

*Eddon Boat Ad Hoc Committee Public Meeting
Meeting Minutes*

City of Gig Harbor

May 24, 2006

5:30 p.m.

PRESENT: Council Member Steve Ekberg, Ad Hoc Committee members John McMillan, Lita Dawn Stanton, Bob Winskill and Bill Coughlin were present. Friends of the Parks Commission member Ken Malich was present. Mayor Chuck Hunter and staff members John Vodopich, Steve Misiurak, Dave Brereton, Bud Whitaker and Terri Reed were present. The following people signed up for public comment:

Nick Jerkovich	3710 Harborview Drive
Alan Anderson	3225 Shawnee Drive NW
Michael Dillon	3802 Harborview Drive
Ian McAlister	3802 Harborview Drive

WELCOME:

The Mayor thanked everyone for coming to the meeting. He stated that tonight Peter Hummel from Anchor Environmental will go over the conceptual drawings and explain what they have been doing to bring this project along. He said that we have done surveying work and located the storm water pipe which may mean some changes in the daylighted stream that was shown at the last meeting. He mentioned the ordinary high water mark, the wetland delineation, park design and the house. The Mayor said the wetland delineation has gotten the house in a state of uncertainty. He stated that the main thing that we want to be able to do is utilize the pad that the house is sitting on. He said that because of the fact that it has Type 2 Wetland in front of it, it makes it more difficult. It would require a 150-foot setback, which would mean that we couldn't put the house back. The Mayor commented that John Vodopich is working on a way to make it work for a park situation. The Mayor turned the meeting over to Peter Hummel.

BACKGROUND INFORMATION GATHERING

Peter Hummel thanked everyone and asked how many people came to the last public meeting. He stated that he would be talking briefly about the first few items on the agenda and spend most of the time talking about the preliminary conceptual design. Peter commented that he is going to recap the alternatives that were presented at the last meeting. He said that he would then turn the meeting over to Steve Misuriak and Bud Whitaker to talk about the issues with the house and then have time for public comments.

Survey

Peter said that since the last meeting that they have had a preliminary topographic survey of the site done so that we now have a much more accurate understanding of

the current contours and the current ground surface. He stated that there have been a number of changes as a result of demolishing the houses. Peter commented that the survey helps with estimating the volumes of earth to be moved and getting a good handle on the cost to develop the park.

Stormwater Pipe Location

Peter said that in terms of the stormwater pipe location, we have a much better idea of where the pipe is horizontally under the surface. He said that we only have a depth measurement of the upstream end across the street from the park and the downstream end behind the bulkhead and at the bulkhead itself. He mentioned that for the purposes of daylighting the creek, they are using these elevations at each end and assuming a constant slope in between.

Ordinary High Water Mark

Peter said that the ordinary high water mark delineation is something that Anchor did several months ago and established a jurisdictional boundary for shoreline permitting.

Wetland Delineation

Peter commented that the wetland delineation was done in a preliminary fashion by the City. Peter said that the City may hire Anchor to finalize this, but it is pretty clear that the category of wetland would meet those criteria.

PARK DESIGN

Distribution of Meeting Notes from 1st Public Meeting

Peter stated that Anchor's notes from the previous public meeting are available from Community Development. He explained that the notes summarize the three options that were presented, but these options will be shown again today.

Review of Revised Program Elements and Design Criteria

Peter stated that these notes can also be picked up from Community Development.

Peter commented that the things that have been added to the previous list are: pedestrian entry areas at the northwest and southeast ends of the park, widened sidewalk where it borders the park, separation between the sidewalk and the street within the park, observation viewing areas, daylighted creek or mini-estuary, small informal footpath along creek, walkways with disabled access to the water's edge, a direct route with stairs from the street to the water, incorporating public art and interpretive elements, and screening the sidewalk from the busy street.

Peter's presentation showed the following views:

- Arial photo of park area
- View down the top from the street and view of the bulkhead
- Community vision in the spirit of the bond measure to acquire the park

- Review of Options A, B, and C, shown at the previous public meeting

Review and Discussion of Draft Preliminary Concept Design

Peter's presentation then showed the following views:

- Modification of Option C, with suggestions from previous meeting including: a bigger plaza at entries, separating the sidewalk from the street and widening it, and a connection to the boat house and the creek.
- Cross section with the sidewalk moved away from the street, ADA path, lawn coming down to flat area with a boardwalk and steps to the beach, with the beach being both in front of and behind the bulkhead.
- Daylighting Options
 - Option 1 – Most complex, with a control structure that would intercept the pipe and a new pipe would be put in. This option will take maintenance. There could be a viewing platform.
 - Option 2 – Daylighting the creek in the same location without a control structure, having the pipe come out where it currently exists. The tide would come in and fill up the stream bed. There would be rock walls on both sides to deal with the grade transition. There would not be any maintenance on this option, but it is quite low and it gets covered by the tide every day.
 - Option 3 – Has a small estuary, daylighting the creek further down the pipe, having the environmental benefit of functioning as a small estuary which is an important benefit to juvenile salmon. This is the least expensive option.

Review and Discussion of Draft Preliminary Estimated Construction Costs

Peter detailed the construction costs which include: demolition and clearing-\$58,000, temporary facilities-\$14,000, earthwork-\$89,000, storm drainage-1) \$29,000, 2) \$21,000 3) \$14,000, paving-\$10,000, cast in place concrete-\$121,000, boardwalk and bridge-\$80,000, shoreline protection-\$7,000, rock retaining walls-\$21,000, creekbed-\$3,700, site furnishings-\$17,000, guardrails-\$23,000, planting and irrigation-\$83,000 for a total of \$531,000 plus unknowns and sales tax which adds \$400,000 for a grand total of \$909,000 (not including structural costs of the creek options).

Discuss the Options for the Brick House

Steve Misuriak spoke about the brick house. He said that to rebuild the existing brick house in its current configuration and to bring it up to code would cost about \$200,000. Steve commented that the ordinary high water mark level establishes the wetland boundary. He explained that the City recently adopted a critical areas ordinance update and according to the wetland code, if the brick house is torn down, a new structure could not be built on the existing footprint. He said the new construction would be

limited to pervious trails and associated viewing platforms and there is a 75 to 110 foot setback from the wetland line of delineation.

Steve said that there are potential options in the code: it could be pursued as a variance, and a new text definition could be added to the code which could address issues of community parks that addresses non-conforming uses and structures.

Public Questions and Comments

A citizen asked what value the house adds to the park. Steve answered that it is all relative. He said the potential would be to use the house for a bathroom facility or some type of improvement or interpretive center. The citizen asked about the high maintenance of a structure. Ian McAlister said that we would have twice the park without the building and the bathrooms could be put in the boathouse which would draw people to the boathouse. Michael Dillon asked if there is a definite plan for the house right now. Steve Misuriak answered that there have been some options presented. Michael Dillon said that there isn't a need for the house when there is another structure ten feet away. Steve said that it could be taken down to the foundation and rebuilt as something else.

Alan Anderson spoke about his proposal for a human powered craft center. Alan runs the kids kayak program in town. Alan has been working on a possibility for a center for non-motorized craft. He feels that we could touch a lot of kids lives in a positive way. Alan commented that the funding could be separate from the City through private or corporate funding or through grants for a recreational building such as this. Bruce Gair asked about storage and space issues. He thinks that when this center is operating, it would take up a lot of space. He asked where Alan proposes to do this. Alan answered that a dock could be part of the project. Ian McAlister mentioned that the public didn't vote for a craft center. Ian feels that the kayaks would just be piled up on the beach. Alan Anderson said that the drawing wasn't what was voted for. Ian McAllister said that he voted just for a park as pictured.

Peter Hummel asked if the use of the Eddon Boat building has been completely determined. The Mayor answered that the use has been determined to be used for a wooden boat school and historical boat building. Peter mentioned the center for wooden boats on Lake Union. The Mayor stated that that was another reason for the discussion on the pad of the house. The Mayor thinks that we can get better use out of the park if it can be used by more people. He said that we need facilities in the park and he doesn't think that it is appropriate to have people going in and out of the boat shop because it is not set up for that use and the space is limited.

Bruce Gair mentioned Saint Michaels in Maryland, which he says is the wooden boat king of the east. Bruce said that on both Skansie and this park we need as much public involvement and use as possible, providing we can afford it. Bruce said that teaching people about wooden boats is of great public interest and he thinks people should be able to go in the boat building and see what's going on.

Nancy Jerkovich asked if the house has historic value. Lita Dawn Stanton answered that there is a historic structure report underway that is being done on the Eddon Boat building and they took a brief look at the house as well. She said that the house is over 50 years old and it is associated with the boathouse. She said that from that standpoint, it is historic. Lita Dawn said that it is not associated with preservation of the boatyard itself. Lita Dawn explained that as far as restroom facilities, it has been determined that in order to carry on the heritage programming that is envisioned at the sight, that you can't take up an 18 x 12 foot space for restrooms. Lita Dawn asked if we want a restroom on the park site, and if so, where. The Mayor stated that it would probably take some money to build the restrooms but we need to meet the local requirements.

Nick Jerkovich asked about the flow of water. Peter Hummel answered that the flow is based on observations and that it comes from drainage from the springs on the hillside. Nick asked if we know that a variance would be approved if the house was torn down. The Mayor stated that we don't know that yet. Nick believes that a restroom would be an asset for the park.

Keith Hamilton asked where we plan to get the one million dollars for the park construction and where we plan to get the money to reconstruct the house and the boathouse. Lita Dawn Stanton answered that for the upgrades on the boathouse, there was a grant filed on May 11th to pay for improvements on the boat building in the amount of one million dollars. Lita Dawn said that a decision won't be made on the grant until July 2006 for funding in 2007.

Steve Ekberg stated that this part of the planning looks at what is wanted for the park and then we get back to fixing the hard costs later. Steve mentioned that there are grants available for some of the work they are doing on the shoreline. Steve doesn't see us putting \$200,000 into the house.

A citizen asked how the boardwalk would be maintained. Peter Hummel answered that the proposed decking surface is Trex and it doesn't grow algae like wood does and the boardwalk also isn't in a shady area.

Michael Dillon asked what the dollar amount on the original bond issue was for. The Mayor answered that the funds were to buy the property and for clean up.

Linda Gair thinks that the boardwalk would be used for a giant skateboard park. Linda thinks that a pavillion would be nice where the house is located.

Ian Mcalister thinks that a facility being built there would be a night time nuisance. The Mayor said that the police would handle any problems.

Guy Hoppen thinks that there needs to be a buffer between the park and the boatyard.

Ian McAlister would like to see a clean look and not piles of kayaks. A citizen stated that he would like to take a look at different viewpoints and the Mayor stated that we are trying to come up with the best design for the most people.

Michael Dillon said that he likes Option 3 and asked about recirculating the water to be more cost effective. Hummel answered that the costs don't take into account the amount of earthwork that will need to be done. John McMillan said he doesn't see us spending a large amount of money on Option 1 because of the amount of pressure being there during the dry season to fill up the well. John does like the open creek idea. Peter Hummel said that as long as there is water coming in, that it would fill up the basin but there is always a possibility of dry times. Peter also said that the pipe for the water is very old and the water could leak out of it. The Mayor mentioned that Option 3 might be a better option because it would not require water running year round and there would be less retaining walls. The Mayor would like to keep the park as simple as possible. Steve Ekberg agreed that he likes the estuary and open flow idea. Lita Dawn Stanton asked if Option 3 had the lowest costs and mentioned that the original plan didn't include daylighting the stream. Peter Hummel answered that when you remove the bulkhead you have to do something with the pipe so the estuary doesn't really add a significant amount.

Linda Gair mentioned that the Council voted to encourage low impact development and asked if we could recycle the stormwater for irrigation. Peter Hummel answered that we have an irrigation system in the plan and does recommend having one if there are lawn areas. Peter said that there would have to be a storage capacity for watering the whole park. Linda said that it might be eligible for an environmental grant. Peter thinks that we would have to study how big the water vault would have to be. Steve Ekberg mentioned that it was looked into for the Civic Center and was not cost effective. Bob Winskill mentioned that there is an existing well in back of the house.

A citizen asked if there is a traffic circle planned that would impact the park in the future. Steve Ekberg said that the elevation does not work for a roundabout. Peter Hummel mentioned that a crosswalk has been included to make it safer to cross the street. A citizen mentioned that this area should be looked at for traffic impact. Bill Coughlin stated that the walkers tend to be on the water side. Steve Ekberg answered that a change in the sidewalk in front of the glass company would need to go through Public Works.

Linda Gair said the park will be used by more than just walkers and people would be coming from wherever they parked. Bud Whitaker answered there is parking very close to the park.

Michael Dillon asked about islands and planting if a traffic circle is put in. Steve mentioned that the current configuration should work with the current park plan.

Lita Dawn Stanton asked what the consensus is on preserving the house. There was no desire expressed. Bud Whitaker said that there was a small group that expressed

concern at a previous forum but there hasn't been anything expressed since. Ken Malich said that he thought that discussion was about keeping the house to make use of it in the future. He said that there were some preservationists that thought it had historical value. Bill Coughlin said that we would only preserve the space for use but not the house as it was.

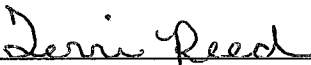
John Vodopich was asked to elaborate on the options available for the house site. John said that city staff has done some study and determined that it is a Category 2 Wetland. John mentioned that the City recently adopted new critical areas regulations and we have buffer ranges that depend on the intensity of the land use and the buffers for Category 2 range from 75 to 150 feet. He explained that a park facility that is called a moderate intensity park with outdoor recreation is considered a moderate intensity land use. John said the buffer for that would be 110 feet for the salt water marsh. John explained that in the buffer areas, things that are permissible are pervious trails and viewing platforms. He also said that it does not allow for construction of new structures within those buffer areas. John explained that there are some alternatives built into the code as to what you can do in a buffer area. The first would be a variance. We could make application to the City's Hearing Examiner to determine if a variance was warranted to put a structure within that buffer. The second alternative is an exemption section that is an administrative review and approval process done by John himself that says you can maintain and reconstruct existing structures that are located within buffers. John also said that we don't have a definition of parks in our zoning code. Then he explained that Parks are an allowed use but are not defined as to what a park actually is. John said that the City might want to look at a text amendment to the zoning code to better define what a park is. John commented that the critical areas ordinance does not address non-conforming structures.

Lois Hartwig commended the City for the work that has been done on the park so far.

Steve thanked everyone for their input on the park. No further public meetings have been scheduled at this time.

ADJOURN: Meeting adjourned at 7:00 p.m.

Respectfully submitted,



Terri Reed