

# Public Comment and Meeting Summaries



#	Date Received	Subject	Citizen/ Group	Citizen Comments on Little Squalicum Park Master Plan Updated October 19, 2009	Status
1	03/16/09	Police	Edwina Norton	I am surprised and delighted to learn that there is a plan for this park! Will the city be able to maintain (and police) the area? As you may recall, the latter was a challenge last year. I don't know how much I will be able to work on this, but I would like to be kept informed, and I will try to attend the first meeting to learn more.	Gina Austin responded via email on 03/17/09. Gina will be preparing written meeting summaries and posting them on the web. City police will play a bigger role once the property is annexed. Annexation will be needed for utilities if a public restroom is constructed. This topic can be discussed further at the public meetings.
2	07/23/09	Park Design	David L. Zeretzke, Citizen	<p>Dear Gina,</p> <p>Thanks for the invitation to send you an email about the future of Little Squalicum. My comments:</p> <p>1 - The theme from last night's first public meeting was clear - Little Squalicum should be re-developed for passive recreation where indigenous flora esp. and wildlife habitat are the focus. It is the last potentially natural setting available on Bellingham Bay - enhance its unique topography to return it to a natural refuge urban users can access on foot on ADA trails.</p> <p>2 - Development should be limited with man-made structures/improvements only to enhance a natural experience of the user and to respect the domain of the animals including not only fish and mammals but birds, insects, amphibians, bats, etc.</p> <p>3 - The beach is a very dynamic one - let it be so using only stone or wood to allow access for humans. (I liked the large 'stepping-stone' concept for crossing the creek outfall -- in England I have crossed large creeks and even small rivers running 3-4 ft. deep using very large flat boulders spaced 2 ft apart.)</p> <p>4 - Two bathrooms should be installed - one up by the parking lot and one somewhere down closer to the beach -- no one objected to a 200-300 ft walk.</p> <p>5 - Beach fires and the human culture such fires encourage are inappropriate to the park's theme, to lower operation costs for cleanup and to the protection of the park and safety of its neighbors. Let folks picnic as they will and leave the barbeque at home or at other parks.</p> <p>Thanks again but also ask your moderator to consider a public process where time limits are respected. You are welcome to share this message with him. How about a break after one hour? He could have kept the focus more on the large theme or objectives for the park and</p>	<p>Gina Austin responded via email 07/23/09:</p> <p>Thank you for the comments, Dave.</p> <p>It is definitely an art to balance public comment and stay focused. The first public meeting always seems to be a venting session, which also serves as a therapeutic time for people to get everything off their chest. I can assure you that the next meeting will be more focused and we will be able to accomplish a lot more.</p> <p>I am passing these comments along to our consultants. All comments are also posted to our web site.</p>

			<p>less on the personal details a few speakers could not let go of. It's was obvious many details could only be determined in the future given the clean-up and road/BTC development. I would have preferred to develop a consensual theme, if possible from a platter of possibilities, and 2-4 objectives for the re-development rather than listen to cat and dog and rat and parking and homeless men and grandkids on the beach stories about the past. Great venting for you in a public process to disarm opponents and gain neighborhood support but a waste of my time. I think your moderator could have accomplished more in the nearly two hours I was there.</p> <p>David L. Zeretzke, a very frequent park user who walks it in the darkness of night and the day 734-3371 2640 Nome St. (directly across the st. from BTC)</p>	
3	07/15/09	Little Squalicum Park	<p>Erin Libby</p> <p>Dear Mayor Pike, I have read the plan to make a plan for Little Squalicum Park with a long sigh, maybe a groan. I have been visiting the park frequently almost since opening day. I love this park. I have taken numerous photos, carried home twisted pieces of water logged bramble, and have started painting oil studies of aspects. may I describe what is best? Not only best, but not duplicated anywhere in the near city area is evidence of nature at work. I came every day one cold spring. Each day the tide had taken away a tree piece, large boulders, exchanged grey stones for purple and left or did not leave signs of the turmoil in the deeper sea: a dead seagull, a fish not yet discovered by scavengers, seashells with inhabitants or seashells cracked open by the birds. I was able to see power of moving water and how the winds had blown.</p> <p>I prefer the walk along the beach, but spent eons tossing a stick on the green sward for my dogs. needless to say they are off leash. I have watched other pets plunge into the waves and watched their owners enjoy the experience. Mine are not swimmers. Dogs don't swim with their leashes on.</p> <p>I usually clean up after two or three others while I have my plastic baggie in hand. I have gathered rubble that spilled out from the overfull garbage can. I am certain I am not the only proud partial owner of this public</p>	<p>Gina Austin responded via email on 07/16/09: Erin,</p> <p>Thank you for the email. I enjoyed reading it. You offer a wonderful perspective of how enjoyable the beach area is.</p> <p>I hope that you can attend the public meeting on July 22.</p> <p>The beach, as a natural area, is wonderful. As it is now, the beach is managed by the Port of Bellingham and there are no plans for any alterations of the beach as a result of the Little Squalicum Master Plan. The only tentative plan would be to remove the concrete culvert near the trail near the Tilbury Pier and to possible move the trail back away from the beach</p> <p>There is also a study that is underway of the beach area. The Environmental Resources Division of Public Works is working with the Port of Bellingham through a grant from the Washington State Department of Ecology. They are collaborating on a habitat/restoration study for the beach. For more information, please feel free to contact Renee LaCroix at 778-7900</p> <p>If you would like to discuss further, please feel free to give me a call.</p>

				<p>space.                  If the beach is cleaned of the twisted trees with their roots upturned and the logs that come and go, It will lose most of the thrilling wildness, which is not truly wild. I have noted the little "hutches" that invisible persons have built. There have been sad looking trucks with scruffy young people and signs that fires have been built among the stones. That was more true six years ago than it is now. I have met fellow dog owners I meet ( poodle owners) who are anything but scruffy. We have become familiar with each other. And, our brief chats and the bouncing happy dogs tie us to each other and to the beach.                  Whatever you decide on, I fear you( the assigned designers) will move toward a more manicured and less alive park. Yes, there are those who might disdain the haphazard way of the sea and sand. In walking you have to step carefully.                  I climbed around and about the rocky edge on the grassy knoll side one day when the tide was way out. It was no more a challenge than doing the same at Boulevard Park. I mention this because some one is always trying to make "things" safe.                  In sum, just, please help the designers to move slowly, cautiously, and with respect for a beautiful spot not matched by any other space we have.                  The delightful park we have bang on the seashore is Marine Park.                  Please don't try to turn Sqawilly into a duplicate.</p> <p>respectfully,                   erin libby</p>	
4	9/17/09	Trail Loop at Beach	Sue Kenney	<p>Hi there Gina, sorry I haven't made it to any of the public hearings on the park. I have been following the mailings though and am impressed with the plan. Sue Taylor has been keeping me in the loop on the mailings. I am glad you are keeping the visibility corridors and still having the trail up to the BTC parking lot as well as the access to Eldridge. Moving the stream like that is amazing and to have it come out at a different place where it will join the Bay. I was wondering about the access to the beach that is there</p>	<p>Response from Gina Austin via email: 09/18/09                  Thank you for the comments.</p> <p>At the master planning level, we are including everyone's comments and desires to not lose the trail loop. With the final development, there is no plan to go in and physically remove the trail.</p> <p>With any development that occurs, we will have to iron out all the details in the engineering and design phase.</p>

				<p>at the bottom of the "u" now and if that will still be available. We walk down there a lot and would like to see that trail down at the bottom (where the tree is and the garbage can ) still be there to take us onto the beach so our dogs can go directly out to the beach. I had heard that that trail might be eliminated in the process. I tried to go to the online sources to look at a more detailed map but couldn't find one to clarify that area. So anyway, just thought I would add my two cents worth. Thanks, and keep up the good work. cheers, sue</p>	<p>As the old creek channel is filled in and tree clearing occurs, that area should open up quite a bit. Visibility of the beach should be greatly improved.</p> <p>The trail on the beach is on Port and Railroad property. In the master plan, the plan is to leave the area alone since we do not have ownership of it. The exception being, of course, to remove the existing culvert and fill in the existing creek channel, which would require both the Port's and the Railroad's approval.</p> <p>In a discussion that occurred at the September 16 public meeting with Brian Williams from Washington Department of Fish &amp; Wildlife and Renee LaCroix from Public Works, the natural process at the beach could soften up the shoreline in this area and actually make the beach more accessible.</p> <p>For the final master plan, we will show the existing trail loop at the beach as "existing."</p> <p>The draft plan concepts are attached to this email.</p>
5	9/21/09	Off-Leash Dogs	Sara Purviance	<p>Dear Gina Austin, I am a member of Grateful Dogs and I am requesting that an off leash area for dogs be included in the Little Squalicum Final Park Plan. I live on the north side of town near the airport. We have no nearby parks and I have to drive 4-6 miles to get to an off leash area. Once the pollution problem is solved Little Squalicum will be a wonderful place for an off leash dog area since the beach is too rocky for a family type beach. Grateful Dog members schedule regular clean-up days at Little Squalicum already. Please consider this request. Thank you. Sara Purviance</p>	<p>Response by Gina Austin via email on 09/21/09: Thank you for the email. I will add this to the list of public comments and publish it to our website. I will also forward this comment to our Design &amp; Development Manager and Parks Director. You may also want to provide comments in person at the Park Board meeting on October 14, 2009. As a side note, an off-leash dog area is planned for Squalicum Creek Park.</p>
6	9/21/09	Off-Leash Dogs	Tracey Williams Bisconer	<p>Dear Gina, I would like to encourage you to include an area for dogs to be off-leash at the new little Squalicum Park next to the Bellingham Technical Center. Truly good and responsible dog owners will appreciate another place in north Bellingham to let their dogs run and will pick up dog poo and educate other dog owners about the importance of trail maintenance for the health of our fair city. thank you. Yours truly, Tracey Williams Bisconer</p>	<p>Response by Gina Austin via email on 09/21/09: Thank you for your input. I received an email from Sarah from the Grateful Dogs this morning. Here is the response that I provided to her as well: I will add this to the list of public comments and publish it to our website. I will also forward this comment to our Design &amp; Development Manager and Parks Director. You may also want to provide comments in person at the Park Board meeting on October 14, 2009. As a side note, an off-leash dog area is planned for Squalicum Creek Park.</p>

7	09/21/09	Off-Leash Dogs	Carol Bull	<p>Gina, Writing to encourage you to build into the plans an area for dogs to be off-leash. There are very few places where those of us with well-trained, well-socialized dogs can interact freely. Fenced areas attract ill-mannered dogs &amp; people who just turn their dogs loose and pay very little attention to what they are doing. NOT a place for me and my dogs. I support unfenced open areas for play &amp; socialization. I pick up after my dogs EVERY time. Carol &amp; Ruh (Anatolian Shepherd) &amp; Purple (toy rat terrier)</p>	<p>Response by Gina Austin via email 09/21/09: Thank you, Carol. Here is a response that I provided earlier today to comments I received from the Grateful Dogs group: I will add this to the list of public comments and publish it to our website. I will also forward this comment to our Design &amp; Development Manager and Parks Director. You may also want to provide comments in person at the Park Board meeting on October 14, 2009. As a side note, an off-leash dog area is planned for Squalicum Creek Park. Thank you for taking the time to provide your input.</p>
8	09/24/09	Off-Leash Dogs	Kelly Pederson	<p>Greetings, Gina: I'd like for you to register my request to include off-leash space in the new park's final plan. We've been working on this for several years and really look forward to a fun, dry space on this end of town. I believe that off-leash parks lead to better communities because people with a common interest gather and connect. This leads to dog space work parties, the encouragement of responsible dog ownership/guardianship, business connections, consumer sharing and generally healthier communities because of the connections made by individuals. Thank you for your consideration and the work that you do, Kelly Pederson</p>	<p>Response by Gina Austin via email on 09/24/09: Thank you for taking the time to send this comment. I will add this to the public comment sheet. Public comments are posted to the website as well. The web address is: <a href="http://www.cob.org/government/departments/parks/projects/little-squalicum-park-master-plan.aspx">http://www.cob.org/government/departments/parks/projects/little-squalicum-park-master-plan.aspx</a> I thought I would take this opportunity to pass this additional information onto you: There is a fenced dog off-leash area planned for Squalicum Creek Park (former Pacific Concrete site, along Squalicum Way).</p>
9	09/28/09	Off-Leash Dogs	Jennifer Brighton	<p>Dear Gina, I am a former backyard habitat mentor and have volunteered on Greenways planting projects and invasive plant and weed removal in many areas around town. I am now an active participant, poop pickup volunteer and member in the Grateful Dogs Off Leash Association. I would like to encourage the city to include an off-leash area for dogs at Little Squalicum Park/Beach. I am a firm believer that well-balanced, mannered dogs need a place to run and play and especially in and around water. I am a Bellingham native and over the past 10-15 years have seen many restrictions put on dogs. It saddens me. Two or three years ago, while I was walking on Squalicum Beach with my dog, I encountered a woman with a dog who had lived in the Eldridge neighborhood for 20+ years. She was dismayed at the new leash rules that had been put in place when the Port and the</p>	<p>Response by Gina Austin via email on 09/28/09: Thank you for the email, Jennifer. I will include your comment on the Little Squalicum Website and forward to our Director and Design Development Manager. The Port of Bellingham owns and manages the beach. The City Municipal Code (Ordinance 9044) authorizes the Director of Parks and Recreation to designate off-leash dog areas. Currently, Little Squalicum Park Trails are off-leash. There is also an off-leash dog park planned for Squalicum Creek Park on Squalicum Way (old Pacific Concrete site). The final public meeting for the Little Squalicum Park Master Plan is on November 12 at 7pm at 625 Halleck Street.</p>

				<p>City were discussing ownership of the beach areas. She said she and many of her neighbors who own dogs and use the beach daily, year-round, were the ones who most often picked up garbage, monitored beach activities, reported out-of-hand parties and vagrants. She had recently received a 2nd citation and a hefty fine for having her dog off leash. She was very resentful that as a good steward of the beach area and the neighborhood in general, she was being punished. Especially since she was a long-time Eldridge resident. I share this story as an illustration that there are many of us who are very responsible dog owners that are hurt by more and more restrictions on local off-leash use with our dogs. We seem to be losing ground, although the dog population increases as the human population increases. I believe that the more legal off-leash areas there are, the less dog owners will feel the need to buck the rules and let their dogs run off-leash otherwise.</p> <p>I realize there are some that feel dogs do not belong on shorelines. However, from my experience at Little Squalicum Beach and the beach off Locust Avenue, humans have much more of an impact. I have come across broken bottles, food and garbage, burned driftwood/rocks, smoldering fires, discarded clothing, and worst of all – human waste. Over the summer I and sometimes a friend have picked up and lugged out pounds of garbage from both these beaches.</p> <p>As a Grateful Dogs member, I strive to educate other dog owners to be respectful of non-dog owners. It would be much appreciated if the city could reciprocate and show us it supports our stewardship efforts by setting aside a place for our canine friends to frolic freely in Little Squalicum Park.</p> <p>Thank you for your consideration.                  Jennifer Brighton                  108 Crestline Drive                  Bellingham, WA 98229                  360-647-2896</p>	
10	9/28/09	Off-Leash Dogs	Christine Kendall	<p>Gina,                  Thank you for sending this schedule of meetings, I have not been able to attend any so far because of conflicts with my schedule, but hope to attend in the future. I am concerned that consideration is being given to eliminating the Squalicum Beach trail as an off leash area. I have lived near this trail since 1994 and regularly have walked my dogs and found other dog</p>	<p>Response by Gina Austin via email on 09/29/09:                  Christine,                  I will include your comment on the Little Squalicum Website and forward to our Director and Design Development Manager.                  The City Municipal Code (Ordinance 9044) authorizes the Director of Parks and Recreation to designate off-leash dog areas.</p>

				owners to be considerate, and considering high usage by those who enjoy walking with their dogs the majority are responsible about cleaning up after their pets. Whom should I contact to encourage maintaining this as one of the few places on the north end of town where we can walk our pets off-leash? Christine Kendall	You may forward comments to me or contact our Park Director. You may also want to provide comments at the public meeting, Park Board meeting, or City Council.
11	9/30/09	General	Stacey Williams	Received on a public comment card from the Birchwood Neighborhood meeting: I'm so glad to have this Park!! <ol style="list-style-type: none"> <li>1. Loop trail is essential</li> <li>2. Leave trees on the beach</li> <li>3. Restrooms to be located on Mt. Baker Plywood site</li> <li>4. I would like to see the old cement plant dock as part of the Park. I envision something like the Taylor Street Dock.</li> <li>5. Perhaps an off-leash area in Mt. Baker Plywood entrance.</li> <li>6. I like the natural plan for the Park.</li> </ol>	
12	10/02/09	Off-Leash Dogs	Amy Armitage	Please include an off leash area for dogs in the Little Squalicum Final Park Plan. Thanks. Sincerely, Amy Armitage, Member of Grateful Dogs	
13	10/09/09	Off-Leash Dogs	Dorothy Gonsalves and IMAN	Please include a DOLA for Little Squalicum Beach Park in your current plans. It is much needed in that part of the city of Bellingham! It will be very difficult to include a DOLA at a later date. It needs to be included in the plan NOW! Thank you from me and my dog!	
14	10/09/09	Off-Leash Dogs	Sheila Nickerson	Please include a dog off-leash area for Little Squalicum Beach Park. We have need for many more such areas as the population (of dogs and people) grows, particularly as a number of such existing areas have been curtailed. Please include the designation NOW and avoid a drawn-out struggle to meet the needs of people with canine companions. Sheila Nickerson 242 Bayside Rd. Bellingham, WA 98225 sheilanickerson@yahoo.com	
15	10/10/09	Off-Leash Dogs	Tracey Williams Bisconer	Dear Ms. Austin, I am writing to request a "dog off-leash area" be designed in the Little Squalicum Park project planning. Yours truly, Tracey Williams Bisconer 2566 Aldergrove Road Ferndale, WA 98248	

				360-380-1551	
16	10/10/09	Off-Leash Dogs	Amy Armitage	Bellingham NEEDS as much Dog Off Leash Area as it can get. Please see that a DOLA is included in the Little Squalicum Beach Park Plan. Thanks, Amy Armitage	
17	10/11/09	Off-Leash Dogs	Cindy Campen	<p>Hello,</p> <p>My name is Cindy Campen and I live in Bellingham on Elizabeth Street two blocks north of Illinois Street. I am writing to voice my support for the inclusion of a substantial area for dog off leash activity at the new Little Squalicum Park. I have a dog named Cooper who is now four years old. He is a wonderful friendly dog who behaves really well with people of all ages and with other dogs. I attribute much of his good temperament to the wonderful off leash parks available for us to enjoy here in Bellingham. Through interaction with other dogs off leash, and with people of all ages walking, jogging, biking, playing, my dog Cooper has become a very well socialized canine.</p> <p>The other great benefit to the dog off leash areas are the exercise opportunities they provide to both dogs and people.</p> <p>One more great benefit dog off leash areas provide to the community are opportunities for people with disabilities to exercise their dogs. Off leash areas give folks with limited mobility spaces to let their dogs romp around and socialize without having to be constricted by a leash.</p> <p>I love living in Bellingham and one of the reasons I love it so much is because there are beautiful places for my dog and I to walk and hike and socialize with others in the community. It's healthy for us and for others and makes Bellingham the very special place it is.</p> <p>I strongly support an off leash area at the new Little Squalicum Park.</p> <p>Thank you for considering this.</p> <p>Cindy Campen 3014 Elizabeth Street Bellingham, WA 98225</p>	
18	10/14/09	Off-Leash Dogs	Helen Rondestvedt	Dear Gina and Paul, Please make sure that there will be a designated Dog Off Leash Area (DOLA) in the final plan for little Squalicum Beach Park. We need to have some written language in the final Proposal to assure this--not just a verbal promise. Our Grateful Dogs group really does appreciate your recognizing our needs. Good people and their good dogs, acting	

				responsibly, represent wholesome family values which will enhance the reputation of the park. Thanks for listening to us. Sincerely, Helen Rondestvedt goldensnitch2@comcast.net	
19	10/14/09	Off-Leash Dogs	Chris Sutton & Bill Hanes	Gina & Paul: I wanted to email you to make my plea for leaving Little Squalicum at an DOLA (dog off leash area) and especially for getting language in the final planning document that commits to this area remaining an off leash area. This park has been off leash for many years (the 18 years I've lived in the neighborhood); is the only park that is off leash on this end of town; is heavily used by the neighborhood and community. I appreciate the efforts to improve this park but please don't have "improve" mean change the culture in the park. It has always been a wooded area where people can take a nice walk with their dogs, friends, children. It is meant to continue to be a wooded area within the city - please don't change it too much - and please leave it an off leash area. Chris Sutton & Bill Hanes 3112 Laurelwood Bellingham, WA 98225.	
20	10/18/09	Off-Leash Dogs	Mike Kimmich	Hi Gina; I would like to strongly endorse the development of a large off leash dog area in little Squalicum Park. Inclusion of a off leash dog park area, in the new park plan, is a good idea because it will spread out the ever increasing dog population to another area, there by lessening the impact on all existing dog parks. All one has to do is look at existing dog parks with the high level of use, and resultant degradation of the parks to realize that there is not enough dog parks to take care of current use, let alone the projected increase of dog owners. Just for the record, I currently do not own any dogs, and will probably not take on the responsibility of dog ownership in the foreseeable future. I do feel that it is extremely important to provide areas for dogs to become properly socialized, with both other dogs and non owner humans. This socialization allows dogs and their owners to become better citizens and neighbors. Mike Kimmich 2326 Henry St. Bellingham, Wa. 98225 Ph 360-734-5347	





PARKS AND RECREATION DEPARTMENT, 3434 Meridian, Bellingham, Washington 98225  
Telephone: (360) 778-7000 Fax: (360) 778-7001 TTY (360) 738-7366

**MEETING SUMMARY NO. 1  
LITTLE SQUALICUM MASTER PLAN  
STAKEHOLDER REPRESENTATIVES**

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DATE OF MTG.: March 31, 2009, 3:00PM  
DATE ISSUED: April 23, 2009  
MTG. LOCATION: Mayor's Boardroom, City Hall, 210 Lottie Street  
BY: Gina G. Austin, P.E. - City of Bellingham Park Project Engineer  
DISTRIBUTION: via email

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PRESENT (indicated by an 'X'):

- 1. Gina G. Austin, PE, City of Bellingham
- 2. Edie Norton, Columbia Neighborhood
- 3. Eve Magyar, RA, Bellingham Technical College
- 4. Mark Longtine, Ecology & Environment, Inc (consultant for Environmental Protection Agency)
- 5. Chris Secrist, Oeser
- 6. Jack Weiss, Bellingham City Council
- 7. Renee LaCroix, City of Bellingham
- 8. Meredith Murray, Columbia Neighborhood
- 9. Tim Wahl, City of Bellingham
- 10. Mike Stoner, Port of Bellingham
- 11. Mary O'Herron, Washington State Department of Ecology
- 12. Freeman Anthony, PE, City of Bellingham

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This meeting summary is a general overview of the items discussed at the subject meeting. Any discrepancies should be brought to the attention of Gina G. Austin, P.E. at 360-778-7000, [gaustin@cob.org](mailto:gaustin@cob.org).

I. GENERAL

- a. This meeting is the first of a series of stakeholder meetings to obtain input on the design of the master plan of Little Squalicum Park.
- b. Gina asked that everyone introduce themselves and state one item they are most interested in discussing at these stakeholder meetings:
  - i. Plans for Port of Bellingham Property
  - ii. Safety for the neighborhood
  - iii. Improve habitat
  - iv. Coordinate construction with the Oeser cleanup
  - v. Incorporate cleanup with master plan
  - vi. Coordinate with the Bellingham Technical College master plan
- c. Gina provided an introduction regarding the project background and schedule.
- d. Tim provided background information regarding the history of the site, previous plans, and current contamination issues.
- e. Freeman (aka 'Fritz') provided a brief project description and update regarding the proposed plans for the West Illinois road improvement project.

## II. DISCUSSION

a. The following includes a list of concerns, questions and comments discussed by the group:

### i. Site management & boundaries

1. Does the cement plant retain an easement to the pier? No. However they do have a harbor area lease.
2. When will the park be annexed? This needs to be worked on. There is a concern regarding law enforcement and applicability of City codes. Annexation of park will need to be considered under larger annexation plan with additional properties
3. Can you walk up the beach towards the County? There appears to be both private and public property along the beach.
4. Connection to the Cliffside? There is a valuable beach walk at low tide in this area.

### ii. Park Design

1. Propose changing the name of the master planning documents to "Little Squalicum Beach & Natural Area"
2. Public meeting for master plan should include information about site history, constraints, ravine and water table
3. The new trails should accommodate bikes and meet City of Bellingham trail standards.
4. The Schultz Drive connection is important.
5. The Bay to Baker trail is a major trail connection. Connections to the park should be enhanced.
6. Create places for people to sit.
7. Incorporate an interpretive story board, coordinate with the tribes.
8. Desires for this park: Kayak launch, trails, restroom at trailhead, daylight stormwater & manage treatment, which can provide aesthetic benefits for park users.
9. Manage stormwater flow and detention by creating a wetland at landfill excavation site.
10. Concern about stagnant water bodies and mosquito issues. Diversify vegetation to increase mosquito predators.
11. 1990 master plan shows meadow areas, open views for safety corridors.
12. Will the public request significant changes to the current park use? People want contact with water, may want a picnic shelter or playground.
13. Coordinate park master plan with BTC master plan. BTC Admin building proposed to be built over existing parking lot at northeast boundary.

### iii. Habitat

1. Fish presence in the creek is affected by culvert and beach drift on Port and RR property. Conceptual plan calls for culvert removal and, if feasible and desirable, pocket estuary creation on park property.
2. Creek grades ok for habitat, doesn't appear to be any negative impact on fish presence.
3. Focus on native vegetation.
4. Will fishing be allowed on the Tilbury pier? Fishing is managed by Washington Department of Fish and Wildlife.

### iv. Cleanup discussion at public meeting – how will this be handled?

1. People will want to talk about the cleanup at the master planning meetings.
2. Include EPA and Ecology in public meetings for master plan. Representatives can be available to answer questions.
3. Good to provide the public with detailed information ahead of time.

4. Emphasize that costs for cleanup will be paid with cleanup money, park money used for park development.
5. Ecology proposes to issue another fact sheet, and then schedule a public meeting after reviewing draft Remedial Investigation report and after negotiating an agreement with EPA.
6. The master plan can be presented at the separate public meeting lead by Ecology to discuss cleanup issues.
7. Some Oeser work will coincide with development proposed in the master plan.
8. Remind public that Oeser is committed to cleanup according to Consent Decree with EPA.
9. Mark with Ecology & Environment, Inc (consultant to EPA) is here to observe and is not acting in any capacity for EPA.
10. Mark agreed that the more information that is available to the public, the better

III. ACTION ITEMS/NEXT STEPS

- a. Park's consultant selection committee will meet on April 15 to discuss scores and develop shortlist for interviewing master plan consultants.
- b. Parks will select design consultant on May 6.
- c. Ecology will schedule public meeting to discuss status of cleanup.
- d. Parks will schedule public meeting after Ecology's meeting and after design consultant is on board.

IV. CORRECTION ITEMS

- a. None.



## Little Squalicum Park Master Plan

City of Bellingham Staff, Stakeholder and Consultant  
Site Reconnaissance (Stakeholder's Meeting #2)  
6/18/09

### Meeting Summary REVISED 07/22/09

#### Attendees

Gina Austin, City of Bellingham  
Tim Wahl, City of Bellingham  
Fritz Anthony, City of Bellingham  
Rod Lamb, Whatcom County Parks & Rec.  
Mark Herrenkohl, Herrenkohl Consulting  
Vanessa Rayner, Ecology & Environment  
Mark Longtine, Ecology & Environment  
Kurt Baumgarten, Dept. of Ecology  
Jeanne O'Dell, EPA  
Mary Jane Nearman, EPA  
Frances Badgett, Columbia Neighborhood  
Dan Welch, Birchwood Neighborhood Association  
Eve Magyar, Bellingham Technical College  
Maw Herring, Heering Ex  
Chris Secrist, Oeser  
Jon Gunschel, Oeser  
Wendy Steffensen, RE Sources  
Randy Whitman, CH2MHILL  
Ellen Southard, Belt Collins  
Bob Walsh, Belt Collins  
Chris Webb, Belt Collins  
Analiese Burns, NW Ecological Services  
Molly Porter, NW Ecological Services  
John Monahan, GeoEngineers  
Aaron McCain, GeoEngineers

#### Distributed Via Email To:

Gina G. Austin, PE, City of Bellingham  
Leslie Bryson, City of Bellingham  
Mike Stoner, Port of Bellingham  
Eve Magyar, Bellingham Technical College  
Chris Secrist, Oeser Cedar  
Fritz Anthony, PE, City of Bellingham  
Tim Wahl, City of Bellingham  
Renne LaCroix, City of Bellingham  
Frank Ordway, Birchwood Neighborhood Association, Acting President  
Edie Norton, Columbia Neighborhood Association  
Bruce Sheppard, BNSF  
Jack Weiss, City Council  
Todd Kuhn, BNSF, Manager Public Projects

Becky Schlotterback, Birchwood Neighborhood Association  
Lynne Givler, Whatcom County Parks  
Frances Badgett, Birchwood Neighborhood Association, President  
Mark Longtine, LG, Ecology and Environment, Inc. (USEPA)  
Mary O'Herron, WA DOE  
Meredith Murray, Columbia Neighborhood Association  
Judy McCarthy, SALSA-G (Security @ Little Squalicum Action Group)  
Mary Jane Nearman, EPA  
Wendy Steffensen, North Sound Bay Keeper (ReSources)  
Rod Lamb, Whatcom County Parks Design and Development Supervisor  
Jane Blume, Parks & Recreation Advisory Board  
Mark Herrenkohl, LEG, Herrenkohl Consulting (part of City's consultant team)  
Vanessa Rayner, Ecology & Environment  
Kurt Baumgarten, Dept. of Ecology  
Jeanne O'Dell, EPA  
Dan Welch, Birchwood Neighborhood Association  
Jon Gunschel, Oeser  
Randy Whitman, CH2MHILL  
Ellen Southard, Belt Collins  
Bob Walsh, Belt Collins  
Chris Webb, Belt Collins  
Analiese Burns, NW Ecological Services  
Molly Porter, NW Ecological Services  
John Monahan, GeoEngineers  
Aaron McCain, GeoEngineers

**Notes (Recorded by Bob Walsh, Belt Collins)**

The following notes were taken by the consultant team during the two hour site visit with City of Bellingham Staff and the Project Stakeholder Group. The purpose of the site visit was to gain an understanding of the project background, issues and opportunities and to discuss the preliminary clean up concepts.

Bob provided a brief overview of the project process and schedule. Upcoming project milestones include:

- July 15 - Stakeholder Workshop #1
- July 22 - Public Meeting #1

Bellingham Technical College's 20-year Master Plan map was presented.

- The northern half of the park site will become a prominent feature within BTC as new campus facilities develop along W. Illinois Street.
- The park site offers a potential link and greenway between the outlying buildings along W. Illinois and the Main Campus.
- The BTC Master Plan documents are available on the BTC website:  
<http://www.btc.ctc.edu/welcome/MasterPlan/MasterPlan.asp>
- The infiltration capacity is good at the park adjacent to the parking lot.

At the beach overlook Gina and Bob discussed some of the existing site conditions and preliminary park improvements concepts.

- The park boundary is approximately 25 feet north of the centerline of the railroad.

- The area south and west of the railroad including the beach is owned by the Port of Bellingham.
- The beach is highly prone to erosion and is one of the most dynamic in Bellingham.
- The beach receives a lot of freshwater influence from surrounding rivers (Nooksack, Squalicum, Little Squalicum).
- There are two shell midden sites in the park. One exists in the lower creek area.
- The concrete culvert that empties into the bay should be removed.
- Preliminary concepts include a bridge over the creek just north of the railroad.
- An informal connection from the main trail to the beach is proposed.
- The terminus of the main trail may include an ADA accessible outlook or view point at the beach.
- A separate study managed by Renee LaCroix (Bellingham Public Works) is looking at improving the beach and the possibility of creating a tidal influx to a new lagoon north of the existing culvert/trail.
- The extent of contamination in the lower creek is significantly lower than that found in the upper creek.
- The EPA plans to work with the City to continue the contamination warning signage in the Park. The content would likely be similar to what the City has used up to this point. The Cleanup Team will help the City with changes to wording as needed. Changes would then be passed to County Health for their review. After their review, the City will run any changes by the EPA.
- Vanessa of E&E passed out a figure showing preliminary considerations for remediation. The EPA emphasized these are initial ideas, but they have laid out some selective remedial alternatives to consider including excavation and capping options for the upper creek, historical creek, and lower creek areas.
- The existing clay layer would be the base line for exaction in areas where exaction was the selected remediation method.

At the West Meadow site Gina described some of the conceptual park improvement concepts:

- These improvements might include expanding the existing meadow and opening the tree canopy as well as enhancing views to the water.
- Preliminary concepts call for rerouting the existing path to provide a more serpentine connection to the water along the south and east sides of the proposed meadow.
- Vanessa indicated the EPA cleanup team was also looking at rerouting the upper portion of the creek between the historical creek and current creek locations. Cleanup might include capping of both upper and historical creek locations. There was an extensive discussion about this option including the necessity to provide a liner for a new creek bed because of potential drainage problems in this area of the site.
- There was further discussion of the EPA figure. An EPA representative explained that the EE/CA will be out shortly. Alternative 2 is on-site excavation of the current and historic creek channel and off-site disposal. Alternative 3 is excavating the lower creek and keeping it in the current channel and capping and re-routing in the upper creek.
- Attendees asked if the EPA has considered re-routing the creek to the historic channel. They said that is not a current alternative. The re-routing is in a neutral location between the existing and historic channels.
- There was discussion about whether a creek liner is needed to prevent infiltration and provide separation of the creek from contaminated soils left in place.
- EPA said they envision a cap to be two feet in depth.

- Bob Walsh asked if the proposed remediation alternatives would preclude future park uses or recreation. Mark Herrenkohl noted that institutional controls would be needed to prevent damage to capped areas. Mary Jane indicated there would be no restrictions on park activities if capping was used to contain contamination in the creek areas. She indicated vegetation could be planted, picnic tables could be placed on top of the cap for human use, etc.
- Gina stated that the master plan was in process before the contamination was discovered and that we are, "picking up where we left off." She further stated that the master plan will guide the cleanup and that the cleanup should not make any restrictions on the master plan.
- Chris Webb asked if different caps allow for different types of uses. EPA Project Manager said this type of contamination is not a big deal and you can do almost anything over this type of contamination/cap (institutional controls will not be significant).
- EPA Project Manager said they would like input to help inform which capping method would be most appropriate.
- There was discussion regarding what type of plantings would be allowed over the cap. EPA representatives said planting alternatives would be taken into consideration. They did not rule out any suggestions including trees.
- Oeser has an NPDES permit that allows 9ppb of (material?); Mary Jane said for the contaminants to threaten living organisms, the concentration would need to be (quantity?) ppm far above what is currently permitted.
- Wendy Steffensen (Bay Keeper) would like one of the alternatives to include relocating the creek back to its historic channel. She asked whether removal of contaminated soils and sediments in the historical creek would jeopardize or change the hydrology of the creek. Mark Herrenkohl doesn't think this would be the case since only the upper 2-3 ft of soil and sediments are impacted in this area with additional creek bed and low-permeable wetland soils below this depth in many areas. However, some lining may be necessary to avoid drainage to underlying areas since some of this area has been altered by historical sand/gravel mining.
- An Oeser representative said vegetation in the park is approx. 35 years old. The area was most recently used for log storage.
- The historic channel currently considered for capping is a wetland. There was discussion as to whether or not 2 feet would be enough fill. How high would the "berm" be? Would you need to do wetland mitigation for this fill? Gina answered "yes". If they need mitigation, do they know where they would do it -on site?
- Question to EPA representative about whether there is still flexibility in the EE/CA to incorporate land uses the City wishes to see. He wasn't sure whether or not there would be flexibility.
- Randy Whitman (Ch2M Hill – ph: 425-233-3276) was brought into project by Mary Jane at the EPA. Randy is encouraging Mary Jane to work with Oeser Company to consider the "maximum stream restoration budget", and then share that number with him so design alternatives can be developed that meet that budget.
- Randy cautioned Mary Jane against the "myth of the sinuous stream". Randy suggested that the stream channel may not need to be especially sinuous given available volume of water.
- Randy expressed concern the proposal to route the stream from the Oeser site toward BTC, then through the old channel may not work due to low gradient or risk of trying to move water upgrade. There was concern by others regarding mosquitoes. This concern would support Randy's suggestion to keep water moving downgrade and minimize low-velocity areas (mosquito larvae habitat).

- Chris Secrist noted significant changes in the hydrology of Little Squalicum Creek since 1915.
- Chris Secrist noted the riparian edge and canyon bottom was comprised largely of "volunteers". In his opinion, controlling unwanted vegetation may be a bigger challenge than establishing/planning new vegetation and upland habitat.
- Chris Secrist indicated that Oeser is testing the viability of sand fleas (sic – perhaps Cladocera – Daphnia?) and some type of minnow in the Oeser runoff. This study offers a potential data source for creek habitat.
- Mary Jane indicated the EPA has summary information useful to biologists. The remediation information is voluminous and not particularly reader-friendly.
- Mary Jane expressed interest in having Randy at Ch2M Hill and John Monahan (GeoEngineers) work together in developing stream restoration design alternatives.

Proposed cottonwood gallery location:

- There's approximately 2 ft of contamination in most locations, with the exception of an area near the trail where 4 feet of contamination is present.
- EPA representative was not sure what utility the historic stream channel provided other than substrate. The topography is uniformly flat.
- Analiese mentioned that a wetland exists in the location of the historic channel. Because the system is "water limited", can we retain this source of water if they cap the wetland? Do they know if it is groundwater or perched surface water? No answer from representative on the source of the water but he said it is still feasible to design retention of this water source.

BTC parking lot and field

- BTC is planning a new building next to the field along the northeast corner of the site. The field has always been a field (sometimes hayed) in recent memory.

West Illinois Street

- Historic use was an access to Morse Steel and BTC.
- W. Illinois improvements are in permitting right now (waiting for agency approval). They hope to break ground this summer (late). The permitting review is related to required clean up of arsenic found in the roadway base. The arsenic is probably related to spraying RR ballast ties. The clean-up is currently under review by Ecology.
- The new road is planned as an arterial standard from Nome St. to Marine Drive the County ROW. The road will consist of 2 lanes, bike lanes, and a sidewalk on the south side.
- The road will serve as the primary access to Morse Steel and BTC.
- There was a question asked about requiring Oeser to use W. Illinois as a primary access rather than going through the neighborhood. Oeser could use the road as an access in the future, although their property is separated from W. Illinois by a RR property easement. Access would require permitting from the RR. This consideration is not part of the W. Illinois St. project. The ROW adjacent to West Illinois is being cleaned up to allow for a possible future connection to Oeser.
- ~~Soils along W. Illinois showed low infiltration capacity so storm water option was pursued.~~ Soils along West Illinois showed low infiltration capacity so a piped/vaulted system was designed.
- Storm water on the east ½ of project would empty into the Birchwood/BTC storm water system and discharges to Little Squalicum Creek.

- Storm water on the west ½ of project would empty into the Marine Dr. system and discharges to Little Squalicum Creek (lower down).
- There is potential to tie into the W. Illinois storm water to recapture some water (per Fritz). We need to keep Fritz posted and in the loop. However, he's reluctant to make changes to W. Illinois design at this time.
- The landfill clean up is being managed by Public Works and is not related to the W Illinois St. project. The contaminants prompting the clean up are high levels of lead and zinc.
- The EE/CA will be finalized in September (EPA hopes). They are anticipating a draft EE/CA in the coming weeks. The schedule for the draft document and public comment period will be decided next week and communicated to the stakeholders by Mary Jane.

Additional notes from John Monahan regarding the City Staff and Consultant Field Trip on 6/8/09

- Tim Wahl noted the wetlands on-site were created. We may need to eliminate or significantly modify some of the wetlands to accommodate new features. He encouraged looking at wetland protection and enhancement as part of a long-term, large scale project rather than constrain the site plan by preserving their current location and function.
- Tim envisions engineered log stabilization features between the RR and beach as well as dispersed access points to the water. Development of a transition to intertidal area upstream from the RR - if elevations can be worked out.
- Tim noted there are french drains along the pit. These are a potential source of water. We must address quantity and quality. There are also spring sources at elevations above the creek channel. There is potential to pipe water upstream and increase the length of the channel.
- The steel pipe under Marine Drive was previously utilized by Bellingham Cold Storage. The pipe extends to the Nooksack River. We could consider using it as a potential water source during high flow periods in the Nooksack. We would need to investigate water rights and salmon olfaction concerns. Stowe Talbot ([stowe.talbot@bellcold.com](mailto:stowe.talbot@bellcold.com)) of Bellingham Cold Storage is a bit of a historian and may be a good contact for further inquiry about a Nooksack River/Marine Drive piped-water alternative.

This meeting summary is a general overview of the items discussed at the subject meeting. Any discrepancies should be brought to the attention of Gina G. Austin, P.E. at 360-778-7000, [gaustin@cob.org](mailto:gaustin@cob.org).

**Little Squalicum Park Master Plan  
Stakeholder Workshop #1  
7/15/09**

**Summary**

**Attendees:**

Gina Gobo Austin - City of Bellingham  
Tim Wahl - City of Bellingham  
Leslie Bryson - City of Bellingham  
Renee LaCroix - City of Bellingham  
Jane Blume - Park Board  
Carol Williams - Port of Bellingham  
Eve Magyar - Bellingham Tech. College  
Justin Thomas - WCC  
Chris Secrist - Oeser  
Frances Badgett - Columbia Neigh. Assoc.  
Dan Welch - Birchwood Neighborhood

Ellen Southard - Belt Collins  
Bob Walsh - Belt Collins  
Chris Webb - Belt Collins  
John Monahan - GeoEngineers  
Analiese Burns - NW Ecological  
Robin duPre - RE Sources  
Mary Jane Nearman - USEPA  
Jeanne O'Dell - USEPA  
Mark Herrenkohl - Herrenkohl  
Consulting

**Notes from Flip Charts**

Qualities

- Back glade - quiet below the level of surrounding activity around, enclosed
- One of our few public beaches, only access to the delta, biologically rich, connects upland to the sea
- Feeling is very different than surrounding area
- Wonderful exercise route, running, commuter route, great connectivity to the neighborhoods
- Open views from Marine Drive
- Dynamic high energy beach, winds
- Views in the park to Lummi
- Abundance of wetlands - although low grade
- Proximity to Squalicum Creek Park – linkages
- Park provides only hand-carry boat put in for the north part of bay- (kayaks)
- Feels like a corridor, not just a place
- Greenbelt in industrial area
- Excellent vehicular access
- Attracts many families

Issues

- Feels like a corridor
- Attracts undesirables
- Environmental issues – contamination/cleanup
- Need to attract more families
- Site is so underutilized - results in bad behavior

- Garbage problems
- Beach is not in a natural state - lots of concrete rubble
- Campfires on the beach- concern from adjacent bluff homes
- Lots of invasive species
- Off trail use (social trails)
- Site is altered, grades, hydrology - surface and ground
- Mining previous activities
- Storm water capture and treatment
- Drug dealing
- Large uncontrolled run-off (drainage) events
- Compromised ability for storm water to clean itself naturally
- Lack of trees in the upper park site, needs buffering from industrial uses, possibly a topographic buffer
- Nutrient issues for trees, many are not growing a natural patterns
- Off-leash dogs

#### Desires

- Spruce, cedar, madrone on south slopes
- Vegetation management
- Indigenous plants
- Utilize every inch of the park for active and passive use
- Enhanced access to the beach, utilize dock (pier)
- Enhanced BTC linkages
- Interpretive signs, will require maintenance
- Restrooms - must have at the parking lot and in the ravine near the beach
- Long trail is multi-use - good place for a restroom
- Environmental/interpretive signage, plan of park site and surrounding features
- Cultural interpretation
- Creek should feel natural not just channelized
- Create a natural feel
- Have to link the estuary with the beach (shield it from human and dog use)
- Barrier free as possible- no physical structures (fences), natural barriers
- ADA access

#### Vision and Goals

- Master Plan should fit into surrounding neighborhood Master Plans
- Partnership opportunities – county, neighborhood, Oeser, Port, industries, BTC-connectivity (surveying, civil engineering)
- Recreational uses - zip line, hiking, biking, running, picnicking
- Contiguous habitat areas, high value
- Provide use areas, direct people
- Restrooms, clean of contamination
- Area to enjoy waterfront
- Ensure the backshore is part of the habitat
- Moving trail back from the beach
- Playground in upper park area
- Frisbee golf – one at Cornwall Park- damage to trees, added element of safety with more activity

- Back glade- opened up for field use Frisbee, informal play fields
- BTC parking gets full during fall quarter, no permitting
- Marine parking is all of the parking for the park, informal parking at Mt. Baker plywood
- Have environmental signage like Tenant Lake - explain processes, clarify uses, activities and recovery
- Transitional zones, mini-watersheds
- Interpretative signs, kiosks
- Partnerships outside the park- Whatcom Museum
- Unknown ravine, need a symbolic gateway to draw people in
- Park entry sign
- Wayfinding signage
- Trees nearing lifecycle, 45-years alder, cottonwood
- Pipe the water from the Oeser/BW culvert to the top of slope. Wouldn't need fill material, not an uncontrolled flow, you could armour channel.
- Run Oeser to south detention (Birchwood).

**Working Vision Statement:**

The Little Squalicum Park Master Plan sets a course for the restoration and revitalization of an active, vibrant shoreline park in Bellingham.

While capturing the quintessential Northwest park experience; it establishes seamless connectivity between the community and the waterfront, stimulates ecological recovery of the forest and streams while providing a clean, safe and healthy environment for a range of passive and active recreational opportunities.

**Participant Suggested Changes to the Vision Statement:**

<p>Vision/Mission</p> <p>“Provide for an enhanced recreational space for people, both active and passive places” Or “Little Squalicum Park is a place for passive and active uses, which should be enhanced to provide...”</p> <p>Change “Northwest” to Bellingham</p> <p>Accessible</p>
<p>Vision Statement</p> <p><u>People</u> The Bellingham and Whatcom county citizens have established a vision for the Little Squalicum Park, established in the Master Plan.</p> <p><u>Place</u></p>

<p>We envision a park that serves both as an attractive destination and as a corridor connecting our communities with the bay, educational facilities, residences, and businesses.</p>
<p>...seamless connectivity for people between community and waterfront and provides a wildlife corridor connecting upland habitats and the sea.</p>
<p>Providing a bridge between natural and human landscapes</p>
<p>Instead of "range" of active and passive recreational opportunities I'd like as many passive and active recreational uses as possible</p>
<p>Add: wildlife habitat somewhere</p>
<p>Add concept of neighborhoods and college in addition to "the community" and "ecological recovery"</p>
<p>Does "restoration" and "ecological recovery" include the concept of "clean up" enough?</p>
<p>Add the concept of "cultural/historical"</p>
<p>Change the name now. The definition of "Park" in Bellingham does not reflect the goals for this area. Examples: Little Squalicum Natural Area, Little Squalicum Nature Reserve, Little Squalicum Reserve and Beach</p>
<p>LSPMP provides a SAFE, HEALTHY respite for REJUVENATION, FUN, WONDER and RECREATION in a NATURAL, UNIQUE place with a DIVERSITY of EXPERIENCES.</p>
<p>Don't like "quintessential NW park experience"  "seamless" – over done  "forest" opening that may be preferred/desired (there are records of prairie/meadow lands in the pre-contact vicinity, albeit at the "upper park" elevation)</p> <p>The lower park should provide a series of linked but distinctive places along the streams and trail following the old ravine alignment. (The "places" are not large, but they are important.)</p> <p>Groundwater and springs and their relationship to surface water could be a theme explored via the pre-white name as the "place of many springs"</p>
<p><b>Comment Cards:</b></p> <p>City naming policy: clarify expectations: Potential to discuss in public meetings  Could name change affect attitude of what a park is  "Beach" not in name  Is off leash still on the table?  "corridor"  Define active and passive uses  Unforested areas  Historical meadow opening  Mosaic that adds light and wind</p>
<p>Public meeting thoughts?  Vision  Maps for orientation  Team leaders</p>
<p>Mark's survey of culvert area; compare elevations  Calculate evapotranspiration</p>

13 C water temperature
Mini watershed Proposed hood sign at parking lot Not having to fill area between habitat and active area Add BC and City logo "Brainstorming sessions" Pipe from culvert
Community driven vision Accessibility; ADA No parking planned for the arterial After 3:00 no permitted parking at BTC Port lot closed at dusk Capitalize open spaces to push out undesirable behavior Linked but distinct areas Cultural and historic Add features

**THE END**



**Little Squalicum Park Master Plan  
Stakeholder Workshop #2  
9/9/09**

**Meeting Summary**

**Attendees:**

Steve Nordeen, Park Operations  
Tom Slack, Park Operations  
Marvin Harris, Park Operations  
Dan Welch, Birchwood Neighborhood  
Renee LaCroix, City of Bellingham  
Barb Campbell, Birchwood  
Neighborhood  
Louise Bjornson, City Council Member  
Gina Austin, City of Bellingham  
Mary O'Herron, WA Dept. of Ecology  
Carol Williams, Port of Bellingham

Jack Weiss, City Council Member  
Analiese Burns, NW Ecological Services  
John Monahan, GeoEngineers  
Mark Herrenkohl, Herrenkohl Consulting  
Chris Secrist, Oeser Cedar  
Tim Wahl, City of Bellingham  
Ellen Southard, Belt Collins  
Bob Walsh, Belt Collins  
Eve Magyar, Bellingham Tech. College  
Jane Blume, P & R Advisory Board

The purpose of the meeting was to:

- summarize the findings from the first public meeting
- review the Master Plan alternatives
- determine if the alternatives represent the range of public opinions
- ensure each plan is feasible and can be implemented
- determine what changes should be made to the plans prior to Public Meeting #2

**Notes from Flip Charts**

**CONCEPT A**

- Utilize logs as well as rocks for seating in meadows.
- Grade the upper park to facilitate the movement of water from north to south through the site.
- The proposed alignment will require a bridge or culvert to cross the stream. Could entail drilling horizontally under the existing trail to install a culvert.
- Excavated landfill site to be utilized for W. Illinois detention basin
- The stream will tie wetlands areas together. There will be very little stream gradient in the upper park.
- For the most part the existing trail system will remain in its current configuration.
- Look at moving the creek/estuary inflow to the north, to accommodate a larger active use area in the lower park.
- Is the estuary too big? Look at providing for more people space in the lower park and at the beach.
- The shoreline study is nearing completion. In order for the estuary to be viable it needs surface area & volume. The proposed configuration accommodates the necessary volume.

- Look at reducing the shoreline undulations along the west side of the estuary. The peninsula projects too far into the estuary and the bay cuts too deeply into the active areas of the West Meadow.
- What happens to the estuary during periods of drought? Is that covered in the feasibility scope? The estuary is not entirely dependent on water from the creek. Tidal influx and wave energy will recharge the estuary throughout the year. Sediment build-up may also affect tidal influx.
- Concern over trail sightlines. Straighter trail configurations make it easier to see potential threats. Visual connections help with crime prevention.
- The trail along the BNSF right-of-way will be located several feet or more above the beach. The trail will be located atop a stabilized bank.
- Provide a restroom near the pier access. Locate the restroom along the upper trail outside of the BNSF right-of-way.
- Trail locations are contingent on grades and slope stability.
- Keep trail widths above six feet (with a one foot shoulder), otherwise they cannot be maintained.
- Primary trails should be ten feet (with a one foot shoulder on each side).

### Concept A Changes

- Remove the eastern most nature trail with the two bridges
- Soften the undulating shoreline along the west side of the estuary. Reduce the size of the peninsula and make the adjacent bay shoreline shallower (enlarging the West Meadow)
- The 360 degree panorama on the peninsula should be maintained. This is an experience found nowhere else in Bellingham. Look at incorporating a boardwalk overlook (T) if the peninsula is shortened. The southwest side of the estuary could undulate more.
- Show the restroom near the pier on both concepts
- Add a few picnic sites with views to the water.

### CONCEPT B

- Like the active meadow area adjacent to the BTC campus. It's a great space for kids and classes. It also provides a welcoming feel into the park.
- Like the additional BTC connector trail just north of Marine Drive.
- Some of the sidewalk near the main BTC campus (Lindbergh Ave.) is already constructed.
- Concept B requires additional excavation for the W. Illinois detention pond, as well as fill material for the landfill site.
- Art pieces do not necessarily have to have an environmental theme. It's more important to work with local artist. The art should reflect site history and "localism".
- BTC is transferring the trail above the upper park to the City of Bellingham. Survey information and a legal description should be available.
- Provide a Tenent Lake like experience around the estuary. With the most active area near the middle of the west side.

- Side trails promote greater safety. More people utilizing remote areas of the park. Minimize the number of side trails.
- Open sight lines for greater visibility and safety.
- Provide for regular monitoring of the site.
- Boardwalks funnel users, therefore reducing the temptation to go off trail.
- Assess trail maintenance prior to development of the Preferred Master Plan.

### **Concept B Changes**

- Show the existing trail loop within the BNSF right-of-way, but identify it as existing.
- Show the restroom near the pier on both concepts.
- Soften the undulating shoreline along the west side of the estuary. Reduce the size of the peninsula and make the adjacent bay shoreline shallower.
- Change the seating configuration and color in the gathering area adjacent to BTC so that it stands out better on the plan. The color on the plan looks too similar to the other dashed lines representing the park boundary.
- Shorten the upper walkway trail adjacent to the BTC campus.
- Remove the art piece on the east side of the estuary.

### **Public Meeting**

- Post more meeting announcements/sign prior to the meeting.
- Utilize colored dots to selected preferred elements within the concepts.



**Little Squalicum Park Master Plan  
Stakeholder Workshop #3  
10/07/09**

**Meeting Summary**

**Attendees:**

Gina Austin - City of Bellingham	Michele Bodtke - NW Ecological Services
Tom Slack - City of Bellingham	Analiene Burns - NW Ecological Services
Marvin Harris - City of Bellingham	John Monahan - GeoEngineers
Leslie Bryson - City of Bellingham	Mark Herrenkohl - Herrenkohl Consulting
Dan Welch, Birchwood Neighborhood	Chris Secrist - Oeser Cedar
Barb Campbell - Birchwood Neighborhood	Ellen Southard - Belt Collins
Louise Bjornson - City Council Member	Bob Walsh - Belt Collins
Brian Gouran - Port of Bellingham	Eve Magyar - Bellingham Tech. College
Anara Thomas - Grateful Dogs Off-Leash Assoc.	Jane Blume - P & R Advisory Board
Jeff Parks - Whatcom Co. Sheriff's Office	Vanessa Rayner - Ecology & Environment (EPA)

The purpose of the meeting was to:

- discuss the public's comments from the September 16<sup>th</sup> Alternatives Meeting
- discuss park management, safety and law enforcement recommendations
- develop a draft plan that:
  - reflects the public's opinions and desires
  - is feasible and can be implemented
  - will be supported by the Stakeholder Team, Parks and Recreation Board and the City Council

**Notes from Flip Charts**

- Can the estuary count as mitigation?
  - 0.8 stream + 1 acre estuary = 2.8 acres wetlands
  - Saltwater estuary may be considered "out-of-kind" mitigation. Need further discussion with regulatory agencies

**Management Discussion**

- Park hours: 6am-10pm as per BMC, no closure gates at park entrances
- Whatcom County Sherriff can enforce state law or county regulations
- Generally parks are not where crime is occurring, however it is a bigger deal when it does
- City has to intervene regarding trespassing
- An Inter-local agreement could be developed for the park between County and City but may not supersede state laws
- County is not the primary responder
- 911 calls are routed according to where the call came from, County residence = County Sherriff
- City & County calls arrive together then dispatched by location
- When sheriff responds, usually two officers respond to calls at the park
- The beach is the primary concern and most problematic area of the park

- Better site access makes it easier to police without a lot of hiking
- Party activity and fires typically occur along the entire stretch of beach between Mt. Baker Plywood and the pier
- No emergency phones in Bellingham Parks – most people have cell phones
- Lindbergh Avenue has locking bollards, this is the primary emergency access location
- Bridges in the lower park would need to accommodate emergency vehicles and maintenance vehicles
- Broad access should be accommodated at the beach
- Visible escape routes provide an added element of safety
- Biker & buggy visibility from the beach
- The plan should not accommodate or encourage a main corridor/path from Mt. Baker Plywood along the beach
- Develop parking in the upper area of the park
- Proposed parking might not be adequate if public access to the pier is provided
- Utilize Mt. Baker plywood parking for shorter walks
- BTC parking permits are coming soon, might limit or negate parking for park on weekdays.
- Not many transient camps in park except along the RR right-of-way and sometimes below BTC campus on the east side of the park
- Opening up the back glades should provide a greater sense of safety
- Louise has generally felt safe at the park
- Consider lighting for navigation, parking, dock, restrooms
- Lighting is generally not provided along park trails in Bellingham.

#### **Preferred Master Plan Discussion**

- Provide irrigation/potable water close to the restroom facilities, trash, etc.
- Back glade picnic shelter should come out, vandalism is a certainty
- Provide convenient and easy to access trash receptacles
- Pack-in-pack-out of garbage not a widely accepted practice at City parks
- Move the shelter in upper park closer to the active play area
- No manicured turf areas, just meadows
- Simple gathering areas are ok in the back glade
- Include a maintenance closet within proposed restroom facilities
- Lot near the proposed BTC diesel building could likely remain public parking
- Easement from BTC into the parking lot should be included on the Master Plan wish list
- DOE to respond to new AO agreement for landfill, DOE to sign termination agreement of AO for rest of park
- Why change wetlands?
  - Expand, improve upon existing wetlands
  - The site needs to optimize hydrology to enhance wetlands
  - Consolidating water helps filter and clean
  - Greater habitat value, less encroachment into useable park space
- Buffers would have to go off stream channel
- Generally Class 3 wetlands must be replaced at a ratio of 3x
- Secondary trails are an option, their exact location can be determined during final design
- Picnic tables near the beach? This is a very popular spot, provide at least a few overlooking the beach
- The existing beach experience is of utmost importance, we must maintain this setting
- Show the park boundary at the RR right-of-way. Clearly show beach management by Port

- Currently the park is off-leash for dogs, Could the dog issue be vague? This is a policy issue and should not be changed in the master plan.
- What is the timeline/process for the Environmental Clean-up?
  - Goal is to have the clean-up completed by September 2010.



**Little Squalicum Park Master Plan  
Public Site Visit & Meeting #1  
7/22/09**

**Summary**

**Attendees**

Gina Gobo Austin - City of Bellingham	Joy Patterson -
Tim Wahl - City of Bellingham	Janille & John Dutton - Neighbors
Leslie Bryson - City of Bellingham	Bob Walsh - Belt Collins
Dave Zeretzke - Neighbor	Chris Webb - Belt Collins
Louise Bjornson - Neighbor/Council Member	Analiese Burns - NW Ecological
Mollie Fauekner - Grateful Dogs	Ellen Southard - Belt Collins
Barb Campbell - Birchwood Neighborhood	Mary Jane Nearman - USEPA
Sharon Bishop - Grateful Dogs	Jeanne O'Dell - USEPA
Mary O'Herron - WDOE	Mark Herrenkohl - Herrenkohl Consulting
William Hadley - Parks Board	
Dan Welch - Birchwood Neighborhood	
Sue DenAdel - Birchwood Neighborhood	

**Comments During the Field Visit with the Public**

- Would love to walk out on the pier even if no fishing is provided
- Love the tree with tree house on the beach, keep it
- One person observed putting in a kayak
- Need a place for dogs, 99% are well behaved
- Drug deals or "meet and greet" then they go around the west side of the pier
- Need to cut blackberry bushes, they infringe on bikers
- Need a trail turnaround at the south end of the park
- Jim Johannessen - Lummi Tribe fishing area
  - Sandlance and salmon
  - Some of the most productive forage fish develop in estuaries
  - Like brackish water - small estuaries are very important
  - More fish are caught at the mouth of Little Squalicum Creek than closer to Mt. Baker Plywood
  - Eric Beam (Skagit) and others say estuaries within 5 miles of major river systems (Nooksack) are of the greatest importance
- Lagoon - would want as much freshwater as possible, as much surface area as possible
- Inlet stabilize around MHH due to gravel accumulating at outlet of the lagoon
- Like to walk along beach and view/experience natural environment, beachcombing
- A great way for children to learn about the outdoors
- A lot of interest in making the pier accessible, views, provides a walking destination
- A restroom in west meadow would be great

- Trails that meander like Connelly Creek Nature Area and Point Whitehorn is good - makes you feel like you are going somewhere

### **Analysis, Opportunities/Constraints & Brainstorming Concepts Discussion Items**

- What is the definition of a stakeholder - who are they?
- What is the extent of the clay layer at the creek and beyond?
- The proposed BTC administration building in the current parking lot will be built on top of 2-3 levels of parking (garages), therefore building will be very tall, will alter the park entrance on east side
- Like the loop trail from the bridge trail through the BTC
- Creek was diverted in 1961 for mining, adjacent to the existing west trail
- Contaminated soils to be removed from landfill, 1,000 cubic yards, primarily heavy metals - lead, zinc
- Layers of peat below the existing landfill - was a wet area
- Landfill could be filled or made into a wetland
- Will the creek return?
- Will trails remain where they are?
- Will the maintenance road remain?
- Could there be activity nodes near the wetland areas?
- Want to make sure whatever we do with the lagoon you do not decrease people's ability to walk across the beach.
- Like to walk back and forth along the beach
- Lower area should be active at the beach edge
- What will it look like after the clean up?
- Not urban, keep it natural especially near the beach
- No playground near the beach
- What will become of the Oeser related contamination?
- Clean up = manipulation
- Cleanup will result in less dramatic changes than past activities
- What will the landfill excavation entail?
- EPA solutions are yet to be determined
- No asphalt cap
- EPA comments "not high levels of contamination", "pretty easy to address", "solutions will fit into a beautiful setting"
- Too many mosquitoes
- Has there been a deer count? we see lots of deer
- Important animal corridor
- Loop= how many miles can you get out of one loop? +/- 3/4 of a mile
- Prefer to have a straight trail in the southern portion of the site rather than the curved trail to create active area
- Put active area (small area) to the east, want a straight trail because we want the ability to see (safety), less costly, like to see the creek from the trail.
- Meadows OK, benches OK, but a nature experience, propose is to keep people moving not a final destination
- Information signage for the parking lot
- Folks are parking on Lindbergh St. to use the park
- Possible pocket estuary near Port parking area

- Is the transfer of the Port parking lot in the discussion?
- Make this park different from other parks
- The beach is very dynamic, severe winter storm a few years back, less erosion in recent years, maybe let the beach be dynamic.
- Leave beach the way it is
  - Surprised the culvert has lasted this long
  - Beach collects debris
  - Water used to reach trestle
- Could logs be cabled to hold them in place?
- What is an ADA trail?
- Lots of folks use the BTC lot to access the park
- Currently Birchwood residents park at BTC to access park. Will BTC continue to allow resident parking?
- Better sense of security along trails, improve safety
- Like the "natural feel"
- Bathroom(s) would be great
- People like to build fires on the beach, can we create a legal fire use area (have BBQs)?
- Cannot use railroad ROW, discourage lingering below the trestle.
- The Port owns the beach, so we need to have an active area north of the trestle.
- Love to see pier access
- Love to see interpretive signs about natural processes, habitats, islands
- Love to see off leash dog use
- City ordinance that City parks be "on leash only", but the Parks Director can make an exception for this project
- Reminder signs at the perimeter of the park (north especially) telling people to put dogs back on their leash.
- BBQ pits and restrooms might attract certain types of use that detracts from a natural area, maybe restrooms up by the parking lot.
- Would like a restroom in west meadow area
- To control mosquitoes - bat houses, swallow houses, maybe work with elementary schools to build them
- Maybe signs saying who property owners are
- Will the Master Plan address safety/management, who responsible for the site?
- Make sure Park maintenance staff/equipment can access the full loop (north-south) in the park, the park will need more maintenance.
- Majority of "mis-use" of the park is late evening and night time use by teenagers and college age people
- At what point in the Master Plan process will we know what the EPA will do/phasing of clean up? probably second public meeting at the end of September
- Neighborhood wants to know what areas will be cleaned up/how, EPA will be conducting own meetings in next few months.
- Want the southern hairpin trail in place, need to be closer to the beach, able to see parked bikes
- Armor trail if necessary for erosion, if vehicular access is needed then a second access further north is OK
- Restrooms = longer use of the park
- Beach bonfires and BBQs
- Pier access

- Interpretive signage
- Off leash dog areas
- Signage/regulations or instructions for dog owners
- Restrooms closer to the beach
- Could facilities go to old pump houses?
- Swallow & bat habitat to prey on mosquitoes - work with schools to build them
- Who do you call about squatters?
- Owners of the property should deal with crime
- Are management issues part of plan, safety and law enforcement to be addressed
- Ability of maintenance trucks to access the site? Low maintenance = low costs
  - Durable
- Ability to walk easily with children
- Trail to the south of the estuary?

### Handwritten Notes from Cards

<p>Keep Loop Trail          Keep the main trails in their present location- thank you!          Gravel trails please          Allow pedestrians (including young children) to walk along the beach and across creek          Leave main trail from Marine Drive fairly straight to beach          Also it leaves (for visibility) a natural area to the right.</p>
<p>Stream is missing from the "Composite Analysis" graphic          Need to look at extent of active use area adjacent to BTC- wetlands will significantly constrain          Clearing and views need more discussion and how to mesh with habitat corridor          Habitat corridor is most accurate of shown surrounding creek, not just east of creek</p>
<p>Birchwood Neighborhood Picnic at Birchwood Park          4-6pm August 2<sup>nd</sup> (set-up at 3pm)          Can the graphics be displayed at the picnic?          Can city post graphics on their website?</p>
<p>Let's get the creek cleaned up (and the soil)          Small boat launching place, for kayaks, primarily          Restrooms and garbage cans          P.S. I edit the neighborhood newsletter "Columbia News", so will be following this project. Thanks! (see us online at <a href="http://www.northernneighbors.org">www.northernneighbors.org</a>)</p>
<p>Would like bat houses and frog pond</p>
<p>Parking by Mt. Baker plywood          Hiking loop          Pier access          Swallow/bat habitat          Interpretive signage          One designated fire pit at beach          Bathroom          One overriding agency for complaints/problems          Keep it off leash but post signs</p>
<p>We live at the trailhead</p>

THE END

**Little Squalicum Park Master Plan  
Public Meeting #2  
Master Plan Alternatives  
9/16/09**

**Summary**

**Comments as Recorded on the Large-Size Flip Chart**

- How recent is the wildlife assessment? There is a blue heron rookery in the park.
- PW Environmental Resources Department is developing the Estuary study. The Bellingham Bay Action Committee is also involved.
- The Burlington Northern and Santa Fe (BNSF) Railroad does not want groups congregating underneath the tracks (within their right-of-way).
- What about emergency access and fire suppression on the beach? How will it be accommodated?
- Why is there standing water in the upper park? It's isolated water that leaches from seeps along the hillside.
- Make sure we retain a through loop with the trail. No doubling back, leave the Eldridge access as it exists.
- Like the current stream channel – but understand the change. Combine creek with the estuary tidal influx.
- What is the relationship of the train trestle supports (+/- 60 feet) to the new West Meadow grading? Probably about a 5 to 10 foot increase in elevation.
- What impacts will the estuary inflow channel have on the railroad trestle supports? Design of the estuary will include consultation with the BNSF Railroad and an assessment of potential impacts.
- Emergency access to the beach is a key concern. How will it be accommodated? Trails will accommodate emergency vehicles. Will need to determine specifics regarding beach access.
- Like the idea of meandering trails rather than linear trails.
- Like a variety of trail and park experiences.
- Pull the trail back from the beach. It will help in the natural erosion/deposit process – resulting in a healthier beach.
- How will ADA access be accommodated? One of the trails to the beach will be accessible.
- Like the environmental education component. Include historical information about the park and previous activities.
- Happy the City is preparing the Master Plan.
- People will continue to want to use the loop trail on the beach. Look at maintaining this opportunity.
- Off-leash versus on-leash is a policy issue that will be addressed by the Parks Director and the Parks and Recreation Board.
- There are established guidelines for dogs – defining rules and regulations. There is potential for variation. We want to hear from the public.
- Avoid alienating existing users with new park regulations.

- How will trash and garbage in the park be handled? Expanded trash facilities (receptacles).
- Will the logs stay on the beach? Yes
- Need to encourage interagency dialogue (City, Port, BTC, BNSF, etc.).

**Additional Comments Recorded by NW Ecological, Subconsultant to Belt Collins**

- Would prefer interpretive signs be a mix of natural environment and cultural history.
- Make entrance/signage for park entry at Marine Drive.
- Signage at Marine Drive should include a map or directions on where to find parking.
- Place recycling bins in addition to trash cans.
- Coordinate with the Port to make sure they are encouraged to maintain parking/safety on Port property. Perhaps the City should acquire the land?
- Does the grade along Lindbergh allow for a sidewalk on the north? The neighbors would likely not support pushing the road further south to accommodate such a sidewalk; however, a sidewalk would be a benefit considering the speed at which people drive on the road and the blind intersection with Marine Drive.

**Little Squalicum Park Master Plan  
Public Meeting #3  
11/12/09**

**Summary**

**Attendees:**

Sue DenAdel	Gina Gobo Austin - City of Bellingham
Judy McCarthy	Leslie Bryson - City of Bellingham
Helen Rondestvedt - Grateful Dogs	Tim Wahl - City of Bellingham
Co Co Lomas - Grateful Dogs	Chris Webb - Belt Collins
Joy Patterson Grateful Dogs, Neighbor	Bob Walsh - Belt Collins
Barb Campbell - Birchwood Neighborhood Association	Mark Longtine - Ecology & Environment Inc.
Bill Hadley - Parks Board	

**Public Comments**

1. Is the elevation change in the lower park going to work? It looks less steep on the drawings. The drawings reflect the proposed slopes at an actual 1:1 ratio (1 foot vertical to 1 foot horizontal).
2. Number of green dots. What is the cut off number for elements included on the Preferred Master Plan? The green dots provided a general idea of desired park elements by meeting participants. All of the desired park elements were included in the Preferred Master Plan
3. Change in off-leash policy? Could be a consideration in the future. A policy change is not included in the master plan documents.
4. ADA Trail? ADA Loop? Both upper and lower trails will be ADA accessible.
5. Existing hairpin trail on Port/BNSF property. Will remain existing until the City is required to remove it. It will not be maintained by Parks since it is not on Park's property.
6. Dog bags/trash receptacles should be provided at park entries.
7. Beach/Trails, what is off-leash.
8. How do we keep dogs/people out of the estuary? Vegetative buffers, possible interim fencing.
9. Dogs running through private property (Edens).
10. Grateful Dogs - Provide a designated off-leash area to avoid dog conflicts.

11. Need clarification of off-leash areas. More signs? Currently no enforcement.
12. Restroom locations. Like the restroom near the pier.
13. Lock the restroom at night.
14. Timing of the development. Cleanup tentatively scheduled to be completed in the Fall 2010. No funding has been allocated for park improvements.
15. Would Greenway Funds be available? Possibly
16. How do we obtain pier access? Would require acquisition/transfer from the Lehigh Cement Company. Creosote Pile hazard? Replacement of pilings is highly unlikely.
17. Is it possible to close the Mt. Baker parking lot? Lots of illicit activity is occurring here. Install lighting. Increased activity and visitation to the park will reduce illegitimate activities in the parking area.
18. Provide "Call 911" signage in the park with responding law enforcement jurisdiction.
19. Annexation of the Mt. Baker parking would require resolution of City/Port/County issues.
20. The plan looks good.

# Planning Level Cost Estimate



# Little Squalicum Park Master Plan

## Planning Level Cost Estimate

16-Dec-09

The following cost estimate provides general costs for the major park elements. These estimates are intended for general planning purposes and should not be construed as actual costs. Final costs can be more accurately determined once final design and engineering tasks are completed. This estimate does NOT include costs associated with the environmental cleanup, the estuary construction, or the W. Illinois Street improvements. For the purposes of this cost estimate cut and fill material would be balanced on-site. Tree and shrub removal would include only those removals necessary to open the forest canopy and create park spaces and meadows. Given the unknowns associated with a planning level cost estimate, in some cases a range of estimated unit costs or quantities has been provided and an average has been used for the purposes of this estimate.

	Unit	Unit Cost	Quantity	Cost	Comments
<b>PRECONSTRUCTION</b>					
Park DD, CDs and Engineering 20% of Construction Costs	LS	20%	of total	\$ 575,086.00	
Geotechnical Testing	LS	\$15,000 to \$30,000		\$ 22,500.00	
Permitting & Environmental Review	LS	\$ 50,000 to \$ 100,000		\$ 75,000.00	
Archaeological Investigation	LS	\$ 10,000 to \$ 30,000		\$ 20,000.00	
Construction Management and Observation	LS	5 % to 15%	of total	\$ 317,047.30	5 % est. for CO, up to 15% est. for CM
<b>SUBTOTAL</b>				<b>\$ 1,009,633.30</b>	
<b>MOBILIZATION</b>					
Construction Surveying	LS	\$ 5000 to \$ 10000	1 to 2	\$ 7,500.00	assumes post cleanup "as built" survey info available
Mobilization (10% of Total Construction \$)	LS	10%		\$ 287,543.00	
<b>SUBTOTAL</b>				<b>\$ 295,043.00</b>	
<b>PARK FACILITY IMPROVEMENTS</b>					
Parking Lot Expansion (Phase 2) 14 Spaces	Per Space	\$ 2,750	14	\$ 38,500.00	
Restroom Facility At Trailhead	EA	130,000 to 170000	1	\$ 150,000.00	
Trenching & 1"Water	LF	\$ 35.00	100	\$ 3,500.00	
Trenching & Sewer 4"	LF	\$ 40.00	100	\$ 4,000.00	
Trenching Electric	LF	\$ 30.00	100	\$ 3,000.00	
Hook Up, Service and Meter Fee	LS	\$ 35,000.00	1	\$ 35,000.00	\$ 195,500.00 Total
Restroom Facility At Pier	EA	130000 to 170000	1	\$ 150,000.00	
Trenching & 1"Water	LF	\$ 35.00	800	\$ 28,000.00	
Trenching & Sewer 4"	LF	\$ 40.00	800	\$ 32,000.00	
Trenching Electric	LF	\$ 30.00	800	\$ 24,000.00	
Hook Up, Service and Meter Fee	LS	\$ 35,000.00	1	\$ 35,000.00	
Lift Station	LS	\$ 10,000.00	1	\$ 10,000.00	\$ 279,000.00 Total
Picnic Shelter	EA	70,000 to 90,000	1	\$ 80,000.00	
Playground	LS	100,000 to 200,000	1	\$ 150,000.00	
Lower Trail Improvements*					* New trail required based on proposed trail realignment.
Crushed Limestone Trails (10' wide)	LF	\$ 50	1500	\$ 75,000.00	Does not include new trail potentially required as a result of disturbance during clean-up
Bridge (5-Ton For Emergency Vehicles) (12' x 25')	SF	\$ 325	300 - 500	\$ 130,000.00	
Culvert Short	EA	\$ 3,500	2	\$ 7,000.00	
Culvert Long (optional Birchwood to Wetland)	EA	\$ 9,500.00	2	\$ 19,000.00	
BTC Connector Trail #1					
Crushed Limestone Trails (10' wide)	LF	\$ 50	250	\$ 12,500.00	
Beach Trail					
Crushed Limestone Trails (6' wide)	LF	\$ 40	230	\$ 9,200.00	
Bridge (2-Ton For Maintenance Vehicles) (8' x 50')	SF	\$ 300	400	\$ 120,000.00	



The Springs Trail							
Crushed Limestone Trails (6' wide)	LF	\$	40	360	\$	14,400.00	
BTC Connector Trail #2							
Crushed Limestone Trails (6' wide)	LF	\$	40	140	\$	5,600.00	
Lindbergh Ave. Connector Trail							
Crushed Limestone Trails (6' wide)	LF	\$	40	200	\$	8,000.00	
Elevated Walkway (8' wide x 130')	SF	\$	22	1,040	\$	22,880.00	
Nature Trail Option #1							
Crushed Limestone Trail (48" Thread)	LF	\$	35	530	\$	18,550.00	
Nature Trail Option #2							
Crushed Limestone Trail (48" Thread)	LF	\$	35	680	\$	23,800.00	
Boardwalks w/ Railing (8' wide x 150' long)	SF	\$	50.00	1200	\$	60,000.00	
Park Entry Sign	EA	\$	5,000.00	1	\$	5,000.00	assumes durable signage (metal)
Interpretive Panels	EA	\$	2,000.00	8	\$	16,000.00	assumes wood/vinyl
Park Information Sign at Trailhead	EA	\$	4,500.00	3	\$	13,500.00	COB Standard
Park Directional/Wayfinding/Regulatory Signs	EA	\$	450.00	10	\$	4,500.00	
Crushed Limestone Picnic Sites (15' x 15')	EA	\$	950.00	10	\$	9,500.00	
Picnic Tables	EA	\$	2,200.00	10	\$	22,000.00	
Park Benches	EA	\$	1,400.00	5	\$	7,000.00	
Gathering Area/Outdoor Classroom	LS	\$	9,500.00	1	\$	9,500.00	
Spring Site Stonework	LS	\$	26,000.00	1	\$	26,000.00	assumes rock basin/cascading falls/masonry
Environmental/Public Art	EA		TBD	7	TBD		
Pier							
Acquisition/Transfer			TBD				outside of project area
Improvements			TBD				outside of project area
<b>SUBTOTAL</b>						<b>\$ 1,381,930.00</b>	
<b>SITE RESTORATION/HABITAT IMPROVEMENTS</b>							
Large Tree & Stump Removal	EA	\$	950.00	150-300	\$	213,750.00	Does not include costs associated with the wetlands.
General Clearing and Grubbing	SF	\$	1.10	150,000 to 300,000	\$	247,500.00	Estimate of the number of tree removals necessary, if not under other projects
Stream Channel/wetland Excavation	CY	\$	20.00	8,000 to 16,000	\$	240,000.00	Assumes approximately 3 - 7 acres of shrub removal, if not under other projects
Channel grading	SY	\$	4.00	6000 to 12000	\$	36,000.00	
Rough and fine Grading of "uplands"	SY	\$	2.00	80,000 to 100,000	\$	180,000.00	
Floodplain/Wetland Enhancement and Veg.	SY	\$	15.00	9000 - 18,000	\$	202,500.00	assumed average area extent
Wetland Enhancements (50k to 200k per acre)	AC	\$	125,000.00	3.6			note - alternative approach to estimating wetland costs
Upland/Meadow Enhancements	SF	\$	0.50	200,000 - 400,000	\$	150,000.00	Assumes seed, some soil amendments
Park Trees	EA	\$	1,250.00	125 to 175	\$	187,500.00	Large caliber specimen trees
Park Shrubs	EA	\$	145.00	250	\$	36,250.00	Assumes a mix of container stock sizes
2-year Establishment/Maintenance Contract	LS						ask Gina about City crews
<b>SUBTOTAL</b>						<b>\$ 1,493,500.00</b>	
<b>ANNUAL MAINTENANCE &amp; LABOR</b>							
Annual Maintenance Labor - Open Space	AC	\$	5,000.00	24	\$	120,000.00	
Annual Maintenance Labor - Trails	LF	\$	2.00	7100	\$	14,200.00	
Annual Maintenance Materials	LS		15% of Labor		\$	20,130.00	
						\$ 154,330.00	
<b>CONSTRUCTION SUBTOTAL</b>						<b>\$ 3,170,473.00</b>	
Construction + Preconstruction						\$ 4,180,106.30	
Annual Maintenance & Labor						\$ 154,330.00	
Contingency 30%						\$ 1,254,031.89	unknown factors may lead to changes in costs
<b>TOTAL COSTS</b>						<b>\$ 5,588,468.19</b>	

