



MASTER PLAN REPORT

AUBREY DAVIS PARK

Revised Draft



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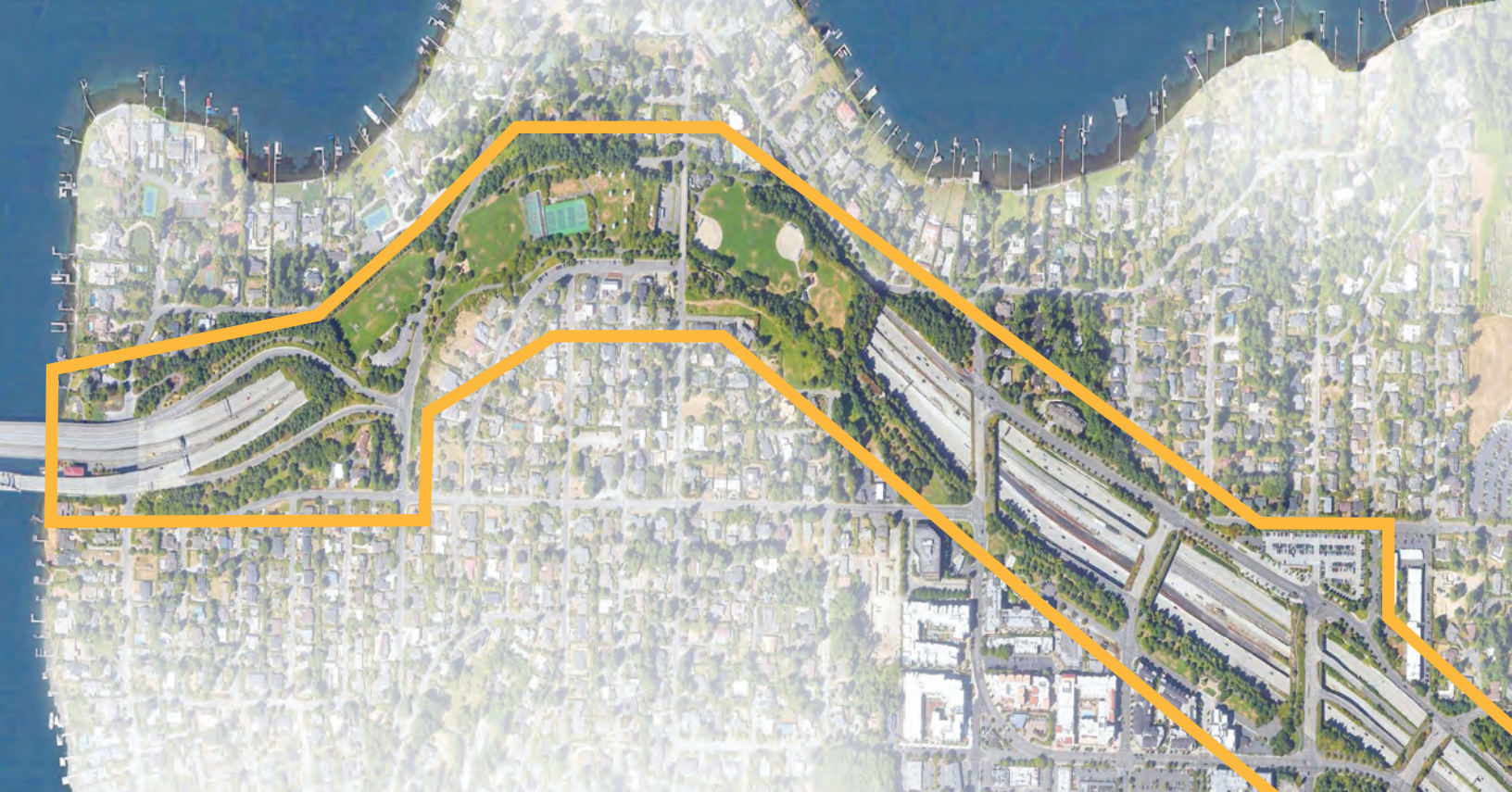


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INTRODUCTION

Aubrey Davis Park is a 2.8-mile long park along I-90 that is primarily owned by the Washington State Department of Transportation (WSDOT) and managed by the City of Mercer Island. The Park on the Lid, the Mountains to Sound Trail, the Boat Launch, and the Greta Hackett Outdoor Sculpture Gallery are all part of Aubrey Davis Park.

The purpose of the Master Plan is to establish a long-term vision for the amenities, trails, and open space areas in Aubrey Davis Park. The Master Plan was developed based on feedback received from public engagement events – from online surveys and public forums to open houses and discussions on the City's Let's Talk Mercer Island website.

The Master Plan is divided into four main categories:

- Vegetation Management
- Trail Improvements
- Park Improvements
- Arts, Culture & Placemaking

Recommendations included for each category are conceptual only. Additional planning and design will be needed before any of the recommendations can be implemented. The final Master Plan will also serve as a platform to renegotiate the maintenance agreement with WSDOT.







BACKGROUND AND CONTEXT

Brief History

Built in 1992 as part of I-90, Aubrey Davis Park is a 90+ acre, 2.8-mile-long recreation and transportation facility on Mercer Island. Over time, it has become a treasured community asset.

In 1970, the state highway commission proposed the widening of I-90 along Mercer Island to sixteen lanes. Aubrey Davis, mayor at the time, demanded the highway design take into account the impact on the surrounding community, famously testifying, “We don’t want to see it. We don’t want to hear it. We don’t want to smell it.” Through community input, this resulted in a reduced eight-lane highway and concrete lids over the freeway that are now known as the Lid Park between 63rd Avenue Southeast and 76th Avenue Southeast. Today, it is a beloved park that has improved the quality of life for residents and visitors to Mercer Island for 27 years.

Mercer Island has seen significant growth since the early 1990’s. A light rail station near the Town Center will open in 2023, bringing commuters and new visitors alike near the Park on the Lid. Commuters and residents also cycle east-west along I-90 through the Mountains to Sound Trail, a vital connector between Mercer Island, downtown Seattle, and Bellevue/Redmond to the east.

Given the age of the park, changing park needs, increased use, and the expansion of the light rail, a conversation about the future of this park was needed to plan for its future and continued stewardship.



Photo of an interpretive sign honoring Aubrey Davis near the tennis courts



Segment of the Mountains to Sound Trail near 84th Avenue SE

Other projects adjacent to the park that impact and overlap with Aubrey Davis Park have also served as catalysts for this master planning process. These include the King County Sewer Upgrade project, a new commuter parking project in the Town Center, and the integration of Sound Transit's Link light rail station.

King County's Wastewater Treatment Division (WTD) needs to replace sewer pipes that serve areas in North Mercer Island, the southwest portion of Bellevue near Enatai Beach, and the town of Beaux Arts Village. This pipeline carries wastewater from the North Mercer Island Pump Station to the Swayolocken Pump Station in Bellevue, and the upgrade project directly impacts a portion of Mountains to Sound Trail from Island Crest Way to East Mercer Way. The trail through the project limits will be completely reconstructed to current WSDOT and King County standards as part of this project. Construction is anticipated to begin in 2020.

The Mercer Island light rail station is located in the center of I-90 near the Mercer Island Park-and-Ride and the Town Center. Riders enter at either 77th Avenue Southeast or 80th Avenue Southeast. People walking or cycling also access the station from the nearby Mountains to Sound Trail. It is scheduled to begin operation in 2023.

To accommodate this growth, new commuter parking is proposed near Aubrey Davis Park in the Town Center. This will be located at the corner of SE 27th ST and 80th Ave SE and is part of a mixed use project through a public/private partnership with the developer.

The City of Mercer Island also needs to renegotiate the existing landscape maintenance agreement with WSDOT. While most of the park remains within WSDOT right-of-way, the park is maintained by City of Mercer Island maintenance staff based on agreements between the City of Mercer Island and WSDOT from 1987 and 1989. The maintenance agreement is very general, focused on basic upkeep, and does not allow for the required level of soil improvement and periodic capital reinvestment needed for a healthy, growing landscape. Over the years, the required level of maintenance has grown significantly and care under the current maintenance agreement is no longer sufficient.



EXISTING CONDITIONS



WESTERN LID PARK: 63RD AVE SE TO 72ND AVE SE



Landscape

In interior park areas, the landscape character is predominantly open lawn with deciduous trees interspersed throughout the open space. Soils here are compacted, are sandy, and have low organic matter and nitrogen levels. Many trees exhibit signs of dieback and shallow root systems. This is likely indicative of soil limitations across all the lidded park areas. Off the lid along the trail corridor, the landscape is mostly ornamental shrubs and groundcover with deciduous trees. Some planted areas show signs of chronic water stress. Much of the vegetation has become overgrown, reducing potential sightlines along the corridor. The north boundary of the lid contains stands predominantly of conifer trees. These exhibit crowding, stagnant growth, and attrition.

Opportunities exist for creating a more robust and resilient landscape, improving sightlines, and reducing the cost of long-term maintenance. Areas between the trail, parking, and active areas of the site can be managed to improve sight distances and visibility into the park. [Refer to Appendix B: Landscape Assessment for the full landscape assessment and recommendations.](#)

Trails

The Mountains to Sound Trail (also known as the I-90 regional trail) runs along the edge of the open space within the park. Cyclists, pedestrians, playground users, and athletic field users all share the same space, with little to no separation of uses. This has created significant concerns from the community regarding potential conflicts and the safety of all users in these areas of the park. The topography in this area often results in higher bicycle speeds as well, and some areas have limited sight distances due to the trail alignment and/or vegetation along the edges of the trail. The trail grade does not meet standards outlined in the Americans with Disabilities Act (ADA) between the playground and the tennis court area, or in segments of the trail as it continues down to the softball/baseball fields. There is also no ADA access from the parking lot by the soccer fields to West Mercer Way.

Recreation Programming

This is a heavily used section of the park for sports and active recreation. Heaviest use is concentrated around the area near the sports fields.

The soccer/lacrosse field west of West Mercer Way is used to the point of requiring frequent maintenance and occasional closure of the field to restore the lawn during the growing season. At all fields, there is not enough parking to support the volume of users, particularly during sporting events. Dog owners often use the athletic fields to exercise their dogs off-leash. This can result in dog waste on the fields and occasional holes in the grass surface, including areas of the fields that have a higher intensity of play.

While the fields themselves are accessible from adjacent parking lots, the playground, informal lawn and basketball courts are not ADA-accessible from any of the existing parking areas. The playground, one of two in the park, is also not ADA-accessible and is mainly suitable for younger children. The basketball court area is cracking, not well used, and in general feels like a less desirable place to be in.

In the upper area of the park, the tennis courts are used often, though comments received throughout the public outreach process indicate that all of the courts are seldom used at the same time. Apart from the courts, the open areas around the stacks are used by occasional walkers and off-leash dogs. While there are picnic tables and barbeque areas around the stacks, they don't appear to be used very often. The open space behind the tennis courts is not very visible from the trail and is seldom used. The tennis court surfacing is cracked and in need of repair, and this entire area is not ADA-accessible from the nearby parking due to the topography in this area.

There is opportunity to organize space and programming to improve athletic uses, activate unused areas, and increase the range of activities within the park to appeal to a variety of ages and interests. In particular, the basketball courts, area on the roof of the maintenance facility, and open space around the stacks and tennis courts are opportunities for potential improvements including accessibility, especially as these facilities need to be improved or replaced over time.

Arts and Culture

Public art in this portion of the park consists of *Stepping Forward and Playful Pup*, two sculptures near the playground along West Mercer Way, and *Darwin's Dream*, a mural to the south of where the I-90 off-ramp meets West Mercer Way.

Opportunities for arts and cultural elements could include wayfinding, interpretive elements for the history of the park or I-90 construction, and opportunities to support placemaking in the park.



EASTERN LID PARK: 72ND AVE SE TO 76TH AVE SE

Landscape

The landscape in this portion of the Lid Park is predominantly lawn and shrub/groundcover areas, with a greater number of large trees. Along the trail, this becomes a forested condition as it continues off the lid to the east. Ivy is common here and some trees along the trail are dead or dying.



As in the previous section, improving maintenance and vegetation management can enhance sightlines and visibility into open spaces, especially along the trail and at the entrances into the open space areas. The greater number of trees and shade provides opportunities to enhance passive experiences. In addition, planted tiers on the easternmost edge of the lidded park can be improved to promote longevity, reduce access, and reduce sound from I-90. The areas along the portal edges here, especially on the east side of the lid, will need significant vegetation management and replacement to maintain a healthy landscape condition into the future. [Refer to Appendix B: Landscape Assessments for the full landscape assessment and recommendations.](#)

Trails

This portion of the trail contains one of the biggest conflicts within the entire park corridor, specifically where the trail crosses from the south to the north side between the [Ferrogia Fields](#) and the restroom. The trail as it descends along North Mercer Way is also steep with poor visibility, and a major trail intersection occurs at the bottom of the hill and on a curve with limited sight distances. Park users all share the same space on the trail through this part of the park as well.



Opportunities to adjust the alignment and amount of separation between pedestrian and bicycle users in this part of the park would improve safety, wayfinding, traffic-calming, and access to all areas of the park. There are also opportunities to highlight the trail connection to the Town Center along the south side of the fields.

Recreation Programming

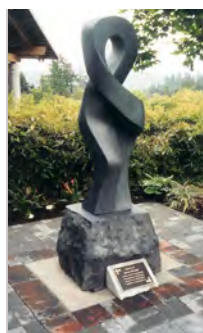
This section of the park contains heavily used ballfields, an open-use lawn area, a playground, and a picnic shelter. The ballfields are generally in good condition, though are sometimes used as an off-leash dog area, leaving dog waste and occasional holes within the fields. Backstops don't always contain foul balls, and these can affect spectators and trail users.

East of the field, the picnic shelter in particular is well used and is the only one in the entire park corridor. Similar to the previous section, the playground is well-used but primarily for younger kids and is not ADA-accessible. The playground, picnic shelter, and restroom are along accessible walkways from the parking area, but it is a significant walk for anyone with impaired mobility and without any rest areas (i.e. seating) in between.

Recreation opportunities here are centered on the open lawn to the east of the playground and improving functionality and maintenance of the existing uses. The open lawn area to the east can offer a variety of passive, unstructured activities, better access through the lidded area from the Town Center, or potentially new uses.

Arts and Culture

There are two art pieces in this area near the picnic shelter: *The Yearling* and *Hope*. Both are sculptural installations in close proximity to each other. Opportunities exist to integrate art into interpretive or educational elements, support placemaking, and improving wayfinding.



SE 24TH STREET OPEN SPACE

Landscape

The landscape here is an open lawn condition with trees in the open space area and adjacent to the trail. Along the I-90 frontage, the landscape is a mix of shrubs, evergreens, and some English ivy. Many of the trees here are dying or nearing the end of their lifespan, especially the evergreen trees.

There is opportunity to use planting to create space or more interactive experiences in both the open space and along the trail as it moves towards the lidded park, acting as a type of gateway into the lidded park area from the Town Center. Improved visibility between the park and the Town Center would also help this space feel more welcoming and improve wayfinding across the corridor.

Refer to Appendix B: Landscape Assessments for the full landscape assessment and recommendations.

Trails

The trail in this location is generally quieter and used more by pedestrians and casual cyclists. Surrounded by trees, it is a more passive experience with less intensity of recreational users overall. All users still use the same trail space, creating occasional conflicts, especially if larger groups try to move through this area.

Opportunities exist to strengthen the connection between the lidded park and Town Center, as well as disperse trail activity and attract new interest in Town Center businesses and events. There are also opportunities to better connect the trail to the future light rail station areas.

Recreation Programming

The open space and trail connections are more passive, with no formal recreation facilities. This space is a great opportunity to create places for gathering or passive recreation due to its location between the lidded park and Town Center.

Arts and Culture

While there are no current art installations, this presents a highly visible area near the Town Center, the Greta Hackett Outdoor Sculpture Gallery, and the future light rail station.





Landscape

The Luther Burbank Lid includes the lidded park area and the open space near Island Crest Way. Within the open space near Island Crest Way, the landscape is an open lawn surrounded by deciduous trees. A mix of shrubs, deciduous, and evergreen trees are planted in wide beds along the edges of the Luther Burbank Lid. The center of the lid itself is an open lawn surrounded by trees, with a steeply graded forest along the southern edge. The condition of the landscape is generally similar to other areas in the park.



This area presents an opportunity for new planting to create a more engaging or interactive space, integrate playful elements into the landscape, or create an enhanced sense of respite from the City, especially with its close proximity to the Town Center. **Refer to Appendix B: Landscape Assessments for the full landscape assessment and recommendations.**

Trails

The Luther Burbank Lid can currently be accessed by the Mountains to Sound Trail to the north via a ramp and from Island Crest Way to the west. There is currently no way to formally enter the open space from SE 28th Street, with steep grades posing a challenge to creating any ADA-accessible entry, or from the Ravine Trail to the east.



Improved pedestrian connections to Town Center can increase usage of this area. A connecting trail to Luther Burbank Park is already part of the Luther Burbank Park Master Plan (2006) and has been approved by WSDOT with future construction anticipated. Exploring connections to SE 28th Street and improvements to the Ravine Trail could connect surrounding neighborhoods to the lid, Luther Burbank Park, and Town Center itself.

Recreation Programming

Despite its proximity to the Town Center, the Luther Burbank Lid is relatively unknown based on feedback received during the public outreach process. Lack of visibility, wayfinding, and a clear reason to visit are the primary reasons that were heard in surveys and open houses. There is also no way to formally enter from the neighborhoods to the south. Opportunities for passive recreation could be considered to enhance its presence within the overall park corridor.

Arts and Culture

This area features a sculptural installation of an eagle titled *Mercy*. Opportunities for artful connections to nature and to Luther Burbank could provide increased wayfinding and more engaging and unique experiences within the lid.





Landscape

The east corridor of Mercer Island along I-90 is a mix of forest, open lawn, and drought tolerant shrubs. Many of these are dying despite species hardiness, either due to age or to the site conditions they were planted in. Tree roots also heave the pavement in many areas along the trail, increasing maintenance and safety concerns.

There are opportunities to increase species diversity and habitat while keeping maintenance low. There are also opportunities to enhance the overall experience along this trail through vegetation management and a more adaptable plant palette. [Refer to Appendix B: Landscape Assessments for the full landscape assessment and recommendations.](#)

Trails

The trail in this location is direct and heavily used by both regional commuters and local residents. In some areas, it is directly against a wall, while other areas are more open and natural on either side of the trail. Nearing the boat launch, there is no continuous pedestrian sidewalk connection to the water. Topography through this area is significant and the trail does not meet ADA accessibility standards in some areas. There are very few opportunities to sit or rest along this segment of the trail. Vegetation has begun to encroach into the trail corridor and is limiting sight distances in some areas.



Improving connections and the overall feel of the trail in this area can enhance safety and the overall user experience. As restoration occurs, managing vegetation where it encroaches on the trail can improve sight-lines and maintain clear zones on either side of the trail, as well as protect the trail from future root incursions.

Recreation Programming

There are few areas for programmed activities in this area of the park. Residents have little to no places to take their kids to play. The Lake Washington shoreline to the east is well-used for its boat launch and for parking during major water-related events but is less-used by pedestrians and families due to lack of gathering spaces and sidewalk connections.

There are open spaces to the north and south of I-90 where it intersects 100th Ave SE that could provide some passive recreation opportunities and enhance wayfinding at the east end of the park.

Arts and Culture

There is a single art installation at the boat launch along the water titled *Gift of Reflection*.

As an entry point for visitors driving west to Mercer Island, this area presents opportunities for public art to create a gateway experience to the park or the adjacent neighborhood. Art or cultural references can also enhance wayfinding and the overall experience along the waterfront.



A photograph of a public outreach event. In the foreground, a large map is displayed on a black easel. The map shows a green field, possibly a park, with various colored lines and text. To the left of the easel, a woman in a purple shirt and blue jeans is walking, holding a white cup. In the background, a white pop-up tent is set up. Under the tent, a woman in a black and white floral dress is pointing at the map, and a woman in a yellow dress is looking at it. There are other people and tables in the background, including one with a tablecloth featuring a sunflower pattern. The scene is outdoors with trees in the background.

PUBLIC OUTREACH



PUBLIC OUTREACH

As public input is key to the design process, the City engaged the public throughout the course of the project. The following is a summary of the public outreach process. Refer to Appendix K: Community Outreach Events for full materials and feedback.

1

POP-UP EVENTS

AUGUST/SEPTEMBER 2018



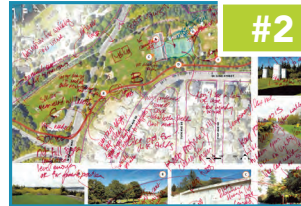
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PUBLIC FORUMS

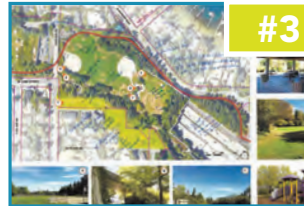
SEPTEMBER 25TH, 2018



OCTOBER 25TH, 2018



NOVEMBER 8TH, 2018



NOVEMBER 29TH, 2018



3

OPEN HOUSE #1

FEBRUARY 28TH, 2019



4

OPEN HOUSE #2

APRIL 23RD, 2019



5

OPEN HOUSE #3

SEPTEMBER 23RD, 2019





POP UP SURVEY

Initial public outreach began with pop-up surveys to assess preferred activities, amenities, and guiding principles for the Master Plan. These were conducted by the City and took place in **August/September** of 2018. Let's Talk Mercer Island, an online community forum, was also used to gather comments and feedback throughout the entire process.



43% PREFER PASSIVE ACTIVITIES

57% PREFER ACTIVE ACTIVITIES

276 **95%**
PARTICIPANTS LIVE ON THE ISLAND

Top activities that interest participants:

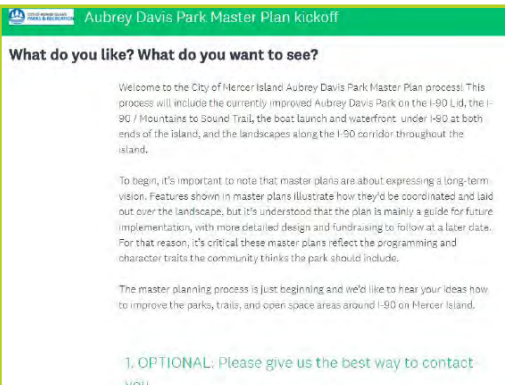
1. Walking or biking on the trail
2. Enjoying the landscape and scenery
3. Walking their dog
4. Playing sports
5. Enjoying public art

Top amenities to be improved or added:

1. Trails/Loop paths
2. Waterfront Access
3. Landscape (plantings, trees, etc.)
4. Picnic Tables & Shelters
5. Open Lawn
6. Playgrounds
7. Public Art
8. Community Gardens
9. Spray Parks
10. Multi-Use Sport Courts

Top guiding principles for the master planning process:

1. Reduce conflicts between trail users and other pedestrians
2. Improve environmental sustainability
3. Improve habitat/ecological systems
4. Improve existing amenities
5. Improve sightlines and visibility along trails and open space



LET'S TALK

"Let's add more places in the park that encourage people to gather for reasons beyond sports. Being sheltered from the rain while gathering is helpful, though not required."

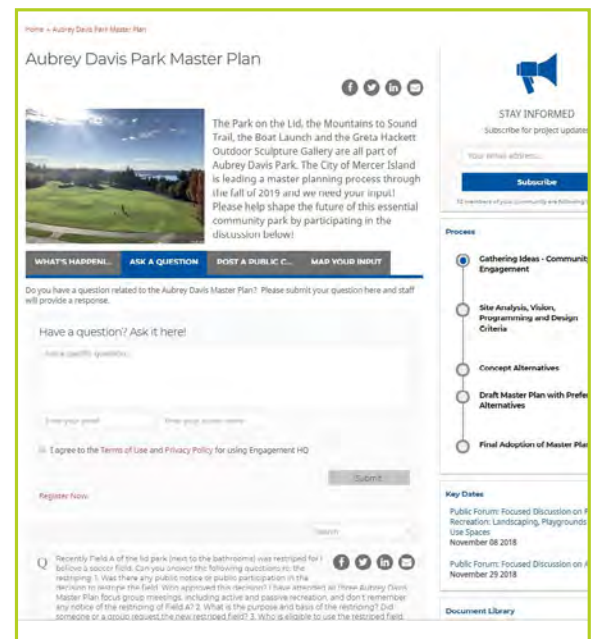
—Jonathan Shakes

The trail should be widened wherever possible. A 14-foot trail is much more user-friendly than is the current width. It can accommodate all users if it is widened."

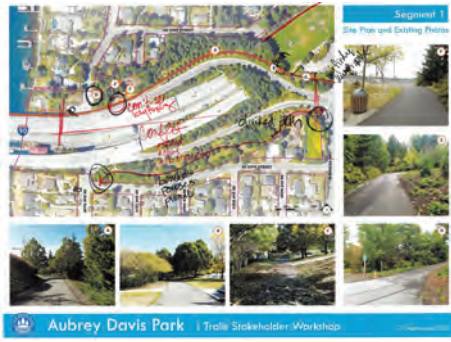
—McLausen

"Many trees have died between Sunset Highway sculpture park and the freeway... Will there be replacement trees to combat noise and air pollution as envisioned by Aubrey Davis?"

—dennyhenkel



Four public forums were conducted in the fall of 2018 to gather targeted community feedback on four specific topics: trails, sports and boating, landscape and open space, and arts and culture. Stakeholders were invited to comment on graphics prepared by the design team to gather general feedback and identify initial opportunity areas for proposed improvements.



#1

Trails

September 25th, 2018

High-Level Comments

- 14' wide trail with 2' wide shoulders preferred
- Separated 6' crushed surface trail where space allows
- Different trail experiences and types for trail users
- Include bypass route with connections
- Improve all trail intersections and conflict zones



#2

Sports and Boating

October 25th, 2018

High-Level Comments

- Improve safety between active & passive users at recreation areas
- Increase parking capacity to support uses (Areas A & B)
- Area C preferred for synthetic turf & lighting improvements
- Improve signage & wayfinding to water access areas
- Create a sense of place for west water access (e.g. dog park, family-oriented activities)



#3

Landscape and Open Space

November 8th, 2018

High-Level Comments

- Maintain the overall character of existing landscape
- Consider more native & ecologically appropriate plants
- Remove ivy and other invasives
- Manage vegetation where overgrown or blocking views
- Connect Luther Burbank mini-Lid to adjacent areas
- Connect Town Center towards east of I-90
- Balance of programmed and unprogrammed space



#4

Arts and Culture

November 29th, 2018

High-Level Comments

- Greater variety in types of art, especially interactive art
- Greater enjoyment for all ages
- Improved connection between art installations
- Stronger integration with surrounding context
- Respect natural environment for locations of art

OPEN HOUSE #1

Open House #1 focused on visioning and identifying uses and activities the surrounding community would like to improve at the park. 51 participants attended the in-person open house, held at the Mercer Island Community & Event Center on February 28th, 2019.

Opportunity areas identified for future improvements were presented to the public to validate locations and gather more specific feedback. Open house participants were asked to place sticker dots on boards to provide location-specific input on where they would like different types of activities to take place. Participants also had the opportunity to leave comments and suggestions.

A discussion on trail improvements was focused on exploring potential trail cross sections and understanding the diversity of trail users within the community. Five trail cross sections were presented to illustrate possible typical conditions, including a shared-use trail and a more separated approach.



Improvements & Modifications



Separating bicyclists and pedestrians was the most commonly desired improvement among respondents in the Lidded Park and Town Center sections of the trail. Suggested improvements included everything from pavement markings (surface striping) to physical barriers. Some respondents did not indicate which type of separation would be best but noted it was important.

Most Important Design Goal, Ranked

- 53% preferred to retain the natural character of the park
- 30% preferred providing for a variety of uses/activities
- 26% preferred allowing for a variety of trail experiences

Park Programming & Activities



78% ranked

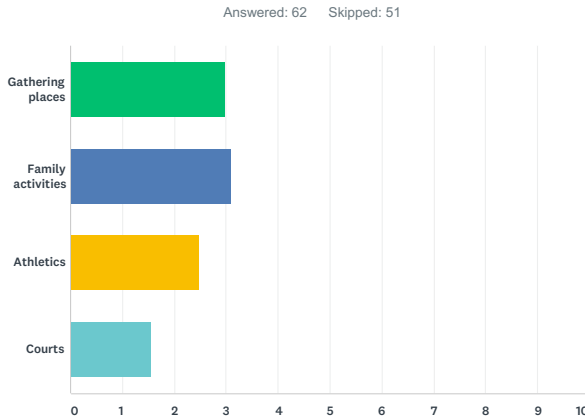
GATHERING AND FAMILY ACTIVITIES as the **MOST** important activity



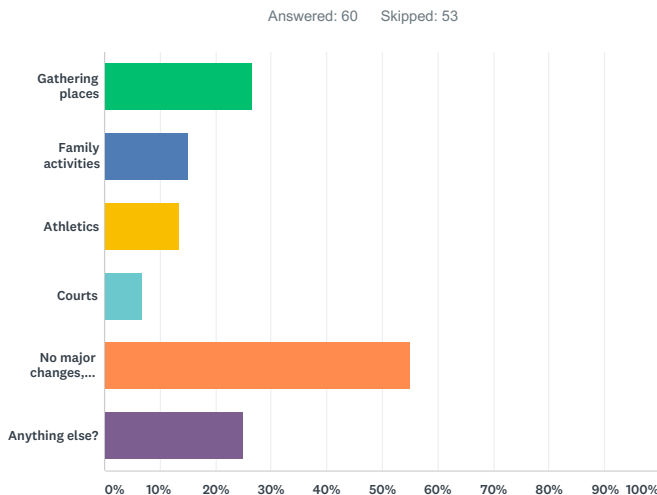
Survey Overview

The first Mercer Island Aubrey Davis Park Survey was designed to complement the first open house and capture feedback on the needed improvements and the long term vision and goals for Aubrey Davis Park. The survey was open from February 28, 2019, to March 15, 2019. See [Appendix K: Community Outreach Events](#) for full survey analysis report.

Q12 Thinking about the images above, please rank the following activities in terms of importance, with 1 being the most important to include and 4 being the least important to include in Aubrey Davis Park.



Q14 What recreation programs or activities would you like to see in this part of the Park (see map above)?



Trails feedback through the Lid Park:

- The most commonly reported improvement in this section of the trail is separating bicyclists and pedestrians.
- The second most commonly noted improvement is increasing the use of traffic calming measures to slow cyclists in this area. Several ways were indicated, including: roundabouts, narrower trails, and speed bumps.
- There was also an indication that signage could be improved on this part of the trail. Proposed improvements included signs that establish user norms, signs indicating "slow" areas, and signs indicating the trail as a cross-island trail.

OPEN HOUSE #2

At Open House #2, two design alternatives were presented for park improvements. 57 participants signed in to the in-person open house, held at the Mercer Island Community & Event Center on April 23rd, 2019.

Both alternatives were developed to address aging infrastructure, lack of ADA accessibility, and declining landscape. Designs were based on feedback received from previous public engagement events, including online surveys, public forums, and Open House #1.

The trail improvements presented were focused on traffic calming and wayfinding and explored trail bypass options with two proposed alternatives: one along the north side of the park and the other along the south side connecting into Town Center.

Participants were asked to place sticker dots on boards to indicate aspects they liked (in green) and didn't like (in orange). The number of dots per participant was not limited. As in the previous open house, participants also had the opportunity to leave comments and suggestions.

The most common theme within the responses was that the park functions well as it currently exists, and no new improvements are needed outside of safety improvements or better signage. Limiting the amount of new pavement and hardscaping was a common response, as was keeping cost in mind.

Keep the parks dirt, grass, trees, blackberries, and shrubs; not concrete, structures, and wide paved areas.

Anything that separates cyclists and pedestrians would be a good thing. It's important to have a wide trail here.

Maximally preserve natural habitat and minimize human intrusiveness.



Survey Overview

The second Mercer Island Aubrey Davis Park Survey was designed to complement the second open house and, similar to the open house, solicit feedback on the preliminary design options presented for Aubrey Davis Park. The survey was open from April 23, 2019, to June 7, 2019. It is important to note that this is not a statistically valid survey.

The survey was presented as a graphic narrative, using the ESRI StoryMap platform with integrated design concepts and survey questions throughout the narrative. It was intended to be a more immersive survey, closer to the experience of attending an open house versus taking an online survey. The general structure showed the respondent a set of design concepts for a particular area of the park, then asked for feedback on those specific design concepts for that area. It was designed to take 15-20 minutes to complete, although that time varied due to the high amount of open-ended questions. See Appendix K: Community Outreach Events for the full survey analysis report.

There were seven sections of the survey:

- | | |
|----------------------------------|--|
| 1. Corridor Improvements | 5. Park on the Lid – West Mercer Way to 72nd Avenue SE |
| 2. North and South Trail Options | 6. Park on the Lid – 72nd Avenue SE to 74th Avenue SE |
| 3. East End Option | 7. Park on the Lid – SE 24th Street Open Space |
| 4. Luther Burbank Lid Option | |

While the survey was implemented to avoid people taking the survey multiple times based on the web settings used, it is possible that an internet-savvy user could have taken the survey multiple times in order to emphasize their opinion in the planning process.

The Corridor Improvements and North and South Trail Options sections had the highest response rate, with the middle and end sections having a lower response rate overall. Additionally, the open-ended questions had far lower participation than questions in which the user gave a number rating or selected from a multiple-choice list.

Overall, the most common theme within the responses was to do nothing and that, outside of some safety improvements or better signage, the park functions well as it currently exists. Another theme was limiting the amount of new pavement and hardscaping.

The contingent of respondents speaking against any investment into the design options shown, and master planning process in general, was quite vocal and descriptive in the ways they felt this process was not a good use of money. Conversely, other users supported the long-term makeover of the park and favorably viewed the design options shown.

The range of opinions expressed in the survey varied greatly, and in instances where specific design options were provided, favorability was often split such that no clear option was preferred, except in the instances where “do nothing” or “neither” was an option.

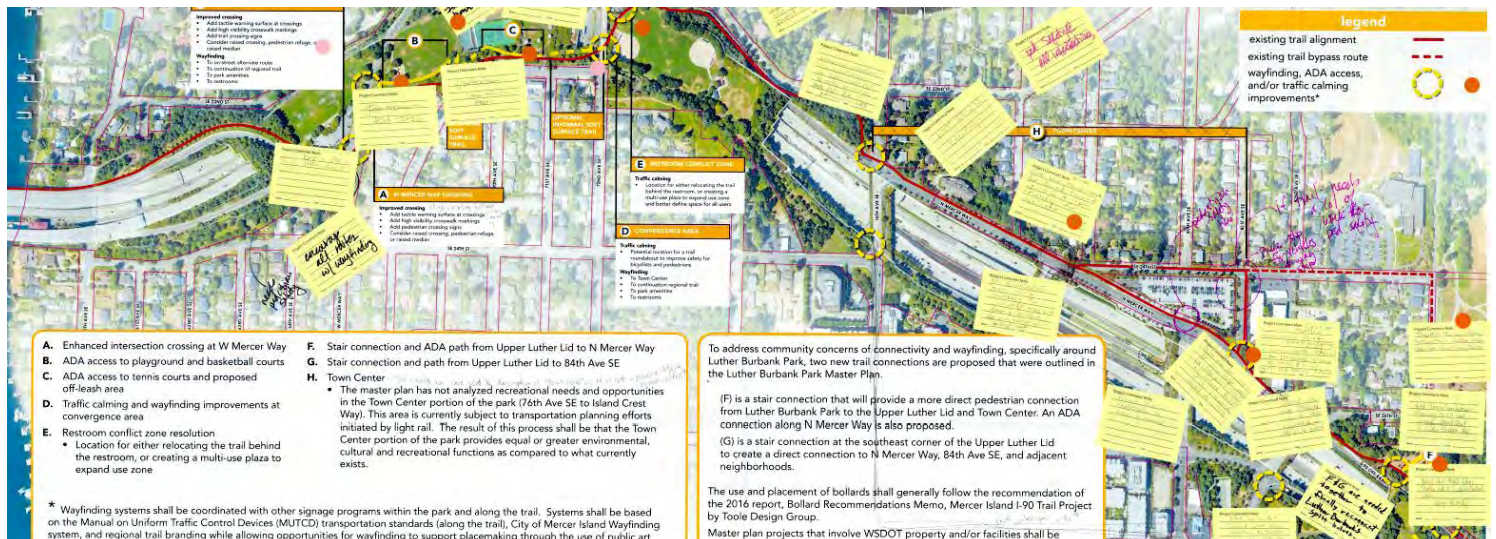
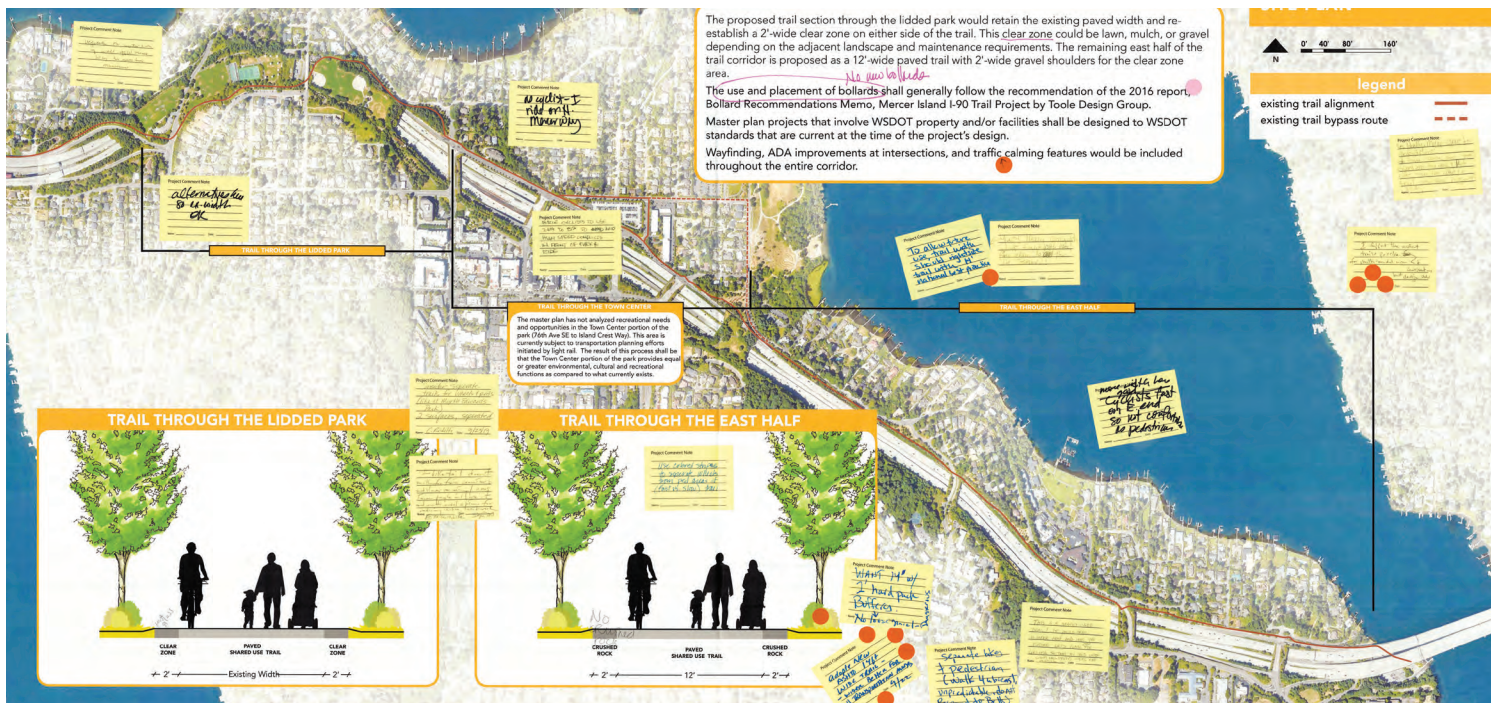
Sample open-ended responses

- Keep the playground where it is but make it more interesting and active. Places to hide and climb. Less pre-fab boring play structures.
- Saving money by keeping the tennis courts in their current spot, and adding an activity zone is a good balance. Adding many picnic tables in this area will not get as much use for the money.
- The tennis courts are very accessible now, but other activities should be added to the area.
- This area is fine as it is. There is plenty of parking and the picnic tables and open grass areas do not need to be changed.
- FISCALLY IRRESPONSIBLE. COURTS ARE PERFECT. PLEASE STOP ADDING PAVEMENT TO OUR PARKS.
- Increased accessibility to facilities will encourage more off island users.

51 participants attended the third in-person open house, **held** at the Mercer Island Community & Event Center on **September 23rd, 2019**. The third open house was focused on presenting conceptual recommendations in four main categories:

- Vegetation Management
- Trail Improvements
- Amenity Improvements
- Arts & Placemaking

Each of these categories had several smaller improvements proposed through the western portion of the park through Town Center and from Luther Burbank Lid to the east end of the park. While the proposed improvements shown were conceptual, input was sought on prioritization and on specific questions regarding vegetation management, the **restroom conflict zone**, and soft surface trails. Each open house participant received a comment card with three questions and three dots to indicate which proposed improvements they preferred.



Survey Overview

The third survey was designed to complement the third open house and capture feedback on the proposed improvements presented for Aubrey Davis Park. The survey was open from September 23-30, 2019. See Appendix K: Community Outreach Events for the full survey analysis report.

On the three questions asked:

- The Trail Behind the Restroom option was preferred for the **restroom** conflict zone by the existing restroom building;
- Soft Surface Trail option 2 with the pedestrian path along existing trail was preferred;
- The Low Maintenance Meadow option was preferred as the approach for water conservation.

Comment Cards

Responses Received: 41

Question 1: Ballfield Conflict Zone preferred approach

- Option 1 (Multimodal Plaza): 6 votes
- Option 2 (Trail behind restroom): 26 votes
- Neither: 5 votes

Question 2: Soft Surface Trail Alignment

- Option 1 (Pedestrian path to tennis courts): 17 votes
- Option 2 (Pedestrian Path along trail): 25 votes
- Neither: 6 votes

Question 3: Water Conservation preferred approach

- Option 1 (Brown out open areas): 13 votes
- Option 2 (Lower Maintenance Meadows): 21 votes
- Option 3 (Keep existing lawn): 10 votes

Sample Comments:

- Multi-modal plaza "with bike-calming"
- "Separate areas to help with congestion," and "safer to separate users. Walk vs. ride." for trail behind restroom
- "ADA soft surface" for path to tennis courts
- "Switchbacks encourage shortcuts" re: pedestrian path to tennis courts
- Meadow "but not near Island Crest Way"
- Meadow is "attractive with native vegetation and no on-going water needed"
- "Mix [of meadow and lawn] – keep areas green"
- Lawn "at Island Crest Way"

An aerial photograph of a park. In the center, there is a large, well-maintained green lawn. To the left of the lawn, there is a colorful playground with slides and climbing equipment. The park is surrounded by a dense line of trees, many of which have bright yellow foliage, suggesting autumn. In the background, a city skyline is visible under a cloudy sky. A paved path runs along the right side of the lawn. In the foreground, a portion of a green sports court with white lines is visible, along with a wooden bench and a trash can.

FINAL MASTER PLAN



Overview

The following chapter outlines recommendations for Aubrey Davis Park based on feedback from public outreach efforts. These recommendations are conceptual only, and additional planning, design, and public involvement is needed before any of the recommendations can be implemented. The final Master Plan, once adopted, will also serve as a platform to renegotiate the maintenance agreement with WSDOT.

The recommendations are divided into the following four categories:

- Vegetation Management
- Trail Improvements
- Park Improvements
- Arts & Placemaking

Master Plan projects that involve WSDOT property and/or facilities will be designed to WSDOT standards that are current at the time of the project's design. New or renovated facilities will also be designed using current best practices for Crime Prevention Through Environmental Design (CPTED).

The area through the Town Center was not evaluated as part of this Master Plan for trail improvements or park amenity improvements since this area is currently subject to transportation planning efforts initiated by light rail. The result of this separate process will be that the Town Center portion of the park provides equal or greater environmental, cultural, and recreational functions as compared to what currently exists.

Vegetation Management

The Master Plan identifies the different types of vegetation that exist along the corridor and recommends improvements to maintain the park's natural character into the future. [See Appendix B: Landscape Assessment for the full landscape assessment with recommendations.](#) Given the diverse environment across the corridor, there are three general vegetation management strategies recommended for improving landscape and open space areas across the park. The areas proposed where these techniques will be applied are shown on Page 38.

Vegetation improvements conceptually described in this plan will need to be further developed and adapted to the specific conditions found in the different landscape areas shown. The performance of vegetation improvements will also be evaluated periodically and modified as needed to achieve the objectives of the plan. This approach recognizes that landscapes evolve over time and management techniques may need to be adapted due to changing conditions or new innovations available in the future.

The management strategies proposed include:

- The intensive soil amendment and replanting strategy is proposed for higher visibility areas where existing ivy has taken over much of the landscape and significant vegetation dieback is visible.
- The strategy to infill planting areas with new vegetation in existing soils is proposed for lower visibility areas where the existing vegetation is mostly intact. New vegetation would be selected based on the existing soil profile, microclimate, and lower water use.
- Non-active recreation lawns would be modified to include a reduced maintenance and water use strategy. There are [two](#) options proposed for these areas described below. None of these strategies would be applied to the actively used open lawn areas (formal or informal) within the Lid Park.

Pavement installed within the dripline of new or existing trees will be carefully evaluated for root barriers and/or suspended pavement systems to increase the compatibility and longevity of the landscape elements. Locations for radial trenching within tree driplines will also be further explored to increase the long-term health of existing trees.

Reduced Water Use Strategies

Water currently accounts for almost one third of the park's total operating expenditures. In addition to the management strategies identified above, [two](#) alternatives [are](#) proposed [below](#) for reducing water usage and cost throughout the park over time. This implementation would only occur in lawn areas that aren't typically used for formal or informal play (frisbee, ballgames, picnicking, etc.). Lawn areas along the trail corridor, adjacent to roadways, or in between vegetated planting areas are examples of where [these techniques may be applied.](#)



Current Practice: Keep watering existing lawn areas

- High cost, high water usage
- Higher maintenance
- Low habitat value



Option 2: Brown out open lawn areas (non-athletic) in summer

- Low cost, low water usage
- Low maintenance
- Low habitat value



Option 3: Install lower maintenance meadows

- Medium cost, some initial water usage
- Higher maintenance
- High habitat value

Both alternatives will be implemented on a limited basis as pilot projects, locations to be determined by the City. Smaller areas (approximately a ¼ acre) that are accessible and conducive to public engagement will be selected, while high usage areas, such as places where people run their dogs, would likely not be impacted. To identify these pilot projects to the public, signage informing the intent and potential cost savings of each treatment will be displayed. The public will be able to comment on these alternatives and inform whether these strategies will be more widely deployed. Replacing soils and revising the planting palette for more drought tolerant species is also part of the program and will be used as a priority treatment where applicable.

Landscape Character

The landscape character of new plantings should reflect the existing natural context. Three palettes were shown for public input: Northwest Feel, Ornamental, and Sensory. In all scenarios, participants expressed the need for appropriate maintenance and budgetary considerations to be considered.

The Northwest Feel character was selected as the primary feel for the park, with Ornamental and Sensory palettes included for specific purposes such as accent plantings and art/placemaking opportunities. These would likely be part of an individual project that would be subject to public input, and feedback on the landscaping would be solicited prior to implementation.

NORTHWEST FEEL



ORNAMENTAL



SENSORY



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SITE PLAN

legend

- Intensive Soil Amendment and Replanting**
Higher visibility areas with lots of ivy and existing vegetation dieback
- Infill Planting Areas**
Lower visibility areas with vegetation mostly intact
- Non-Active Recreation Lawn Areas**
Areas proposed for lower maintenance and water conservation options

Vegetation improvements conceptually described in this plan will be further developed and adapted to the specific conditions found in different landscape areas shown. The performance of vegetation improvements will be evaluated periodically and modified as needed to achieve the objectives of the plan. This approach recognizes that landscapes evolve over time and management techniques may need to be adapted due to changing conditions or new innovations available in the future.

Pavement installed within the dripline of new or existing trees will be carefully evaluated for root barriers and/or suspended pavement systems to increase the compatibility and longevity of the landscape elements. Locations for radial trenching within tree driplines will also be further explored to increase the long-term health of existing trees.



AUBREY DAVIS PARK | FINAL MASTER PLAN | VEGETATION MANAGEMENT



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Trail Improvements

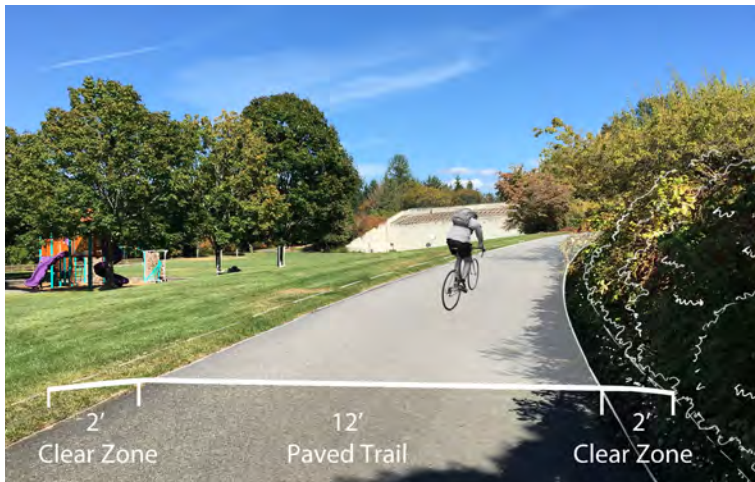
The trail through Aubrey Davis Park is part of the Mountains to Sound Trail and serves as an important multi-modal facility for a wide variety of users. Master Plan recommendations for the trail are primarily limited to re-establishing sight-lines and clear zones along the existing trail, renovating the trail to the east of the Town Center in conjunction with the King County Sewer Upgrade project, improving safety for all trail users, and integrating wayfinding into the corridor. New trails are only proposed where existing amenities do not have ADA access.

Along the East Corridor, from Island Crest Way to the East Channel bridge abutment, the trail is being impacted by the King County Sewer Upgrade project and will be reconstructed through most of this area. Public opinion is split on trail width of the Mountain to Sound trail. Many comments in Open House #3 expressed support for a 14 foot trail width in keeping with new American Association of State Highway and Transportation Office (AASHTO) standards. This balances input received at previous open houses for keeping the trail at its current width. The trail east of Island Crest Way would be widened by 1 foot to a 12 foot width as proposed in the King County Sewer project to incorporate WSDOT's recommended width. Although the intent is to maintain a 12' + 2' standard trail width in this area, there are many sections of the trail where this can't be built due to limited right-of-way width.

The trail through the Lid Park is currently 12-feet wide as confirmed by a Parks survey and would remain this width going forward. In both cross sections, the plan calls for two foot clear zones or shoulders to be constructed or reestablished. These shoulders will be allowed to grow grass, moss, or groundcovers to create a transitional edge on the sides of the trail that is walkable, **does not impact necessary sightlines**, and is free of overhanging vegetation. Beyond the King County Sewer project, no additional reconstruction of the trail is anticipated in the foreseeable future. It is unlikely that these specifications will be applicable to a specific project.

As this trail is a WSDOT facility, if it is ever rebuilt, it will need to adhere to WSDOT standards at the time it is designed. WSDOT retains final approval authority over any trail reconstruction.

The trail cross sections below only apply to the main Mountains to Sound Trail on Mercer Island (shown as a red line on the plan graphics). Secondary trails will remain their existing widths.



TRAIL SECTION THROUGH THE LID PARK



TRAIL SECTION THROUGH THE EAST CORRIDOR

One of the biggest conflict zones between park and trail users is the area immediately adjacent to Ferrogia Fields in the eastern Lid Park, near the existing restroom. Two design solutions were explored and presented in Open Houses #2 and #3: one creating a multi-modal plaza for traffic calming and one relocating the regional trail around the back side of the restroom to allow a pedestrian-only trail between the restroom and the field.

In both the online survey and comments received from Open House #3, the option of a new trail to channel cyclists behind the restroom was the overwhelming favorite, with 41 votes, over the multi-modal plaza (14 votes). However, the new trail behind the restroom would displace the Parks maintenance facility there, and the feasibility, cost, and operational impact of relocating that facility have not been evaluated. As loss of this facility may greatly impact operational efficiency, further analysis of both options will be explored in the early design phase of the project.



Option 1: Multi-modal plaza

- Addition of plaza for traffic calming – a 'mixing zone' that slows down all users and creates a greater sense of place
- Separate pedestrian path as you enter and leave the 'mixing zone'
- Bicycle and pedestrian circle at corner for traffic calming and to reduce direct conflicts



Option 2: Trail behind restroom

- Routes trail on east side of structural columns for bridge and through existing city maintenance area
- Relocates city maintenance near WSDOT maintenance area to the west or to another location entirely
- Keeps existing parking in place
- Bicycle and pedestrian circle at corner for traffic calming and to reduce direct conflicts

There are also two places within the Lid Park where ADA access isn't provided between park amenities. One of these locations is from the basketball courts up to the tennis courts, and another a segment of the trail between 71st Avenue SE and the underpass of 72nd Avenue SE.

Two soft-surface, pedestrian-only trails that will be ADA accessible were proposed at Open House #3 (shown in yellow in the images below). These trails would provide an alternate walking route in high-speed sections of the trail, and would increase separation of walkers and cyclists. Public comments indicated a stronger preference for the pedestrian path along the trail, with 39 votes (46%). The pedestrian path to the tennis courts was also supported, with 29 votes (35%). 16 participants chose neither as their preference (19%). Given the responses, both options will be explored further in the early design phase for costs and feasibility.



Pedestrian path to the tennis courts



Pedestrian path along the trail

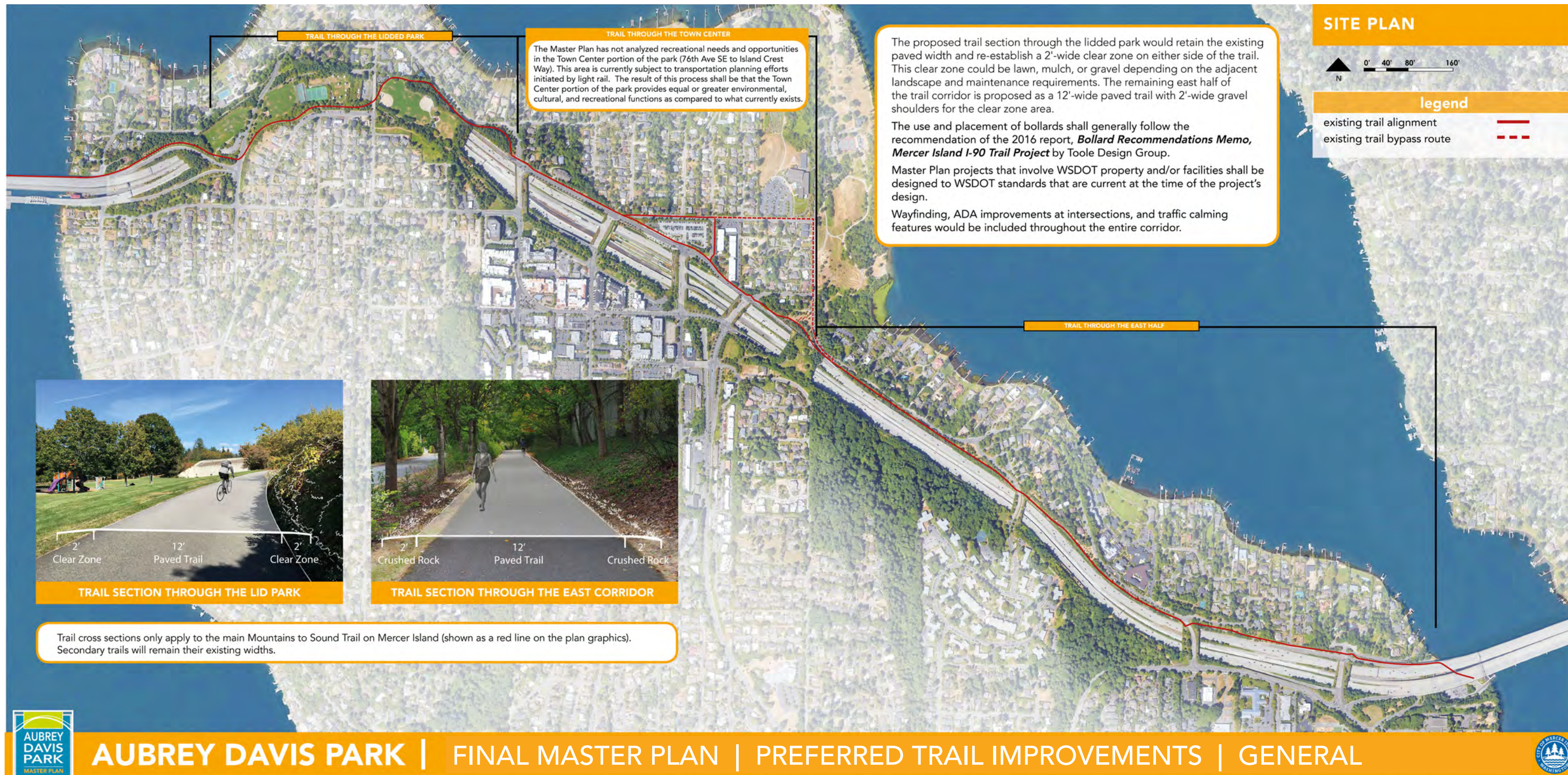
ADA Accessibility

The Master Plan proposes several new trails that would comply with the Americans with Disabilities Act (ADA) through the Architectural Barriers Act (ABA) standards that have been adopted for outdoor recreation facilities. Neither the City nor WSDOT is required to bring existing facilities up to these standards as they currently exist. Normal maintenance and minor repairs do not prompt ADA compliance. However, work that generates City building permits or WSDOT review will necessitate ADA review. At that time, the extent of the work will determine the requirement for ADA accommodations. For example, a project that keeps the facility for the same use at the same location will likely result in ADA improvements limited to that facility only (e.g. changing restroom fixtures with any upgrades to the existing restroom structure or installing an ADA ramp with ADA accessible playground elements when the playground equipment needs to be replaced). A project that changes the use of the facility or results in a substantially new facility could trigger a more comprehensive set of ADA accommodations, like including accessible routes from designated ADA parking stalls with a redesign of the tennis court or basketball court areas. These types of improvements have been included in the Master Plan, but the Master Plan does not constitute a comprehensive ADA analysis of accessibility needs in the park.

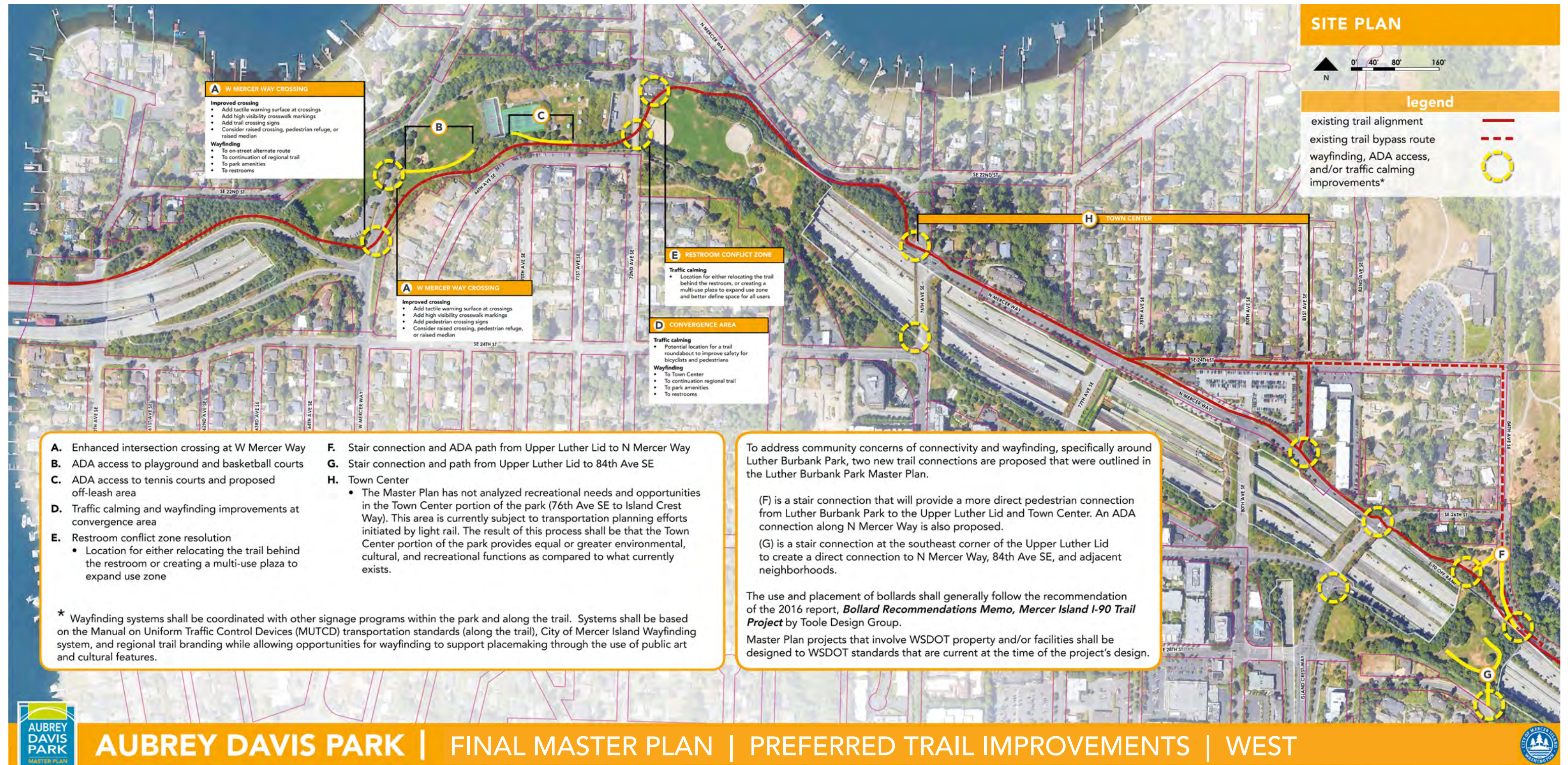
Trail Lighting

The section of the Mountains to Sound Trail between the Luther Lid and Shorewood Drive is shaded by high retaining walls to the south. It is dark in the winter. Pedestrians use this trail as the most direct route between Shorewood and Town Center. The City of Mercer Island has received requests for lighting that section of trail to improve visibility for both pedestrians and cyclists. While there have been no design concepts discussed for this improvement, the most likely solution would be overhead lights on poles. Bollard lighting is an additional option for wayfinding in the dark but does not provide adequate illumination for trail users.

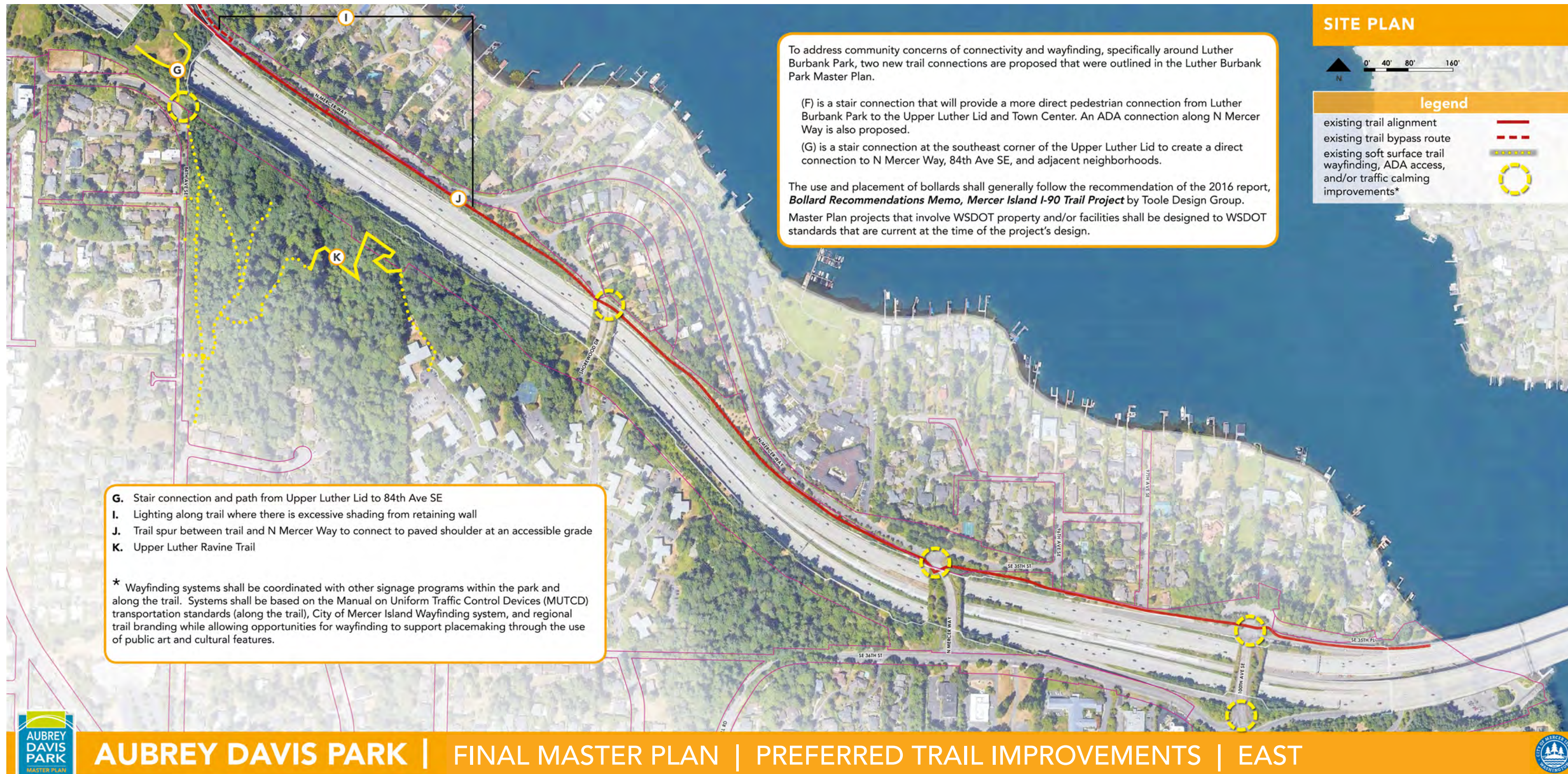
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Park Improvements

Amenities for the park are primarily focused on user safety and ADA access to existing park elements. An off-leash area and a second restroom are the only new uses proposed. The only other improvement to existing uses is proposed at the east end of the corridor to improve shoreline access to Lake Washington.



New Restroom

Two locations are proposed for a new restroom between the soccer fields and the playground along West Mercer Way. Additional analysis will be needed to determine feasibility and cost associated with any restroom in either location. The graphic to the left shows the approximate areas of the two alternative locations considered for the new restroom buildings in orange.



Dog Off-Leash Area

An off-leash area is proposed in the existing open space around the stacks, east of the tennis courts. Currently this area is an informal lawn and picnic area. Integrating an off-leash area or other new programming use would help activate the space, bringing in people to help make this area feel safer with “eyes on the park” and other crime prevention through environmental design (CPTED) principles.

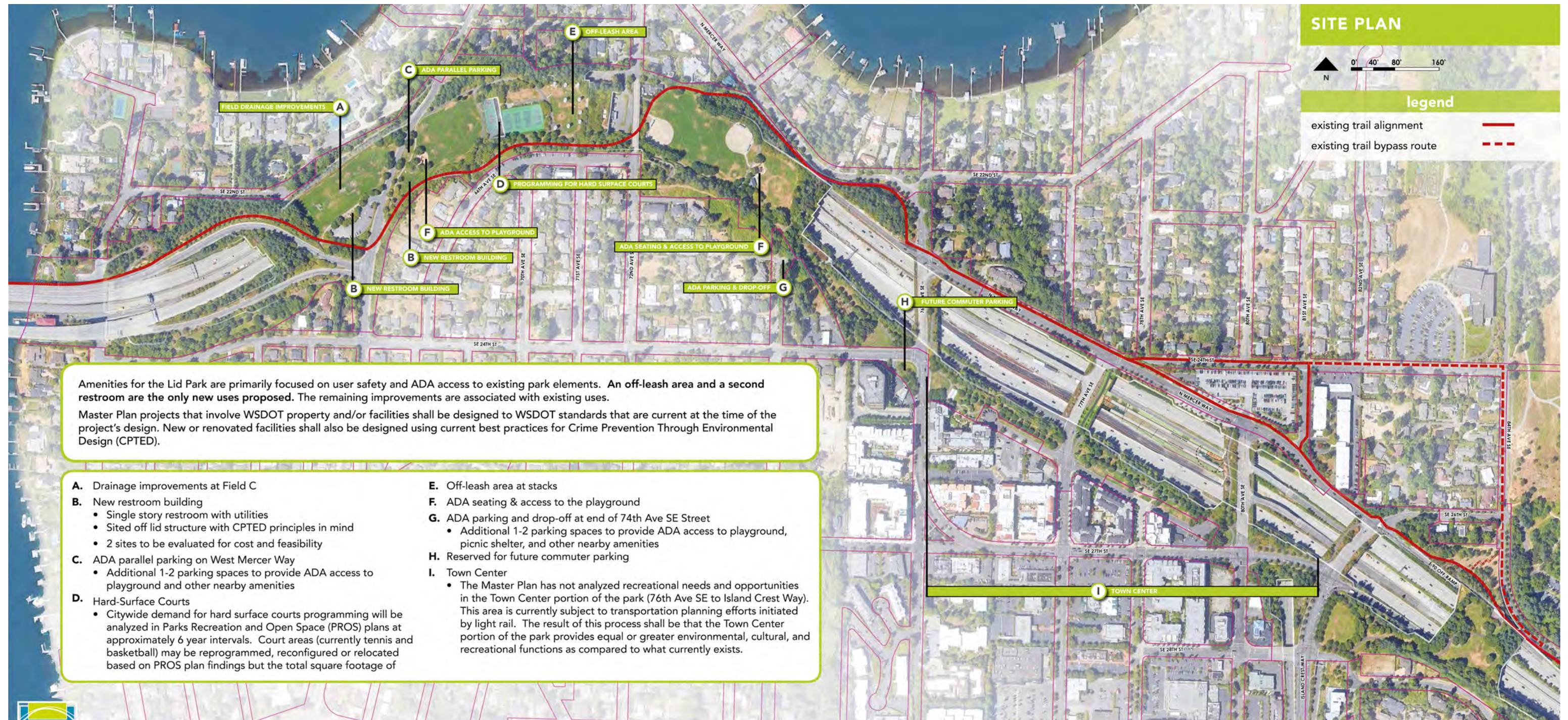
There were several comments critical of an off-leash area here. Some dog owners have previously expressed a desire to have a fenced area for their dogs. As off-leash dogs run at “The Stacks” regularly, this activity in the vicinity of the trail presents a conflict that needs to be addressed. Separation along the trail would help restrict dogs from wandering onto the trail. As such, a dog off-leash area will be further explored in the early design phase with extensive public input.



Shoreline Access Area

An improved shoreline access area on the east end is proposed near the boat launch. This will include shoreline restoration, water access, and potential seating improvements. All existing shoreline uses will remain. There has not been much community feedback for this area, with most comments related to improving pedestrian connections.

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SITE PLAN

0' 40' 80' 160'

N

legend

existing trail alignment ———

existing trail bypass route - - -

Amenities for the Lid Park are primarily focused on user safety and ADA access to existing park elements. **An off-leash area and a second restroom are the only new uses proposed.** The remaining improvements are associated with existing uses.

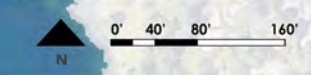
Master Plan projects that involve WSDOT property and/or facilities shall be designed to WSDOT standards that are current at the time of the project's design. New or renovated facilities shall also be designed using current best practices for Crime Prevention Through Environmental Design (CPTED).

- | | |
|--|---|
| <p>A. Drainage improvements at Field C</p> <p>B. New restroom building</p> <ul style="list-style-type: none"> • Single story restroom with utilities • Sited off lid structure with CPTED principles in mind • 2 sites to be evaluated for cost and feasibility <p>C. ADA parallel parking on West Mercer Way</p> <ul style="list-style-type: none"> • Additional 1-2 parking spaces to provide ADA access to playground and other nearby amenities <p>D. Hard-Surface Courts</p> <ul style="list-style-type: none"> • Citywide demand for hard surface courts programming will be analyzed in Parks Recreation and Open Space (PROS) plans at approximately 6 year intervals. Court areas (currently tennis and basketball) may be reprogrammed, reconfigured or relocated based on PROS plan findings but the total square footage of | <p>E. Off-leash area at stacks</p> <p>F. ADA seating & access to the playground</p> <p>G. ADA parking and drop-off at end of 74th Ave SE Street</p> <ul style="list-style-type: none"> • Additional 1-2 parking spaces to provide ADA access to playground, picnic shelter, and other nearby amenities <p>H. Reserved for future commuter parking</p> <p>I. Town Center</p> <ul style="list-style-type: none"> • The Master Plan has not analyzed recreational needs and opportunities in the Town Center portion of the park (76th Ave SE to Island Crest Way). This area is currently subject to transportation planning efforts initiated by light rail. The result of this process shall be that the Town Center portion of the park provides equal or greater environmental, cultural, and recreational functions as compared to what currently exists. |
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SITE PLAN



legend

- existing trail alignment
- existing trail bypass route

An improved shoreline access area on the east end is proposed near the boat launch. This would include shoreline restoration, water access, and potential seating improvements. All existing shoreline uses will remain.

Master Plan projects that involve WSDOT property and/or facilities shall be designed to WSDOT standards that are current at the time of the project's design. New or renovated facilities shall also be designed using current best practices for Crime Prevention Through Environmental Design (CPTED).

- J. Existing Marine Patrol facility to remain
- K. Improved shoreline access
 - Shoreline restoration
 - Water access
 - Seating improvements

- J. EXISTING MARINE PATROL FACILITY
- K. IMPROVED SHORELINE ACCESS



AUBREY DAVIS PARK | FINAL MASTER PLAN | PREFERRED PARK IMPROVEMENTS | EAST



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Arts, Culture, & Placemaking

Since its creation, Aubrey Davis Park has been a primary location for community members to engage with arts and culture. Learn more about this history in Appendix I: Arts & Culture Vision Document.

Building on this history, the Mercer Island Arts Council has identified an updated vision for using arts and culture to deepen community connections to the park and further enhance it as a place that community members want to spend their time. This process included its own public outreach process through the summer of 2019. Through site visits, community input, and board working sessions, the Arts Council drafted a vision and core tenets to guide how art could create and maintain a sense of place in Aubrey Davis Park.

Vision:

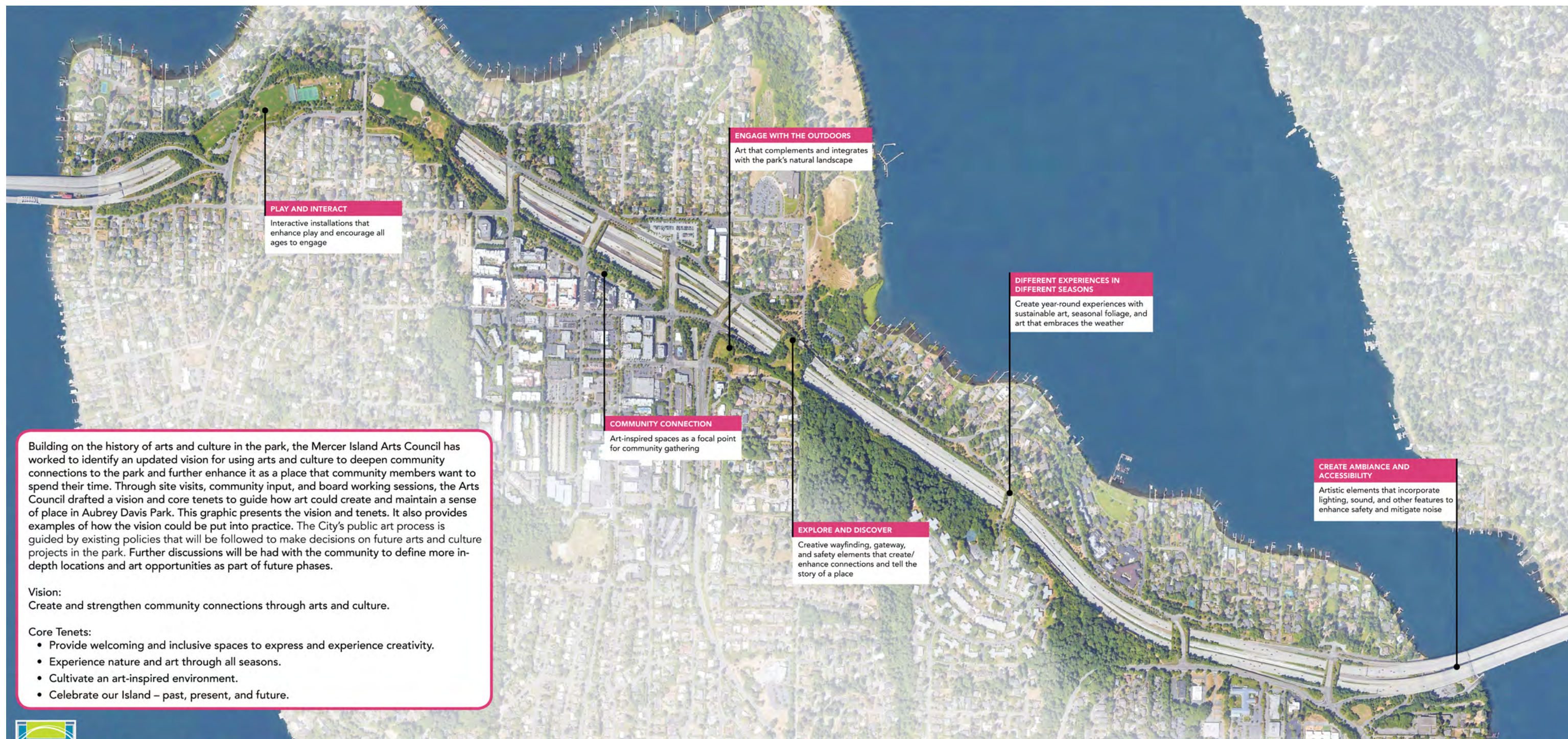
Create and strengthen community connections through arts and culture.

Core Tenets:

- Provide welcoming and inclusive spaces to express and experience creativity.
- Experience nature and art through all seasons.
- Cultivate an art-inspired environment.
- Celebrate our Island – past, present, and future.

The graphic on page 49 provides examples of how the vision can be put into practice. The City's public art process is guided by existing policies that will be followed to make decisions on future arts and culture projects in the park. Further discussions will be had with the community to define more in-depth locations and art opportunities as part of future phases. Refer to Appendices I and J for additional suggestions related to arts, culture, and placemaking.

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Building on the history of arts and culture in the park, the Mercer Island Arts Council has worked to identify an updated vision for using arts and culture to deepen community connections to the park and further enhance it as a place that community members want to spend their time. Through site visits, community input, and board working sessions, the Arts Council drafted a vision and core tenets to guide how art could create and maintain a sense of place in Aubrey Davis Park. This graphic presents the vision and tenets. It also provides examples of how the vision could be put into practice. The City's public art process is guided by existing policies that will be followed to make decisions on future arts and culture projects in the park. Further discussions will be had with the community to define more in-depth locations and art opportunities as part of future phases.

Vision:
Create and strengthen community connections through arts and culture.

- Core Tenets:**
- Provide welcoming and inclusive spaces to express and experience creativity.
 - Experience nature and art through all seasons.
 - Cultivate an art-inspired environment.
 - Celebrate our Island – past, present, and future.



AUBREY DAVIS PARK | FINAL MASTER PLAN | PLACEMAKING OPPORTUNITIES



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PROJECT IMPLEMENTATION



Prioritization

Criteria for prioritization of the projects included in this Master Plan mirrors the criteria used in the City's Capital Improvement Program (CIP). The prioritization is as follows:

1. Highest Priority – Projects that are critical to be done right away in order to maintain existing infrastructure and projects that address urgent safety issues. Postponing this project would require a higher level of effort and would be at an overall greater cost to the City in future years.
2. Second Level of Priority – If funding is available, it is recommended that this project be done in the biennium. However, it is not critical and could be postponed to a later year if need be.
3. Third Level of Priority – Projects for which there is strong support from the City Council or a group of citizens. However, the project is not critical to the maintenance of the City's infrastructure.

Priorities for the projects included in this plan are listed below:

(1) Highest Priority

Vegetation Management

Trail Improvements

- West Mercer Way Crossing
- Intersection and Crossing Improvements
- Restroom Conflict Zone

(2) Second Level of Priority

Trail Improvements

- ADA Access Improvements to Playground and Basketball Courts
- ADA Access Improvements to Tennis Courts
- Lighting Along Trail
- Connection to Trail

Park Improvements

- Field Drainage Improvements
- ADA Parking (2 spots) & Drop-Off (West Mercer Way)
- ADA Access to Playground (West Mercer Way)
- ADA Access to Playground (Lid Park East End)
- ADA Parking (2 spots) & Drop-Off (74th Ave)

(3) Third Level of Priority

Trail Improvements

- Lower Luther Lid - Connection to North Mercer Way
- Upper Luther Lid - Access to 84th Ave SE
- ~~• Soft Surface Trail - Optional (Crushed Rock, 6' wide)~~

Park Improvements

- New Restroom Building
- Dog Off-Leash Area
- Improved Shoreline Access

As individual projects included in this plan start moving forward, the following approach will be used to determine the level of project engagement:

1. Projects that generally keep the existing character and function of the park do not need additional public input, and decisions would be made at the director level once Council has approved the budget for them (e.g. landscape renovation, field drainage projects).
2. Projects that maintain or enhance existing functions (e.g intersection improvements, improved shoreline access, water conservation) would have one round of outreach and input in early design with updates posted on social media and the City's public engagement platform. Decisions would be made at the city manager level after Council approves the budget for them.
3. Projects that involve extensive design or are new facilities (e.g. dog off-leash area, restroom conflict zone trail reconfiguration) would provide the public multiple chances for input with a public engagement webpage and full social media coverage. The City Manager would advise Council of project progress and ask for input at critical stages.

Cost Estimate and Funding

A rough order of magnitude cost estimate was generated for the Aubrey Davis Park Master Plan to get an understanding of high-level costs associated with proposed improvements. This is a one-time snapshot of rough costs, and more detailed cost estimates need to be developed for each individual project during design phase. Including a project in this Master Plan does not imply that the City will fund that project or give it special priority. Capital projects in the Master Plan will be considered for funding as part of the biennial budget process. The exception to this would be opportunities for external funding that would be dedicated specifically to the park or a specific project in the Master Plan. Donations or grants could be received outside of the biennial budget process with City Council approval.

Estimate of Probable Cost of Construction

HBB Landscape Architecture

Date: November 8, 2019

Project Name: Aubrey Davis Park

Project Number: 2018-26

Project Phase: Master Plan

Prepared By: G. Kim / M. Oviir

Checked By: J. Vong

	Mobilization & Overhead (10%)	Contingency (30%)	Sales Tax (10%)	Construction Total	Soft Costs (25%)	Total Project Cost
Vegetation Management - Low Priority	\$2,112,825	\$6,338,475	\$2,112,825	\$31,692,376	\$7,923,094	\$39,615,470.25
Vegetation Management - High Priority	\$584,103	\$1,752,310	\$584,103	\$8,761,552	\$2,190,388	\$10,951,939.50
Trail Improvements	\$341,100	\$1,023,300	\$341,100	\$5,116,500	\$1,279,125	\$6,395,625.00
Park Improvements	\$312,700	\$938,100	\$312,700	\$4,690,500	\$1,172,625	\$5,863,125.00

Estimate of Probable Cost of Construction

HBB Landscape Architecture

Date: November 8, 2019

Project Name: Aubrey Davis Park
 Project Number: 2018-26
 Project Phase: Master Plan
 Prepared By: G. Kim / M. Oviir
 Checked By: J. Vong

Vegetation Management Total: \$50,567,366.63

Vegetation Management					
Item	Priority	Description	Qty	Unit	Unit Cost
1.00		Intensive Soil Amendment and Planting			
		Remove and Replace Existing Soils	13	AC	\$911,711.00
	1	Higher Priority (20% of area)	3	AC	\$911,712.00
	2	Lower Priority (80% of area)	10	AC	\$911,713.00
2.00		Intill Planting	39	AC	\$380,158.80
	1	Higher Priority (20% of area)	8	AC	\$380,158.80
	2	Lower Priority (80% of area)	31	AC	\$380,158.80
3.00		Non-Active Recreation Lawn Areas			
		Lawn to Eco-Lawn	9	AC	\$32,314.00
	1	Higher Priority (20% of area)	2	AC	\$32,314.00
	2	Lower Priority (80% of area)	7	AC	\$32,314.00
Subtotal					\$26,969,262.20
Contractor Mobilization & Overhead (10%)					\$2,696,926.22
Contingency (30%)					\$8,090,778.66
Sales Tax (10%)					\$2,696,926.22
Construction Total					\$40,453,893.30
Soft Costs (25%)					\$10,113,473.33
Total Project Cost					\$50,567,366.63

Estimate of Probable Cost of Construction

HBB Landscape Architecture

Date: November 8, 2019

Project Name: Aubrey Davis Park
 Project Number: 2018-26
 Project Phase: Master Plan
 Prepared By: G. Kim / M. Oviir
 Checked By: J. Vong

Trail Improvements Total: \$6,395,625.00

Trail Improvements

Item	Priority	Description	Qty	Unit	Unit Cost	Item Total
A	1	West Mercer Way Crossing				\$ 50,000
		Improvements to Existing Crossing				Not Included
		New Pedestrian Crossing	1	LS	\$ 50,000	\$ 50,000
		ADA Access Improvements - Paved path (Concrete, 6' wide)				\$ 56,000
B	2	To Playground and Basketball Courts	400	LF	\$ 80	\$ 32,000
C	2	To Tennis Courts	300	LF	\$ 80	\$ 24,000
D	1	Intersection and Crossing Improvements	15	EA	\$ 75,000	\$ 1,125,000
E	1	Restroom Conflict Zone				
		Option 1: Trail Behind Restroom				\$ 500,000
		Demolition & site preparation	1	LS	\$ 50,000	\$ 50,000
		Grading and Fill (including potential wall)	1	LS	\$ 250,000	\$ 250,000
		Paved Trail	800	LF	\$ 250	\$ 200,000
		Maintenance Area Relocation				Not Included
		Option 2: Mixing Zone				\$ 375,000
		Demolition & site preparation	1	LS	\$ 25,000	\$ 25,000
		Grading and Fill	1	LS	\$ 50,000	\$ 50,000
		Concrete Paving / Plaza	5,000	SF	\$ 60	\$ 300,000
F	3	Lower Luther Lid - Connection to North Mercer Way (I-90 Lid Connector)				\$ 452,500
		Demolition & site preparation	1	LS	\$ 20,000	\$ 20,000
		Grading and Fill (including low walls)	1	LS	\$ 120,000	\$ 120,000
		Concrete Stairs, Railings and Paving	1,250	SF	\$ 250	\$ 312,500
G	3	Upper Luther Lid - Access to 84th Ave SE				\$ 648,500
		Demolition & site preparation	1	LS	\$ 50,000	\$ 50,000
		Grading and Fill (including walls)	1	LS	\$ 250,000	\$ 250,000
		Paved Path	450	LF	\$ 80	\$ 36,000
		Stair Connection	1,250	SF	\$ 250	\$ 312,500
H		Town Center Improvements				Not Included
I	2	Lighting Along Trail				\$ 184,000
		Existing service connection				Not Included
		Pedestian Light (60-feet on center)	23	EA	\$ 8,000	\$ 184,000
J	2	Connection to Trail (Paved Shoulder to Trail at N. Mercer Way)	1	LS	\$ 20,000	\$ 20,000
K		Upper Luther Ravine Trail				Not Included
Subtotal						\$3,411,000.00
Contractor Mobilization & Overhead (10%)						\$341,100.00
Contingency (30%)						\$1,023,300.00
Sales Tax (10%)						\$341,100.00
Construction Total						\$5,116,500.00
Soft Costs (25%)						\$1,279,125.00
Total Project Cost						\$6,395,625.00

Estimate of Probable Cost of Construction

HBB Landscape Architecture

Date: November 8, 2019

Project Name: Aubrey Davis Park
 Project Number: 2018-26
 Project Phase: Master Plan
 Prepared By: G. Kim / M. Oviir
 Checked By: J. Vong

Park Improvements Total: **\$5,863,125.00**

Park Improvements

Item	Priority	Description	Qty	Unit	Unit Cost		Item Total
A	2	Field Drainage Improvements, Lid C				\$	526,000
		Site preparation & Excavation	1	LS	\$ 45,000	\$	45,000
		Drainage, Grading and Fill	1	LS	\$ 65,000	\$	65,000
		Turf Restoration	52,000	SF	\$ 5.00	\$	260,000
		Irrigation Restoration	52,000	SF	\$ 3.00	\$	156,000
B	3	New Restroom Building					\$760,000
		Demolition & Site preparation	1	LS	\$ 20,000	\$	20,000
		Grading and Fill	1	LS	\$ 30,000	\$	30,000
		Restroom Building	1	EA	\$ 400,000	\$	400,000
		Utility Service Connections	1	LS	\$ 300,000	\$	300,000
		Concrete Paving / Plaza	500	SF	\$ 20	\$	10,000
		Structural Studies & Analysis					Not Included
C	2	ADA Parking (2 spots) & Drop-Off (West Mercer Way)				\$	600,000
		Demolition & site preparation	1	LS	\$ 75,000	\$	75,000
		Grading and Fill (including low walls)	1	LS	\$ 150,000	\$	150,000
		Paving & Striping	1,500	SF	\$ 250	\$	375,000
D		Programming For Hard Surface Courts					Not Included
E	3	Dog Off Leash Area	1	AC	\$ 350,000	\$	350,000
		Includes fencing and gates, surfacing, furnishings, pick-up station, receptacles					
F	2	ADA Access to Playground (West Mercer Way)				\$	38,000
		Demolition & Site preparation	1	LS	\$ 10,000	\$	10,000
		ADA seating	2	EA	\$ 2,500	\$	5,000
		Grading and Fill (including new playground curb edge)	1	LS	\$ 15,000	\$	15,000
		Paved Path	100	LF	\$ 80	\$	8,000
F	2	ADA Access to Playground (Lid Park East End)				\$	38,000
		Demolition & Site preparation	1	LS	\$ 10,000	\$	10,000
		Grading and Fill (including new playground curb edge)	1	LS	\$ 15,000	\$	15,000
		ADA seating	2	EA	\$ 2,500	\$	5,000
		Paved Path	100	LF	\$ 80	\$	8,000
G	2	ADA Parking (2 spots) & Drop-Off (74th Ave)				\$	115,000
		Demolition & Site preparation	1	LS	\$ 10,000	\$	10,000
		Grading and Fill	1	LS	\$ 15,000	\$	15,000
		Paving & Striping	1500	SF	\$ 60	\$	90,000
H		Future Commuter Parking					Not Included
I		Town Center Improvements					Not Included
J		Existing Marine Patrol Facility					Not Included
K	3	Improved Shoreline Access	1	LS	\$ 700,000	\$	700,000
Subtotal							\$3,127,000.00
Contractor Mobilization & Overhead (10%)							\$312,700.00
Contingency (30%)							\$938,100.00
Sales Tax (10%)							\$312,700.00
Construction Total							\$4,690,500.00
Soft Costs (25%)							\$1,172,625.00
Total Project Cost							\$5,863,125.00