

January 13, 2005

Item F-5: Lake Sammamish State Park Vision —Requested Action

EXECUTIVE SUMMARY:

This item requests that the Commission adopt a park vision statement, select major facility components to include in the next phase of park planning and environmental review, and determine that the park is potentially consistent with the Centennial 2013 Vision. Attainment of the park's vision, including development of selected facility components, will make the park consistent with the Centennial 2013 Vision. This complies with the Centennial 2013 Plan element, "Our Commitment – Stewardship."

SIGNIFICANT BACKGROUND INFORMATION:

Lake Sammamish Classification and Management Planning (CAMP) Project

In December 2001, staff completed a sixteen-month public planning process that classified lands, set a long-term boundary, and drafted a management plan for Lake Sammamish State Park. Through the CAMP process, staff and public participants evaluated park lands to identify significant natural features and to determine a suitable range of recreation uses for individual areas within the park.

Lake Sammamish State Park Facilities Development Plan

The CAMP process yielded two key findings. First, the condition of the park had dramatically declined since the agency's most recent major capital investment in the mid-'70s. Second, visitation by the general park user (not including organized athletic, boat launching, and commercial parking activities) declined during the past 10-12 years. While the decline in condition was clear, reasons for declining visitation – especially prior to institution of the \$5 vehicle-parking fee – are not. Consequently, as part of its formal adoption of CAMP, the Commission directed staff to undertake additional planning to "explore how the park might better meet the recreational needs of the public - while continuing to protect and manage its important resources." In response to this direction, staff initiated a facilities planning project in August 2003.

The first stage of the project included a rapid and intensive public process to explore a wide array of development ideas. The park's urban setting, proximity to commercial centers, and a stated goal of exploring means of enhancing park revenue, led staff to consider both traditional park improvements and non-recreational commercial developments such as office and retail space. Although staff largely dropped the non-recreational development ideas, preliminary plans presented to the public in fall of 2003, retained emphasis on facilities capable of generating revenue that could at least support development and operational costs of a renovated Lake Sammamish State Park.

Roadmap to a Shared Vision

Late 2003, in response to input by local government officials and the public, staff concluded that the relatively rapid public process had failed to communicate a clear or compelling vision for the park or garner adequate support. To define a route to move forward, staff outlined a “roadmap” to a shared vision for redevelopment of the park (Appendix 1).

Approved by the Commission at its December 4, 2003 meeting, the roadmap included two key elements: 1) establish a park advisory committee to enhance public participation and 2) conduct a design competition to expand upon proposed development concepts and gauge public support. Adding a third element, the Commission directed staff to prepare a park wetland and riparian area restoration plan at the request of the City of Issaquah and the Mountains to Sound Greenway Trust.

Park Advisory Committee

At its January 22, 2004, meeting the Commission approved a charter (Appendix 2) and authorized the Director to appoint members to the Lake Sammamish State Park Advisory Committee (Appendix 3). 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 are 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 advisory committee met monthly for nine consecutive months to develop recommendations included in this requested action.

Architectural 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.

On December 2, 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, administer an online questionnaire (Appendix 4), 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 by the Lake Sammamish State Park Advisory Committee Patano & Hafermann Architects of Seattle was viewed as having presented an architectural theme most appealing for the long-term redevelopment of the park. Patano & Hafermann Architects earn a \$15,000 prize and the right to future architectural work as part of master planning for Lake Sammamish State Park. Design competition materials are available on the project website <http://www.parks.wa.gov/plans/lksamm/designcomp.asp> or upon request. Staff is not requesting Commission adoption of an architectural design standard at this time.

Wetland and Riparian Area Restoration Plan

Lake Sammamish State Park includes a 320-acre system of wetlands and stretches of three salmon bearing streams. To ensure stewardship of these valuable resources the Commission directed staff to prepare a wetland and riparian area restoration plan. With financial support and cooperation from the City of Issaquah and the Mountains to Sound Greenway Trust, staff recently secured a matching grant from the federal Environmental Protection Agency to complete this plan. This project is underway and scheduled for completion in June 2005. As requested by the Commission, staff anticipates it will report results of this project at the August 2005 Commission meeting on Whidbey Island.

Park Vision

Staff originally intended that the winning architectural concept design, along with an advisory committee recommendation on major facilities to be included in master plan development, would suffice to establish a clear and compelling vision for park redevelopment. As work progressed towards final recommendations, staff and advisory committee leadership however agreed that a narrative vision would have tremendous value in drawing together the committee's work and results of the design competition. An intensive collaboration between the leadership of the Issaquah Environmental Council, Parks staff, and the advisory committee culminated in advisory committee approval of a recommended vision at its December 2, 2004 meeting. The recommended vision in turn formed the basis of the committee's recommendation on major facilities to be included in future master planning.

Consistency with Commission's Centennial 2013 Vision

Staff and the Lake Sammamish State Park Advisory Committee worked diligently together to find consensus on a park vision and the facilities necessary to bring life to that vision. The advisory committee's work proceeded ever mindful that the Commission would ultimately evaluate the group's recommendations for consistency with the Centennial 2013 Vision for the park system. Staff and the advisory committee outlined a series of responses to each of the criteria used to evaluate park consistency with the Centennial 2013 Vision (Appendix 5).

Park Master Development Planning and Environmental Review

Staff believes that preparation of an environmental impact statement (EIS) as part of formal Commission adoption of a park master development plan will be necessary. Specific topics that must be addressed include: the importance of park natural resource functions, number and complexity of local/regional planning issues (traffic, water quality, critical areas, fish/wildlife, etc.), types of development under consideration, and the level of public interest generated through the planning process. In January 2003, at the request of the Commission, staff completed a project scope to estimate the cost of completing an EIS. Staff initially estimated a cost of about \$1.3 million; however, with the completion of some tasks staff has revised its estimate to a total cost for planning and EIS work at \$1.15 million.

STAFF RECOMMENDATION:

Park Vision

Staff and the Lake Sammamish State Park Advisory Committee recommend the Commission adopt the following vision and goals to guide development and operation of Lake Sammamish State Park:

Lake Sammamish State Park 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.”

Lake Sammamish State Park Goals

Bringing this vision to life is best accomplished through a set of goals that describe the steps necessary to attain the desired end. The Lake Sammamish Advisory Committee and Parks staff believe that attaining the following goals will achieve the vision for the future Lake Sammamish State Park:

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.

Major Facility Components

The Lake Sammamish State Park Advisory Committee recommends the Commission authorize staff to proceed with master development planning and associated environmental review for Lake Sammamish State Park. Recommended major facilities to be included in the master planning process include:

- Urban RV Campground with meeting hall and ancillary support facilities
- Sunset Beach Boardwalk/Bathhouse
- Waterfront Activity Center – Café/Concession*
- Waterfront Activity Center – Rowing and Kayaking Boathouse
- Rustic Retreat and Group Camping Area*

- Large-Scale Picnic Area Rentals
- Indoor Multipurpose and Soccer Arena
- Regional Trailhead**
- Interpretive Facilities**
- Fishing Pier**
- Boating Center (dry rack boat storage)***
- Environmental Learning Center***
- Natural Resource Restoration***

Major facility components considered but not recommended include:

- Indoor Water Park
- Waterfront Activity Center – Restaurant and Family Center
- Large-Scale Playgrounds**
- Outdoor Performance Space**
- Off-Leash Dog Area**
- Climbing Wall**
- Skate Park**

*Facility reduced in scale from original proposal

**Facility not expected to generate revenue in excess of capitalization and operation costs

***Added by the Commission during approval of this item

Appendix 4 contains narrative descriptions of major facility components. A summary of projected economic performance, as prepared by staff, for projects expected to generate revenue in excess of capitalization and operational costs is included in Appendix 6.

Requested Modifications to Major Facility Component Recommendations

With respect to the above facility recommendations, staff recommends the Commission direct the advisory committee and staff to continue discussion of two facility components not currently recommended for consideration during master development planning. Staff suggests additional discussion regarding limits on food service options and exclusion of outdoor performance space. Staff believes limiting food service to a café and concessions prior to business planning may significantly reduce its economic viability, limit product quality, or preclude providing in-park food service altogether. Staff also believes that an outdoor performance space of a modest scale and incorporated into another facility (e.g., Sunset Beach Boardwalk/Bathhouse) may provide an attractive and appropriate venue for performing arts and other cultural events.

Consistency with Centennial 2013 Vision

Staff recommends the Commission find the park Potentially Consistent with the Commission's Centennial 2013 Vision, believing that the park could become Consistent with attainment of the recommended park vision and development of the major facilities listed above. Staff also recommends the Commission reserve the option to re-evaluate this finding should further planning, financial evaluation, or environmental review reveal that one or more Commission-authorized major facility components are not feasible.

Specific rationales supporting the above recommendation include:

- The park has potential to become the state's signature park for protection, restoration, and celebration of urban natural areas, water, and wildlife.
- The park forms the most accessible natural area gateway to the Mountains to Sound Greenway and the Tibbets Creek and Issaquah Creek corridors.
- 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.

SUPPORTING INFORMATION:

1. Appendix 1: Roadmap to a Shared Vision for Lake Sammamish State Park
2. Appendix 2: Advisory Committee Charter
3. Appendix 3: Advisory Committee Roster
4. Appendix 4: Design Competition and Facility Preference Questionnaire
5. Appendix 5: Advisory Committee Evaluation of Consistency with Centennial 2013 Vision - September 20, 2004
6. Appendix 6: Development and Economic Performance Summary

REQUESTED ACTION OF COMMISSION:

That the Washington State Parks and Recreation Commission:

1. Express its gratitude to the Lake Sammamish State Park Advisory Committee for outstanding dedication and commitment to preparing its recommendations.
2. Adopt the park vision and goals for Lake Sammamish State Park as recommended by staff and the Lake Sammamish State Park Advisory Committee.
3. Authorize staff to proceed with park master development planning and associated environmental review incorporating major facility components as recommended by staff and the Lake Sammamish State Park Advisory Committee.
4. Direct staff and the Lake Sammamish State Park Advisory Committee to continue discussion concerning limits on food service options and outdoor performance space during park master development planning.
5. Find Lake Sammamish State Park is potentially consistent with the Commission's Centennial 2013 Vision, and upon attainment of its Commission-adopted park vision and development of Commission-authorized major facility components, the park will be consistent with the Commission's Centennial 2013 Vision
6. Authorize staff to negotiate contracts and agreements, subject to Commission approval with private, non-profit, and other government entities to develop and/or operate major facility components directed in action #3 above.

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

Reviewer(s)

SEPA Review: Following review, staff has determined the action proposed for the Commission by staff is in compliance with the State Environmental Policy Act.

Larry Fairleigh, Assistant Director Parks Development _____

Franklin E. Boteler, Ph.D., Deputy Director _____

Approved for Transmittal to Commission, Rex Derr, Director _____

APPENDIX 1

Roadmap to a Shared Vision for Lake Sammamish State Park

1. Staff Drafts Park Advisory Committee Charter and Suggests Design Competition to Flesh Out Development Concepts

Staff prepares an agenda item that describes the scope and costs of an EIS for staff's draft facilities concept plan and a charter for a Park Advisory Committee. Requested action includes:

- Approval of the charter and structure of a Park Advisory Committee
- Direction to staff to appoint such a committee, and
- Direction to staff to conduct a design competition to produce several visual representations of staff's draft facilities concept plan.

2. Commission Approves Charter and Directs Staff to Conduct a Design Competition

At its January 22, 2004 meeting, the Commission considers/approves Park Advisory Committee charter/structure and directs staff to proceed with design competition. The design competition is intended to provide staff/commission/public a visual image of the how these components would look and lay on the land. No development components should be removed from consideration at this decision point.

3. Staff Prepares "Canvas" for Design Competition (Reviewed by Park Advisory Committee)

Project staff prepares detailed environmental opportunities and constraints map focusing on already developed areas of the park. This map is intended to describe a "developable" footprint feasible from both engineering and environmental perspectives at a high level of confidence. This includes:

- Floodplain/floodway analysis and surveying
- Geotechnical analysis and surveying
- Wetlands delineation and surveying
- Fish and wildlife habitat "fatal flaw" identification

4. Staff and Park Advisory Committee Conduct and Judge Design Competition

Staff conducts design competition to provide the staff/Commission/stakeholders a visual image of the how these components would look and lay on the land. Park Advisory Committee assists staff in developing competition guidelines/parameters and judges final entries. Process intended to generate participation of existing stakeholders, engage significantly more stakeholders, and galvanize an agency/community vision for the park.

5. Staff and Park Advisory Committee Recommend Winner of Competition and Appropriate Development Components to Director

Park Advisory Committee and project staff provide the Director recommendations as to the winner of the design competition and the suite of development components to keep or remove from consideration during EIS process.

6. Commission Selects Winner, Selects Development Components for EIS Consideration, and Directs Staff to proceed with EIS

Commission affirms or modifies Park Advisory Committee/staff recommendation and directs staff to proceed with EIS preparation commensurate with selected development components. This is a decision point where the Commission may choose to remove individual development components from further consideration.

7. Staff Conducts EIS Process with Park Advisory Committee

Staff proceeds with EIS/planning process incorporating the Park Advisory Committee as a plan/process review team (reader team) in addition to general public review.

8. Staff and Park Advisory Committee Recommend Final Plan/EIS to Director

Advisory committee and project staff provide the Director recommendations on a final facilities concept plan and acceptance of the project's EIS.

9. Commission Approves Final Plan/EIS

Commission approves final facilities concept plan and accepts the project's EIS. This is also a decision point for the Commission to remove individual development components if it feels environmental impacts cannot be feasibly/acceptably mitigated.

10. Initial Term of Charter for Park Advisory Committee Completed

11. New Charter for Park Advisory Committee Prepared to Guide On-going Activities

APPENDIX 2

Draft Lake Sammamish State Park Advisory Committee Charter (Approved 1/22/04 with revisions indicated)

I. AUTHORITY

At its December 4, 2003 meeting, the Washington State Parks and Recreation Commission (Commission) directed staff to prepare a plan outlining the composition and charter of a citizen's advisory committee to advise the Director and Commission on future development and management of Lake Sammamish State Park. Staff seeks Commission approval of this charter and authorization to establish the Lake Sammamish State Park Advisory Committee at the Commission's scheduled January 22, 2004 meeting.

II. PURPOSE

The Lake Sammamish State Park Advisory Committee represents a broad spectrum of parks and recreation interests, works collaboratively with agency staff, and advises the Director in developing recommendations to the Commission on the Lake Sammamish Facilities Development Plan, other closely allied planning activities, and associated SEPA environmental review processes.

III. COMPOSITION AND STRUCTURE

- A. The Lake Sammamish State Park Advisory Committee shall be comprised of representatives of the interests or organizations listed below. Organizations may appoint a member or representative of their organization as they wish.
- 1-Corporate/business
 - 1-Natural resource scientist/activist
 - 1-Sammamish City Council
 - 1-Issaquah City Council
 - 1-King County Council
 - 1-South Cove Neighborhood Association
 - 1-Snoqualmie Tribe
 - 1-Regional Conservation Non-Profit
 - 1-Local journalist
 - + 2-Youth
 - 2-At large
 - Issaquah Planning Director (ex officio)
 - Issaquah Parks Director (ex officio)
 - State Parks and Recreation Commissioner (ex officio)
- B. The Committee shall by majority vote elect a chairperson, vice-chairperson, and secretary for the duration the Committee's charter.
- C. A quorum, which shall be a majority of the voting Committee members, is required for an official meeting of the Committee. Formulating recommendations and actions of the

Committee should use a consensus-based decision-making process. The committee should only use a majority vote of members present as a last resort.

- D. The Director will designate two principal agency contacts to serve as liaisons between the Committee and the Director. The Facilities Development Plan Project Manager and Lake Sammamish Park Manager will serve as liaisons unless otherwise designated by the Director.
- E. The Committee may utilize subcommittees and ad hoc committees as needed in achieving program goals. Prior to the appointment of any subcommittee, an agency liaison is to be advised of its purpose, term and membership. Subcommittees will be composed entirely of Committee members.

IV. APPOINTMENT

- A. Committee members shall be appointed by and serve at the pleasure of the Director of the Washington State Parks and Recreation Commission.
- B. Committee member terms will begin at the date of appointment by the Director and extend to completion of SEPA environmental review and adoption of the Facilities Development Plan for the park by the Commission. This project is expected to be completed in no more than three years and include approximately ten Committee meetings.
- C. Vacancies on the Committee shall be filled by the Director.

V. DUTIES

- A. The Committee shall review and discuss planning-related issues, documents, drawings, models, etc. prepared by agency staff, consultants, or Committee members and provide consensus-based recommendations and/or comments to the Director via agency staff liaisons.
- B. Committee advisory functions should focus on park facilities development planning, other closely allied planning activities, and associated environmental review processes and not extend into day-to-day park administration and management.
- C. Other Committee duties/functions may be undertaken only as agreed to by the Committee and the Director.

VI. MEETINGS

- A. The Committee Chair schedules Committee meetings with concurrence by agency staff liaisons and with no less than fourteen days notice.
- B. Committee meeting agendas will be prepared collaboratively between agency staff liaisons and the Committee Chair.
- C. Committee meetings will be facilitated collaboratively between agency staff liaisons and the Committee Chair.

- D. Committee meetings will be open to the public and interested stakeholders will be notified no less than ten days in advance through the local newspaper and by blanket e-mail to the park's mailing list.
- E. Minutes of Committee meetings shall be maintained by the Committee Secretary and furnished to the Committee Chair and agency staff liaisons on a timely basis.

VII. TERM

The term of this Committee will extend to completion of SEPA environmental review and adoption of a Facilities Development Plan for the park by the Commission. It is anticipated that a Park Advisory Committee will continue its work in some capacity following Commission adoption of the Facilities Development Plan. However, approval of a new Committee charter by the Director will be required to extend the service of the Committee.

VII. LIMITATIONS

- A. The Committee shall not supervise, hire, fire, or discipline employees.
- B. The Committee shall not negotiate or contract with third parties or commit funds of the Washington State Parks and Recreation Commission.
- C. The Committee should maintain the confidentiality of all proprietary information of the Washington State Parks and Recreation Commission.

APPENDIX 3

Lake Sammamish State Park Advisory Committee Roster

Name	City	Representing
Joan Probala	Issaquah	Greater Issaquah Chamber of Commerce
Hon. Nancy Davidson (Chair)	Issaquah	President, Issaquah City Council
Debbie Berto (Vice Chair)	Issaquah	Issaquah Press
Juan Barco	Brier	At Large (Hispanic Community)
Cynthia Howe	Mercer Island	At Large (League of Women Voters)
Hon. David Irons	Issaquah	King County Council 12 th District
Hon. Kathy Huckabay	Sammamish	Mayor, Sammamish City Council
Janet Wall	Issaquah	Issaquah Rivers and Streams Board
Brian McEachron	Redmond	Mountains to Sound Greenway Trust
Gary Thede	Issaquah	South Lake Sammamish Association
Kellie Kvosnikoff	North Bend	Snoqualmie Tribe
Liam Shaw	Issaquah	Youth
Jackie Lopez	Kent	Youth
Mark Hinthorne (ex officio)	Issaquah	Director, Issaquah Planning Department
Anne McGill (ex officio)	Issaquah	Director, Issaquah Parks Department
Mickey Fearn (ex officio)	Seattle	State Parks and Recreation Commission

APPENDIX 4

Lake Sammamish Architectural Design Competition Feedback Questionnaire



Architects selected to compete in the Lake Sammamish Design Competition

From left, Terry Reckord and Stan Lokting of ARC Architects, Chris Patano and Laura Hafermann of Patano+Hafermann Architects, and Jim Kalvelage and Allan Johnson of Opsis Architecture

Finding the Balance

Washington State Parks is considering extensive re-development of Lake Sammamish State Park to improve recreational opportunities, restore and safeguard important natural features and functions, and develop new revenue sources to help support this and other state parks. The park's largely urbanized surroundings make balancing its recreation, conservation, and financial needs especially challenging. The essential task of this project is to create a plan that finds a balance among these important public benefits.

To assist in this effort State Parks recently formed a park advisory committee made up of local and regional elected officials, a newspaper publisher and individuals representing tribal, environmental, business, conservation and youth interests in addition to two members representing the public at large.

Lake Sammamish Design Competition

The Lake Sammamish Park Advisory Committee is currently evaluating a wide variety of facility proposals before recommending a "short list" to the Commission for more thorough analysis during the next round of planning and environmental review.

To help the evaluation process, the committee is conducting an architectural design competition to produce realistic examples of how several of the proposed facilities might look in the park. The committee selected five ideas to explore through the design competition:

- Indoor Soccer Arena
- Rustic Retreat Center
- Sunset Beach Bathhouse/Boardwalk

- Waterfront Activity Center - Restaurant and Family Center
- Waterfront Activity Center - Rowing/Kayaking Boathouse

The committee selected these five - from a larger list of proposals - because members either found the appearance of these facilities difficult to visualize or their imagined appearance varied widely among committee members.

The three downloadable documents below (or at the public meeting) show conceptual designs for each of the five facilities as interpreted by three highly regarded Pacific Northwest architectural firms:

<u>ARC Architects</u>	<u>Patano + Hafermann Architects</u>	<u>Opsis Architecture</u>
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Each award-winning firm submitted designs in hopes of winning a \$15,000 cash prize and a potential contract for additional architectural services during the next phase of park planning.

Design Character

A fundamental purpose of this competition involves establishing an overarching architectural character for all park facilities. This character, or design standard, should capture the essence of the Issaquah Community and the broader Pacific Northwest region while embracing and celebrating the park's natural landscape and features.

As you look at the design concepts, which of the three firms do you think most succeeded in this regard? What particularly influenced your choice?

Potential Park Facilities and Uses

A necessary goal for park redevelopment is to find ways of generating new revenue to support Lake Sammamish and potentially other state parks. One way to generate revenue involves constructing unique recreational facilities and providing enhanced amenities that park visitors will pay to use. Essentially, this amounts to providing value-added public services for a fee, just like a business. Earned revenue goes first to pay for construction and operation of the facility with the balance going to support operation of the rest of the park and perhaps even other parks.

State Parks consultants, non-profit partners, and private investors proposed nine facility ideas (see below), that according to preliminary market analysis should at least break even or generate net revenue beyond their development and operation costs. Financial and practical limitations only allowed us to explore conceptual designs for five of the nine proposals through the design competition. However, we are equally interested in your views on the remaining four ideas. Please read the "narrative descriptions" (Attachment A) of all facilities and give us your feedback on all the current proposals (see Submit Your Comments, below).

Potential recreational facilities that generate revenue:

- Indoor Water Park
- Boating Center

- Urban RV Campground
- Indoor Soccer Arena
- Rustic Retreat Center
- Sunset Beach Bathhouse/Boardwalk
- Waterfront Activity Center, Restaurant and Family Center
- Waterfront Activity Center, Rowing/Kayaking Boathouse
- Large-scale Area Rentals

During the month of July 2004, the park advisory committee conducted a non-scientific park survey. One question asked respondents to suggest facilities not currently offered at the park that they would like to see included. These facilities are not expected to generate revenue, however their costs could be offset by the facilities that do. Please give us your reaction to these suggestions as well.

Additional Facilities Suggested by Park Survey Respondents:

- Regional Trailhead
- Interpretive Center
- Large-scale Playground Structures
- Outdoor Performance Space
- Off-leash Dog Area
- Fishing Pier
- Climbing Wall
- Skate Park

Existing Park Facilities and Uses

Another goal of park redevelopment is to retain the recreational opportunities currently found at the park. Of the park's approximately 512 acres, about 380 acres (75%) remains in an undeveloped, largely pastoral state including an extensive 320-acre wetland/riparian system. The remaining 130 acres (25%) includes developed lawn areas, ornamental trees, sports fields, parking lots, and park facilities. We've listed significant park facilities and uses below to provide a reference for your input on new facility proposals above.

Existing Facilities and Uses:

- Formal swimming areas
- Bathhouse/concession stand
- Picnic areas
- Group picnic shelters
- Restrooms
- Parking (1,800 stalls)
- Walking, jogging, and cycling trails (throughout park)
- Interpretive trails and signs
- Fishing areas
- Playground equipment
- Boat launch
- Canoe/Kayak rentals
- Youth oriented group camp/day camp area
- Soccer fields
- Baseball fields

- Sand volleyball courts
- Horseshoe pits
- RV dump station
- Park office and maintenance shop
- Statewide equipment maintenance and product shop
- Park staff residences (4)

Submit Your Comments

Your input is very important to us. Please send your comments to:

Washington State Parks and Recreation Commission
Planning and Research Program
7150 Cleanwater Lane
P.O. Box 42650
Olympia, WA 98504-2650

Or E-mail: Peter.Herzog@Parks.Wa.Gov

Online versions of the architectural display panels are available at the Washington State Parks Website at: www.parks.wa.gov/plans/lksamm.

If you have other comments or questions about this project, please contact:
Peter Herzog, Parks Planner at (360) 902-8652

Attachment A: Narrative Descriptions of Proposed Facilities

Potential recreational facilities and uses that generate revenue

Indoor Water Park- This facility could provide a year-round, indoor swimming and water play opportunity. Amenities include water slides, spray apparatus, zero-depth splash pads, wave pool, party rooms, and concessions. The water park would create a safe, fun place for kids and families during the nine months when it's too cold to swim in the lake. This facility could potentially be located in the park's administrative/maintenance area or in the group kitchen shelter area.

Boating Center- Potentially co-located in the park administrative/maintenance area (and therefore completely hidden from the public park area), this facility forms the core of a launch, retrieval, fueling, and all-weather storage center for water vessels. Fueling is environmentally friendly, since it takes place far from the water and uses the existing maintenance area fuel pumps. Boats would be launched and recovered from the Waterfront Activity Center restaurant docks by professional Boating Center personnel. Additionally the Boating Center personnel would provide classes that include both safety and environmental items for boating activities in conjunction with the State Parks Boating Program.

Urban RV Campground - Potentially located in the park's administrative/maintenance area, this facility would primarily serve RV groups and larger gatherings. Amenities include a central meeting hall, laundry, office, and other RV-related services. Individual sites have full water, power, sewer, and cable TV hookups and are big enough for the largest rigs. This campground is to get RV'ers into the city to meet up with their club, raffle a quilt, and then take in a show.

Indoor Soccer Arena- Demand for sports fields in the Issaquah-Sammamish area continues to outstrip the number of fields available for use. More than just adding a new field, a multi-purpose indoor arena with artificial turf would significantly increase functional playing time by allowing intensive year-round, evening, and bad weather use without the wear this would cause existing grass fields. This facility, potentially located in the park's administrative/maintenance area or in the kitchen shelter area, would also provide restrooms and other support facilities for existing sports fields.

Rustic Retreat Center- Conveniently located day or overnight group gatherings in the fantastic setting provided by the Hans Jensen area of the park. This center would feature a collection of rustic cabins and a central lodge with meeting room(s), dining area, kitchen, restrooms/showers. Amenities are intentionally limited to foster group interaction while providing a safe and welcoming retreat amidst the bustle of urban life.

Sunset Beach Bathhouse/Boardwalk - This proposal upgrades the park's main beach area. The bathhouse and boardwalk at Sunset Beach would provide restrooms, showers, and an enhanced concession area for food and recreational equipment rentals. An attached deck and boardwalk provides outdoor seating and a lake-view promenade. During special events, deck provides a hardened area with power and water hookups for vendor carts and a drier walking surface for visitors.

Waterfront Activity Center, Restaurant and Family Center- This facility, potentially located at the Swim Beach area, features boat rentals, sand beach volleyball courts, hot tubs & pools, children's splash & water pool play area, lake swimming area, patio dining and a view dining deck. All children's areas are fully visible from a single central location, allowing parents to safely watch over all their younger children. Indoor amenities include teen game/beach mode room, locker rooms, year-round restaurant & café, and banquet/meeting rooms.

Waterfront Activity Center, Rowing/Kayaking Boathouse- This facility will offer rowing, kayaking, canoeing, and other paddle sports to the public. Amenities include boat storage, locker rooms, exercise space and meeting rooms. The Sammamish Rowing Association, in partnership with State Parks, will provide a full slate of recreational and competitive programs for youth and adults. Kayaks rentals will be available and competitive regattas will be held. This facility would be sited in the Swim Beach area.

Large-scale Park Area Rentals- This idea would allow larger groups and organizations to reserve large areas of the park for exclusive use. Groups might elect to rent one or more shelters or even an entire beach area. These areas remain open to public use during periods when they are not reserved. Areas including the existing group shelters, baseball fields, Swim Beach, and Sunset Beach could be incorporated into a rentable space scheme.

Additional facilities suggested by survey respondents

Regional Trailhead- With completion of the East Lake Sammamish Trail, the state park will likely become a de facto trailhead. This idea would actively support this use by providing trailhead facilities such as parking, restrooms, regional trail information, and related services like bicycle and skate rentals for trail users.

Interpretive Center- About 75% of the park, or roughly 380 acres, remains undeveloped or lightly developed. Formerly in agricultural use, this area features a large heron rookery, three salmon bearing streams, and includes about 320 acres of emergent wetlands. An interpretive center would serve as a regional focal point for environmental education and resource-related learning.

Large-scale Playground Structures- These facilities would take the park's big toys to new heights. Often with a specific theme, these extensive structures include activities for a wide range of ages, and become destinations in themselves.

Outdoor Performance Space- Likely attached or adjacent to another park structure, this facility would allow groups to present musical or theatrical shows in an outdoor setting or serve as a "main stage" during large-scale special events and festivals. Unlike an amphitheater, the stage would probably be elevated with the audience on the expansive lawns.

Off-leash Dog Area- This use would set aside an area of the park for enthusiasts to train their dogs and otherwise let them run. An area physically separated from general park use, often with a constructed or natural water source is ideal. King County has

created this type of opportunity at Marymoor Park at the north end of Lake Sammamish.

Fishing Pier- Combining fishing with swimming or boating often leads to conflicts among park dock users. A designated pier with universal access (ADA) would provide anglers a high-quality fishing experience in a highly urbanized area.

Climbing Wall- This type of structure provides an instruction or practice venue for rock climbing enthusiasts. Features are constructed with either natural or human-made materials and provide permanent anchors for safety ropes. This would provide a convenient, low-cost climbing opportunity in the midst of an urban and residential core.

Skate Park- Skate parks continue to evolve and grow at a rapid pace. While usually constructed by local parks departments, the state parks' urban location may provide an appropriate setting for a large-scale facility.

APPENDIX 5

Lake Sammamish State Park Advisory Committee Evaluation of Park Consistency with Centennial 2013 Vision September 20, 2004

Significance

- 512-acre park, including 6,858 feet of lake frontage and a 320-acre wetland system in the state's largest metropolitan area
- Three separate salmon bearing streams
- Historic Native American fishing site and suspected other historical use by Native Americans
- With opening of the East Lake Sammamish Trail becomes de facto largest trailhead for the region's trail system
- Large freshwater access park in the state's largest metropolitan region
- Capacity for and history of large public festivals and other special events

Visitation

- Busiest boat launch in the state in 1999 (may still be, but has not been verified since)
- Sixth highest day-use visitation in the state park system
- One of the busiest day camp facilities in the Central Puget Sound Region

Experiences

- Large number and wide diversity of experiences including a full slate of upland and water-oriented day-use activities, regional boat launch, group overnight activities at Hans Jensen area, and large-scale special events (e.g., Tustin' and Racin' and auto shows)
- Experiences range from unexpected degree of solitude along trails through wetland system to large-scale festivals and special events in highly developed beach setting

Uniqueness

- Has a functional service area of 1.5 million people in the midst of the state's largest metropolitan region
- Highly accessible from interstate highway (I-90)
- One of very few overnight group camps in an urban area
- Only public boat launch on Lake Sammamish

Flora/Fauna

- Largest Heron rookery in the Central Puget Sound Region
- Three salmon bearing streams
- Opportunity for a 302+ acre wetland/riverine restoration project in an urban area
- Critical part of the Mountains to Sound Greenway, Tibbets Creek Greenway, and Issaquah Creek corridor
- Extensive avian and other wildlife habitat in an urban area

Views

- Expansive unimpeded views of Lake Sammamish
- Open views of Issaquah Alps and Mount Rainier

Size

- Functional size is adequate to meet criteria for both a regional recreation and conservation mission

Condition

- Condition could be substantially improved, but does not present a hazard to visitors

Revenue

- Highest revenues from parking fee in the state park system
- Significant revenues from picnic shelter rentals, soccer field agreement, and large-scale special events
- Substantial non-recreational parking revenues (Western Wireless and Swedish Health Services contracts)

