



Date: January 14, 2014

To: Parks & Community Services Board

From: Glenn Kost, Parks Planning & Development Manager (425-452-5258)
Scott Vander Hyden, Parks Project Coordinator (425-452-4169)

Subject: Surrey Downs Park Master Plan Update

Action Requested: Recommend that City Council adopt the Surrey Downs Park Master Plan Update

SUMMARY:

The approved light rail alignment eliminates vehicular access to Surrey Downs Park from 112th Ave SE. Because the adopted Surrey Downs Park Master Plan included vehicle access from 112th, changes to the adopted plan are necessary. We have worked closely with the Surrey Downs Community through its Park Advisory Committee to propose changes to this plan. At your meeting, we will review these revisions as well as the process leading up to this proposal. We are seeking feedback from the Board. Based on your feedback we will ask that you recommend to the City Council that they adopt the Surrey Downs Park Master Plan Update.

BACKGROUND:

The public process that lead to the adoption of the initial Surrey Downs Park Master Plan began in Nov. 2007. Over 200 citizens participated in that process, which included three community meetings, two Park Board study sessions and two City Council meetings. The Master Plan (**Attachment 1**) was strongly supported by the Surrey Downs community and adopted by Council in March of 2009. It balances passive and active recreational areas while providing a variety of elements to accommodate the multi-generational interests of the community. It contains a large open lawn area, walking trails, picnic facilities, environmental and traditional play areas, two youth baseball/softball fields enlarged to accommodate greater programmed use, a soccer field overlay, basketball court, hazelnut grove, skate spot, and contemplative area.

The Boys and Girls Club also participated in that process and advocated for the development of a large, multi-use community center and gymnasium at the park. Because of the uncertainties surrounding the light rail alignment, together with the fact that the neighborhood opposed the idea of a large community center, the plan also includes a large "Development Zone" reserved for a building program and parking which was to be determined at a later date after the light rail alignment was established. The development zone includes a series of "building parameters" that limit a building's

impact on the neighborhood. The complete Surrey Downs Park Master Plan document is available for Board review upon request.

The voter-approved Park and Natural Areas Levy provided funds to develop Surrey Downs Park. However, because of the delays in the light rail alignment decision and court relocation, funding for Surrey Downs Park was deferred from the 2013-2019 CIP budget.

COMMUNITY INVOLVEMENT:

The master plan update planning effort has been led by the Parks staff with assistance from the landscape architecture firm of The Berger Partnership, the same firm that assisted with the development of the initial Master Plan. The Surrey Downs Community Club (SDCC) has actively participated in the process, and established a Park Advisory Committee (PAC) to provide input and to generally represent the neighborhood throughout the process.

The public involvement process to-date has included four meetings with the PAC, two meetings with the SD Sound Transit Advisory Committee (TAC), attending the annual SDCC picnic, a Park Board Study Session and two community meetings at City Hall. Also, the PAC conducted two mail surveys to gauge neighborhood interest in various park facilities.

Approximately 20 residents and four Park Board members attended the Sept. 25 community meeting in which neighbors were given background about the 2009 master plan and invited to offer suggestions for revisions at two facilitated breakout stations (charrettes). Most of the attention focused on vehicle access points, neighborhood traffic, parking size and location and noise buffers along 112th. Except for programmed athletics, many of the park elements in the original master plan continued to be desired park features. Using feedback from this meeting, three alternative plans were developed and reviewed with the PAC. A preferred plan (**Attachment 2**) was identified and well received at a Nov. 21 community meeting attended by 20 residents and three Park Board members.

We attended a follow-up meeting with the TAC on Dec. 11 where we were asked to increase noise buffers in the park along 112th to reduce noise to the surrounding neighborhood caused by light rail trains. Working closely with the Berger Partnership, several retaining wall sections along 112th were revised and presented to representatives of the TAC & PAC on January 7 and are incorporated into the preferred plan.

PROPOSED MASTER PLAN CHANGES:

Information received throughout the community process formed the basis for the updated master plan. The most obvious changes to the original master plan involve the conversion of the sports fields into a grass play meadow and reduction and relocation of the parking lot and access drive. Though the design of the master plan has not been greatly altered, these revisions effectively change the use of Surrey Downs Park from a place that featured both neighborhood and community park elements to a more neighborhood-focused park. The loss of scheduled athletics here will be offset by the proposed sports field capacity improvements at Hidden Valley Sports Park.

Notable revisions reflected in the Surrey Downs Master Plan Update include:

- The programmed sports fields are converted to a grass “play meadow.” While this area will continue to be available for pick-up games and practices, athletics will no longer be scheduled here;
- The 112th Ave SE parking lot has been relocated, and vehicle access will be off of SE 4th St;
- Parking lot capacity will be reduced to 15-25 stalls. There are currently 140 spaces to accommodate both the park and district court. The adopted Master Plan contemplates a 50-60 capacity lot with no building. The final capacity will be determined in part through the environmental review process;
- Skate spot and climbing wall is eliminated;
- The labyrinth is relocated from the SW corner to a more central location within the park and renamed the “Woodland Maze”;
- A pedestrian “overlook” is incorporated into the trail system;
- The series of retaining walls along 112th Ave will be modified slightly to include additional landscaping and earthen berms to provide passers-by aesthetic views into the park, while also providing park neighbors visual and sound buffering from passing trains.

NEXT STEPS:

A study session is tentatively scheduled January 27 with Council to discuss the Surrey Downs Park Master Plan Update recommendations. Depending on feedback received from Council, necessary changes will be made and the environmental review (SEPA) completed. Upon completion, staff will return to Council to request adoption of the Master Plan Update. A potential delay is that a Subarea Plan policy in the Comprehensive Plan states that vehicle access to the Surrey Downs site must be from 112th Avenue SE. Development Services is now reviewing this policy to determine if the Comprehensive Plan must be revised before the updated Master Plan can be adopted. If so, this could delay adoption until late 2014 because Comp Plan policies are only reviewed once annually.

Recall that no funding exists for Surrey Downs Park in the 2013-19 CIP Plan. Staff anticipates requesting funds in the upcoming budget to complete park design and construction. Significant coordination will be required between the City and Sound Transit to determine the best course of action regarding park construction. Currently, Sound Transit anticipates light rail construction to start in 2015, though the construction sequence is not yet known. The City is now finalizing the lease for a new district court facility. Relocation is expected in early 2015, after which the current court buildings will be demolished.

ATTACHMENTS:

Attachment 1: 2009 Adopted Master Plan

Attachment 2: 2014 Proposed Master Plan Update

2009 Surrey Downs Park Master Plan document available upon request



Surrey Downs Park Proposed Master Plan

PLAN SCALE: 1"=40'



SURREY DOWNS PARK

Master Plan Update

Contact: Scott Vander Hyden - SVanderHyden@bellevuewa.gov



- PARK PORTAL
- ENTRY GROVE
- PICNIC SHELTER, TYP.
- SPORT COURT
- RESTROOMS
- TOT PLAYGROUND
- PLAYGROUND
- NATURAL PLAY
- PARK PORTAL
- SECONDARY PATH
- BERM PROMONTORY
- WOODLAND MAZE
- OVERLOOK
- CANOPY FOREST
- MAIN LOOP PATH
- PROMONTORY GROVE
- PICNIC TABLE, TYP.
- BENCH, TYP.
- PARK PORTAL

PARK PORTAL

