Baty, Current Planning & Permit Center Manager
Department of Community Development
801 228th Avenue SE
Sammamish, WA 98075
abaty@sammamish.us

Appendix E: Master Plan Alternatives



Gradient of Activities

- An open lawn area is provided, sized for a variety of activities, such as youth soccer, ultimate frisbee, informal baseball, lawn games, etc.
- The hillside play utilizes the existing topography to create unique play features while maintaining accessibility for all.
- The P-Patch allows for the community to actively engage in the park and is a connection to the site’s farming history.
- Stormwater supports natural drainage practices, integrated into landscape areas.
- Plazas define entry and create open gathering areas.





Whimsy and Discovery

- The playground includes more active and universal play elements, located within easy access to the existing nature play at Big Rock Park North.
- Informal whimsical play occurs along the trails to encourage kids of all ages to explore beyond the traditional play structures.
- Dedicated pickleball courts provide active play not currently available in city's park system.
- The topography of the site creates an ideal location for an informal amphitheater which can be used for small theatrical, musical, or educational events.
- Plazas help define entrances to the park and provide areas for seating or community gathering.





Playful Space for Everyone

- The design for Beaton Hill focuses on playful fun for the whole family including play for the four-legged family members in the dog park.
- Play for kids is integrated into the trail system with play nodes added throughout the site to discover, explore, and challenge kids to interact with the surrounding environment.
- Dedicated pickleball courts provide active play not currently available in city's park system, with an option for league play with four courts.
- Plazas help define entrances to the park and provide areas for seating or community gathering.



Appendix F: Permitting Comments from Sammamish Plateau Water

**Tax Parcels 1240700090-1240700092 - Beaton Park Master Plan Draft
December 16, 2022 for
Comments from Sammamish Plateau Water**



Preliminary Comments

Water –

Tax Parcels 1240700090 and 1240700092 are each existing water customers with 3/4-inch meters.

There is a 12-inch water main in 218th Ave SE on the west side of Tax Parcels 1240700090 and 1240700092. There is an 8-inch water main in SE 8th St on the south side of Tax Parcel 1240700090.

Sewer –

Tax Parcels 1240700090 and 1240700092 do not currently have sewer service from the District, and used septic systems.

There is an interim low-pressure sewer main located just east of 218th Ave SE and approximately 140 feet north of Tax Parcel 1240700092

If Infiltration is being proposed, provide the Critical Aquifer Recharge Area (CARA) map as part of your critical areas study.

The following comments are general in nature due to the conceptual nature of the proposal. Additional requirements may apply once the scope of the project is further refined.

General

Since the properties are being developed together as Beaton Hill Park, the properties are considered together from a service perspective. As a municipal agency this means that the water and sewer accounts can be used on either property, and domestic water service to multiple structures can be provided from one water meter.

General Water Requirements:

Based on the current draft master plan layout, there are two water services proposed for Beaton Hill Park, one for domestic use, and one for irrigation.

- Existing Meter locations may be used.
 - If frontage improvements are required, it may be necessary to relocate or extend the meter to be out of any paved improvements or sidewalk areas.
 - If the existing meter setter locations are not used, the existing setters must be abandoned to the main.
- Domestic Meter: Obtain a plumbing fixture count to verify the meter size requirement
 - If the domestic water use requires a 3/4-inch meter, retain the existing water meter.
 - If a larger meter is required, installation of a larger setter will be required.
- Irrigation Meter: Determine the maximum flow rate for normal designed irrigation use to verify the meter size standards based on design flow rates for the meter
 - If the irrigation water use requires a 3/4-inch meter, retain the existing water meter.
 - If a larger meter is required, installation of a larger setter will be required.

- Backflow prevention devices must be installed for all non-single-family residential accounts.
 - Domestic meter backflow prevention device will be determined based on the hazard level of the facility provided service.
 - Each irrigation meter must have a double check valve assembly (DCVA) backflow prevention device directly behind the meter.
- Fire Sprinkler inspection, if fire sprinklers are required.
- If frontage improvements are required, it may be necessary to relocate existing fire hydrants on 218th Ave SE, and at the intersection of 218th Ave SE and SE 8th.
- Any wells on the properties must be abandoned in accordance with the Department of Ecology requirements, and a copy of the abandonment paperwork must be provided to the District.
- Any proposal for infiltration or injection of stormwater to be reviewed by the District for potential to degrade the aquifers used for District drinking water.

General Sewer Requirements:

Permanent Gravity Service

- Gravity sewer service is required if feasible.
- Construct 8-inch gravity sewer main
 - Crossing the south edge of Tax Parcel 1240700083, from the existing manhole in the Carrier Subdivision between Lots 5 and 6 east to 218th Ave SE.
 - In 218th Ave SE north to the existing manhole at the north edge of Tax Parcel 1240700092
 - In 218th Ave SE south approximately 140 feet.
- Extend gravity side sewer into property for restroom connection
- Install side sewers to properties on the west side of 218th Ave SE adjacent to the new sewer main.
- Reimbursement from any properties that connect to the main may be possible.

Interim Low-Pressure Service

- Install interim low-pressure sewer main from the existing low pressure main near the eastern edge of the 218th right-of-way approximately 130 feet north of the north edge of Tax Parcel 1240700092, south along 218th Ave SE to Tax Parcel 1240700092 and then to the restroom location.
 - After the low-pressure main has reached Tax Parcel 1240700092, it is not necessary to follow the right-of-way with the low pressure main.
 - If the low-pressure main is in 218th Ave SE, reimbursement from any properties that connect to the main may be possible.
 - District access to the main for maintenance is required if not in the right-of-way.
- Execute an Interim Sewer Service Agreement for use of the interim low-pressure force main.
- Install the permanent (dry) gravity sewer main as described for Permanent Gravity Service, except for the section crossing Tax Parcel 1240700083.
- Properties connecting to the low-pressure sewer main will use District standard Grinder Pump Systems.
 - As a non-single family customer, the Grinder Pump maintenance will be the responsibility of the City.
- All tax lots must have frontage on a sewer main. Side sewers must be located directly adjacent to the property being served – private easements across one property to serve another are not permitted.

- Easements will be required for all sewer mains and appurtenances located on private property. District standard easement forms will be used. The minimum easement width considered will be 15-feet, and joint water/sewer easements will be wider. Easements for water and/or sewer facilities in access tract or rights-of-way will be required to match the full width of the tract or right-of-way and to extend to any adjacent property lines.
- Once the Developer Extension Agreement is complete and granted Final Acceptance by the District, the builder or property owner is responsible for hiring a side sewer contractor (from the District's list of side sewer contractors registered with the District) and for paying for all the costs associated with installing the side sewer.

General Development Requirements:

- Enter into a Developer Extension Agreement (DEA) with the District. The application is available on the District's website www.spwater.org. Select Builders/Developers and Water and/or Sewer Service for a Development for the page with the link and also the DEA process.
- Pay applicable District fees - to be determined, fees are subject to change at any time without prior notification, and depend on the scope of the project. Fees are based on a ¾" meter; larger meters cost more.

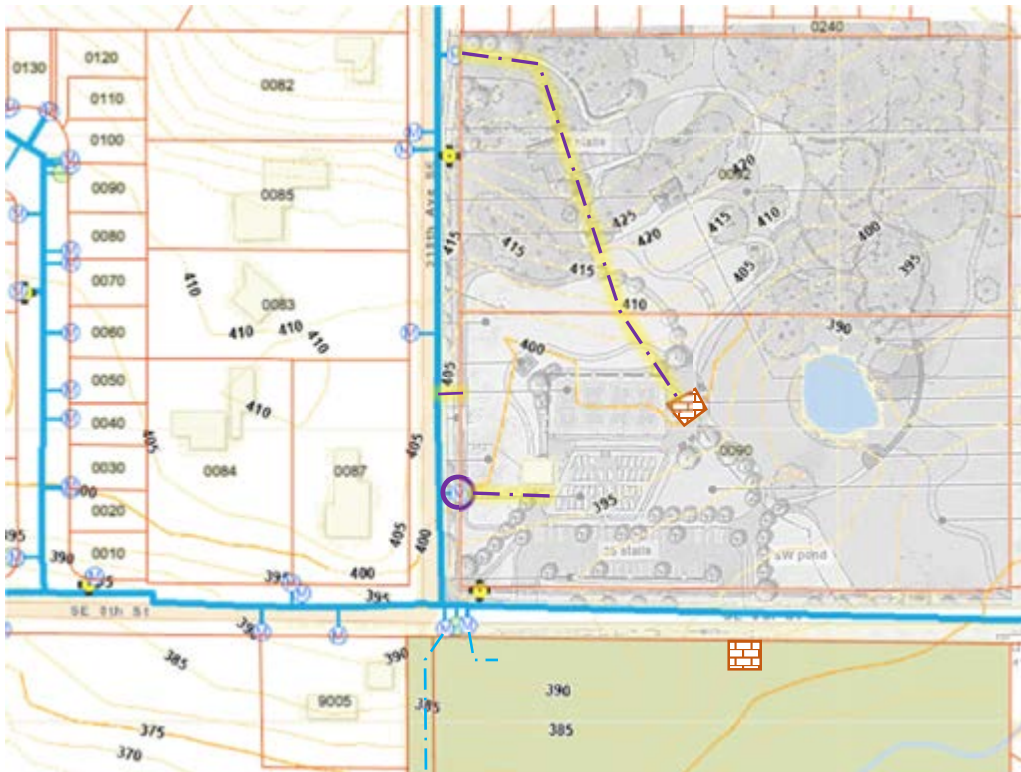
DEA Fees		
Application Fee	\$1,500 – Paid with Application for DEA	
Development Services Fees	\$10,000 deposit – Paid upon provision of DEA signed by the Developer to the District. [Deposit will be refunded upon successful completion of the project including payment of all other fees.] Monthly Invoices for work done the preceding month (time and materials) to be paid within 30 days.	
Connection Charges – Paid during course of DEA project		
	Water	Sewer
GFC per ERU ¹	\$6,704.00	\$3,604.00
Existing customers	Credit 2 ERUs	
GFC 1.75% excise tax/ERU	\$117.32	\$53.62
LFC ²		
218th Ave SE SE 8th St Carrier Basin Charge	Assessed in LID 3 Lancaster Reimb. waived	Install Main Install Main if necessary @ \$6,047.47/ERU
RCFC, per ERU ⁴	\$7,201.00	
Existing customers	Credit 2 ERUs	
RCFC 1.75% excise tax/ERU	\$128.26	
Permanent Connection		
Gravity Side Sewer Permit		\$450.00
Interim Connection		<i>If Interim Connection Used</i>
Grinder Pump Sewer Permit		\$1,650.00
Interim Sewer Agreement Fee		\$2,300.00
Recording		\$213.50

¹ GFC = General Facility Charges, based on ¾" meter.

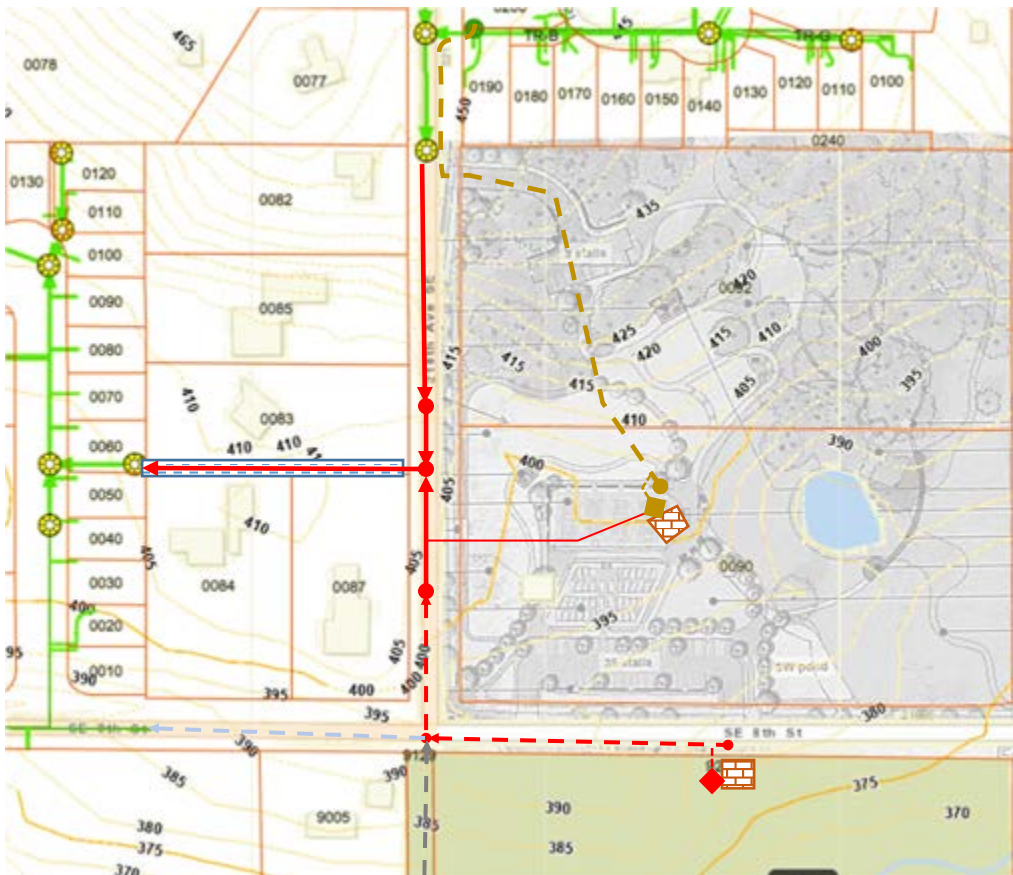
² LFC = Local Facility Charges

⁴ RCFC = Regional Capital Facility Charges, based on ¾" meter.

The developer or builder is responsible for paying the sewer King County Capacity Charge directly to King County for each lot beginning at the time of side sewer connection.



Domestic Service for Restroom – verify size, 3/4-inch current
 Irrigation for P-Patch and other locations – verify size, 3/4-inch current (similar to Lower Commons)
 Relocate if RW Improvements. Backflow prevention required for each meter



Sewer connection for Restrooms – Sewer extension required.
 Discuss permanent vs. Interim extension – right-of-way improvements.

Appendix G: Stormwater and Utilities Memo

MEMORANDUM

2707 Colby Avenue, Suite 900, Everett, WA 98201 | P 425.252.7700

To: HBB Landscape Architecture
Juliet Vong, ASLA, LEED AP

From: Perteet
Jason Walker, PLA, PWS
Steven Keith, PE

Date: February 8, 2023

Subject: Beaton Hill Master Plan
Conceptual Design Memorandum – Transportation, Site Design, Stormwater, and Utilities

Over the course of this planning level project, Perteet has provided design feedback to HBB for the Beaton Hill Park Master Plan on the following disciplines: Transportation, Site Design, Stormwater, and Utilities (Sewer and Water). The Beaton Hill Park site (Beaton Hill) is located northeast of the intersection of 218th Avenue SE (218th Ave.) and SE 8th Street (8th St).

The following summarizes the major elements discussed, decisions made, and design decisions that require further effort during the design phases of the project.

Transportation

The roadway design considers City standards for longitudinal distance from proposed driveways to existing driveways (75 feet) and intersections (150 feet). However, a code deviation is required for the longitudinal distance from the intersection of 8th St. and 218th Ave. to the proposed driveway exit of the parking lot. The location of the driveway on 218th Ave. is based on the October 2022 sight distance analysis included in Attachment A. In summary, this location offers greater sight distance, requires less earthwork, and incurs less impact from required retaining walls.

The project proposes an onsite parking lot north of 8th St. and revises existing street parking to improve traffic movements and provide a pedestrian drop-off zone. To avoid impacts of park traffic using residential driveways to turn around, the proposed parking lot includes a loop to allow for ingress and egress from the revised on-street parking. This loop will also act as an emergency vehicles turnaround. The design of the northerly parking lot off 218th Ave. includes a “built-in” hammerhead turnaround for emergency vehicles to access the north portion of the site and turnaround.

Frontage improvements at Beaton Hill includes a 6-foot landscape buffer and a 6-foot sidewalk along the easterly portion of 218th Ave. and the southerly portion of 8th St. Additionally, 8th St. will include angled back-in-only parking spaces to improve the flow of traffic and safety of pedestrians, see Attachment B. A pedestrian crossing will be added, near the midpoint of the parcel, to connect Beaton Hill to Big Rock Park North. Rectangular Rapid Flash beacons or HAWKS beacons are recommended to provide safety features to enhance this crossing.

Site Design

MEMORANDUM

The conceptual site design considers the existing topography to the maximum extent feasible to minimize earthwork and thus cost and impact. The preferred concept at Beaton Hill utilizes existing flat areas for the pickleball court and the northerly parking and amenity area. The stormwater detention vault is located under the southerly parking lot to minimize the fill necessary to construct the parking lot; this may improve ADA access design by allowing the lower portion of the site to be raised. The large dog park utilizes a steeper portion of the site that would otherwise require extensive earthwork and retaining walls to be used for park features that require flat or gentle slopes.

The conceptual layout includes walls to raise and lower the site as necessary for site features and to achieve ADA-compliant access through the site. The design phase of this project may determine that some ADA ramps are required; however, it is noted that the conceptual trail layout includes switchbacks to minimize the trail's slope and thus the number of ramps that would otherwise be necessary for ADA access.

Stormwater

Runoff treatment will primarily be accomplished with a vault style General Use Level Designation BMP such as a Biopod, Modular Wetland, or Filterra system due to limited footprint to install open stormwater facilities. The cost estimate includes costs for bioretention cells that may or may not be feasible as the sole treatment option. Bioretention was included as a potential option and would add to the park's aesthetic with minimal cost. The designer will need to assess where bioretention is feasible and adjust sizing of the treatment facilities as necessary.

Due to topography, available ROW, and the importance of the proposed park features, a detention pond is not feasible at Beaton Hill and a detention vault is proposed. The resulting detention vault is 7-feet deep and has a bottom area of 6,000 square feet. The detention vault is located underneath the southerly parking lot to minimize earthwork. The detention vault will outfall easterly from the proposed parking lot into a meandering open channel. This channel will connect to the existing stream downstream of the project and may include native plantings to further enhance the park.

Utilities

A new standard 1-inch water service was estimated and assumed to serve the park.

A new standard 6-inch sewer was estimated and assumed to serve the park. The design phase will require further consideration of the connection to the existing sewer main. Comments from the Sammamish Plateau Water District (included in Appendix F) were not fully incorporated into the proposed concept and estimate. A majority of the comments are mid to final stage design comments and should not have a significant cost impact, if any. The addition of a low-pressure sewer force main was considered a major element and thus was incorporated into the concept design and cost estimate. The cost estimate contingency accounts for items not estimated, items from the Sammamish Plateau Water District comments not addressed, and the uncertainty of sizing. Significant impacts to the design and cost of the project are not anticipated.

ATTACHMENT A
Sight Distance Memorandum

MEMORANDUM

2707 Colby Avenue, Suite 900, Everett, WA 98201 | P 425.252.7700

To: HBB Landscape Architecture
Juliet Vong, ASLA, LEED AP

From: Perteet
Brian Caferro, PE
Steven Keith, PE

Date: October 11, 2022

Subject: Beaton Hill and Big Rock Master Plan
Sight Distance Memorandum

Perteet has reviewed the site distance triangles for three options (figures provided in attachment A) and have concluded that all three options safely meet the requirements based on the posted speed limit at 218th Ave SE. However, option C is the most desirable option from a sight distance and site civil perspective.

While all options meet the site distance requirements for the posted speed limit, the sight distance triangles for options A and B end very near to the existing roadway crest. This analysis shows that options A and B are constrained by the posted speed limit and does not offer any factor of safety for sight distance in the northerly direction. Option C is located near the crest and thus offers a greater overall sight distance in both directions. If vehicles exceed the posted speed limit in the southbound direction, there could be some cause for concern with options A and B. Traffic calming in this area could assuage this concern however they are not considered in this project and analysis.

Options A and B likely require the relocation of an existing power pole and fire hydrant. It is the responsibility of the utility owner to relocate utilities within the public right of way however, depending on the construction schedule, relocations can cause project delays if the utility is unable to relocate before the anticipated construction date. Option C can likely be designed without requiring utility relocations. If utility relocations are required elsewhere on the project site due to proposed features or frontage improvements, this becomes a moot point.

Based on the method of inspection (a visual analysis of the topography and engineering judgement), option C should not require retaining walls for the construction of the driveway entrance. This would help limit the overall cost of the project. The parking layout of option C is also optimal based on the topography. The parking area itself will require minimal earthwork to provide ADA accessibility. Options A and B locate the parking area roughly in the transverse, upslope, direction and thus may require walls or additional earthwork to provide ADA accessibility.

In summary, Option C is more desirable because:

- Offers greater sight distance
- Potentially results in less utility relocation
- Requires less cut/fill earthwork and fewer retaining walls
 - Less construction cost

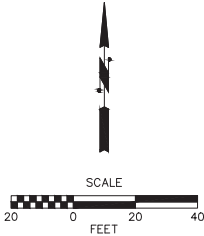
ATTACHMENT A

Figures

Site Distance Option A

Site Distance Option B

Site Distance Option C



LEGEND

SITE DISTANCE TRIANGLE
(POSTED SPEED LIMIT=25MPH)

Mainline Posted Speed (mph)	25	30	35	40	45	50	55	60	65	70
Driveway Sight Distance (ft)	155	200	250	305	360	425	495	570	645	730
Eye and object height 3.5 ft.										

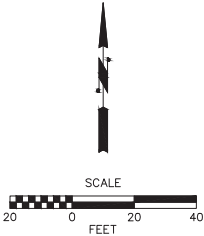
SOURCE: WSDOT DESIGN MANUAL M22.01.21 SEPTEMBER 2022

**PERTEET**
2707 COLBY AVENUE, SUITE 900
EVERETT, WA 98201
425.282.7700 | 800.685.9900

CITY OF SAMMAMISH
BEATON HILL AND BIG ROCK MASTER PLAN
SITE DISTANCE OPTION A

FIGURE
1

Oct 11, 2022 - 9:54am midkey\cales X:\Sammamish_City_of\Projects\20210201 - Beaton Hill & Big Rock Master Plan\CADD\05 - Exhibits\20210201-Site Distance Option B.dwg Layout Name: Layout1



LEGEND

SITE DISTANCE TRIANGLE
(POSTED SPEED LIMIT=25MPH)

Mainline Posted Speed (mph)	25	30	35	40	45	50	55	60	65	70
Driveway Sight Distance (ft)	155	200	250	305	360	425	495	570	645	730
Eye and object height 3.5 ft.										

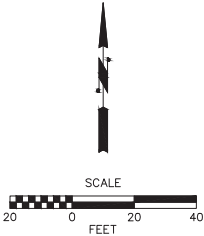
SOURCE: WSDOT DESIGN MANUAL M22.01.21 SEPTEMBER 2022

 **PERITEET**
2707 COLBY AVENUE, SUITE 900
EVERETT, WA 98201
425.282.7700 | 800.615.9900

CITY OF SAMMAMISH
BEATON HILL AND BIG ROCK MASTER PLAN
SITE DISTANCE OPTION B

FIGURE
2

Oct 11, 2022 - 9:57am mckay.calkins X:\Sammamish_City_of\Projects\20210201 - Beaton Hill & Big Rock Master Plan\CADD\05 - Exhibits\20210201-Site Distance Option C.dwg Layout Names Layout1



LEGEND
SITE DISTANCE TRIANGLE
(POSTED SPEED LIMIT=25MPH)

Mainline Posted Speed (mph)	25	30	35	40	45	50	55	60	65	70
Driveway Sight Distance (ft)	155	200	250	305	360	425	495	570	645	730
Eye and object height 3.5 ft.										

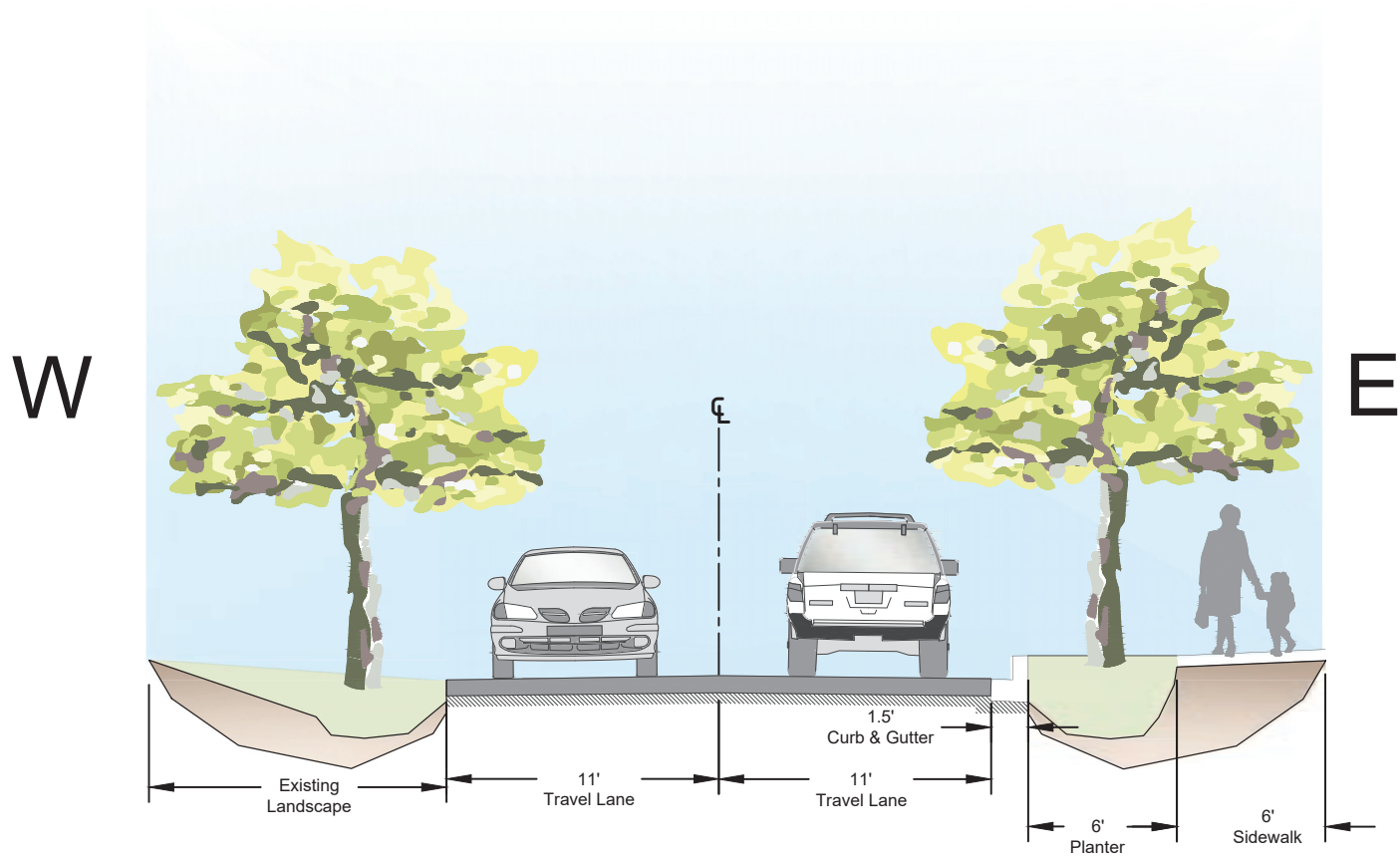
SOURCE: WSDOT DESIGN MANUAL M22.01.21 SEPTEMBER 2022

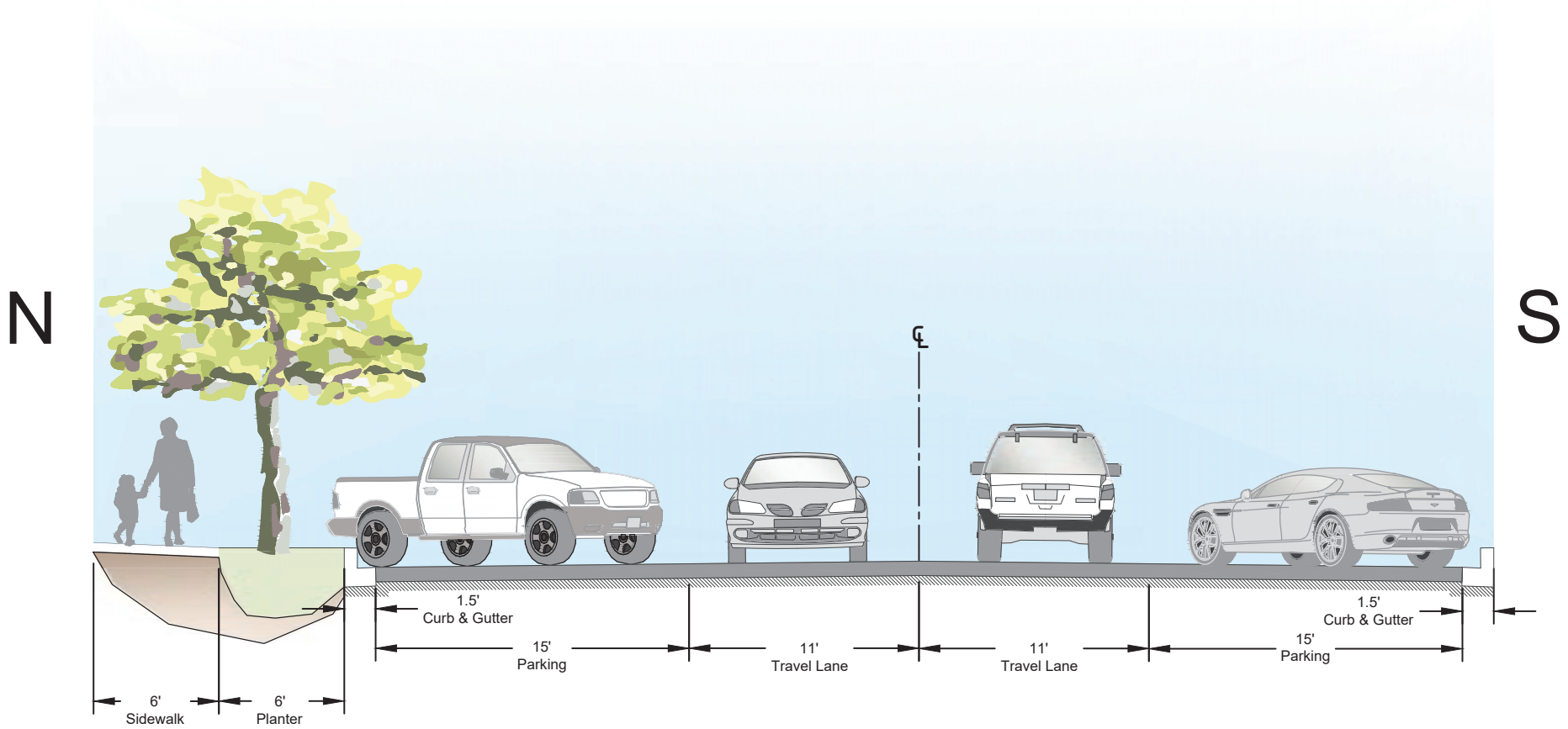
 **PERTEET**
2707 COLBY AVENUE, SUITE 900
EVERETT, WA 98201
425.282.7700 | 800.815.9900

CITY OF SAMMAMISH
BEATON HILL AND BIG ROCK MASTER PLAN
SITE DISTANCE OPTION C

FIGURE
3

ATTACHMENT B
Frontage Improvements Cross Section





PERTEET
2707 COLBY AVENUE, SUITE 900
EVERETT, WA 98201
425.262.7700 | 800.865.9900

SE 8TH ST

FIGURE
2

Appendix H: Cost Estimates

- H.1 Overall Estimate of Probable Cost of Construction
- H.2 Civil Planning Level Opinion of Cost Summary

Estimate of Probable Cost of Construction

HBB Landscape Architecture

Date: January 23, 2023

Project Name: Beaton Hill Park
Project Number: 2021-38
Project Phase: Preferred Master Plan
Prepared By: M. LaFerrier / J. Bakke
Checked By: J.Vong

Phase Total: \$14,399,824.66

Remaining Phases

Item	Description	Qty	Unit	Unit Cost	Item Total
1.00 Demolition/Site Preparation					
1.01	Tree Protection Fence and Signage	5,582	LF	\$4.50	\$25,119.00
1.02	Site Clearing and Grubbing (6" depth)	4.7	AC	\$12,000.00	\$56,400.00
1.03	Clear Brush and Sapling	0.24	AC	\$10,500.00	\$2,467.50
1.04	Existing Tree Removal	51	EA	\$500.00	\$25,500.00
1.05	Construction Fence (6' chainlink)	2,546	LF	\$6.00	\$15,276.00
2.00 Earthwork					
2.01	Balance Cut/Fill on Site (6" average depth)	3,857	CY	\$7.00	\$26,999.00
2.02	Export Cut (24" average depth)	1,543	CY	\$20.00	\$30,860.00
2.03	Rough Grading	4.7	AC	\$6,000.00	\$28,200.00
2.04	Finish Grading	4.7	AC	\$10,000.00	\$47,000.00
3.00 Site Civil and ROW (See attached)					
		1	LS	\$2,742,300.00	\$2,742,300.00
4.00 Paving and Walls					
4.01	Pedestrian Concrete Paving (4" depth with 4" base)	22,129	SF	\$13.00	\$287,677.00
4.02	Plaza Paving (Color, unit paver, texture, etc.; approx. half of area)	9,294	SF	\$20.00	\$185,880.00
4.03	Soft surface trails (4" depth mulch)	53	CY	\$55.00	\$2,915.00
4.04	Crushed Stone Surfacing (3" depth with 4" depth base)	3,111	SF	\$10.00	\$31,110.00
4.05	Seat wall	250	LF	\$400.00	\$100,000.00

6.00 Site Improvements				
6.01 Trash/Recycle Receptacle	12	EA	\$1,500.00	\$18,000.00
6.02 Drinking Fountain for OLA (with ADA and anti-freeze valves)	1	EA	\$10,000.00	\$10,000.00
6.03 ADA Ramp with Handrails	1,323	SF	\$50.00	\$66,150.00
6.04 Bench	19	EA	\$2,000.00	\$38,000.00
6.05 Picnic Table	14	EA	\$2,500.00	\$35,000.00
6.06 Bike Rack	2	EA	\$1,000.00	\$2,000.00
6.07 Entry Monument Signage	2	EA	\$5,000.00	\$10,000.00
6.08 Signage (Wayfinding, Rules, etc.)	6	EA	\$1,000.00	\$6,000.00
6.09 Play Area Small	2	LS	\$300,000.00	\$600,000.00
6.10 Play nodes	1	LS	\$100,000.00	\$100,000.00
6.11 Whimsical elements	7	EA	\$10,000.00	\$70,000.00
6.12 Wood Split-Rail Fence	1,197	LF	\$61.00	\$73,017.00
6.13 Boardwalk	1,441	SF	\$60.00	\$86,460.00
6.14 Boardwalk Guardrail	371	LF	\$100.00	\$37,100.00
6.15 Cedar Planter Boxes with Garden Soil	1	LS	\$40,000.00	\$40,000.00
6.16 Bollard (removable, metal)	6	EA	\$1,500.00	\$9,000.00
6.17 Pickleball Court	1	EA	\$75,000.00	\$75,000.00
6.18 Parking Lot Lighting	7	EA	\$9,000.00	\$63,000.00
6.19 Pickleball Lighting	6	EA	\$12,000.00	\$72,000.00
6.20 Pedestrian Lighting	20	EA	\$6,000.00	\$120,000.00
6.21 Conduit, Wire and Junction Boxes	990	LF	\$85.00	\$84,150.00
6.22 OLA Fencing	1,192	LF	\$35.00	\$41,720.00
6.23 OLA Mulch Surfacing (6" Depth)	709	CY	\$55.00	\$38,995.00
6.24 Vehicular Entry Gates (Manual)	3	EA	\$8,500.00	\$25,500.00
7.00 Buildings				
7.01 Restroom Building	1	EA	\$250,000.00	\$250,000.00
7.02 Pea patch Shed	1	EA	\$5,000.00	\$5,000.00
7.03 Picnic Shelter	1	EA	\$150,000.00	\$150,000.00
7.04 Small Shelter	1	EA	\$60,000.00	\$60,000.00
8.00 Planting				
8.01 Trees	135	EA	\$400.00	\$54,000.00
8.02 Accent Planting (with soil prep and irrigation)	9,685	SF	\$20.00	\$193,708.00
8.03 Native Buffer Planting (with soil prep and irrigation)	38,742	SF	\$12.00	\$464,899.20
8.04 Seed Meadow (no soil prep or irrigation)	41,930	SF	\$1.50	\$62,895.00
8.05 Light Restoration Planting (no soil prep or irrigation)	13,758	SF	\$2.00	\$27,516.00
8.06 Bioretention Planting (with soil prep and irrigation)	8,523	SF	\$18.00	\$153,414.00
8.07 Seed Lawn (with soil prep and irrigation)	11,293	SF	\$4.00	\$45,172.00
8.08 Wetland and Stream Restoration	21,342	SF	\$25.00	\$533,550.00
8.09 Wetland & Stream Buffer Restoration (with soil prep and temp. irrigation)	101,975	SF	\$4.00	\$407,900.00

	<i>Subtotal</i>	\$7,736,849.70
<i>Contractor Mobilization & Overhead (20%)</i>		\$1,547,369.94
<i>Contingency (25%)</i>		\$1,934,212.43
<i>Sales Tax (10.1%)</i>		\$781,421.82
	<i>Park Improvements Total</i>	\$11,999,853.88
	Soft Costs (20%)	\$2,399,970.78
	Total Project Cost	\$14,399,824.66

PLANNING LEVEL OPINION OF COST SUMMARY

Project Description:	Beaton Hill	Client:	City of Sammamish
Corridor Section:	SE 8th St & SE 20th St	Date:	12/14/2022
Location:	City of Sammamish	Date of Cost Index:	2022
		Calculated By/Entered By:	GRD
		Checked By:	STK

Beaton Hill

		ESTIMATED UNIT		QTY	COST
ITEM	UNIT	COST			
I. RIGHT OF WAY					
RIGHT OF WAY (urban developed)	SF	\$120	-		\$0
RIGHT OF WAY (urban undeveloped)	SF	\$70	-		\$0
TEMPORARY CONSTRUCTION EASEMENTS (urban developed)	SF	\$12	-		\$0
TEMPORARY CONSTRUCTION EASEMENTS (urban undeveloped)	SF	\$7	-		\$0
RELOCATIONS: BUSINESSES	EA	\$400,000	-		\$0
RELOCATIONS: RESIDENCES	EA	\$300,000	-		\$0
CONDEMNATION PROCEDURE	EA	\$100,000	-		\$0
ADMINISTRATION (titles, appraisals, negotiations consultant, etc.)	EA	\$15,000	-		\$0
RIGHT OF WAY TOTAL					\$0
		Inflation	ROW Year	Cost Index	Future Cost
FUTURE ROW COST BASED ON INFLATION RATE		2%	2023	2022	\$0
II. CONSTRUCTION					
1 PREPARATION/GRADING/DRAINAGE					
1.1 PREPARATION					
CLEAR & GRUB, DEMO	ACRE	\$5,000	1.0		\$5,000
REMOVING EXISTING PAVEMENT	SY	\$10	2,000		\$20,000
REMOVAL STRUCTURES & OBSTRUCTIONS	LS	\$30,000	1		\$30,000
1.2 EARTHWORK					
ROADWAY EXCAVATION INCL. HAUL	CY	\$60	1,000		\$60,000
STRUCTURE EX. CL. A INCL. HAUL	CY	\$45	200		\$9,000
STRUCTURE EX. CL. B INCL. HAUL	CY	\$45	2,400		\$108,000
1.3 STORMWATER MITIGATION					
DETENTION VAULT	LS	\$607,000	1		\$607,000
BIORETENTION	CY	\$150	150		\$22,500
WATER QUALITY VAULT	EA	\$180,000	1		\$180,000
1.4 STORM SEWER					
CATCH BASIN TYPE 1	EA	\$2,500	14		\$35,000
CATCH BASIN TYPE 2	EA	\$5,000	4		\$20,000
SCHEDULE A STORM SEWER PIPE 12 IN. DIAM.	LF	\$65	1,320		\$85,800
2 STRUCTURE					
RETAINING WALLS (Modular Block Wall)	SF	\$75	2,500		\$187,500

PLANNING LEVEL OPINION OF COST SUMMARY

Project Description: Beaton Hill	Client: City of Sammamish
Corridor Section: SE 8th St & SE 20th St	Date: 12/14/2022
Location: City of Sammamish	Date of Cost Index: 2022
	Calculated By/Entered By: GRD
	Checked By: STK

Beaton Hill

	ITEM	UNIT	ESTIMATED COST	UNIT QTY	COST
3	SURFACING				
	HOT MIX ASPHALT	TON	\$160	1,200	\$192,000
	CRUSHED SURFACING	TON	\$80	2,100	\$168,000
4	ROADSIDE DEVELOPMENT				
	TEMP. WATER POLLUTION & EROSION CONTROL (2%)	LS	\$48,000	1	\$48,000
5	TRAFFIC				
	ILLUMINATION	LS	\$290,000	1	\$290,000
	SIGNING	LS	\$5,000	1	\$5,000
	STRIPING	LF	\$2	1,200	\$2,400
	CURBS	LF	\$50	2,200	\$110,000
	CURB RAMP	EA	\$8,000	8	\$64,000
	SIDEWALKS	SY	\$90	1,800	\$162,000
	ADJUST UTILITY LID	EA	\$800	2	\$1,600
	TRAFFIC CONTROL (1%)	LS	\$24,000	1	\$24,000
6	OTHER ITEMS				
	SURVEYING (3%) (ONLY INCLUDES COST ESTIMATED BY PERTEET)	LS	\$71,000	1	\$71,000
	WATER SERVICE CONNECTION 1 IN. DIAMETER	EA	\$10,000	1	\$10,000
	SANITARY SEWER CONNECTION 6 IN. DIAMETER	LF	\$75	300	\$22,500
	SANITARY SEWER 8" PVC	LF	\$100	700	\$70,000
	SANITARY SEWER MANHOLE	EA	\$6,000	2	\$12,000
	POWER UTILITIES SERVICE TO NEW BUILDING	LS	\$30,000	1	\$30,000
7	SUBTOTAL (ITEMS 1 THRU 6)				\$2,652,300
8	MOBILIZATION (10%)				
	10% OF ITEM 7	EST	\$265,300	1	\$265,300
9	CONSTRUCTION SUBTOTAL (ITEMS 7 & 8)				\$2,917,600
10	SALES TAX				
	9.8% FOR NEW UTILITIES	EST	\$14,200	1	\$14,200
11	AGREEMENTS (Utilities, WSP, etc.)	EST	\$0	1	\$0
12	SUBTOTAL (ITEMS 9 THRU 11)				\$2,931,800
13	CONTINGENCY (30% OF ITEM 12)	EST	\$879,600	1	\$879,600

PLANNING LEVEL OPINION OF COST SUMMARY

Project Description: Beaton Hill	Client: City of Sammamish
Corridor Section: SE 8th St & SE 20th St	Date: 12/14/2022
Location: City of Sammamish	Date of Cost Index: 2022
	Calculated By/Entered By: GRD
	Checked By: STK

Beaton Hill

		ITEM	UNIT	ESTIMATED UNIT COST	QTY	COST
14		CONSTRUCTION SUBTOTAL (ITEMS 12 & 13)				\$3,811,400
15		FUTURE CN COST BASED ON INFLATION RATE	Inflation 10%	Const. Year 2023	Cost Index 2022	Future Cost \$4,193,000
16		CONSTRUCTION ADMINISTRATION				
		CONSTRUCTION ENGINEERING (15% OF ITEM 14)	EST	\$571,800	1	\$571,800
		CITY ENGINEERING & ADMINISTRATION (5% OF ITEM 14)	EST	\$190,600	1	\$190,600
17		FUTURE CN ADMIN COST BASED ON INFLATION RATE	Inflation 10%	Const. Year 2023	Cost Index 2022	Future Cost \$839,000
III.		PRELIMINARY WORK				
		PRELIMINARY ENGINEERING (15.0% OF ITEM 14)	EST	\$571,800	1	\$571,800
		CITY ENGINEERING & ADMINISTRATION (5% OF ITEM 14)	EST	\$190,600	1	\$190,600
		ENVIRONMENTAL PERMITS/DOCUMENTS	EST	\$99,000	1	\$99,000
		FUTURE PE COST BASED ON INFLATION RATE	Inflation 10%	Design Year 2023	Cost Index 2022	Future Cost \$948,000
IV.		TOTAL ESTIMATED COST (ITEMS I, 15, 17, & III)				
		TOTAL PROJECT COST (BASED ON INFLATION RATE)				\$5,980,000

SUMMARY (Including inflation)

Right of Way	\$0
Design Engineering, Administration, Environmental Permitting (Item III)	\$948,000
Construction Contract (Incl. Administration)	\$5,032,000

The above opinion of cost is a planning level estimate only. It is based on best available information and scope at the time, not on the results of a detailed engineering study, and is supplied as a budgeting guide only. Perteet Inc. does not guarantee or warrant the accuracy of this planning level estimate.

Appendix I: Presentations Meeting Agendas and Notes

- I.1 Parks and Recreation Commission Regular Meeting Agenda Bill: Hopes, Dreams, and Concerns (April 6, 2022)
- I.2 Parks and Recreation Commission Regular Meeting Notes: Hopes, Dreams, and Concerns (April 6, 2022)
- I.3 City Council Regular Meeting Agenda Bill: Hopes, Dreams, and Concerns (April 19, 2022)
- I.4 City Council Regular Meeting Notes: Hopes, Dreams, and Concerns (April 19, 2022)
- I.5 Parks and Recreation Commission Regular Meeting Agenda Bill: Programming and Concept Alternatives (July 20, 2022)
- I.6 Parks and Recreation Commission Regular Meeting Notes: Programming and Concept Alternatives (July 20, 2022)
- I.7 City Council Joint Meeting with Parks and Recreation Commission Agenda Bill: Programming and Concept Alternatives (Sept. 13, 2022)
- I.8 City Council Joint Meeting with Parks and Recreation Commission Notes: Programming and Concept Alternatives (Sept. 13, 2022)
- I.9 Parks and Recreation Commission Regular Meeting Agenda Bill: Preferred Master Plan (Feb. 1, 2023)
- I.10 City Council Joint Meeting Agenda Bill: Preferred Master Plan Consensus and SEPA Authorization (March 14, 2023)

Agenda Bill

Parks and Recreation Commission Regular Meeting
April 06, 2022



SUBJECT:	Big Rock Park South & Beaton Hill Park Master Plan Discussion - Hopes, Dreams, and Concerns		
DATE SUBMITTED:	April 01, 2022		
DEPARTMENT:	Parks, Recreation & Facilities		
NEEDED FROM COMMISSION:	<input type="checkbox"/> Action <input checked="" type="checkbox"/> Direction <input type="checkbox"/> Informational		
RECOMMENDATION:	Review background information, an analysis of existing conditions and uses at both park sites; discuss hopes, dreams, and concerns related to the master plans for both park sites.		
EXHIBITS:	1. Exhibit 1 - PowerPoint Presentation		
BUDGET:			
Total dollar amount	\$275,000	<input checked="" type="checkbox"/>	Approved in budget
Fund(s)	Parks Capital Improvement Fund	<input type="checkbox"/>	Budget reallocation required
		<input type="checkbox"/>	No budgetary impact
WORK PLAN FOCUS AREAS:			
<input type="checkbox"/>	Transportation	<input checked="" type="checkbox"/>	Community Safety
<input checked="" type="checkbox"/>	Communication & Engagement	<input type="checkbox"/>	Community Livability
<input type="checkbox"/>	High Performing Government	<input checked="" type="checkbox"/>	Culture & Recreation
<input type="checkbox"/>	Environmental Health & Protection	<input type="checkbox"/>	Financial Sustainability

NEEDED FROM COMMISSION:

Big Rock Park South & Beaton Hill Park Master Plan Discussion - Hopes, Dreams, and Concerns

KEY FACTS AND INFORMATION SUMMARY:

The purpose of this discussion is to review park background information, an analysis of existing conditions and uses at both park sites, and discuss hopes, dreams, and concerns related to the master plans for both park sites.

Summary

Beaton Hill Park and Big Rock Park South are centrally located within the City's core. The City acquired Beaton Hill Park in fall 2018. Since then, the only work done at this site has been the demolition of the family residence and accessory structures. Beaton Hill Park is located directly north of the three Big Rock Park properties (North, Central, and South) and is currently closed to the public. Big Rock Park South

(Site C) was transferred to the City in November 2021 and is the final property of a phased land donation agreement.

Prior to commencing extensive development or improvement on City parkland, a master plan is completed by following the City adopted master plan process. The intent in following this process is to look at the parkland in a comprehensive manner, utilizing a process that involves the entire community. A goal of the consolidated master planning process for Beaton Hill Park and Big Rock Park South is to prepare plans that integrate with Big Rock Park North and Central for the purpose of providing a cohesive group of parks within the City's core.

A representative from the consultant team, HBB, will present background information, an analysis of existing conditions and uses at both park sites in the further detail at the April 6, 2022 Parks & Recreation Commission meeting. At that time, the Parks & Recreation Commission will be asked to discuss their hopes, dreams, and concerns related to the master plan for both park sites. This information will be used, in conjunction with input received from the City Council, City staff, and the public, to assist with the development of an overall vision with supporting goals and design criteria for each park.

Master Plan Process:

A twelve to eighteen-month effort is anticipated for the master plan process which will include public involvement, with participation from the community at large, City staff, Parks & Recreation Commission, City Council, and community stakeholders. The intent of a consolidated approach for the master plans is to undergo a collective kick-off and public engagement effort to facilitate community introductions and discussions, as well as a collective department and city review. That said, individual master plan reports will be prepared for each park. The master plan process will consist of three phases as described below:

Phase 1 Site Investigation and Analysis

Evaluate existing site conditions, identify sensitive areas, complete site studies, and develop an overall understanding of the site. During this initial phase, a community survey will be prepared to assist with the development of initial park concepts.

Phase 2 Park Program

The first public meeting will be held to present site analysis and provide the community an opportunity to share their hopes, dreams and concerns for the park. Following the first public meeting, a community survey will be published. Based upon the results of site analysis, community survey, City staff input, technical input and initial public input, a preliminary park design program will be developed that details proposed uses, design character and criteria.

Phase 3 Master Plan Development

Two to three Master Plan alternatives will be prepared for each park, based upon the approved design program. This will include a narrative that summarizes the existing conditions, design alternatives, cost implications and regulatory criteria, and identifies issues which will require further study at the next stage of project development.

Based upon feedback from the community, Parks & Recreation Commission, and City Council, the alternatives will be revised in to one preferred Master Plan alternative with a cost estimate. The final deliverable will be a Master Plan Report for each park, with final project drawings and narrative, project process, project phasing scenarios, and phase costs.

Timeline:

- Parks & Recreation Commission Meeting #1: April 6, 2022
- City Council Meeting #1: April 19, 2022
- Public Meeting #1: April 28, 2022
- Public Meeting #2: July / August 2022
- Joint City Council/Parks & Recreation Commission Meeting #2: September 13, 2022
- Parks & Recreation Commission Meeting #3: November / December 2022
- City Council Meeting #3: January 2023

Project Background

Beaton Hill Park is located approximately half a mile west of Sammamish City Hall in the heart of the City and just south of the future Town Center. The park is comprised of two parcels that were purchased by the City in fall 2018 in an effort to preserve open space in a rapidly densely developing area in the City; it is named for the family that owned the farmstead for over 80 years. The vacant land totals 9.36 acres and has mature trees, rolling topography, open meadows, three wetlands, and a seasonal stream. The City was awarded a King County Conservation Futures Grant as a reimbursement for approximately 4 acres of the site, which will be designated for permanent conservation.

Big Rock Park South is the third and final property of a 51-acre phased land donation agreement located in the center of the City. The first two parcels, Big Rock Park North and Central, opened to the public in 2016 and 2021. The property was transferred to the City in November 2021. Like the conditions placed on the previous two parcels, this park will facilitate a variety of low impact active and passive activities that may include nature trails, open space, and passive sports meadows. There are a few existing structures on this parcel. Restrictions were put in place to preclude development of new structures exceeding 2,500 square feet to support the development of the park in a manner that preserves the site's natural beauty. The 15 acres that make up this property include dense forest cover, meandering trails that navigate relatively unvarying topography, sensitive areas, open meadows, a single-family home, detached garages, and a barn.

Next Steps

Review the site analysis and background information with City Council and the public, then develop an overall vision with supporting goals and design criteria for each park. Initial concepts will be developed based on feedback received and brought back in front of the City Council, Parks & Recreation Commission, and the public.

FINANCIAL IMPACT:

N/A

OTHER ALTERNATIVES CONSIDERED:

N/A

RELATED CITY GOALS, POLICIES, AND MASTER PLANS:

[2018 Parks, Recreation & Open Space \(PRO\) Plan](#)

An aerial photograph showing a large, dense forested area in the center, surrounded by a residential neighborhood with houses and roads. The forest appears to be a park or a natural area. The text "Beaton Hill Park & Big Rock Park South Master Plan" is overlaid on the top right of the image.

Beaton Hill Park & Big Rock Park South Master Plan

Parks & Recreation Commission Meeting
April 6, 2022

Sammamish
Parks and Recreation

Purpose (What We Need From You)

Beaton Hill Park

- Hopes, Dreams, Concerns
- Vision

Big Rock Park (BRP) South

- Hopes, Dreams, Concerns
- Vision

Overview: What We Will Be Discussing

1. Introduction
2. Timeline & Project Background
3. Existing Conditions
 - Beaton Hill Park
 - Big Rock Park (BRP) South
4. Discussion
 - Hopes, Dreams, Concerns
 - Vision
5. Next Steps

An aerial photograph of a dense forest with a small, irregularly shaped body of water in the lower right corner. The image is in a monochromatic teal/blue color scheme.

Introduction

Introduction

2018 PRO Plan Overview

The overall vision for Sammamish's Parks and Recreation system sees parks as an integral part of our healthy and sustainable community by connecting people to nature, play, and culture.

Sammamish Parks & Recreation Goals

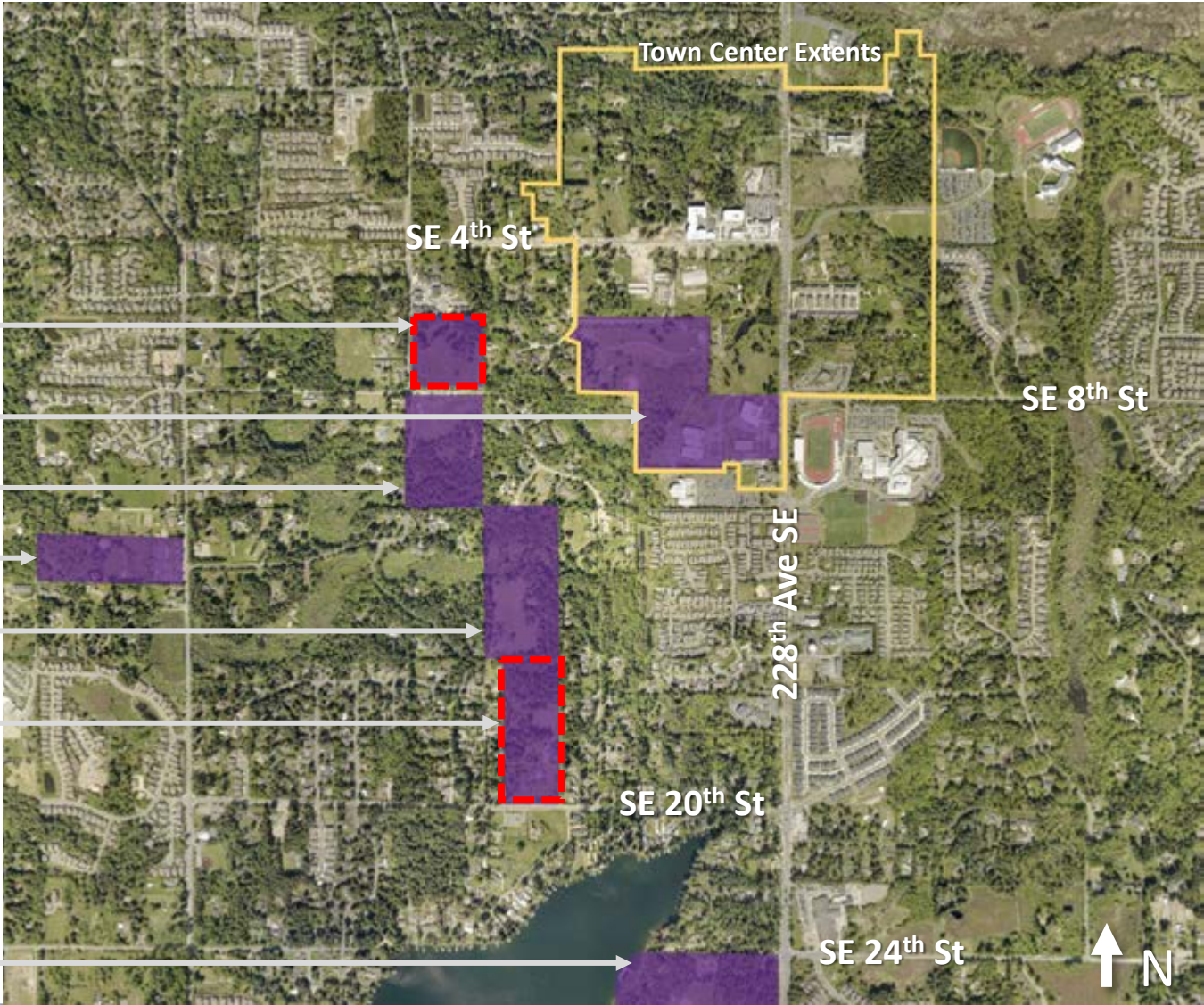
- Conservation of natural resources
- Opportunities to improve health and wellness
- Create social equity in access to parks and recreation for all residents



Introduction

Context Map

- Beaton Hill Park**
- Sammamish Commons
- BRP North
- Ebright Creek Park
- BRP Central
- BRP South**
- Pine Lake Park



An aerial photograph of a landscape, likely a forested area, with a road and some buildings visible. The image is overlaid with a semi-transparent blue filter.

Timeline & Project Background

Timeline & Project Background

Master Plan Process

1. Site Analysis & Project Scoping

- ☒ Evaluate Existing Conditions
- ☒ Complete Site Studies
- ☒ Park Classification
- ☒ Case Studies

2. Community Survey

3. Public Meeting #1

- ☐ Hopes, Dreams, & Concerns
- ☐ Opportunities & Constraints

4. Public Meeting #2 & #3

- ☐ Schematic Concepts
- ☐ Project Goals & Objectives
- ☐ Design Alternatives
- ☐ City Council & Parks Commission Updates
- ☐ Parks & Recreation Commission

5. State Environmental Polity Act (SEPA)

6. Master Plan Adoption



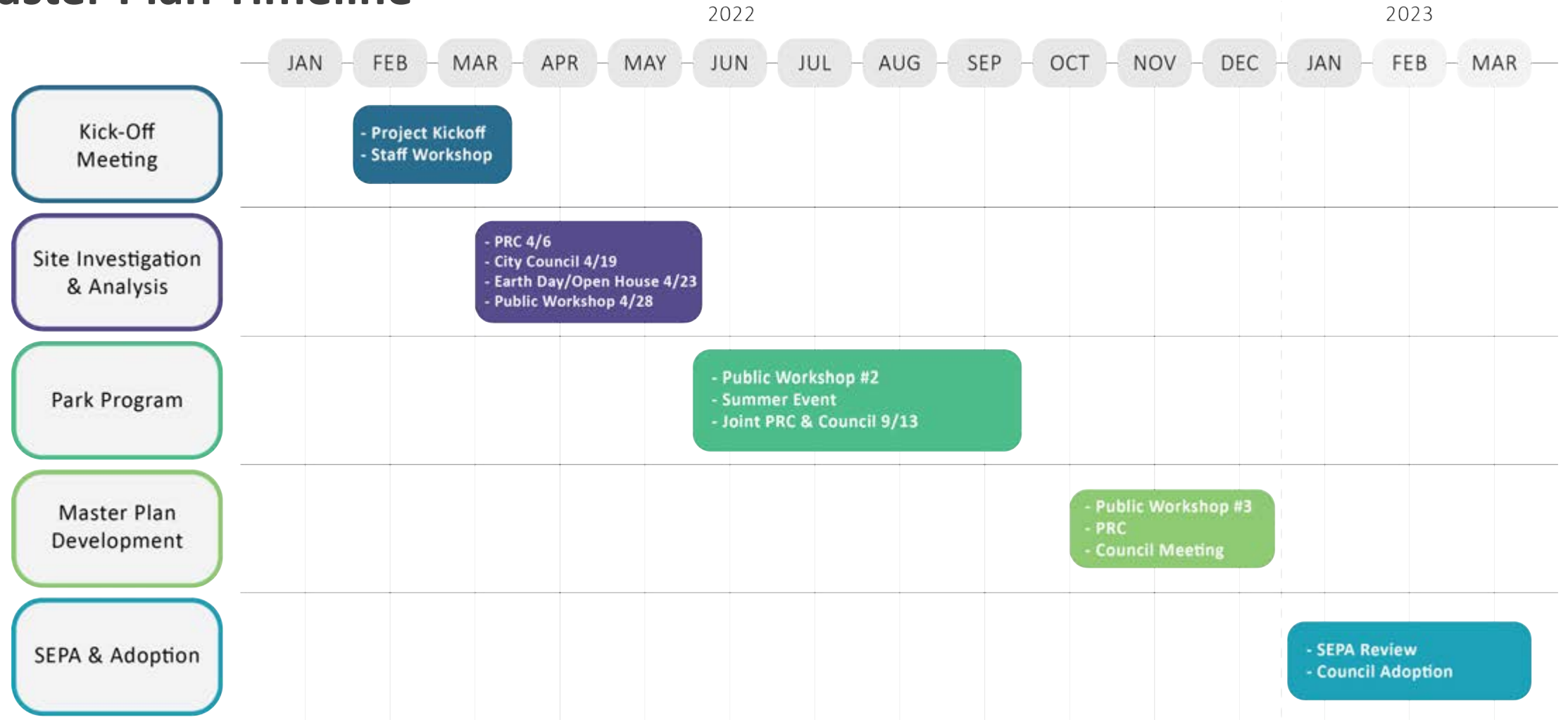
Beaton Hill Park



BRP South

Timeline & Project Background

Master Plan Timeline



Timeline & Project Background

History

Beaton Hill Park (9.32 Acres)

- Fall 2018 – acquired by the City
- Summer 2019 – house demolition completed
- Fall 2019 – City awarded King County CFT funds

Big Rock Park South (15 Acres)

- Fall 2021 – transferred to City





Existing Conditions

Beaton Hill Park

Beaton Hill Park

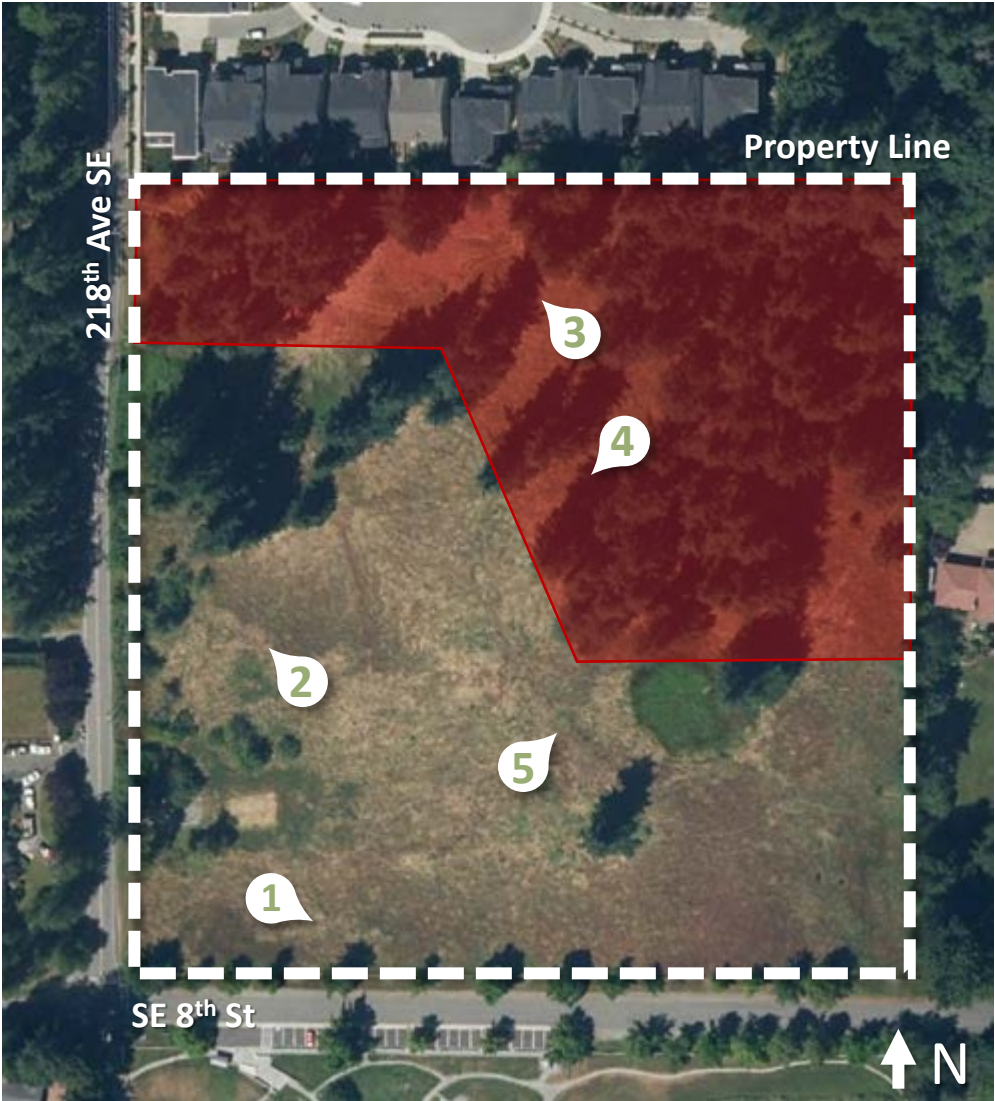
Existing Features

- Sensitive Areas
- Mature Tree Canopy
- Vacant



Beaton Hill Park

Site Character



Beaton Hill Park

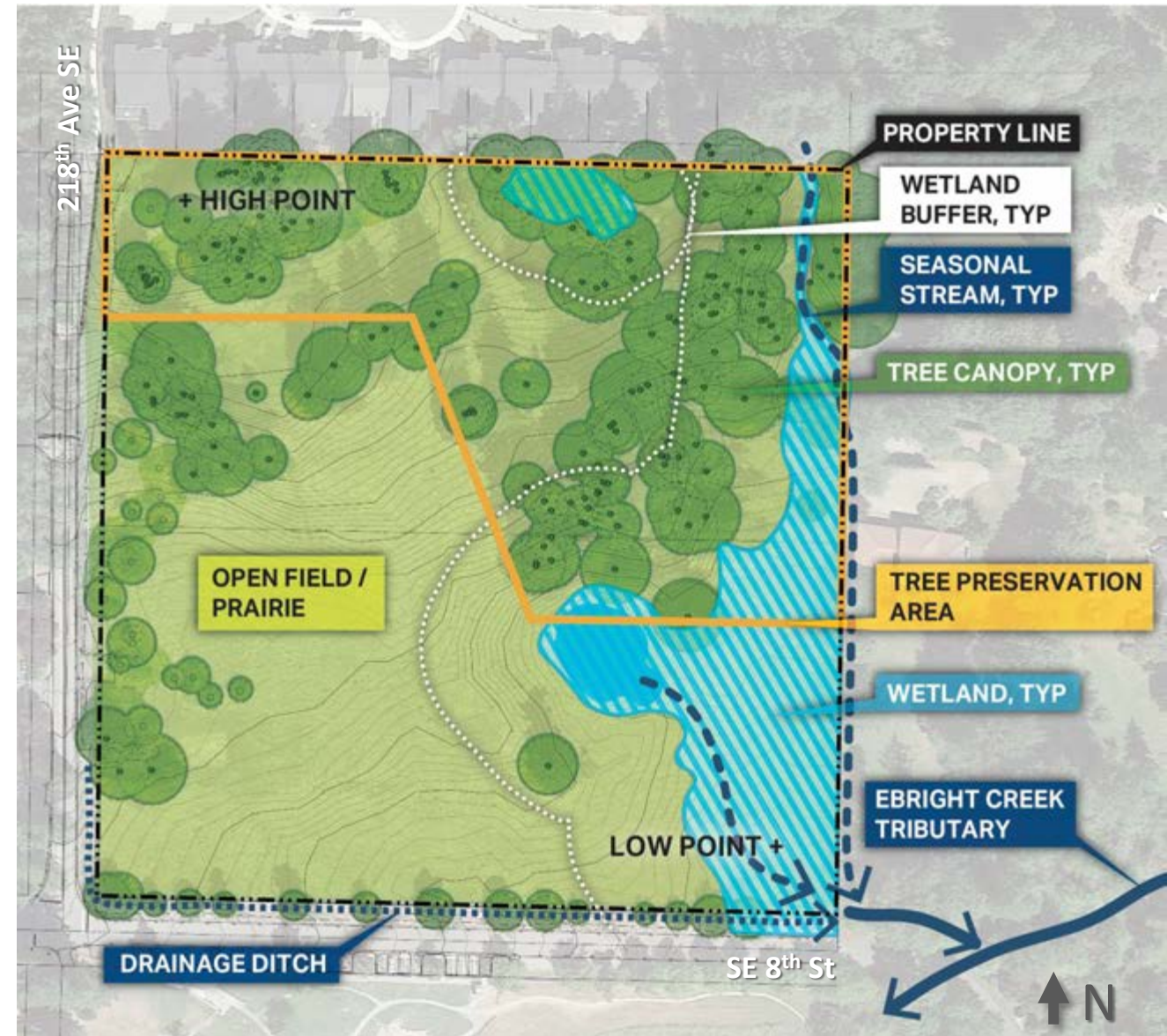
General Opportunities & Constraints

Opportunities

- Site history
- Ecology
- View corridors
- Connections
- topography

Constraints

- Accessibility
- Stream / wetland buffers
- Tree preservation area



The background of the slide is a blue-tinted aerial photograph showing a dense forest. In the upper right and lower right corners, some buildings and a road are visible through the trees.

Existing Conditions

BRP South

BRP South

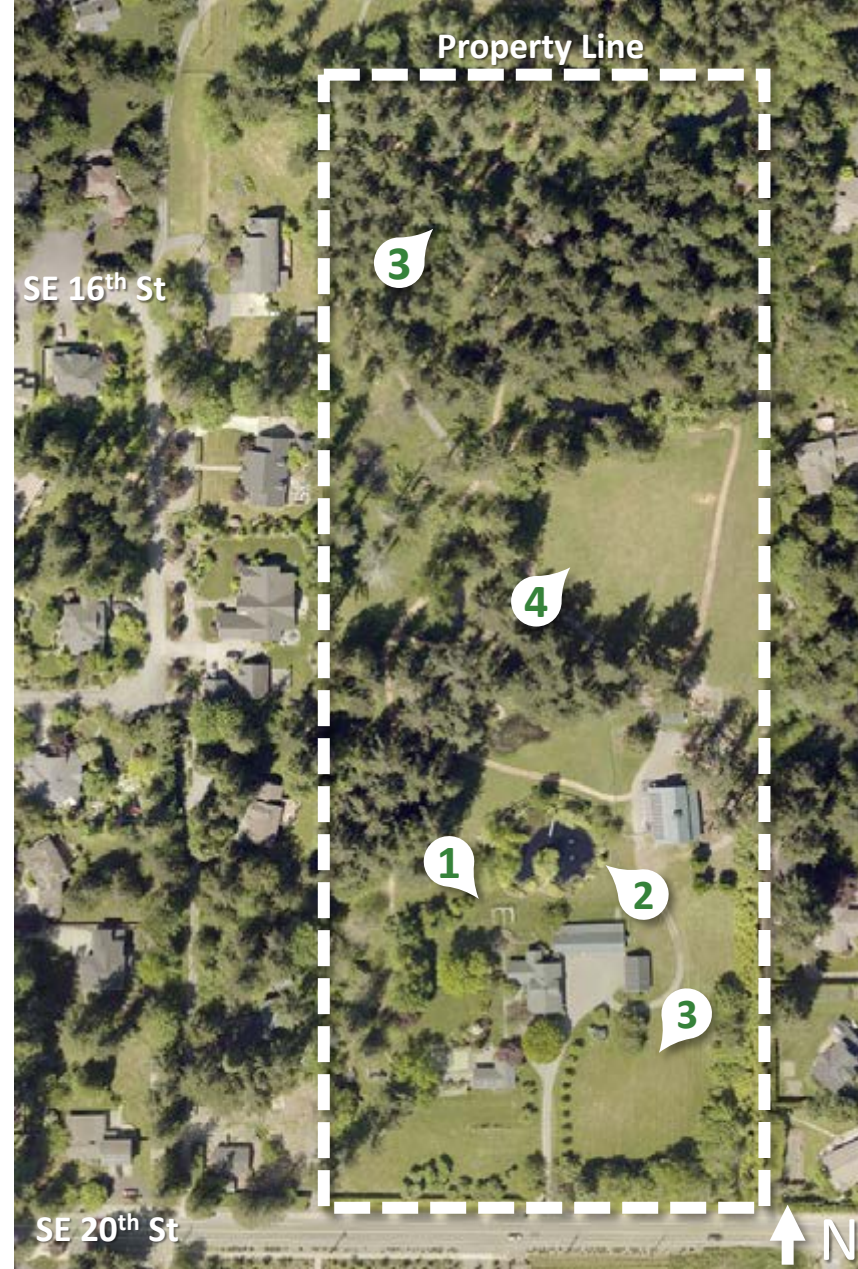
Existing Features

- Sensitive Areas
- Mature Tree Canopy
- Trails
- Structures (5)



BRP South

Site Character



BRP South

Site Structures



BRP South

General Opportunities & Constraints

Opportunities

- Connections
- Site history
- Re-use of existing buildings
- Existing pond/gardens
- Existing trails

Constraints

- Wetland buffers
- Visibility from street / sidewalk
- Site hydrology / seasonal flooding
- Mature tree canopy





Discussion

Discussion

- What are your hopes, dreams, and concerns for **Beaton Hill Park**?
- What are your hopes, dreams, and concerns for **Big Rock Park South**?

Discussion

- What is one word or phrase to describe your **vision** for the future of **Beaton Hill Park**?
- What is one word or phrase to describe your **vision** for the future of **Big Rock Park South**?



Next Steps

Next Steps

Hopes, Dreams, and Concerns

- City Council Meeting (April 19)
- Online Community Survey (April 22 – May 13)
- Earth Day Booth & Open House at BRP South (April 23)
- Virtual Public Workshop (April 28)

Park Program (Design Alternatives)

- Online Community Survey (July / August)
- Public Workshop (July / August)
- Joint City Council & PRC Meeting (September 13)





Thank You!



Beaton Hill Park & Big Rock Park South Master Plan

Parks & Recreation Commission Meeting Minutes

Meeting #1 Hopes, Dreams & Concerns

Wednesday, April 6, 2022

BEATON HILL PARK

Hopes & Dreams

- Variety of uses x3
- use of terrain with sensitive areas
- Filling in gaps in park system, additional amenities to complement park system
- Off-leash dog park x4
- Disc golf x2
- Connectivity between park parcels x2
- Access along NW corner of property
- Safe pedestrian access along 218th x3
- Weeping willow preserved
- Active recreation use
- Picnic shelter
- Multi-use field x2
- Pea patch
- Edible plantings/Food forest
- Natural play elements

Concerns

- Safe access along SE 8th St x2
- Safe pedestrian access along 218th x3 (hope & concern)
- Parking x2
- Adjacent neighborhood response to designs x2
- Lighting (street and ball field)
- Intense active recreation use not appropriate with adjacent natural character
- Accessibility

Site Specific Vision

- Natural playground expansion
- Expanded active use
- Integrating food growing and consumption / access to food
- Play, nature, Sammamish culture (reflections on community roots and realization of our future)
- Biodiversity & Understanding



BIG ROCK PARK SOUTH

Hopes & Dreams

- Community garden space x4
- Parking to accommodate all BRP parcels x5
 - Opportunities to explore parking with adjacent mosque
- 2-tier parking that blends in to landscape
- Bare minimum parking on-site
- Greenhouse x4
- Senior programming x5
- Community meeting space @ poolhouse x6
- Use of existing structures x6
- Barn for youth community groups
- No animal farm x3
- Removal of fence between BRP Central and South to allow animal crossing x3
- Botanical garden
- Interpretive signage
- Retain trail network x2
- 4H use at Barn
- Sections of fence openings along BRP to allow access, but not property length
- Integrate landscaping along SE 20th rather than remove, makes park feel like sanctuary
- Barn 2nd story
 - Artist open studio space, Art & craft classes, Youth, Bunk beds
- Highlighting pond north of garage
- Nighttime use - lights at nighttime x2
- Keep solar and utilize for education x2
- Balance between maintaining natural beauty while adding accessibility
- Bio bags for pet waste stations

Concerns

- Too much parking
- Landscaping along SE 20th St (lack of visibility) x2
- Privacy buffers for adjacent neighbors (west & east)
- Structures
- maintenance requirements for staff
 - Safety
 - Security
 - Restrooms
 - Flooding

Site Specific Vision

- Gathering / community



BEATON HILL PARK / BIG ROCK PARK SOUTH

Shared Vision

- Connectivity /continuity
- Uniqueness between each park
- Reflect on past Sammamish and future (looking back and ahead)
- Maintaining the natural character
- Art & Education (history/culture)
- Community access (to and within each park)
- Green parking

Agenda Bill

City Council Regular Meeting

April 19, 2022



SUBJECT:	Big Rock Park South & Beaton Hill Park Master Plan Discussion - Hopes, Dreams, and Concerns		
DATE SUBMITTED:	April 01, 2022		
DEPARTMENT:	Parks, Recreation & Facilities		
NEEDED FROM COUNCIL:	<input type="checkbox"/> Action <input checked="" type="checkbox"/> Direction <input type="checkbox"/> Informational		
RECOMMENDATION:	Review background information, an analysis of existing conditions and uses at both park sites; discuss hopes, dreams, and concerns related to the master plans for both park sites.		
EXHIBITS:	1. Exhibit 1 - PowerPoint Presentation		
BUDGET:			
Total dollar amount	\$275,000	<input checked="" type="checkbox"/>	Approved in budget
Fund(s)	Parks Capital Improvement Fund	<input type="checkbox"/>	Budget reallocation required
		<input type="checkbox"/>	No budgetary impact
WORK PLAN FOCUS AREAS:			
<input type="checkbox"/>	Transportation	<input type="checkbox"/>	Community Safety
<input checked="" type="checkbox"/>	Communication & Engagement	<input type="checkbox"/>	Community Livability
<input type="checkbox"/>	High Performing Government	<input checked="" type="checkbox"/>	Culture & Recreation
<input checked="" type="checkbox"/>	Environmental Health & Protection	<input type="checkbox"/>	Financial Sustainability

NEEDED FROM COUNCIL:

Big Rock Park South & Beaton Hill Park Master Plan Discussion - Hopes, Dreams, and Concerns

KEY FACTS AND INFORMATION SUMMARY:

The purpose of this discussion is to review park background information, an analysis of existing conditions and uses at both park sites, and discuss hopes, dreams, and concerns related to the master plans for both park sites.

Summary

Beaton Hill Park and Big Rock Park South are centrally located within the City's core. The City acquired Beaton Hill Park in fall 2018. Since then, the only work done at this site has been the demolition of the family residence and accessory structures. Beaton Hill Park is located directly north of the three Big Rock Park properties (North, Central, and South) and is currently closed to the public. Big Rock Park South

(Site C) was transferred to the City in November 2021 and is the final property of a phased land donation agreement.

Prior to commencing extensive development or improvement on City parkland, a master plan is completed by following the City adopted master plan process. The intent in following this process is to look at the parkland in a comprehensive manner, utilizing a process that involves the entire community. A goal of the consolidated master planning process for Beaton Hill Park and Big Rock Park South is to prepare plans that integrate with Big Rock Park North and Central for the purpose of providing a cohesive group of parks within the City's core.

A representative from the consultant team, HBB, will present background information, an analysis of existing conditions and uses at both park sites in the further detail at the April 19, 2022 City Council Regular Meeting. At that time, the City Council will be asked to discuss their hopes, dreams, and concerns related to the master plan for both park sites. This information will be used, in conjunction with input received from the Parks & Recreation Commission, City staff, and the public, to assist with the development of an overall vision with supporting goals and design criteria for each park.

Master Plan Process:

A twelve to eighteen-month effort is anticipated for the master plan process which will include public involvement, with participation from the community at large, City staff, Parks & Recreation Commission, City Council, and community stakeholders. The intent of a consolidated approach for the master plans is to undergo a collective kick-off and public engagement effort to facilitate community introductions and discussions, as well as a collective department and city review. That said, individual master plan reports will be prepared for each park. The master plan process will consist of three phases as described below:

Phase 1 Site Investigation and Analysis

Evaluate existing site conditions, identify sensitive areas, complete site studies, and develop an overall understanding of the site. During this initial phase, a community survey will be prepared to assist with the development of initial park concepts.

Phase 2 Park Program

The first public meeting will be held to present site analysis and provide the community an opportunity to share their hopes, dreams and concerns for the park. Following the first public meeting, a community survey will be published. Based upon the results of site analysis, community survey, City staff input, technical input and initial public input, a preliminary park design program will be developed that details proposed uses, design character and criteria.

Phase 3 Master Plan Development

Two to three Master Plan alternatives will be prepared for each park, based upon the approved design program. This will include a narrative that summarizes the existing conditions, design alternatives, cost implications and regulatory criteria, and identifies issues which will require further study at the next stage of project development.

Based upon feedback from the community, Parks & Recreation Commission, and City Council, the alternatives will be revised in to one preferred Master Plan alternative with a cost estimate. The final deliverable will be a Master Plan Report for each park, with final project drawings and narrative, project process, project phasing scenarios, and phase costs.

Timeline:

- Parks & Recreation Commission Meeting #1: April 6, 2022 (Complete)
- City Council Meeting #1: April 19, 2022
- Public Meeting #1: April 28, 2022
- Public Meeting #2: July / August 2022
- Joint City Council/Parks & Recreation Commission Meeting #2: September 13, 2022
- Parks & Recreation Commission Meeting #3: November / December 2022
- City Council Meeting #3: January 2023

Project Background

Beaton Hill Park is located approximately half a mile west of Sammamish City Hall in the heart of the City and just south of the future Town Center. The park is comprised of two parcels that were purchased by the City in fall 2018 in an effort to preserve open space in a rapidly densely developing area in the City; it is named for the family that owned the farmstead for over 80 years. The vacant land totals 9.36 acres and has mature trees, rolling topography, open meadows, three wetlands, and a seasonal stream. The City was awarded a King County Conservation Futures Grant as a reimbursement for approximately 4 acres of the site, which will be designated for permanent conservation.

Big Rock Park South is the third and final property of a 51-acre phased land donation agreement located in the center of the City. The first two parcels, Big Rock Park North and Central, opened to the public in 2016 and 2021. The property was transferred to the City in November 2021. Like the conditions placed on the previous two parcels, this park will facilitate a variety of low impact active and passive activities that may include nature trails, open space, and passive sports meadows. There are a few existing structures on this parcel. Restrictions were put in place to preclude development of new structures exceeding 2,500 square feet to support the development of the park in a manner that preserves the site's natural beauty. The 15 acres that make up this property include dense forest cover, meandering trails that navigate relatively unvarying topography, sensitive areas, open meadows, a single-family home, detached garages, and a barn.

Next Steps

Review the site analysis and background information with the public, then develop an overall vision with supporting goals and design criteria for each park. Initial concepts will be developed based on feedback received and brought back in front of the City Council, Parks & Recreation Commission, and the public.

FINANCIAL IMPACT:

N/A

OTHER ALTERNATIVES CONSIDERED:

N/A

RELATED CITY GOALS, POLICIES, AND MASTER PLANS:

[2018 Parks, Recreation & Open Space \(PRO\) Plan](#)

An aerial photograph showing a large, dense forested area in the center, surrounded by a residential neighborhood with houses and streets. A large, open, light-colored field is visible in the upper left corner. The title text is overlaid on the top right of the image.

Beaton Hill Park & Big Rock Park South Master Plan

City Council Regular Meeting
April 19, 2022

Sammamish
Parks and Recreation

Purpose (What We Need From You)

Beaton Hill Park

- Hopes, Dreams, Concerns
- Vision

Big Rock Park (BRP) South

- Hopes, Dreams, Concerns
- Vision

Overview: What We Will Be Discussing

1. Introduction
2. Timeline & Project Background
3. Existing Conditions
 - Beaton Hill Park
 - Big Rock Park (BRP) South
4. Discussion
 - Hopes, Dreams, Concerns
 - Vision
5. Next Steps

An aerial photograph of a dense forest with a small, calm body of water in the lower right corner. The image is overlaid with a semi-transparent blue filter.

Introduction

Introduction

2018 PRO Plan Overview

The overall vision for Sammamish's Parks and Recreation system sees parks as an integral part of our healthy and sustainable community by connecting people to nature, play, and culture.

Sammamish Parks & Recreation Goals

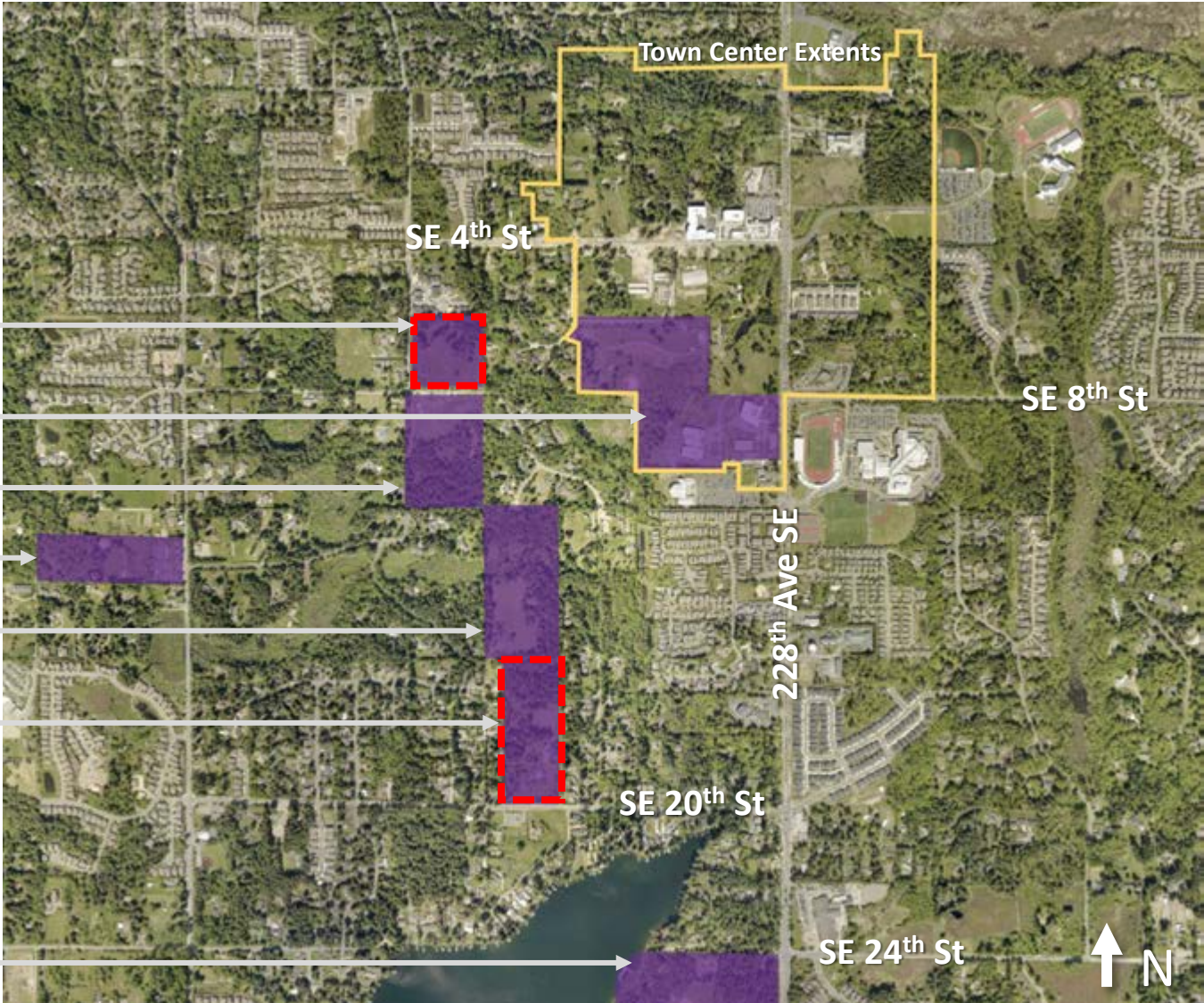
- Conservation of natural resources
- Opportunities to improve health and wellness
- Create social equity in access to parks and recreation for all residents



Introduction

Context Map

- Beaton Hill Park**
- Sammamish Commons
- BRP North
- Ebright Creek Park
- BRP Central
- BRP South**
- Pine Lake Park



An aerial photograph of a landscape, likely a forested area, with a road and some buildings visible. The image is overlaid with a semi-transparent blue filter.

Timeline & Project Background

Timeline & Project Background

Master Plan Process

1. Site Analysis & Project Scoping

- ☒ Evaluate Existing Conditions
- ☒ Complete Site Studies
- ☒ Park Classification
- ☒ Case Studies

2. Community Survey

3. Public Meeting #1

- ☐ Hopes, Dreams, & Concerns
- ☐ Opportunities & Constraints

4. Public Meeting #2 & #3

- ☐ Schematic Concepts
- ☐ Project Goals & Objectives
- ☐ Design Alternatives
- ☐ City Council & Parks Commission Updates
- ☐ Parks & Recreation Commission

5. State Environmental Polity Act (SEPA)

6. Master Plan Adoption



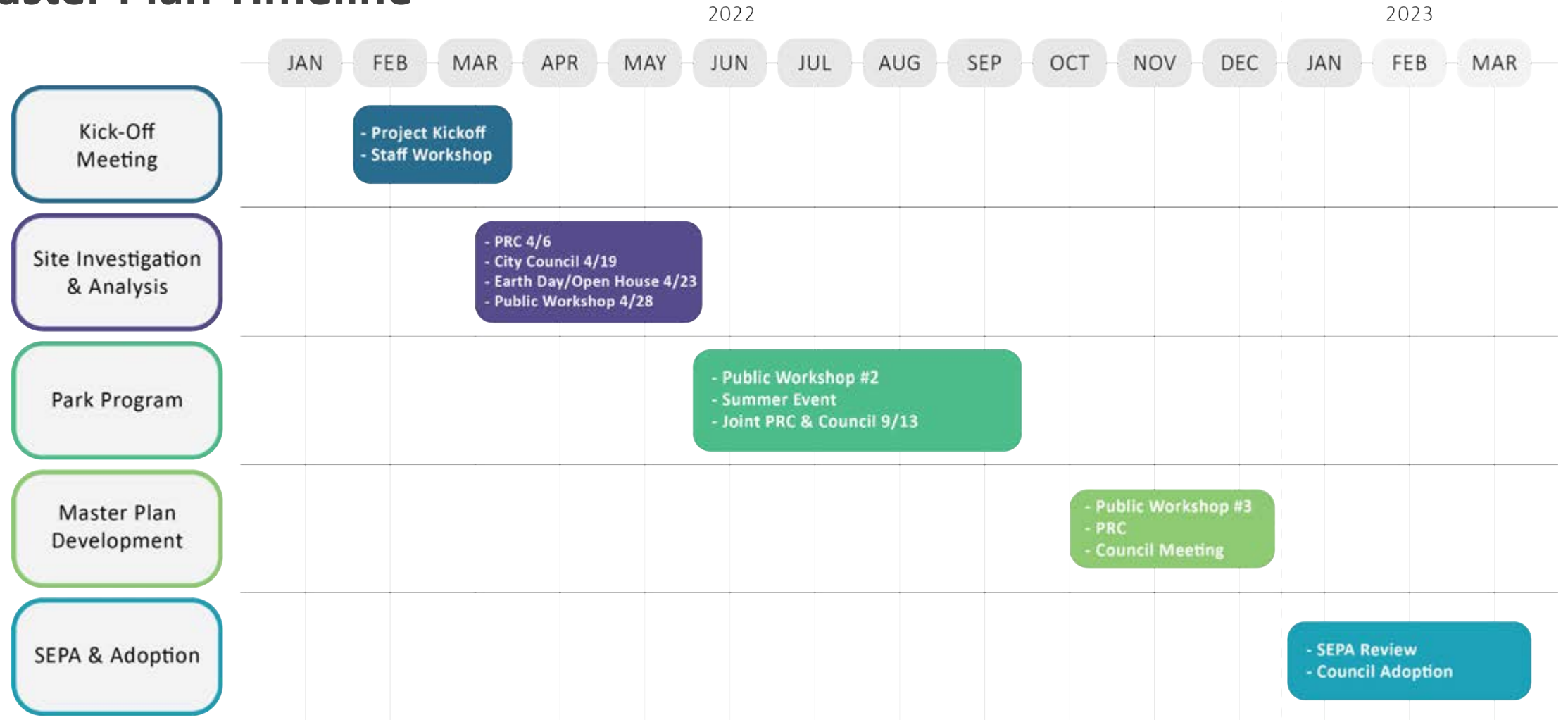
Beaton Hill Park



BRP South

Timeline & Project Background

Master Plan Timeline



Timeline & Project Background

History

Beaton Hill Park (9.32 Acres)

- Fall 2018 – acquired by the City
- Summer 2019 – house demolition completed
- Fall 2019 – City awarded King County CFT funds

Big Rock Park South (15 Acres)

- Fall 2021 – transferred to City





Existing Conditions

Beaton Hill Park

Beaton Hill Park

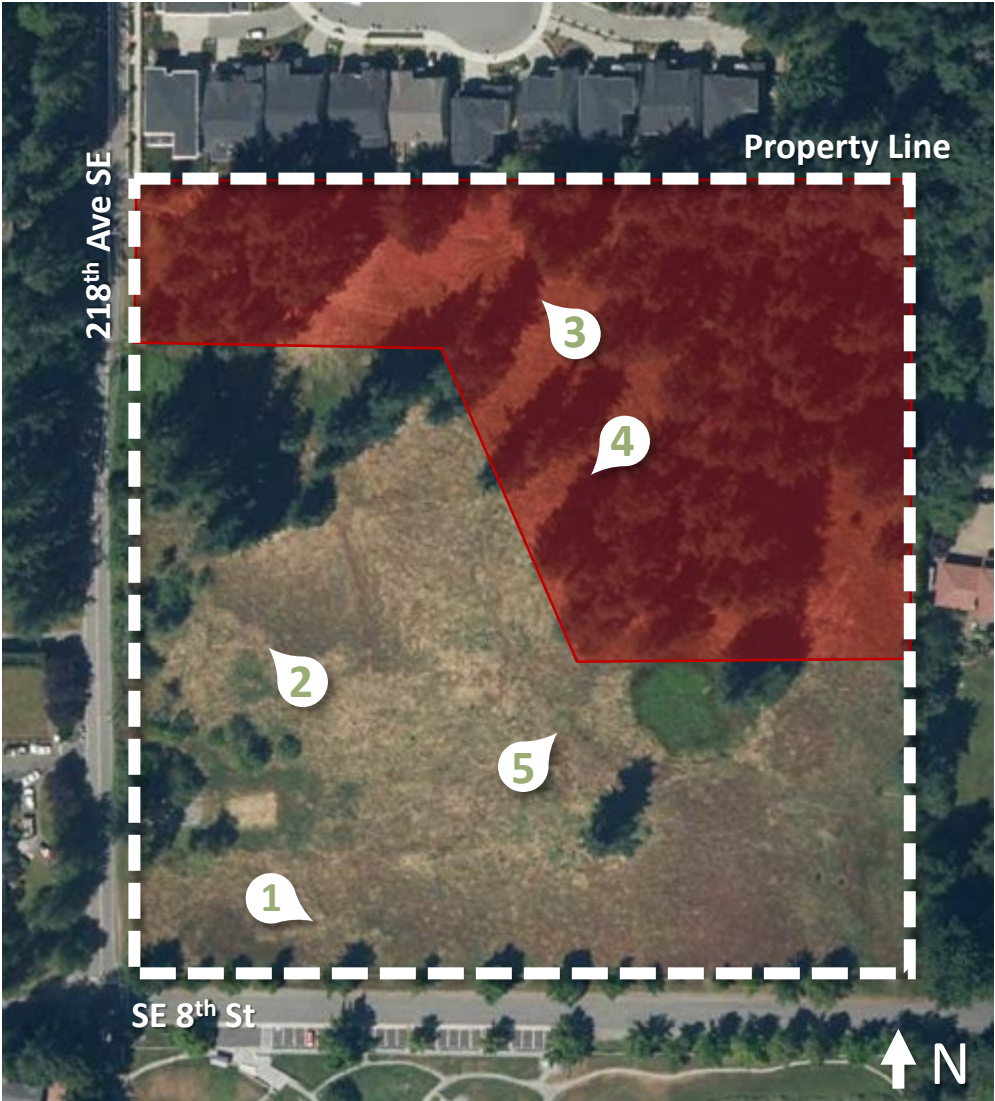
Existing Features

- Sensitive Areas
- Mature Tree Canopy
- Vacant



Beaton Hill Park

Site Character



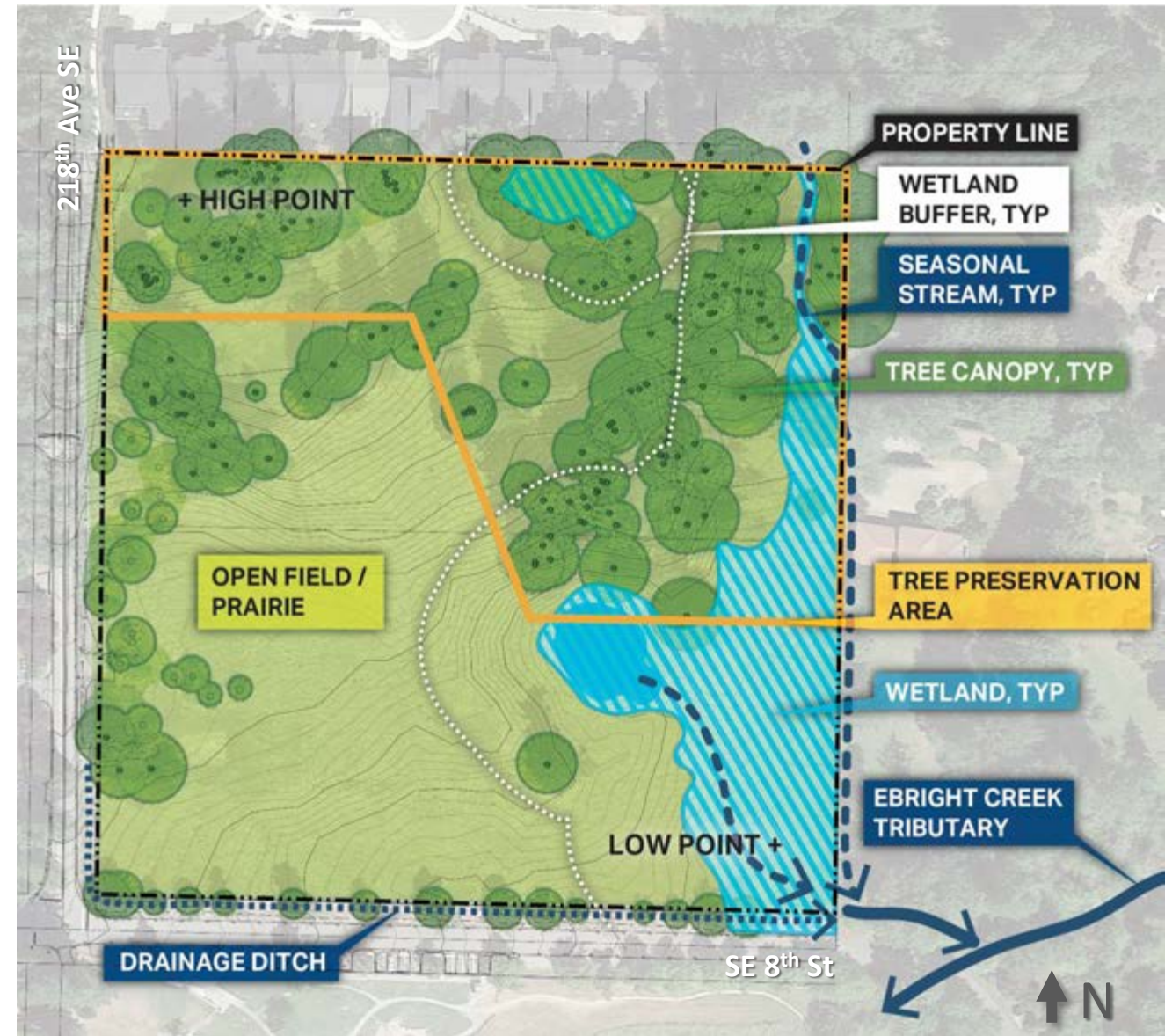
General Opportunities & Constraints

Opportunities

- Site history
- Ecology
- View corridors
- Connections
- topography

Constraints

- Accessibility
- Stream / wetland buffers
- Tree preservation area





Existing Conditions

BRP South

BRP South

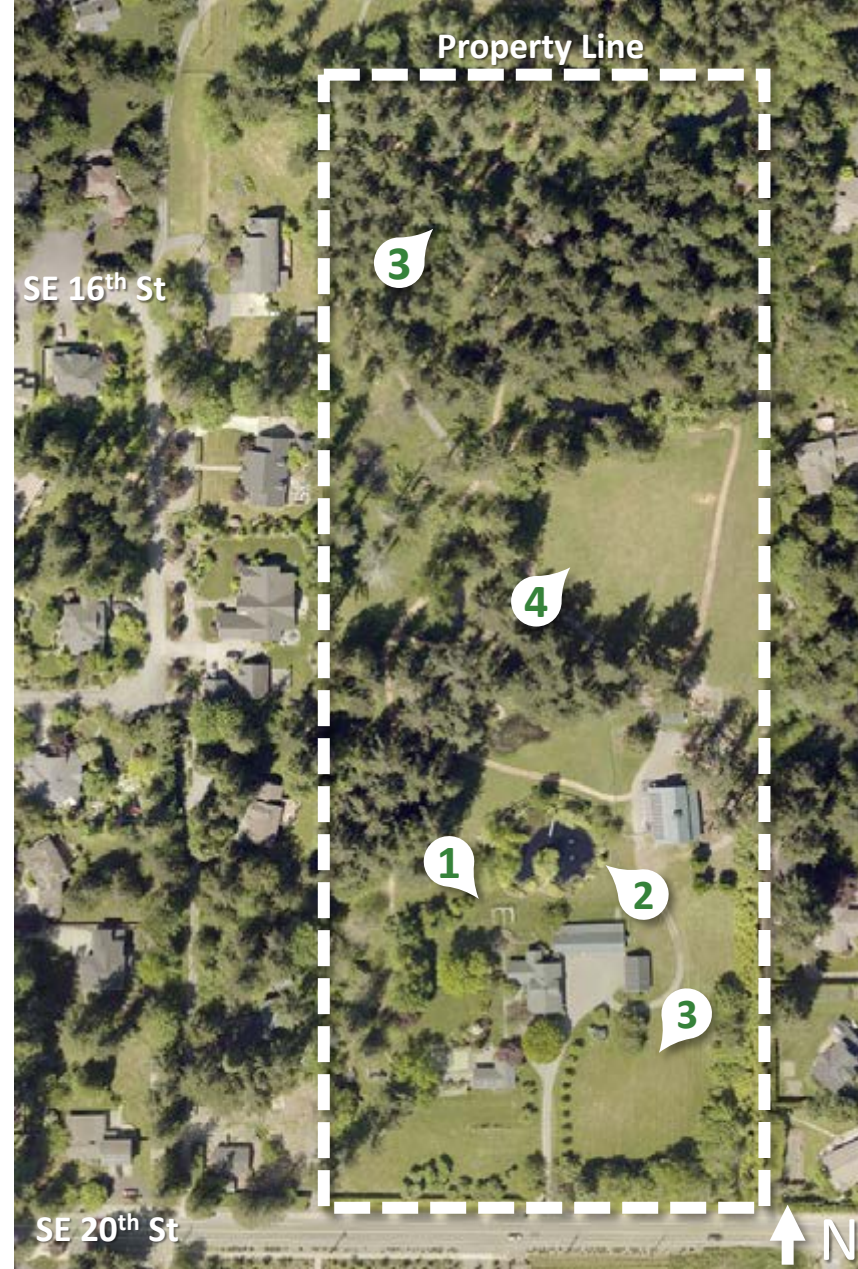
Existing Features

- Sensitive Areas
- Mature Tree Canopy
- Trails
- Structures (5)



BRP South

Site Character



BRP South

Site Structures



BRP South

General Opportunities & Constraints

Opportunities

- Connections
- Site history
- Re-use of existing buildings
- Existing pond/gardens
- Existing trails

Constraints

- Wetland buffers
- Visibility from street / sidewalk
- Site hydrology / seasonal flooding
- Mature tree canopy



An aerial photograph of a dense forest with a small, irregularly shaped body of water in the upper left quadrant. The image is in a monochromatic blue-green color scheme.

Discussion

Discussion

- What are your hopes, dreams, and concerns for **Beaton Hill Park**?
- What are your hopes, dreams, and concerns for **Big Rock Park South**?

Discussion

- What is one word or phrase to describe your **vision** for the future of **Beaton Hill Park**?
- What is one word or phrase to describe your **vision** for the future of **Big Rock Park South**?



Next Steps

Next Steps

Hopes, Dreams, and Concerns

- Online Community Survey (April 22 – May 13)
- Earth Day Booth & Open House at BRP South (April 23)
- Virtual Public Workshop (April 28)

Park Program (Design Alternatives)

- Online Community Survey (July / August)
- Public Workshop (July / August)
- Joint City Council & PRC Meeting (September 13)





Thank You!



Beaton Hill Park & Big Rock Park South Master Plan

City Council Meeting Minutes

Meeting #1 Hopes, Dreams & Concerns

Tuesday, April 19, 2022

BEATON HILL PARK

Hopes & Dreams

- Walking access along 218th
- Walking trails
- Passive use in northern half x3
- Natural amphitheaterx4
- Sports field x2
 - Soccer field, practice field, modified layouts
- Sensitivity to critical areas and associated buffers
- Off-leash dog area x2
- Unique identity or feature
- Welcoming x2
- Preserve wild/natural character
- Trout ponds
- Play structure
 - “where the wild things are”

Concerns

- Parking x2
- Water
- Tree retention

Site Specific Vision

- Pastoral
- Wild
- Welcoming
- Connectedness/connectivity
- String of jewels
- Gateway
- Surprise around the corner



BIG ROCK PARK SOUTH

Hopes & Dreams

- Inclusivity
- Access
- Passive
- Educational x2
- Greenhouse x2
- Botanical garden
- Maintain as many trails as possible
 - Trail features
- Off-leash dog area
- Story recordings/audio or Donor's history on-site
- Exploratory
- Re-use structures x2
 - Community use (meeting spaces)
 - Storage
 - House as a venue (like Beaver Lake Lodge)
- Preserve chicken coop
- Structures (groundskeeper)
- Preserve character/feeling of property

Concerns

- Don't want to lose amenities because of parking
- Safe access to the site (pedestrians)
- House
 - Unique element, how character changes
 - ADA retrofits
 - Basement flooding
 - Operational maintenance
- Cost of maintenance/development/retrofit

Site Specific Vision

- Continuity/expansion of BRP parcels
- Multigenerational, buzzing with activity, use of spaces
- Exchange
- Traverse
- Flow x2
- Magnet (home base, starting point)
- Educational
- fun

Agenda Bill

Parks and Recreation Commission Regular Meeting
July 20, 2022



SUBJECT:	Beaton Hill Park & Big Rock Park South Master Plan Discussion - Programming and Concept Alternatives		
DATE SUBMITTED:	July 08, 2022		
DEPARTMENT:	Parks, Recreation & Facilities		
NEEDED FROM COMMISSION:	<input type="checkbox"/> Action <input checked="" type="checkbox"/> Direction <input type="checkbox"/> Informational		
RECOMMENDATION:	Review and provide input on programming and concept alternatives for the master plan development.		
EXHIBITS:			
BUDGET:			
Total dollar amount	\$275,000	<input checked="" type="checkbox"/>	Approved in budget
Fund(s)	Parks Capital Improvement Fund	<input type="checkbox"/>	Budget reallocation required
		<input type="checkbox"/>	No budgetary impact
WORK PLAN FOCUS AREAS:			
<input type="checkbox"/>	Transportation	<input type="checkbox"/>	Community Safety
<input checked="" type="checkbox"/>	Communication & Engagement	<input type="checkbox"/>	Community Livability
<input type="checkbox"/>	High Performing Government	<input checked="" type="checkbox"/>	Culture & Recreation
<input checked="" type="checkbox"/>	Environmental Health & Protection	<input type="checkbox"/>	Financial Sustainability

NEEDED FROM COMMISSION:

Beaton Hill Park & Big Rock Park South Master Plan Discussion - Programming and Concept Alternatives

KEY FACTS AND INFORMATION SUMMARY:

The purpose of this discussion is to review and provide input on park programming and concept alternatives for the master plan development of Beaton Hill Park and Big Rock Park South.

Summary

Beaton Hill Park and Big Rock Park South are centrally located within the City's core. The City acquired Beaton Hill Park in fall 2018. Since then, the only work done at this site has been the demolition of the family residence and accessory structures. Beaton Hill Park is located directly north of the three Big Rock Park properties (North, Central, and South) and is currently closed to the public. Big Rock Park South (Site C) was transferred to the City in November 2021 and is the final property of a phased land donation agreement.

Prior to commencing extensive development or improvement on City parkland, a master plan is completed by following the City adopted master plan process. The intent in following this process is to look at the parkland in a comprehensive manner, utilizing a process that involves the entire community. A goal of the consolidated master planning process for Beaton Hill Park and Big Rock Park South is to prepare plans that integrate with Big Rock Park North and Central for the purpose of providing a cohesive group of parks within the City's core.

Master Plan Phase I:

The first set of meetings were held in April 2022 with the City Council, Parks & Recreation Commission, and the community, to solicit input on hopes, dreams, and concerns related to the master plans. One survey was prepared for the public as part of this first phase. Please note that the survey was not statistically valid. The vision and programming survey for the public had 184 participants.

A total of six concept alternatives have been prepared, three concepts for each park. Park planning staff will present a summary of the first virtual public workshop, online public survey results, project goals, and discuss programming and concept alternatives in further detail at the July 20, 2022 Parks & Recreation Commission Meeting. At that time, the Parks & Recreation Commission will be asked to provide input on programming and concept alternatives for the master plan development. This information will be used, in conjunction with input received from City Council, City staff and the public, to assist with the development of a preferred master plan alternative.

Master Plan Process:

A twelve to eighteen-month effort is anticipated for the master plan process which will include public involvement, with participation from the community at large, City staff, Parks & Recreation Commission, City Council, and community stakeholders. The intent of a consolidated approach for the master plans is to undergo a collective kick-off and public engagement effort to facilitate community introductions and discussions, as well as a collective department and city review. That said, individual master plan reports will be prepared for each park. The master plan process will consist of three phases as described below:

Phase 1 Site Investigation and Analysis (Complete)

Evaluate existing site conditions, identify sensitive areas, complete site studies, and develop an overall understanding of the site. During this initial phase, a community survey will be prepared to assist with the development of initial park concepts.

Phase 2 Park Program

The first public meeting will be held to present site analysis and provide the community an opportunity to share their hopes, dreams and concerns for the park. Following the first public meeting, a community survey will be published. Based upon the results of site analysis, community survey, City staff input, technical input and initial public input, a preliminary park design program will be developed that details proposed uses, design character and criteria.

Phase 3 Master Plan Development

Two to three Master Plan alternatives will be prepared for each park, based upon the approved design program. This will include a narrative that summarizes the existing conditions, design alternatives, cost implications and regulatory criteria, and identifies issues which will require further study at the next stage of project development.

Based upon feedback from the community, Parks & Recreation Commission, and City Council, the alternatives will be revised in to one preferred Master Plan alternative with a cost estimate. The final deliverable will be a Master Plan Report for each park, with final project drawings and narrative, project process, project phasing scenarios, and phase costs.

Timeline:

- Parks & Recreation Commission Meeting #1: April 6, 2022 (Complete)
- City Council Meeting #1: April 19, 2022 (Complete)
- Public Meeting #1: April 28, 2022 (Complete)
- **Public Meeting #2: July 27, 2022**
- **Joint City Council/Parks & Recreation Commission Meeting #2: September 20, 2022**
- **Parks & Recreation Commission Meeting #3: November / December 2022**
- **City Council Meeting #3: January 2023**

Project Background

Beaton Hill Park is located approximately half a mile west of Sammamish City Hall in the heart of the City and just south of the future Town Center. The park is comprised of two parcels that were purchased by the City in fall 2018 in an effort to preserve open space in a rapidly densely developing area in the City; it is named for the family that owned the farmstead for over 80 years. The vacant land totals 9.36 acres and has mature trees, rolling topography, open meadows, three wetlands, and a seasonal stream. The City was awarded a King County Conservation Futures Grant as a reimbursement for approximately 4 acres of the site, which will be designated for permanent conservation.

Big Rock Park South is the third and final property of a 51-acre phased land donation agreement located in the center of the City. The first two parcels, Big Rock Park North and Central, opened to the public in 2016 and 2021. The property was transferred to the City in November 2021. Like the conditions placed on the previous two parcels, this park will facilitate a variety of low impact active and passive activities that may include nature trails, open space, and passive sports meadows. There are a few existing structures on this parcel. Restrictions were put in place to preclude development of new structures exceeding 2,500 square feet to support the development of the park in a manner that preserves the site's natural beauty. The 15 acres that make up this property include dense forest cover, meandering trails that navigate relatively unvarying topography, sensitive areas, open meadows, a single-family home, detached garages, and a barn.

Next Steps

Review the programming and concept alternatives with the public, publish the second community survey, and present the programming and concept alternatives with preliminary community survey results at the September 20, 2022 City Council and Parks & Recreation Commission Joint Meeting. A preferred master plan alternative will be developed for each park over the fall, based on feedback received from the community, Parks & Recreation Commission, and City Council.

FINANCIAL IMPACT:

N/A

OTHER ALTERNATIVES CONSIDERED:

N/A

RELATED CITY GOALS, POLICIES, AND MASTER PLANS:

[2018 Parks, Recreation and Open Space \(PRO\) Plan](#)

An aerial photograph showing a large, dense forested area in the center, surrounded by a residential neighborhood with houses and roads. The forest appears to be a park or a natural area. The title text is overlaid on the top right of the image.

Beaton Hill Park & Big Rock Park South Master Plan

Parks & Recreation Commission Meeting
July 20, 2022

Purpose (What We Need From You)

Input on Programming and Concept Alternatives

- **Beaton Hill Park**
- **Big Rock Park (BRP) South**

Overview: What We Will Be Discussing

1. Introduction
2. Timeline & Project Background
3. Existing Conditions
4. Outreach Summary
5. Project Goals
6. Programming & Concept Alternatives
7. Discussion
8. Next Steps

An aerial photograph of a dense forest with a small, irregularly shaped body of water in the lower right corner. The image is in a monochromatic blue-green color scheme.

Introduction

Introduction

2018 PRO Plan Overview

The overall vision for Sammamish's Parks and Recreation system sees parks as an integral part of our healthy and sustainable community by connecting people to nature, play, and culture.

Sammamish Parks & Recreation Goals

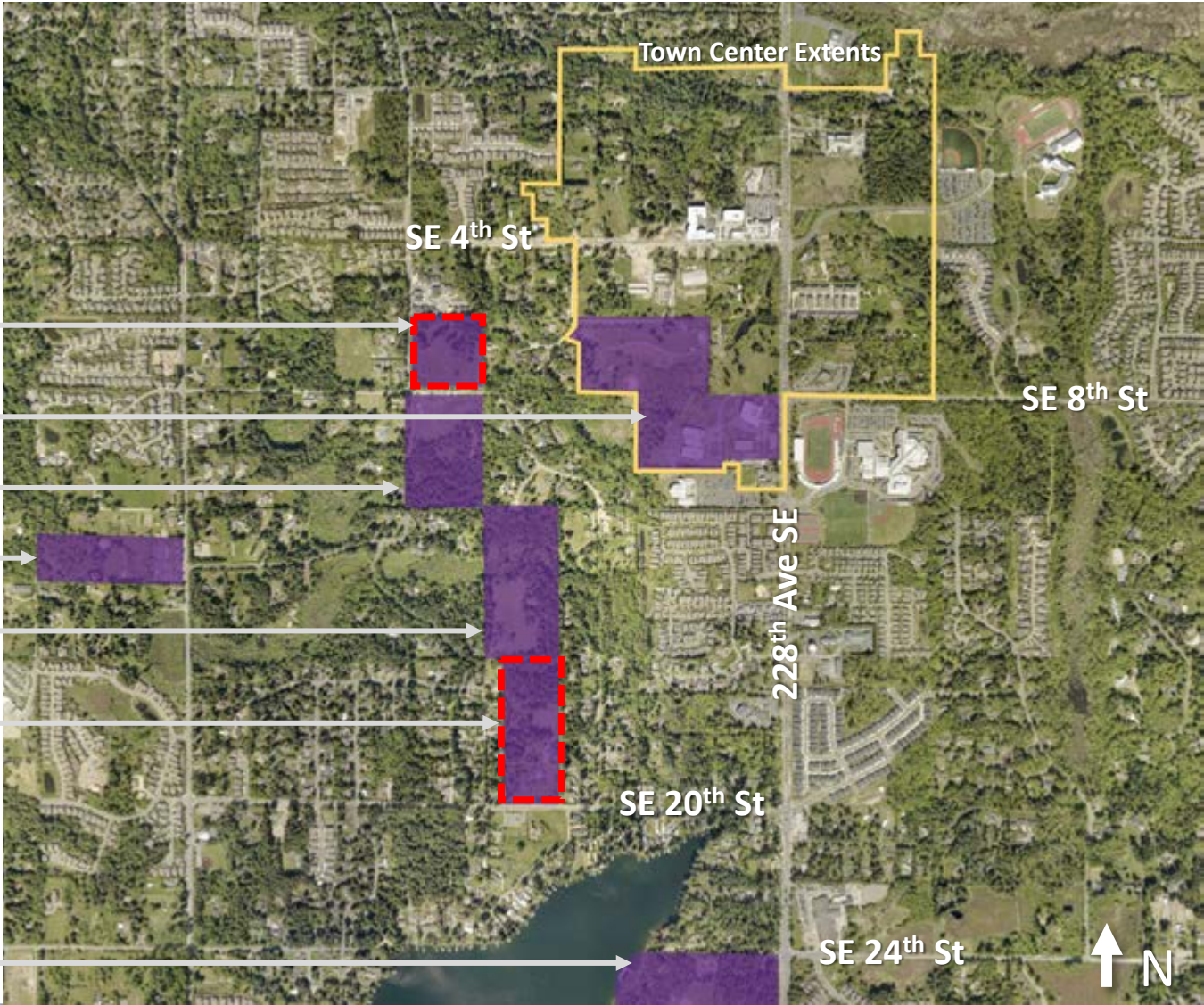
- Conservation of natural resources
- Opportunities to improve health and wellness
- Create social equity in access to parks and recreation for all residents



Introduction

Context Map

- Beaton Hill Park**
- Sammamish Commons
- BRP North
- Ebright Creek Park
- BRP Central
- BRP South**
- Pine Lake Park



An aerial photograph of a landscape, likely a forested area with some cleared land and buildings visible in the distance. The image is overlaid with a semi-transparent blue filter.

Timeline & Project Background

Timeline & Project Background

Master Plan Process

1. Site Analysis & Project Scoping

- ☒ Evaluate Existing Conditions
- ☒ Complete Site Studies
- ☒ Park Classification
- ☒ Case Studies

2. Community Survey

3. Public Meeting #1

- ☒ Hopes, Dreams, & Concerns
- ☒ Opportunities & Constraints

4. Public Meeting #2 & #3

- ☒ Schematic Concepts
- ☒ Project Goals & Objectives
- ☐ Design Alternatives
- ☐ City Council and Parks & Recreation Commission Updates

5. State Environmental Policy Act (SEPA)

6. Master Plan Adoption



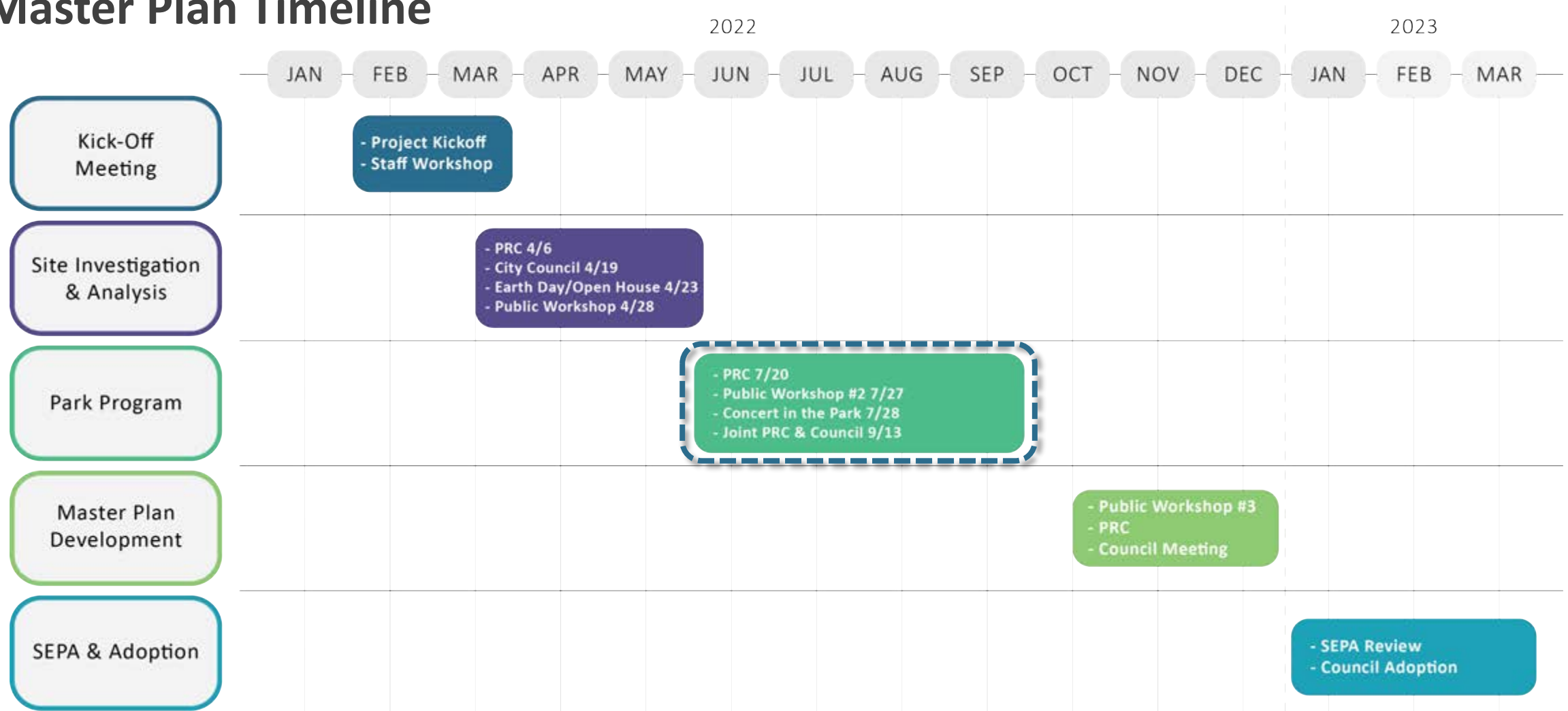
Beaton Hill Park



BRP South

Timeline & Project Background

Master Plan Timeline



Timeline & Project Background

History

Beaton Hill Park (9.32 Acres)

- Fall 2018 – acquired by the City
- Summer 2019 – house demolition completed
- Fall 2019 – City awarded King County CFT funds

Big Rock Park South (15 Acres)

- Fall 2021 – transferred to City



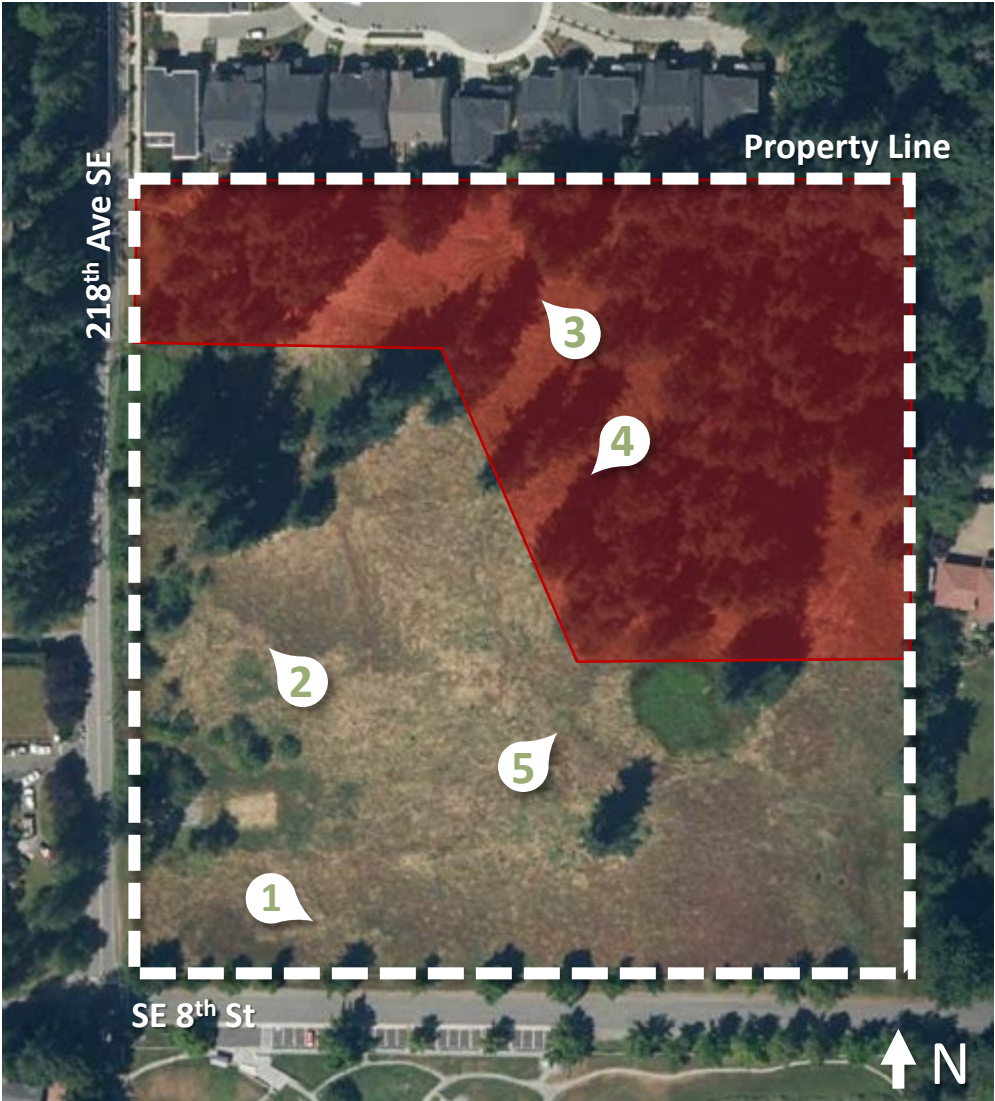


Existing Conditions

Beaton Hill Park

Beaton Hill Park

Site Character



Beaton Hill Park

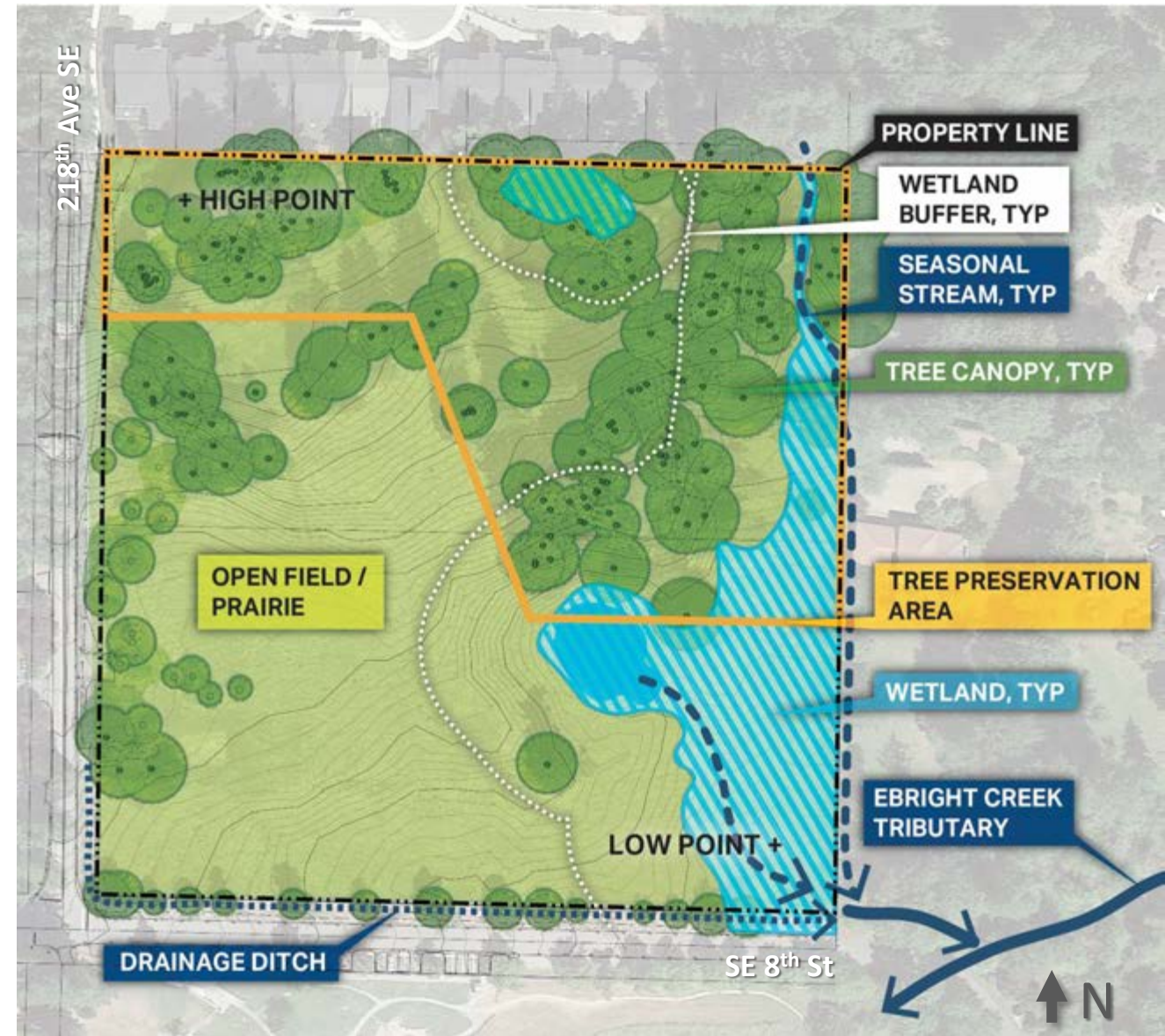
General Opportunities & Constraints

Opportunities

- Site history
- Ecology
- View corridors
- Connections
- topography

Constraints

- Accessibility
- Stream / wetland buffers
- Tree preservation area



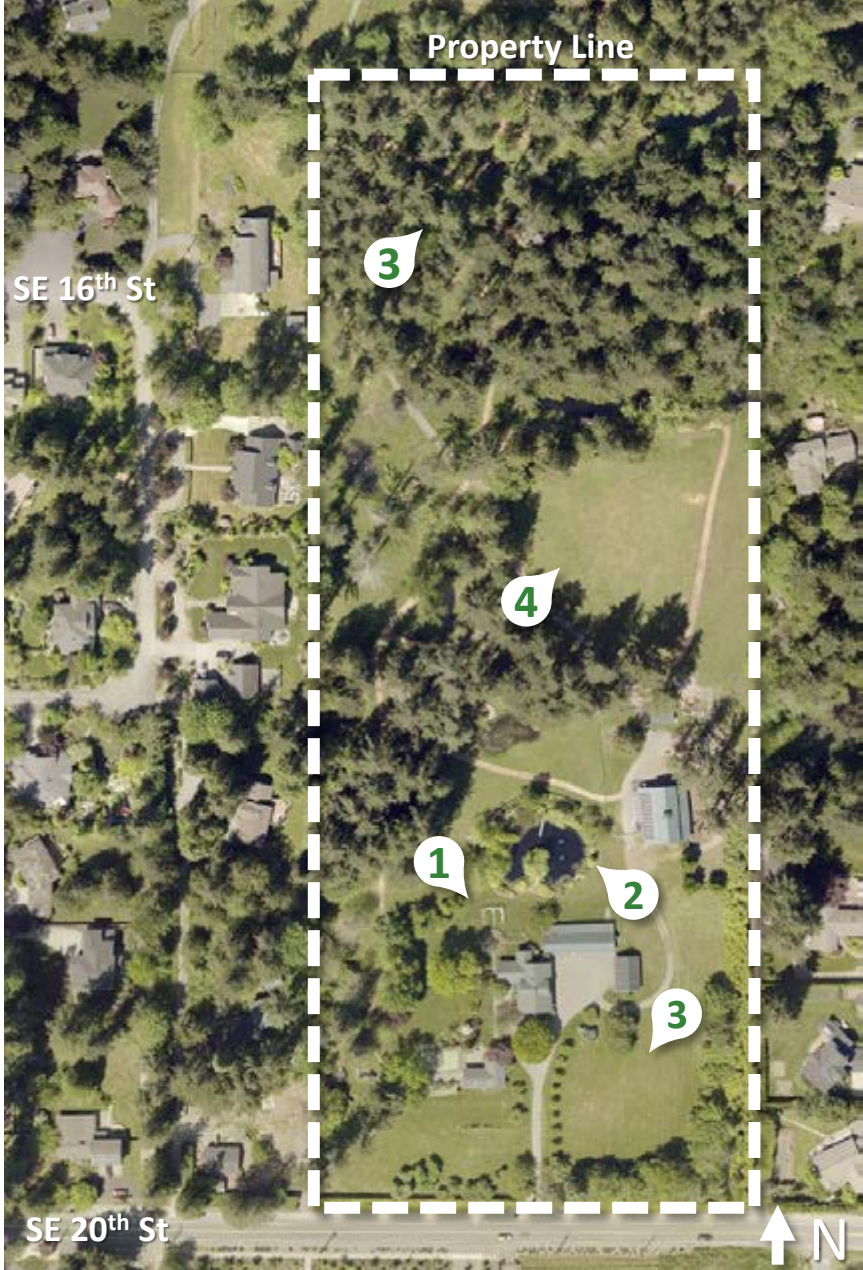
An aerial photograph of a landscape, likely a forested area, with a road and some buildings visible. The image is overlaid with a semi-transparent blue filter.

Existing Conditions

BRP South

BRP South

Site Character



BRP South

Site Structures



BRP South

General Opportunities & Constraints

Opportunities

- Connections
- Site history
- Re-use of existing buildings
- Existing pond/gardens
- Existing trails

Constraints

- Wetland buffers
- Visibility from street / sidewalk
- Site hydrology / seasonal flooding
- Mature tree canopy



An aerial photograph of a forested area with a small building and a road, overlaid with a semi-transparent blue filter.

Outreach Summary

Outreach Summary

Earth Day, Open House & Virtual Workshop

- Earth Day Event & Open House – April 23, 2022
- Virtual Public Workshop – April 28, 2022

Hopes & Dreams

- Gardens (native, pollinator, edibles)
- Play (playgrounds, natural play, outdoor exercise)
- Outdoor education & signage
- Trails & connections to other parks/neighborhoods
- Gathering space (senior, youth, event)
- Active recreation (pickleball, disc golf, tennis, fishing)
- Passive recreation (respite, natural beauty)
- Off-leash dog park



Earth Day Event

Virtual Workshop Live Poll

disc golf peapatch botanical gardens
pitch and putt golf
community fundraising
plant nursery
botanical garden
childrens wilderness educ
pickle ball peapatches
zip lines climbing walls
rental for small gathering

Outreach Summary

Community Survey #1

184

Survey
Participants

20% live within ½ mile of the parks

68% live in Sammamish

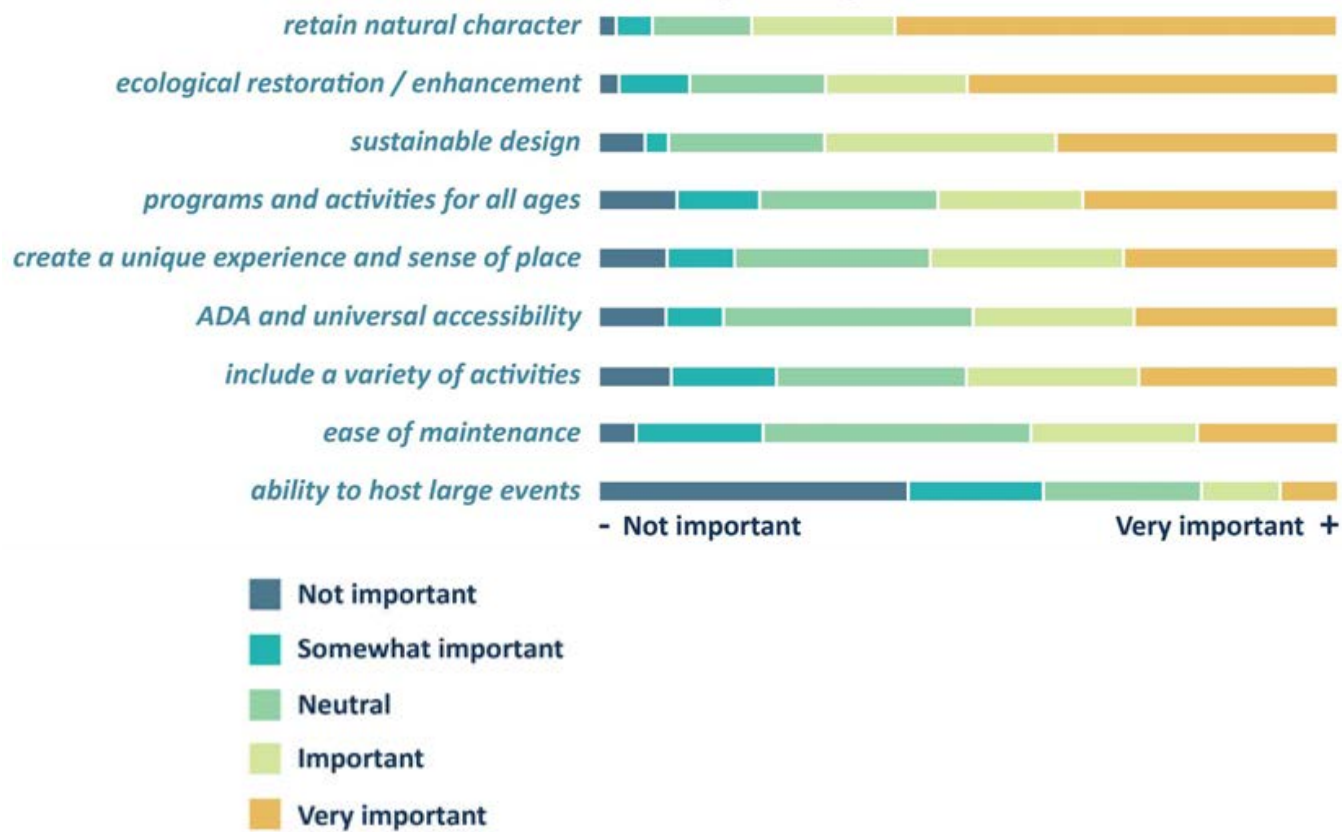
What do you like most about the existing Big Rock Parks?



Outreach Summary

Community Survey #1 – Guiding Principles

Guiding Principles



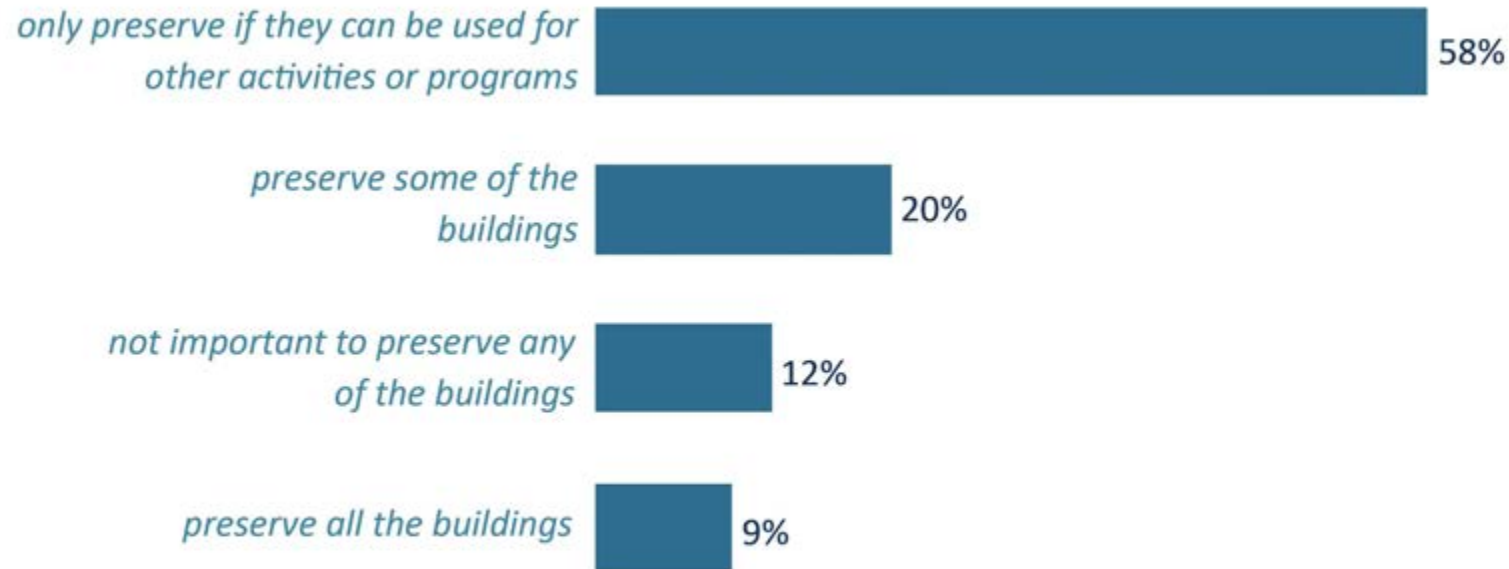
What other guiding principles are important?



Outreach Summary

Community Survey #1 – Building Preservation

Should we preserve the existing buildings at BRP South?



If only some are preserved, the **BARN** and **POOL HOUSE** ranked as highest priority for preservation

The background of the slide is a blue-tinted aerial photograph of a landscape. It shows a dense forest of trees, with some cleared areas and buildings visible in the distance. The image is split horizontally, with the top half showing a more open area with buildings and the bottom half showing a denser forest.

Project Goals

Project Goals

The **Beaton Hill Park** and **Big Rock Park** system serves as an oasis of nature in the city. The master plans for each park should:

- Continue to be the **place of respite**, contemplation, and exploration of the natural environment it is today, protected for future generations.
- **Connect, educate, and inspire** people of all ages and abilities to discover more about each other and our surroundings.
- Provide **safe access to everyone** of all abilities to the amazing places and experiences throughout the parks.
- Allow everyone the **flexibility** to be active or passive in how they choose to recreate, providing opportunities for both in a way that respects and fits into the context of the site.

An aerial photograph of a landscape, likely a forested area with some cleared land and buildings visible in the distance. The image is overlaid with a semi-transparent blue filter.

Programming Alternatives

Programming Alternatives – Play

Universal Play

Features for all ages and abilities – often combination of plazas, play, nature & art elements



Hillside Play

Play integrated into hillside terrain – natural & traditional elements



Programming Alternatives – Play

Whimsical Play

Play that creates sense of place, natural wonder & unique experience – natural or traditional features



Play Nodes

Explorative play for all age groups along trails – natural, sculptural or traditional features



Programming Alternatives – Site

Picnic Shelters



Amphitheater



Open Lawn



Programming Alternatives – Site

Disc Golf



Pickleball Courts



Off-leash Dog Area



Programming Alternatives – Site

Native Gardens



Sensory Gardens



Pollinator Gardens



P-Patch



Programming Alternatives – BRPS Buildings

Pool House



Barn – Events



Barn – Recreation



Programming Alternatives – BRPS Buildings

Residence – Main Floor

Small comm. gatherings, meetings, classes & events



Old Garage

Re-use / re-build for use as picnic shelter



The background of the slide is a faded, blue-tinted aerial photograph. It shows a dense forest of trees, with some cleared areas and buildings visible in the upper right and lower right portions of the image.

Concept Alternative 1

Gradient of Activities

Concept Alternative 1

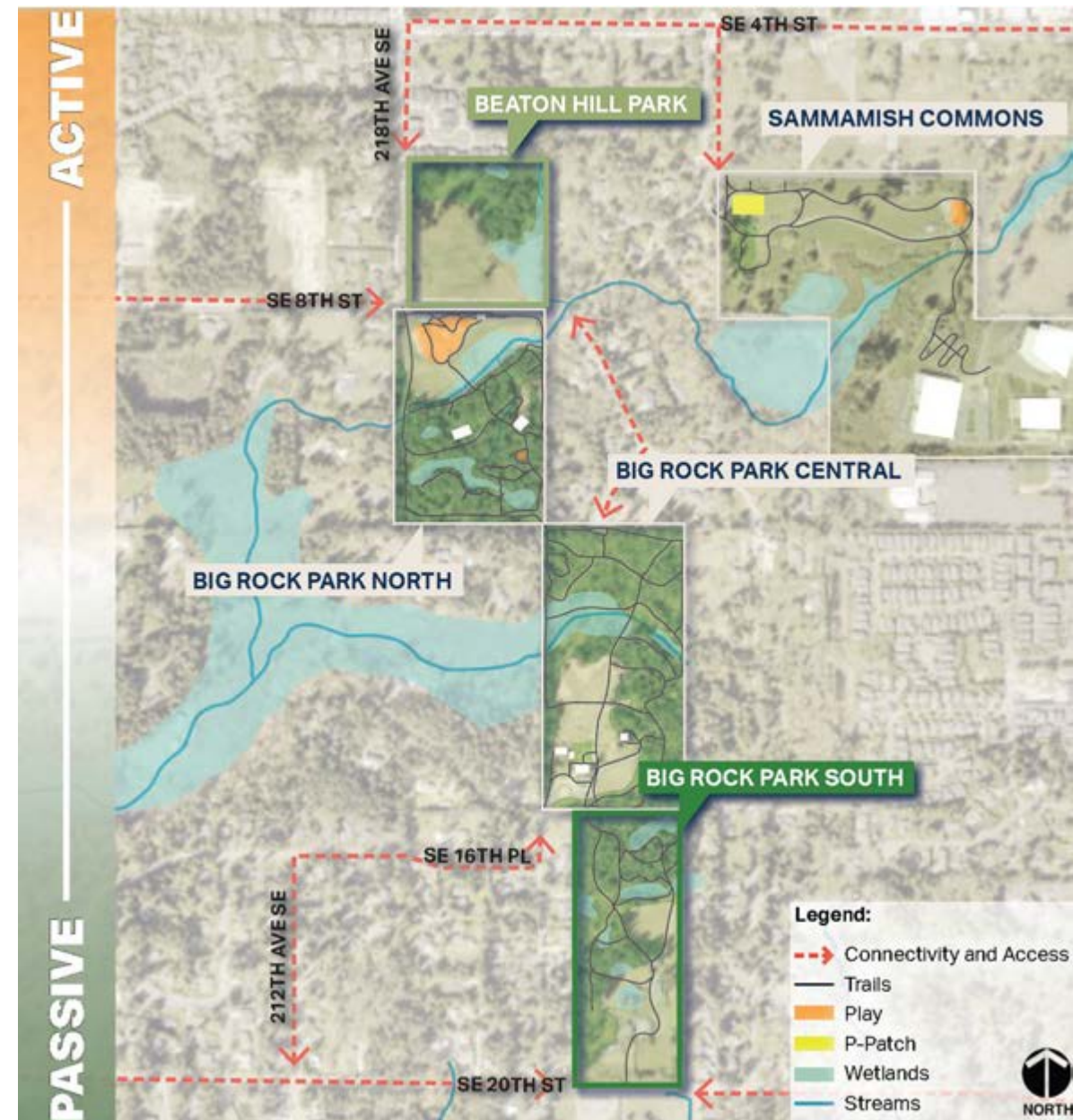
Gradient of Activities

Beaton Hill Park

- More active with flexible open lawn & hillside play
- Provides passive activities through natural trails & picnicking
- Educational elements throughout trails focusing on ecological features, park history

Big Rock Park South

- Passive engagement with nature
- Garden walks, nature trails & picnicking
- Educational elements throughout trails focusing on ecological features, park history



Beaton Hill Park

Gradient of Activities

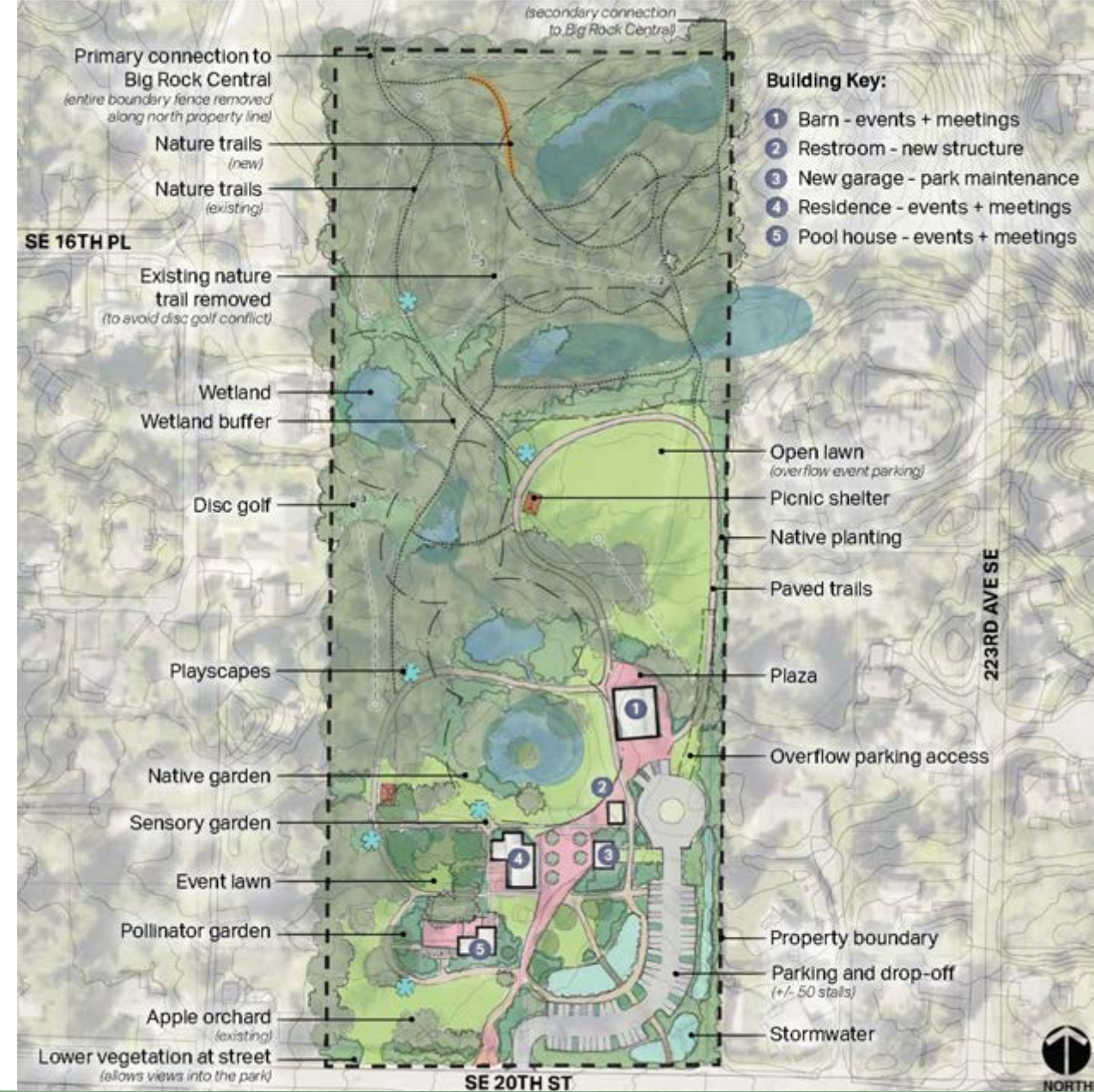
- Flexible open lawn
- Hillside play
- P-Patch
- Picnic shelters & gathering areas
- Natural drainage approach to stormwater
- Wetland enhancements
- 2 parking areas



BRP South

Gradient of Activities

- Expanded trail network
- Native, pollinator & sensory gardens
- Playscapes along trail system
- Disc golf course
- Old garage removed
- Picnic shelters & gathering areas
- Open lawn for variety of activities
- Wetland enhancements



BRP South

Gradient of Activities

1. Barn – events & meetings
2. Restroom – new structure
3. New Garage – park maintenance
4. Residence – events & meetings
5. Pool House – events & meetings





Concept Alternative 2 Whimsy & Discovery

Concept Alternative 2

Whimsy & Discovery

- Elements whimsy & discover woven throughout **Beaton Hill Park** & **Big Rock Park** system
 - Play nodes, art, natural elements
- Trails act as connecting thread between elements in the parks
- Educational elements throughout trails focusing on ecological & natural features



Beaton Hill Park

Whimsy & Discovery

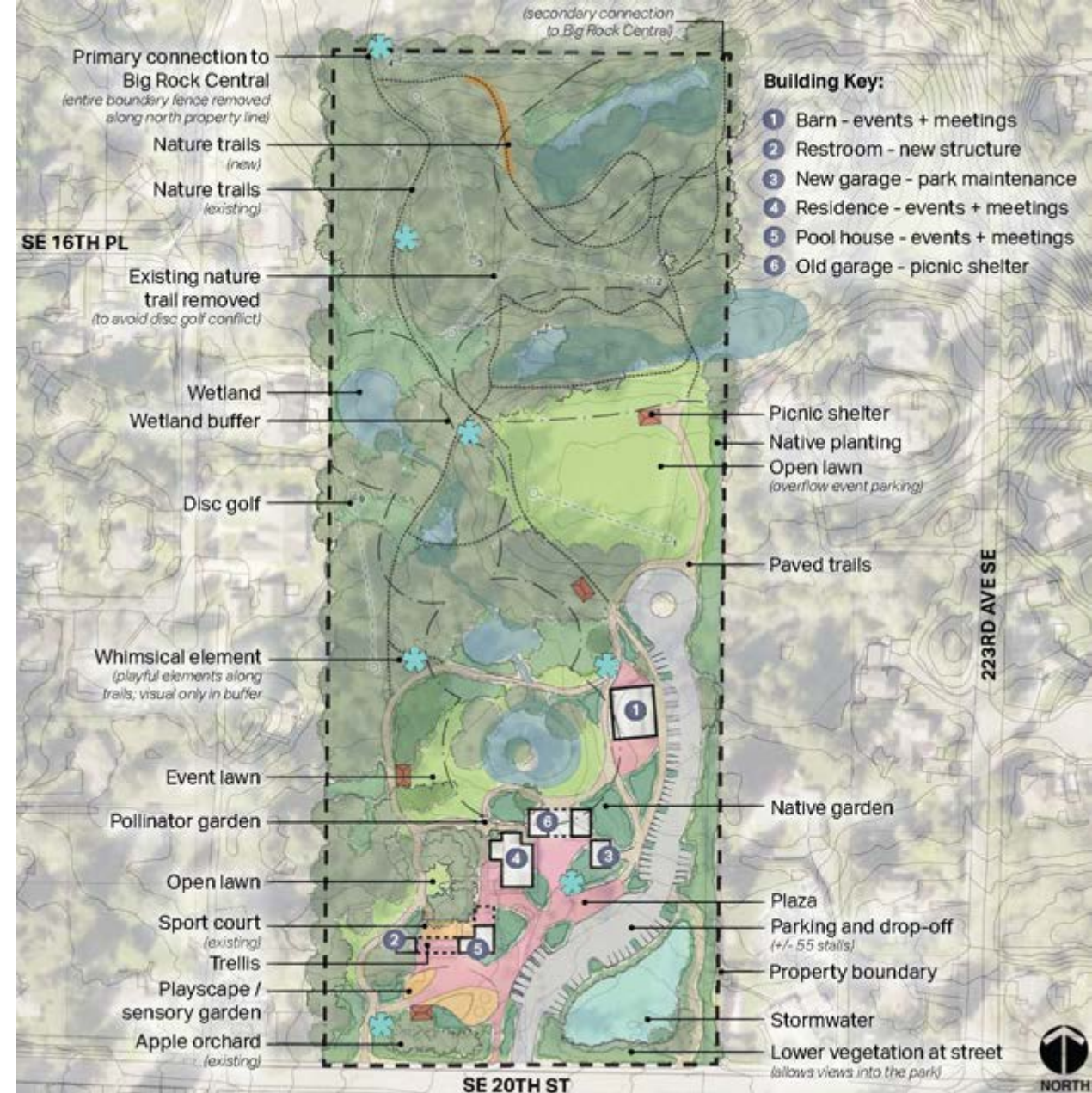
- Universal play area
- Whimsical elements along trails (play, art, etc.)
- Amphitheater
- Pickleball courts (2)
- Picnic shelters & gathering areas
- Wetland enhancements
- 3 parking areas



BRP South

Whimsy & Discovery

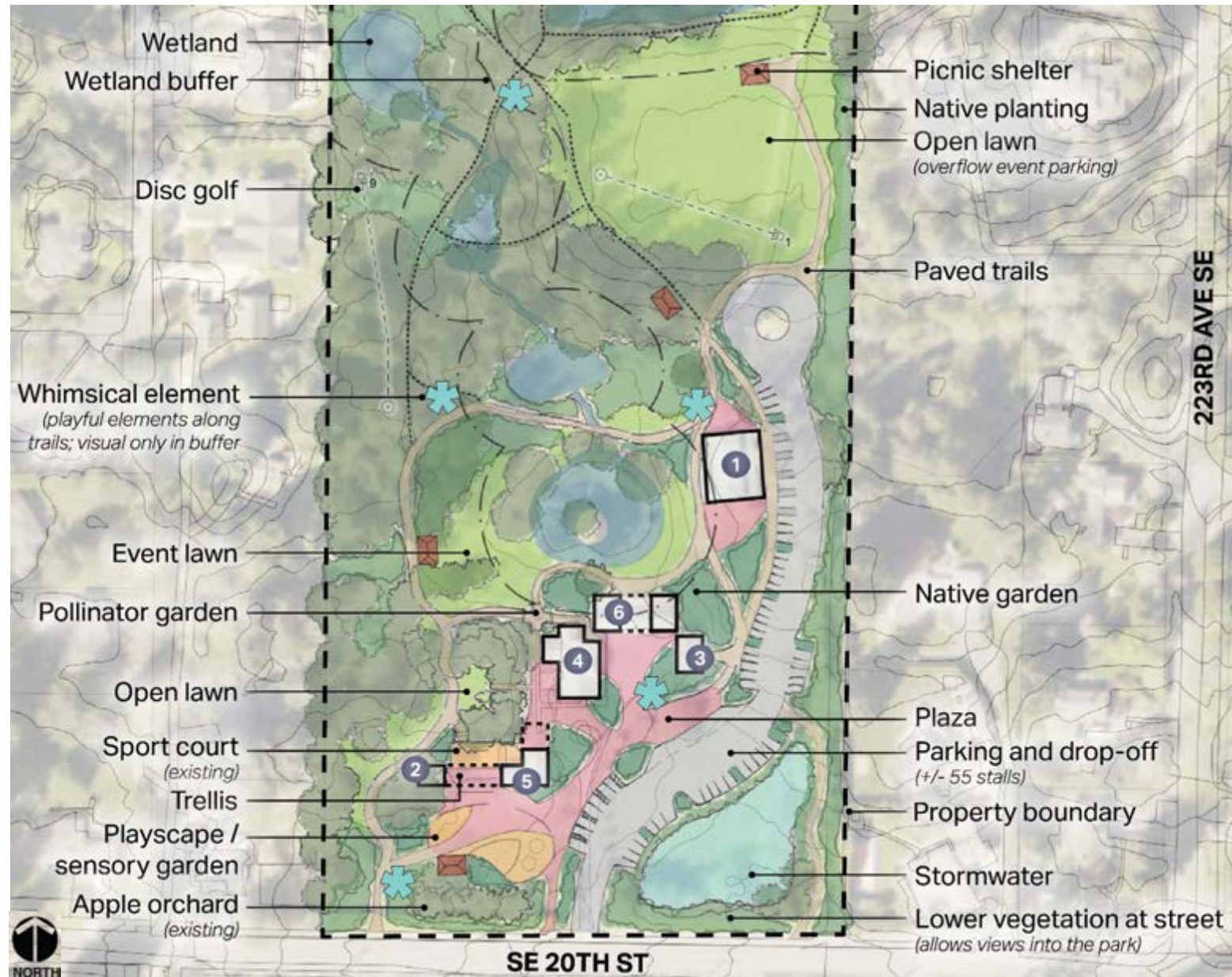
- Expanded trail network
- Native, pollinator & sensory gardens
- Whimsical elements along trails (play, art, etc.)
- Disc golf course
- Existing sports court repurposed
- All structures remain/repurposed
- Open lawn for variety of activities
- Wetland enhancements



BRP South

Whimsy & Discovery

1. Barn – events & meetings
2. Restroom – new structure
3. New Garage – park maintenance
4. Residence – events & meetings
5. Pool House – events & meetings
6. Old Garage – picnic shelter



The background of the slide is a faded, blue-tinted aerial photograph. It shows a dense forest of trees, with some cleared areas and buildings visible in the upper right and lower right corners. A road or path runs through the lower right portion of the image.

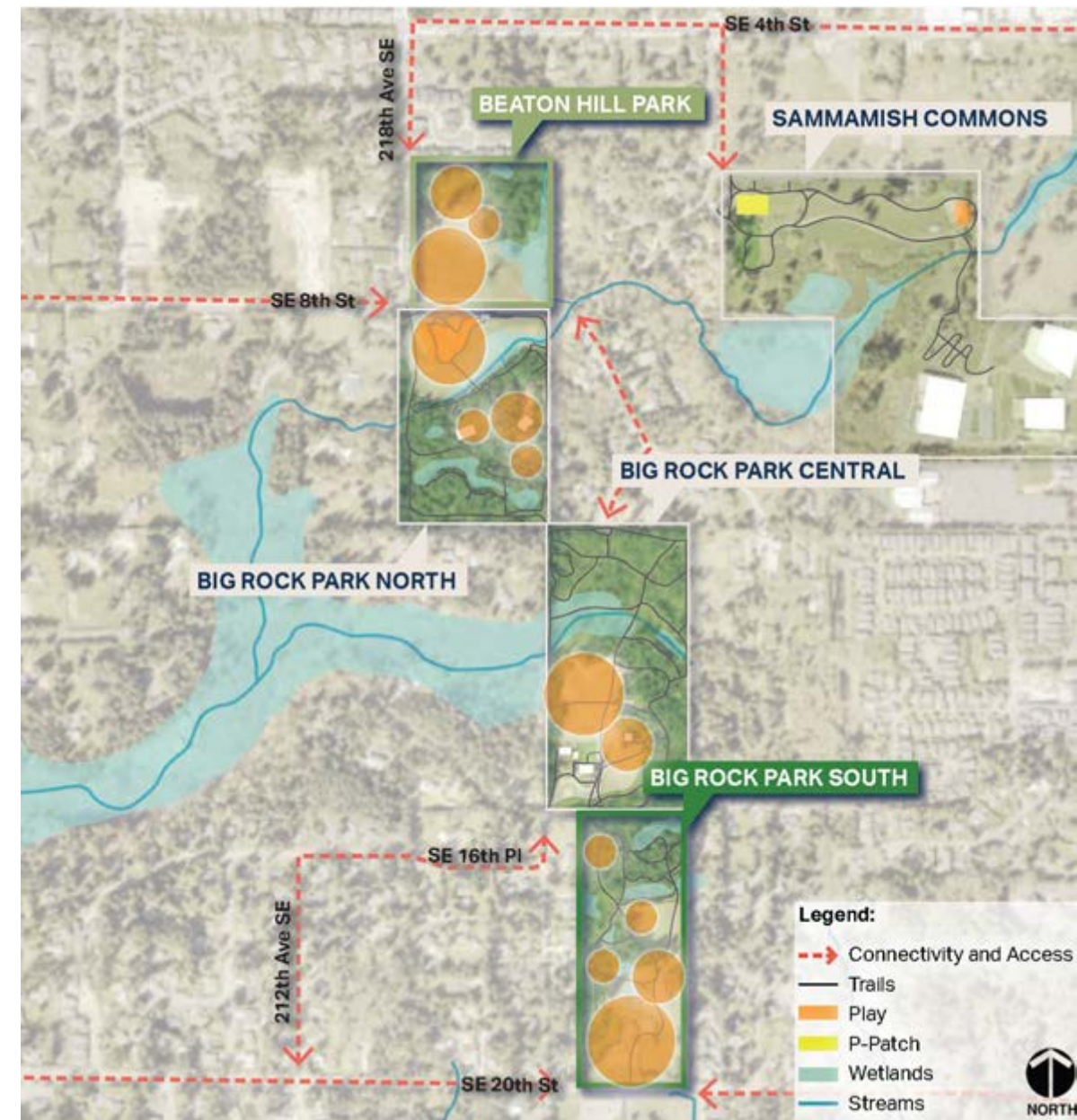
Concept Alternative 3

Playful Space for Everyone

Concept Alternative 3

Playful Space for Everyone

- Variety of play added to each park through different programming
 - Play for all ages, even our four-legged friends
- Educational elements throughout trails focusing on habitat features, wildlife viewing, local history, cultural interests



Beaton Hill Park

Playful Space for Everyone

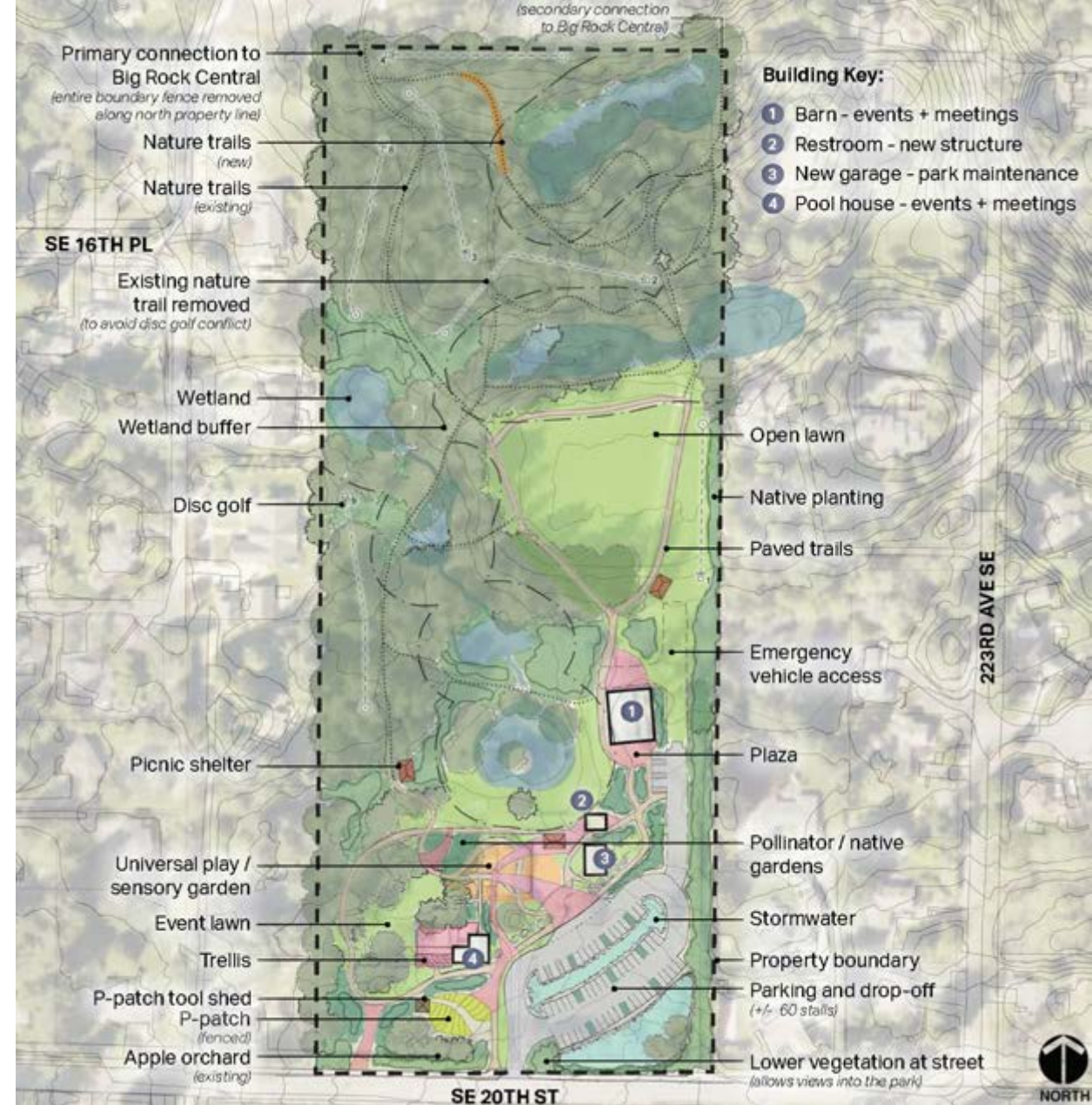
- Off-leash dog area
- Pickleball courts (4)
- Open lawn
- Play nodes along trails
- Picnic shelters & gathering areas
- Wetland enhancements
- 2 parking areas



BRP South

Playful Space for Everyone

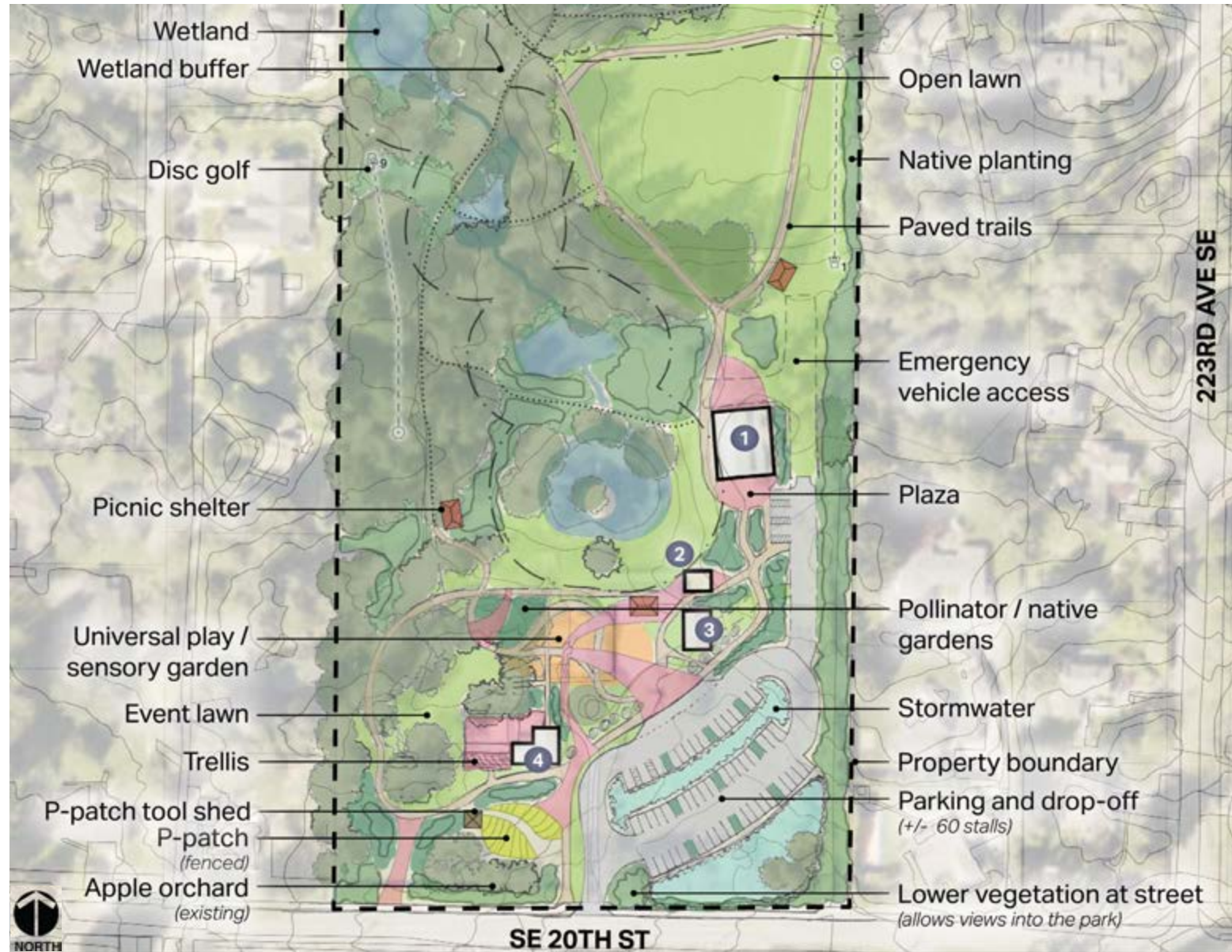
- Expansive universal play area
- Expanded trail network
- Native, pollinator & sensory gardens
- Disc golf course
- P-patch
- Residence and old garage removed
- Picnic shelters & gathering areas
- Open lawn for variety of activities
- Wetland enhancements



BRP South

Playful Space for Everyone

1. Barn – events & meetings
2. Restroom – new structure
3. New Garage – park maintenance
4. Pool House – events & meetings



An aerial photograph of a dense forest with a small, calm body of water in the upper left corner. The image is overlaid with a semi-transparent blue filter.

Discussion

Discussion

Input on Programming and Concept Alternatives

- **Beaton Hill Park**
- **Big Rock Park (BRP) South**

An aerial photograph of a landscape, likely a forested area with some buildings and roads visible. The image is overlaid with a semi-transparent blue filter.

Next Steps

Next Steps

Park Program (Design Alternatives)

- Online Community Survey (July 27 – August 15)
- Public Workshop @ Farmers Market (July 27)
- Concert in the Park Booth (July 28)
- Joint City Council & PRC Meeting (September 13)

Master Plan Development (Preferred Plans)

- Online Community Survey (Nov/Dec)
- Public Workshop (Nov/Dec)
- Parks & Recreation Commission Meeting (Nov/Dec)
- City Council Meeting (January 2023)





Thank You!



Beaton Hill Park & Big Rock Park South Master Plan

Parks & Recreation Commission Meeting Minutes

Meeting #2 Concept Alternatives

Wednesday, July 20, 2022

Concept 1 – Gradient of Activities

Beaton Hill Park

Liked Most

- Something for everyone
- Nice size P-Patch x3
- Less parking, less is more x2
 - Parking on SE 8th St
- Appears to have smaller financial impact

Liked Least

- Boardwalk through critical areas
- Turn-around in BRP North
- No dog park x2

Big Rock Park South

Liked Most

- Old garage removed x2
- Less parking
- Residence repurposed

Liked Least

- Disc golf x3
- No p-patch x2
- Residence repurposed x2

Concept Comments/Questions

- Where would a greenhouse be located?
- Beaton Hill Park feels more suitable for an off-leash dog area, whereas BRP South is more suited for a P-patch



Concept 2 – Whimsy and Discovery

Beaton Hill Park

Liked Most

- Amphitheater x3
- Pickleball courts x2
- Additional parking

Liked Least

- No p-patch x2 (could be located on south portion of open lawn)
- Amphitheater
- Missing access in southern portion of site x2 (no boardwalks)
- Restroom location
- # of pickleball courts (would like 4 courts to allow for leagues)

Big Rock Park South

Liked Most

- Opening old garage to look out on to site
- Parking
 - Driving lane is narrower
 - Size makes sense with uses, particularly if P-Patch added to open lawn in center of site

Liked Least

- Disc golf
- Parking design and size
- Residence use will be challenging
- Barn used for meeting space

Concept Comments/Questions

- What can be done to mitigate parking at Beaton Hill Park and BRP North?



Concept 3 – Playful Space for Everyone

Beaton Hill Park

Liked Most

- Parking doesn't negatively impact space based on site program
- Voted favorite option of 3 concepts x4

Liked Least

- No p-patch x2
- Parking (takes space where p-patch could be located)
- Missing access in southern portion of site (no boardwalks)
- Restroom location

Big Rock Park South

Liked Most

- Restroom location
- Old garage and residence removal
- Voted favorite option of 3 concepts x2

Liked Least

- No space for outdoor meetings (need larger footprint picnic shelters)

Concept Comments/Questions

- Beaton Hill Park: Parking
 - Like having off-street parking and keeping within park limits. Would like to build only what is needed.
- BRP South: Informal vote for support of residence removal
 - 6 Yay
 - 1 Nay

Agenda Bill

City Council Joint Meeting

September 13, 2022



SUBJECT:	Beaton Hill Park & Big Rock Park South Master Plan Discussion - Programming and Concept Alternatives		
DATE SUBMITTED:	September 01, 2022		
DEPARTMENT:	Parks, Recreation & Facilities		
NEEDED FROM COUNCIL:	<input type="checkbox"/> Action <input checked="" type="checkbox"/> Direction <input type="checkbox"/> Informational		
RECOMMENDATION:	Review and provide input on programming and concept alternatives for the master plan development.		
EXHIBITS:	1. Exhibit 1 - PowerPoint Presentation		
BUDGET:			
Total dollar amount	\$275,000	<input checked="" type="checkbox"/>	Approved in budget
Fund(s)	Parks Capital Improvement Fund	<input type="checkbox"/>	Budget reallocation required
		<input type="checkbox"/>	No budgetary impact
WORK PLAN FOCUS AREAS:			
<input type="checkbox"/>	Transportation	<input type="checkbox"/>	Community Safety
<input checked="" type="checkbox"/>	Communication & Engagement	<input type="checkbox"/>	Community Livability
<input type="checkbox"/>	High Performing Government	<input checked="" type="checkbox"/>	Culture & Recreation
<input checked="" type="checkbox"/>	Environmental Health & Protection	<input type="checkbox"/>	Financial Sustainability

NEEDED FROM COUNCIL:

Beaton Hill Park & Big Rock Park South Master Plan Discussion - Programming and Concept Alternatives

KEY FACTS AND INFORMATION SUMMARY:

The purpose of this discussion is to review and provide input on park programming and concept alternatives for the master plan development of Beaton Hill Park and Big Rock Park South.

Summary

Beaton Hill Park and Big Rock Park South are centrally located within the City's core. The City acquired Beaton Hill Park in fall 2018. Since then, the only work done at this site has been the demolition of the family residence and accessory structures. Beaton Hill Park is located directly north of the three Big Rock Park properties (North, Central, and South) and is currently closed to the public. Big Rock Park South (Site C) was transferred to the City in November 2021 and is the final property of a phased land donation agreement.

Prior to commencing extensive development or improvement on City parkland, a master plan is completed by following the City adopted master plan process. The intent in following this process is to look at the parkland in a comprehensive manner, utilizing a process that involves the entire community. A goal of the consolidated master planning process for Beaton Hill Park and Big Rock Park South is to prepare plans that integrate with Big Rock Park North and Central for the purpose of providing a cohesive group of parks within the City's core.

The first set of meetings were held in April 2022 with the City Council, Parks & Recreation Commission, and the community, to solicit input on hopes, dreams, and concerns related to the master plans. One survey was prepared for the public as part of this first phase. Please note that the survey was not statistically valid. The vision and programming survey for the public had 184 participants.

A total of six concept alternatives have been prepared, three concepts for each park. Park planning staff will present a summary of the first and second round of community outreach, project goals, and discuss programming and concept alternatives in further detail at the September 13, 2022 City Council Joint Meeting with the Parks & Recreation Commission. At that time, City Council and the Parks & Recreation Commission will be asked to provide input on programming and concept alternatives for the master plan development. This information will be used, in conjunction with input received from City staff and the public, to assist with the development of a preferred master plan alternative for each park.

Master Plan Process:

A twelve to eighteen-month effort is anticipated for the master plan process which will include public involvement, with participation from the community at large, City staff, Parks & Recreation Commission, City Council, and community stakeholders. The intent of a consolidated approach for the master plans is to undergo a collective kick-off and public engagement effort to facilitate community introductions and discussions, as well as a collective department and city review. That said, individual master plan reports will be prepared for each park. The master plan process will consist of three phases as described below:

Phase 1 Site Investigation and Analysis (Complete)

Evaluate existing site conditions, identify sensitive areas, complete site studies, and develop an overall understanding of the site. During this initial phase, a community survey will be prepared to assist with the development of initial park concepts.

Phase 2 Park Program

The first public meeting will be held to present site analysis and provide the community an opportunity to share their hopes, dreams and concerns for the park. Following the first public meeting, a community survey will be published. Based upon the results of site analysis, community survey, City staff input, technical input and initial public input, a preliminary park design program will be developed that details proposed uses, design character and criteria.

Phase 3 Master Plan Development

Two to three Master Plan alternatives will be prepared for each park, based upon the approved design program. This will include a narrative that summarizes the existing conditions, design alternatives, cost implications and regulatory criteria, and identifies issues which will require further study at the next stage of project development.

Based upon feedback from the community, Parks & Recreation Commission, and City Council, the alternatives will be revised in to one preferred Master Plan alternative with a cost estimate. The final deliverable will be a Master Plan Report for each park, with final project drawings and narrative, project process, project phasing scenarios, and phase costs.

Timeline:

- Parks & Recreation Commission Meeting #1: April 6, 2022 (Complete)
- City Council Meeting #1: April 19, 2022 (Complete)
- Public Meeting #1: April 28, 2022 (Complete)
- Public Meeting #2: July 27, 2022 (Complete)
- **Joint City Council/Parks & Recreation Commission Meeting #2: September 13, 2022**
- **Parks & Recreation Commission Meeting #3: November / December 2022**
- **City Council Meeting #3: January 2023**

Project Background

Beaton Hill Park is located approximately half a mile west of Sammamish City Hall in the heart of the City and just south of the future Town Center. The park is comprised of two parcels that were purchased by the City in fall 2018 in an effort to preserve open space in a rapidly densely developing area in the City; it is named for the family that owned the farmstead for over 80 years. The vacant land totals 9.36 acres and has mature trees, rolling topography, open meadows, three wetlands, and a seasonal stream. The City was awarded a King County Conservation Futures Grant as a reimbursement for approximately 4 acres of the site, which will be designated for permanent conservation.

Big Rock Park South is the third and final property of a 51-acre phased land donation agreement located in the center of the City. The first two parcels, Big Rock Park North and Central, opened to the public in 2016 and 2021. The property was transferred to the City in November 2021. Like the conditions placed on the previous two parcels, this park will facilitate a variety of low impact active and passive activities that may include nature trails, open space, and passive sports meadows. There are a few existing structures on this parcel. Restrictions were put in place to preclude development of new structures exceeding 2,500 square feet to support the development of the park in a manner that preserves the site's natural beauty. The 15 acres that make up this property include dense forest cover, meandering trails that navigate relatively unvarying topography, sensitive areas, open meadows, a single-family home, detached garages, and a barn.

Next Steps

A preferred master plan alternative will be developed for each park over the fall, based on feedback received from the community, Parks & Recreation Commission, and City Council.

FINANCIAL IMPACT:

N/A

OTHER ALTERNATIVES CONSIDERED:

N/A

RELATED CITY GOALS, POLICIES, AND MASTER PLANS:

[2018 Parks, Recreation and Open Space \(PRO\) Plan](#)

An aerial photograph showing a large, dense forested area in the center, surrounded by a residential neighborhood with houses and roads. The forest appears to be a park or a natural area. The text "Beaton Hill Park & Big Rock Park South Master Plan" is overlaid on the top right of the image.

Beaton Hill Park & Big Rock Park South Master Plan

City Council and Parks & Recreation Commission Joint Meeting
September 13, 2022

Sammamish
Parks and Recreation

Purpose (What We Need From You)

Input on Programming and Concept Alternatives

- **Beaton Hill Park**
- **Big Rock Park (BRP) South**

Overview: What We Will Be Discussing

1. Introduction
2. Existing Conditions
3. Outreach Summary #1
4. Project Goals
5. Programming & Concept Alternatives
6. Outreach Summary #2
7. Discussion
8. Next Steps

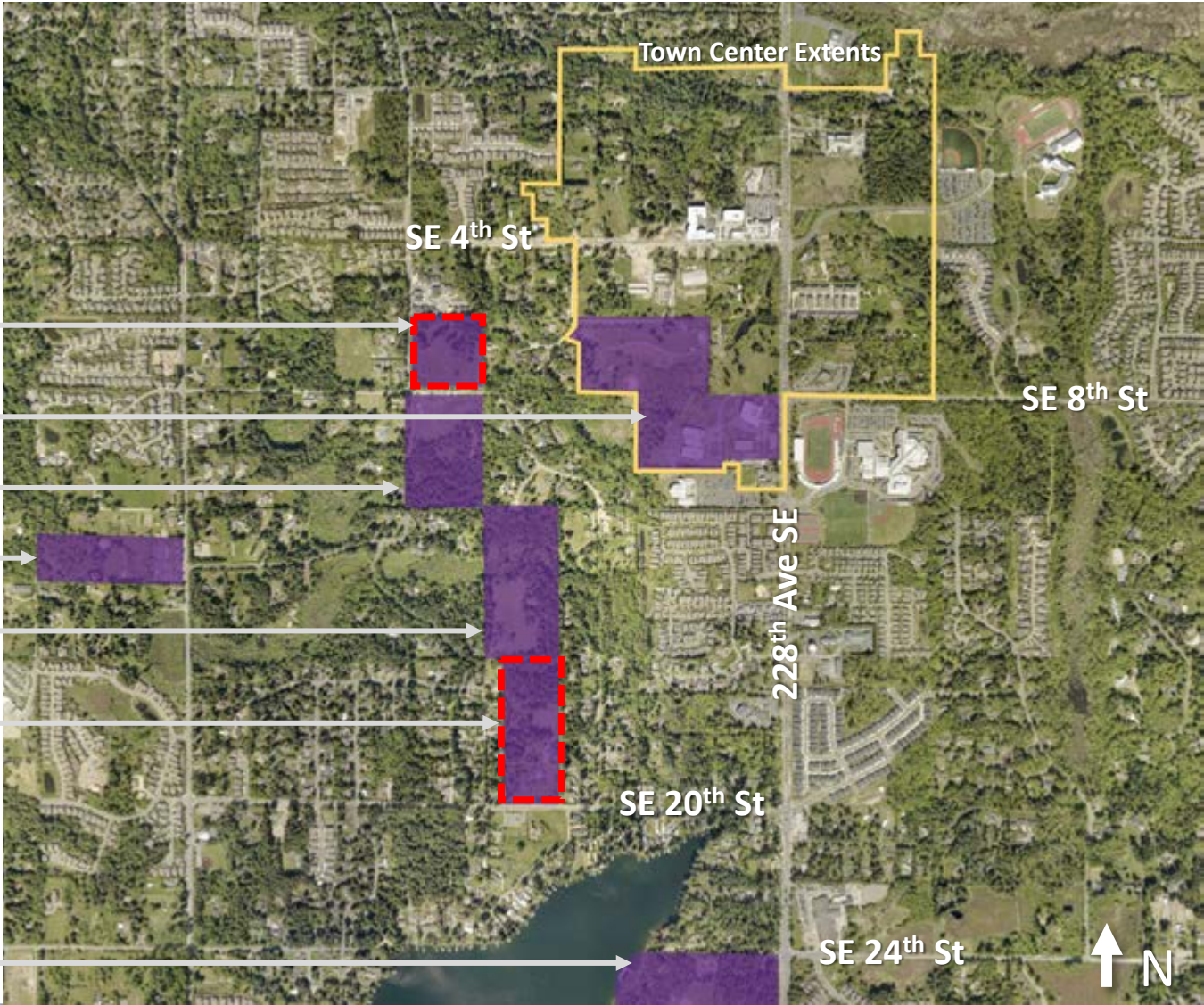
An aerial photograph of a dense forest with a small, irregularly shaped body of water in the lower right corner. The image is overlaid with a semi-transparent blue filter.

Introduction

Introduction

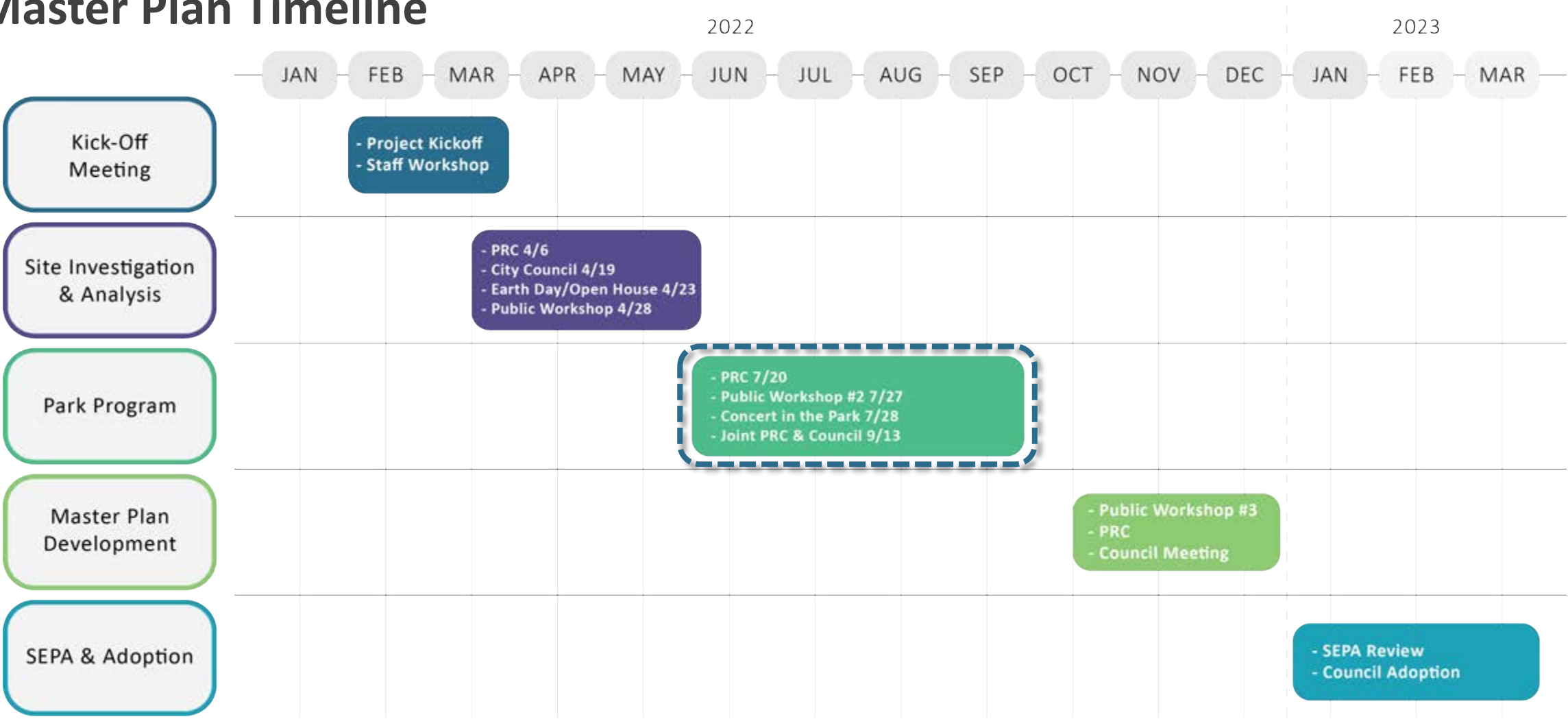
Context Map

- Beaton Hill Park**
- Sammamish Commons
- BRP North
- Ebright Creek Park
- BRP Central
- BRP South**
- Pine Lake Park



Introduction

Master Plan Timeline

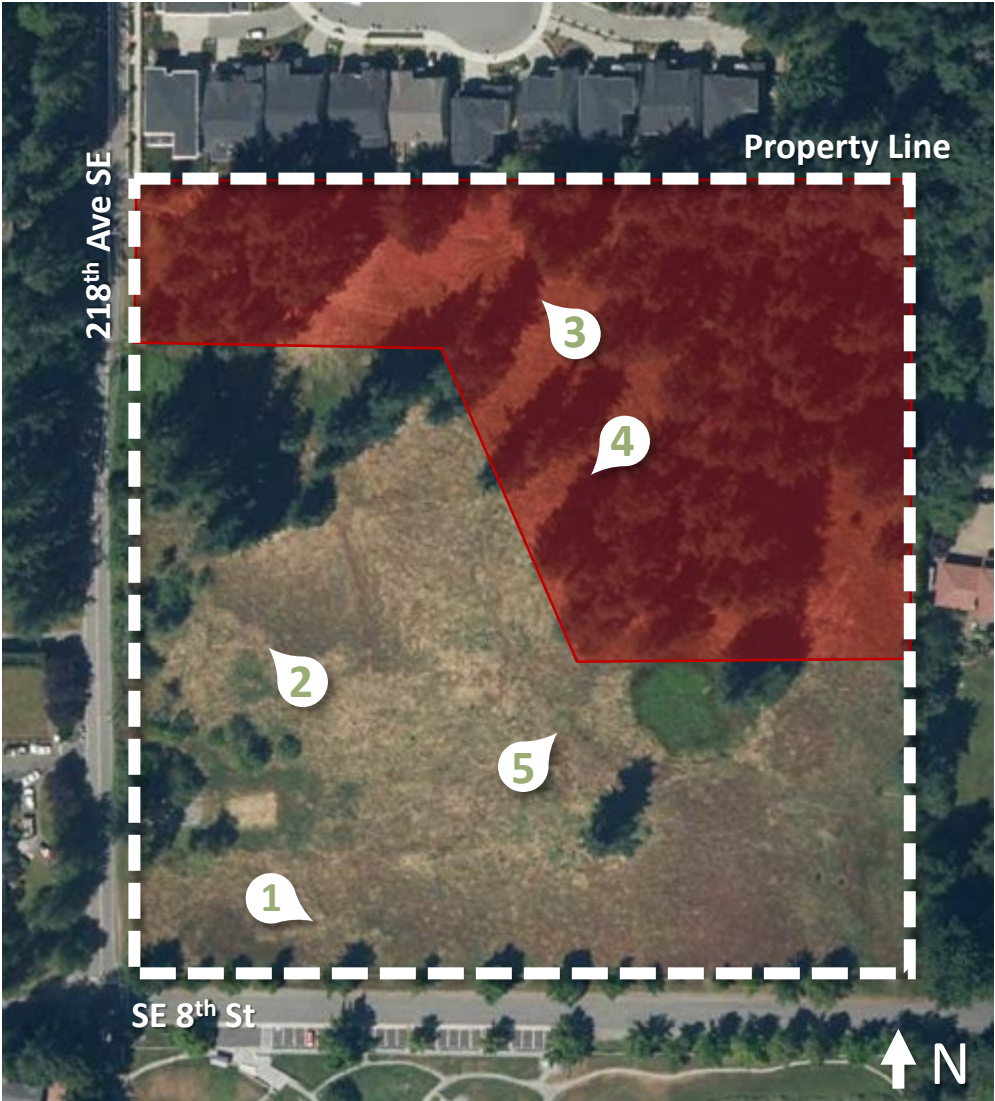


An aerial photograph of a landscape, likely a forested area, with a road and some buildings visible. The image is overlaid with a semi-transparent blue filter.

Existing Conditions

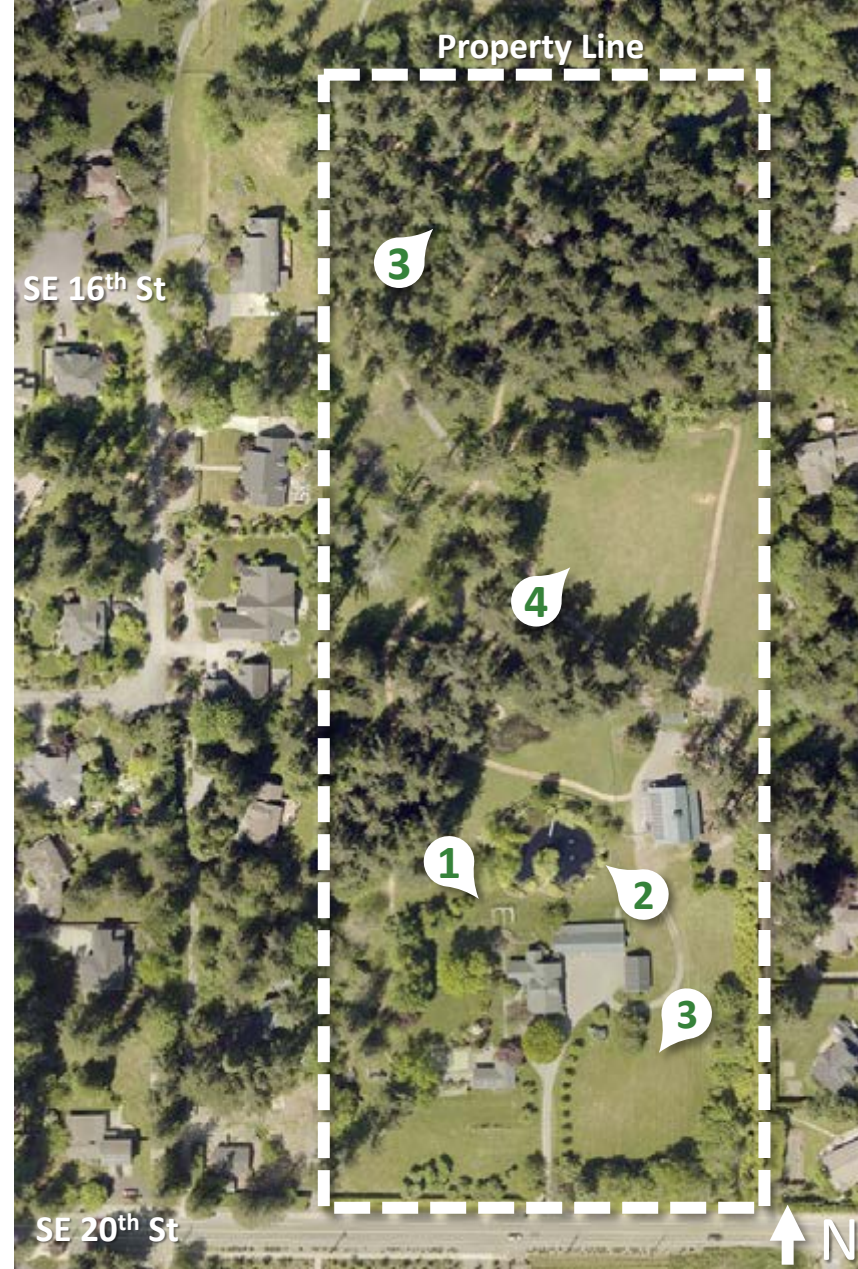
Beaton Hill Park

Site Character



BRP South

Site Character



BRP South

Site Structures



An aerial photograph of a dense forest with a small, calm body of water in the upper left corner. The image is overlaid with a semi-transparent blue filter.

Outreach Summary #1

Hopes, Dreams & Concerns

Outreach Summary

Earth Day, Open House & Virtual Workshop

- Earth Day Event & Open House – April 23, 2022
- Virtual Public Workshop – April 28, 2022

Hopes & Dreams

- Gardens (native, pollinator, edibles)
- Play (playgrounds, natural play, outdoor exercise)
- Outdoor education & signage
- Trails & connections to other parks/neighborhoods
- Gathering space (senior, youth, event)
- Active recreation (pickleball, disc golf, tennis, fishing)
- Passive recreation (respite, natural beauty)
- Off-leash dog park



Earth Day Event

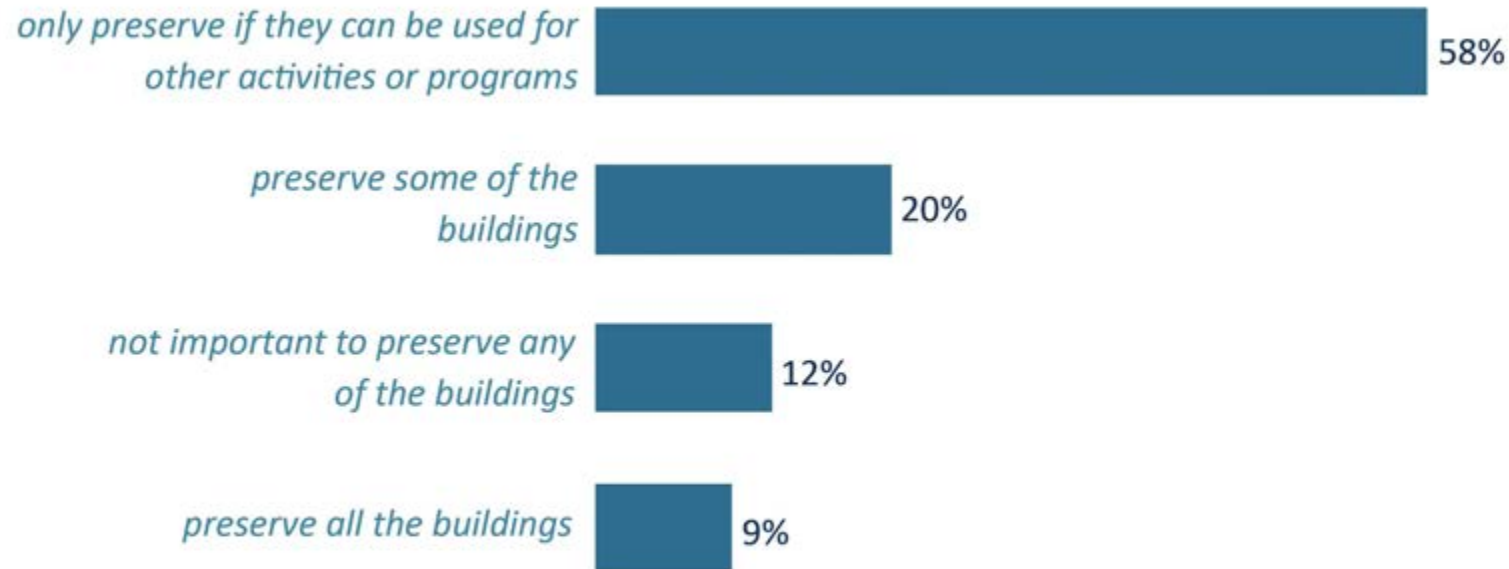
Virtual Workshop Live Poll

disc golf peapatch botanical gardens
pitch and putt golf
community fundraising
plant nursery
botanical garden
childrens wilderness educ
pickle ball peapatches
zip lines climbing walls
rental for small gatherin

Outreach Summary

Community Survey #1 – Building Preservation

Should we preserve the existing buildings at BRP South?



If only some are preserved, the **BARN** and **POOL HOUSE** ranked as highest priority for preservation

The background of the slide is a blue-tinted aerial photograph of a landscape. It shows a dense forest of trees, with some cleared areas and buildings visible in the distance. The image is used as a decorative header and footer for the presentation.

Project Goals

Project Goals

The **Beaton Hill Park** and **Big Rock Park** system serves as an oasis of nature in the city. The master plans for each park should:

- Continue to be the **place of respite**, contemplation, and exploration of the natural environment it is today, protected for future generations.
- **Connect, educate, and inspire** people of all ages and abilities to discover more about each other and our surroundings.
- Provide **safe access to everyone** of all abilities to the amazing places and experiences throughout the parks.
- Allow everyone the **flexibility** to be active or passive in how they choose to recreate, providing opportunities for both in a way that respects and fits into the context of the site.

An aerial photograph of a forested landscape with a small body of water, overlaid with a semi-transparent blue filter. The image shows a dense forest of trees, with some open areas and a small pond or lake visible in the upper left. The overall tone is blue and serene.

Programming Alternatives

Programming Alternatives – Play

Universal Play

Features for all ages and abilities – often combination of plazas, play, nature & art elements



Hillside Play

Play integrated into hillside terrain – natural & traditional elements



Programming Alternatives – Play

Whimsical Play

Play that creates sense of place, natural wonder & unique experience – natural or traditional features



Play Nodes

Explorative play for all age groups along trails – natural, sculptural or traditional features



Programming Alternatives – Site

Picnic Shelters



Amphitheater



Open Lawn



Programming Alternatives – Site

Disc Golf



Pickleball Courts



Off-leash Dog Area



Programming Alternatives – Site

Native Gardens



Sensory Gardens



Pollinator Gardens



P-Patch



Programming Alternatives – BRPS Buildings

Pool House



Barn – Events



Barn – Recreation



Programming Alternatives – BRPS Buildings

Residence – Main Floor

Small comm. gatherings, meetings, classes & events



Old Garage

Re-use / re-build for use as picnic shelter



The background of the slide is a blue-tinted aerial photograph of a landscape. It shows a dense forest of trees, with some cleared areas and buildings visible in the distance. A road or path is also discernible in the lower right portion of the image.

Concept Alternative 1

Gradient of Activities

Concept Alternative 1

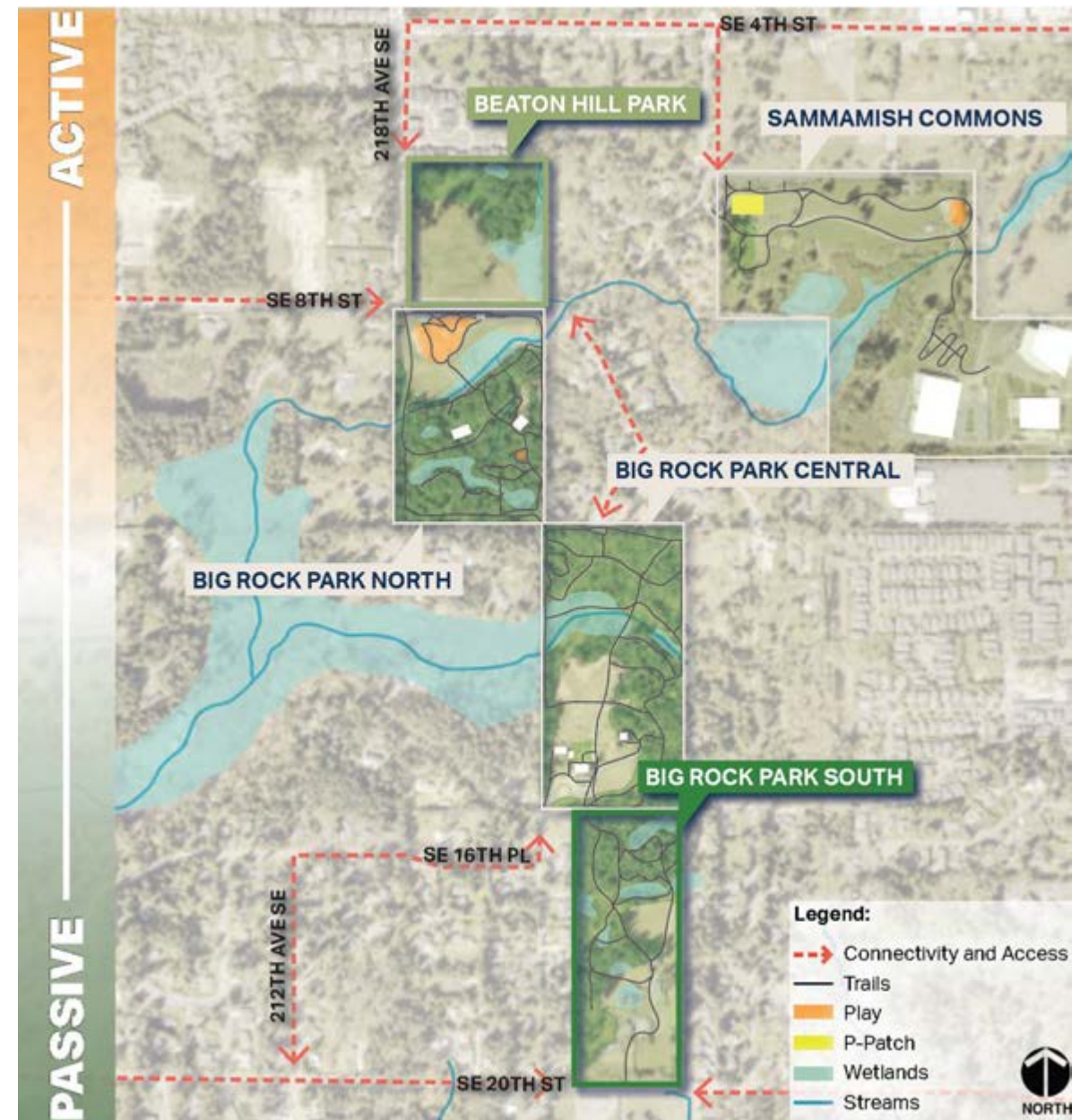
Gradient of Activities

Beaton Hill Park

- More active with flexible open lawn & hillside play
- Provides passive activities through natural trails & picnicking
- Educational elements throughout trails focusing on ecological features, park history

Big Rock Park South

- Passive engagement with nature
- Garden walks, nature trails & picnicking
- Educational elements throughout trails focusing on ecological features, park history



Beaton Hill Park

Gradient of Activities

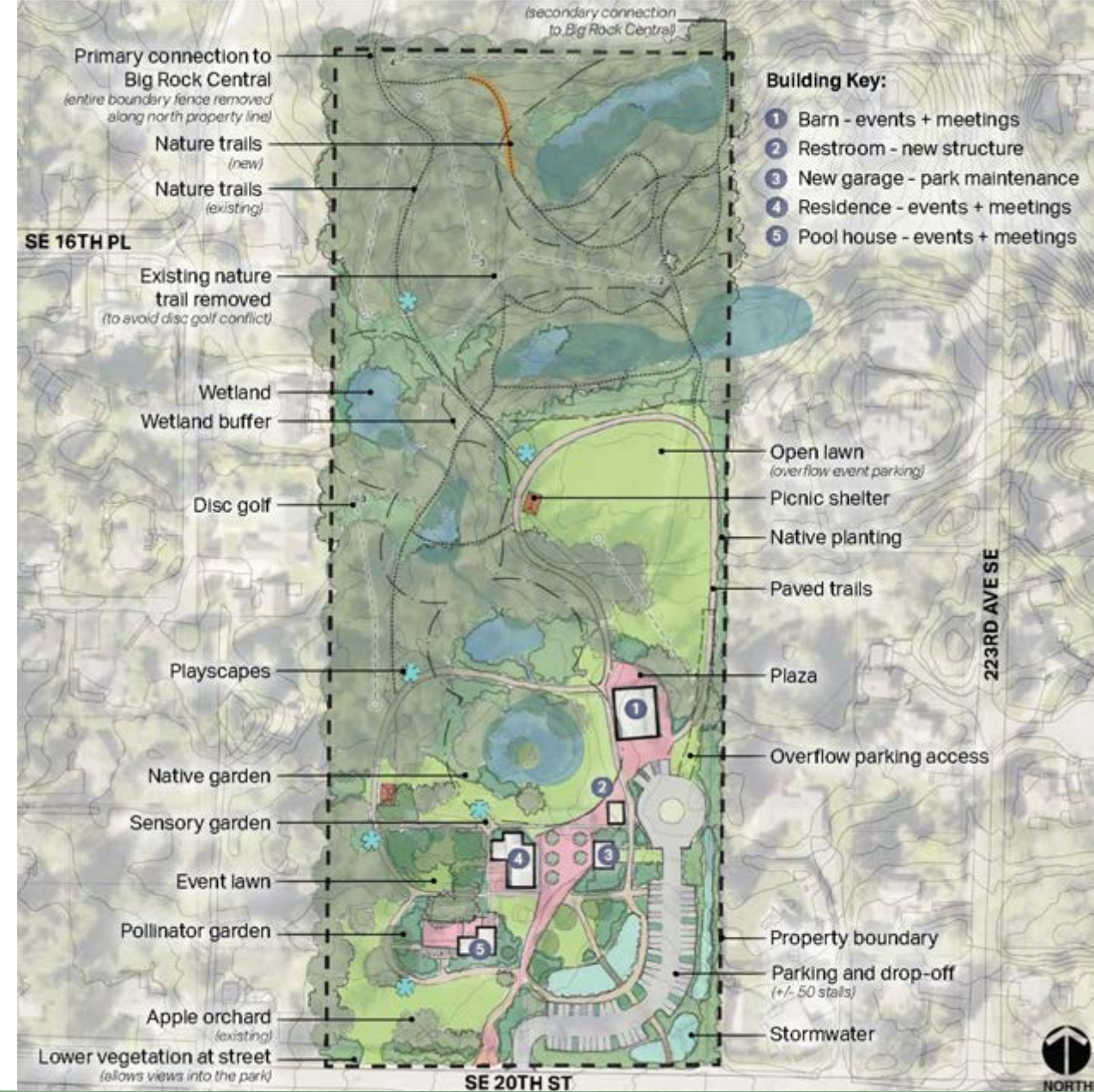
- Flexible open lawn
- Hillside play
- P-Patch
- Picnic shelters & gathering areas
- Natural drainage approach to stormwater
- Wetland enhancements
- 2 parking areas



BRP South

Gradient of Activities

- Expanded trail network
- Native, pollinator & sensory gardens
- Playscapes along trail system
- Disc golf course
- Old garage removed
- Picnic shelters & gathering areas
- Open lawn for variety of activities
- Wetland enhancements



BRP South

Gradient of Activities

1. Barn – events & meetings
2. Restroom – new structure
3. New Garage – park maintenance
4. Residence – events & meetings
5. Pool House – events & meetings



An aerial photograph of a dense forest with a small, irregularly shaped body of water in the lower right corner. The image is overlaid with a semi-transparent blue filter.

Concept Alternative 2 Whimsy & Discovery

Concept Alternative 2

Whimsy & Discovery

- Elements whimsy & discover woven throughout **Beaton Hill Park** & **Big Rock Park** system
 - Play nodes, art, natural elements
- Trails act as connecting thread between elements in the parks
- Educational elements throughout trails focusing on ecological & natural features



Beaton Hill Park

Whimsy & Discovery

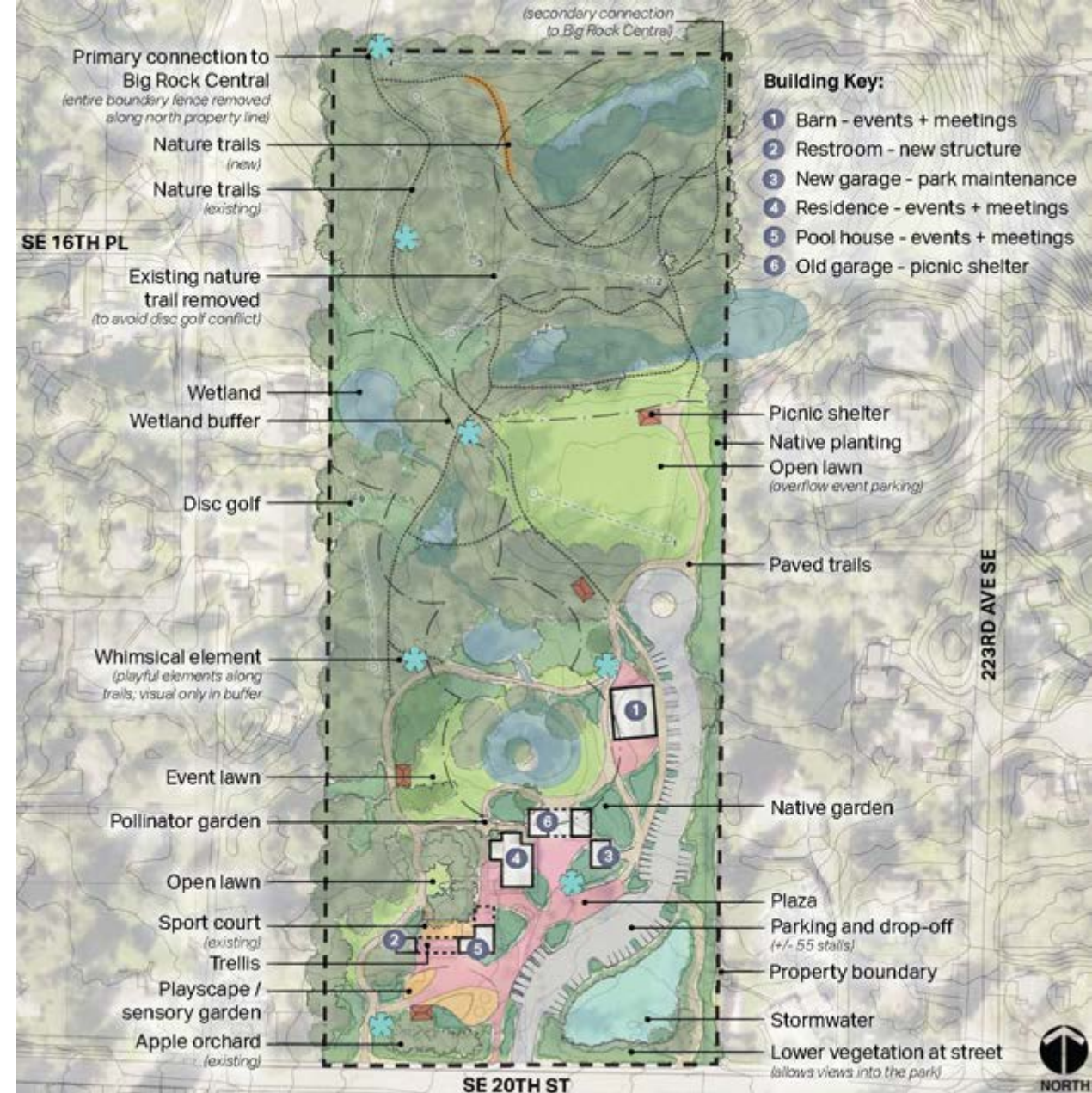
- Universal play area
- Whimsical elements along trails (play, art, etc.)
- Amphitheater
- Pickleball courts (2)
- Picnic shelters & gathering areas
- Wetland enhancements
- 3 parking areas



BRP South

Whimsy & Discovery

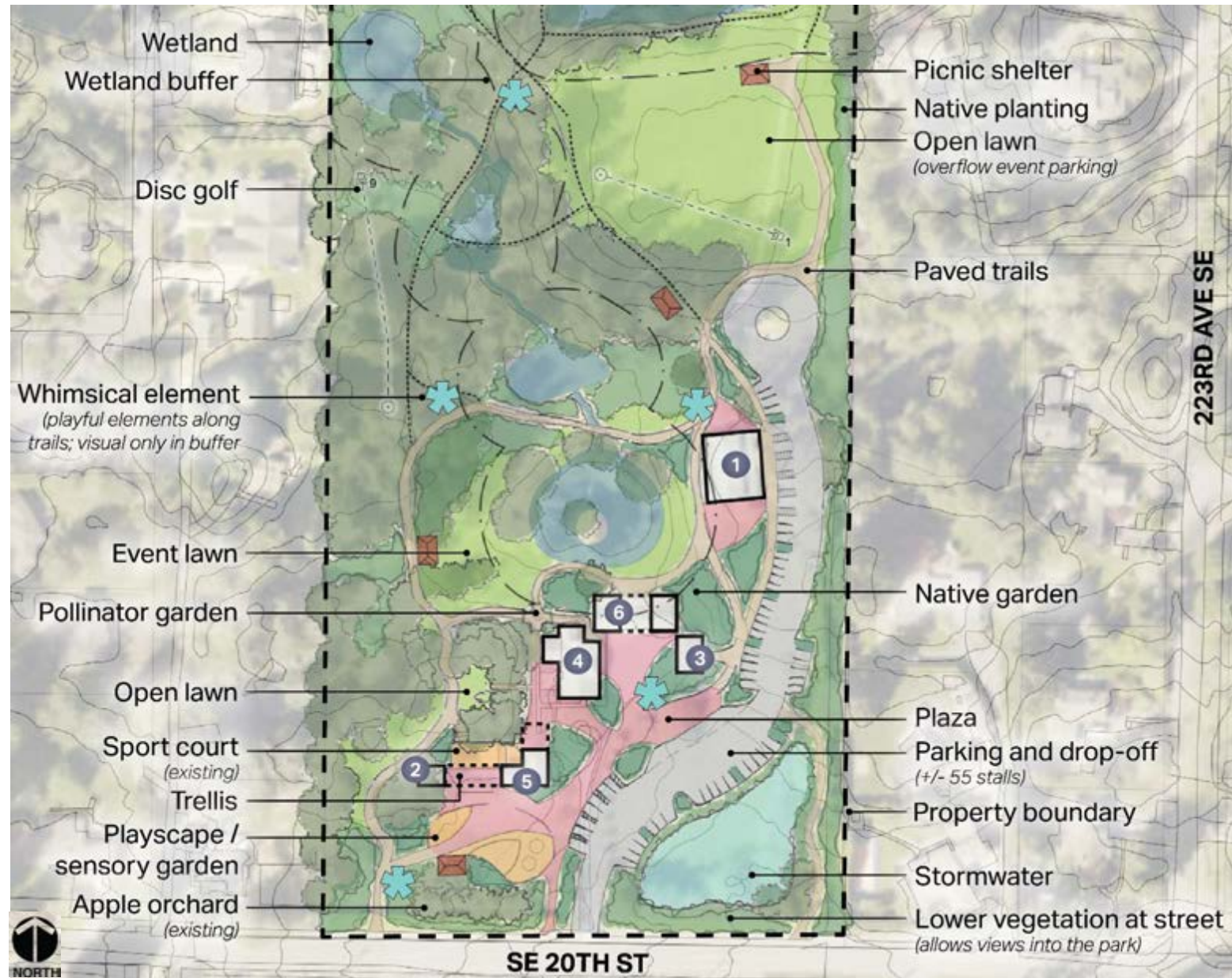
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BRP South

Whimsy & Discovery

1. Barn – events & meetings
2. Restroom – new structure
3. New Garage – park maintenance
4. Residence – events & meetings
5. Pool House – events & meetings
6. Old Garage – picnic shelter





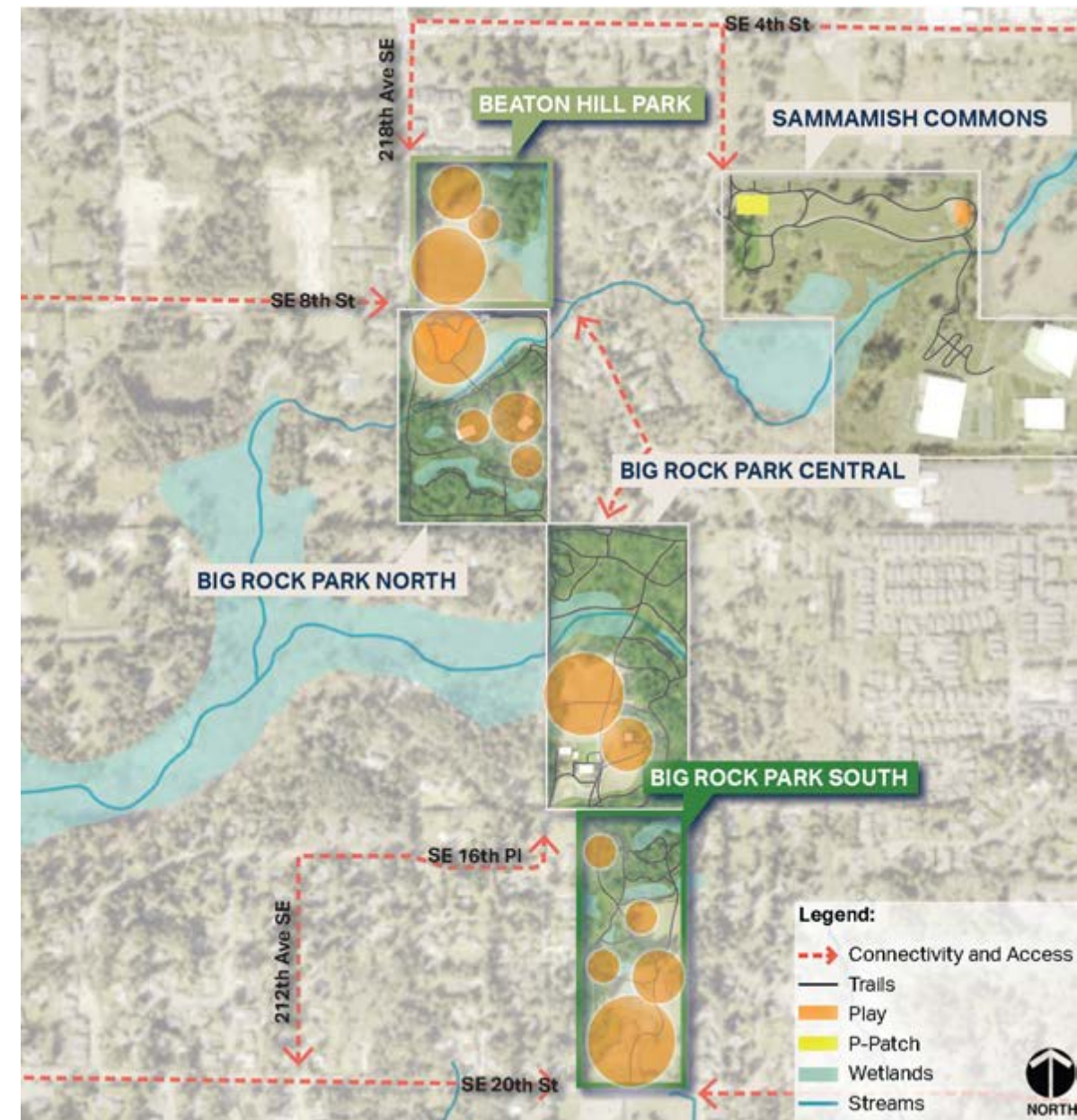
Concept Alternative 3

Playful Space for Everyone

Concept Alternative 3

Playful Space for Everyone

- Variety of play added to each park through different programming
 - Play for all ages, even our four-legged friends
- Educational elements throughout trails focusing on habitat features, wildlife viewing, local history, cultural interests



Beaton Hill Park

Playful Space for Everyone

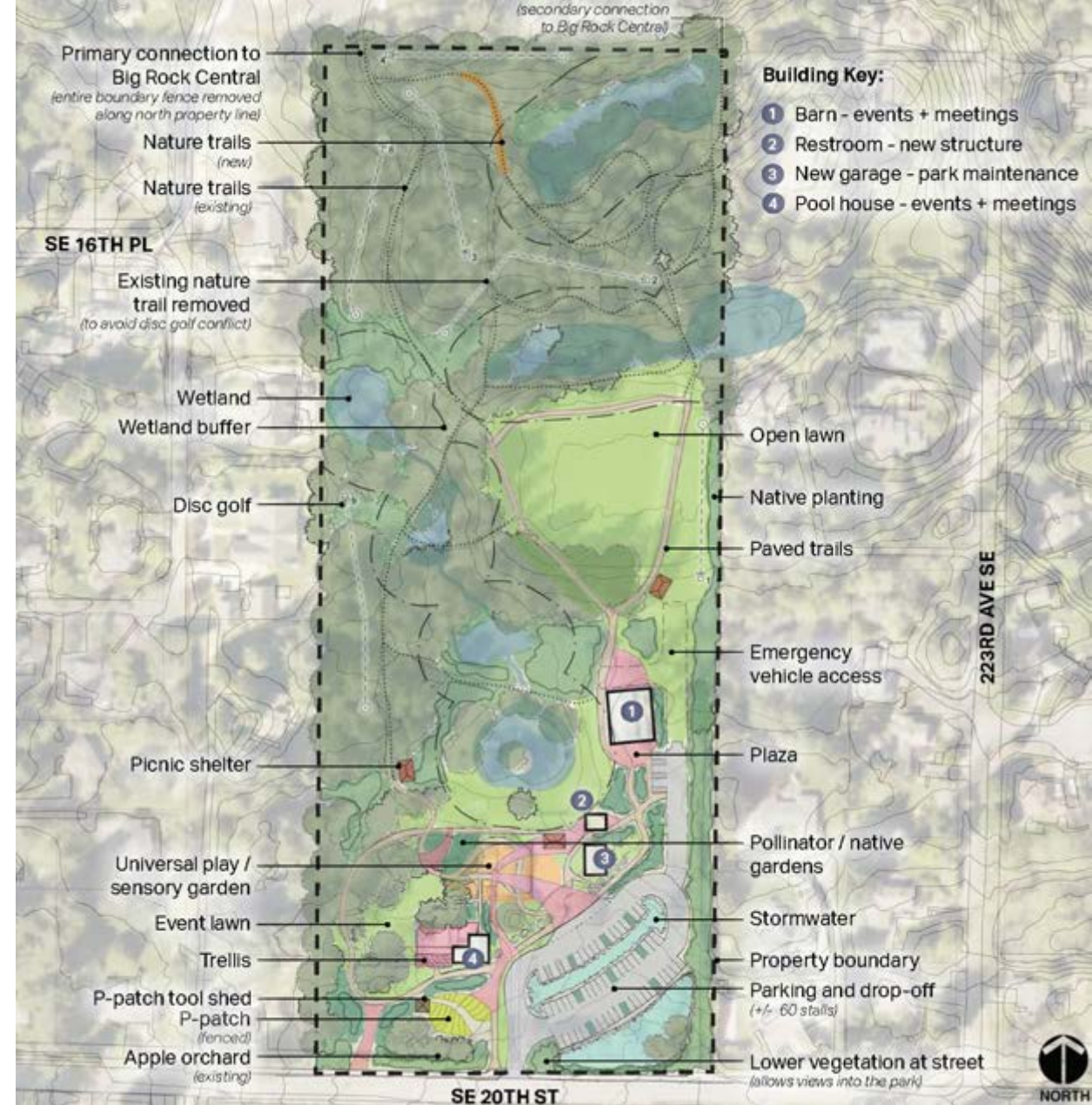
- Off-leash dog area
- Pickleball courts (4)
- Open lawn
- Play nodes along trails
- Picnic shelters & gathering areas
- Wetland enhancements
- 2 parking areas



BRP South

Playful Space for Everyone

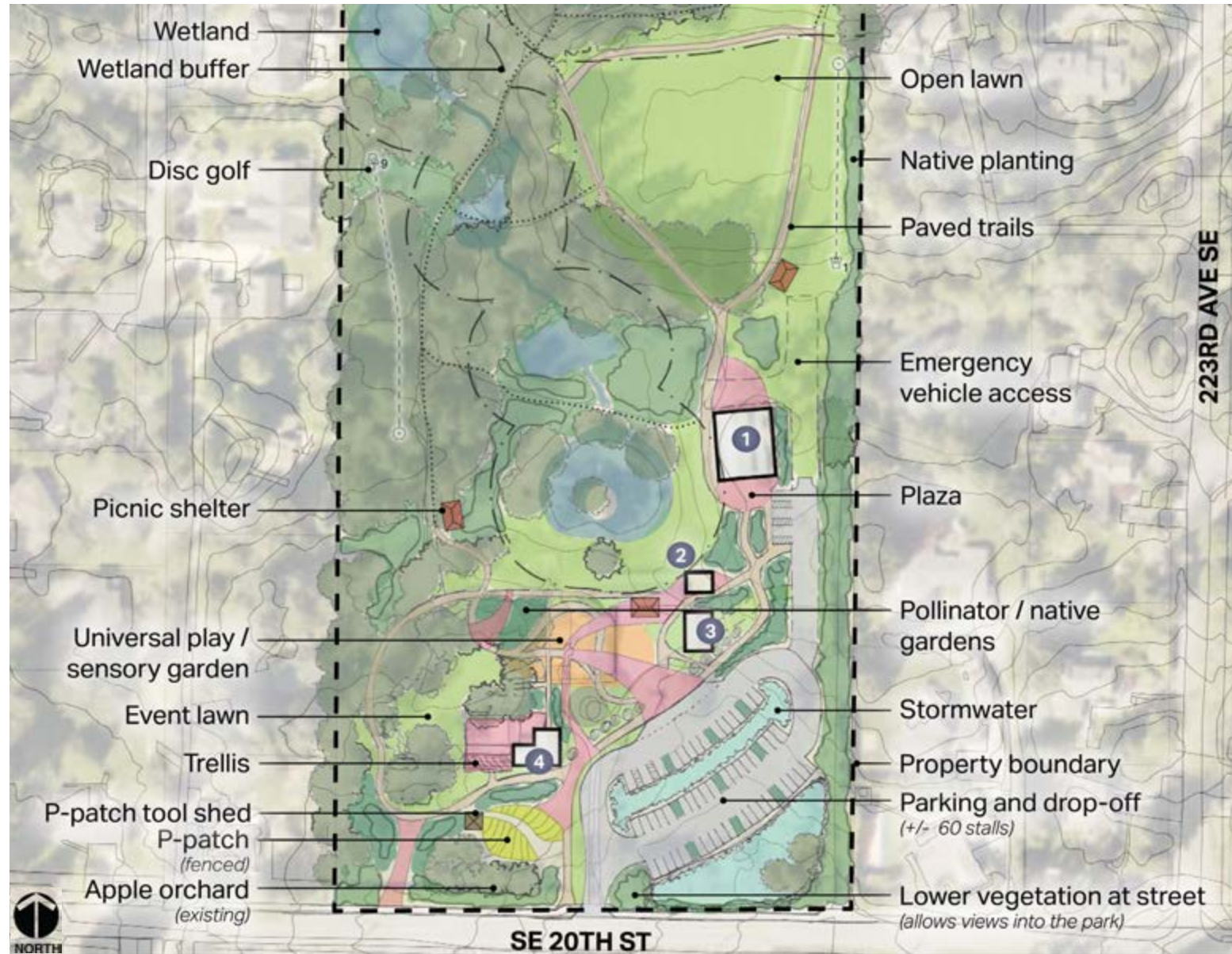
- Expansive universal play area
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- Wetland enhancements



BRP South

Playful Space for Everyone

1. Barn – events & meetings
2. Restroom – new structure
3. New Garage – park maintenance
4. Pool House – events & meetings





Outreach Summary #2

Programming & Concept Alternatives

Outreach Summary

Public Workshop #2

- Farmer's Market – July 27, 2022
- Concert in the Park – July 28, 2022

Overall Summary

- Nature trails, trail connections, preservation & open space heavily supported.
- P-patch heavily supported at both parks – slight preference for BHP.
- Plazas & gathering space supported – additional support for covered gathering spaces.
- Play heavily supported at both parks – strong interest in universal & hillside play opportunities.



Outreach Summary

Public Workshop #2 – Written Comments

Program Element	# Comments Support	# Comments Opposed
Dog Park	28	6
Amphitheater	17	0
Play Areas	13	0
Trails	11	0
Gardens (pollinator/native)	10	4
P-Patch	9	0
Pickleball (2 or 4 courts)	8	0
Disc Golf	6	5
Gathering Areas	6	0
Traffic/Parking Concerns	6	0
Art/Maker Space/Sculpture	5	0
Outdoor Fitness	5	0
Covered Space	4	0



Outreach Summary

Community Survey #2

392

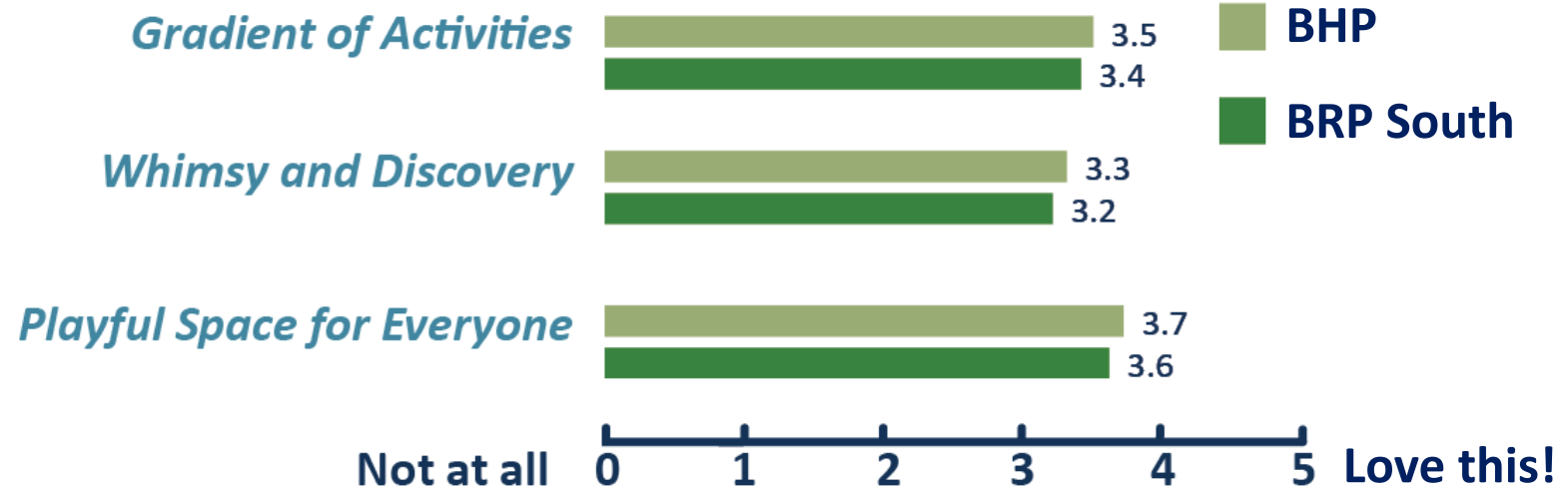
Survey
Participants

38% live within ½ mile of the parks

53% live in Sammamish

Concept Preferences

How well do the concept alternatives represent your hopes and dreams for proposed improvements?

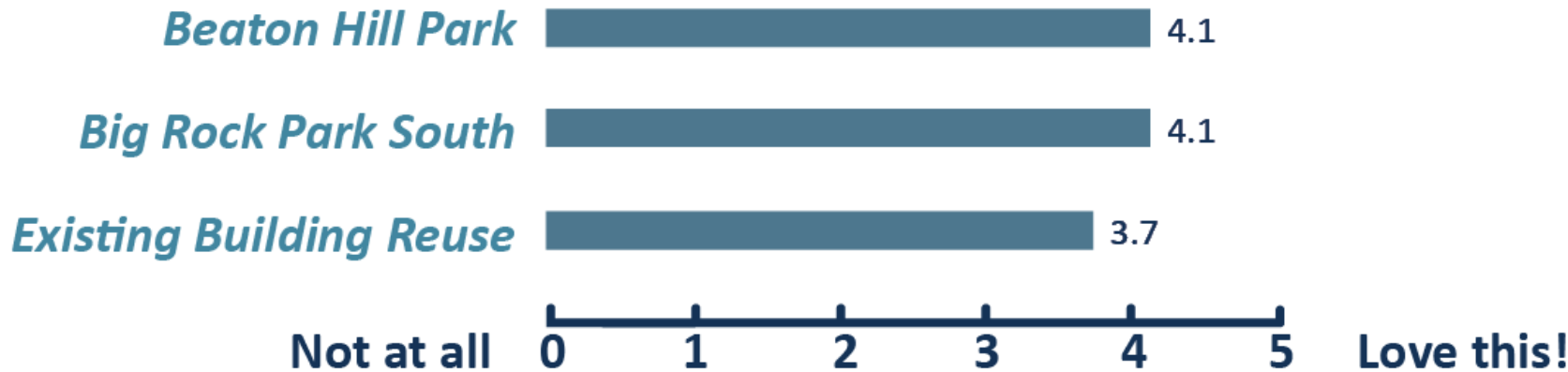


Outreach Summary

Community Survey #2

Program Examples

How well do the program examples represent your hopes and dreams for proposed improvements?



Beaton Hill Park



BRP South

Outreach Summary

Community Survey #2 – Written Comments

Program Element	# Comments Support	# Comments Opposed
Play Areas	71	16
Trails	60	0
Pickleball	58	9
Dog Park	57	21
Natural Areas	45	0
Gardens (pollinator/native)	35	1
Calm/Passive	31	3
Disc Golf	31	24
Whimsical Elements	29	20
Amphitheater	23	6
P-patch	22	2

Program Element	# Comments Support	# Comments Opposed
Active Recreation	16	2
All Ages & Abilities	15	1
Picnic Areas/Shelters	12	0
Open Play Field	10	2
Educational Elements	7	0
Budget & Maintenance	7	0
Keep Buildings	6	0
Keep Residence	5	3
Buildings for Events/Maintenance	5	2
Plaza/Gathering Areas	4	7
Keep Old Garage	2	7



Discussion

Discussion

Input on Programming and Concept Alternatives

- **Beaton Hill Park**
- **Big Rock Park (BRP) South**

Discussion

Generally Supported:

- Trails / Open space
- Passive / Natural areas
- Dog park
- Amphitheater
- Play areas at both parks (universal and hillside)
- P-patch
- Gardens
- Picnic areas
- Barn, pool house & new garage re-use

Needs Direction:

- P-patch location
- Disc golf
- Whimsical elements
- Dog park vs Open lawn
- Wetland boardwalk
- Preferred parking location(s)
- Residence re-use



Next Steps

Next Steps

Master Plan Development (Preferred Plans)

- Public Workshop (Nov/Dec)
- Online Community Survey (Nov/Dec)
- Parks & Recreation Commission Meeting (Nov/Dec)
- City Council Meeting (January 2023)





Thank You!



Beaton Hill Park & Big Rock Park South Master Plan

City Council Joint Meeting with Parks & Recreation Commission

Meeting #2 Concept Alternatives

Tuesday, September 13, 2022

Overall:

- 'Whimsy & Discovery for Everyone' (concepts 2 and 3) received a lot of support
- Lots of support for the P-patches
 - Slightly more for Beaton hill, but consider both locations
- Focus on nature exploration and education.
- Universal play, ADA accessible play features are highly desired.

Beaton Hill Summary:

- Whimsy & Discovery preferred, but still want to preserve natural character of the site and provide educational opportunities
- More against than for the boardwalk, but not totally against
 - Concerns related to cost implications
- Ensure there is still a natural feel
- Support for pickleball, but not a strong preference between 2 or 4 courts
 - Would be okay with larger footprint if space doesn't become crowded with other programming and if there is sufficient parking for 4 courts
- Support for play areas
 - universal play greatest priority
 - hillside play
 - whimsical play
- Prefer on-site parking
 - Concerns about parking on the North end of the site and visibility on 218th
 - Concerns about street parking on 8th and agreed it needs to change. Not totally opposed to on-street if done in a safer way
- Back and forth on the Amphitheater, but more votes against
 - Prioritize Town Center location instead
 - Concerned about parking needs for an amphitheater.
- Provide more gathering spaces, consider gathering spaces that can be built into hillside (using amphitheater as inspiration)
- More for the dog park than against
 - Consider how much space can be given and if there is a small dog/big dog area

Big Rock Park South Summary:

- Liked Whimsy & Discovery/Playful Space for Everyone concepts

- Consider using aspects of the chicken coup or other artful existing elements.
- Support for universal play
- Support for p-patch
- Disc golf not supported
- Parking layout extending into the site (concept 2) for accessibility and maximizing parking is preferred
- Mixed feelings about keeping the residence (50/50 split)
 - City needs meeting space and the building has a fun history and character
 - Concerned about basement flooding
 - Cost to renovate and maintain will likely be the deciding factor
 - Explore preserving the patio or reusing materials on site
- Support for preserving the barn, pool house, and newer garage and using first two for community meeting spaces and events
- Consider educational elements for the solar panels
- Pollinator, sensory, and native gardens supported

Beaton Hill Individual Comments:

- Whimsy & discovery x6
 - Keeps character of natural feeling of site (amphitheater)
 - Address concerns for maintenance
- Preservation, conservation of wildlife area with educational opportunities – restore to more natural environment x4
- Gradient of activities
- No sport courts/pickleball courts
- Universal play x4
- Hillside play x2
- P-patch (best served on BHP, though more fitting with setting on BRPS) x6
 - P-patch layout on whimsy plan
 - Would like more community interaction with p-patch, not closed off
- Pick option with most parking, like on-street to serve both sites
- Parking contained onsite x6
 - On-street not completely precluded so long as it can be done in a safer way
- Parking in 2 areas x2
- Parking in 1 area
- Concerns with sightlines
- Need to provide other modes of connections to park for people to walk or bike x2
- Dog park x6
 - If we don't have them, people may leave their dogs off-leash to run through the park
- No dog park/dog park concerns x2
 - Concerns with degradation of wetland

- Nice to have covered areas by playgrounds
- No boardwalk in wetland
- Pickleball courts x3
 - No real pull for 2 vs 4. Would be okay with 4 if the space does not get too crowded and provided there is sufficient parking to support the additional courts.
 - 2 pickleball courts x1
 - 4 may feel like too much with all the other amenities
 - 4 pickleball courts (opportunities for competitions) x1
- Multi-sensory space and activities for all ages and abilities
- Amphitheater x3
- No amphitheater (better fit next to Town Center) x4
- More gathering spaces x2
 - Make seating/spaces built into hillside (better photos for preferred plan)
- Like whimsical elements, each park should have unique character
 - Arts Commission long-term plan, could oversee this in parks

Big Rock Park South Individual Comments:

- Retain natural character of the site
- Do we have to have disc golf?
- No disc golf x6
 - Encourage people to get out, less maintenance with outdoor fitness
 - concerns of overlap but could also be unique amenity for city to offer
 - Feels too cramped
- Consider working with SBGS/groups in the gardens
- Meeting spaces
- Structures
 - Keep pool house, barn, new garage x7
 - Concerns with keeping buildings, residence specifically and costs to renovate and maintain x2
 - Remove residence x5
 - Can portions of the house/materials be repurposed?
 - Keep residence x5
 - if the renovation costs aren't too much; there is significant demand for meeting space x2
 - provides unique character, residence grounds park
 - could residence be used for caretaker?
 - If basement is filled, will this solve flooding issue?
 - Repurpose older garage
 - Preserve chicken coup, essence of whimsy & discovery
 - Need meeting space in most cost-effective manner



801 228th Avenue SE ■ Sammamish, WA 98075 ■ phone: 425-295-0500 ■ fax: 425-295-0600 ■ web: www.sammamish.us

- Gardens x3
 - Pollinator, sensory, native and provide ID
- Prioritize trail connections and maintain as many trails as possible
- Whimsy & Discovery x4
- Playful space for everyone, with elements of whimsy & discovery x2
- Open to any parking options
- Universal play x2
- P-patch x2
- Would like greenhouse with p-patch
- Consider p-patch at both sites
- Sustainability demonstrations
- Parking
 - Pick layout with largest number of stalls
 - Concept 3 smaller footprint, consolidated
 - Concept 2 feels more accessible to park x4
- Long-term maintenance

Agenda Bill

Parks and Recreation Commission Regular Meeting
February 01, 2023



SUBJECT: Beaton Hill Park & Big Rock Park South Master Plan Discussion - Preferred Master Plan

DATE SUBMITTED: January 26, 2023

DEPARTMENT: Parks, Recreation & Facilities

NEEDED FROM COMMISSION: ☐ Action ☒ Direction ☐ Informational

RECOMMENDATION: Review and provide input on the preferred master plans; discuss phasing priorities for potential park development.

EXHIBITS: [1. Exhibit 1 - Beaton Hill Park and Big Rock Park South Preferred Master Plans](#)
[2. Exhibit 2 - PowerPoint Presentation](#)









BUDGET:

Total dollar amount \$275,000

Fund(s) Parks Capital Improvement Fund

- ☒ **Approved in budget**
☐ **Budget reallocation required**
☐ **No budgetary impact**

WORK PLAN FOCUS AREAS:

- | | |
|---|---|
| <input type="checkbox"/>  Transportation | <input type="checkbox"/>  Community Safety |
| <input checked="" type="checkbox"/>  Communication & Engagement | <input type="checkbox"/>  Community Livability |
| <input type="checkbox"/>  High Performing Government | <input checked="" type="checkbox"/>  Culture & Recreation |
| <input checked="" type="checkbox"/>  Environmental Health & Protection | <input type="checkbox"/>  Financial Sustainability |

NEEDED FROM COMMISSION:

Beaton Hill Park & Big Rock Park South Master Plan Discussion - Preferred Master Plan

KEY FACTS AND INFORMATION SUMMARY:

The purpose of this discussion is to review and provide input on the preferred plans for Beaton Hill Park and Big Rock Park South, as well as discuss phasing priorities for potential park development.

Summary:

The public process for the Beaton Hill Park and Big Rock Park South Master Plan is nearly complete. The preferred master plan for each park was developed based on feedback received from the outreach process from community members, City staff, the Parks & Recreation Commission, and City Council.

The components of the preferred master plan for each park are summarized below. A representative from the consultant team, HBB, will present a summary of the second public workshop, online survey results, feedback received at the third public workshop, and discuss the preferred master plans and preliminary phasing sequences further detail at the February 1, 2023 Parks & Recreation Commission meeting.

The Big Rock Parks and Beaton Hill Park system serves as an oasis of nature in the city. Based on the feedback received from previous public engagement events, the goals the master plans of each park should:

- Continue to be the place of respite, contemplation, and exploration of the natural environment it is today, protected for future generations.
- Connect, educate, and inspire people of all ages and abilities to discover more about each other and our surroundings.
- Provide safe access to everyone of all abilities to the amazing places and experiences throughout the parks.
- Allow everyone the flexibility to be active or passive in how they choose to recreate, providing opportunities for both in a way that respects and fits into the context of the site.

Beaton Hill Park Preferred Master Plan:

The preferred master plan for Beaton Hill Park is designed to highlight the expansive view from the north end of the park and create a unique and accessible experience moving through the park. The proposed improvements include:

- Parking lots on site (44 stalls total)
- P-patch with seating and tool shed (40 plots)
- Pickleball (4 courts with lighting)
- Off-leash dog park (separate areas for small & large dogs)
- Accessible hillside play area
- Picnic shelters and tables
- Seating and gathering areas
- Wetland boardwalks and overlooks
- Interpretive signage to highlight the natural environment and/or history of the site

As part of the master planning process, parking within the right-of-way on SE 8th Street would be reconfigured to back-in angled parking to create safer traffic flow and allow the parking lot at Beaton Hill Park to serve as the natural turn-around for vehicles coming to and from the parks.

Trails

With the significant topography of the site, accessible trails are limited to one main route through the park, connecting the lower parking lot off SE 8th Street and winding through the meadows to connect to the upper parking lot off 218th Ave SE and the existing sidewalk that continues to the north. Street frontage improvements are included in the master plan along 218th Ave SE and SE 8th Street through the limit of the park property.

A fully accessible hillside play area is integrated into the main trail, taking advantage of the slope to create slides, climbing areas and other features all connected by the accessible trails. Picnic and seating areas are also included along the trails throughout the park. A hillside overlook is incorporated in the preferred plan to provide expansive views over the park and to create additional seating and small group gathering areas.

Informal nature trails connect to the accessible trails and meander through the tree preservation area in the north and eastern portion of the park. This area is also the focus of the existing environmentally sensitive areas with wetlands and an existing stream corridor, which encompasses much of the open space on the eastern half of the site. These environmental features would be enhanced to function as a more formal stream corridor and reconnect to the improved wetlands and buffer areas to create an integrated and complete ecosystem on the site. Boardwalks and overlooks would provide pedestrian access while still protecting the new ecosystem and allow for education and interpretive signage related to the restoration efforts.

Big Rock Park South Preferred Master Plan:

The preferred master plan for Big Rock Park South is designed to reinforce the passive, natural environment of the existing property while allowing more flexible uses for all ages and abilities. Proposed improvements include:

- Parking lot (55 stalls total)
- Universal play areas (accessible and inclusive play elements)
- Picnic shelters and tables
- Seating and gathering areas
- Open meadow for flexible events, lawn games, etc.
- Optional space for 9-hole disc golf course (with 3 holes integrated into Big Rock Park Central)
- Garden areas to highlight botanical names and plant characteristics (pollinators, natives, etc.)
- Interpretive signage to highlight the natural environment, gardens, and/or history of the site.

The central pond nearest to the existing structures would remain largely as-is with gardens and open space around the south and east sides. Native planting would buffer the north and west sides of the pond. The remaining wetlands and their associated buffers would be restored to support the natural processes and habitat of these areas. Grading and overflow improvements are proposed for the central pond to help control flooding that currently occurs during major storm events.

Trails Trails that directly impact existing wetlands will be removed and restored to protect wetland functions and habitat. There is also one trail that would conflict with the proposed disc golf fairways that would be removed with the future development of a disc golf course. The remainder of the trails would be left in-place. One main trail, 10' wide, is proposed to connect Big Rock South to Big Rock Central. This is currently proposed as a crushed rock trail but could be paved to improve accessibility between the Big Rock Parks in the future. Paved accessible trails are included in the design to provide access to all major park features and create a series of interconnected loops, including a loop trail around the open meadow. Informal woodland trails, similar in scale to the existing trails, are proposed through the forested areas to integrate new park improvements into the existing trail system.

Structures

Adaptive re-use of the existing buildings is a major component of preferred master plan. The Barn, Residence, and Pool House are all proposed to remain with improvements to support community use. These buildings may be used for meetings, community organizations, and a variety of events. Please note that programming some of the below structures to their full capacity may require a partnership with nearby off-site parking to provide overflow parking.

The Barn in particular can host a variety of events with an approximate occupancy of up to 100 – 150 people. A new trellis on the south and a covered outdoor space on the north are proposed to allow larger outdoor gathering areas and the ability to expand events. The existing chicken coop would need to be

removed, but elements of the stained-glass windows integrated into the current chicken coop would be re-purposed as one of the whimsical elements in the universal play area.

The old garage is the only existing structure that is proposed to be removed. In its place, the plan includes a new large Central Picnic Pavilion that helps anchor the entry and frame the view to the pond beyond. The Pavilion is sized to support group picnic with up to 6 picnic tables, still allowing for clear access and views through the Pavilion. A small plaza is designed between the Pavilion and the pond to create an overlook area that can be used as informal gathering and/or interpretive signage around the wetlands or history of the site.

The Pool House improvements will create one small meeting room with an accessible restroom and separate storage / utility room. A new trellis or covered arbor is proposed to the west of the Pool House to create a larger outdoor gathering area and the ability to expand events or meetings beyond the interior capacity of 15 – 20 people. A secondary outdoor plaza space is also adjacent to the trellis and Pool House for maximum flexibility and use of this area of the park.

A structural analysis was conducted on the existing Residence to help determine the viability of keeping this structure for future use. At the present time, the analysis supports the feasibility of re-using this building and providing accessibility and seismic upgrades needed for the intended. The proposed improvements will allow for community meetings and smaller events with an anticipated capacity of 50 – 100 people. The second level of the Residence will not be accessible and used as a storage area only. Site improvements should help reduce the amount of flooding that currently occurs in the basement of the Residence, but some flooding during larger storm events may still occur.

The existing newer garage on the site will be improved to create a parks maintenance storage and shop area. A new restroom is proposed on the north end of the existing structure, designed to be integrated into the overall character of the park's existing buildings.

Master Plan Process:

A twelve to eighteen-month effort is anticipated for the master plan process which includes public involvement, with participation from the community at large, City staff, Parks & Recreation Commission, City Council, and community stakeholders. The intent of a consolidated approach for the master plans is to undergo a collective kick-off and public engagement effort to facilitate community introductions and discussions, as well as a collective department and city review. That said, individual master plan reports will be prepared for each park. The master plan process consists of three phases as described below:

Phase 1 Site Investigation and Analysis (Complete)

Evaluate existing site conditions, identify sensitive areas, complete site studies, and develop an overall understanding of the site. During this initial phase, a community survey will be prepared to assist with the development of initial park concepts.

Phase 2 Park Program (Complete)

The first public meeting will be held to present site analysis and provide the community an opportunity to share their hopes, dreams and concerns for the park. Following the first public meeting, a community survey will be published. Based upon the results of site analysis, community survey, City staff input, technical input and initial public input, a preliminary park design program will be developed that details proposed uses, design character and criteria.

Phase 3 Master Plan Development

Two to three Master Plan alternatives will be prepared for each park, based upon the approved design program. This will include a narrative that summarizes the existing conditions, design alternatives, cost implications and regulatory criteria, and identifies issues which will require further study at the next stage of project development.

Based upon feedback from the community, Parks & Recreation Commission, and City Council, the alternatives will be revised in to one preferred Master Plan alternative with a cost estimate. The final deliverable will be a Master Plan Report for each park, with final project drawings and narrative, project process, project phasing scenarios, and phase costs.

Timeline:

Hopes, Dreams, and Concerns

- Parks & Recreation Commission Meeting #1: April 6, 2022 (Complete)
- City Council Meeting #1: April 19, 2022 (Complete)
- Information Booth at Earth Day and Open House at BRP South: April 23, 2022 (Complete)
- Public Workshop #1: April 28, 2022 (Complete)

Master Plan Alternatives

- Public Workshop #2: July 27, 2022 (Complete)
- Information Booth at Pine Lake Park Summer Concert: July 28, 2022 (Complete)
- Joint City Council/Parks & Recreation Commission Meeting #2: September 13, 2022 (Complete)

Preferred Plan

- Information Booth at Lunar New Year Celebration: January 21, 2023 (Complete)
- Public Workshop #3: January 26, 2023 (Complete)
- Parks & Recreation Commission Meeting #3: February 1, 2023
- Joint City Council/Parks & Recreation Commission Meeting #3: March 14, 2023

Final Master Plan

- SEPA Review: Spring - Summer 2023
- City Council Adoption of Master Plan: Summer 2023

Project Background

Beaton Hill Park is located approximately half a mile west of Sammamish City Hall in the heart of the City and just south of the future Town Center. The park is comprised of two parcels that were purchased by the City in fall 2018 in an effort to preserve open space in a rapidly densely developing area in the City; it is named for the family that owned the farmstead for over 80 years. The vacant land totals 9.36 acres and has mature trees, rolling topography, open meadows, three wetlands, and a seasonal stream. The City was awarded a King County Conservation Futures Grant as a reimbursement for approximately 4 acres of the site, which will be designated for permanent conservation.

Big Rock Park South is the third and final property of a 51-acre phased land donation agreement located in the center of the City. The first two parcels, Big Rock Park North and Central, opened to the public in 2016 and 2021. The property was transferred to the City in November 2021. Like the conditions placed on the previous two parcels, this park will facilitate a variety of low impact active and passive activities that may include nature trails, open space, and passive sports meadows. There are a few existing structures on this parcel. Restrictions were put in place to preclude development of new structures exceeding 2,500 square feet to support the development of the park in a manner that preserves the

site's natural beauty. The 15 acres that make up this property include dense forest cover, meandering trails that navigate relatively unvarying topography, sensitive areas, open meadows, a single-family home, detached garages, and a barn.

Next Steps

The project consultant team will present the preferred master plan, discuss phasing priorities of park development, and provide feedback received from the community at the March 14, 2023, City Council and Parks & Recreation Commission Joint Meeting. The preferred plan will then be refined in to the final master plan and City staff will begin the SEPA process.

FINANCIAL IMPACT:

Regarding the costs of the different phases of the preferred master plan, there is no financial impact at this time. Funds for implementing the master plan may be budgeted and improvements completed in phases from the Parks Capital Improvement Plan (CIP).

OTHER ALTERNATIVES CONSIDERED:

If there are considerable objections to components of the preferred plans, City staff and the consultant team may revise the preferred plans. A revised plan at each park would require an additional round of public meetings with the community, Parks & Recreation Commission, and City Council.

RELATED CITY GOALS, POLICIES, AND MASTER PLANS:

[2018 Parks, Recreation and Open Space \(PRO\) Plan](#)

Preferred Master Plan | BEATON HILL PARK



The preferred master plan for **Beaton Hill Park** is designed to highlight the expansive view from the north end of the park and create a unique and accessible experience moving through the park. In addition to trails, picnic areas and gathering areas, proposed park improvements include:

- Parking lots on site (*44 stalls total*)
- P-patch with seating and tool shed (*40 plots*)
- Pickleball (*4 courts with lighting*)
- Off-leash dog park (*separate areas for small & large dogs*)
- Accessible hillside play area
- Interpretive signage to highlight the natural environment and/or history of the site
- Wetland boardwalk and overlooks

Parking on SE 8th Street would be reconfigured to back-in angled parking to create safer traffic flow and allow the parking lot at Beaton Hill Park to serve as the natural turn-around for vehicles coming to and from the parks.



Hillside Play

Integrates plays features into the hillside with a combination of natural and structured elements.



Whimsical Elements

Sculptural elements that provide a sense of discovery throughout the parks; may be along trails or set apart in the landscape.



Dog Park

Separate areas for large dogs and small (or shy) dogs. Drinking water, seating areas, accessible path and a covered picnic area are also included.



P-Patch

Enclosed garden plots and shared garden areas for the community to use, learn from and connect with each other.



Wetland Boardwalk

Provides connection and overlooks into the restored wetland with informational signage for education and discovery.

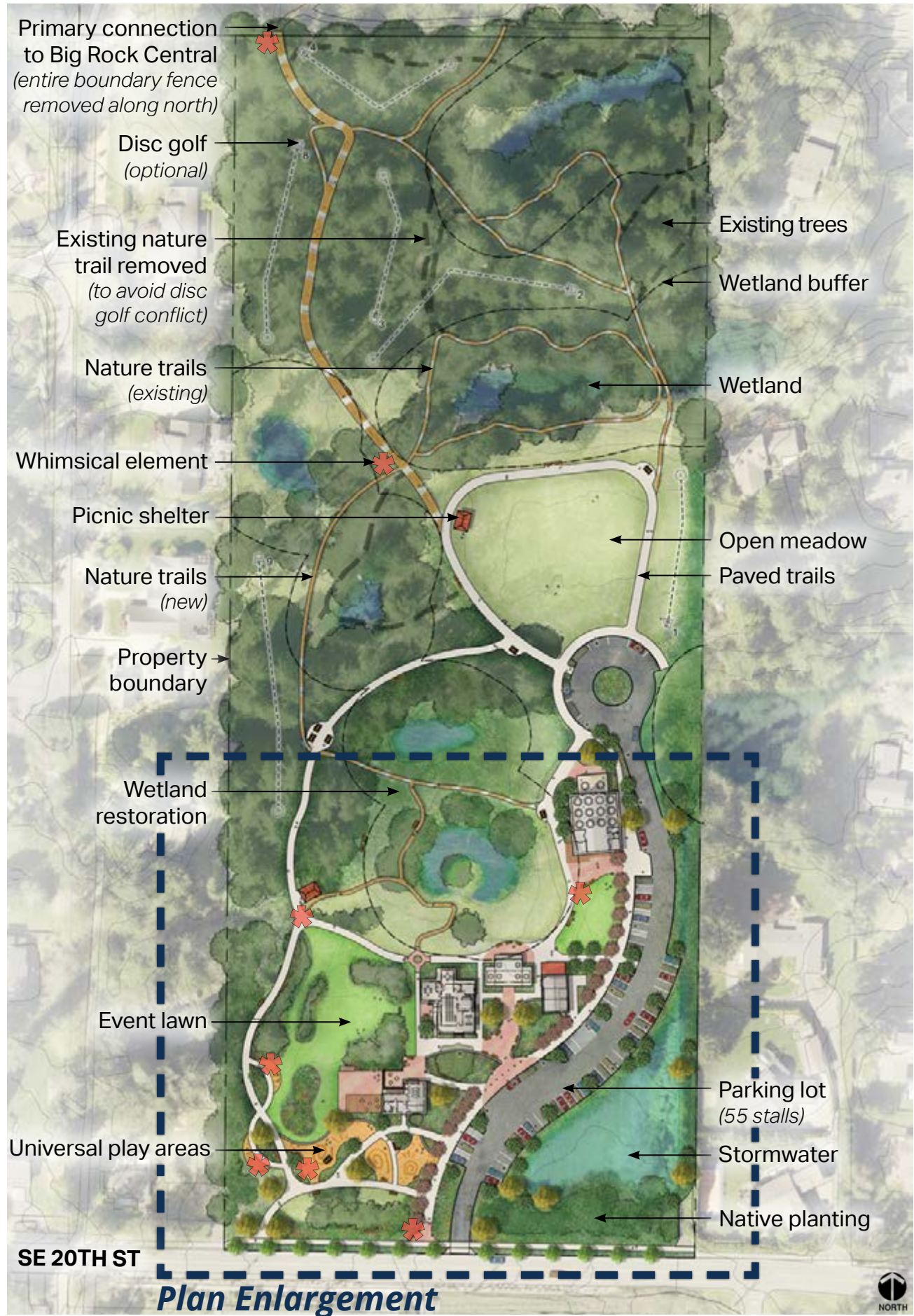


Pickleball

Four pickleball courts with lighting and benches on both sides for those who are resting or waiting for a court.



Preferred Master Plan | BIG ROCK PARK SOUTH



The preferred master plan for **Big Rock Park South** is designed to reinforce the passive, natural environment of the existing property while allowing more flexible uses for all ages and abilities. In addition to trails, picnic areas and gathering areas, proposed park improvements include:

- Parking lot (55 stalls)
- Universal play areas (accessible and inclusive play elements)
- Open meadow for flexible events, lawn games, etc.
- Optional space for a 9-hole disc golf course (with 3 holes integrated into Big Rock Park Central)
- Garden areas to highlight botanical names and plant characteristics (pollinators, natives, etc.)
- Adaptive re-use of existing buildings and unique site features (i.e. chicken coop as whimsical element)
- Central picnic pavilion (old garage removed)
- Interpretive signage to highlight the natural environment and/or history of the site



Universal Play

Includes a combination of natural elements, site furnishings and play features to appeal to all ages and abilities; often a combination of plazas, play, nature, and art elements.



Garden Areas

Engage all the senses through fragrance, movement, textures, and wildlife attractants. Could include sensory gardens, pollinators, native plants, education, etc.



Whimsical Elements

Sculptural elements that provide a sense of discovery throughout the parks; may be along trails or set apart in the landscape.



Disc Golf (optional)

9-hole course, developed with fairways away from trails to avoid user conflicts. Potential layout to be studied further prior to any improvements.



Picnic Pavilion

The old garage, currently in the wetland buffer, will be removed. A new picnic pavilion will overlook the central pond and be developed to allow for larger group gatherings and events.



An aerial photograph showing a large, dense forested area in the center, surrounded by a residential neighborhood with houses and roads. The forest appears to be a park or a natural area. The title text is overlaid on the top right of the image.

Beaton Hill Park & Big Rock Park South Master Plan

Parks & Recreation Commission Meeting
February 1, 2023

Purpose (What We Need From You)

Input on preferred plan & phasing sequence

- **Beaton Hill Park (BHP)**
- **Big Rock Park (BRP) South**

Overview: What We Will Be Discussing

1. Introduction
2. Existing Conditions
3. Project Goals
4. Outreach Summary
5. Preferred Master Plan
6. Preliminary Phasing
7. Preliminary Cost Estimates
8. Discussion
9. Next Steps

An aerial photograph of a dense forest with a small, irregularly shaped body of water in the lower right corner. The image is overlaid with a semi-transparent blue filter.

Introduction

Introduction

What is a Master Plan?

- City adopted process that looks at park comprehensively and involves entire community
- Establishes design program that provides framework for addressing park improvements
- Report is end product of process

3 Primary Phases:

1. Site Investigation & Analysis
2. Park Program*
3. Master Plan Development*

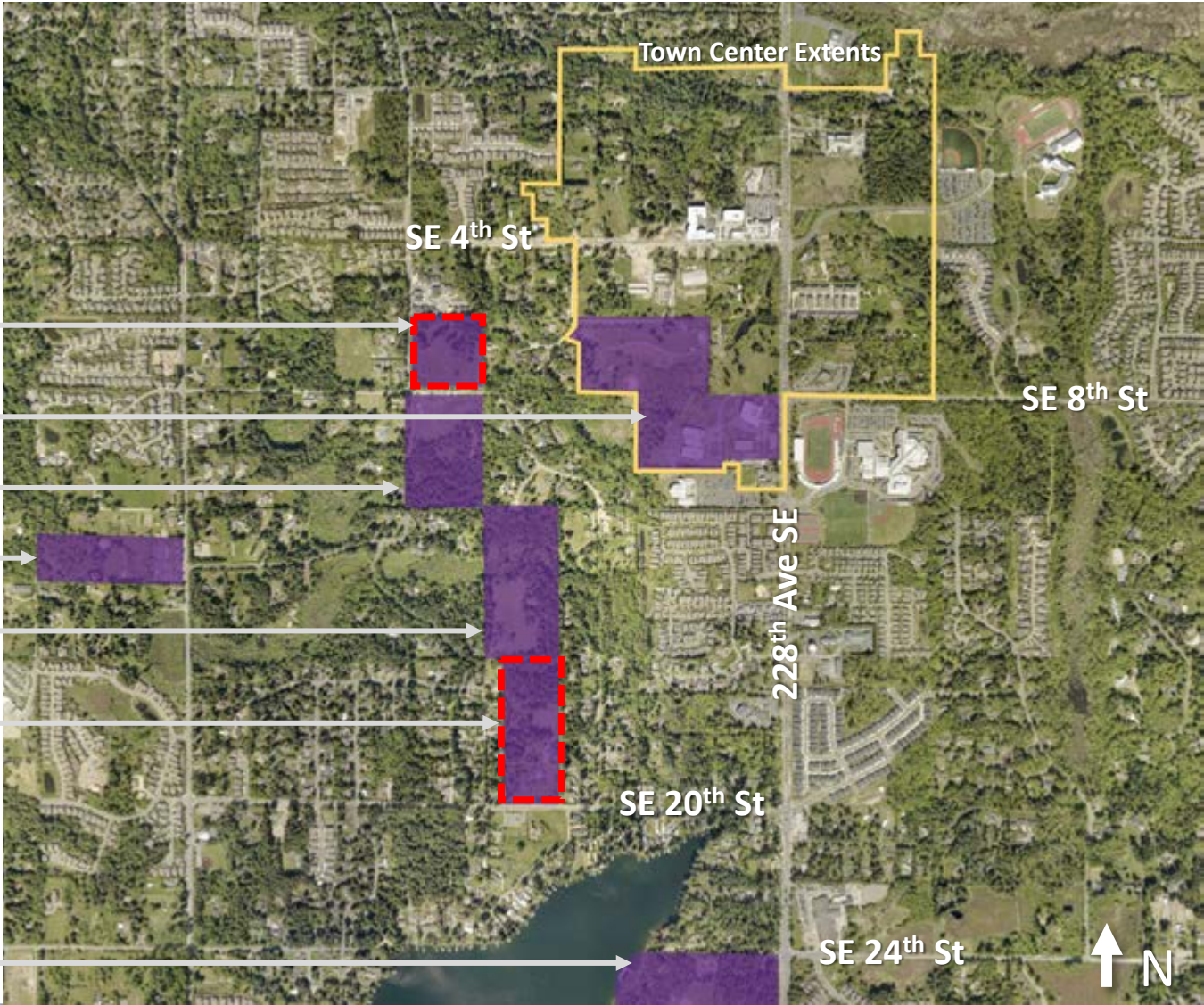
** Includes engagement with community at large, City staff, Parks & Recreation Commission, and City Council*



Introduction

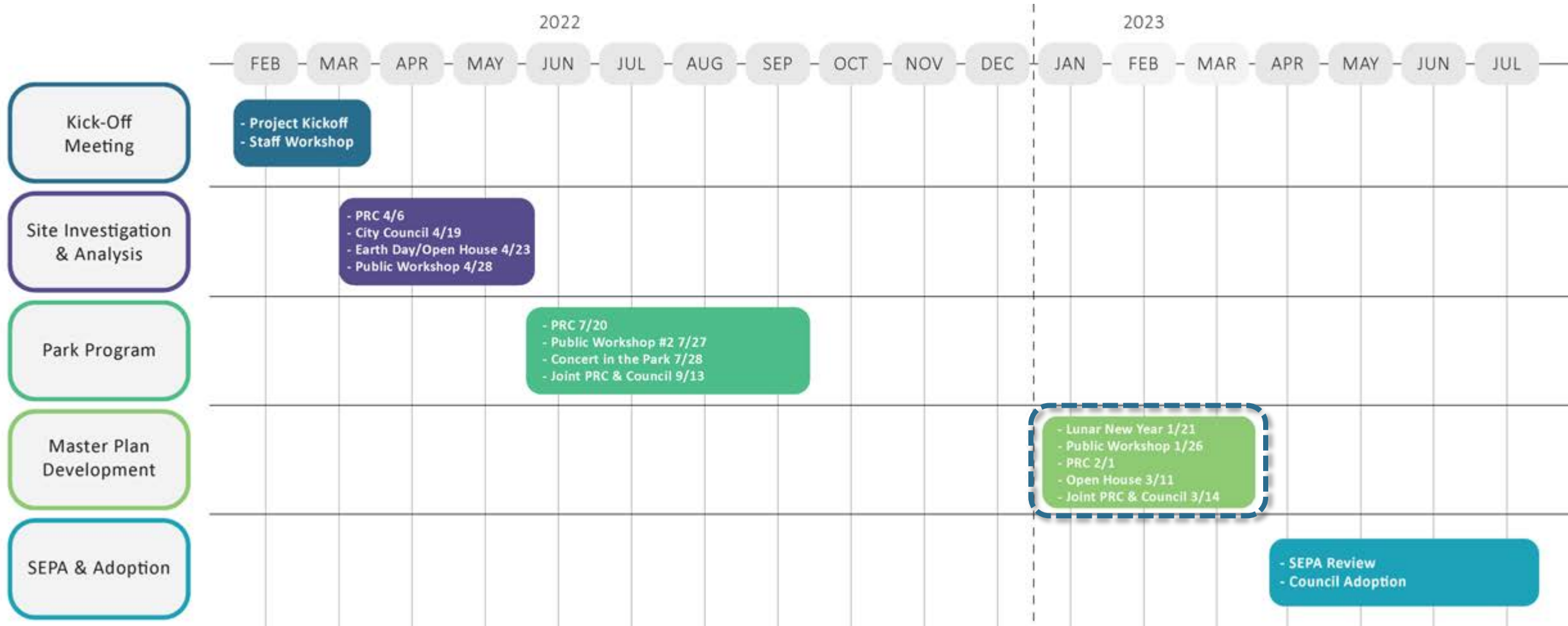
Context Map

- Beaton Hill Park**
- Sammamish Commons
- BRP North
- Ebright Creek Park
- BRP Central
- BRP South**
- Pine Lake Park



Introduction

Master Plan Timeline

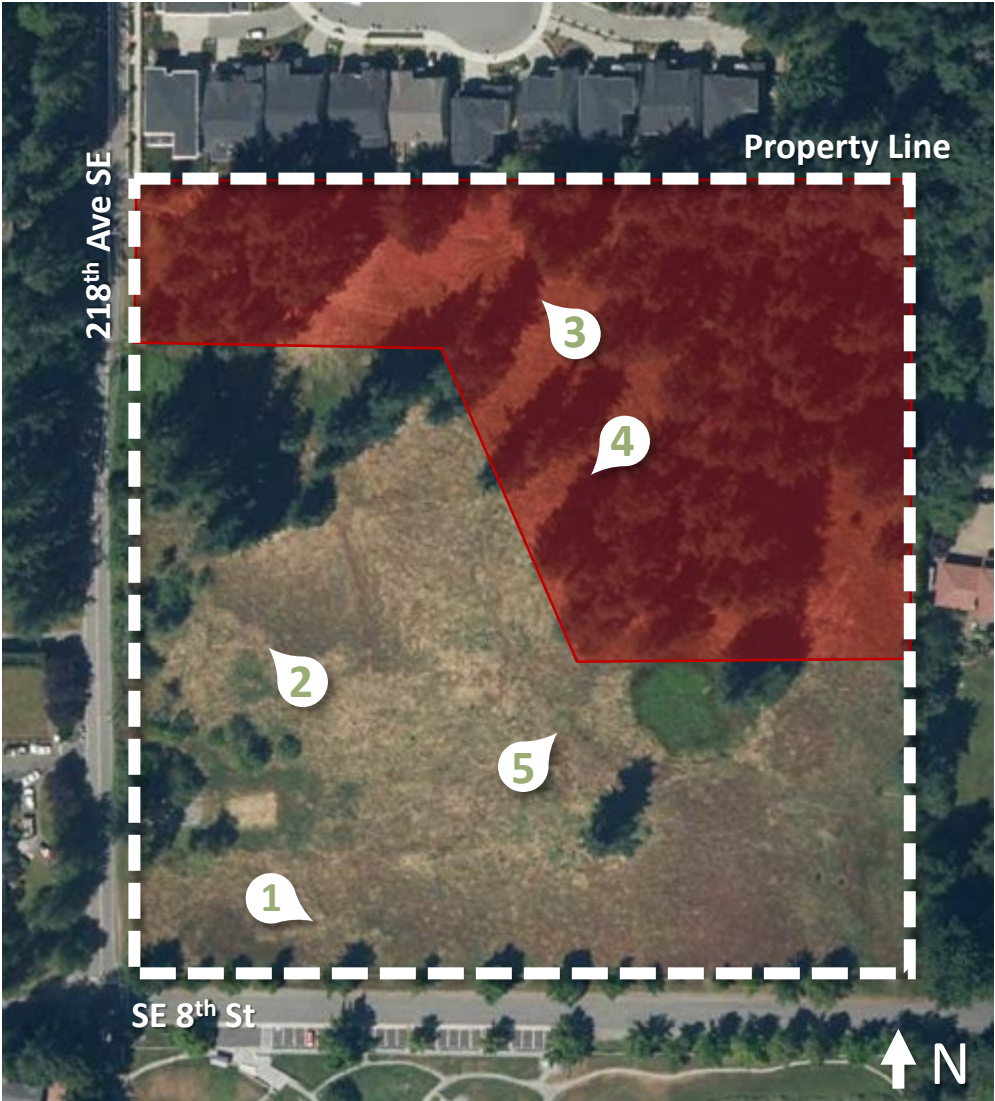


An aerial photograph of a landscape, likely a forested area, with a road and some buildings visible. The image is overlaid with a semi-transparent blue filter.

Existing Conditions

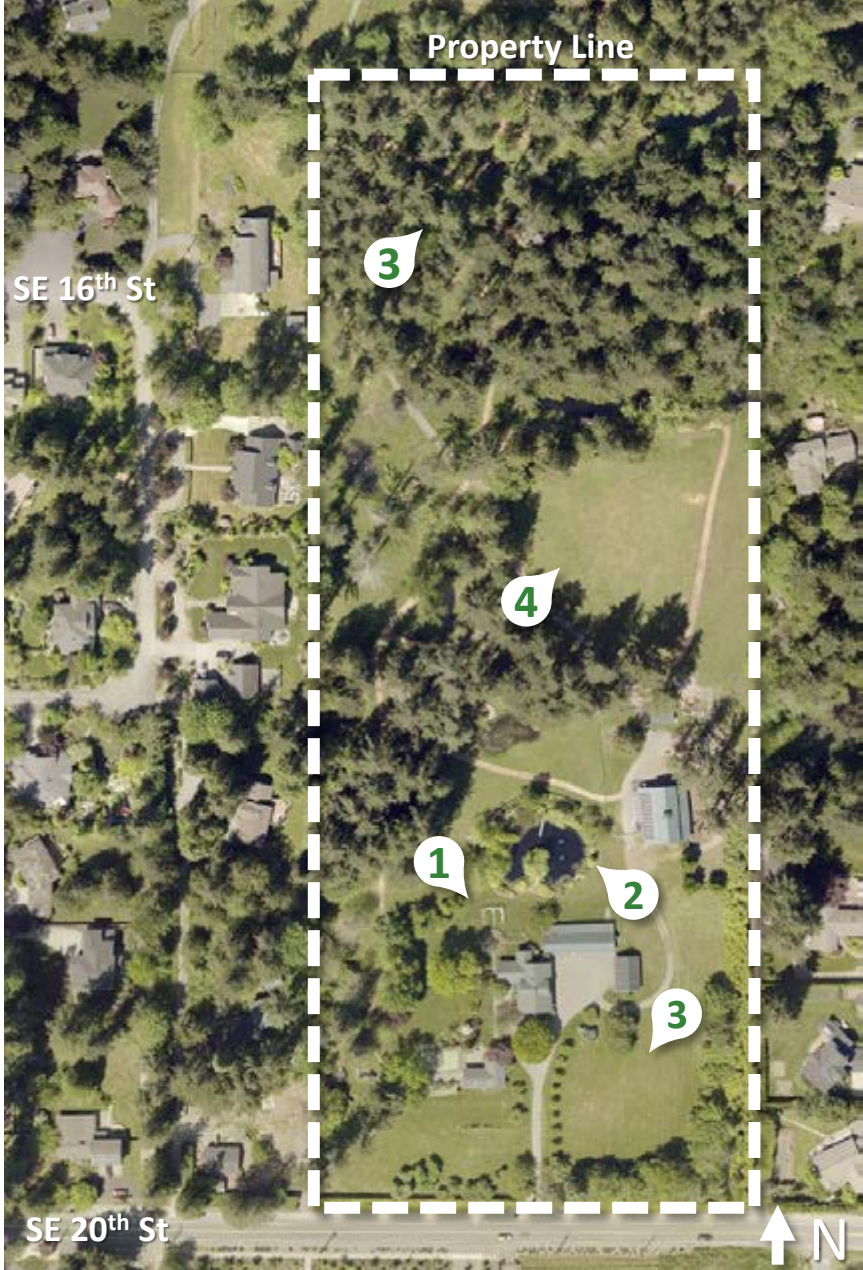
Beaton Hill Park

Site Character



BRP South

Site Character



BRP South

Site Structures





Project Goals

Project Goals

The **Beaton Hill Park** and **Big Rock Park** system serves as an oasis of nature in the city. The master plans for each park should:

- Continue to be the **place of respite**, contemplation, and exploration of the natural environment it is today, protected for future generations.
- **Connect, educate, and inspire** people of all ages and abilities to discover more about each other and our surroundings.
- Provide **safe access to everyone** of all abilities to the amazing places and experiences throughout the parks.
- Allow everyone the **flexibility** to be active or passive in how they choose to recreate, providing opportunities for both in a way that respects and fits into the context of the site.



Outreach Summary #2

Programming & Concept Alternatives

Programming & Concept Alternatives

Concept 1
Gradient of Activities

B
E
A
T
O
N



- Hillside play
- P-patch
- Open lawn
- On-street parking

Concept 2
Whimsy & Discovery



- Accessible play
- 2 Pickleball courts
- Open lawn
- Amphitheater
- Small parking lot

Concept 3
Playful Space for Everyone



- Hillside play
- 4 Pickleball courts
- Dog park
- Open lawn
- Large parking lot

B
R
P

S
O
U
T
H



- Old garage removed
- Small parking lot
- Gardens
- Disc golf



- All buildings stay
- Large parking lot
- Universal play
- Disc golf



- Old garage & residence removed
- Large parking lot
- Universal play
- P-patch
- Disc golf

Outreach Summary

Public Workshop #2

- Farmer's Market – July 27, 2022
- Concert in the Park – July 28, 2022

Overall Summary

- Support for:
 - Nature trails, trail connections, preservation & open space.
 - P-patch – slight preference for BHP.
 - Plazas & gathering spaces – additional support for covered gathering spaces.
 - Play areas – strong interest in universal & hillside play opportunities.

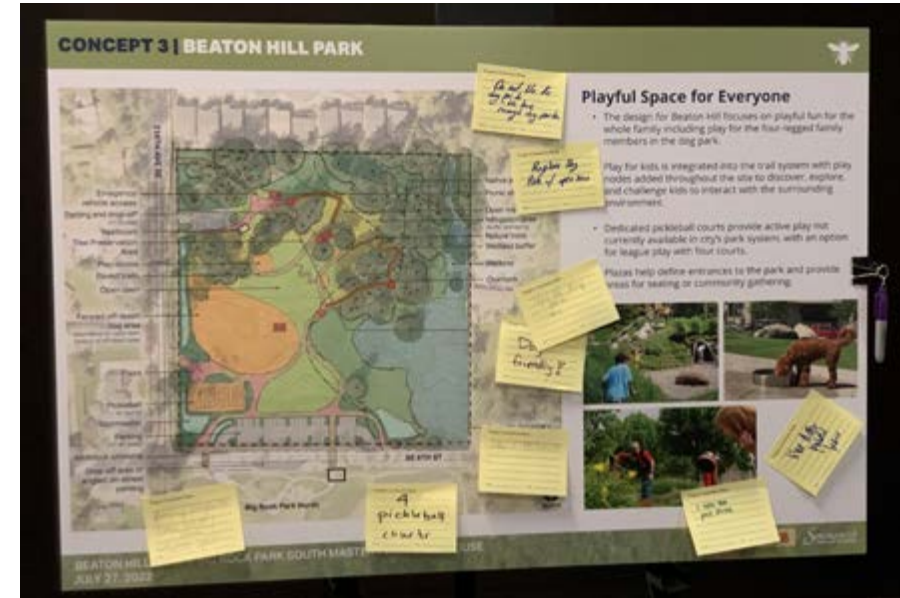
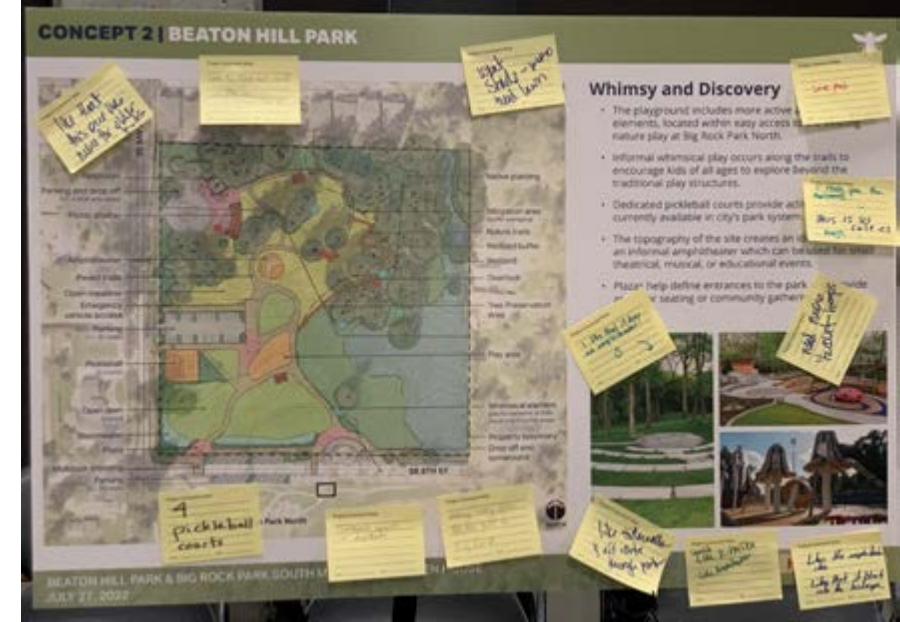


Outreach Summary

Public Workshop #2

Beaton Hill Park – Site Specific Feedback

- Support for:
 - Pickleball courts – additional support for 4 courts.
 - Hillside play
 - Wetland boardwalk – concern about impact.
 - Parking on-site – no strong support for removing on-street parking or location preference.
 - Hillside amphitheater – concern with traffic & noise from events.
- Off-leash dog area both supported & opposed – concerns with noise from dogs; some support for open lawn instead.
- Concerns with safe pedestrian crossing on SE 8th St.

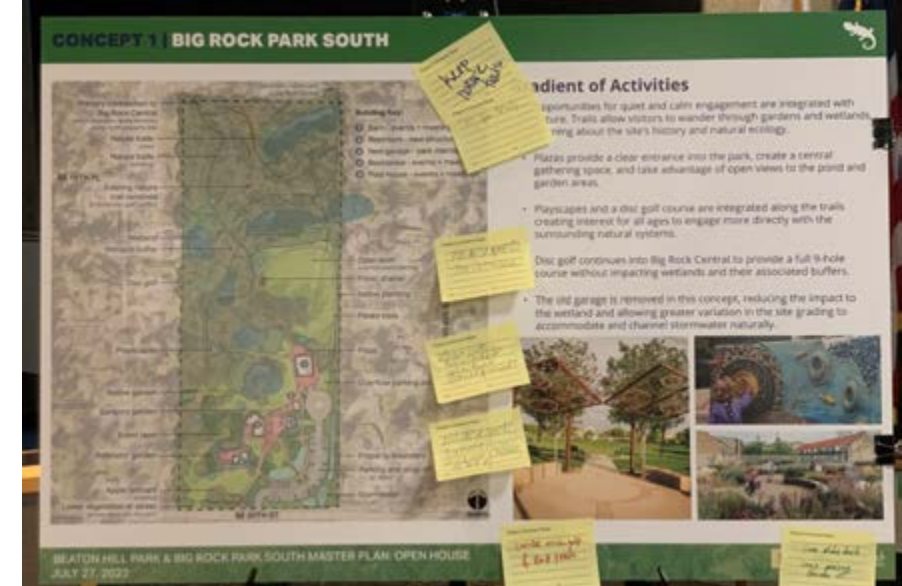


Outreach Summary

Public Workshop #2

BRP South – Site Specific Feedback

- Support for:
 - Universal play, noted for all play areas.
 - Removing the old garage & replacing with pavilion for picnic or other use.
 - Sensory, native & pollinator gardens.
 - On-site parking with concerns about traffic & parking during events.
- Disc golf both supported & opposed – concerns with trail user conflicts & native plant disturbance.



Outreach Summary

Community Survey #2

475

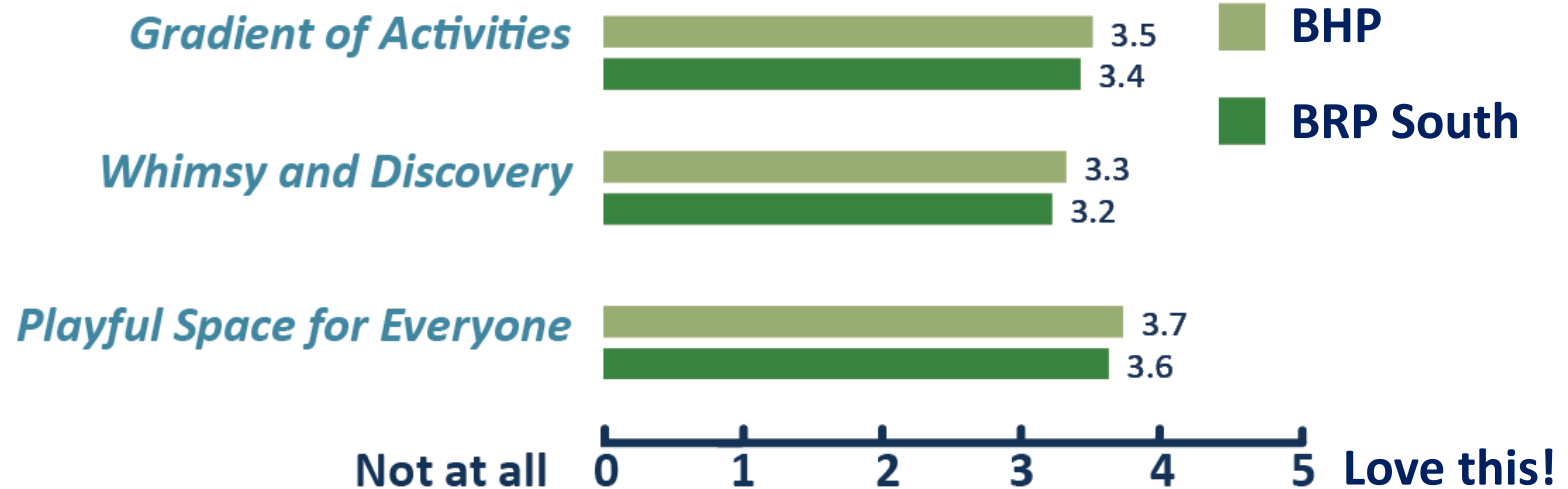
Survey
Participants

38% live within 1 mile of the parks

88% live in Sammamish

Concept Preferences

How well does each concept meet your hopes and dreams for park improvements?

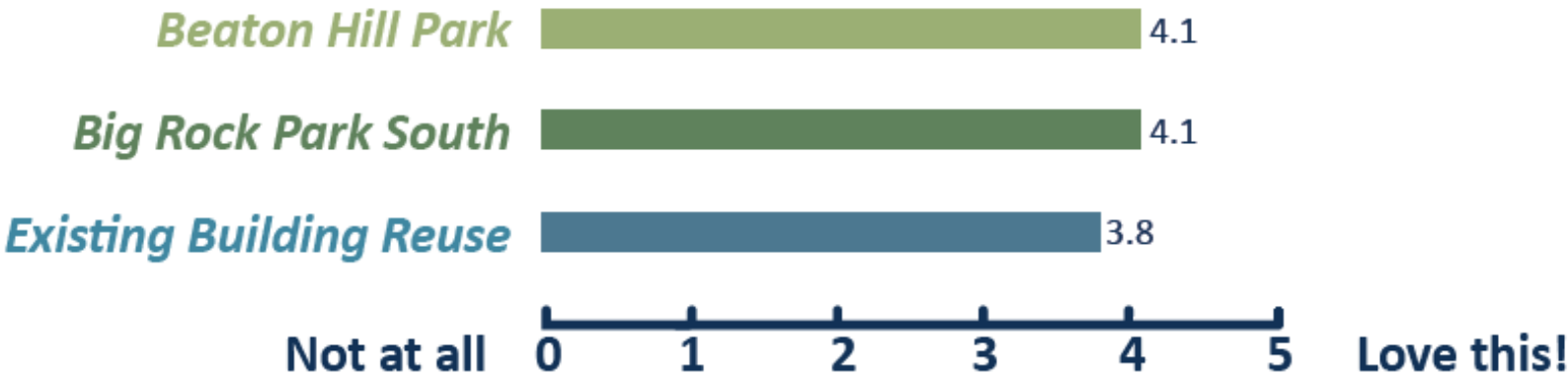


Outreach Summary

Community Survey #2

Program Examples

How well does the park program meet your hopes and dreams for park improvements?



Beaton Hill Park



BRP South



Preferred Master Plan

Beaton Hill Park

Beaton Hill Park

Preferred Plan

- 2 parking lots on site (44 stalls)
- P-patch with seating and tool shed (40 plots)
- 4 pickleball courts with lighting
- Off-leash dog park (separate area for small/large dogs)
- Accessible and soft surface trails
- Accessible hillside play area
- Wetland boardwalk and overlooks
- Re-configured parking on SE 8th St



Beaton Hill Park - Site

Hillside Play



Whimsical Features



Dog Park



P-Patch



Pickleball



Boardwalk





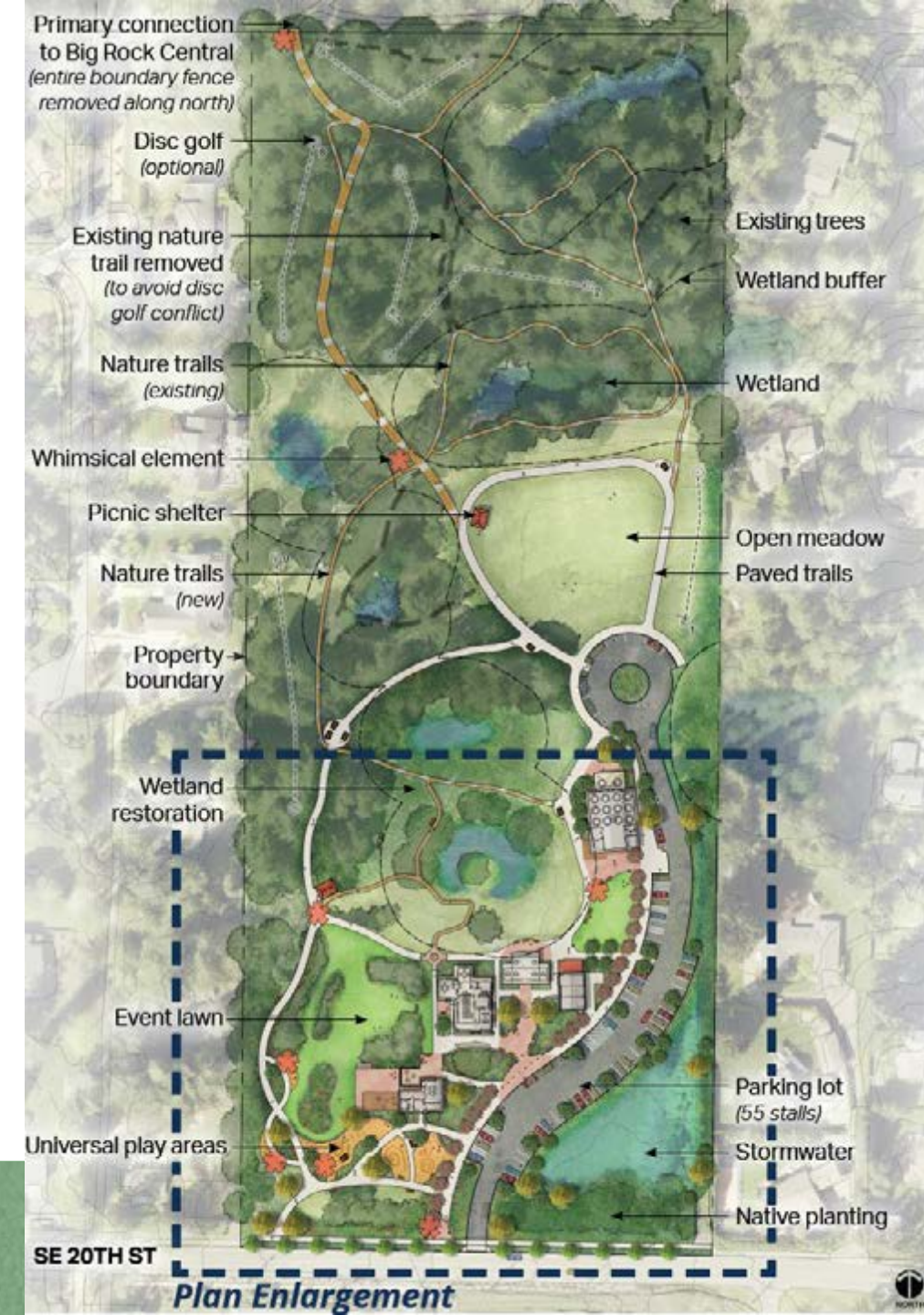
Preferred Master Plan

BRP South

BRP South

Preferred Plan

- Parking lot (55 stalls)
- Universal play areas (accessible and inclusive elements)
- Open meadow for flexible events
- Adaptive re-use of buildings
- Accessible and soft surface trails
- Garden areas (pollinators, native, etc.)
- Optional 9-hole disc golf (3 holes at BRP Central)



BRP South

Preferred Plan

- Parking lot (55 stalls)
- Universal play areas (accessible and inclusive elements)
- Open meadow for flexible events
- Adaptive re-use of buildings
 - Replace old garage with Picnic Pavilion
- Accessible and soft surface trails
- Garden areas (pollinators, native, etc.)
- Optional 9-hole disc golf (3 holes at BRP Central)

Plan Enlargement



BRP South - Site

Universal Play



Whimsical Features



Garden Areas



Picnic Pavilion



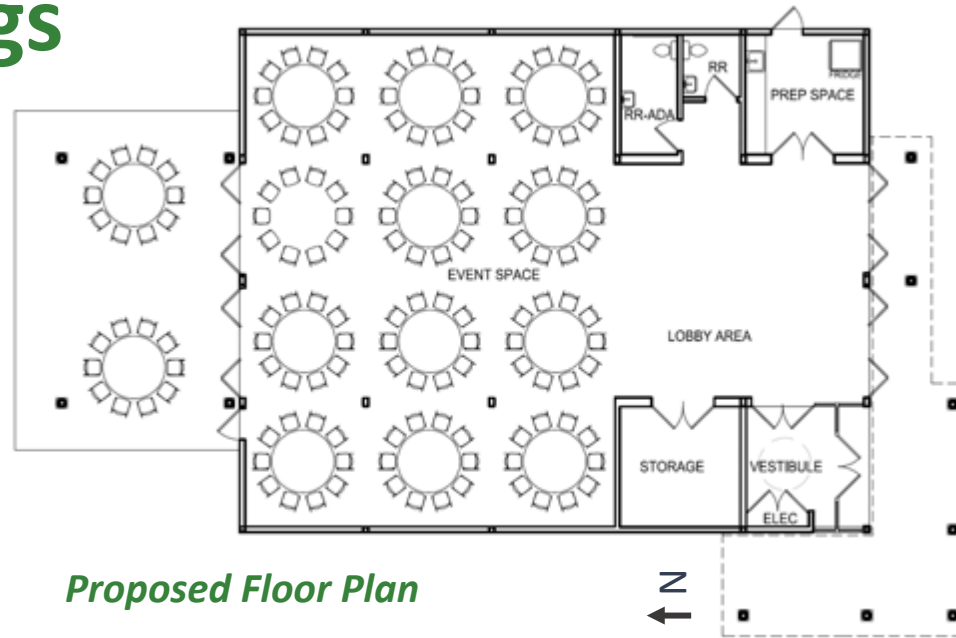
Disc Golf (optional)



BRP South - Buildings

Barn

- Small or large public gatherings, weddings, classes, or events.
- Overflow or partnership with nearby off-site parking needed for larger events.



Proposed Floor Plan



Concept Rendering (Looking North)

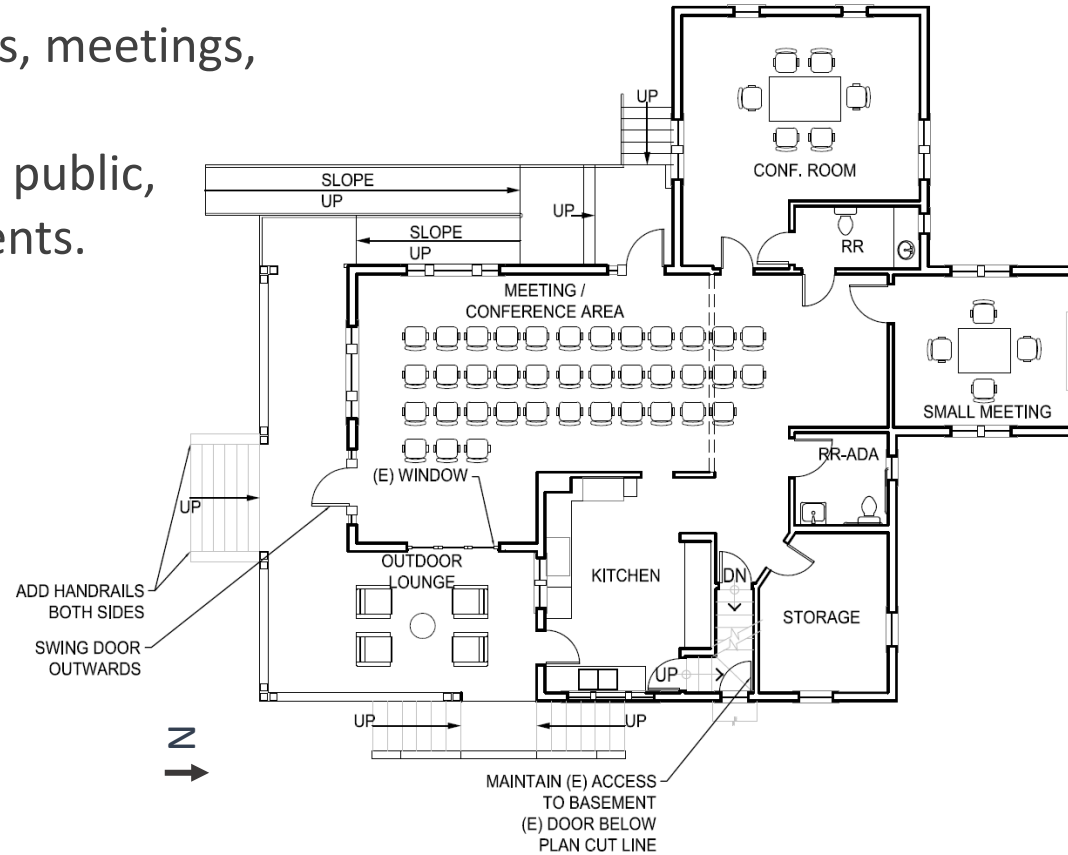


Example Images

BRP South - Buildings

Residence

- Small public gatherings, meetings, classes, or events.
- Second floor closed to public, storage to support events.



Proposed Floor Plan

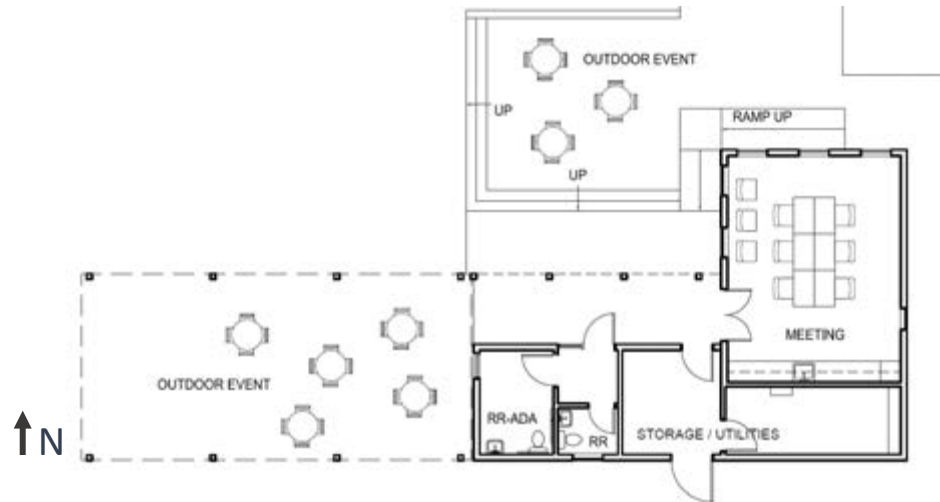


Example Images

BRP South - Buildings

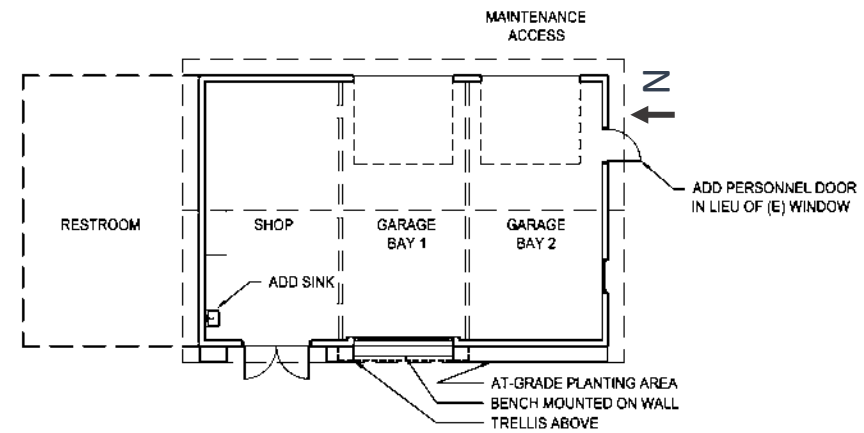
Pool house

Small public gatherings, meetings, classes & events.



New Garage

Maintenance storage, new restroom next to garage.



An aerial photograph of a landscape, likely a forested area, with a road and some buildings visible. The image is overlaid with a semi-transparent blue filter.

Preliminary Phasing

Beaton Hill Park – Phasing

South Park Improvements

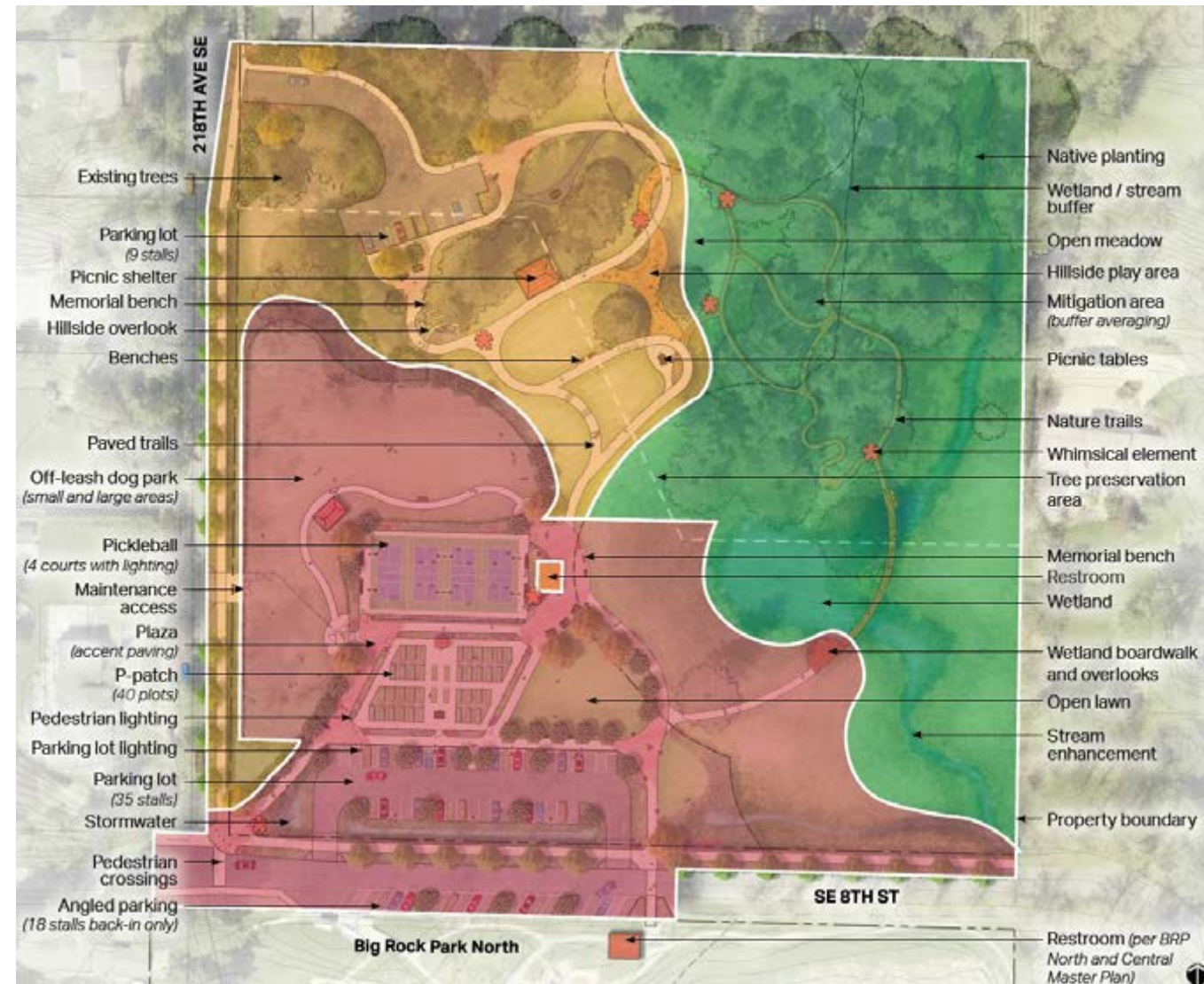
- South parking lot & stormwater
- SE 8th St frontage improvements
- Off-leash dog park
- Pickleball
- P-patch
- Wetland overlook & restoration

North Park Improvements

- North parking lot & stormwater
- 218th St frontage improvements
- Picnic shelter & hillside overlook
- Restroom
- Hillside play

Nature Trails

- Soft surface trails
- Wetland boardwalk & overlook
- Stream & wetland restoration



BRP South – Phasing

Central Park Improvements

- Parking lot & stormwater
- SE 20th St frontage improvements
- Picnic pavilion
- Maintenance building & restroom
- Open meadow

Meeting & Event Areas

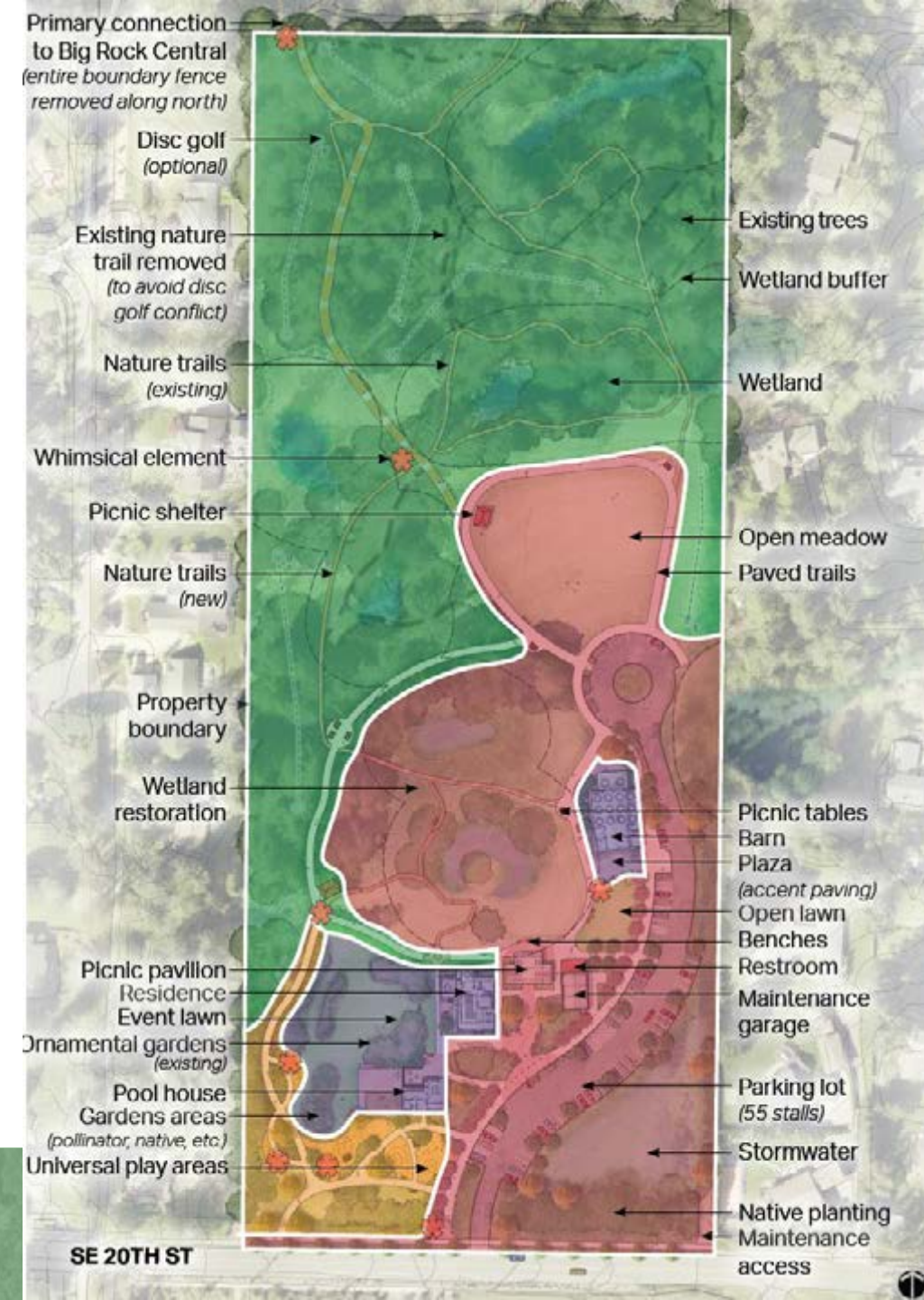
- Residence
- Barn & plaza space
- Pool house and plaza space

Universal Play

- Universal play
- Whimsical elements

Trails & Restoration

- Trail removal in wetlands
- Flooding improvements
- Disc golf



The background of the slide is a blue-tinted aerial photograph of a landscape. It shows a dense forest of trees, with some cleared areas and buildings visible in the distance. A road or path runs through the lower right portion of the image.

Preliminary Cost Estimates

Beaton Hill Park

Preliminary Cost Estimates

Preferred Plan – Consolidated Approach

Anticipated Construction Costs	\$	7,737,000
Contractor Mobilization & Overhead (20%)	\$	1,548,000
Washington State Sales Tax (10.1%)	\$	781,437
Contingency (25%)	\$	1,935,000
Soft Costs (20%)*	\$	2,400,000
Preliminary Project Estimate	\$	14,401,437

**Soft Costs inclusive of design, engineering, construction administration, preliminary studies, and special inspections*



BRP South

Preliminary Cost Estimates

Preferred Plan – Consolidated Approach

Anticipated Construction Costs	\$	9,247,000
Contractor Mobilization & Overhead (20%)	\$	1,850,000
Washington State Sales Tax (10.1%)	\$	933,947
Contingency (25%)	\$	2,312,000
Soft Costs (20%)*	\$	2,869,000
Preliminary Project Estimate	\$	17,211,947

**Soft Costs inclusive of design, engineering, construction administration, preliminary studies, and special inspections*



The background of the slide is a blue-tinted aerial photograph of a forested landscape. In the upper right, there is a small, irregularly shaped body of water, possibly a pond or a small lake, surrounded by dense trees. The rest of the image is filled with a dense canopy of trees, with some lighter patches indicating open areas or different types of vegetation.

Discussion

Discussion

Input on preferred plan & phasing sequence

- **Beaton Hill Park**
- **Big Rock Park (BRP) South**



Next Steps

Next Steps

Master Plan Development

- Open House at BRP South – March 11, 2023
- Present Preferred Master Plan at City Council Joint Meeting w/ Parks & Recreation Commission – March 14, 2023
- Develop Final Master Plan
- SEPA Checklist Submittal & Approval
- Present Final Master Plan to City Council for Adoption – summer 2023



The background of the slide is a blue-tinted aerial photograph of a landscape. It shows a dense forest of trees, with some open fields and a small body of water visible in the upper right portion. The text "Thank You!" is centered in the middle of the slide.









Thank You!

Agenda Bill

City Council Joint Meeting

March 14, 2023



SUBJECT:	Beaton Hill Park & Big Rock Park South Master Plan - Preferred Master Plan Consensus and SEPA Authorization		
DATE SUBMITTED:	February 24, 2023		
DEPARTMENT:	Parks, Recreation & Facilities		
NEEDED FROM COUNCIL:	<input checked="" type="checkbox"/> Action <input type="checkbox"/> Direction <input type="checkbox"/> Informational		
RECOMMENDATION:	Review and reach consensus on the preferred master plans, discuss phasing priorities for potential park development, and authorize staff to proceed with the SEPA review process.		
EXHIBITS:	1. Exhibit 1 - Beaton Hill Park & Big Rock Park South Preferred Master Plans 2. Exhibit 2 - PowerPoint Presentation		
BUDGET:			
Total dollar amount	\$275,000	<input checked="" type="checkbox"/>	Approved in budget
Fund(s)	Parks Capital Improvement Fund	<input type="checkbox"/>	Budget reallocation required
		<input type="checkbox"/>	No budgetary impact
WORK PLAN FOCUS AREAS:			
<input type="checkbox"/>  Transportation	<input type="checkbox"/>  Community Safety		
<input checked="" type="checkbox"/>  Communication & Engagement	<input type="checkbox"/>  Community Livability		
<input type="checkbox"/>  High Performing Government	<input checked="" type="checkbox"/>  Culture & Recreation		
<input checked="" type="checkbox"/>  Environmental Health & Protection	<input type="checkbox"/>  Financial Sustainability		

NEEDED FROM COUNCIL:

Shall the City Council reach consensus on the master plans for Beaton Hill Park & Big Rock Park South and authorize staff to proceed with the SEPA review process?

KEY FACTS AND INFORMATION SUMMARY:

The purpose of this discussion is to review the preferred plans and phasing sequences for Beaton Hill Park and Big Rock Park South and reach consensus on whether or not to proceed with the SEPA review process.

Summary:

The public process for the Beaton Hill Park and Big Rock Park South Master Plan is complete. The preferred master plan for each park was developed based on feedback received from the outreach process from community members, City staff, the Parks & Recreation Commission, and City Council.

The components of the preferred master plan for each park are summarized below. A representative from the consultant team, HBB, will present a summary of the second public workshop, online survey results, feedback received at the third public workshop, and discuss the preferred master plans and preliminary phasing sequences in further detail at the March 14, 2023 City Council Joint Meeting with the Parks & Recreation Commission.

The Big Rock Parks and Beaton Hill Park system serves as an oasis of nature in the city. Based on the feedback received from previous public engagement events, the goals the master plans of each park should:

- Continue to be the place of respite, contemplation, and exploration of the natural environment it is today, protected for future generations.
- Connect, educate, and inspire people of all ages and abilities to discover more about each other and our surroundings.
- Provide safe access to everyone of all abilities to the amazing places and experiences throughout the parks.
- Allow everyone the flexibility to be active or passive in how they choose to recreate, providing opportunities for both in a way that respects and fits into the context of the site.

Beaton Hill Park Preferred Master Plan:

The preferred master plan for Beaton Hill Park is designed to highlight the expansive view from the north end of the park and create a unique and accessible experience moving through the park. The proposed improvements include:

- Parking lots on site (44 stalls total)
- P-patch with seating and tool shed (40 plots)
- Pickleball (4 courts with lighting)
- Off-leash dog park (separate areas for small & large dogs)
- Accessible hillside play area
- Picnic shelters and tables
- Seating and gathering areas
- Wetland boardwalks and overlooks
- Interpretive signage to highlight the natural environment and/or history of the site

As part of the master planning process, parking within the right-of-way on SE 8th Street would be reconfigured to back-in angled parking to create safer traffic flow and allow the parking lot at Beaton Hill Park to serve as the natural turn-around for vehicles coming to and from the parks.

Trails

With the significant topography of the site, accessible trails are limited to one main route through the park, connecting the lower parking lot off SE 8th Street and winding through the meadows to connect to the upper parking lot off 218th Ave SE and the existing sidewalk that continues to the north. Street frontage improvements are included in the master plan along 218th Ave SE and SE 8th Street through the limit of the park property.

A fully accessible hillside play area is integrated into the main trail, taking advantage of the slope to create slides, climbing areas and other features all connected by the accessible trails. Picnic and seating

areas are also included along the trails throughout the park. A hillside overlook is incorporated in the preferred plan to provide expansive views over the park and to create additional seating and small group gathering areas.

Informal nature trails connect to the accessible trails and meander through the tree preservation area in the north and eastern portion of the park. This area is also the focus of the existing environmentally sensitive areas with wetlands and an existing stream corridor, which encompasses much of the open space on the eastern half of the site. These environmental features would be enhanced to function as a more formal stream corridor and reconnect to the improved wetlands and buffer areas to create an integrated and complete ecosystem on the site. Boardwalks and overlooks would provide pedestrian access while still protecting the new ecosystem and allow for education and interpretive signage related to the restoration efforts.

Big Rock Park South Preferred Master Plan:

The preferred master plan for Big Rock Park South is designed to reinforce the passive, natural environment of the existing property while allowing more flexible uses for all ages and abilities. Proposed improvements include:

- Parking lot (55 stalls total)
- Universal play areas (accessible and inclusive play elements)
- Picnic shelters and tables
- Seating and gathering areas
- Open meadow for flexible events, lawn games, etc.
- Optional space for 9-hole disc golf course (with 3 holes integrated into Big Rock Park Central)
- Garden areas to highlight botanical names and plant characteristics (pollinators, natives, etc.)
- Interpretive signage to highlight the natural environment, gardens, and/or history of the site.

The central pond nearest to the existing structures would remain largely as-is with gardens and open space around the south and east sides. Native planting would buffer the north and west sides of the pond. The remaining wetlands and their associated buffers would be restored to support the natural processes and habitat of these areas. Grading and overflow improvements are proposed for the central pond to help control flooding that currently occurs during major storm events.

Trails

Trails that directly impact existing wetlands will be removed and restored to protect wetland functions and habitat. There is also one trail that would conflict with the proposed disc golf fairways that would be removed with the future development of a disc golf course. The remainder of the trails would be left in-place. One main trail, 10' wide, is proposed to connect Big Rock South to Big Rock Central. This is currently proposed as a crushed rock trail but could be paved to improve accessibility between the Big Rock Parks in the future. Paved accessible trails are included in the design to provide access to all major park features and create a series of interconnected loops, including a loop trail around the open meadow. Informal woodland trails, similar in scale to the existing trails, are proposed through the forested areas to integrate new park improvements into the existing trail system.

Structures

Adaptive re-use of the existing buildings is a major component of preferred master plan. The Barn, Residence, and Pool House are all proposed to remain with improvements to support community use. These buildings may be used for meetings, community organizations, and a variety of events. Please note that programming some of the below structures to their full capacity may require a partnership with

nearby off-site parking to provide overflow parking. Additional studies or analyses during future phases of design might result in different findings and proposed uses.

The Barn in particular can host a variety of events with an approximate occupancy of up to 100 – 150 people. A new trellis on the south and a covered outdoor space on the north are proposed to allow larger outdoor gathering areas and the ability to expand events. The existing chicken coop would need to be removed, but elements of the stained-glass windows integrated into the current chicken coop would be re-purposed as one of the whimsical elements in the universal play area.

The old garage is the only existing structure that is proposed to be removed. In its place, the plan includes a new large Central Picnic Pavilion that helps anchor the entry and frame the view to the pond beyond. The Pavilion is sized to support group picnic with up to 6 picnic tables, still allowing for clear access and views through the Pavilion. A small plaza is designed between the Pavilion and the pond to create an overlook area that can be used as informal gathering and/or interpretive signage around the wetlands or history of the site.

The Pool House improvements will create one small meeting room with an accessible restroom and separate storage / utility room. A new trellis or covered arbor is proposed to the west of the Pool House to create a larger outdoor gathering area and the ability to expand events or meetings beyond the interior capacity of 15 – 20 people. A secondary outdoor plaza space is also adjacent to the trellis and Pool House for maximum flexibility and use of this area of the park.

A structural analysis was conducted on the existing Residence to help determine the viability of keeping this structure for future use. At the present time, the analysis supports the feasibility of re-using this building and providing accessibility and seismic upgrades needed for the intended use. The proposed improvements will allow for community meetings and smaller events with an anticipated capacity of 50 – 100 people. The second level of the Residence will not be accessible and used as a storage area only. Site improvements should help reduce the amount of flooding that currently occurs in the basement of the Residence, but some flooding during larger storm events may still occur.

The existing newer garage on the site will be improved to create a parks maintenance storage and shop area. A new restroom is proposed on the north end of the existing structure, designed to be integrated into the overall character of the park's existing buildings.

Master Plan Process:

A twelve to eighteen-month effort is anticipated for the master plan process which includes public involvement, with participation from the community at large, City staff, Parks & Recreation Commission, City Council, and community stakeholders. The intent of a consolidated approach for the master plans is to undergo a collective kick-off and public engagement effort to facilitate community introductions and discussions, as well as a collective department and city review. That said, individual master plan reports will be prepared for each park. The master plan process consists of three phases as described below:

Phase 1 Site Investigation and Analysis (Complete)

Evaluate existing site conditions, identify sensitive areas, complete site studies, and develop an overall understanding of the site. During this initial phase, a community survey will be prepared to assist with the development of initial park concepts.

Phase 2 Park Program (Complete)

The first public meeting will be held to present site analysis and provide the community an opportunity to share their hopes, dreams and concerns for the park. Following the first public meeting, a community survey will be published. Based upon the results of site analysis, community survey, City staff input, technical input and initial public input, a preliminary park design program will be developed that details proposed uses, design character and criteria.

Phase 3 Master Plan Development

Two to three Master Plan alternatives will be prepared for each park, based upon the approved design program. This will include a narrative that summarizes the existing conditions, design alternatives, cost implications and regulatory criteria, and identifies issues which will require further study at the next stage of project development.

Based upon feedback from the community, Parks & Recreation Commission, and City Council, the alternatives will be revised in to one preferred Master Plan alternative with a cost estimate. The final deliverable will be a Master Plan Report for each park, with final project drawings and narrative, project process, project phasing scenarios, and phase costs.

Timeline:

Hopes, Dreams, and Concerns

- Parks & Recreation Commission Meeting #1: April 6, 2022 (Complete)
- City Council Meeting #1: April 19, 2022 (Complete)
- Information Booth at Earth Day and Open House at BRP South: April 23, 2022 (Complete)
- Public Workshop #1: April 28, 2022 (Complete)

Master Plan Alternatives

- Public Workshop #2: July 27, 2022 (Complete)
- Information Booth at Pine Lake Park Summer Concert: July 28, 2022 (Complete)
- Joint City Council/Parks & Recreation Commission Meeting #2: September 13, 2022 (Complete)

Preferred Plan

- Information Booth at Lunar New Year Celebration: January 21, 2023 (Complete)
- Public Workshop #3: January 26, 2023 (Complete)
- Parks & Recreation Commission Meeting #3: February 1, 2023 (Complete)
- Open House at BRP South: March 11, 2023 (Complete)
- Joint City Council/Parks & Recreation Commission Meeting #3: March 14, 2023

Final Master Plan

- SEPA Review: Spring - Summer 2023
- City Council Adoption of Master Plan: Summer 2023

Project Background

Beaton Hill Park is located approximately half a mile west of Sammamish City Hall in the heart of the City and just south of the future Town Center. The park is comprised of two parcels that were purchased by the City in fall 2018 in an effort to preserve open space in a rapidly densely developing area in the City; it is named for the family that owned the farmstead for over 80 years. The vacant land totals 9.36 acres and has mature trees, rolling topography, open meadows, three wetlands, and a seasonal stream. The City was awarded a King County Conservation Futures Grant as a reimbursement for approximately 4 acres of the site, which will be designated for permanent conservation.

Big Rock Park South is the third and final property of a 51-acre phased land donation agreement located in the center of the City. The first two parcels, Big Rock Park North and Central, opened to the public in 2016 and 2021. The property was transferred to the City in November 2021. Like the conditions placed on the previous two parcels, this park will facilitate a variety of low impact active and passive activities that may include nature trails, open space, and passive sports meadows. There are a few existing structures on this parcel. Restrictions were put in place to preclude development of new structures exceeding 2,500 square feet to support the development of the park in a manner that preserves the site's natural beauty. The 15 acres that make up this property include dense forest cover, meandering trails that navigate relatively unvarying topography, sensitive areas, open meadows, a single-family home, detached garages, and a barn.

Next Steps

Following the March 14, 2023 City Council Meeting, the project consultant will refine the preferred master plans in to the final master plans and City staff will begin the SEPA review process. Once the SEPA review is complete, staff will return to City Council for adoption of the final master plans.

FINANCIAL IMPACT:

Regarding the costs of the different phases of the preferred master plan, there is no financial impact at this time. Funds for implementing the master plan may be budgeted and improvements completed in phases from the Parks Capital Improvement Plan (CIP).

OTHER ALTERNATIVES CONSIDERED:

If there are considerable objections to components of the preferred plans, City staff and the consultant team may revise the preferred plans for an additional fee. A revised plan at each park might require an additional round of public meetings with the community, Parks & Recreation Commission, and City Council.

RELATED CITY GOALS, POLICIES, AND MASTER PLANS:

[2018 Parks, Recreation and Open Space \(PRO\) Plan](#)

Preferred Master Plan | BEATON HILL PARK



The preferred master plan for **Beaton Hill Park** is designed to highlight the expansive view from the north end of the park and create a unique and accessible experience moving through the park. In addition to trails, picnic areas and gathering areas, proposed park improvements include:

- Parking lots on site (44 stalls total)
- P-patch with seating and tool shed (40 plots)
- Pickleball (4 courts with lighting)
- Off-leash dog park (separate areas for small & large dogs)
- Accessible hillside play area
- Interpretive signage to highlight the natural environment and/or history of the site
- Wetland boardwalk and overlooks

Parking on SE 8th Street would be reconfigured to back-in angled parking to create safer traffic flow and allow the parking lot at Beaton Hill Park to serve as the natural turn-around for vehicles coming to and from the parks.



Hillside Play

Integrates plays features into the hillside with a combination of natural and structured elements.



Whimsical Elements

Sculptural elements that provide a sense of discovery throughout the parks; may be along trails or set apart in the landscape.



Dog Park

Separate areas for large dogs and small (or shy) dogs. Drinking water, seating areas, accessible path and a covered picnic area are also included.



P-Patch

Enclosed garden plots and shared garden areas for the community to use, learn from and connect with each other.



Wetland Boardwalk

Provides connection and overlooks into the restored wetland with informational signage for education and discovery.

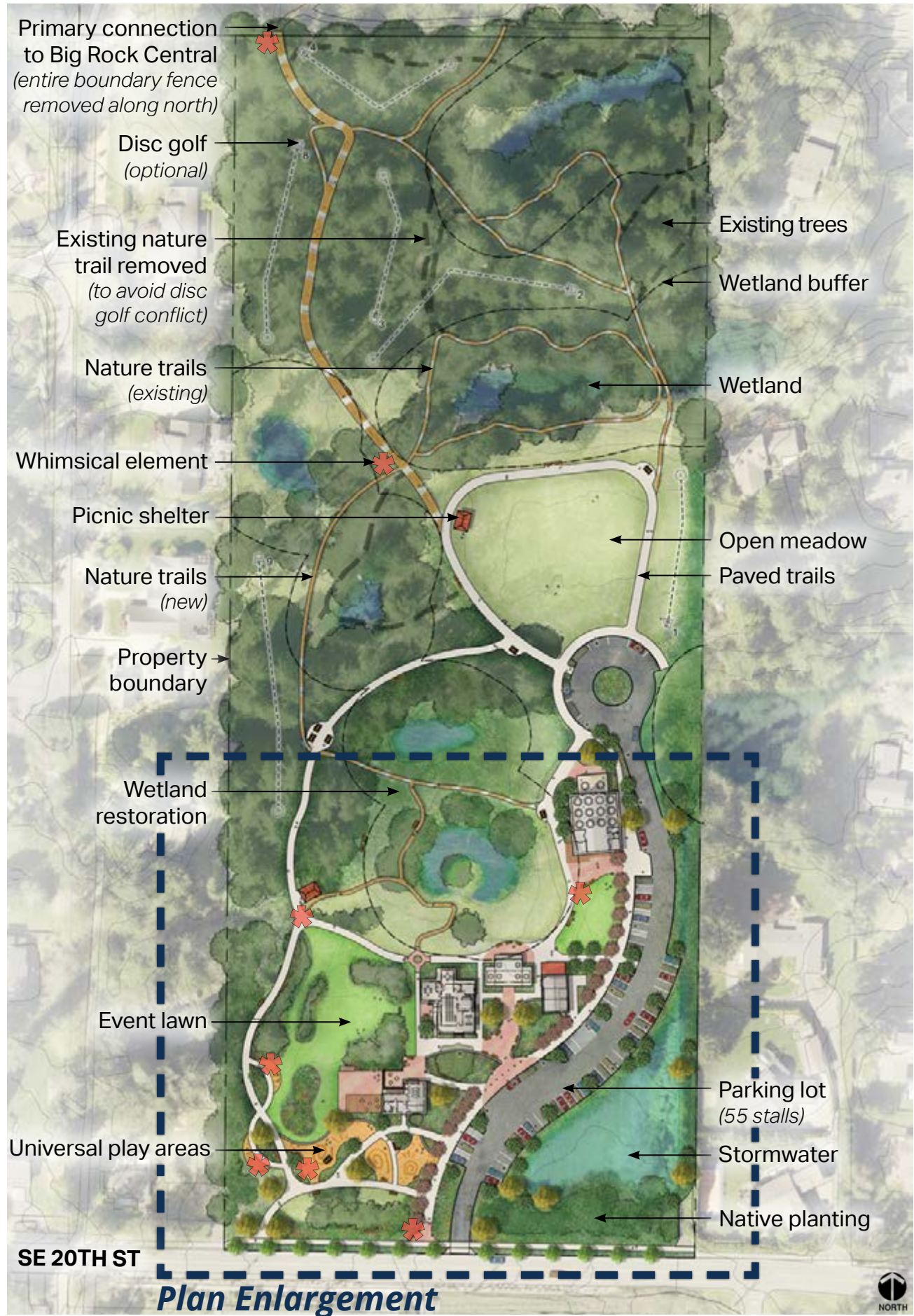


Pickleball

Four pickleball courts with lighting and benches on both sides for those who are resting or waiting for a court.



Preferred Master Plan | BIG ROCK PARK SOUTH



Plan Enlargement



The preferred master plan for **Big Rock Park South** is designed to reinforce the passive, natural environment of the existing property while allowing more flexible uses for all ages and abilities. In addition to trails, picnic areas and gathering areas, proposed park improvements include:

- Parking lot (55 stalls)
- Universal play areas (accessible and inclusive play elements)
- Open meadow for flexible events, lawn games, etc.
- Optional space for a 9-hole disc golf course (with 3 holes integrated into Big Rock Park Central)
- Garden areas to highlight botanical names and plant characteristics (pollinators, natives, etc.)
- Adaptive re-use of existing buildings and unique site features (i.e. chicken coop as whimsical element)
- Central picnic pavilion (old garage removed)
- Interpretive signage to highlight the natural environment and/or history of the site



Universal Play

Includes a combination of natural elements, site furnishings and play features to appeal to all ages and abilities; often a combination of plazas, play, nature, and art elements.



Garden Areas

Engage all the senses through fragrance, movement, textures, and wildlife attractants. Could include sensory gardens, pollinators, native plants, education, etc.



Whimsical Elements

Sculptural elements that provide a sense of discovery throughout the parks; may be along trails or set apart in the landscape.



Disc Golf (optional)

9-hole course, developed with fairways away from trails to avoid user conflicts. Potential layout to be studied further prior to any improvements.



Picnic Pavilion

The old garage, currently in the wetland buffer, will be removed. A new picnic pavilion will overlook the central pond and be developed to allow for larger group gatherings and events.



An aerial photograph showing a dense forested area. In the upper left, there is a small clearing with some trees and a path. The middle section is dominated by a large, dark green forest. To the right of the forest, there is a residential neighborhood with houses and a road. The bottom right corner shows a road intersection and some open fields.

Beaton Hill Park & Big Rock Park South Master Plan

City Council Joint Meeting with Parks & Recreation Commission
March 14, 2023

Purpose (What We Need From You)

Beaton Hill Park (BHP) & Big Rock Park (BRP) South:

- Consensus on preferred plan & phasing sequence.
- Authorization to proceed with SEPA review process.

Overview: What We Will Be Discussing

1. Introduction
2. Existing Conditions
3. Project Goals
4. Outreach Summary
5. Preferred Master Plan
6. Preliminary Phasing
7. Preliminary Cost Estimates
8. Discussion
9. Next Steps

An aerial photograph of a dense forest with a small, calm body of water in the upper left. The image is overlaid with a semi-transparent blue filter.

Introduction

Introduction

What is a Master Plan?

- City adopted process that looks at park comprehensively and involves entire community
- Establishes design program that provides framework for addressing park improvements
- Report is end product of process

3 Primary Phases:

1. Site Investigation & Analysis
2. Park Program*
3. Master Plan Development*

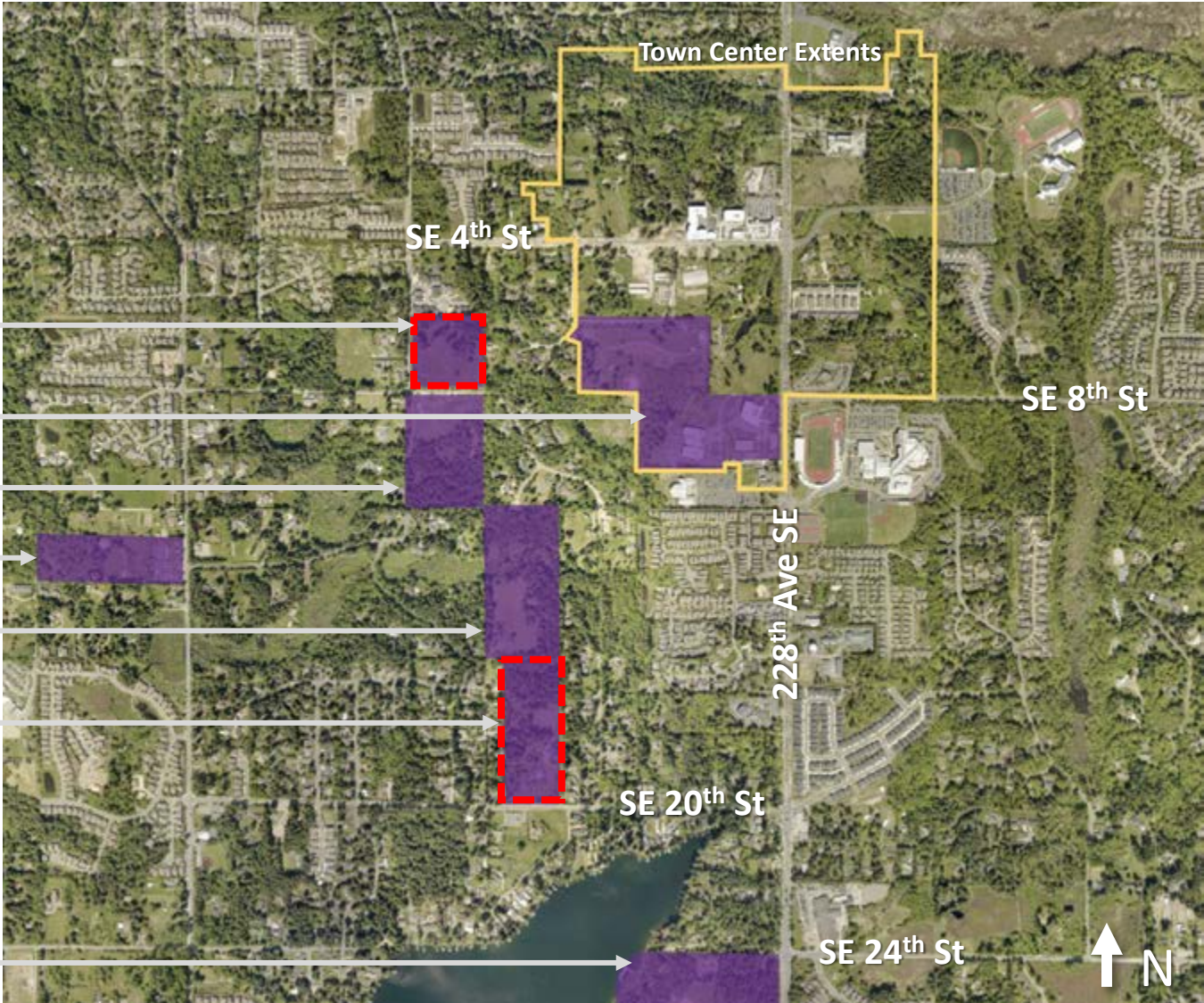
** Includes engagement with community at large, City staff, Parks & Recreation Commission, and City Council*



Introduction

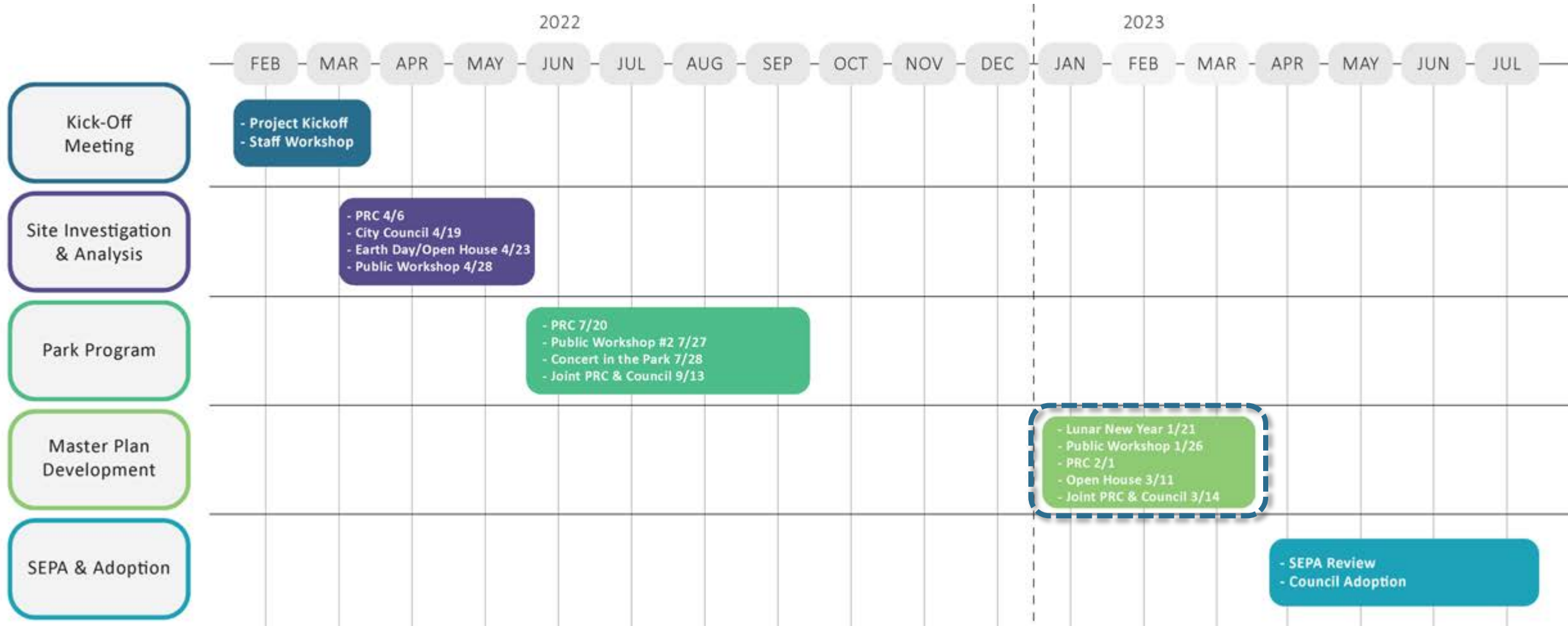
Context Map

- Beaton Hill Park**
- Sammamish Commons
- BRP North
- Ebright Creek Park
- BRP Central
- BRP South**
- Pine Lake Park



Introduction

Master Plan Timeline

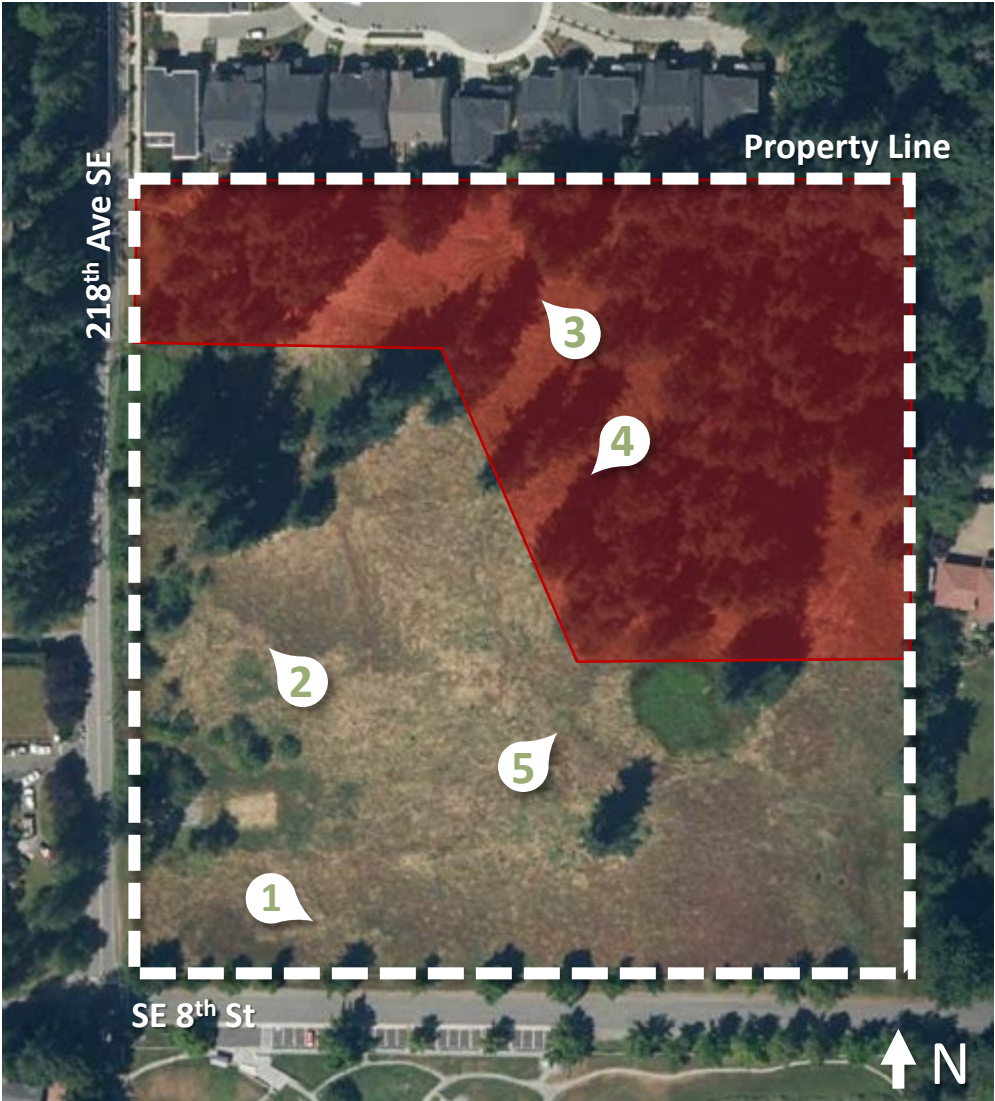


An aerial photograph of a landscape, likely a park or natural area, showing a dense forest of trees. A road or path is visible winding through the trees, and some buildings or structures are scattered in the background. The image is in a muted, blue-toned color scheme.

Existing Conditions

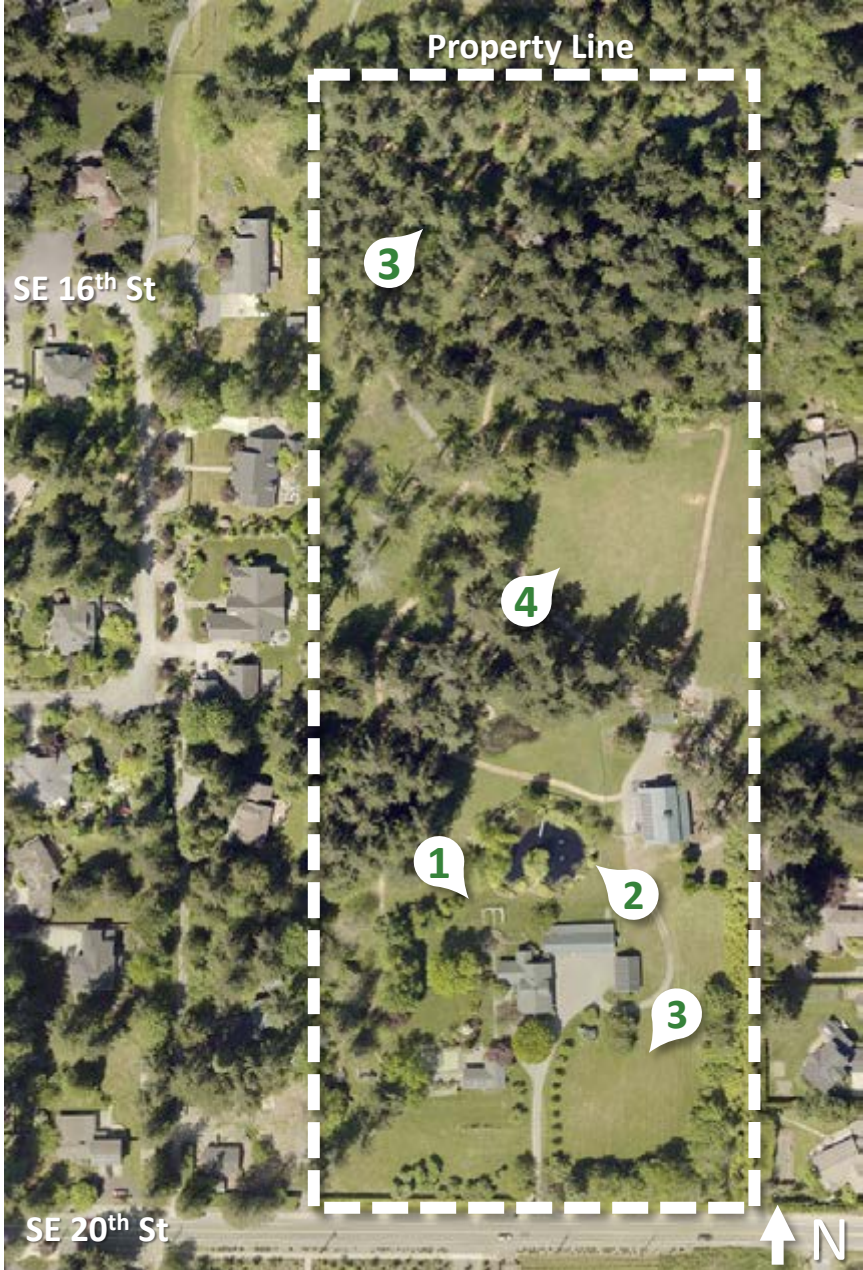
Beaton Hill Park

Site Character



BRP South

Site Character



BRP South

Site Structures



The background of the slide is a blue-tinted aerial photograph of a landscape. It shows a dense forest of trees, with some cleared areas and buildings visible in the distance. The image is split horizontally, with the top half showing a more open area with buildings and the bottom half showing a denser forest.

Project Goals

Project Goals

The **Beaton Hill Park** and **Big Rock Park** system serves as an oasis of nature in the city. The master plans for each park should:

- Continue to be the **place of respite**, contemplation, and exploration of the natural environment it is today, protected for future generations.
- **Connect, educate, and inspire** people of all ages and abilities to discover more about each other and our surroundings.
- Provide **safe access to everyone** of all abilities to the amazing places and experiences throughout the parks.
- Allow everyone the **flexibility** to be active or passive in how they choose to recreate, providing opportunities for both in a way that respects and fits into the context of the site.



Outreach Summary #2

Programming & Concept Alternatives

Programming & Concept Alternatives

Concept 1
Gradient of Activities

B
E
A
T
O
N



- Hillside play
- P-patch
- Open lawn
- On-street parking

Concept 2
Whimsy & Discovery



- Accessible play
- 2 Pickleball courts
- Open lawn
- Amphitheater
- Small parking lot

Concept 3
Playful Space for Everyone



- Hillside play
- 4 Pickleball courts
- Dog park
- Open lawn
- Large parking lot

B
R
P

S
O
U
T
H



- Old garage removed
- Small parking lot
- Gardens
- Disc golf



- All buildings stay
- Large parking lot
- Universal play
- Disc golf



- Old garage & residence removed
- Large parking lot
- Universal play
- P-patch
- Disc golf

Outreach Summary

Public Workshop #2

- Farmer's Market – July 27, 2022
- Concert in the Park – July 28, 2022

Overall Summary

- Support for:
 - Nature trails, trail connections, preservation & open space.
 - P-patch – slight preference for BHP.
 - Plazas & gathering spaces – additional support for covered gathering spaces.
 - Play areas – strong interest in universal & hillside play opportunities.

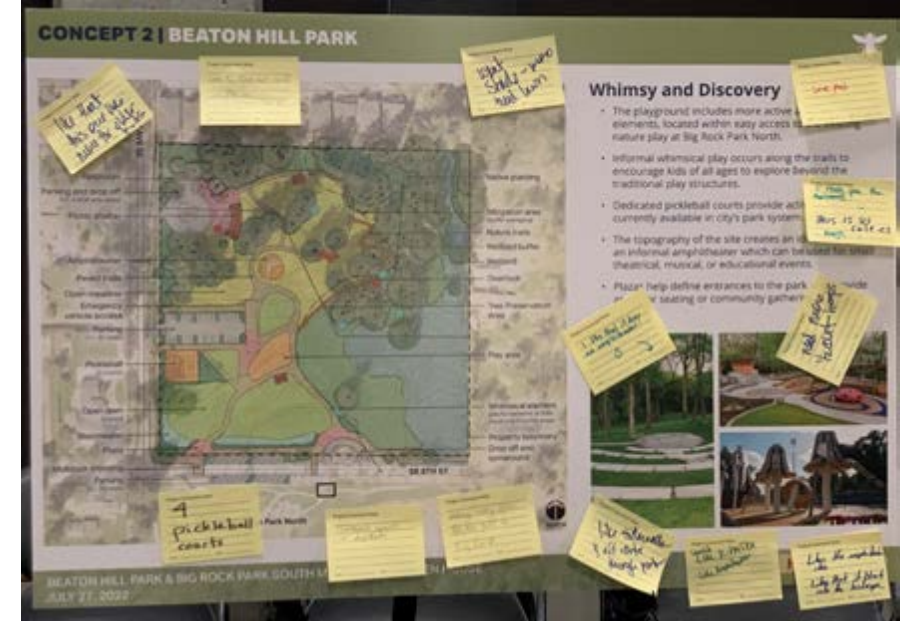


Outreach Summary

Public Workshop #2

Beaton Hill Park – Site Specific Feedback

- Support for:
 - Pickleball courts – additional support for 4 courts.
 - Hillside play
 - Wetland boardwalk – concern about impact.
 - Parking on-site – no strong support for removing on-street parking or location preference.
 - Hillside amphitheater – concern with traffic & noise from events.
- Off-leash dog area both supported & opposed – concerns with noise from dogs; some support for open lawn instead.
- Concerns with safe pedestrian crossing on SE 8th St.



Outreach Summary

Community Survey #2

475

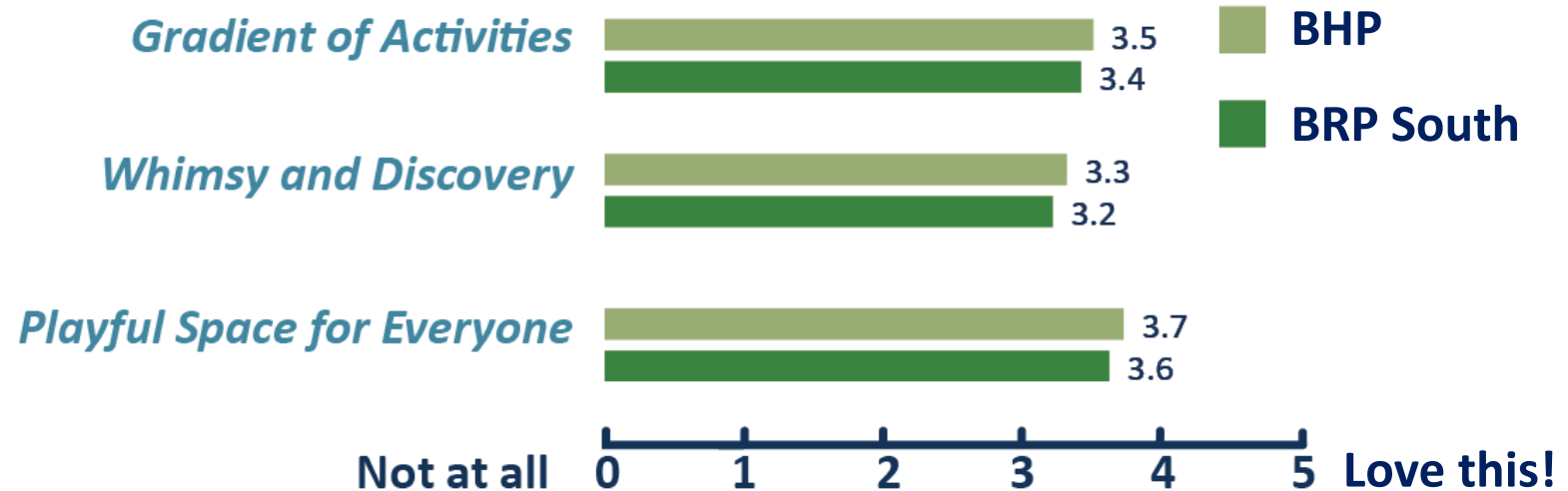
Survey
Participants

38% live within 1 mile of the parks

88% live in Sammamish

Concept Preferences

How well does each concept meet your hopes and dreams for park improvements?

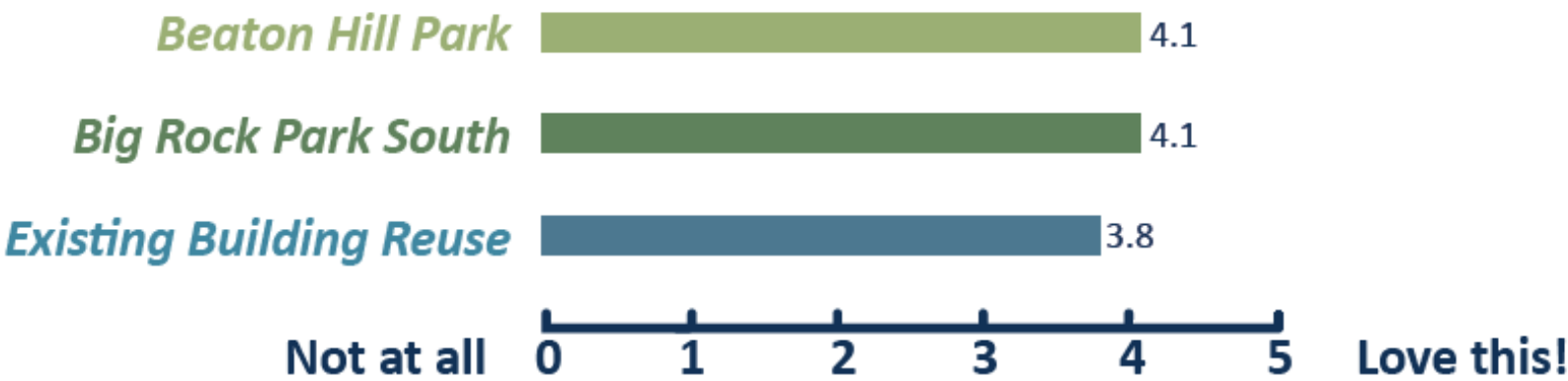


Outreach Summary

Community Survey #2

Program Examples

How well does the park program meet your hopes and dreams for park improvements?



Beaton Hill Park



BRP South



Preferred Master Plan

Beaton Hill Park

Beaton Hill Park

Preferred Plan

- 2 parking lots on site (44 stalls)
- P-patch with seating and tool shed (40 plots)
- 4 pickleball courts with lighting
- Off-leash dog park (separate area for small/large dogs)
- Accessible and soft surface trails
- Accessible hillside play area
- Wetland boardwalk and overlooks
- Re-configured parking on SE 8th St



Beaton Hill Park - Site

Hillside Play



Whimsical Features



Dog Park



P-Patch



Pickleball



Boardwalk





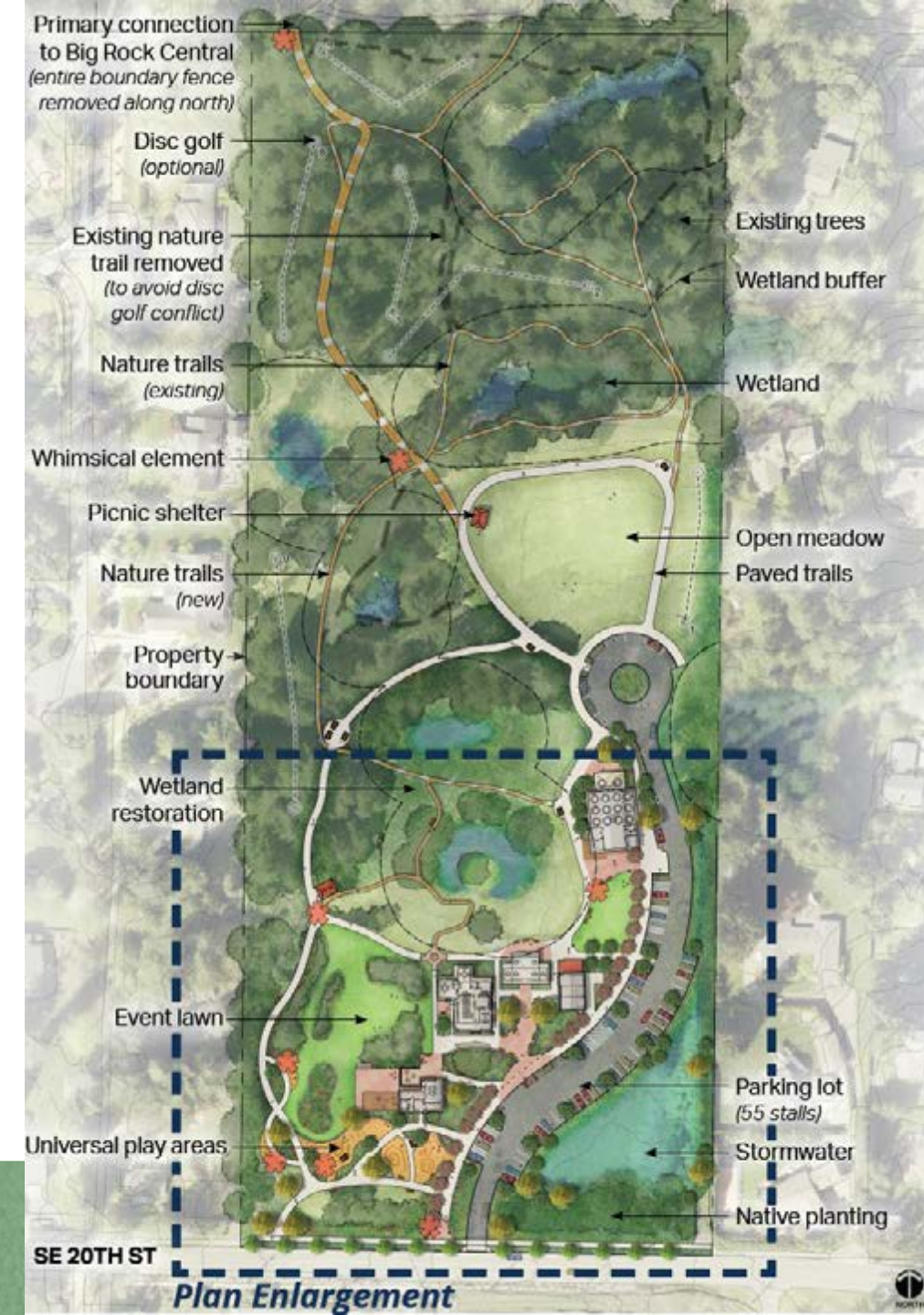
Preferred Master Plan

BRP South

BRP South

Preferred Plan

- Parking lot (55 stalls)
- Universal play areas (accessible and inclusive elements)
- Open meadow for flexible events
- Adaptive re-use of buildings
- Accessible and soft surface trails
- Garden areas (pollinators, native, etc.)
- Optional 9-hole disc golf (3 holes at BRP Central)



BRP South

Preferred Plan

- Parking lot (55 stalls)
- Universal play areas (accessible and inclusive elements)
- Open meadow for flexible events
- Adaptive re-use of buildings
 - Replace old garage with Picnic Pavilion
- Accessible and soft surface trails
- Garden areas (pollinators, native, etc.)
- Optional 9-hole disc golf (3 holes at BRP Central)

Plan Enlargement



BRP South - Site

Universal Play



Whimsical Features



Garden Areas



Picnic Pavilion



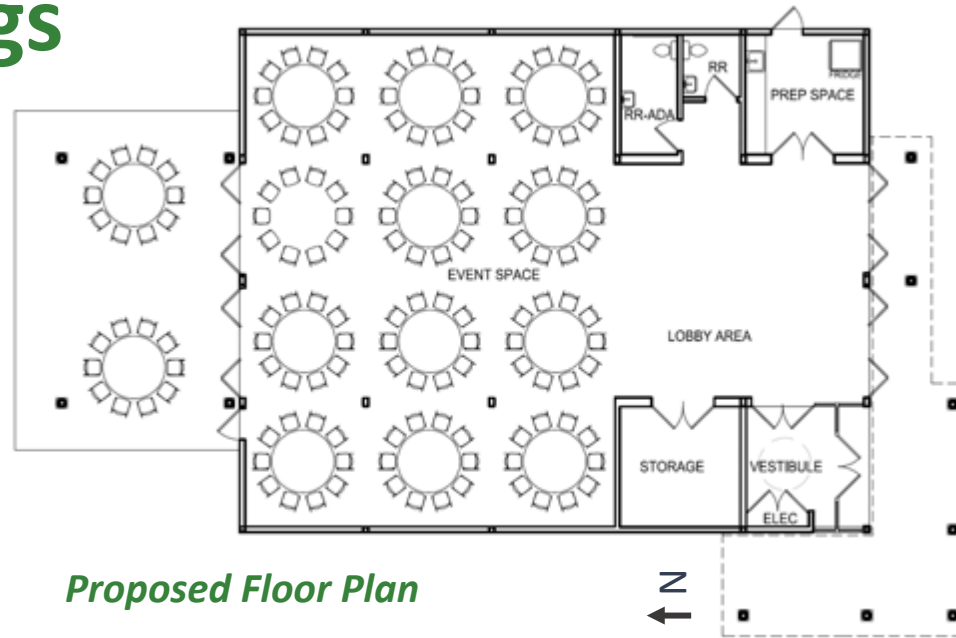
Disc Golf (optional)



BRP South - Buildings

Barn

- Small or large public gatherings, weddings, classes, or events.
- Overflow or partnership with nearby off-site parking needed for larger events.



Proposed Floor Plan



Concept Rendering (Looking North)

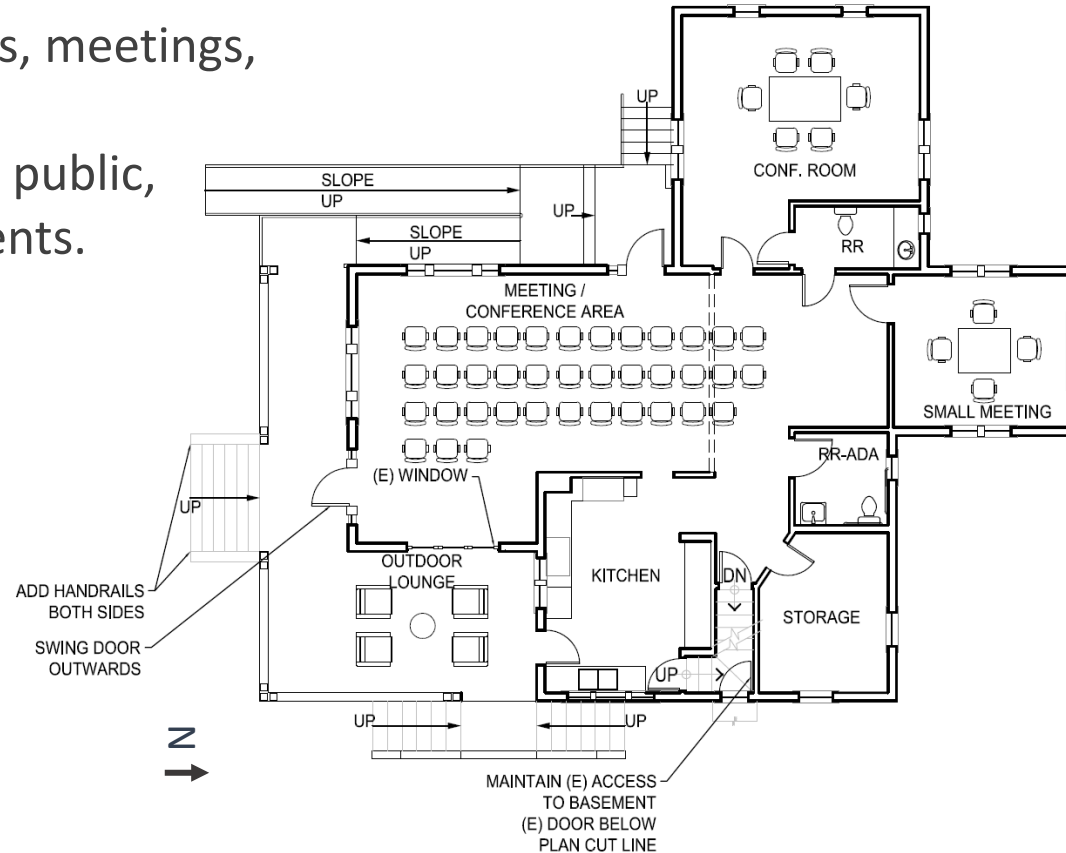


Example Images

BRP South - Buildings

Residence

- Small public gatherings, meetings, classes, or events.
- Second floor closed to public, storage to support events.



Proposed Floor Plan

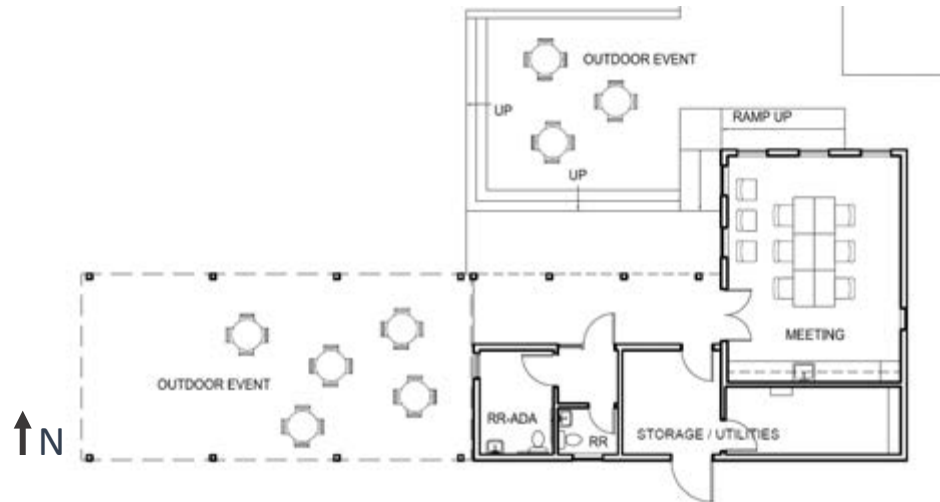


Example Images

BRP South - Buildings

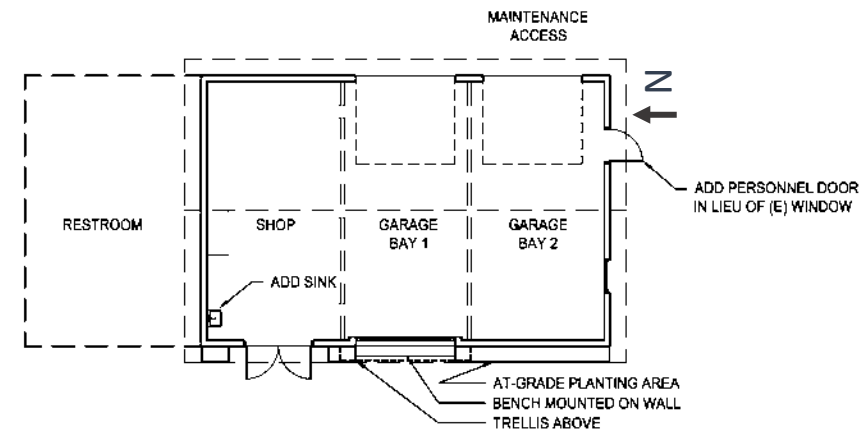
Pool house

Small public gatherings, meetings, classes & events.



New Garage

Maintenance storage, new restroom next to garage.





Preliminary Phasing

Beaton Hill Park – Phasing

South Park Improvements

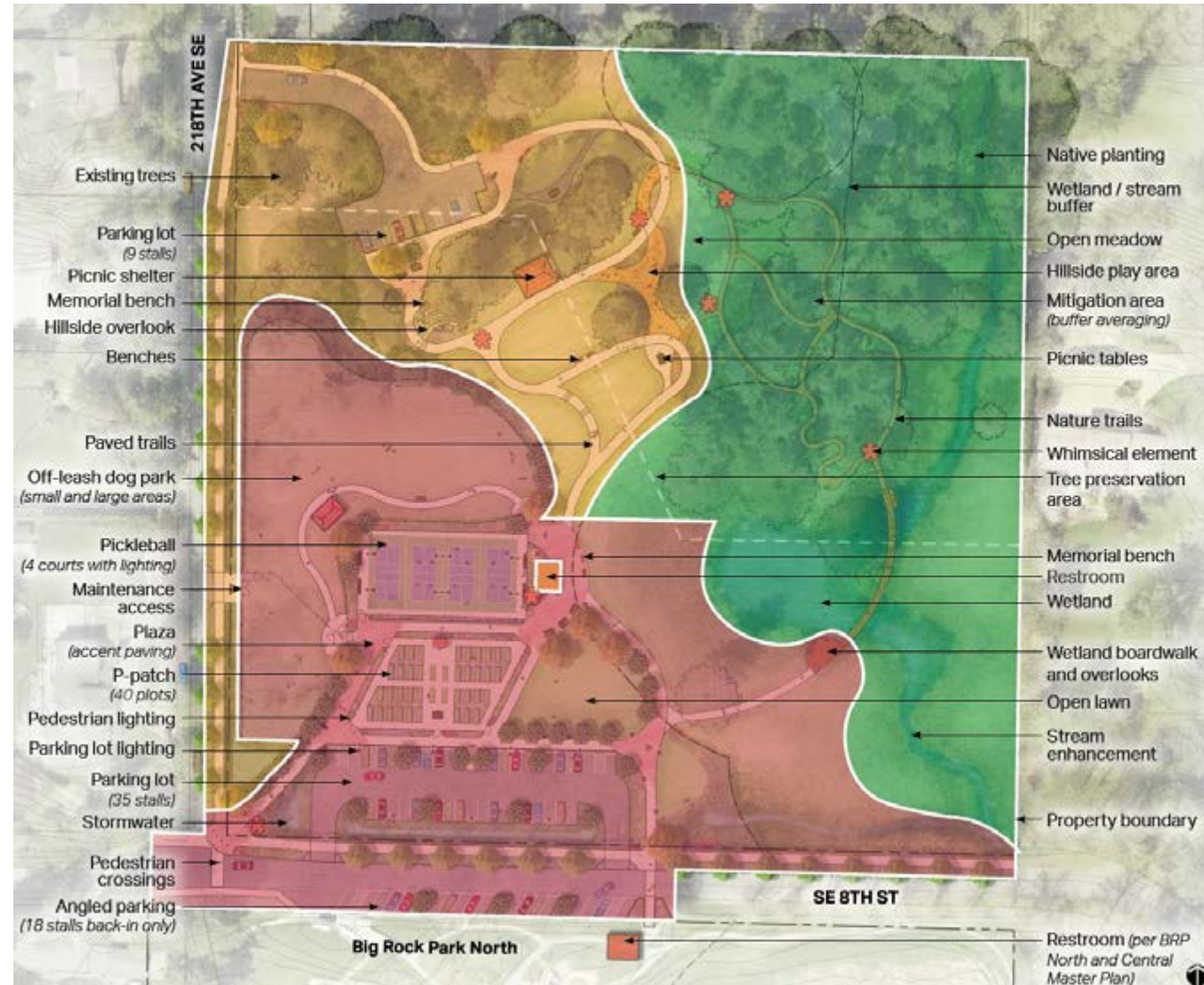
- South parking lot & stormwater
- SE 8th St frontage improvements
- Off-leash dog park
- Pickleball
- P-patch
- Wetland overlook & restoration

North Park Improvements

- North parking lot & stormwater
- 218th St frontage improvements
- Picnic shelter & hillside overlook
- Restroom
- Hillside play

Nature Trails

- Soft surface trails
- Wetland boardwalk & overlook
- Stream & wetland restoration



BRP South – Phasing

Central Park Improvements

- Parking lot & stormwater
- SE 20th St frontage improvements
- Picnic pavilion
- Maintenance building & restroom
- Open meadow

Meeting & Event Areas

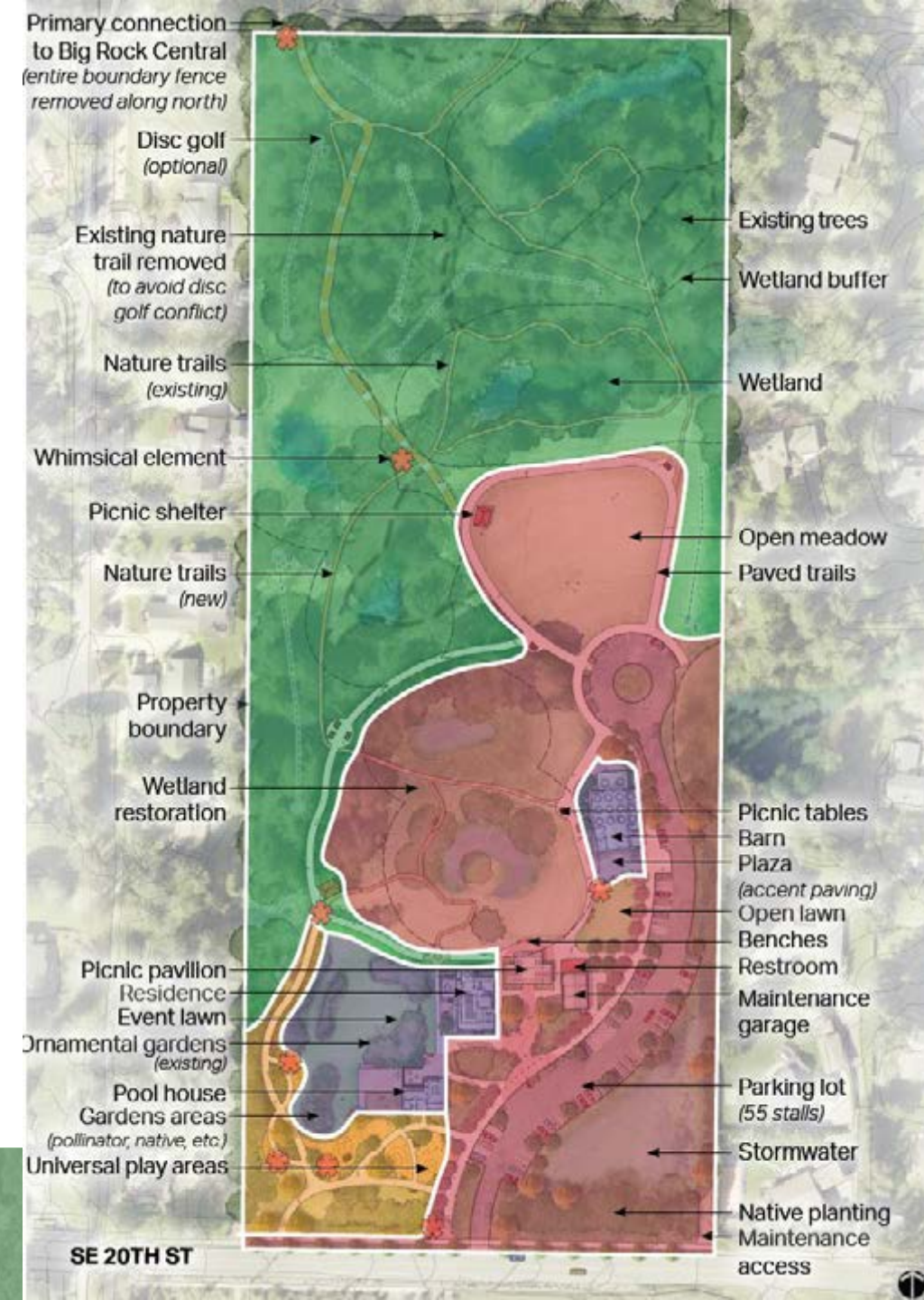
- Residence
- Barn & plaza space
- Pool house and plaza space

Universal Play

- Universal play
- Whimsical elements

Trails & Restoration

- Trail removal in wetlands
- Flooding improvements
- Disc golf



An aerial photograph of a landscape, likely a forested area, with a road and some buildings visible. The image is overlaid with a semi-transparent blue filter.

Preliminary Cost Estimates

Beaton Hill Park

Preliminary Cost Estimates

Preferred Plan – Consolidated Approach

Anticipated Construction Costs	\$	7,737,000
Contractor Mobilization & Overhead (20%)	\$	1,548,000
Washington State Sales Tax (10.1%)	\$	781,437
Contingency (25%)	\$	1,935,000
Soft Costs (20%)*	\$	2,400,000
Preliminary Project Estimate	\$	14,401,437

**Soft Costs inclusive of design, engineering, construction administration, preliminary studies, and special inspections*



BRP South

Preliminary Cost Estimates

Preferred Plan – Consolidated Approach

Anticipated Construction Costs	\$	9,247,000
Contractor Mobilization & Overhead (20%)	\$	1,850,000
Washington State Sales Tax (10.1%)	\$	933,947
Contingency (25%)	\$	2,312,000
Soft Costs (20%)*	\$	2,869,000
Preliminary Project Estimate	\$	17,211,947

**Soft Costs inclusive of design, engineering, construction administration, preliminary studies, and special inspections*



The background of the slide is a blue-tinted aerial photograph of a forested landscape. In the upper left, there is a small, irregularly shaped body of water surrounded by dense trees. The rest of the landscape is covered in a thick forest of deciduous trees, with some lighter-colored patches that might be fields or clearings. The overall tone is a muted blue, giving it a professional and serene appearance.

Discussion

Discussion

Beaton Hill Park (BHP) & Big Rock Park (BRP) South:

- Consensus on preferred plan & phasing sequence.
- Authorization to proceed with SEPA review process.

An aerial photograph of a landscape, likely a park or natural area, showing a dense forest of trees. A road or path is visible winding through the trees, and some buildings or structures are visible in the distance. The image is in a muted, blue-toned color scheme.

Next Steps

Next Steps

Master Plan Development

- Develop Final Master Plan
- SEPA Checklist Submittal & Approval
- Present Final Master Plan to City Council for Adoption – summer 2023





Thank You!

Appendix J: Resolution Adopting the Beaton Hill Park Master Plan

