Lake Sammamish State Park

Redevelopment and Restoration Concept Plan

Draft May 24, 2007

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INTRODUCTION

Project Inception

In December 2001, the State Parks and Recreation Commission completed a sixteen-month public planning process that classified lands, set a long-term boundary, and drafted a management plan for the Lake Sammamish State Park and its satellite parks. Through the Classification and Management Planning (CAMP) project, staff and public participants evaluated the parks' lands to identify significant natural features and determine appropriate use intensities for areas within each park.

The CAMP project yielded two key findings. First, the condition of Lake Sammamish State Park has dramatically declined since the agency's most recent major capital investment in the mid-'70s. Second, visitation by the typical park user (not including organized athletic, boat launch, and business parking activities) had markedly declined during the prior decade. While the decline in condition was clear, reasons for declining visitation – especially prior to the $5 vehicle-parking fee – were not as obvious. Consequently, the Commission directed agency staff to "explore how the park might better meet the needs of the public - while continuing to protect and manage its important resources." In response to this direction, staff began preparation of a facilities development plan in August 2003.

Facilities Development Plan

Preparation of the park's Facility Development Plan (later abandoned) included a rapid and intensive public process to explore a wide range of possible facilities. The park's urban context and proximity to commercial centers led the agency's planning team to consider sports venues and other amenities usually associated with local urban parks. The agency's desire to stabilize funding after a long history of budget cuts, prompted exploration of revenue generating recreation facilities and even non-recreational commercial development in the park. An indoor water park, conference center, and even office space were among the ideas under consideration. Although agency staff removed non-recreational facilities, the Facilities Development Plan presented to the public in fall of 2003, retained emphasis on urban amenities and revenue generation.

Roadmap to a Shared Vision

Public opposition to the Facility Development Plan galvanized when the State Parks and Recreation Commission considered its adoption in December 2003. Concerns most cited were increased traffic and impacts to wetlands and wildlife habitat. Many participants also expressed significant concern about "commercialization" of the park, fearing that any private financial interest would eventually dominate decision-making at the expense of resource protection, aesthetics, and the natural park experience. As opposition grew, agency staff

concluded they had failed to make a compelling case for a revenue-generating state park that didn't compromise the environment or the experience.

To resume progress, staff dropped the Facility Development Plan and charted a "roadmap" outlining a series of tasks ultimately leading to a publicly supported, financially sustainable vision for the park. Approved by the Commission in December 2003, the roadmap included three key elements: 1) establish a park advisory committee to more effectively engage the public in a dialogue about park development, financing, and sustaining park operation; 2) conduct a design competition to help the public visualize how proposed revenue-oriented facilities might look; and 3) prepare a park-wide restoration plan to address rehabilitation of natural features in addition to the built facility.

Sustainability as Park Purpose

Through 2004, the thirteen-member Lake Sammamish State Park Advisory Committee worked with agency staff, park user groups, and the broader public to create an ambitious new vision for the park. Through this process, agency staff, the advisory committee, and public participants all found new perspectives. State Parks gained a new appreciation for what an urban state park might contribute to the agency's recreation and conservation mission. Committee members and the public gained an appreciation of the financial realities of developing and sustaining state parks in government's contemporary funding climate.

Adopted in 2005, the State Parks and Recreation Commission vision foresees the park as a statewide model for engaging the public in protection and restoration of urban natural areas.

The idea is to model green building techniques and environmentally friendly practices and to provide conservation experiences for the large number of people visiting the park, usually for strictly recreational purposes. Whether they walk, swim at the beach, go boating, or play soccer, visitors will leave having experienced some form of conservation and hopefully gain a greater understanding and appreciation for it. For those inspired, the park and its partners will offer opportunities to learn about and *participate* in natural area restoration and stewardship activities – both within and outside park boundaries.

Agency staff and project consultants have prepared this conceptual plan to help guide park development and restoration towards achievement of this vision.

ORGANIZATION OF THIS PLAN

This report arranges planning information into five principle areas:

Park-Wide Concepts discusses the park's guiding philosophy, describes current conditions, and provides recommendations to guide facilities development and resource restoration activities throughout the park.

Area-Specific Concepts discusses individual areas within the park and recommends development of specific facilities, related resource restoration activities, and other site-specific provisions.

Financial Considerations describes an overall approach to financing and phasing park improvements and outlines area-by-area cost estimates, financing strategies, potential partners, and timing considerations.

Planning Process recounts activities of the work of agency staff, the park's advisory committee, and the State Parks and Recreation Commission that led to proposal of this plan for agency adoption.

Appendices provide supporting documentation or links to supporting information directly associated with this plan

PARK-WIDE CONCEPTS AND RECOMMENDATIONS

This section discusses the park's guiding philosophy, describes current conditions, recommends park-wide facilities development and resource restoration activities, and sets a framework to guide architectural design of park structures.

Park Philosophy

Beyond physical development and restoration, much of the discussion about Lake Sammamish centers on park philosophy. Discussions challenged the park's advisory committee and planning participants with difficult questions.

An Urban State Park

One fundamental question is, "What makes – or will make – Lake Sammamish a *state park,* worthy of support by state tax dollars? What set's it apart from King County's Marymoor Park at the north end of the lake or even Gene Coulon Park, the City of Renton's park at the south end of Lake Washington? In 2003, the State Parks and Recreation Commission adopted its vision for the state park system in 2013. The vision in effect broadly defined state parks as: *"…premier destinations of uncommon quality, including state and regionally significant natural, cultural, historical and recreational resources that are outstanding for the public experience, health, enjoyment and learning of all people."*

As planning progressed, staff and the advisory committee struggled with this definition, knowing in their hearts the enormous potential of the park. Nevertheless, members were unable to point to a natural, cultural, or recreational resource as *the feature* of regional or statewide significance that would firmly establish Lake Sammamish as worthy of the state park moniker. Similarly, most visitors come from relatively nearby. The park isn't a regional or statewide recreation destination either. Ultimately, the answer comes from looking beyond park boundaries to park's broader regional context.

Lake Sammamish State Park boasts the mouths and stretches of three salmon bearing streams, over 6,800 feet of lake shoreline, and a system of degraded and emergent wetlands covering over three hundred acres. The park is also the largest and most accessible state park nestled within the state's largest metropolitan population. (Others include St. Edward in Kenmore, Bridle Trails Kirkland, Dash Point and Saltwater in Federal Way).

Seizing on its primary assets (and weaknesses), the park's advisory committee concluded that what would give the park unambiguous statewide significance is if park development and management effectively engaged this immense urban population in restoration, appreciation, and on-going care of the park's vast urban natural areas. This broader purpose forms the foundation for this plan.

Gaining and Retaining Relevance

Another fundamental question asked was "why does use of the park appear to be declining while the population around Issaquah is exploding?" Did declining condition alone account for this or were additional influences at work? While results of a park user/non-user survey confirmed that condition played a significant role in the decline – particularly goose poop on the beach – the park advisory committee found that the park could also do a better job providing opportunities more relevant and suited to the region's increasingly urbanized and culturally diverse population.

Sometimes referred to as *gateway* or *threshold* experiences, this plan seeks to extend the park's conservation mission by providing opportunities for city dwellers to experience the natural world in an accessible and non-threatening way. While interpretation and environmental education programs may in part help to accomplish this, providing amenities that simplify or reduce anxiety about outdoor activities is often equally effective. Providing group camping programs, yurt camping, and a high-quality system of trails through park natural areas are good examples. As confidence and outdoor skills grow, visitors may chose to pursue activities in progressively more remote and primitive settings, all the while gaining an appreciation for the natural world and building a stronger conservation ethic.

To maintain relevance, the park must also recognize the shift anticipated in the region's cultural make-up. Minority populations, particularly Spanish-speaking, will soon become the majority. Fostering events, adapting facilities, and oriented rules to support use by larger multi-generational, extended family groups will help make the park a more inviting place. More than simply the right thing to do, creating opportunities relevant to the broadest possible spectrum of park users will ensure that our grandchildren will value and continue to support Lake Sammamish State Park. Ultimately, our measure of success will be if future generations consider our work worthy of *historic preservation*.

Park Vision

Much of the philosophical discussion among the public and park advisory committee culminated in recommendation of a park vision and goals for its development and operation. Adopted in 2005 by the State Parks and Recreation Commission, the vision and goals form the policy basis for this plan.

Vision

"Create a park for the 21st Century that will be an innovative model for the State's diverse system of recreational, cultural, historical, and natural sites. Lake Sammamish State Park will be Washington's signature park for protecting and celebrating urban natural areas, showcasing regionally significant wetlands and wildlife habitat, while enriching the lives of visitors and providing a valued legacy to future generations."

Goals

Valued Legacy: Lake Sammamish State Park will draw a large clientele of individuals, families and groups through the creation of a park that models and demonstrates sustainability and natural area restoration.

Recreation: The park will provide a wide diversity of recreational experiences ranging from quiet and contemplative to highly interactive and organized.

Education: Park development and operation will have passive and organized active learning components focused on the theme of preserving wildlife and the natural state of the land by reducing human impacts, celebrating the park's history, and restoring areas that have been degraded.

Access: The park will welcome and be accessible to people of all means to enjoy, enrich, and celebrate their lives.

Economics: Park development and operation will create a dependable income stream including earned revenue, outside grant funding, and private donations that contribute to the park's vision.

Restoration/Stewardship: Natural areas - restored and enhanced to their optimal state - will interweave with developed areas to create passive and active opportunities for learning and enjoyment. The park will benefit from community partnerships to help protect and enhance its natural areas and wildlife habitat.

Sustainability: Park development and operation will foster an exemplary architectural and landscape legacy, demonstrating leading edge sustainable design and deep respect for the natural environment.

Community: The park will enhance the quality of life for regional visitors and park neighbors, providing high-quality recreation opportunities and natural areas while exceeding local and regional planning goals and regulations.

Existing Conditions

Lake Sammamish State Park is located immediately north and west of the City of Issaquah, Washington, at the southern tip of Lake Sammamish. Surrounded by suburban, urban, and commercial development, the 512-acre park hosts over 1.2 million visitors annually and provides prized lowland open space and wildlife habitat. Developed areas account for approximately 30% of the park including a wide array of day-use and overnight facilities. The larger balance of the park (over 320 acres) remains in a diverse system of wetlands and natural areas - most heavily modified during 19th Century settlement and subsequent agricultural use of the land.

Natural Resources

Lake Sammamish State Park lies in the lower portions of the Issaquah Creek basin in the southern area of the Lake Sammamish watershed. The park's location at the mouths of Tibbetts, Issaquah and Laughing Jacobs creeks makes it critical to basin restoration efforts.King County and the City of Issaquah have acquired, protected, and restored lands in upper portions of the Issaquah Creek basin in a concerted effort to improve natural hydrologic function and enhance habitat for fish and wildlife. While partnerships with King County, State Department of Transportation, and Sound Transit are successfully restoring lower stretches of Tibbetts Creek and segments of Laughing Jacobs Creek, lower stretches and the vast wetland system associated with Issaquah Creek remain largely degraded.

High bank along Issaquah Creek

Significant impacts to natural hydrologic process occurred when the US Army Corps of Engineers rerouted outflow of Lake Sammamish and dredged the Sammamish River connecting it to Lake Washington. The work of the Corps effectively lowered the winter pool level of Lake Sammamish.

This action, along with development-related loss of vegetation elsewhere in the basin, had two significant consequences in the park: 1) Wetlands associated with higher lake levels were essentially drained, and 2) faster moving water cut deeper stream channels into the sedimentary delta above the lake. This resulted in high, nearly vertical banks along Issaquah creek that continue to slough, adding silt to the water, degrading fish habitat and choking potential fish spawning areas. Aerial photos clearly show a fan of silt deposition at the mouths of Issaquah Creek and Tibbetts Creek.

In areas now part of the park, early farmers cut trees, drained wetlands, and channelized streams to make lands suitable for pasture and cultivation. Following acquisition of lands for park purposes, agricultural practices were abandoned, drainage ditches were allowed to fill in, and wetlands began to re-establish. While helping to store and filter stormwater, emergent wetlands are of low biological function. Most are now dominated by invasive species, particularly

Wetlands dominated by Reed Canarygrrass

reed canarygrass (Phalaris arundinacea) and Himalayan blackberry (Rubus discolor) monocultures that exclude native plants and provide little habitat value for wildlife.

Although human activities and inattention has adversely affected large areas of the park, highly significant natural features and functions persist. The natural lakeshore between Sunset Beach and the park's boat launch is home to a large active nesting colony of Great Blue Heron (heronry); the Hans Jensen area includes over eighty acres of mature, lowland, second growth Douglas fir forest; three park streams support migration of large numbers of natural and hatchery-bred salmon; and the park's sheer size and mostly undeveloped lands host a large number of plant and animal species in an otherwise urban area.

Cultural Resources

Human use of lands has directly led to the present appearance of the park. Several buildings associated with earlier dairy farming remain in the park's administrative area. Additionally, two types of cultural landscapes are in evidence: a *historic vernacular landscape* and an underlying pre-settlement *ethnographic landscape*.

Historic Buildings

Areas now in State Park ownership were historically part of two original dairy farms. The Anderson farm, established in the 1870s, was situated north of the small soccer fields (Costco fields). Park staff has found building foundations in this area, very likely part of the original farm complex.

Anderson Family and Farm

A second farm built by Albert Giese in 1898, was located at the site of the park boat launch and group camp, east of East Lake Sammamish Parkway. Hans Jensen acquired the Giese farm in 1942 and later donated it to the State Parks and Recreation Commission. The park's group camp area bears his name in honor of his generosity. Mark and Inez (Darst) Gunderson built the residence, garage, barn, and outbuildings that still stand in the park's administrative area. These structures date back to the early 1930s.

State Park's Historic Preservation Officer has assessed historical integrity of these remaining structures:

- Craftsman-style residence – retains integrity
- Gable roof dairy barn – altered exterior but appears reversible
- Gable roof milk house – retains integrity
- Garage – altered on north with addition of residence

- Two storage outbuildings – retain integrity

A historic property is one that retains some elements of the seven aspects of integrity:

Location	Materials	Feeling
Design	Workmanship	Association
Setting		

The residence, barn, milk house, and outbuildings retain integrity of location, design, materials, workmanship and association. They have lost integrity of setting and feeling due to the proximity of Interstate-90 and development of park administrative and maintenance facilities.

The Washington State Trust for Historic Preservation has identified barns and milk houses as one of the most threatened historic property types in the state. Typically located on flat ground, few of these properties have escaped conversion to contemporary development. The milk house, constructed to store milk away from cows, is the property's most architecturally significant as it represents a change in the dairying industry due to Washington State health regulations passed in 1920. With only preliminary research, the farm complex appears limited to local historical significance.

Historic Vernacular Landscape

A vernacular landscape is defined as one that "…evolved through use by the people whose activities or occupancy shaped [it]."

Anderson Farm looking south past Pickering Barn

Beginning about 150 years ago, settlement and commerce has profoundly reshaped lands in the Issaquah Valley. Coal mining, forestry, farming, and development of the town itself gradually changed the appearance of the natural landscape.

In addition to buildings, development of the Anderson and Giese farms involved clearing trees, channeling streams, fencing, and constructing an elaborate series of ditches to drain wetlands for pasture and haying. Primitive roadways connected the farms with pastures.

A cultural landscape must also retain elements of the seven aspects of integrity listed for historic structures above. While the historic agricultural landscape retains integrity of location, in the years following park acquisition, abandonment of pasture/hayfields, invasion of blackberry and reed canary grass, construction

of park facilities, and urbanization of the surrounding area have significantly undermined the other six elements.

Nevertheless, the remaining pastures offer an opportunity to interpret this evolution in use. The Anderson farm building foundations near Issaquah Creek present an opportunity for retaining and interpreting the site's ruins, archaeological remains and surrounding pastoral setting.

Ethnographic Landscape

An ethnographic landscape is defined as "…containing a variety of natural and cultural resources that associated people (in this case Native American) define as heritage resources. Examples include contemporary settlements, religious and sacred sites, and massive geological structures. Small plant communities, animals, subsistence and ceremonial grounds are often components" (Preservation Brief #36, Protecting Cultural Landscapes, USDI National Park Service, 1994)

Historical accounts identify the south end of Lake Sammamish as an area where Native Americans fished, hunted, harvested plant materials, held potlatches, and gathered socially. Although most of the park has not been surveyed, the Department of Archaeology and Historic Preservation has recorded one archaeological site within the park.

South point at the mouth of Issaquah Creek

In his 1922 Manuscript on Puget Sound Geography, Anthropologist Thomas Talbot Waterman recorded four Native American place names associated with park landscape features. Although their meanings are not known, two such names, sqax' and Sqwaux, relate to Issaquah Creek and may be the inspiration for naming of nearby Squak Mountain. Two more names relate to Tibbetts Creek. dxs'qilalsul refers to a canoe lookout place and TsqelalcuL refers to loading things onto a canoe. Fishing at the mouth of Issaquah Creek particularly by members of the Muckleshoot Tribe remains an important contemporary cultural practice.

While little of the park retains its pre-settlement appearance, remaining stretches of natural lakeshore, streams, and the fishery resource all contribute to the area's ethnographic landscape. Agency staff should undertake additional analysis to identify any remaining ethnographic resources, assess their significance and integrity, and determine appropriate preservation treatments.

Recreation Amenities

State Parks acquired Lake Sammamish in nine parcels between 1950 and 1968. Even prior to its dedication as a state park, local newspapers provide accounts of local residents swimming and picnicking at the Lake. Owners of the farm properties apparently welcomed this practice.

Sunset Beach

Park development began in 1951 with construction of swimming, picnicking and group camping facilities at Sunset Beach. The statewide equipment and products shop was developed in the park administrative area in 1966. A second major phase of development in the early 1970's constructed Swim Beach, the Rotunda and Kitchen Shelter group picnic facilities, ball field, and the park boat launch.

With the exception of various utility system renovations, upgrade of playground equipment, and acquisition of DNR trustlands adjacent to the Hans Jensen Area, the park has seen relatively little capital attention since the 1970's.

An overall accounting of facilities and amenities currently includes:

- 2 formal swimming beaches with bathhouses and concessions
- 7 restrooms
- 4 picnic shelters
- 3 large picnic areas with tables and grills
- 2 playgrounds
- 2 baseball fields
- 9 soccer fields
- 5 sand volleyball courts
- Overnight youth camp facility
- Boat launch w/nine ramps
- Over 2,200 parking stalls
- Trails (3.6 miles)
- Trailer dump station
- Park office and maintenance area
- Staff residences (four)
- Agency equipment and products shop
- Native plant nursery

While park and regional staffs have done an exemplary job of maintenance, many of the 1970s era facilities either show their age, or have passed their designed lifespan. The declining condition of facilities – especially the Sunset Beach swimming area and support facilities – has contributed to an overall reduction in the number of typical beach-going visitors. Park redevelopment provides an excellent opportunity to restore core recreational amenities and replace aging facilities with ones that are inviting to visitors, minimize impacts to the site, employ green building materials and techniques, and use less energy and water to operate.

Park Wide Landscape Development and Restoration

Extent of Developed Recreation Areas

Approximately 30% of the park landscape is currently developed for intensive recreational use. This includes formal swimming and picnic areas, sports fields, parking lots, administrative area, group camp, and boat launch. Because of the park's location in a stream delta, development of recreation areas required filling of wetlands or using areas previously filled for agriculture-related purposes.

Recommendations

This plan recommends replacement of existing structures and construction of new structures be undertaken only in existing developed areas of the park. For purposes of this plan, developed areas include existing parking areas; building footprints; cleared, filled or landscaped picnic areas; sports fields; administrative areas; roadways, and other areas previously modified for recreational or park administrative use. The proposed Lake Sammamish Redevelopment and Restoration Concept Plan (Figure 1) shows recommended improvements throughout the park.

Because many of the park's developed areas were constructed on wetlands, a distinct edge commonly forms where fill (covered by turf) and wetland meet. Depending on the type and quality of the adjoining wetland, King County development regulations designate buffer areas around wetlands. In several areas, buffers extend well into mowed turf or formally landscaped areas of the park. Under County regulations, construction of new public facilities is permitted within buffers, provided that impacts to buffers are adequately mitigated. That is, new wetlands must be created or existing wetlands enhanced nearby to compensate for intrusion into the buffer.

Several facilities proposed in this plan will unavoidably extend into delineated wetland buffers (Appendix A and B). This plan recommends that facilities only be constructed in wetland buffers overlying existing fill, formally landscaped areas, or areas previously developed for park administrative or recreational purposes. Construction of facilities should not intrude into wetland buffers not otherwise disturbed by previous development.

Developed areas – particularly the Sunset Beach and Swim Beach areas – are near degraded and previously restored streams and wetlands. Design of restoration treatments for streams and wetlands near developed areas should particularly emphasize interpretation of the restoration activity and its broader ecological benefits.

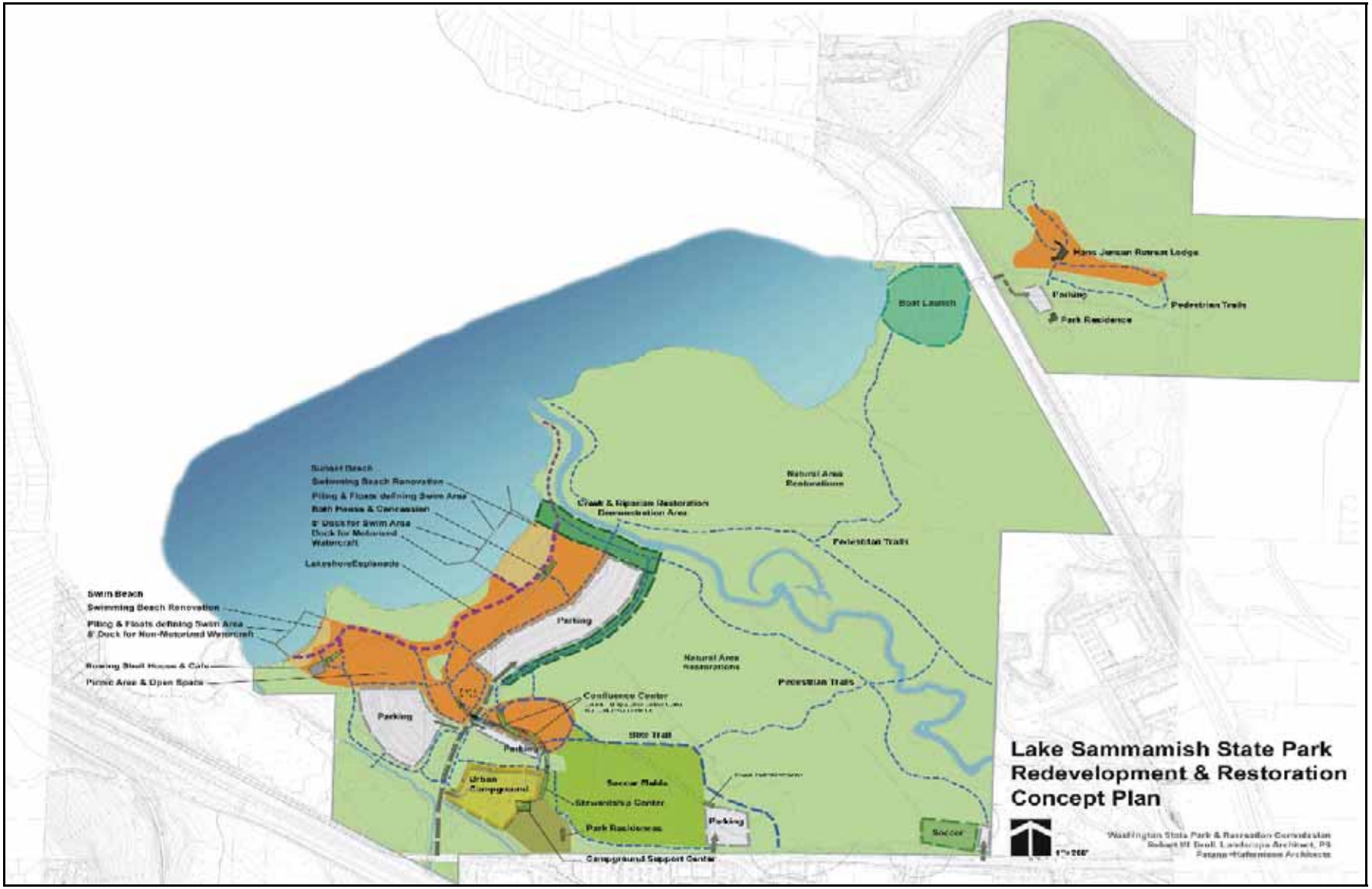

Hans Jensen Retreat Lodge
Parking
Pedestrian Trails
Park Residence
Boat Launch
Natural Area Restoration
Pedestrian Trails
Sunset Beach
Swimming Beach Renovation
Piling & Floats defining Swim Area
Bath House & Concession
8' Dock for Swim Area
Dock for Motorized Watercraft
Lakeshore/Esplanade
Swim Beach
Swimming Beach Renovation
Piling & Floats defining Swim Area
8' Dock for Non-Motorized Watercraft
Picnic Area & Open Space
Parking
Natural Area restorations
Pedestrian Trails
Confluence Center
Parking
Parking
Urban Campground
Soccer Fields
Strawberry's Center
Park Residences
Parking
Soccer
Campground Support Center
Lake Sammamish State Park
Redevelopment & Restoration
Concept Plan

Figure 1

Parking, Traffic, and Transportation

At present, the park has a parking capacity of over 2,300 vehicles (Table 1). Since almost one third of the park's developed recreation area is devoted to it, design and configuration of parking is critically important. Well-designed parking lots effectively manage and treat stormwater, protecting water quality and keeping oil from entering nearby lakes and streams. Appropriate design can also protect park aesthetics through use of vegetation screening and alternative paving systems. During off-peak periods, parking lots frequently become recreation destinations, providing a smooth surface for inline skating, skateboarding, and cycling. Parking areas also provide ideal places for vehicle-oriented recreation activities like tailgating and special events like car shows.

Table 1: Parking Area Capacity

Parking Area	Approximate Capacity
Sunset Beach	1,200
Swim Beach	605
Kitchen Shelter	53
Main Soccer Fields	160
Costco Soccer Fields	60
Boat Launch	250 vehicle-trailer
Hans Jensen	40

Vehicle traffic in and out of the park is of critical concern to nearby residents and the neighboring City of Issaquah. Traffic congestion on SR-900 and City streets prompted city government to adopt a traffic concurrency ordinance. Essentially, traffic concurrence means that any proposed new development or change in use within the park must ensure that traffic in and out of the park does not adversely affect traffic flow on city streets at critical commute times. If impacts to traffic flow are anticipated, measures that offset traffic impacts must be in place when the new development or use comes on line.

While the park lies mostly within unincorporated King County, the agency recognizes that visitors must use city streets to access it. Regulating traffic in and out of the Hans Jensen area falls under jurisdiction of the City of Issaquah.

Recommendations

As an integral part of park redevelopment, all parking lots and roadways should be improved to meet contemporary standards for stormwater treatment and retention. This will likely result in a modest reduction in the park's overall parking capacity (50-75 stalls). Parking area design should consider use of bioswales, pervious pavement, and other alternative paving systems (e.g, grasscrete) to reduce impact of parking areas on natural hydrologic processes and help preserve the park's aesthetic appearance.

Additional parking recommendations include:

- Stripe or otherwise delineate parking stalls to optimize parking capacity
- Target parking capacity to meet typical summer season demand and not attempt to accommodate peak demand
- Ensure parking allocation meets design capacity of park facilities
- Provide passenger drop-off areas and loading zones at each major facility – ideally with covered waiting areas

This plan recommends the agency address traffic as individual development phases are proposed and funded. Since future phases depend on future state appropriations and securing external partnerships, park redevelopment may span ten to twenty years, or more. Over this period, surrounding transportation infrastructure and traffic patterns will almost certainly change. Analysis completed now will lose its relevance very quickly. As project phases are funded, State Parks should work with the City and County to undertake appropriate traffic studies, comply with traffic concurrency regulations, and complete traffic mitigation measures as required.

Other transportation and traffic-related recommendations include:

- Coordinating after school recreational and educational programs to avoid peak PM vehicle trips in and out of park.
- Consider additional transit stops inside the park and encourage participants in on-going park programs to use mass transit and carpool
- Providing visitor services within the park to reduce trips in and out (e.g., food service and campground laundry/vending/convenience items)
- Redesign entrance to optimize traffic flow (and provide a wider stream buffer along Tibbetts Creek)

Interpretation and Environmental Education

Bringing urban and suburban populations into closer contact with the natural world arguably forms the core of the park's adopted vision. Its location within the state's largest metropolitan area and immediate access to large natural areas ideally positions the park to become a leader in environmental interpretation and education. Park staff has established a popular small-scale environmental education partnership with local schools and continue to work with partner organizations to provide interpretive brochures, kiosks, signs, and other programs. While these efforts are positive first steps, the park interpretive effort remains incomplete.

Recommendations

This plan recommends preparation of an expanded park-wide interpretive master plan. The plan should broadly emphasize sustainability and stewardship of urban natural areas and focus at least in part on stream delta restoration and conservation. Planning should develop a network of interpretation beginning with offsite printed and web resources that entice and direct visitors to a central

interpretive hub or facility within the park. Interpretive displays and programs should then invite exploration and orient visitors to interpretive opportunities throughout the park. Opportunities may include staffed walks and programs or self-directed opportunities using brochures, other media, kiosks, and signs.

Staff should continue to work with neighboring school districts and partner organizations to enhance environmental education programming in the park. This effort should coordinate with development of interpretive facilities to ensure program needs are effectively incorporated into facilities design.

Trails

Around 3.2 miles of trail wend their way through developed and natural areas of Lake Sammamish State Park. Trails vary from paved paths between developed facilities to soft surface, single-track trails through park's pastoral landscapes and natural areas along Issaquah Creek. As walking has become the state's most popular recreational activity, the park's accessible and extensive network of trails provides an instant escape from the crush of the surrounding urban area. Keeping trails adequately drained and passable through the winter months however remains a challenge.

The internal trail network also connects to City of Issaquah's trail system, King County's East Lake Sammamish Trail, and the region's broader trail network. The Mountains to Sound Greenway Trust and King County are also working to connect trails to the cross-state John Wayne Pioneer Trail over Snoqualmie Pass to Eastern Washington and beyond.

Recommendations

The park's location and proximity of parking areas to Issaquah's and King County's regional trail network establishes Lake Sammamish State Park as a de facto trailhead. At present, trail users frequently park at the boat launch or in lots serving the park's soccer fields. As trail use increases, conflict between these uses will intensify. This plan recommends that State Parks work with King County and the Cities of Issaquah and Sammamish to establish a "destination" trailhead facility to focus parking in the main park area and reduce pressure on lots intended for other purposes. Such a facility should provide trail information, programs, and support services (e.g., bike rentals, skate rentals, concessions, etc.) to encourage trail users to park there. Signing should discourage trail-related parking at the boat launch and soccer fields.

Design of trail system upgrades should seek to bring visitors in closer contact with the natural world, while providing interpretation to enhance appreciation and understanding, and help foster the agency's conservation ethic. Interpretive displays and programs should take every opportunity to expose visitors to efforts to restore the park's wetlands, streams, shoreline, and other natural and cultural features and inspire volunteer participation in these efforts.

Additional trail recommendations include:

- Constructing paved trail connections between features in developed areas
- Constructing additional trails to form loops throughout the park
- Constructing an additional bridge over Issaquah Creek to complete a loop through the park's natural area
- Improve trails, adding boardwalks where necessary to allow all-season use
- Constructing trail connections to the County/City regional trail network and neighboring employment centers

Wetlands, Streams, and Lakeshore Restoration

Beyond the developed swimming beaches, picnic areas, and boat launch lies 70% of the park (over 350 acres) that most visitors never experience. Responding to input by the Mountains to Sound Greenway Trust, the State Parks and Recreation Commission directed staff to prepare a Wetlands, Streams, and Shoreline Restoration Plan (Appendix C) to ensure stewardship of these important park resources. The overarching purpose of the plan is to holistically assess the park's natural features and functions and develop a menu of restoration projects to form a comprehensive framework restoration of the park's natural resources.

Practically, this plan details opportunities and guides a range of restoration work including uncomplicated volunteer projects, professional restoration work funded by grants/contributions, and large-scale restoration projects completed as compensatory mitigation for development both inside and outside the park.

The Wetlands, Streams, and Lakeshore Restoration Plan was an interagency effort that included financial support and staff participation by the City of Issaquah, the Mountains to Sound Greenway Trust, State Parks, and members of the Lake Sammamish State Park Advisory Committee. The team secured a matching Wetland Protection Grant from the Environmental Protection Agency in the spring 2004 that doubled available funding for the $40,000 project. The Watershed Company was contracted to prepare the plan that later won the Seattle Chapter of the American Society of Landscape Architect's, Award of Honor in 2005.

A $75,000 initial restoration project led by the Mountains to Sound Greenway Trust with financial support by King County, City of Issaquah, City of Sammamish, State Parks, Washington State Parks Foundation, and an individual donor was completed in summer 2006. A project to restore portions of Tibbetts Creek is currently underway by Sound Transit to mitigate impacts of Transit Center construction in Issaquah. Planning for an additional wetland restoration project by the State Department of Transportation to mitigate impacts associated with SR-900 widening is nearing completion at this time.

Recommendations

This plan recommends that the State Parks and Recreation Commission formally adopt the Wetlands, Streams, and Lakeshore Restoration Plan to generally guide restoration activities in the park. It should also be understood that this plan will likely be adapted as site-specific restoration designs are completed and conditions on the ground evolve.

While the restoration plan stratifies projects by complexity and suggests potential kinds of groups appropriate for implementation, this plan recommends the agency "award" restoration projects on a case-by-case basis. Awards should seek to balance financial benefits to the agency with non-monetary conservation and advocacy benefits derived from engaging partner organizations and the public in and restoration of urban natural areas. The agency should continue to work with its Lake Sammamish restoration partners, the Mountains to Sound Greenway Trust, City of Issaquah, Lake Sammamish Advisory Committee, and King County to continue implementation of this plan

Other Landscape Considerations

Zoning

Two jurisdictions regulate park land uses and zoning. The Hans Jensen Area, east of East Lake Sammamish Parkway and ball fields near the Swim Beach area, lie within the city limits of Issaquah, whereas the remainder of the park is in unincorporated King County. The City of Issaquah Comprehensive Plan designates the Hans Jensen area for "low-density residential" use and ball fields for "public facilities" use. The City zones the Hans Jensen area Single Family – Suburban (SF-S) and area near Swim Beach as Community Facilities – Recreation (CF-R). King County's Comprehensive Plan designates the remainder of the park as "Other Parks/Wilderness" with a zoning of R-4 Residential.

While Issaquah's Public Facilities land use and CF-R zoning is consistent with proposed use of the park, City and County residential zoning has resulted in nonconforming land uses for a number of existing facilities as well as precluding some proposed facilities. To fully implement plan recommendations, State Parks will be required to seek zoning amendments and perhaps Comprehensive Plan amendments in both Issaquah and King County Jurisdictions.

Issaquah has expressed interest in annexing Lake Sammamish State Park. State Parks should work with Issaquah and King County to examine and determine potential benefits and effects of such an action. Through this effort, comprehensive plan and zoning amendments should be pursued to create a mosaic of zoning districts within the park or preferably create a special use zone tailored to uses recommended in this plan.

Stormwater

State Parks developed Lake Sammamish at a time when the stormwater standards were considerably more lenient. Presently, only a small portion of the New Beach parking lot treats stormwater with detention facilities and even these do not meet today's standards. Lake Sammamish is listed as a "Sensitive Lake" treatment area requiring higher treatment levels.

Through park redevelopment, the agency intends to construct contemporary stormwater treatment systems for both new *and existing* impervious surfaces. All stormwater plans should address direct oil and other pollutant removal, runoff detention to slow the rate of discharge to pre-development levels, and water treatment to improve discharge quality to near pre development levels.

Throughout the design process, State Parks should seek ways to reduce impervious surfaces and employ the latest stormwater treatment and detention methods to achieve full compliance. Systems should demonstrate measurable performance and be maintainable.

Critical Areas

Wetlands are an important asset to Lake Sammamish State Park. This conceptual plan locates improvements on uplands to avoid and minimize impacts to these areas. Lawn areas that meet Category III wetland criteria are acknowledged as low value and low functioning wetlands that if impacted will require mitigation.

King County maps include portions of the park in a Level 1 Flow Control Zone. The proposed Hans Jensen Retreat area lies within a seismic and landslide hazard area, both having special requirements for facilities design and permitting (Appendix D). In addition, Tibbetts and Issaquah Creeks are major drainage basin conveyance routes that handle most of the storm water from the developed areas of the City of Issaquah.

Some recommended improvements lie within floodplains of Issaquah, Tibbetts and Laughing Jacob's Creeks. Development of facilities in these areas will require floodplain analyses to guide site design and minimize potential impacts.

Architectural Framework

Developing an architectural framework is considered a preliminary step before preparing formal architectural design guidelines. A framework sets a general approach to design and identifies features to incorporate in all buildings. Descriptions and design strategies below, together with sketches, graphics, and descriptions or architecture in area-specific concepts (next section), form the park's architectural framework.

A consistent design will give the park a unique visual identity, improve its appearance, and enhance experience of park visitors. The architectural framework for Lake Sammamish is based on the idea of "connectivity" – connecting people to nature by creating an architectural language linking the buildings to the landscape.

Design strategies for each park area focus on melding the site structures with the landscape by lifting up roof planes, tucking structures below a planted roof, or lifting them over a rain garden (Figure 2).

Common to each building are specific architectural components:

- Unifying green roofs
- Planted swales and rain gardens that extend from the edge of one built element to another
- Dynamic and/or seasonal water features creating borders and thresholds
- Transparency in the wall plane so that views are preserved or enhanced, and the indoor/outdoor relationship is reinforced
- Use of recycled, reclaimed and regionally appropriate materials (possibilities include rammed earth, wood, concrete).

The use of these common elements ties the entire site together by establishing a sense of order and recognition between individual buildings and the park as a whole. Rather than imitating architectural styles of the past, the innovative and site-appropriate architectural language will further the role of Lake Sammamish State Park as a valued legacy (Figure 3).

Figure 2: Architectural Framework

Figure 3: Buildings as a Single Architectural Expression

Green Building Strategies

Architectural design of all park facilities should investigate green building design principles and incorporate those most appropriate into individual structures within the park. Architecture should also foster sustainable operation and management practices. Strategies include:

Minimize Building Footprint

Decrease land area taken up by buildings and reduce environmental impact on site.

Sustainable Design

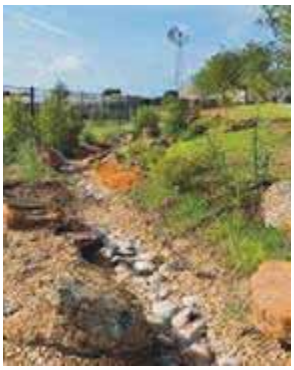
Minimize environmental impact of buildings by enhancing efficiency and optimizing the use of materials, energy and space.

Planted Roof

Designed system that supports a growing medium and vegetation to reduce stormwater runoff, filter pollutants, reduce roof maintenance, provide insulation and thermal mass benefits, provide wildlife habitat and provide aesthetic benefits such as a reduction in the perceived mass of the building, or the visual benefits of an elevated ground plane.

Bioswales and Rain Gardens

Landscape elements designed to remove/reduce silt and pollutants from surface water runoff to reduce potential for water contamination, reduces rate of run off flow by providing retention and/or detention benefits.



Water Reclamation

Gray water generated on site treated and re-used for irrigation or site water features.

Rammed Earth

Walls constructed of compacted earth, gravel, sand and cement to provide an alternative to wood construction or concrete construction. Provides thermal mass benefits.

Daylighting

Natural light illuminates interior spaces, resulting in lower energy cost, less heat generation, improved life cycle cost and increased/enhanced user productivity.

Natural Ventilation

Difference in air pressure moves air through a space as an alternative to mechanical/forced air ventilation. This reduces building energy use and building operational and maintenance costs.

Improving Indoor Air Quality

Avoiding materials and finishes that emit or contain toxic elements, utilizing natural ventilation, introduction of indoor vegetation and other strategies to improve indoor air quality.

AREA-SPECIFIC CONCEPTS AND RECOMMENDATIONS

This section discusses individual areas within the park and recommends development of specific facilities, resource restoration activities, and other site-specific activities.

Sunset Beach

Recreation at the south end of Lake Sammamish began at Sunset Beach – well prior to its acquisition into the state park system. As popularity of the site continued to grow, the State Parks and Recreation Commission purchased properties for development of what was then considered a rural state park. Through the years, the agency improved the parking area, formalized the swim beach, and constructed a bathhouse with concession stand, restrooms, picnic shelters, volleyball courts, paths, and playground structures. Hundreds of picnic tables accommodate the thousands of picnickers common on summer weekends.

Central Development Concept

Redevelopment of the Sunset Beach Area should provide high-quality picnicking and swimming opportunities for typical day-use visitors (Figure 4). The area should also accommodate larger group gatherings and special events (e.g., Tastin' and Racin'). In addition to providing visitors access to water-based recreation, park docks should provide boat access to activities on shore. Because Sunset Beach will receive the largest number of park visitors, development should showcase green building design and construction practices and model a strong conservation ethic. Restoration projects should incorporate interpretive elements throughout. Enhancing safety and the quality of the facilities (architecture, park elements and grounds) should result in a vastly improved recreational experience.

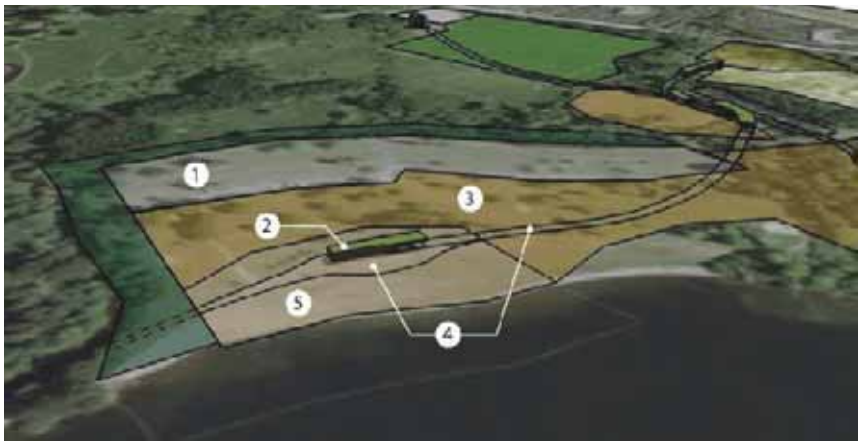


Figure 4: Sunset Beach

KEY
1. Parking
2. Sunset Beach Concession/ Restroom w/green roof
3. Lawn
4. Esplanade
5. Beach

Key Considerations

Swim Area

Soft lakebed surfacing, dirty and weedy sand beach, unclear swim area definition and undefined boat-to-beach access are factors contributing to sub-optimal swimming environment. Adding sand to the beach and lakebed will create an attractive sand beach and lakebed surface for swimming. Reducing the size of the beach by one third will reduce environmental impact, create a more vibrant beach area, reduce maintenance and provide the opportunity to restore onshore and nearshore natural habitat. Two Y-shaped docks will provide bookends and define the swim area, offer angling opportunities, and provide a safe and separate transient transfer dock for boaters accessing the park. Regulatory permits will be required for work below the ordinary high water and in-water improvements.

Day Use Area

Grounds, restroom/concessions, picnic shelters, play facilities, and site elements have run their useful life, appearing tired and run-down. Soil amendment, drainage and irrigation improvements will provide healthy growing conditions for turf grass, thereby fostering open field play and picnicking throughout the Sunset Beach area. New rent-able picnic shelters will create opportunities for social gatherings while providing revenue to support park operation. New playground equipment for pre-school and school-age children with a “River Delta” theme will offer physical and social play opportunities.

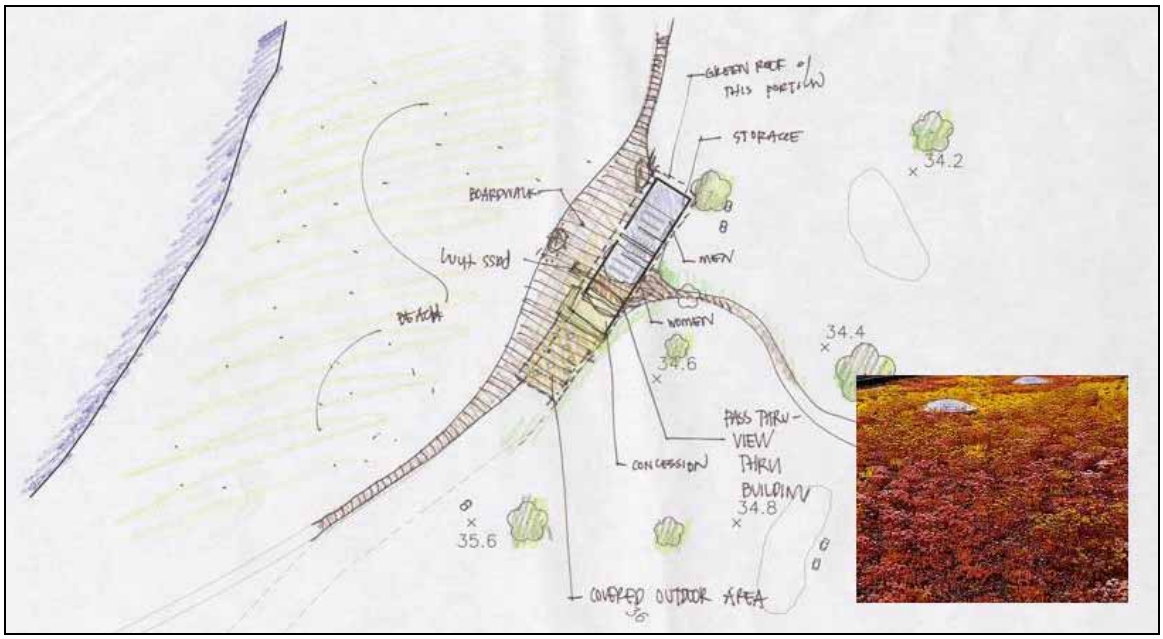


Figure 5: Sunset Beach Bathhouse and Concession

Bathhouse/Concession Facility

The new bathhouse and concession facility will serve as the architectural and social focus of Sunset Beach (Figure 5). The structure will provide restrooms, small changing area/shower facilities, storage area for lifeguard equipment, and a concession with covered outdoor seating area.

The design concept includes a planted roof, which will provide not only environmental benefits, but will reduce the visual impact of the structure from surrounding approaches. A pass through space between component rooms will allow both visual and physical access to the beach and diminish the scale of the structure. The boardwalk/esplanade will widen in front of the structure to accommodate special events and activities.

Since the proposed facility is located within the edge of the Issaquah Creek Floodway, design and permitting of the structure will receive higher scrutiny than normally expected.

Lakeshore Esplanade

Developed beach areas are enormously popular for casual walking and strolling. The lakeshore esplanade celebrates this activity by creating a special segment of waterfront trail. The walking surface, defined by colored and textured concrete reflecting patterns of the river delta, will widen to between 12 and 16 feet. Ample artistically designed seating nooks will provide opportunities for conversation or restive contemplation. Extending along the Lake Sammamish waterfront from the Rowing Shell House to the Issaquah Creek Spit, the lakeshore esplanade will provide an interesting linear walking space and subtle transition between developed uplands and the waterfront beaches, docks, and natural areas.

A boardwalk along the Issaquah Creek spit, in concert with interpretive signage imparting the area's sensitivity will channel public use and focus impact within a smaller area.

Recommendations

Facility Improvements

- Restore upland and lake bed sand surface within the formal swimming area (reduced size)
- Define swim area, fishing dock and facilitate watercraft-to-beach access with 8' dock & floats
- Restore turf and landscaping
- Construct bathhouse facility to establish the area's social and architectural focal point
- Create flexible picnic spaces adaptable to groups of varying numbers
- Construct picnic shelters to offer a range of picnicking opportunities
- Construct 12'-16' wide artistically inspired lakeshore esplanade
- Construct river delta themed play equipment

- Construct boardwalk to the of mouth Issaquah creek
- Renovate parking area and upgrade stormwater treatment to bring parking surfaces into compliance with current regulations

Protection of Natural Features

- Except for footbridge, remove existing improvements within 200 feet of Issaquah Creek (including restroom, picnic shelter, and parking areas), re-grade stream bank as appropriate, and restore area with native plants.
- Restrict public access to Issaquah Creek Spit via boardwalk only, restore disturbed areas, and reinforce the area's sensitivity through interpretive signing.
- Restore the southern third of the existing swimming beach to natural riparian area.
- Remove 70 feet of fill from the eastern edge of the parking lot, define edge of developed area with a 10-foot trail, and restore area with native vegetation.
- Integrate planted roofs, rain gardens, and pervious paving systems into construction of facilities to minimize impervious surfaces and reduce water runoff.
- Integrate waterless/low-flow fixtures and water recycling systems into park facilities and replace landscaping with drought tolerant native plant species.
- Construct parking area with pervious surfacing, bioswales, and improve stormwater treatment to bring vehicular circulation and parking surfaces into compliance with current stormwater regulations.

Swim Beach

Swim Beach offers a smaller, more intimate swimming and picnicking alternative to the expansive Sunset Beach area. Swim Beach offers walking paths, picnic sites with tables and grills, volleyball courts, and a Big Toy-type play structure. As a sheltered bay, Swim Beach has historically been a launch point for non-motorized watercraft to explore natural and developed shorelines of Lake Sammamish.

Central Development Concept

Improvements planned for the Swim Beach Area should accommodate swimming and picnicking in concert with recreational and educational opportunities associated with non-motorized watercraft (Figure 6). Through Partnership opportunities, visitors can learn how to row, canoe and kayak, participate in special events such as races, water survival skills training or watercraft training sessions or simply rent a canoe for the afternoon. As the southern terminus of the Lakeshore Esplanade, Swim Beach offers a launching

point where visitors can enjoy food from the cafe in covered patio court after their waterfront stroll.

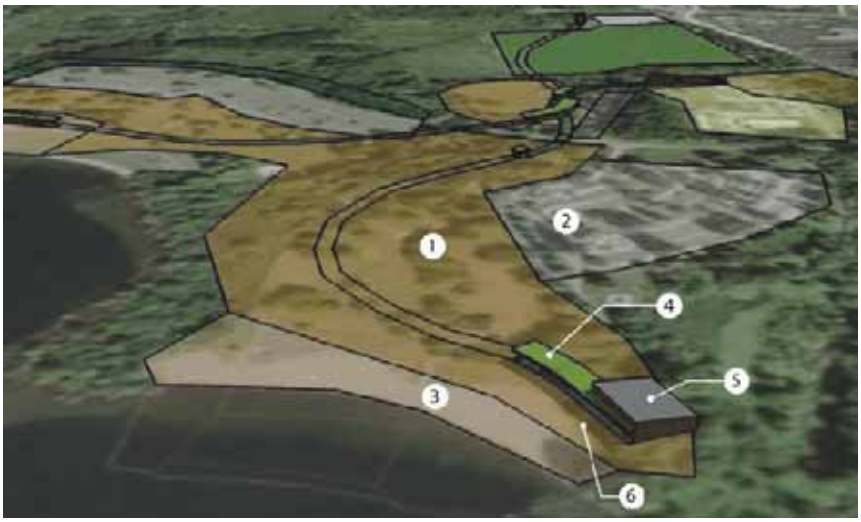


Figure 6: Swim Beach

KEY:

1. Picnic area
2. Parking
3. Beach
4. Bathhouse/boat rental/cafe
5. Rowing Shell House
6. Staging area

Key Considerations

Swimming Area

A small amount of beach sand nourishment and clean-up will help re-establish the site's highly attractive swimming and wading opportunities. One "Y" and one "L" shaped dock will enclose an area for swimmers. Specific design and configuration of docks and approach will need to address:

- Separation of swimming area from motorized, as well as non-motorized boating activities
- Launch and recover rowing shells quickly and efficiently – often requiring launch of several shells simultaneously.
- Accessibility of water-based activities to people with disabilities.
- Protection of anadramous fish migration in nearby Tibbetts Creek and Issaquah Creek.

Day Use Area

The grounds of the Swim Beach Area are in reasonably good condition requiring site-specific landscape and drainage restoration. Irrigation in all developed landscaped areas is necessary to maintain healthy growing conditions. Renovation of the area should replace the existing play structure with one tailored for pre-school age children and designed with a "Watercraft" motif. Redesign of the site should relocate the play structure within sight lines of the shell house facility and beach picnic area. Flexible picnic table locations and spaces in conjunction with mid to small size picnic shelters will offer opportunities to schedule a wide range of larger-scale picnics and special events.

Rowing Shell House

A new rowing shell house is the primary building element at Swim Beach and is conceived as partnership between State Parks and a local rowing club (Figure 7). Crew shell storage and a work/repair area, along with space for rowing machines and other training equipment and associated support spaces will serve members of the rowing club. Public portions of the facility will house restrooms, showers, kayak rental/tour concession, and a café with covered outdoor seating.

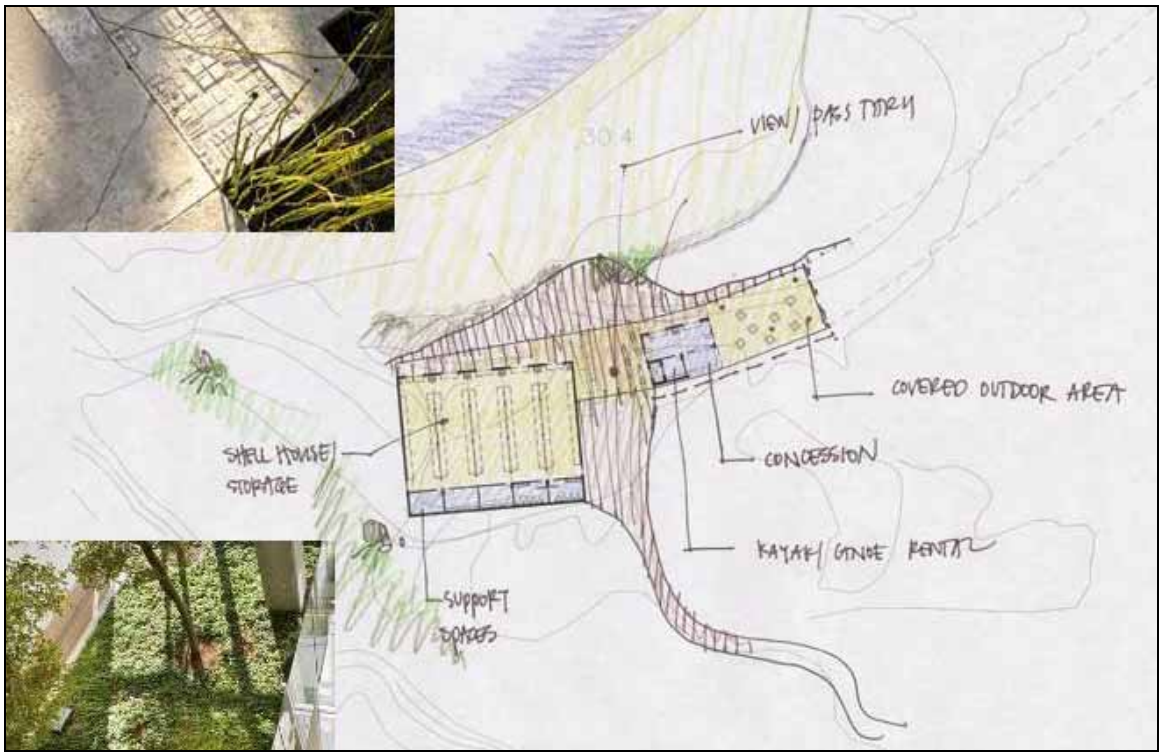


Figure 7: Rowing Shell House and Cafe

The design of the structure will support programmed activities for partners such as the rowing club, and allow the public to experience the park from the water via rented kayak or canoe.

Key design considerations include design of the structure with accessibility in mind, minimizing the building scale, providing view corridors through the building to the beach, and facilitating access to the water and dock areas. Featured design elements include translucent wall planes, portions of planted roof overhead, and rain gardens to bring nature to the threshold of the structure while also contributing to the management of runoff.

Recommendations

Facility Improvements

- Develop Rowing shell house & café concession

- Define swim area, fishing dock and facilitate watercraft-to-beach access with 8' dock & floats
- Restore turf and landscaping
- Construct Non-motorized watercraft launch
- Construct watercraft themed playground structure
- Create flexible picnic spaces adaptable to groups of varying numbers
- Replace Rotunda structure with new structure conforming to the park's architectural design framework
- Develop 12'-16' wide artistically inspired lakeshore esplanade
- Renovate parking area and upgrade stormwater treatment to bring parking surfaces into compliance with current regulations

Protection Natural Features

- Remove Lawn areas and restore riparian area between impervious surfaces and Tibbetts Creek
- Integrate planted roofs, rain gardens, and pervious paving systems into construction of facilities to minimize impervious surfaces and reduce water runoff.
- Integrate waterless/low-flow fixtures and water recycling systems into park facilities and replace landscaping with drought tolerant native plant species.
- Construct parking area with pervious surfacing, bioswales, and improve stormwater treatment to bring vehicular circulation and parking surfaces into compliance with current stormwater regulations.

Confluence Center

As the park's focus for organizational collaboration and educational and recreational programming, the Confluence Center must be centrally located within the park and immediately accessible to the public. The site deemed most suitable lies in the existing kitchen shelter group picnic area. This area currently serves groups up to 400 people and remains enormously popular. As envisioned, development of the Confluence Center should enhance, not displace the site's group picnicking function.

Central Development Concept

Conceived as a central gathering space within the park, partner organizations will share a series of multi-purpose spaces for recreational and educational activities, organizational meetings, and supporting administrative functions (Figure 8).

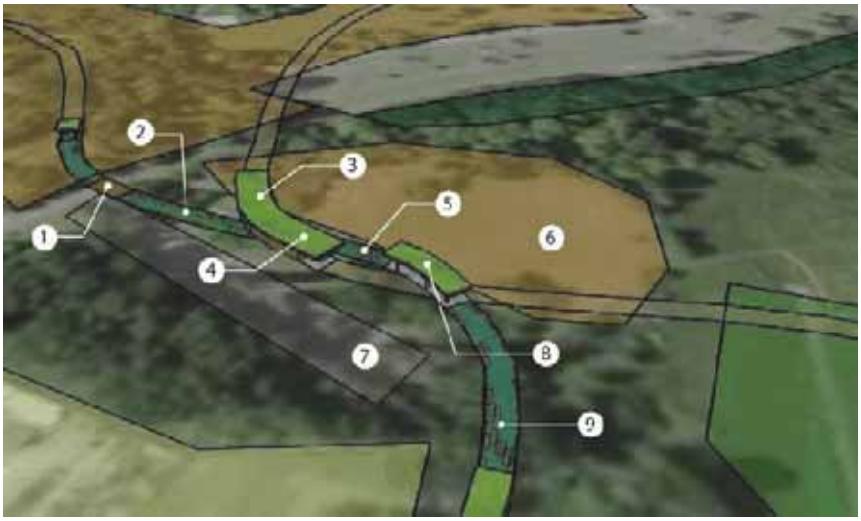


Figure 8: Confluence Center Site

KEY
1. Water feature
2. Rain garden
3. Trailhead Center
4. Partnership Space
5. Landscape feature
6. Play meadow
7. Parking
8. Covered outdoor area w/ planted roof

The design includes informational exhibit space, flexible meeting/classroom area(s) dividable into smaller spaces, and other support spaces such as restrooms and storage.

A second component of the center would house the park's Regional Trailhead, a facility providing information and services for pedestrians, cyclists, and skaters accessing the park's network of trails and the larger City/County regional trail system. Support services include bike and skate rentals, food/beverage concession, trail orientation materials, and trails-related recreational programs (e.g., adaptive cycling for people with disabilities).

The third primary component includes a large outdoor sheltered area to accommodate large group gatherings and picnics and a landscaped outdoor seating area for performance and educational programming.

Key Considerations

A building that supports the concept of "connectivity"

The sharing of space and resources within the Confluence Center addresses park goals for education, accessibility, economic efficiency, sustainability and community.

Common Architectural Language

Featured conceptual design elements include a building that can be constructed in phases, a green/planted roofscape, moveable walls opening to the exterior and reinforcing the indoor/outdoor relationship, recessed landscaped areas and the potential for dynamic and/or seasonal water features (Figure 9). Interpretive elements and signage will be incorporated into the design of the center so that the building itself fosters environmental awareness and education.

Sustainable Architecture

The design will support the green building strategies by focusing on efficient use of materials and systems, water reclamation and incorporate specific green building components such as the planted roof system and potential use of rammed earth walls. Orientation of the building will seek to optimize use of natural ambient light and passive ventilation systems.

Figure 9: Confluence Center

Partnership Opportunities

With an open and flexible design plan, the Confluence Center will support partnerships between State Parks and organizations providing recreational and educational programs to park visitors. Shared meeting rooms and support spaces, along with dedicated administrative and storage space will help facilitate partner activities where available financial resources limit development of individual facilities for each group.

Phasing Opportunities

The Confluence Center is conceived as expandable over time. The overhead roof provides less costly but useable space that can be enclosed as funding opportunities present themselves and demands for partner space grow.

Recommendations

Facilities Improvements

- Replace existing kitchen shelter structure with proposed Confluence Center that includes classroom/meeting space, trailhead facility, and group picnic shelter with integrated outdoor education/performance space.
- Reconfigure and expand parking area (recognizing that visitors will park in other parking areas during large gatherings and special events).
- Develop and enhance pedestrian and cycling trail connections to parking lots, the park's trail network, and the County's/City's regional trail system.

Protection of Natural Features

- Restore nearby wetlands consistent with park's Wetlands, Streams, and Lakeshore Restoration Plan to compensate for any intrusion of proposed facilities into wetland buffers.
- Integrate planted roofs, rain gardens, and pervious paving systems into construction of facilities to minimize impervious surfaces and reduce water runoff.
- Integrate waterless/low-flow fixtures and water recycling systems into park facilities and replace landscaping with drought tolerant native plant species.
- Construct parking area with pervious surfacing, bioswales, and improve stormwater treatment to bring vehicular circulation and parking surfaces into compliance with current stormwater regulations.

Urban Campground

Campground development establishes State Parks' most traditional recreational opportunity at Lake Sammamish State Park. The park's extensive administrative area currently houses the agency's statewide Equipment and Products Shop. Because most of the park was developed over wetlands, areas previously filled provide the only remaining opportunity for facilities development. While of significant value to the agency, devoting scarce parkland to a purely administrative function is not its highest use. As part of its 2007-09 budget deliberations, the Legislature has approved funding to study relocation of the shops to a new location, better suited to its needs and the needs of the park.

Central Development Concept

Near the park entrance and distinctly separated and screened from the rest of the park, visitors to the Urban Campground will enjoy a highly accessible, developed camping experience. Seasoned campers will use the area to *come in to town* for day use and special events both in and outside the park (e.g., soccer tournaments, rowing regattas, Tastin' and Racin', concerts, and Issaquah Salmon Days). Tentative new campers will develop their outdoor skills in a safe

environment with a high-degree of accommodation. Yurts or small camper cabins will provide the equipment necessary for a safe and easy outdoor recreation experience. Camping also firmly establishes the park as a regional recreation destination.

Key Considerations

Campground Design

The urban campground must optimize use of highly limited available uplands to achieve economic sustainability. This may require a substantially higher density of campsites compared to other state parks. Lack of existing vegetation within the existing site, will require careful campsite design and establishment of durable vegetation. Defined by natural vegetation, the urban campground requires screening from other park areas and NW Sammamish Road. Visitors will expect adequate turn radii, full utilities, and high-quality site amenities and furnishings from an urban campground.

Campground Support Center

Visitor support facilities such as visitor check-in, office, laundry, meeting room and small convenience store/vending will be necessary to meet expectations of visitors and reduce vehicle trips in and out of the park. The existing historic barn and milk shed present a unique opportunity to blend architectural elements of the park's design framework with adaptive use of historic structures. Referred to as conserving "embodied energy", rehabilitation of existing structures instead of expending energy to construct entirely new ones is arguably the highest expression of sustainability.

Financial Sustainability

Based on preliminary financial analysis, the urban campground is the most likely of proposed park facilities to generate new revenue. Anticipated revenues would be adequate to both finance development and cover operation expenses. Agency staff should undertake additional financial analysis and work with the State Office of Financial Management and State Treasurer's Office to explore entrepreneurial opportunities for development and operation of this facility.

Recommendations

Facility Improvements

- Identify facility requirements and determine feasibility of relocating agency's statewide Equipment and Products Shop to a new location.
- Reconfigure and relocated park administrative and maintenance facilities into proposed Stewardship Center.
- Reconfigure/renovate staff residences, retaining historic farm residence in its present location.
- Develop campground support facility through adaptive re-use of Barn and Milk Shed and incorporate sustainable architectural elements.

- Develop Urban Campground on 5.5 acres with approximately 55 campsites & 15 yurts/convenience cabins.
- Market campground as a gateway experience for neophyte campers as well as a destination close to urban attractions and amenities.

Protection of Natural Features

- Restore nearby wetlands consistent with park's Wetlands, Streams, and Lakeshore Restoration Plan to compensate for any intrusion of proposed facilities into wetland buffers.
- Integrate planted roofs, rain gardens, and pervious paving systems into construction of facilities to minimize impervious surfaces and reduce water runoff.
- Integrate waterless/low-flow fixtures and water recycling systems into park facilities and landscape campground with drought tolerant native plant species.
- Construct campground with pervious surfacing, bioswales, and improve stormwater treatment to bring vehicular circulation and parking surfaces into compliance with current stormwater regulations.

Soccer Fields

In the early 1980's the Issaquah Soccer Club (ISC) developed an agreement with State Parks to develop and maintain several soccer fields on lands historically used as pasture and for haying. The number and sophistication of fields increased over the years, resulting in the current nine field configuration: seven in the main group to the west and two smaller fields to the east for younger players known as the Costco fields.

In 2001, ISC requested approval of the State Parks and Recreation Commission to construct an additional practice field (field #10) to the north of the main grouping and to expand and improve the existing parking facilities (Figure 10). The Commission approved the request, provided the club professionally design improvements, seek agency review and approval for designs, and obtain all required development permits.

Completion of authorized improvements stalled in the years that followed, with ISC frustrated with the cost and difficulty obtaining necessary permits. The club continues to maintain and incrementally improve the fields, culminating most recently in installation of turf obtained from Seahawks Stadium following a world cup soccer match. A modest irrigation system and hookup to park well system was also recently completed.

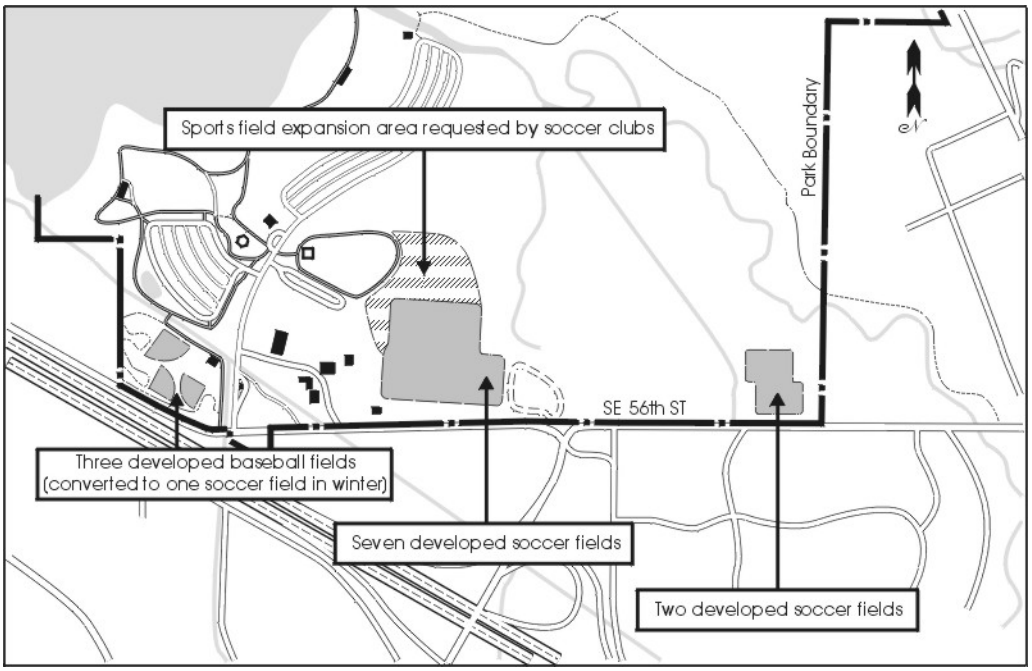


Figure 10: Lake Sammamish Sports Fields

Nevertheless, demand for fields increasingly outpaces supply. Informal construction of the fields leaves them susceptible to damage and limits the amount and play they can sustain. ISC and affiliated organizations provide soccer programs for over 3,000 youth throughout East King County. The fields provide a highly valued public function. The club has developed a positive working relationship with park and agency staff and remains a valued partner.

Central Development Concept

In January 2007, the State Parks and Recreation Commission adopted a policy guiding development of local parks and recreation amenities (e.g., sports fields and swimming pools) in state parks. The policy essentially states that development and maintenance of these facilities falls within the responsibility of local jurisdictions and is not that of State Parks. However, the agency will continue to permit existing facilities and honor existing partnerships.

Recommendations

Any improvements to facilities will require approval by the Commission and must remain within the soccer area footprint previously approved by the Commission in 2001. Commission approval of new development is contingent on completion of SEPA environmental review by ISC. ISC must seek agency review and approval for design of improvements and obtain all applicable development permits. Any structures must comply with the park's architectural framework.

Hans Jensen Retreat

Nestled in a secluded meadow, the Hans Jensen area offers a surprisingly tranquil setting while still within the city limits of Issaquah. Hans Jensen donated this property to the State Parks and Recreation Commission to provide young people recreation opportunities not available to him in his youth. The area currently serves as an overnight group camp and day camp facility, with a picnic shelter, tables, water source, fire ring, and vault toilets. Popular for scouting and other youth groups during summer weekends, the area receives very little use during shoulder and winter seasons. An aging double-wide trailer in use as a staff residence is located at the entrance.

Central Development Concept

The Hans Jensen area should continue to serve as a youth and group camping opportunity while seeking to expand use and welcome other types of groups – particularly midweek during the summer and into to the shoulder and off-season.

Subordinate to the natural landscape, a lodge with great room, dining area, kitchen, restrooms, showers, and bunkhouse type overnight accommodations should anchor site development. The great room should open to adjoining outdoor space providing a venue for larger gatherings and special events (jamborees, company picnics, weddings, spiritual gatherings, performances, and cultural activities). Operation of the facility should permit use for business meetings and retreats, but mainly to offset costs for youth-oriented groups.

Key Considerations

Retreat Lodge

The lodge should be located on the north side of Laughing Jacobs Creek to create a symbolic sense of separation from urban world (Figure 11). Site design should limit vehicular access to the facility permitting loading and unloading only with parking on the south side of the creek.

The retreat building should feature a large central “great room” with flexible meeting spaces, restrooms, kitchen, and storage areas flanked by a large wrap-around deck, creating a seamless relationship between indoor and outdoor spaces. Detailed design should incorporate a bunkroom accommodating 15-30 overnight guests.

Figure 11: Hans Jensen Retreat Lodge

Design features should include operable walls or large door panels opening toward the meadow to reinforce the relationship of the structure with the landscape. Support spaces should use planted roofs and employ strategies for day lighting, natural ventilation, and water reclamation.

Group Camping Area

The existing group camp area appears to function well, but would benefit from incremental upgrades. Waterless composting toilets should replace existing vault toilets and tent sites should be delineated and leveled. Site development should also consider construction of walking paths and interpretive trails through the meadow area and surrounding forest.

Vehicular Access/Parking Lot

Driveway access from East Lake Sammamish Parkway should be upgraded to allow for future installation of signal, roundabout, or other method of access control. Parking should be sited to offer limited access to the retreat lodge. Pedestrian and emergency/service vehicle access should be combined into one alignment to the Retreat Center. The bridge across Laughing Jacobs Creek will require upgrade to accommodate new development and anticipated vehicle loads.

Park Residence

An on-site staff residence provides site surveillance and an emergency point of contact for park users. The condition of the existing residence does not serve the interest of the agency. A new residence, visually subordinate and screened from East Lake Sammamish Parkway should replace the existing double-wide trailer.

Recommendations

Facilities Improvements

- Develop retreat lodge to accommodate youth gatherings, group retreats, and meetings.
- Develop parking on south side of Laughing Jacobs Creek (approximately 70 stalls) using grasscrete-type pavers or other pervious system.
- Provide improvements to group camping area conducive to semi-primitive outdoor recreation opportunities (composting toilets, shelter, tables, and potable water source).
- Construct approximately one mile of soft surface trails that incorporate interpretive opportunities.
- Develop new single-family park residence to provide site surveillance while maintaining privacy and visual subordinance.

Protection of Natural Features

- Integrate planted roofs, rain gardens, and pervious paving systems into construction of facilities to minimize impervious surfaces and reduce water runoff.
- Integrate waterless/low-flow fixtures and water recycling systems into park facilities and landscape with drought tolerant native plant species.
- Construct parking area with pervious surfacing, bioswales, and improve stormwater treatment to bring vehicular circulation and parking surfaces into compliance with current stormwater regulations.

Boat Launch

The Lake Sammamish boat launch is one of, if not the busiest launch in the state park system. It is the only public launch serving Lake Sammamish with only one other private launch available for public use. Commonly during summer weekend mornings, lines of vehicles form along East Lake Sammamish Parkway waiting for the launch gate to open at 6:00 AM. Originally constructed in the mid 1970s, launch handling piers marginally function, are often underwater during the winter, and otherwise beyond repair. Parking areas do not meet current standards for stormwater treatment and require upgrade to protect water quality.

Central Development Concept

While frequently operating at use capacity and demand warranting expansion, expansion of the boat launch would require extensive wetland filling. Boat launch capacity also indirectly limits crowding on the lake. While some reconfiguration of parking and circulation may incrementally increase capacity, the boat launch should essentially remain as is. The restroom facility remains in good condition,

but will ultimately require replacement. A new facility should conform to the park's broader architectural framework.

Key Considerations

For the 2007-09 funding cycle, agency staff secured an Interagency Committee for Outdoor Recreation (IAC) Boating Facilities Grant to complete replacement of handling piers and make stormwater improvements to the parking area. Design and permitting for these improvements was funded through a previous grant and should be completed during the 2005-07 funding cycle.

Recommendations

- Complete handling pier and stormwater improvements funded for the current budget cycle
- Consider future upgrade of restroom to conform with park architectural framework once the facility reaches its designed life-expectancy

Park Stewardship Center

Maintenance is a vital aspect related to the health of the park and a high quality experience for park visitors. Park Administration and potential partner groups involved with stewardship of Lake Sammamish State Park and other regional environmental features have common needs and could share a centralized facility. Structures associated with dairy farming remain in use in the park's administrative areas and retain historical integrity and significance.

Central Development Concept

The Park Stewardship Center should support park administration and maintenance staff and provide a base of operations for Mountains to Sound Greenway Trust's stewardship crews (Figure 12).

Figure 12: Stewardship Center Site

KEY
1. Park Administration Offices
2. Stewardship Crew Base

Divided into two primary structures, program components include administrative offices, small meeting and classroom areas, maintenance shop/storage area, and the native plant nursery. Two or three nearby staff residences will replace two existing residences relocated from the site of the proposed urban campground.

Key Considerations

Support critical "back of house" functions

The architectural language of these support spaces will be in keeping with the overall architectural framework: buildings that support program needs and activities and blend in with the site and surrounding landscape (Figure 13).

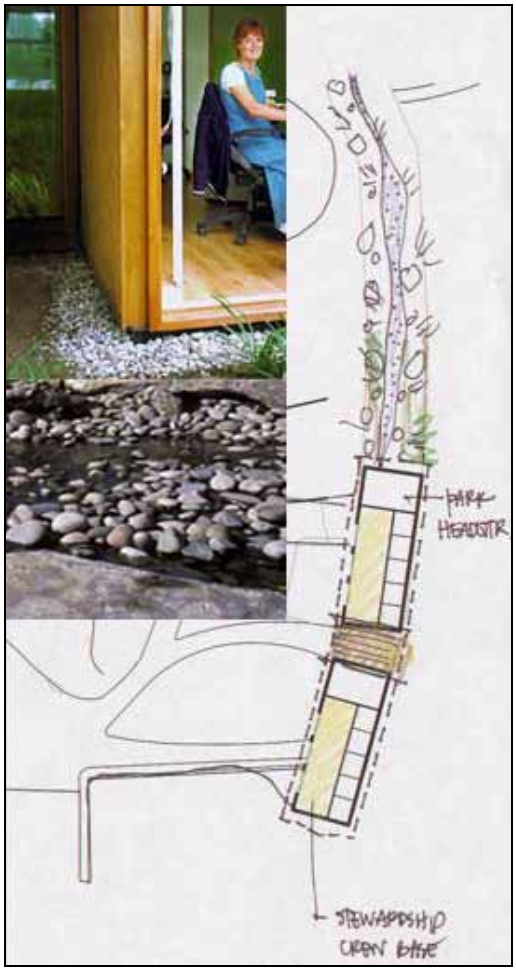


Figure 13: Park Stewardship Center

Recommendations

Facilities Improvements

- Relocate park administrative offices and maintenance shop from historic barn structure to new Park Stewardship Center developed cooperatively with the Mountains to Sound Greenway Trust.

- Retain existing staff residence in historic 1933 residence.
- Develop two or three new staff residences on the site of the existing Assistant Ranger residence and remove staff apartment

Protection of Natural Features

- Retain native plant nursery and provide interpretive opportunity
- Restore nearby wetlands consistent with park's Wetlands, Streams, and Lakeshore Restoration Plan to compensate for intrusion of proposed facilities into wetland buffers.
- Integrate planted roofs, rain gardens, and pervious paving systems into construction of facilities to minimize impervious surfaces and reduce water runoff.
- Integrate waterless/low-flow fixtures and water recycling systems into park facilities and replace landscaping with drought tolerant native plant species.
- Construct parking area with pervious surfacing, bioswales, and improve stormwater treatment to bring vehicular circulation and parking surfaces into compliance with current stormwater regulations.

FINANCIAL CONSIDERATIONS

Project Financing

As part of State Parks' Centennial 2013 Plan, the agency anticipates requesting almost $250 million from the Legislature for facility maintenance, park upgrades, and new park development projects during then next three biennia. Of this amount, the Commission has proposed $5 million for redevelopment of Lake Sammamish State Park. While this is a significant capital investment, achieving the park's full potential as envisioned in this plan could cost approximately $31 million[1]. This amount is well beyond what State Parks can reasonably expect through traditional Legislative appropriation.

Consequently, the agency suggests combining a variety of funding approaches for the various projects proposed in this plan. Sources of applicable financing for projects at Lake Sammamish include:

- State capital appropriation
- State and Federal Grants
- State Certificates of Participation (COP)
- Development partnerships with other federal, state, and local governments
- Development partnerships with non-profit organizations and businesses

Only through creative combination of all possible funding sources and accepting that redevelopment may take ten to twenty years, can this plan realistically succeed.

Opportunistic Phasing

Because of the large cost involved, redevelopment of entire parks is usually phased over several funding cycles. Historically, phased development plans succeed in securing funding for the first or second phase, but as the splashiest projects are completed, staff comes and goes, and agency priorities shift, plans quickly lose their relevance.

To extend its useful lifespan, this plan suggests a *menu* approach to phasing. That is, areas within the park are treated as stand-alone projects that can be completed independently, but are consistent with a broader park-wide plan.

Constructing a development plan as a series of possibilities enables the agency to pursue projects selectively and responsively as funding opportunities arise.

Opportunities, both internally and externally driven, include:

- Agency programmatic funding initiatives (e.g., Puget Sound Water Quality Improvement)

[1] 2007 total development cost estimate, not adjusted for inflation or cost escalation.

- Grant opportunities targeting specific facilities (e.g., IAC Boating Facilities Grants)
- Partnerships opportunities with non-profit organizations, other government agencies, or businesses (e.g., externally initiated facility development projects)
- Entrepreneurial financing (e.g., funds for facilities that are repaid with fees collected for their use – cabins/yurts)

The next section outlines park redevelopment projects, estimated costs, and considerations for partnerships and timing.

Project Menu

Sunset Beach

Sunset Beach improvements include beach sand replacement, floating docks, boardwalks, landscape restoration, irrigation, parking/circulation pavement, Lakeshore Esplanade, stormwater treatment, bathouse/concession and habitat restoration.

Estimated Cost: $ 6,196,065

Potential Partners: Mountain-to-Sound Greenway is presently partnering with State Parks and has applied for an Aquatic Lands Enhancement Account (ALEA) grant from IAC to fund development of the boardwalk to the mouth of Issaquah Creek and restoration of related shorelines ($450,000). Playground replacement may be completed as a community-based effort, similar to a successful effort at St. Edward State Park. Prospective concessionaire may provide capital investment in addition to on-going operation of the food/beverage service.

Timing Considerations: Construction of Sunset Beach improvements is not contingent upon funding and construction of other park components. Design and permitting for Sunset Beach renovation has been secured for the 2007-09 biennium.

Swim Beach

Swim Beach improvements include beach sand replacement, floating docks, picnic shelters, landscape restoration, irrigation, parking/circulation pavement, Lakeshore Esplanade, stormwater treatment, rowing shell house and café, and habitat restoration.

Estimated Cost: $6,134,790

Potential Partners: Sammamish Rowing Association is the proponent and prospective sponsor of the rowing shell house and necessary supporting improvements. Prospective concessionaires may provide capital investment in addition to on-going operation of the kayak rental and food/beverage services.

Timing Considerations: Swim Beach construction is not contingent upon the implementation of any other park component. However, construction of the rowing shell house and café should be completed together. The existing restroom/concessions at Swim Beach should not be demolished until the rowing shell House is constructed and operational.

Confluence Center

Confluence Center Improvements consists of confluence center building, trailhead facility, and picnic shelter with outdoor performance space, utilities, parking, paved trails, and stormwater treatment.

Estimated Cost: $4,868,420

Potential Partners: Mountain-to-Sound Greenway, Issaquah Soccer Club, and Outdoors for All have expressed interest in occupying space and assisting in the project funding. King County has expressed interest in development of the regional trailhead facility and establishing trail connections to its East Lake Sammamish Trail and the City's trail system. Outdoors for All has expressed specific interest in the trailhead facility as a venue for its adaptive cycling program. Prospective concessionaire may provide capital investment in addition to on-going operation of the food/beverage, bike/skate rental, other and trailhead support services.

Timing Considerations: The Confluence Center is not contingent upon any other project component, the construction of each partners' space may be implemented under three scenarios.

1. The entire Confluence Center is built at one time followed by each partners' tenant improvements.
2. The overall Confluence framework (slab, green roof, utility rough-in) can be installed first, followed by each partners' finishing of their spaces' enclosure and tenant improvements.
3. Each partner can completely build their entire building addition in sequence (slab, utilities, green roof, enclosure, etc.).

Urban Campground

Urban campground improvements include 55 campsites, 15 yurts/cabins, utilities, campground support center, landscape restoration, irrigation and site amenities.

Estimated Cost: $3,426,450

Potential Partners: Campground development funding may be through a legislative appropriation, Certificate of Participation (COP), or privately financed via lease or concession agreement.

Timing Considerations: Urban Campground development is contingent upon relocation of the agency's statewide Equipment and Products Shop, funding and construction of the park stewardship center, and effecting a zoning change in King County.

Soccer Fields

Development of soccer fields is contingent on a proposal to State Parks by the Issaquah Soccer Club.

Hans Jensen Retreat

Hans Jensen Retreat improvements include the retreat center and grounds, parking, one park residence, vehicle bridge, picnic shelter, pedestrian bridge and trails.

Estimated Cost: $4,758,450

Potential Partners: Non-profit youth groups, corporate neighbors (e.g., Costco, Microsoft, and Siemens), and prospective concessionaires operating other park food and beverage services have an interest in providing catering services and providing capital investment in this facility.

Timing Considerations: The Hans Jensen Retreat is a stand-alone facility and is not contingent upon any other project component. Development will require a zoning change in the City of Issaquah. The agency intends to request this change during the next cycle of updates to the City's zoning map.

Boat Launch

Boat launch improvements include replacement of handling piers, reconfiguration of parking and circulation system, and upgrade of parking lot stormwater treatment.

Estimated Cost: $700,000 (completion of design and permitting expected in 2005-07 biennium)

Potential Partners: Boat launch improvements are matched with a Boating Facilities Grant from the State Interagency Committee for Outdoor Recreation (IAC).

Timing Considerations: Project funded for the 2007-09 biennium.

Park Stewardship Center

Park Stewardship Center improvements include development of a combined park administration and maintenance shop to share with the Mountains to Sound Greenway Trust's stewardship crew base, three or four total park residences, native plant nursery, bulk storage, and vehicle/equipment storage yard.

Estimated Cost: $4,574,770

Potential Partners: Mountain to Sound Greenway Trust has expressed a desire to base their stewardship crews from this site and a willingness to participate in their pro-rata share of the funding and maintenance.

Timing Considerations: Whereas the stewardship center is essential for park management, improvements must be implemented before, or simultaneously with, the urban campground. Development of the stewardship center is not contingent upon the development of any other park component, however, the urban campground cannot be developed prior to the stewardship due to conflicting, existing land uses.

Miscellaneous Park Improvements

Miscellaneous park Improvements include park entrance relocation and improvements, bike trail extension to regional trailhead and pedestrian trails/footbridge.

Estimated Cost: $1,294,500

Potential Partners: Potential Partners still need to be identified, however it is conceivable King County, the City of Issaquah and IAC are likely participants in funding. The State Department of Transportation may also be a potential partner through completion of compensatory mitigation projects.

Timing Considerations: Development of pedestrian trails throughout natural areas is not contingent upon the implementation of other project components, however the installation of the proposed Issaquah Creek pedestrian bridge is necessary to create loop trails. The proposed bike trail from NW Sammamish Road to the Confluence Center should be constructed in concert with regional trailhead development.

Sustainable Park Operation

Agency Operating Funds

State park operations in Washington are funded through a combination of allotments from the State's general fund to the agency and through revenues generated from collection of park use fees (e.g., camping, mooring, boat launching, firewood sales, and shower meters), lease agreements, and concessions. Park operation is also supplemented by volunteer efforts and philanthropic contributions either directly to parks or through the Washington State Parks Foundation.

System-wide parks historically have generated about 30% of their direct operational costs – principally staff, utilities, equipment, and supplies – with the

other 70% provided through general fund subsidy. In recent years this ratio has fluctuated, but is generally trending closer to a 35:65 ratio of revenue to general fund support. The policy message gleaned through the Legislative budget process is clear: State Parks should operate in a more businesslike manner and should develop additional revenue streams through new entrepreneurial activities to recover more of its operational expenses.

Between 2002 and 2006 State Parks began collecting a flat $5.00 vehicle parking fee in all but a few state parks. In 2003-05 biennium, the last full budget cycle before the vehicle parking fee was dropped, Lake Sammamish generated approximately $1,144,455 with $861,685 of this amount in parking revenues ($515,530 day parking; $78,483 annual parking permits; and $267,672 midweek parking leases to area business offices). While revenue from commercial parking leases remains, the loss of parking fees has meant that park-generated revenues went from slightly more than direct operational expenses to about 60% of direct operational expenses.

Through implementation of this plan, the agency hopes to develop new revenue sources that help offset operational expenses, while providing additional recreational and educational opportunities, building new partnerships with non-profit organizations, and engaging more volunteer and philanthropic support.

Revenue to offset cost of park operations

Key revenue streams this plan seeks to develop and expand include fees collected from:

- Camping and supporting amenities (showers, laundry, and vending)
- Café/Food and beverage concessions
- Hans Jensen Retreat rentals
- Neighboring business parking agreements
- Boat launch fees
- Picnic shelter rentals
- Recreation equipment rentals (e.g., bikes, canoes/kayaks, skates, volleyball nets/balls, fishing gear)
- Recreation programs (e.g., kayak classes and tours)
- Special events (e.g, Tastin' and Racin')

Recreation and Education Partnerships

This plan also supports partnerships with non-profit organizations that provide high-quality recreational and educational programs to park visitors and the local community. Partner-provided programs include:

- Rowing and kayaking
- Soccer
- Cycling and water sports for people with disabilities
- Environmental education
- Natural area restoration

Volunteer Programs

Implementation of this plan will dramatically expand volunteer support of the park. Focused mainly on the park's vision of engaging the public in restoration and conservation of urban natural areas, the park's Wetlands, Streams, and Lakeshore Restoration Plan will create volunteer opportunities for:

- Individuals (e.g., scouts)
- Groups directed by park staff (e.g., group trail work party)
- Groups directed by non-profit partners (e.g., Mountains to Sound Greenway Trust non-native plant removal)

Expanded Philanthropic Support and Volunteer Coordination

Preparation of this plan has engaged significant participation by community leaders, park stakeholders, park neighbors, and visitors with the Lake Sammamish State Park Advisory Committee forming the core of community interest. The role of this group is gradually shifting from one of policy advice to one of advocacy and support of park development, restoration, and operation.

As the advisory committee concludes its work on redevelopment planning, Committee leadership should consider reassembling the group into a "friends group" or non-profit foundation that directs advocacy, volunteer, and philanthropic support of the park and its vision. Such a group recently formed in support of Bridle Trails State Park and continues to make a tremendous contribution to park development and operation.

PLANNING PROCESS

Project Inception

Lake Sammamish Classification and Management Planning (CAMP)

In December 2001, the State Parks and Recreation Commission completed a sixteen-month public planning process that classified lands, set a long-term boundary, and drafted a management plan for the Lake Sammamish State Park and its satellite parks. Through the Classification and Management Planning (CAMP) project, staff and public participants evaluated the parks' lands to identify significant natural features and determine appropriate use intensities for areas within each park.

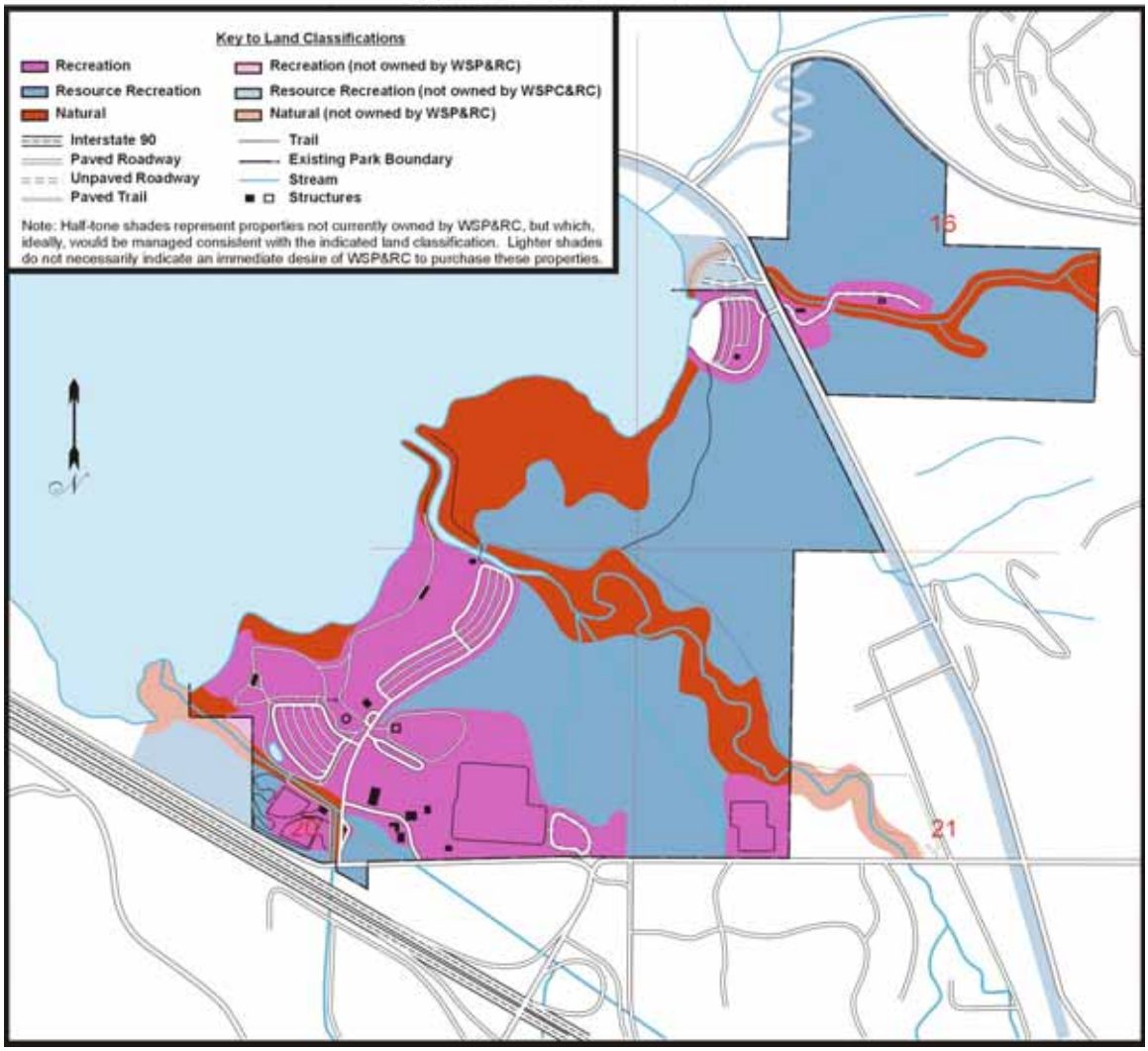


Figure 11: Lake Sammamish Land Classification and Long-Term Boundary

The CAMP project yielded two key findings. First, the condition of Lake Sammamish State Park has dramatically declined since the agency's most recent major capital investment in the mid-'70s. Second, visitation by the typical park user (not including organized athletic, boat launch, and park-and-ride activities) had markedly declined during the prior decade. While the decline in condition was clear, reasons for declining visitation – especially prior to the $5 vehicle-parking fee – were not as obvious. Consequently, the Commission directed agency staff to "explore how the park might better meet the needs of the public - while continuing to protect and manage its important resources." In response to this direction, staff began preparation of a facilities development plan in August 2003.

Facilities Development Plan

Preparation of the park's Facility Development Plan (later abandoned) included a rapid and intensive public process to explore a wide range of possible facilities. The park's urban context and proximity to commercial centers led the agency's planning team to consider sports venues and other amenities usually associated with local urban parks. The agency's desire to stabilize funding after a long history of budget cuts, prompted exploration of revenue generating recreation facilities and even non-recreational commercial development in the park. An indoor water park, conference center, and even office space were among the ideas under consideration. Although agency staff removed non-recreational facilities, the Facilities Development Plan presented to the public in fall of 2003, retained emphasis on urban amenities and revenue generation.

Roadmap to a Shared Vision

Public opposition to the Facility Development Plan galvanized when the State Parks and Recreation Commission considered its adoption in December 2003. Concerns most cited were increased traffic and impacts to wetlands and wildlife habitat. Many participants also expressed significant concern about "commercialization" of the park, fearing that any private financial interest would eventually dominate decision-making at the expense of resource protection, aesthetics, and the natural park experience. As opposition grew, agency staff concluded that it had failed to make a compelling case for a revenue-generating state park that didn't compromise the environment or the experience.

To resume progress, staff dropped the Facility Development Plan and charted a "roadmap" outlining a series of tasks ultimately leading to a publicly supported, financially sustainable vision for the park. Approved by the Commission in December 2003, the roadmap included three key elements: 1) establish a park advisory committee to more effectively engage the public in a dialogue about park development, financing, and sustaining park operation; 2) conduct a design competition to help the public visualize how proposed revenue-oriented facilities might look; and 3) prepare a park-wide restoration plan to address rehabilitation of natural features in addition to the built facility.

Park Advisory Committee

At its January 22, 2004 meeting, the Commission approved a charter and authorized the Director to appoint members to the Lake Sammamish State Park Advisory Committee. The charter narrowly focused the committee's work on park redevelopment planning and set a structure unlike most park-related advisory committees. Because the park's basic purposes were in question, the Commission chose to establish a committee reflective of the regional populace instead of park user groups. In this way, the Commission hoped to gain a regional perspective regarding the park and views more indicative of the broader public.

The Lake Sammamish State Park Advisory Committee grew to include members representing:

- Corporate/Business Community
- Natural Resource Scientist/Activist
- Sammamish City Council
- Issaquah City Council
- King County Council
- South Lake Sammamish Resident
- Snoqualmie Tribe
- Regional Conservation Organization
- Local Media
- Youth (2)
- At Large (3)
- Issaquah Planning Department (Ex Officio)
- Issaquah Parks Department (Ex Officio)
- State Parks Commission (Ex Officio)

Design Competition

Through input received from park stakeholders, staff found public perceptions of the appearance of several facilities under consideration (e.g., indoor water park, retreat center) varied widely. A design competition was undertaken to provide the public several realistic examples of how these facilities might look and consequently help them decide whether they supported additional agency investment in planning and environmental review.

In December 2004, staff and the advisory committee completed a collaborative design competition. The six-month project included an intensive effort to select facility types to be included in the competition, establish judging criteria, select qualified architects, establish competition rules, conduct public workshops, and select the winning entry. The Issaquah Development Commission played a central role in the process volunteering its time to host televised design presentations and judge the technical merits of each entry during three consecutive public meetings.

Following careful consideration, the Lake Sammamish State Park Advisory Committee selected the entry by Patano + Hafermann Architects of Seattle as the architectural theme most appealing for long-term redevelopment of the park. Patano + Hafermann Architects earned a $15,000 prize and the right to future architectural work as part of master planning for Lake Sammamish State Park. The Patano + Hafermann competition entry is included in Appendix E.

Park Vision, Goals, and Authorized Major Facilities

by early 2005, the park's advisory committee had worked with agency staff for over a year to evaluate potential park facilities and craft a vision for renewal and restoration of the park. The Committee's deliberations incorporated input received during numerous public committee meetings and workshops, hundreds of written public comments, and an online survey of about 1,000 area residents. In February 2005, the State Parks and Recreation Commission formally adopted the Committee's vision and goals for the park and approved further study of major facility elements.

Approved elements included:

- Urban RV Campground with meeting hall and supporting facilities;
- Sunset Beach Boardwalk/Bathhouse;
- Waterfront Activity Center – Rowing and Kayaking Boathouse;
- Waterfront Activity Center – Café/Concession;
- Rustic Retreat and Group Camping Area;
- Large-Scale Picnic Area Rentals;
- Indoor Multipurpose and Soccer Arena;
- Boating Center (dry rack boat storage, launch, and recovery);
- Regional Trailhead;
- Environmental Learning Center;
- Interpretive Facilities;
- Fishing Pier; and
- Natural Resource Restoration.

Consistency with Agency Vision

Early in 2003, the Commission adopted a vision for the state park system that it hoped to achieve by the agency's centennial in 2013.

In 2013, Washington's state parks will be premier destinations of uncommon quality, including state and regionally significant natural, cultural, historical and recreational resources that are outstanding for the public experience, health, enjoyment and learning of all people.

Commission adoption of its vision spurred a system-wide evaluation of all state parks and agency-held properties to confirm their consistency with this vision. Because of its location within an urban area, limited overnight opportunities, and similarity to King County's Marymoor Park nearby, many among agency staff questioned whether Lake Sammamish provided a regionally significant park

experience. The existing configuration of the park not withstanding, the Commission found that if the vision they adopted for the park were ultimately achieved, the park would become consistent with its expectations for the system-wide vision.

Specific rationales supporting this finding included:

1. The park has potential to become the state's signature park for protection, restoration, and celebration of urban natural areas, water, and wildlife.
2. The park forms the most accessible natural area gateway to the Mountains to Sound Greenway and the Tibbetts Creek and Issaquah Creek corridors.
3. The park will be a regional recreation destination providing opportunities for learning, cultural celebrations, festivals, and highly demanded recreation pursuits to the state's largest metropolitan area.

Wetlands, Stream, and Lakeshore Restoration Plan

Responding to a request by the Mountains to Sound Greenway Trust, the Commission directed staff to prepare a wetland and riparian area restoration plan (now titled Wetlands, Streams, and Shoreline Restoration Plan*)* to ensure stewardship of these important park resources.

The overarching purpose of the plan is to holistically assess the park's natural features and functions and develop a *menu* of restoration projects that together will form a framework for comprehensive restoration of the park's natural resources. Practically, this plan is intended to detail opportunities and guide a range of restoration work including uncomplicated volunteer projects, professional restoration work funded by grants/contributions, and large-scale restoration projects completed as compensatory mitigation for development both inside and outside the park.

With financial contributions and extensive cooperation by the city of Issaquah and the Mountains to Sound Greenway Trust, agency staff secured a matching Wetland Protection Grant from the Environmental Protection Agency in the spring 2004. Technical staff from the three cooperating organizations and a natural resource representative from the park advisory committee formed a restoration team to coordinate planning activities. The team's principal tasks were to agree to a project scope, select an environmental consultant, participate in planning, and coordinate interagency and public review. The city of Issaquah Rivers and Streams Board also volunteered its time to provide preliminary review of the draft plan.

In March 2005, the restoration team selected The Watershed Company, a Kirkland, Washington environmental consultant to develop the wetlands, streams, and shoreline restoration plan. The consultant completed extensive site analyses and worked with the restoration team to prepare a draft plan. Staff posted the draft plan on the agency's website and held a workshop in July 2005,

to hear public comment. Agency staff provided the State Parks and Recreation Commission a report on the plan at its August 2005 meeting. (The plan is now proposed for adoption as part of this redevelopment and restoration concept plan.)

The first restoration project identified under the Wetlands, Streams, and Lakeshore Restoration Plan was completed under the direction of the Mountains to Sound Greenway Trust in the summer 2006. Since then, Sound Transit has completed one additional project and the State Department of Transportation is in the planning stages for another.

Park Redevelopment and Restoration Concept Plan

Despite efforts by the Lake Sammamish State Park Advisory Committee, State Parks did not receive funding to continue park planning during the 2005-07 budget cycle. To retain project momentum, the Director of State Parks provided discretionary funds and authorized staff to continue planning, albeit in a more modest capacity.

Early in 2005, the State Parks and Recreation Commission adopted capital budget priorities for the agency's Centennial 2013 Plan. The plan outlined the Commission's intent to invest approximately $5 million for "major upgrade" of Lake Sammamish. Sensing a shift towards significantly more modest Commission intentions for the park, agency staff met with the park advisory committee to agree on a reduced scope for park redevelopment. The Commission formally approved staff and the committee's recommendations in May 2006.

Elements remaining included:

- Natural Resource Restoration
- Interpretive Facilities
- Environmental Education Facilities
- Waterfront Activity Center – Rowing and Kayaking Boathouse and Cafe
- Fishing Pier
- Sunset Beach Esplanade/Bathhouse
- Regional Trail Center
- Rustic Retreat and Group Camping Area
- Urban Campground with Meeting Hall and Ancillary Facilities
- Large-Scale Picnic Areas

Most notably this action removed the *indoor multi-use soccer facility* and *dry rack boat storage* from further consideration.

Alternative Approaches to Spatial Organization of Facilities

Armed with the revised list of elements, agency staff and project consultants worked with the park advisory committee to consider alternative approaches to locating elements within the park.

A first option dispersed facilities broadly throughout the park in an effort to achieve a low development density. A second option clustered facilities not otherwise requiring a specific location (e.g., water-oriented facilities like the rowing shell house) into a central campus. The rationale of this approach was to focus development in a single area and thereby reduce impacts in outlying areas. A third approach sought to take the campus approach to the next level and incorporate all facilities, at least in the abstract, into the same structure. What emerged was the notion of a single architectural expression that either physically or visually linked all into one. The design featured long, narrow buildings arranged along curved, interwoven lines joined by connecting rain gardens (Figure 14). Buildings used green materials and systems to provide visitors a memorable conservation model. The novelty and originality of this approach proved compelling to the park advisory committee and staff planning team who selected it as the preferred alternative to pursue.

Figure 14: Single Architectural Expression

Preliminary Concept Plan

Building upon previous planning an input from staff and the advisory committee, project consultants developed a series of preliminary recommendations for park architecture, site development, and restoration of natural areas. A powerpoint of this information was then presented to the public at a workshop in January 2007 (http://www.parks.wa.gov/plans/lksamm/). Buoyed by positive public reception, staff and consultants presented recommendations during a televised meeting of the Issaquah Development Commission – the body that adjudicated the park

design competition two years earlier. Additional presentations to civic groups also met with similar enthusiasm.

Finalized Redevelopment and Restoration Concept Plan for Commission Adoption

This plan represents the culmination of countless hours of staff and volunteer effort over a four-year period. Agency staff intends to present it to the State Parks and Recreation Commission for adoption at its scheduled August 10, 2007 meeting in Westport, Washington. To provide comment or other input on its content, contact:

Peter Herzog, Parks Planner
peter.Herzog@parks.wa.gov
(360) 902-8652

or write:
Washington State Parks Planning and Research Program
PO Box 42650
Olympia, WA 98504-2650

Additional information is also available on the project's web page: www.parks.wa.gov/plans/lksamm

APPENDIX

Appendix A: Development Constraints Map

Hardcopy available on request. Contact Nata Hurst, Washington State Parks Planning and Research Program, P.O. Box 42650, Olympia, WA 98504-2650, call (360) 902-8638, or E-mail: nata.hurst@parks.wa.gov

Electronic version available for download:
ftp://ftp.parks.wa.gov/LakeSammamish/Development_Constraints_Maps/

Appendix B: Wetland Report

Hardcopy available on request. Contact Nata Hurst

Appendix C: Lake Sammamish Wetlands, Streams, and Lakeshore Restoration Plan

Hardcopy available on request. Contact Nata Hurst

Electronic version available for download:
ftp://ftp.parks.wa.gov/LakeSammamish/RestorationPlan/

Appendix D: Geotechnical Report

Hardcopy available on request. Contact Nata Hurst

Appendix E: Lake Sammamish State Park Design Competition Entries

Electronic information available for download:
http://www.parks.wa.gov/plans/lksamm/designcomp.asp

Appendix F: SEPA Checklist and Threshold Determination

Hardcopy available on request. Contact Nata Hurst

Electronic version available for download:
http://www.parks.wa.gov/plans/lksamm/