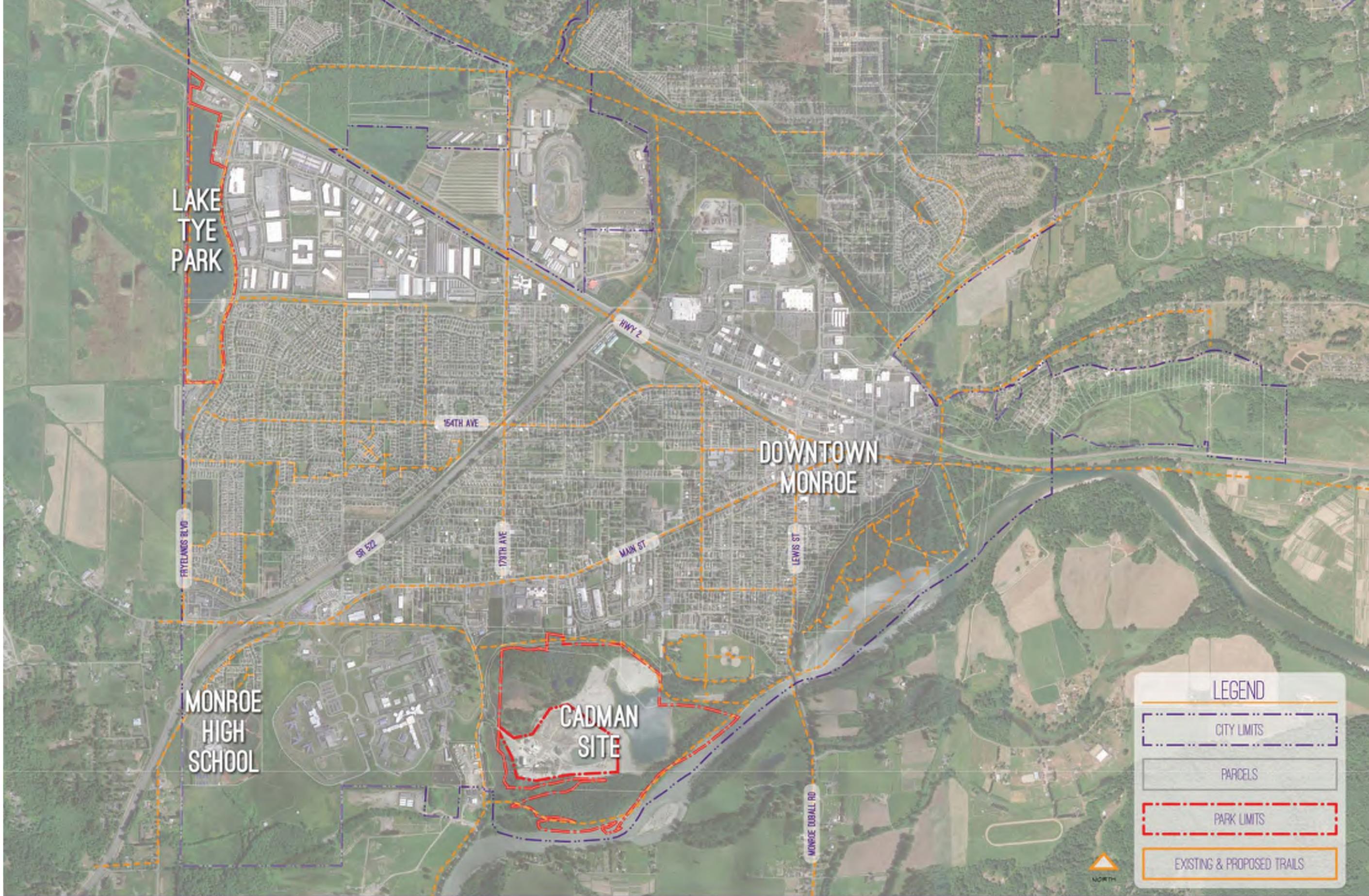




# MONROE PARKS MASTER PLAN

EXECUTIVE SUMMARY

FEBRUARY, 2018



## PRE-1865



1855

The Treaty of Point Elliott is signed, divesting native tribes of its land rights. Above is Pat Kanim, chief of the Snoqualmie tribe, which resided as far east as Monroe.

## 1865-1900



1882

William Pattinson begins operation of the first ferry across the Skykomish River, crossing at Park Place at the northwest corner of the current Cadman site.

## 1900-1950



1907

Monroe is selected as the site of the state reformatory, located west of the current Cadman site.

## 1950-PRESENT



1987

Cadman, Inc. purchases Connelly Sand & Gravel, located along the Skykomish River.

## MAP OF MONROE, CIRCA 1986



1860

The first settlers of European descent arrive in the Monroe area.



1891-92

John Vanasdlen moves his store from Park Place to next to the Great Northern Mainline. The new town becomes known as Monroe, after the former U.S. president.



1929

The first shipment of lettuce is shipped from what would become the Frye Lettuce Farm, which greatly supported the local economy during the Great Depression.



1990

Lake Tye is carved out as part of the mitigation for development areas to the east. Fryelands Boulevard is built using gravel excavated from the lake site.



1864

Henry McClurg founds the settlement of Park Place a mile west of modern downtown Monroe.



1894

The first bridge is built across the Skykomish River at the south end of Lewis Street.



1932

The Skykomish River changes course, moving south around Buck Island due to flooding.



1999

The new Monroe High School opens on Tester Road after the former was damaged in the 1965 earthquake.

Although Monroe's history is deep and far-ranging, the development of the Cadman site and of Lake Tye is relatively recent. The Cadman site was limited to a smaller cleared area and gravel pit prior to its purchase by Cadman, Inc. in 1987. Lake Tye would be developed three years later along with the development of a new industrial district. This speaks to the dynamic nature of Monroe's landscape.

ONLINE SURVEY:  
SEPTEMBER

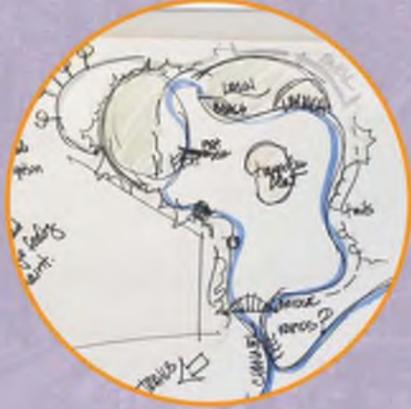
An online survey to establish principles and overall goals for the project and each park site.



1

POP-UP STUDIO & OPEN HOUSE:  
SEPTEMBER 15 & 16

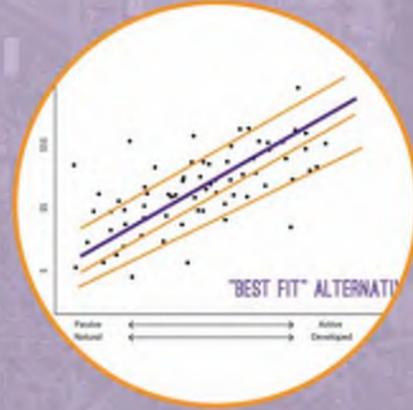
A 2-day outreach process to directly collaborate with the public and develop design alternatives.



2

JOINT COUNCIL MEETING 01:  
SEPTEMBER 26

A joint meeting between City Council and Park Board to review the public process and select a preferred alternative.



3

JOINT COUNCIL MEETING 02:  
OCTOBER 24

A joint meeting between City Council and Park Board to review the preferred alternative.



4

OPEN HOUSE & ONLINE SURVEY:  
NOVEMBER 1

A public meeting to present the preferred alternate to the community and gather feedback.



5

JOINT COUNCIL MEETING 03:  
DECEMBER 12

A joint meeting between City Council and Park Board to review the public process and finalize the master plans.



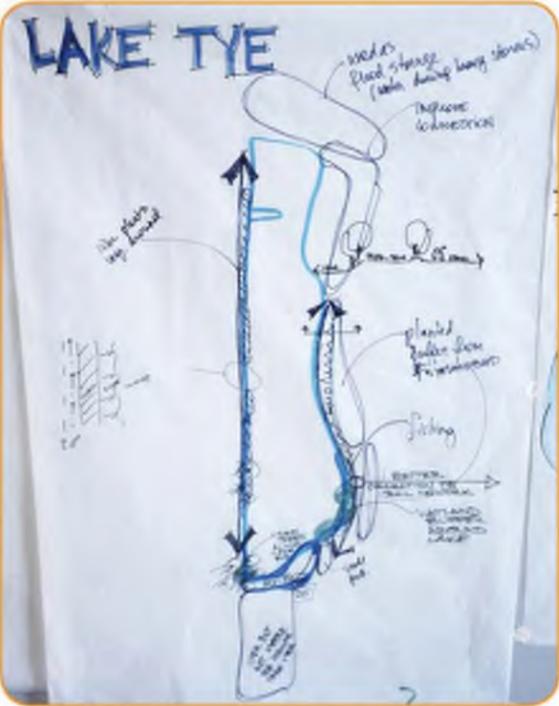
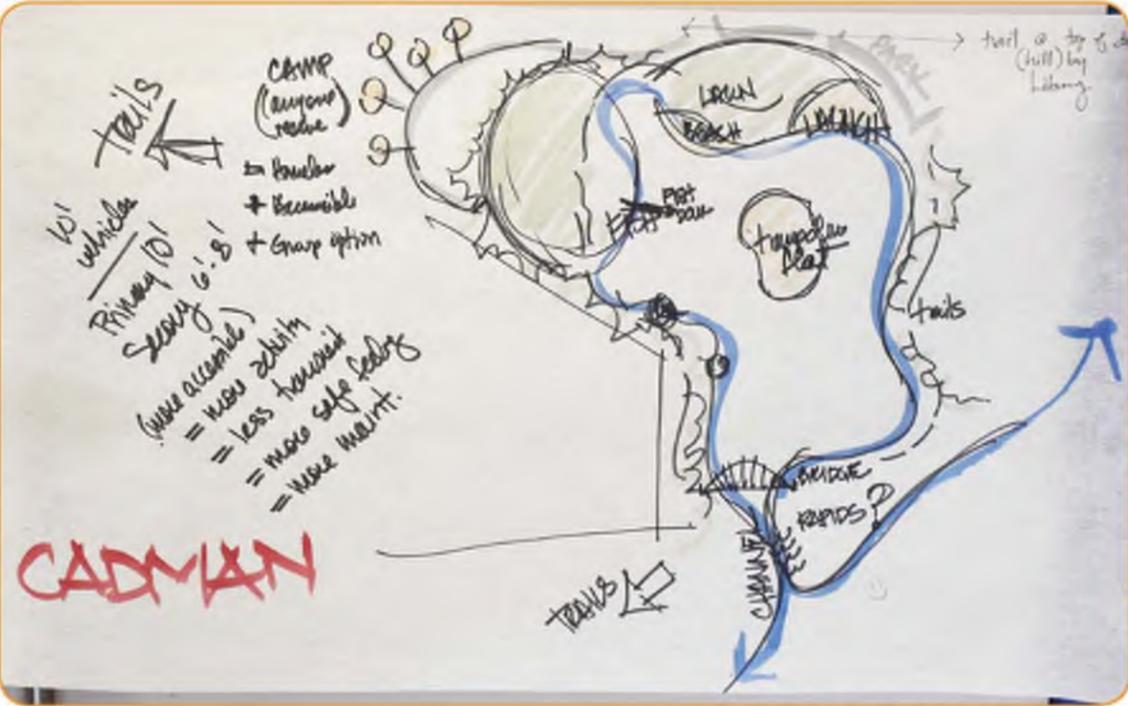
6

# WHAT WE HEARD

1. IMPROVE SHORELINE FOR HABITAT AND PEDESTRIAN ACCESS
2. ACTIVATE THE WATER AND WATER'S EDGE
3. CREATE ADA ACCESSIBLE PATHS AND BOARDWALKS
4. EDUCATE THE PUBLIC IN NATURAL SYSTEMS WHILE IMPROVING ECOSYSTEM HEALTH
5. ACCOMMODATE EXISTING AND FUTURE COMMUNITY EVENTS AND ENSURE A SAFE ENVIRONMENT



The 2 day pop-up studio held at Lake Tye Park and the Monroe Boys and Girls Club was a huge success in learning from, collaborating with, and getting to know the community of Monroe. Concept sketches, dozens of conversations, and hundreds of ideas between the community and the design team led to multiple master plan alternatives for both sites.



**WHAT'S YOUR VISION? ¿CUÁL ES TU VISIÓN?**

Swimming? Fishing? Part lunch - little ones?

- COVERED PLAY AREA (shaded table)
- EASY ACCESS TO LAKE (WOODEN BRIDGE)
- CLIMBING OPPORTUNITIES (WOODEN WALL)
- RIVER PATH & CONNECTORS
- WETLAND ACCESS & TRAIL
- WOODEN BRIDGE
- PAVED TRAILS, LOW INCLINE
- BIRDWATCHING
- BIKEWAY
- REC OPPORTUNITIES
- BIKING
- NATURE WALK ALONG WETLANDS FOR CAMPERS
- NATURE/ADVENTURE PLAY
- ONE TRAIL FROM DOWN
- CITY POOL! PUBLIC TRAIL

CADMAN SITE - VISION BOARD

**WHAT'S YOUR VISION? ¿CUÁL ES TU VISIÓN?**

- SPRAY PARK - YES!!
- BRIDGE ACCESS LAKE
- FENCED, GATED AREA TO PREVENT SMALL KIDS RUNNING INTO WATER
- OBSTACLE COURSE - Bungee jump, monkey bars, etc.
- ZIP LINE
- DOCK, FISHING PIER
- TURTLE
- MORE SAND!
- LIGHTING - MORE SHADE
- ELECTRIC FISH POND
- TRAIL
- ZIP LINES
- ELECTRIC MOTOR BOATS ONLY

LAKE TYE PARK - VISION BOARD

DIAGRAMATIC CONCEPTS AND PLANS GENERATED WITH COMMUNITY MEMBERS

# WHAT WE HEARD

1. IMPROVE SHORELINE FOR HABITAT AND PEDESTRIAN ACCESS

2. ACTIVATE THE WATER AND WATER'S EDGE

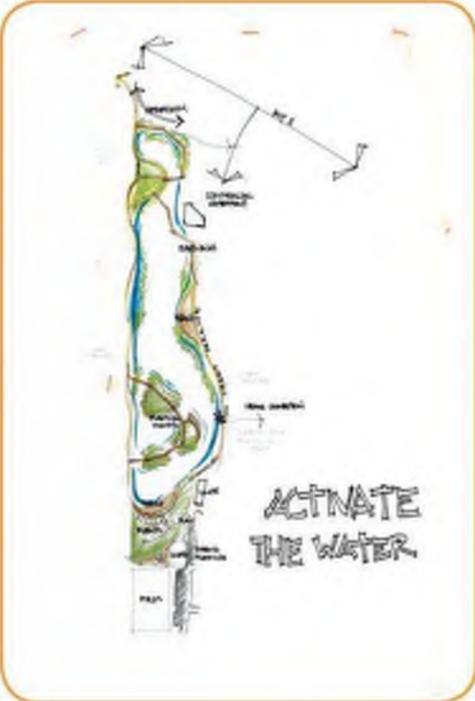
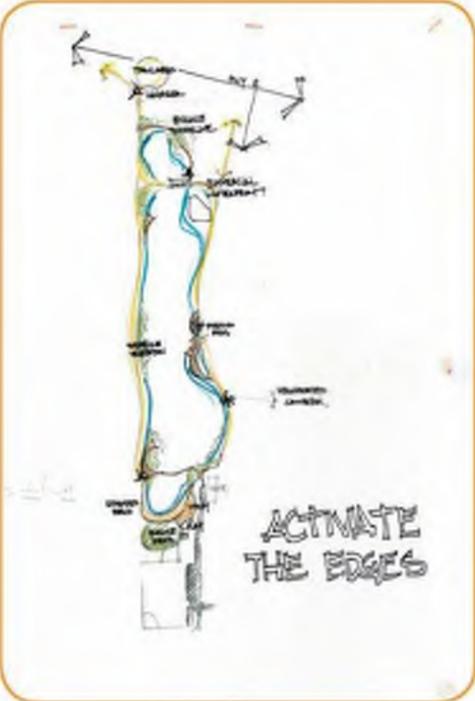
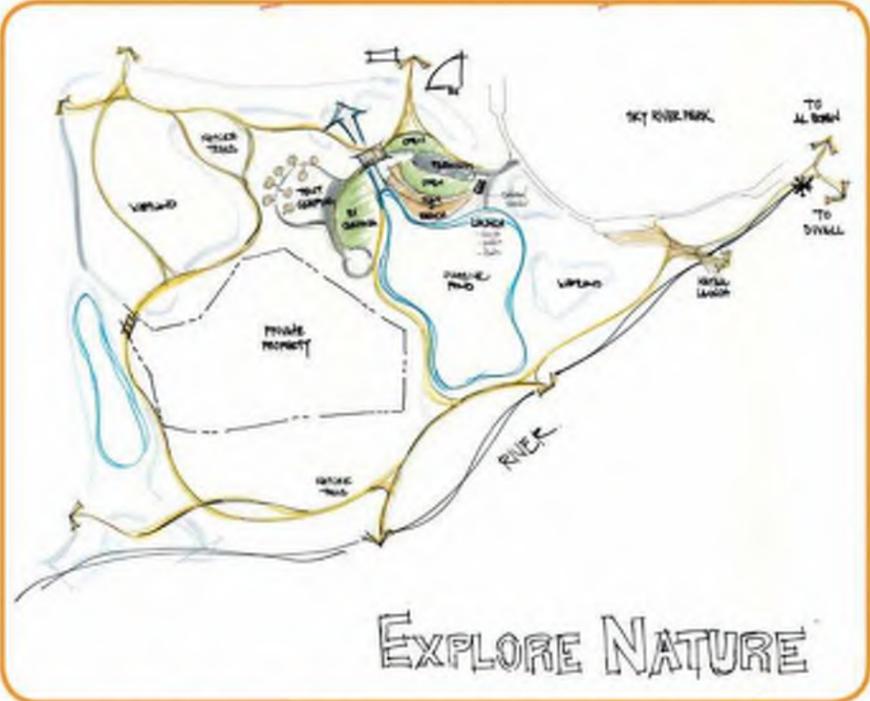
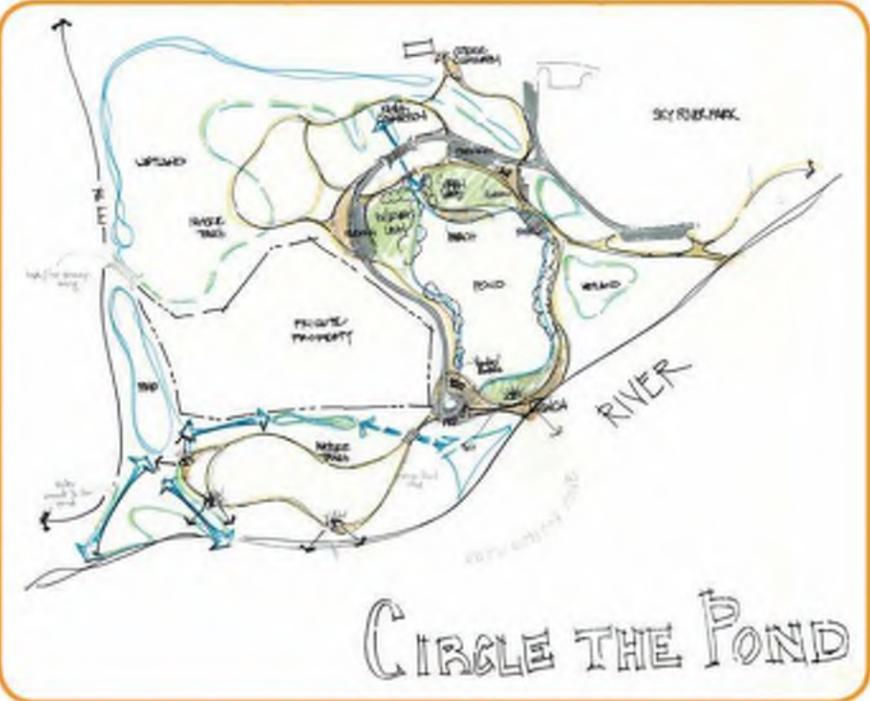
3. CREATE ADA ACCESSIBLE PATHS AND BOARDWALKS

4. EDUCATE THE PUBLIC IN NATURAL SYSTEMS WHILE IMPROVING ECOSYSTEM HEALTH

5. ACCOMMODATE EXISTING AND FUTURE COMMUNITY EVENTS AND ENSURE A SAFE ENVIRONMENT



Following the daytime pop-up studios, an open house was held both evenings to get input and feedback from local residents in the community. These events helped refine loose sketches and ideas into conceptual plans that better organized and conveyed what the community wanted to see in these two parks. An online survey remained open after the open house for anyone to provide input and feedback outside the public events.

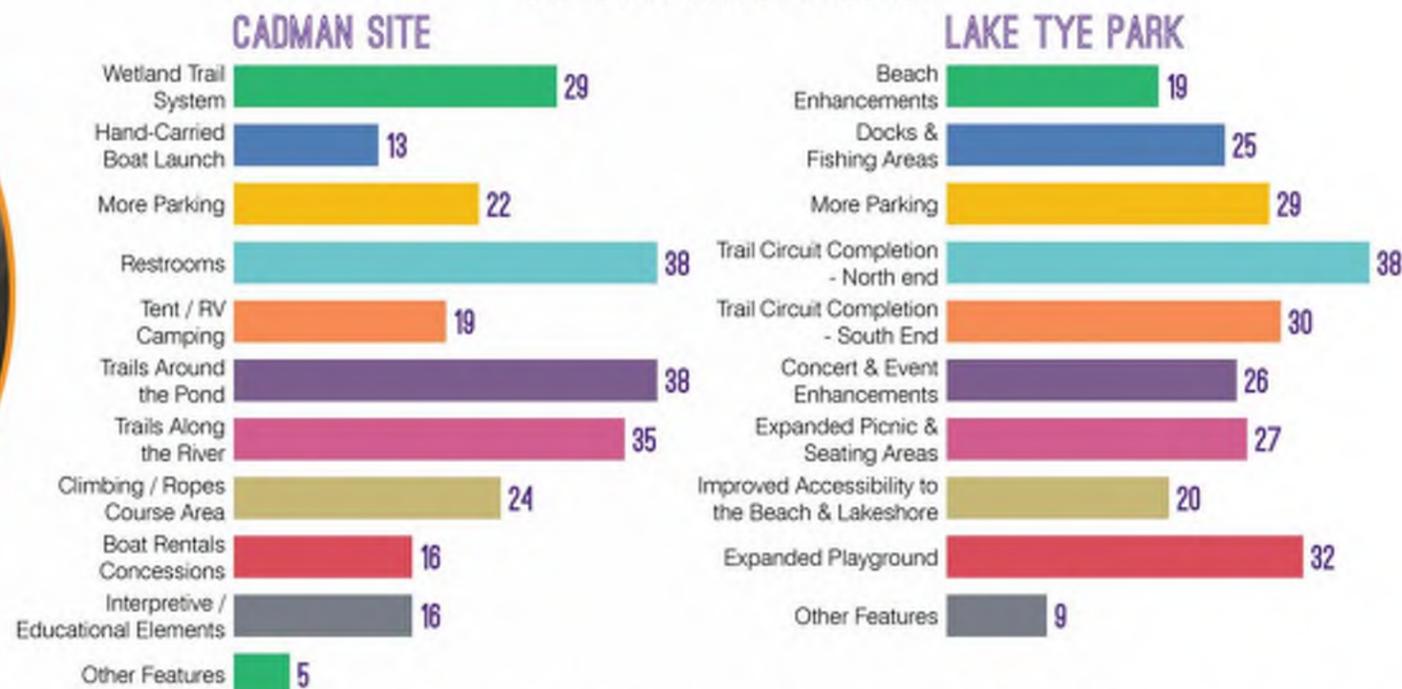


CONCEPT ALTERNATIVES SHOWN AT THE OPEN HOUSE

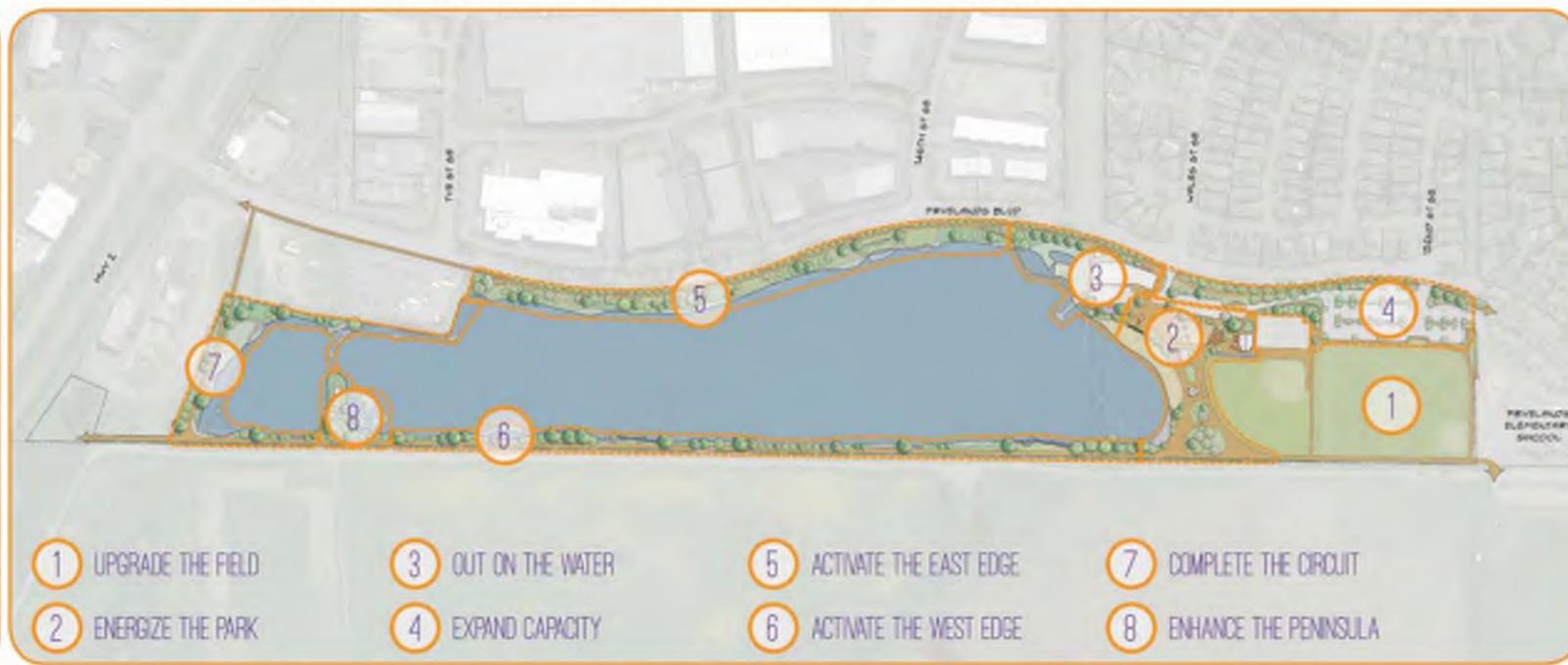


# WHAT WE HEARD - PHASING PRIORITIES

Question: What should we do first?

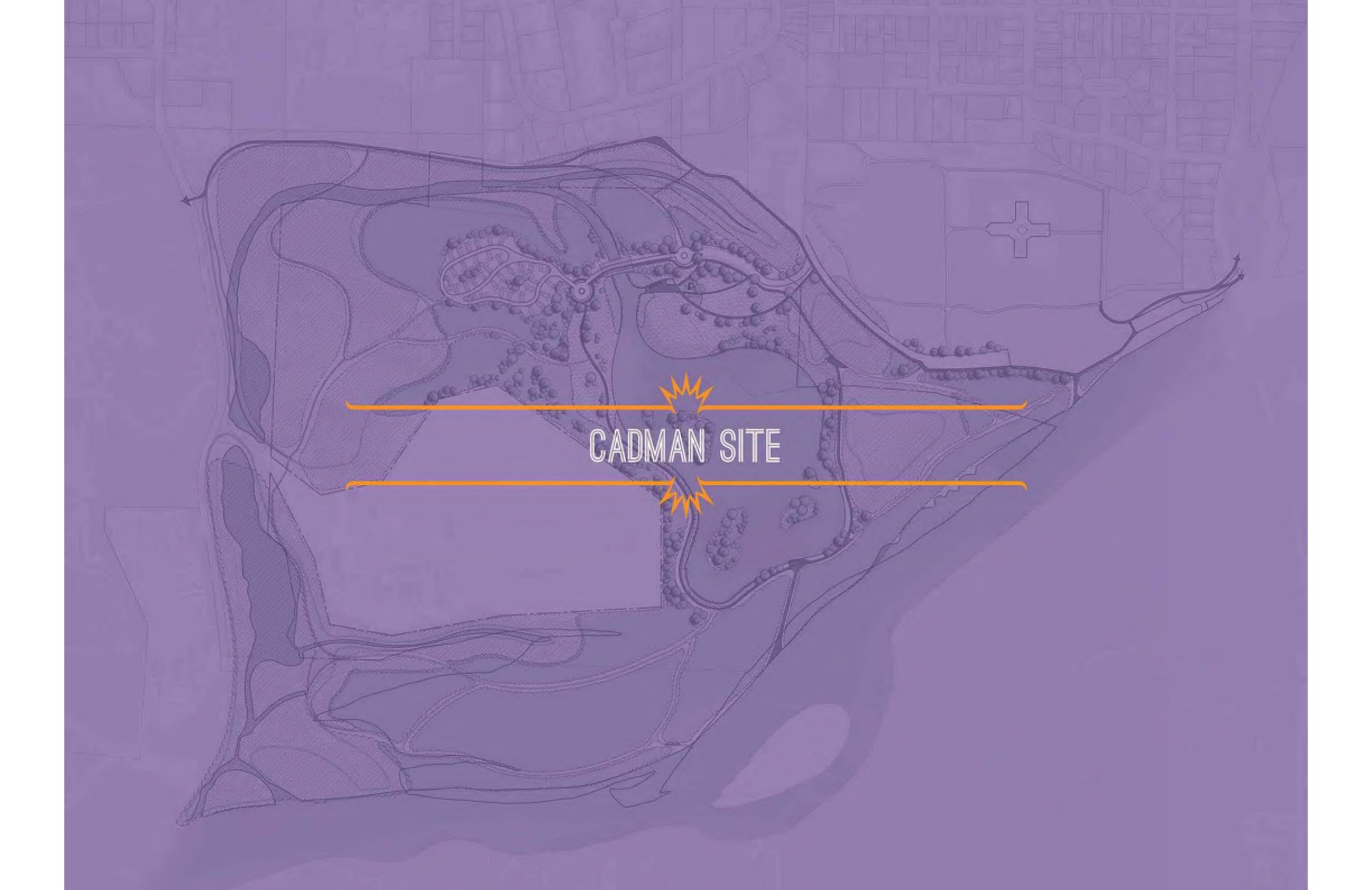


By November 1, 2017, when the design team held the second open house, the preferred alternatives for the Cadman Site and Lake Tye Park master plans were refined to reflect the community's values and visions as well as sensitive site conditions. The open house gave the design team an opportunity to turn to local community members in order to validate design direction and ensure the proposed designs addressed all stakeholder concerns. The feedback from the open house and online survey helped inform project phasing and helped pave the way to the final master plan products.



PREFERRED ALTERNATE PHASING DIAGRAMS DISPLAYED AT THE OPEN HOUSE



A detailed site plan of the Cadman Site, overlaid on a purple-tinted aerial photograph. The plan shows a central area with a winding path or road, surrounded by various zones, including what appears to be a parking lot or open area on the left and a more developed area on the right. A prominent cross-shaped structure is visible in the upper right quadrant. The text 'CADMAN SITE' is centered in the plan, flanked by two horizontal orange lines with starburst symbols at their ends, indicating the site's extent.

CADMAN SITE



ANALYSIS BASE MAP

## KEY FINDINGS

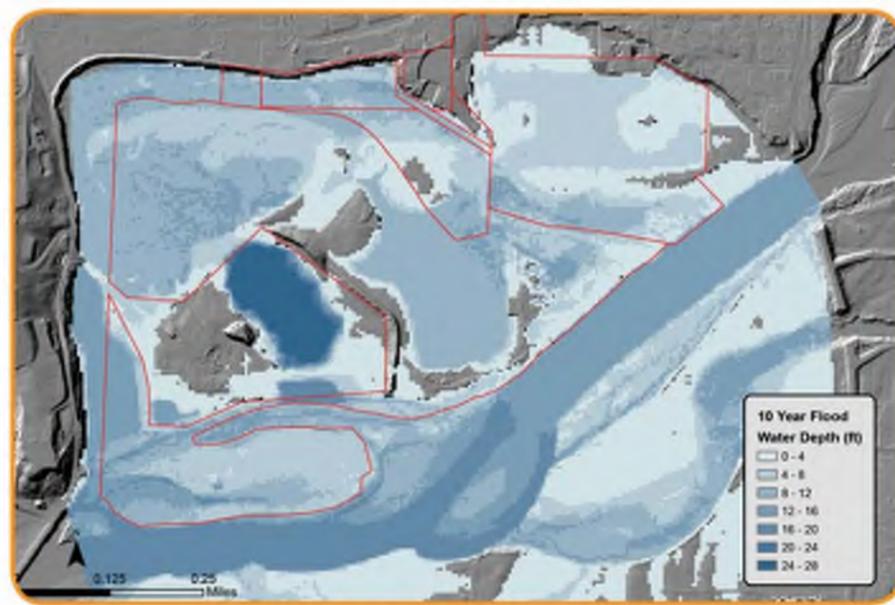
- The Cadman Site has a symbiotic and historic relationship to the Skykomish River. This has resulted in dynamic floodways, side channels and wetlands throughout the site creating a natural buffer to neighboring communities.
- Past mining activity has left the site with a large, relatively flat open space centered around a deep pond where both plants and wildlife have begun to re-establish. Paired with acres of forested uplands and direct connections to the Skykomish River, the Cadman Site offers a variety of recreation opportunities.
- The Cadman Site is located within walking distance of a number of public amenities with opportunities to connect directly to AL Borlin Park and Sky River Park. With its moderate topography and connectivity to adjacent civic spaces, it could become the central access to the Skykomish River within the city, along with its associated wetlands, wildlife habitat and unique history.



EXISTING SITE PHOTOS



2 YEAR FLOOD EVENT



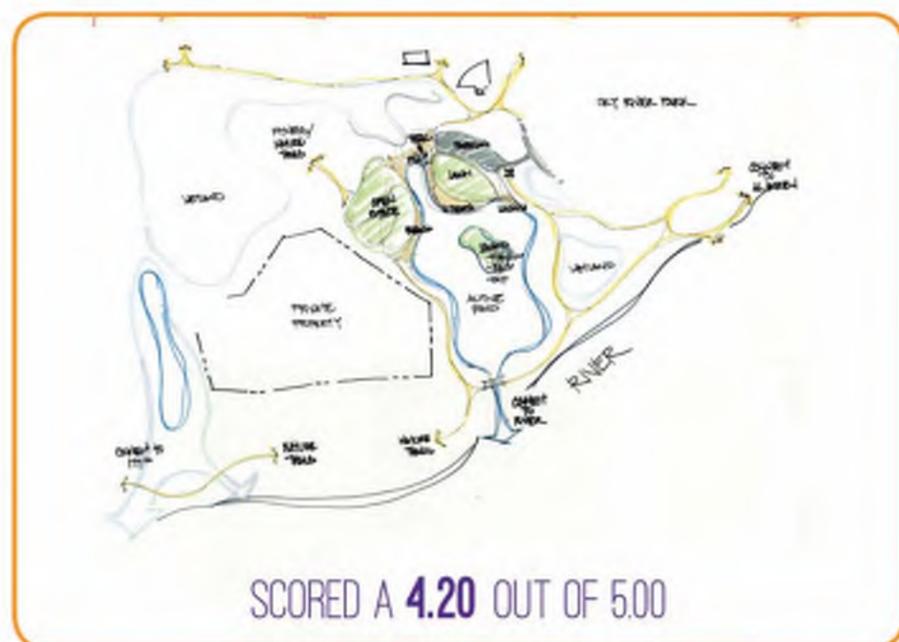
10 YEAR FLOOD EVENT



100 YEAR FLOOD EVENT

## REACH THE RIVER

The "Reach the River" concept focuses improvements at the north end of the pond and establishing a strong direct connection to the Skykomish River at the pond's southern end. Informal trails throughout the site along with the centralized activity at the northern end of the site reduces the overall footprint of the project.

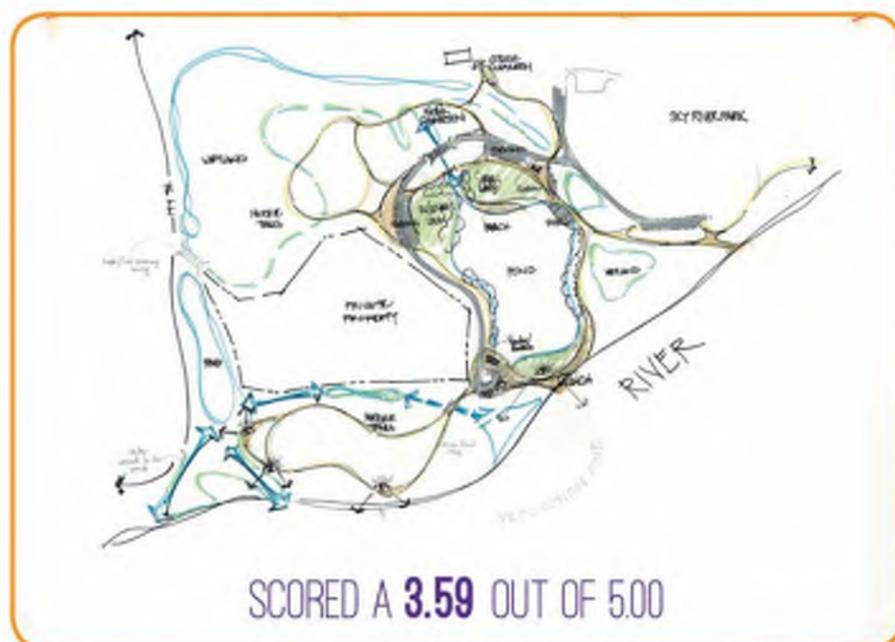


### CONCEPT ELEMENTS THE COMMUNITY LIKED

- Connect to the river
- Consolidate infrastructure at north end of the pond
- Enhance & access the pond

## CIRCLE THE POND

"Circle the Pond" enhances the experience around the pond itself, bringing access through the site, and creating a drop-off boat launch area closer to the river's edge. A network of nature trails extends throughout the site and an accessible loop trail creates a diverse experience across the site. The vehicle access, event lawns, boardwalk overlooks, and a beach give the park a more developed character and extends improvements throughout the open space area.



### CONCEPT ELEMENTS THE COMMUNITY LIKED

- Accessible loop trail around the pond with views to the natural system
- Enhance habitat, wetlands and side channels
- Portage-access to the river

## EXPLORE NATURE

The "Explore Nature" concept encourages the user to find their wild side by offering RV/tent camping, active-play areas, and wetland trails. The trail network completes the loop around the site and emphasizes connections to other outdoor recreation areas along the Skykomish River and beyond.



### CONCEPT ELEMENTS THE COMMUNITY LIKED

- More extensive trail system with lots of loop options
- RV/tent camping opportunities
- Incorporate active play



ACCESS TO 177TH AVE SE

IMPROVE OFF-CHANNEL HABITAT

CENTENNIAL TRAIL (177TH AVE SE TO WDFW LEWIS ST BOAT LAUNCH)

OUTDOOR CLASSROOM (NEAR LIBRARY)

NEW OFF-CHANNEL CONNECTION

VEHICLE ACCESS ROAD & BRIDGE

PARKING (APPROX. 50 STALLS)

TENT & RV CAMPING (APPROX. 30 SITES)

CLIMBING/ROPES/ZIP LINE

OVERLOOK, TYPICAL

NATURE TRAILS

MOUND

RESTROOM/VENDOR SHELTER & PUMP-OUT FOR RV  
HAND-CARRY LAUNCH

VEHICLE TURNAROUND

WDFW LEWIS ST BOAT LAUNCH

HAND-CARRY LAUNCH TO SKYKOMISH RIVER

APPROX. LOCATION OF CITY SEWER OUTFALL

BOARDWALK TRAIL

NEW OFF-CHANNEL CONNECTION

ACCESSIBLE LAKE TRAIL

SKYKOMISH RIVER

PORTAGE ACCESS TO SKYKOMISH RIVER

NATURE TRAILS

PEDESTRIAN ACCESS TO SKYKOMISH RIVER

APPROX. WETLAND BOUNDARY



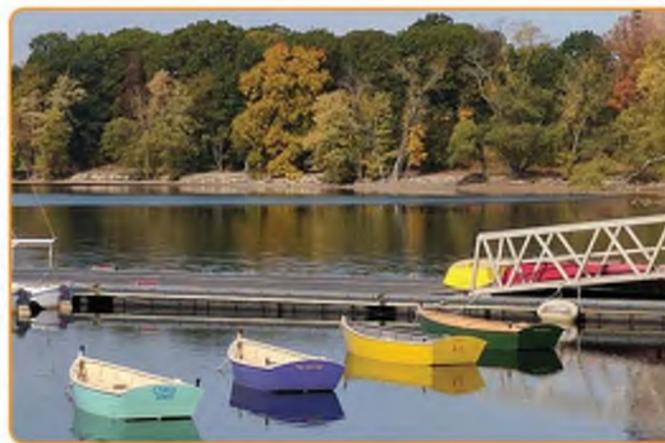


HAND-CARRY LAUNCH

CLIMBING/ZIP/ROPES

BOARDWALK OVERLOOK

LOOP TRAIL



Critical to the Cadman Site Master Plan is that water should be an exciting and special recreation element. To support this, the design includes infrastructure for boat rentals and a hand-carry launch into the pond. Once out on the water, visitors can explore the pond and access the vast wetlands across the site depending on the season; or go further and portage along a trail to the Skykomish River. A separate hand-carry boat launch directly into the Skykomish River would be provided near the existing off-leash area.



Located near the heart of the park, the design includes a space for more active elements such as climbing walls, a rope course or a zipline, all keeping in the natural character of the site's unique context and supporting active lifestyles for all ages.



The importance of connecting people to nature was recognized by the community early in the planning process. As a result, boardwalk overlooks occur across the site where the visitor can observe wildlife habitat and the natural context of the park. These quiet, contemplative spots add a positive impact to the park's experience as well as to the mental and physical health of those who visit.



As the focal center of the Cadman Site, the loop trail brings many opportunities for both passive and active recreation. This paved, accessible path allows visitors to pleasantly and smoothly stroll through the park, connecting them to various overlooks, a network of less formal paths, and seating along the way.



HABITAT ENHANCEMENTS



Cadman has acres of wetlands created from a historical channel of the Skykomish River and seasonal flooding. To mitigate the effect that the park's construction will have on the immediate environment, habitat enhancements will be made throughout the site to improve these natural systems.

RV/TENT CAMPING



During the public process it became evident that the Cadman Site, once accessible, could offer a great camping experience right in the city. Camping could also support major events at the adjacent Sky River Park, large groups, and/or just a new experience for Monroe residents that might not otherwise choose to camp in the city's limits.

POND EDGE



Land-forming, remediation and restoration of the pond will transform it from an abandoned mining pit to a dynamic habitat and outdoor recreation space. Both saturated and emergent vegetation will help increase the habitat value of the pond while enhancing the experience of users around the pond edge or out on the water.

NATURE TRAILS



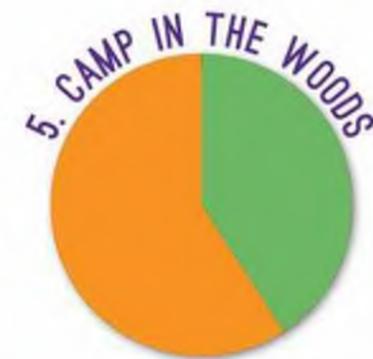
High demand from the community, paired with the rugged, naturalistic character of the site, led to the design of low maintenance and low impact trails that weave through the site. These function as seasonal hiking paths that interconnect within the site and to adjacent areas.

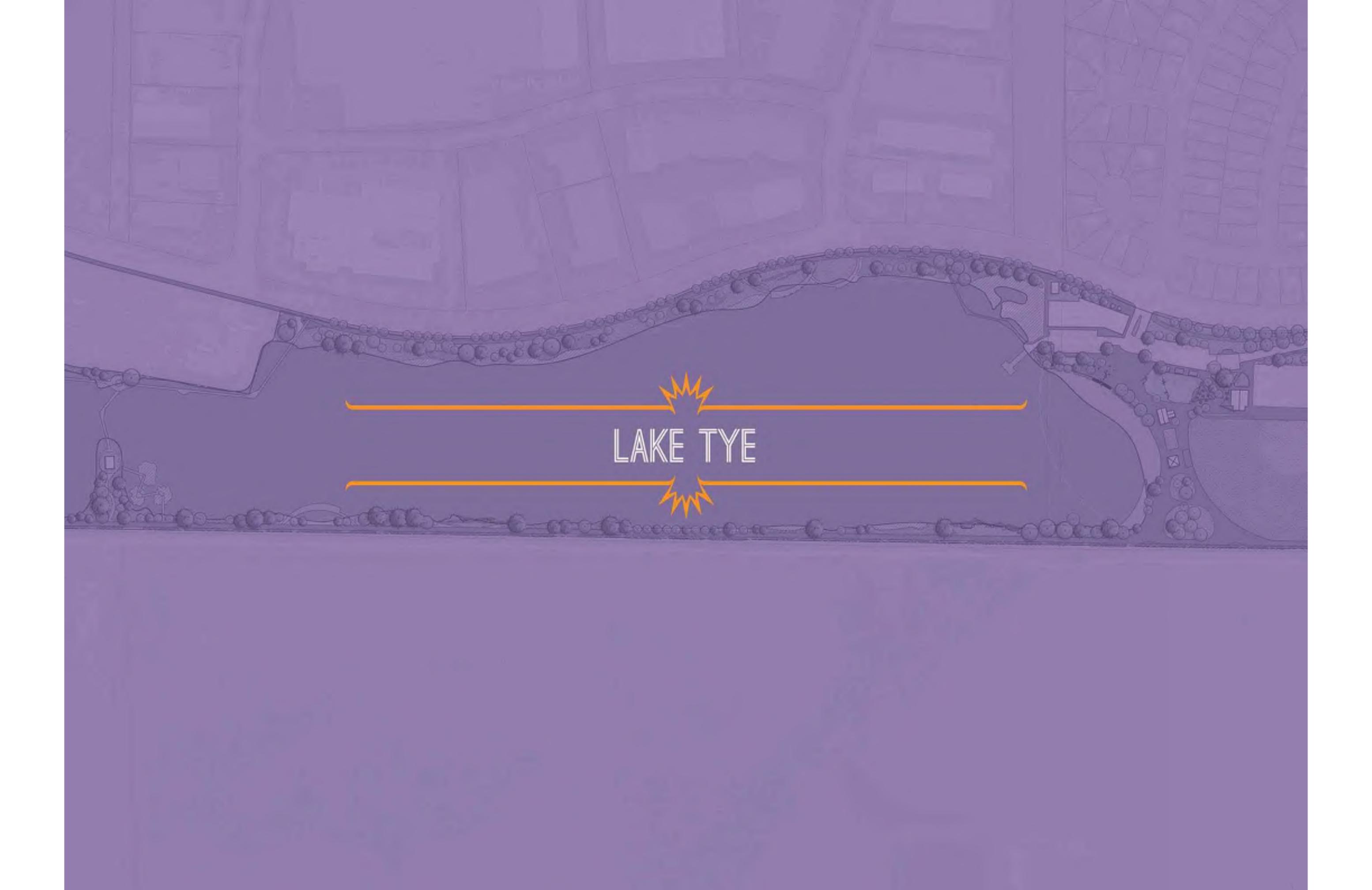


	CONSTRUCTION COSTS (CITY PORTION)	DESIGN FEES, PERMITTING & CONTINGENCY	TOTAL PROJECT COST
Area 1: Create the Core	\$6,086,000	\$2,738,000	\$8,824,000
Area 2: Reach the River	\$3,215,000	\$1,447,000	\$4,662,000
Area 3: Walk the Riverfront	\$1,066,000	\$479,000	\$1,545,000
Area 4: Explore the Forest	\$905,000	\$407,000	\$1,312,000
Area 5: Camp in the Woods	\$2,569,000	\$1,156,000	\$3,725,000
Area 6: Discover the Wetland	\$7,407,000	\$3,332,000	\$10,739,000



- PARTNERSHIPS
- CADMAN
- GRANTS
- VOLUNTEERS
- CITY





LAKE TYE



## KEY FINDINGS

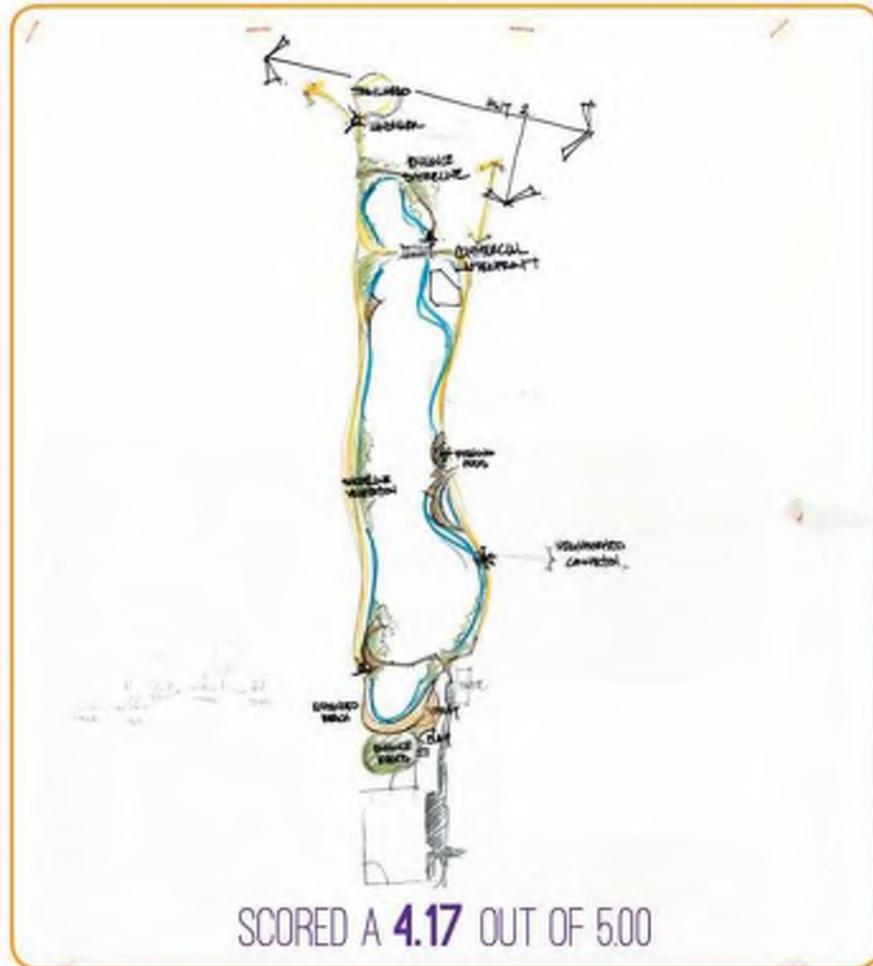
- As a destination, Lake Tye Park is a community favorite. It supports various events throughout the summer months such as outdoor movies, concerts, a farmer's market, and other special events.
- First built in the 1990s, the park was constructed as a part of the Fryelands neighborhood development. Since its opening, Lake Tye has further developed to offer amenities such as a playground, picnic shelters, a skatepark, athletic fields, tennis and basketball courts, a public restroom with concession, a beach, and paved paths around the lake.
- Most activities are concentrated towards the south end of the park, with the north end offering a peaceful, calm experience.
- Lake Tye Park has key existing and potential connections to adjacent residences and business areas, as well as the main connection to the Centennial Trail from Monroe to Snohomish.
- The park's location and popularity have attracted a healthy amount of nearby development, and will continue to do so with strong partnerships with the adjacent business community.



EXISTING SITE PHOTOS

## ACTIVATE THE EDGES

By expanding amenities such as the beach, the play area, and the lake trail, "Activate the Edges" builds on Lake Tye Park's existing character. During the public process, it became important to identify popular activities like fishing and expand on those elements while reducing conflicts between uses wherever possible.

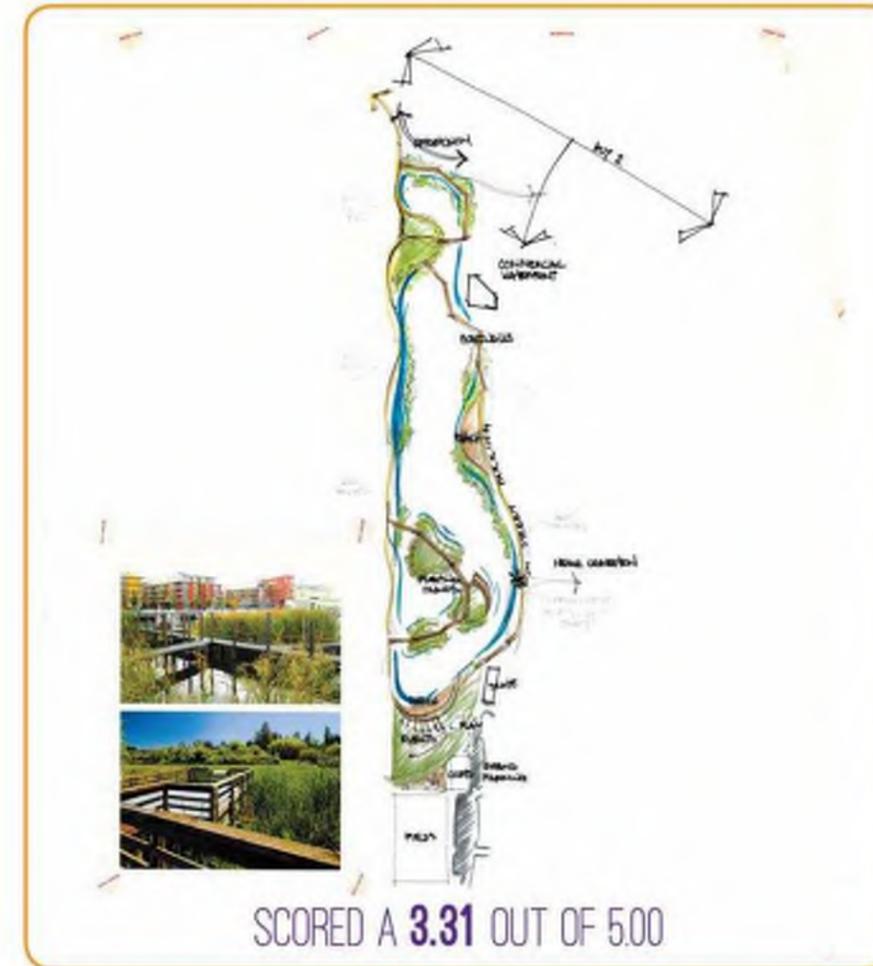


### CONCEPT ELEMENTS THE COMMUNITY LIKED

- Create viewpoints/fishing pods on the water
- Expand the play area to include splash/water pad
- Establish a trailhead for the Centennial Trail

## ACTIVATE THE WATER

"Activate the Water" focuses on engaging people and potential wildlife more directly with the lake edge and out on the water. Elements such as floating islands, expanded shoreline and wetland vegetation, accessible beaches, and a network of boardwalks transforms the entire lake into a central focus for the community.



### CONCEPT ELEMENTS THE COMMUNITY LIKED

- Build a series of boardwalks to help loop the lake
- Develop floating islands to increase water quality without sacrificing water volume
- Enhance and expand wetland and shoreline vegetation



ENHANCE STREETSCAPE PLANTING TO PROVIDE GREATER SEPARATION  
 AMPHITHEATER SEATING  
 EXISTING LAKE EDGE

PICNIC SHELTER  
 SPRAY FOUNTAIN  
 PLAY EXPANSION  
 PICNIC PLAZA W/ SHADE STRUCTURE

POTENTIAL WEST SIDE ADJACENT TO PARK OVERFLOW PARKING (ON-STREET) DURING EVENTS ONLY\*  
 EXPANDED PARKING (APPROX. 40 NEW STALLS)\*

ENHANCED SHORBLINE VEGETATION  
 BOARDWALK/FISHING/POD  
 ENHANCED PLANTING AROUND LAKE EDGE  
 DOCK  
 ACCESSIBLE PATH  
 VENDOR SHELTER  
 SWIMMING LINE  
 INFORMAL ACCESS

SKATE

MEMORIAL

COURTS

BEACH/SWIMMING AREA

EXISTING PLAY

STAGE

OPEN LAWN

FRYLANDS ELEMENTARY SCHOOL

LANDSCAPE SCREENING (WEST PROPERTY LINE)

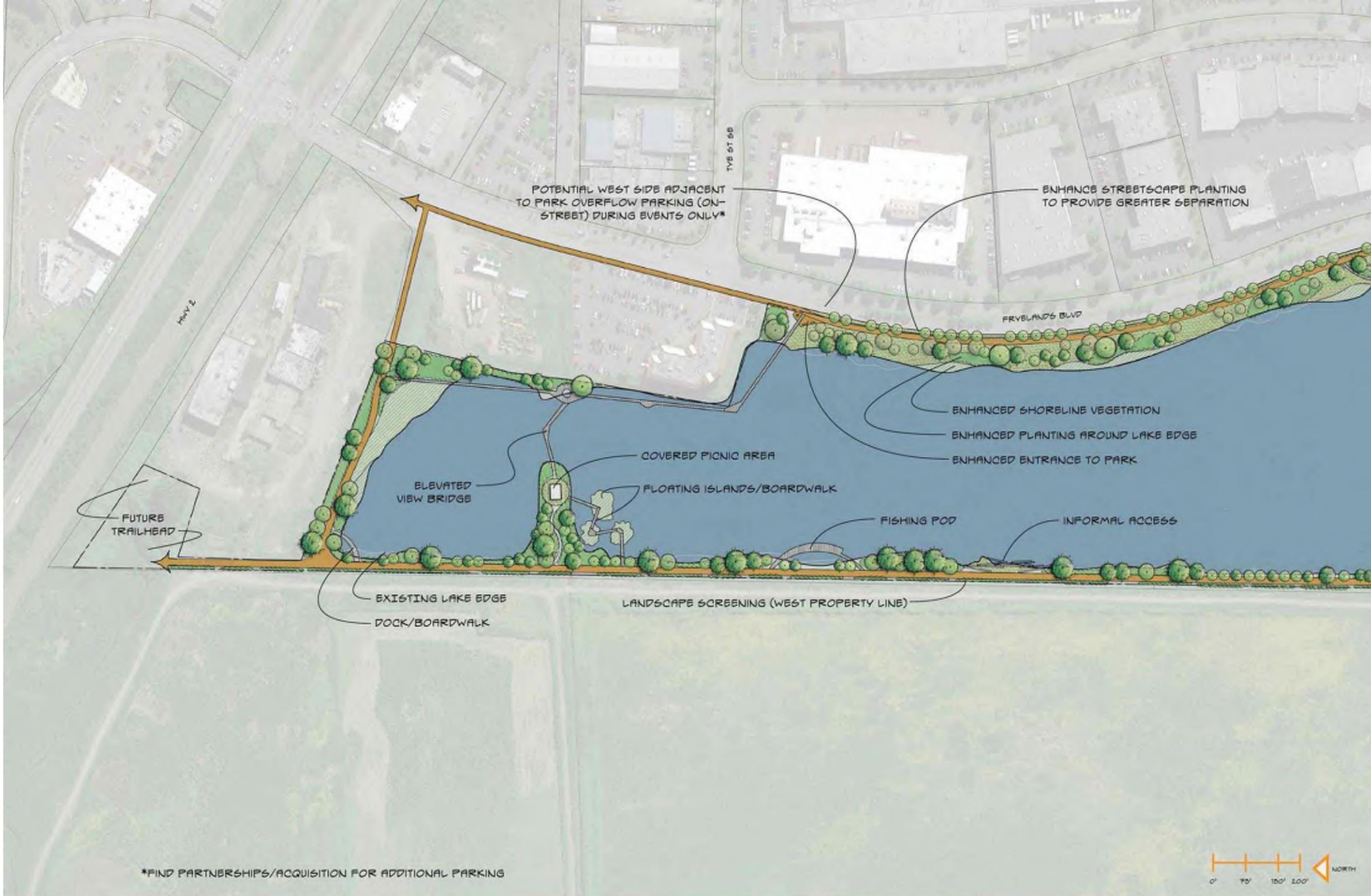
ACCESSIBLE PATH

FIELD UPGRADE (SYNTHETIC/LIGHTS)

EXISTING PARKING

\*FIND PARTNERSHIPS/ACQUISITION FOR ADDITIONAL PARKING





\*FIND PARTNERSHIPS/ACQUISITION FOR ADDITIONAL PARKING



ENTRY FOUNTAIN



The entry fountain creates a focal point for the park entrance and expands on the opportunity for kids to play at the park. It greets visitors to the park with a playful and engaging activity while connecting the recently updated playground to the beach. Vehicle access into the park for maintenance and event support would still be maintained through this area.

PICNIC PLAZA



To better accommodate groups and families as the community grows, the design includes a picnic plaza with expanded seating areas, picnic tables and shade structures. This area would also serve as an opportunity to partner with the business community in event catering and concessions.

INFORMAL ACCESS



The master plan for Lake Tye Park focuses on the interaction between people and water. Creating a diverse set of lake edge conditions through shoreline vegetation and informal access, visitors will find small, unique nooks of logs, stone or concrete steps that allow access to the water.

FISHING PODS



An important idea that came from the public process is the theme of wooden, fishing pods. Despite the name, these boardwalk overlooks provide something special for more than just fishing enthusiasts. Whether you want a seat out over the water during a community event, or maybe a quiet area to relax, these platforms offer a different type of experience and way to interact with the lake.





BOARDWALK



The boardwalk is a creative solution to the park's current circulation problem. By reaching out over the water, visitors can now comfortably walk all the way around Lake Tye, stop to learn about wetland systems, and enjoy a quiet, restorative environment without leaving the park and walking along Frylands Boulevard. The boardwalk can also integrate smaller loop paths across the lake.

SHORELINE ENHANCEMENTS



In addition to improving the park's programming elements, the master plan design emphasizes a comprehensive shoreline enhancement of Lake Tye to improve water access, aesthetic value, aquatic, and semi-aquatic habitat around the lake.

FLOATING ISLANDS



Floating wetlands are a new, emerging green technology being used all over the country to improve water quality. Positioned at Lake Tye's stormwater outfall, these anchored groups of floating vegetation can help ensure a cleaner environment if water quality becomes an issue, while also providing direct access to the water edges in a totally unique way both inside and outside the park.

SHELTER



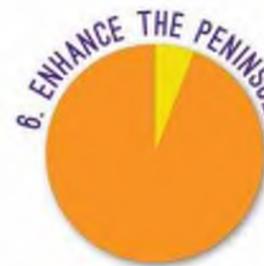
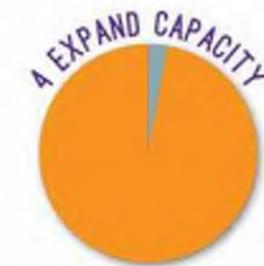
In contrast to Lake Tye Park's busy south end, the north end of the park offers visitors a contemplative experience. A key element is the shelter on the peninsula. Rain or shine, it will serve as a place to sit, relax, gather with others, or hold a small event surrounded by a picturesque environment.

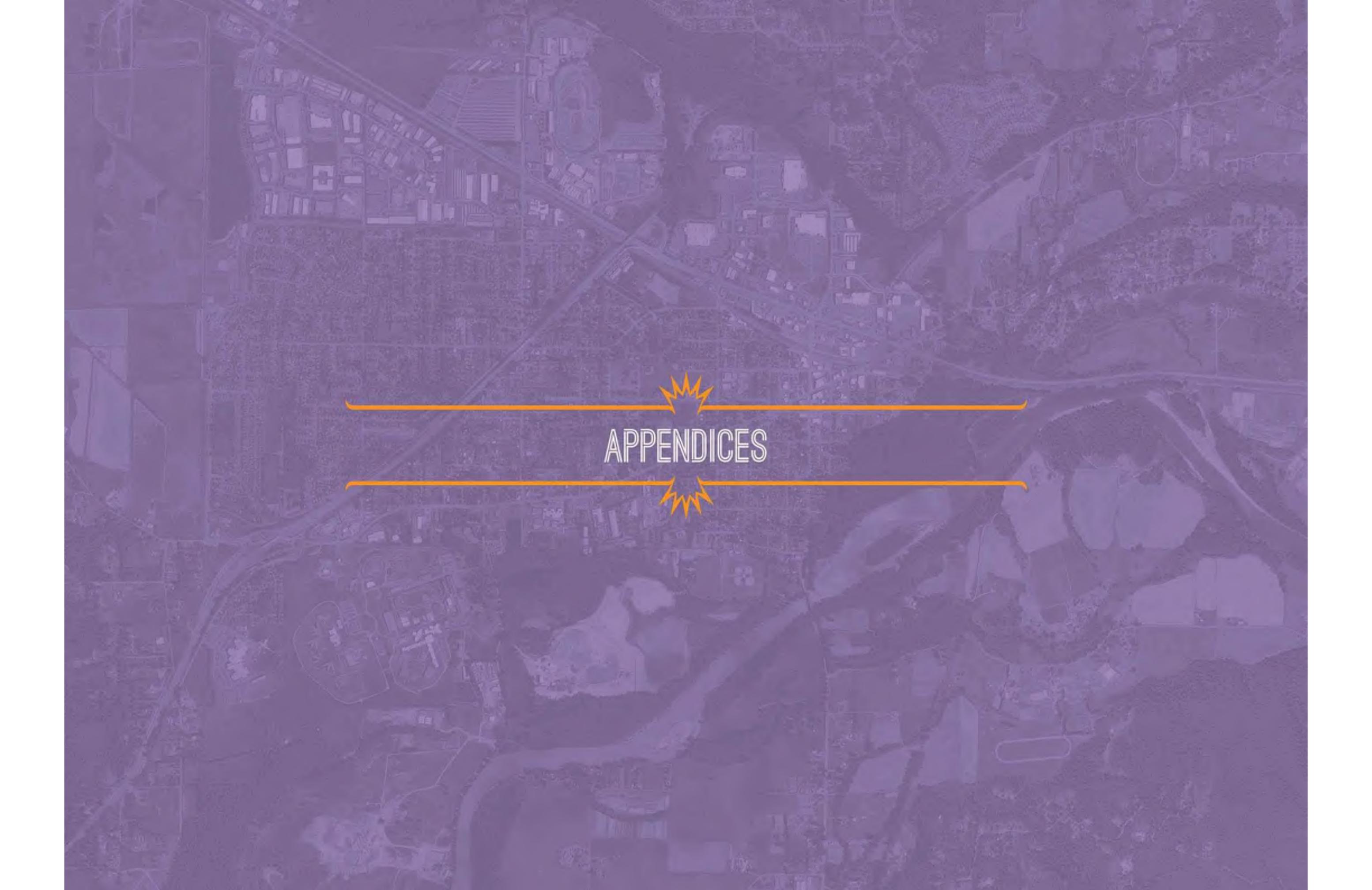


	CONSTRUCTION TOTAL (CITY PORTION)	DESIGN FEES, PERMITTING & CONTINGENCY	TOTAL PROJECT COST
Phase 1: Upgrade The Field	\$992,000	\$446,400	\$1,438,000
Phase 2: Energize the Park	\$3,903,000	\$1,757,000	\$5,660,000
Phase 3: Out on the Water	\$1,989,000	\$895,000	\$2,884,000
Phase 4: Expand Capacity	\$1,424,000	\$641,000	\$2,065,000
Phase 5: Complete the Circuit	\$3,005,000	\$1,352,000	\$4,357,000
Phase 6: Enhance the Peninsula	\$2,775,000	\$1,249,000	\$4,024,000
Phase 7: Activate the East Edge	\$1,999,000	\$900,000	\$2,899,000
Phase 8: Activate the West Edge	\$1,990,000	\$896,000	\$2,886,000

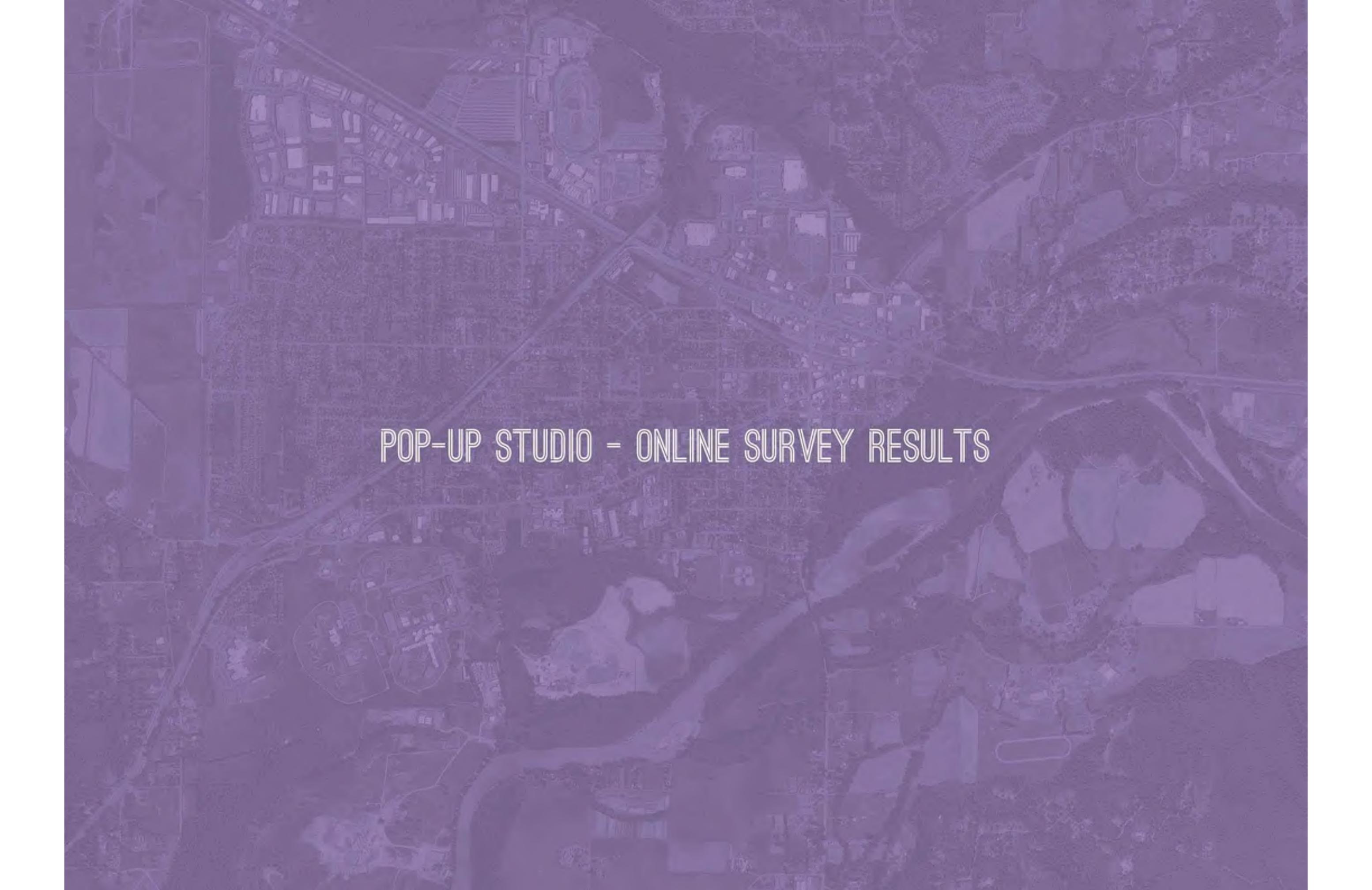


- PARTNERSHIPS
- GRANTS
- VOLUNTEERS
- CITY



An aerial photograph of a city, likely a university campus, with a purple overlay. The image shows various buildings, roads, and green spaces. In the center, the word "APPENDICES" is written in white, uppercase letters. The text is flanked by two horizontal orange lines with decorative, starburst-like ends. The background is a faded, purple-tinted aerial view of a city with various buildings, roads, and green spaces.

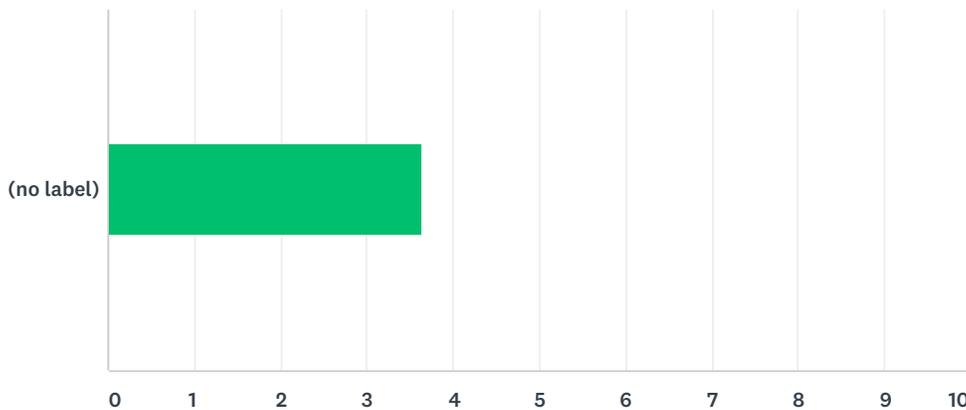
## APPENDICES

An aerial photograph of a city, likely San Francisco, showing a grid of streets, buildings, and a large park area. The image is overlaid with a semi-transparent purple filter. In the center, the text "POP-UP STUDIO - ONLINE SURVEY RESULTS" is written in a white, outlined, sans-serif font.

POP-UP STUDIO - ONLINE SURVEY RESULTS

Q1 Q1. Lake Tye: Vision - Monroe’s comprehensive plan and the parks and recreation plan envision Lake Tye Park as a place that’s abuzz with activity, serving folks in the surrounding neighborhood but also those coming from further away. Like today, the lake and surrounding parklands are imagined to support a wide range of family-oriented activities, with improvements that help Lake Tye grow into a more regional attraction – something that serves as a lively western gateway into the city. On a scale from one to five, where 1 = “Strongly disagree” and 5= “Strongly agree”, to what extent to you agree with this vision?

Answered: 277 Skipped: 0



	STRONGLY DISAGREE	(NO LABEL)	NEUTRAL	(NO LABEL)	STRONGLY AGREE	TOTAL	WEIGHTED AVERAGE
(no label)	13.72%	13.36%	10.11%	20.94%	41.88%	277	3.64
	38	37	28	58	116		

#	NOTES (WHY THIS RANKING?)	DATE
1	Sounds like a park I would love to have in my neighborhood & visit with my family.	10/8/2017 2:35 PM
2	I helps local businesses	10/8/2017 9:13 AM
3	Lake Tye is an awesome place for all sorts of events and fun for the city.	10/4/2017 2:59 PM
4	I think that the Lake area is a good local spot, and that traffic/parking do not support regional efforts.	10/4/2017 1:16 PM
5	We use the lake regularly & know it's potential. Look at Quinn's Pond in Boise, ID for example	9/29/2017 6:37 AM
6	The park is not big enough to support what this vision suggests.	9/27/2017 12:22 PM
7	It would be nice to have a visual welcome to Monroe on the western side.	9/26/2017 10:28 AM
8	I feel the community parks should fit the needs / uses of the community first and draw in surrounding people second. Making changes for the purpose of attracting outsiders sometimes over populates the attraction site, making it too crowded for locals to enjoy. (if that makes sense.)	9/24/2017 10:24 PM
9	It's a great place to walk your dog & walk with friends.	9/24/2017 4:47 PM

## Monroe Park Master Plans

10	This is not meant to be a quiet, reflect-in-raw-nature park. People maybe get scared of the "serving those coming from further away" but this doesn't mean extreme! It'll still be mostly locals. But like Willis Tucker has a great splash pad that we'll visit now and then, Lake Tye should have some unique, drawing attractions. This might be fishing docks or mile marking the path. Really the loop around the lake and the play area at the south end are the features to look into highlighting.	9/24/2017 3:28 AM
11	There are many neighborhood right across the street from Lake Tye that are already impacted by the noise and traffic generated by the activities that are already happening at the park. Growing this park into a regional attraction, and adding more activities would only further negatively impact these neighborhoods. Lake Tye Park should remain a neighborhood park. Has anyone bothered to ask folks in the surrounding neighborhoods what they think?	9/23/2017 2:38 PM
12	I like the intimate setting of Lake Tye and the current activities. I do not want anything that would take away from that setting	9/22/2017 12:59 PM
13	Monroe needs more things for people to do	9/21/2017 10:07 AM
14	Monre needs a family friendly park that is available for it's already large following. Weekend activities that close major sections of our park really take away from the citizen's ability to enjoy the area at peak non orking times with their families.	9/18/2017 6:13 PM
15	Lake Tye is a great park with lots of families living a short walk away. It is also near 522 and highway 2 with easy access for those not in walking distance. Proximity to Lake Tye was part of the reason we bought our new home in Monroe.	9/18/2017 2:37 PM
16	I do not want wake park or other moteized boats on lake Tye	9/18/2017 1:54 PM
17	Needs to be local community focused and NOT a revenue generator for the city of Monroe. We have the Fair Grounds bringing in outsiders, leave it at that. Leave Lake Tye as a local family relaxation area.	9/18/2017 12:10 PM
18	Like the activity, but Fryelands Blvd road closures are annoying.	9/17/2017 3:44 PM
19	I disagree with building up the park to draw outside consumers (like the wakeboard park). Leave it passive to serve current residents. It is beautiful as it is.	9/17/2017 2:08 PM
20	hesitations about adequate parking	9/16/2017 4:19 PM
21	I've lived in Monroe 5 yrs and have only been there 3 times. I do not like a park that is so obviously unnatural.	9/15/2017 3:52 PM
22	In order to draw from other areas more parking is a must.	9/15/2017 12:40 PM
23	unique oppotunity with lake in urban setting	9/15/2017 11:04 AM
24	I love the wide range of activities that can be held there	9/14/2017 3:07 PM
25	Already too much traffic	9/13/2017 8:02 PM
26	Since there is usually ample parking and great toys, we will drive across town to go there with small children	9/13/2017 10:51 AM
27	I like the idea overall, but if it becomes too much of a regional attraction it will get too busy and then it won't be somewhere I'd want to go on a walk or a run, or take my kids to the beach or park because it was too crowded. I just would like a balance.	9/13/2017 10:34 AM
28	Keep it simple and available to everyone, poor, rich, etc.	9/13/2017 9:21 AM
29	I have not given it a lot of thought but now that I know the goal, I can get behind it.	9/12/2017 8:31 PM
30	While it's nice to have our little park additional reasons to use it sound interesting. Our only concern is the ability to keep it maintained and secure, ensuring expanded offerings do not result in escalated issues in the surrounding neighborhoods/school.	9/12/2017 4:32 PM
31	It's already an attraction, so why not make it better?	9/12/2017 4:20 PM
32	Even though the vision is awesome, the effects of the park activities greatly impact the neighbor with parking issues, noise, littering and etc. Plus I am more of a leave nature as it is. I'd rather see open natural spaces than built up areas.	9/12/2017 10:48 AM
33	I believe parks are an essential part of a vibrant community	9/12/2017 8:10 AM
34	I think it would be a family friendly way to have activities outdoors	9/12/2017 7:51 AM
35	It's already established and the gateway to Monroe.	9/11/2017 11:16 PM

## Monroe Park Master Plans

36	I don't want it to get so popular that I can't find a parking space and use the park since I live in Monroe.	9/11/2017 5:50 PM
37	I don't agree it should be "western" or regional either for that matter.	9/11/2017 8:39 AM
38	Lake Tye park should remain largely undeveloped as it is now for the use and enjoyment of the citizens of monroe. To develop the area as a "regional attraction" invites traffic, police, and parking problems that are unsustainable in such a small space.	9/11/2017 8:01 AM
39	I prefer it be kept as a serene and quiet place, not abuzz with activity.	9/10/2017 1:10 PM
40	We would like a park with lots of Nature	9/10/2017 11:27 AM
41	keep it a family place	9/9/2017 12:21 PM
42	Please do not allow a wake board facility with ugly permanent towers around beautiful Lake Tye	9/9/2017 9:51 AM
43	Easy access from Highways 2 and 522 along with room to grow west.	9/8/2017 8:17 PM
44	Too much traffic exist already this town is not able to take on more	9/8/2017 3:17 PM
45	Lake Tye isn't going to be a regional destination, this is a local community park. And the parking is already terrible. If you want to host all these major attractions, that's gonna have to change	9/8/2017 1:25 PM
46	NOw Lake Tye is an attraction for Monroe residents but it is lacking an attraction that would draw people from out of town to drive into Monroe	9/8/2017 7:57 AM
47	the park is easily filled with local population and is a wonderful passive but interactive destination. trying to make it a tourist destination will make it overcrowded and perhaps less safe. it is too far removed from downtown to be a gateway, other than perhaps to provide a colorful and inviting map of the city and its destinations	9/7/2017 10:31 PM
48	If there is enough parking to make it regional, I think this is a good plan. As it is now, it isn't always easy to find a place to park.	9/7/2017 10:18 PM
49	Lake Tye is the go to place for the west side of town.	9/7/2017 9:18 PM
50	I feel we need more places for families and others to enjoy the beauties of nature around them.	9/7/2017 6:46 PM
51	Ridiculous to bring more people here with the current horrible traffic situation.	9/7/2017 6:06 PM
52	serve residents of the city first	9/7/2017 5:41 PM
53	The traffic on Fryelands is getting worse. We do not need to add cars from further away. This is a lovely, quiet area. Why do we have to commercialize it? It is well used as it is.	9/7/2017 4:15 PM
54	Will an infra-structure be in place to make this a more regional attraction. Making this a regional attraction may help business in Monroe but the traffic and congestion will not. that is why i don't like this unless we build infra-structure first.	9/7/2017 3:55 PM
55	Required parking spaces would consume park space	9/7/2017 2:49 PM
56	To much congestion	9/7/2017 1:38 PM
57	I think it's a great destination, and will attract folks from other communities.	9/7/2017 10:38 AM
58	Monroe needs more of what Lk Tye is attempting to provide	9/6/2017 1:28 PM
59	Its a great park that highlights what the City has to offer.	9/5/2017 11:13 AM
60	Already has a bit of a "good name" locally. Lots of events. Build on that momentum	9/5/2017 7:36 AM
61	This park is far too small and specialized to be a "regional attraction." Not enough parking and not enough to do. What's the plan? Sacrifice ball fields for open space? People tend not to hang out in ball fields because they are prepared ball fields. Also, your big events DESTROY the local traffic patterns. How do you expect this park to become bigger and support larger out of area events when the city can't really accommodate the current array of events?	9/5/2017 7:28 AM
62	Contingent on other factors being fixed	9/5/2017 12:02 AM
63	Yes lots of activity, but not sure about a 'gateway'	9/4/2017 7:01 PM
64	Love the idea of family-oriented activities and improvements, but do not want to see the peacefulness get lost in the development.	9/4/2017 4:40 PM

## Monroe Park Master Plans

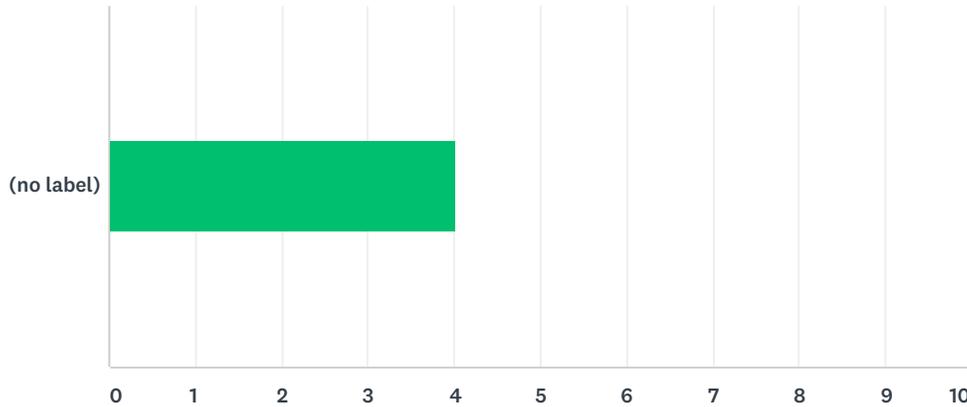
65	Very forward-thinking. If the city can't grow West, then we might as well jazz up the Western gateway to make it more attractive and interesting	9/4/2017 3:36 PM
66	As far as a local and regional attraction, yes. But as far as a gateway goes, I think this vision exceeds the ability to serve as a gateway. While it should be an attraction, a gateway should be located at the transportation entrance to the city, which Lake Tye is not.	9/4/2017 1:45 PM
67	We need places for families and kids to be able to have fun out doors	9/4/2017 9:44 AM
68	Economically a sound idea. Bring people into Monroe.	9/4/2017 8:17 AM
69	That follows the definition fo community parks	9/3/2017 10:28 PM
70	I agree with providing a fun area that is "abuzz" for the greater Monroe community, but not necessarily to create a major attraction for people to flock to from all over. I like the quite small town feel, and infrastructure that is able to sustain some increase in traffic - not a ton.	9/3/2017 9:16 PM
71	It's a great family activity in a beautiful setting that would be a wonderful attraction for Monroe.	9/3/2017 8:01 PM
72	Majority if it's use is local,build for local	9/3/2017 10:43 AM
73	Need to acquire more of the land around it	9/3/2017 10:40 AM
74	We have lots of new people in Monroe with all the new homes up Chain lake alone. There are no bathrooms at the one little park at Rainier view. The little tree area/ pond is the bathroom.please enlarge that park asap. And the parking of cars constricts the main Rainier View Road. The traffic will begin to make taking a turn left/north up Chain lake really hard. Thanks for the new pavement and sidewalk but no long term solution.	9/3/2017 10:08 AM
75	This man-made attraction takes focus from the much-need revitalization of downtown Monroe and Al Borlin Park. We should be focusing on thes areas to draw in tourism and ensure longevity of the town of Monroe.	9/3/2017 9:28 AM
76	More fun and engaging things to do? What's not to like?	9/3/2017 7:48 AM
77	This should remain a mostly local community attraction as it is not bigger to support the wider idea. It would destroy the habitat that exists especially the idea of a wakeboard park.	9/3/2017 5:34 AM
78	in spring and summer the park is always busy - even in the fall on the weekends the park is quite busy - there are regularly events there - in the winter months the park is often still in use by many with children on nicer days and when weather is only a bit damp	9/2/2017 9:22 PM
79	Lake rye is a central location and big enough to support a variety of activites	9/2/2017 8:45 PM
80	Lake Tye doesn't represent those of us on the opposite end of Monroe (Woods Creek).	9/2/2017 7:58 PM
81	I view lakes as an oasis of solitude and peace, not an exciting amusement park	9/2/2017 6:34 PM
82	I don't want to see things that ruin the ambiance of the park or bring too many people which causes worse traffic then we have through Monroe.	9/2/2017 6:19 PM
83	I feel like thw park is crowded as it is. I like it being a neighborhoid park that us safe enough for our kids to walk to alone.	9/2/2017 5:45 PM
84	Monroe does not have a lot to do outdoor, the park offers space to ride bike, walk, play, picnic & play sports.	9/2/2017 4:53 PM
85	Too much focus on just Lake Tye. Give the ither parks some love!	9/2/2017 3:31 PM
86	prefer to keep it local	9/2/2017 3:13 PM
87	I prefer Lake Tye to be a more quiet peaceful getaway for mostly local residents.	9/2/2017 3:12 PM
88	I would like it to be more natural and for recreation. not for comercial use such as the street fair.	9/2/2017 3:07 PM
89	Too many cars already!	9/2/2017 2:44 PM
90	We need the park to be accessible to all including ADA appropriate play grounds and paths. We have a great start but I would love to see everyone welcome!	9/2/2017 2:35 PM
91	I agree that Lake Tye Park should be a place supporting family activities, but I do not agree with the vision of making it a regional attraction unless more parking is provided.	9/2/2017 1:58 PM

## Monroe Park Master Plans

92	I think Lake The is much more a neighborhood/city park that isn't big enough to support the plans that the city has always had for it. Lake The is a great city park to support the families that live in the surrounding areas not to support extreme games and such.	9/2/2017 1:53 PM
93	Challenge is lack of parking and traffic choke points on Hwy 2 and Frykands Blvd.	9/2/2017 1:51 PM
94	I like the idea as long as lots more parking is added	9/2/2017 1:17 PM
95	Stop wasting OUR money	9/2/2017 12:28 PM
96	A destination that brings people from surrounding towns is good for the local economy.	9/2/2017 12:10 PM
97	Don't want it too commercialized	9/2/2017 12:04 PM
98	It's the only park on a lake with walking, biking trail around it. Also convenient location.	9/2/2017 11:59 AM
99	The park has a diversity of uses and it's large. It fits as a community and regional park.	9/2/2017 11:40 AM
100	Lake Tye could be developed into an area that attracts different demographics from outside the area.	9/1/2017 8:53 PM
101	Most important is to maintain use for local residents.	9/1/2017 5:35 PM
102	We need reasons to draw in residents and business alike for future growth	9/1/2017 5:01 PM
103	I don't agree completely. I think it could be more of an attraction then what it is. I do not feel I would travel an hour to come to the park.	9/1/2017 4:09 PM
104	with the population explosion in Monroe, I am more in favor of making it a local attraction rather than a regional one.	9/1/2017 2:31 PM
105	I like the way it is. A quiet local park. Special events in the summer.	9/1/2017 2:24 PM
106	Define "abuzz with activity". I bought my house in part because of our access to Lake Tye. I dont want to have a huge tourist attraction in my back yard.	9/1/2017 2:20 PM
107	There are other areas in Monroe where OUR TAX \$\$ should be spent first..ie.. like businesses to Main street.	9/1/2017 11:45 AM
108	No single use should monopolize the space	8/31/2017 9:37 PM
109	running out of space for family and children to gather and unwind	8/31/2017 4:08 PM
110	Fun Family activities	8/31/2017 2:59 PM
111	Need more parking, street get overrun with local activities	8/31/2017 2:19 PM
112	It's a beautiful park now, that I would venture to guess that most people passing through the area do not know about. While bustling, and lively would be nice to have to increase the attraction to the area, I wonder two things... 1)How will you attract others to the park? 2)What does your impact analysis say about increasing traffic specifically to this area?	8/31/2017 12:29 PM
113	The site is ideal for a variety of outdoor activities for people of all ages	8/31/2017 11:58 AM

**Q2 Q2. Cadman Site: Vision - Monroe’s comprehensive plan and the parks and recreation plan envision the Cadman Site as a place that makes the most of its proximity to the Skykomish River. Features here, it’s imagined, should spotlight the natural environment, including trails through the park, shoreline access and things that build understanding of the river and local ecosystems. The Cadman Site is also seen as an important part of a larger “Skykomish Greenway,” a feature-rich greenbelt along the river that folks near and far might associate with Monroe. On a scale from one to five, where 1 = “Strongly disagree” and 5= “Strongly agree”, to what extent to you agree with this vision?**

Answered: 277 Skipped: 0



	STRONGLY DISAGREE	(NO LABEL)	NEUTRAL	(NO LABEL)	STRONGLY AGREE	TOTAL	WEIGHTED AVERAGE
(no label)	10.83%	6.50%	7.22%	22.02%	53.43%	277	4.01
	30	18	20	61	148		

#	NOTES (WHY THIS RANKING?)	DATE
1	I don't want to see travel trailers. ect. The flood plain I think would deter this.	10/8/2017 9:13 AM
2	Would expand on the benefits of Lake Tye. Great ideas here!	10/4/2017 2:59 PM
3	Supporting greenbelt initiatives is a good thing, and encouraging a more relaxing area is a good thing for the town.	10/4/2017 1:16 PM
4	There is much flooding on the Cadman site during rainy season. This needs to be considered in the planning	10/3/2017 10:45 AM
5	The river is awesome.	9/29/2017 6:37 AM
6	The Skykomish River is one of Monroe's best assets!	9/26/2017 10:28 AM
7	Sounds good to me. Making good use of the space and respecting the natural environment as well.	9/24/2017 10:24 PM
8	I really like the greenbelt idea with walking trails along the river.	9/24/2017 4:47 PM

## Monroe Park Master Plans

9	Enhance the qualities that are there. It's a very large space with a diverse environment. We don't need it transformed into something extravagant, we just want the diamond cut to fully showcase its wetlands, lake and beautiful riverfront views. Playgrounds are a must but maybe of the natural playscape type with more ropes, nets, logs, slides built into hills, water play features that look like rocky streambeds, rock climbing boulders...	9/24/2017 3:28 AM
10	This site really needs to be cleaned up and policed for drug and alcohol use. It is not a safe place for kids at this time.	9/23/2017 2:38 PM
11	Monroe needs to develop more recreation	9/21/2017 10:07 AM
12	I agree with this site's vision.	9/18/2017 6:13 PM
13	urban(ish) nature trails are an important part of our community.	9/18/2017 2:37 PM
14	Proximity to nature DEMANDS it be focused on this approach	9/17/2017 11:08 AM
15	It would be better not to have the Cadman gravel mining operation at that area	9/16/2017 10:15 AM
16	I think the cadman area needs to focus on future aspects of monroe becomes a bedroom community to seattle/bothell/redmond area via a morning/evening park&ride (where express bus goes) and then used for parking at night for events such as wagner center birds' arrival and future wagner ctr events as ctr develops into music/art /graduation arena for community.	9/15/2017 9:12 PM
17	The emphasis should be on natural restoration.	9/15/2017 3:52 PM
18	I love the idea of more rustic type trails but it is important to monitor it so homeless campers do not take over like they are at Al Borlin park.	9/15/2017 12:40 PM
19	could be great public access	9/15/2017 11:04 AM
20	The river needs room to meander and provide the function for habitat formation.	9/15/2017 11:01 AM
21	Like the idea but needs to be a safe place. (Al Bolin needs cleaned up)	9/13/2017 8:02 PM
22	I like the idea of a more natural area.	9/13/2017 9:21 AM
23	Using this as a community friendly recreational sight could enrich family/community appeal of our growing city.	9/12/2017 8:31 PM
24	Again maintenance and security issues are concerns but sounds interesting.	9/12/2017 4:32 PM
25	I would like more trails and park areas. I think these ideas sound great.	9/12/2017 4:20 PM
26	Destroying nature to mine makes me sad so but the nature back and make it assessible to everyone to enjoy by making it as natural as possible	9/12/2017 10:48 AM
27	As long as the wooded area are Patrol. Vagrants have made Al Borlin unusable for families.	9/12/2017 8:24 AM
28	I think this is a good idea. It would be educational and fun	9/12/2017 7:51 AM
29	Love the idea of natural environment and trails.	9/11/2017 8:39 AM
30	this area should maintain the natural surroundings of the area and be enhanced with trails and access. Like Al Borin Park, though, homelessness and safety concerns should be addressed.	9/11/2017 8:01 AM
31	Yes, keep it natural with trails and a greenbelt feel.	9/10/2017 1:10 PM
32	Our family likes the idea of having a natural, beautiful park in our town.	9/10/2017 11:27 AM
33	I would like to see more safe trails in nature to walk on in Monroe	9/9/2017 12:21 PM
34	I hope that includes swimming and fishing and biking. Agree due to potential flooding.	9/8/2017 8:17 PM
35	You're still going to have a massive 'dig' going on right in the middle of the 'park'	9/8/2017 1:25 PM
36	Access to the river is important to the local community and would serve as a destination for out of town visitors. Plus on hot days the river is always busy so extra access would be nice	9/8/2017 7:57 AM
37	more access to the River would be wonderful. safe trails and environmental study areas would be of optimum value for recreation and education.	9/7/2017 10:31 PM
38	I may be confused on this, but isn't this what Al Borlin park is supposed to be now? I definitely think a better shoreline access would be great, but I also think improving the safety and keeping Al Borlin clean would suffice. I suggest considering a tiny home community at the Cadman site.	9/7/2017 10:18 PM
39	Sounds great!	9/7/2017 9:18 PM

## Monroe Park Master Plans

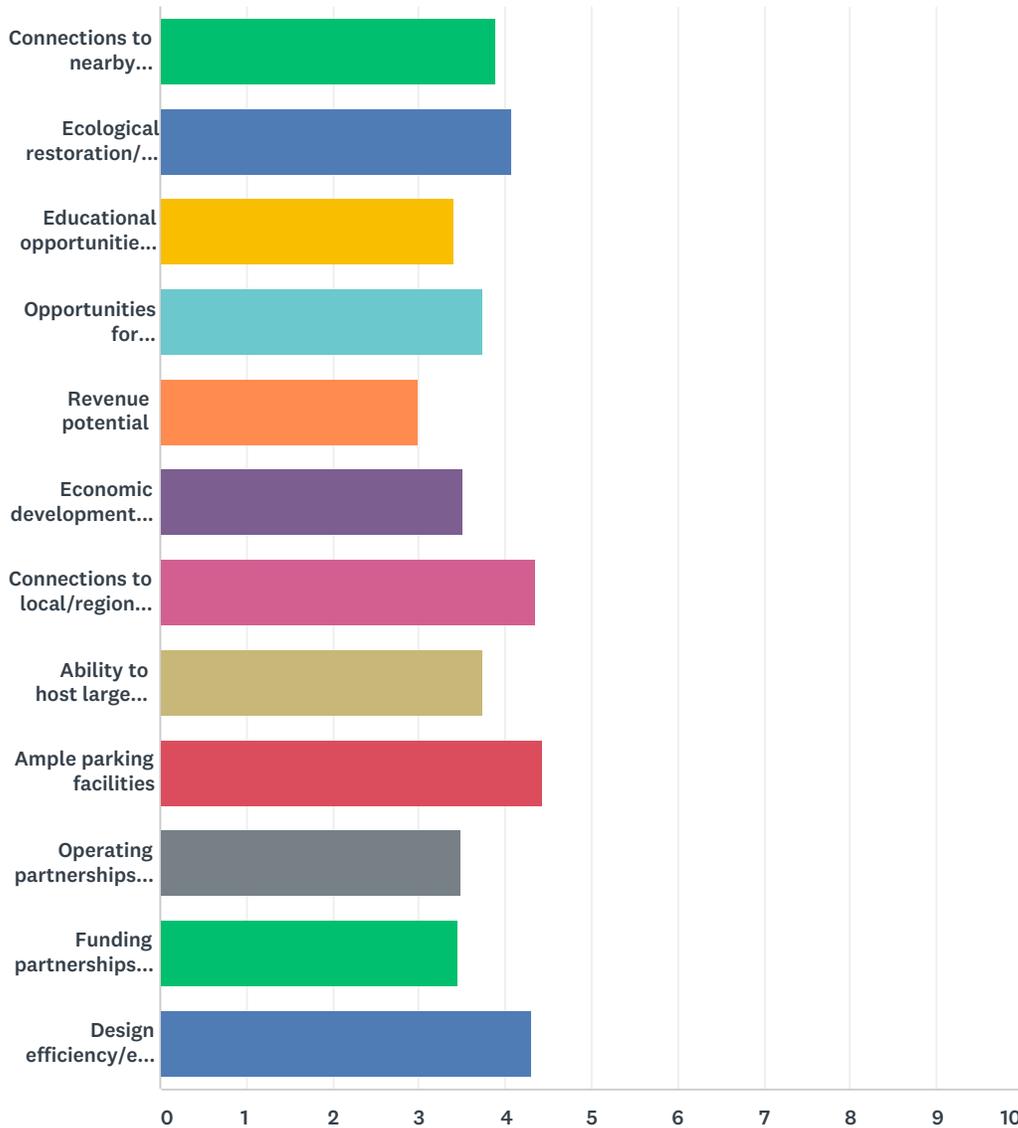
40	I believe it is important to make the most out of restoring unusable areas to rebuild a more beautiful community environment.	9/7/2017 6:46 PM
41	Seems reasonable. Need to take care of the transient situation in that area however.	9/7/2017 6:06 PM
42	If you leave this area as a nature park, I would be happy with that plan.	9/7/2017 4:15 PM
43	This sounds more reasonable if we have parking and roads to support.	9/7/2017 3:55 PM
44	Provision would have to be made to prevent area from being taken over by homeless people	9/7/2017 2:49 PM
45	City doesn't keep up with current parks and flooding.	9/7/2017 1:38 PM
46	I agree, but it's a pretty corporate style statement. Based on it's location, it would be a great interactive learning area for local schools and Sno-Isle library as well.	9/7/2017 10:38 AM
47	seems like this large space could do what is stated and more. Playing fields, bike routes, secure large dog park, covered gathering event space, etc.	9/6/2017 1:28 PM
48	Because it's next to the river, more peaceful.	9/5/2017 10:13 PM
49	What a great piece of land in the middle of the city that may be able to bring business to local restaurants and stores from those using the park.	9/5/2017 3:45 PM
50	Hidden trails, heavy vegetation and forested green belts attract homeless and vagrants looking to hide from the police. Open space, visible playgrounds, open walkways and trails would be a better suit for such as secreted area if you want people to actually use it.	9/5/2017 11:13 AM
51	"spotlight the natural environment, including trails through the park, shoreline access and things that build understanding of the river and local ecosystems" So nature trails? This is really vague. You have pictures up above that tell us what the level of detail is. So far we have not been provided with that much detail on proposed visions for Cadman or Tye. If this is going to be another Al Borlin park nature trail destination I'll probably avoid this also to stay away from the homeless living in the bushes.	9/5/2017 7:28 AM
52	river big attraction	9/4/2017 7:01 PM
53	This vision makes use of a natural environment that is difficult to develop due to local flooding.	9/4/2017 4:40 PM
54	Keeping some of the trees and native growth around the trails would be a nice addition to the park!	9/4/2017 3:36 PM
55	There are abundant locations for river access all along the Skykomish. I feel the vision should center upon recreational activities which draw people to Monroe. Another river access will not necessarily do that.	9/4/2017 1:45 PM
56	Monroe, needs more parks with running trails(along river & through park), hiking trails(along & through park) and walking/fishing trails along the river	9/4/2017 9:44 AM
57	Economic and recreational	9/4/2017 8:17 AM
58	Feels like a pass by rather than a destination	9/3/2017 10:28 PM
59	Great concept and vision. My only reservation for is safety. This must be a safe place both night and day for those visiting.	9/3/2017 9:16 PM
60	Allowing all to be able to participate in natural settings is a great benefit.	9/3/2017 8:01 PM
61	We need to open this up in order to be a friendly park. Using the natural tree environment and only adding trails will attract homeless camps which is exactly why Al Borlin Park and Lewis Street Park are rarely used. These parks should be a safe place for residents who are paying the taxes to support the parks and not a residence or safe haven for illicit drug habits and other illegal activity.	9/3/2017 3:40 PM
62	We have a golden opportunity to build an awesome facility!	9/3/2017 10:40 AM
63	How will you keep it safe? Drug free? Homeless encampments? Prison close by? Security issues are my main concern there. Also....history of flooding?	9/3/2017 10:08 AM
64	That is huge! I had no idea. Exciting!!	9/3/2017 7:48 AM
65	It is a flood zone and must remain a natural type environment to keep the river healthy.	9/3/2017 5:34 AM
66	has potential and as long parking is adequate I can see this coming to fruition	9/2/2017 9:22 PM

## Monroe Park Master Plans

67	This type of venue is supported by the Washington population. Nature park brings calmness and serenity	9/2/2017 8:45 PM
68	Worried about homeless camps	9/2/2017 8:28 PM
69	Educational places will be a one time visit. This plan also runs the risk of becoming a homeless haven like Al Borlin.	9/2/2017 4:06 PM
70	Walking trails would be awesome!	9/2/2017 3:31 PM
71	trails are nice	9/2/2017 3:13 PM
72	Love this vision... hopefully the City can also have a plan in place to make it a safe area for families, so that it doesn't become another Al Borlin park where homeless people set up camps and drug needles are found.	9/2/2017 3:12 PM
73	keep it natural to actually aid the environment, the Salmon, and a place for people to enjoy nature. Also, if natural, there would be less flood damage.	9/2/2017 3:07 PM
74	Nature	9/2/2017 2:44 PM
75	I love the idea of expanding trails through the park, similar to how the trails at Al Borlin park are. Access to the river would be wonderful!	9/2/2017 1:58 PM
76	I think this site is much bigger and much better suited for extreme sports and games. This would be a great place to develop into a place people can come far and wide and partake in the natural resources that the City of Monroe has to offer.	9/2/2017 1:53 PM
77	A great idea in spirit but flooding should be a big concern. Looking at the 2006 flood. Cadman and Sky River park were compleltry flooded over.	9/2/2017 1:51 PM
78	Not sure what this is	9/2/2017 1:17 PM
79	It would be nice to have trails but it will end up like Al Borlin park and be taken over by homeless drug adicts.	9/2/2017 12:04 PM
80	There are a lot o homeless people in that area, as well as I see a problem with a gravel out being right next to the park.	9/2/2017 12:00 PM
81	If the area frequently floods some use may be limited. Connect all the parks along the river front with a multiuse trail.	9/2/2017 11:40 AM
82	I love the idea of keeping it natural with trails.	9/1/2017 8:53 PM
83	If we keep natural growth, it will be overcome with homeless camps, leading to less use just as the Al Borlin and Lewis Street parks. We need to have open fields to give a feeling of safety and make everyone feel welcome and not afraid of what has become an overwhelming problem in our community.	9/1/2017 5:01 PM
84	Hopefully you will be able to control the homeless population of Monroe in this new park. I am excited to see the city grow.	9/1/2017 4:09 PM
85	Sounds like a park I would routinely visit.	9/1/2017 2:31 PM
86	Hopefully it will be open enough so it's not filled with homeless campers. I look forward to having access to that again. Our kids use to play softball and soccer there.	9/1/2017 2:24 PM
87	That part of town is known as a "bad part of town" why would I want to take my children there. Again. Before the Mayor starts spendin OUR \$\$ on upgrading parks..start on working on the crime and getting better businesses to Monroe	9/1/2017 11:45 AM
88	Some natural space is desirable. But I believe that more can be made of the new park's proximity to Downtown	8/31/2017 9:37 PM
89	Family fun	8/31/2017 2:59 PM
90	Having another site that could be used for model boat racing would be great!	8/31/2017 1:42 PM
91	Again, positive, but would like to find out more about stemming the current problems in the region now (I.e. homelessness and drug users occupying these areas)	8/31/2017 12:29 PM
92	This site has great potential for both fish habitat restoration along with improvement for outdoor recreation	8/31/2017 11:58 AM

Q3 Q3. Lake Tye: Guiding Principles - Master plans often involve “guiding principles” that help shape and prioritize design ideas. The following lists several concepts that may relate to Lake Tye. On a scale of one to five, where 1 = “Not important” and 5 = “Very important”, tell us how important you think each of the following principles are when planning for Lake Tye Park.

Answered: 277 Skipped: 0



	NOT IMPORTANT	(NO LABEL)	NEUTRAL	(NO LABEL)	VERY IMPORTANT	D/K (UNSURE)	TOTAL	WEIGHTED AVERAGE
Connections to nearby development and residences	7.94% 22	5.05% 14	16.25% 45	29.60% 82	38.99% 108	2.17% 6	277	3.89

## Monroe Park Master Plans

Ecological restoration/enhancement	4.35% 12	3.99% 11	17.39% 48	26.09% 72	45.65% 126	2.54% 7	276	4.07
Educational opportunities (ex. culture, environment, history)	9.75% 27	6.14% 17	35.38% 98	28.16% 78	19.49% 54	1.08% 3	277	3.42
Opportunities for growth/expansion	6.88% 19	5.43% 15	25.00% 69	30.43% 84	31.16% 86	1.09% 3	276	3.74
Revenue potential	19.49% 53	11.76% 32	29.41% 80	24.26% 66	13.24% 36	1.84% 5	272	3.00
Economic development potential (ex. tourism, city identity)	10.55% 29	10.18% 28	24.00% 66	27.27% 75	27.64% 76	0.36% 1	275	3.51
Connections to local/regional trails	1.09% 3	2.55% 7	10.18% 28	31.27% 86	52.73% 145	2.18% 6	275	4.35
Ability to host large events	7.22% 20	6.86% 19	24.19% 67	24.19% 67	35.38% 98	2.17% 6	277	3.75
Ample parking facilities	1.09% 3	1.45% 4	9.06% 25	27.54% 76	57.25% 158	3.62% 10	276	4.44
Operating partnerships (ex. vendors, rentals)	9.12% 25	9.12% 25	24.09% 66	35.40% 97	20.44% 56	1.82% 5	274	3.50
Funding partnerships (with other organizations/agencies)	7.61% 21	7.97% 22	31.52% 87	30.07% 83	18.84% 52	3.99% 11	276	3.46
Design efficiency/ease of maintenance	0.73% 2	1.09% 3	12.36% 34	35.64% 98	47.27% 130	2.91% 8	275	4.31

#	OTHER (PLEASE SPECIFY)	DATE
1	A good place for a farmers market..	10/8/2017 9:13 AM
2	could be HUGE revenue source for Monroe	9/29/2017 6:37 AM
3	PARKING!	9/26/2017 4:16 PM
4	I was glad that the City chose not to pursue a full-time wakeboard park, although I do like that occasional events still happen. Concert and movie nights are wonderful.	9/26/2017 10:28 AM
5	My family uses this park a lot for play time, picnics, water fun, fishing, & field use. The parking already overflows, picnic tables being used & (even the new) playground equipment is so crowded, my kids stand for ten minutes waiting for turns. Honestly it would make me sad if it was made for a tourist attraction with paid parking and so full your kid needs a reservation to play. I hope Lake Tye does not become a pay-to-play place (revenue potential).	9/24/2017 10:24 PM
6	Add retail/restaurants in the eyesore buildings to the north along hwy 2.	9/24/2017 4:47 PM
7	This is a neighborhood park. Please remember that!!	9/23/2017 2:38 PM
8	As stated above, I like the intimacy of the Lake Tye however, I think there are other things that can be done to draw locals in Snohomish county to the area and help grow the economy for Monroe. And I firmly believe that we need to make sure the area is MAINTAINED. One of the issue we are currently having, with the small amount of activities we have at Lake Tye now, is the trash left at the park after an event. Very discouraging and embarrassing.	9/22/2017 12:59 PM
9	Solar lighting at Lake Tye would make it much more accessible for year round night time use around the lake.	9/19/2017 9:02 AM
10	Drop the money making schemes for the parks and leave them as a place of relative tranquility for families. Outside events coming to the parks should NOT be closing down the park(s) for the community that is paying taxes already to support the parks.	9/18/2017 12:10 PM
11	plant trees along west side as wind and sun block	9/16/2017 4:19 PM

## Monroe Park Master Plans

12	ample free parking (to stop using businesses parking) for park/lake and events, somehow shuttled from Fryelands school and soccer fields parking.	9/15/2017 9:12 PM
13	This park is already ruined in my opinion	9/15/2017 3:52 PM
14	no commercial use of the lake	9/13/2017 9:21 AM
15	Ability to keep it secure with existing city first responder resources	9/12/2017 4:32 PM
16	Lake Tye is a crown jewel for the local residents of Monroe. It should not be developed to attract tourism or for profit partnerships.	9/11/2017 8:01 AM
17	Please keep it as natural as possible, with NO wakeboarding	9/10/2017 1:10 PM
18	a place for family and friends to gather	9/9/2017 12:21 PM
19	No permanent wake board towers on Lake Tye	9/9/2017 9:51 AM
20	it is currently a beautiful use of space and is always busy. Care must be taken in any new design to keep it Natural with limited Signage and subtle Colors- other than the playground which is well done. no "disney-esque additions needed...	9/7/2017 10:31 PM
21	A fully enclosed -fenced in- toddler park. The current playground is lovely, but it's proximity to both the lake and the parking lot make is very difficult to keep toddlers safe and makes it not as much fun for parents who are watching them! Visit the Tot Lot in Kirkland for an easy example.	9/7/2017 10:18 PM
22	Add a place for my dog to run free	9/7/2017 9:18 PM
23	Family friendly environment is a must!	9/7/2017 6:46 PM
24	Leave Lake Tye Park alone!	9/7/2017 4:15 PM
25	I'm in favor of limited partnerships, limited big events, but everything has been very well done except the concessions. I'd love to see a way to aerate the water (too much duck poop) and have some outdoor showers!	9/7/2017 10:38 AM
26	concerns about investing a significant amount if the river is going to erode	9/6/2017 1:28 PM
27	It would be great to have this connect to the future trail that connects Snohomish & Monroe. I can see people biking to Monroe and down to the park for a picnic as a nice day outing.	9/5/2017 3:45 PM
28	Continue wake board and surfing contest events. Great for families. Consider building a BMX trail park. Requires little more than time and bull dozer and grader to shape the dirt track. Would make for a great regional attraction and big return investment for kids.	9/5/2017 11:13 AM
29	Must be accessible to people of all abilities	9/4/2017 4:40 PM
30	just FYI, one problem with trails connecting cities is the drug runners on bikes would have more access and ability to avoid police	9/4/2017 9:44 AM
31	Safety is important. Water quality is important.	9/3/2017 10:43 AM
32	Sports	9/3/2017 10:40 AM
33	It's man made. Old farm land. Parking is limited. Big events block off a main road for locals. We don't go there during busy times. Have to park in residential area. Great location for a big grandstand for concerts if you had the parking.	9/3/2017 10:08 AM
34	Do not let Lake Tye kill downtown Monroe!!	9/3/2017 9:28 AM
35	We should have a campground somewhere.. Will it fit at Lake tye? Can we buy some of the land and make it wider? I think lake tye needs more trees and shade, if possible. Also, would a south-end aerator help with swimmers itch problem?	9/3/2017 7:48 AM
36	I wish there had been a kid's water feature incorporated into the new design as we are not all comfortable letting kids swim in the lake but love walking around it.	9/3/2017 5:34 AM
37	Covered areas. Water area like Willis tucker, amphitheater, teeter totters!	9/2/2017 4:53 PM
38	Can't really have events there since parking sucks and the elementary school gets "priority" for everything	9/2/2017 3:31 PM
39	We like the way Lake Tye is now	9/2/2017 3:13 PM
40	safety. especially for children.	9/2/2017 3:07 PM

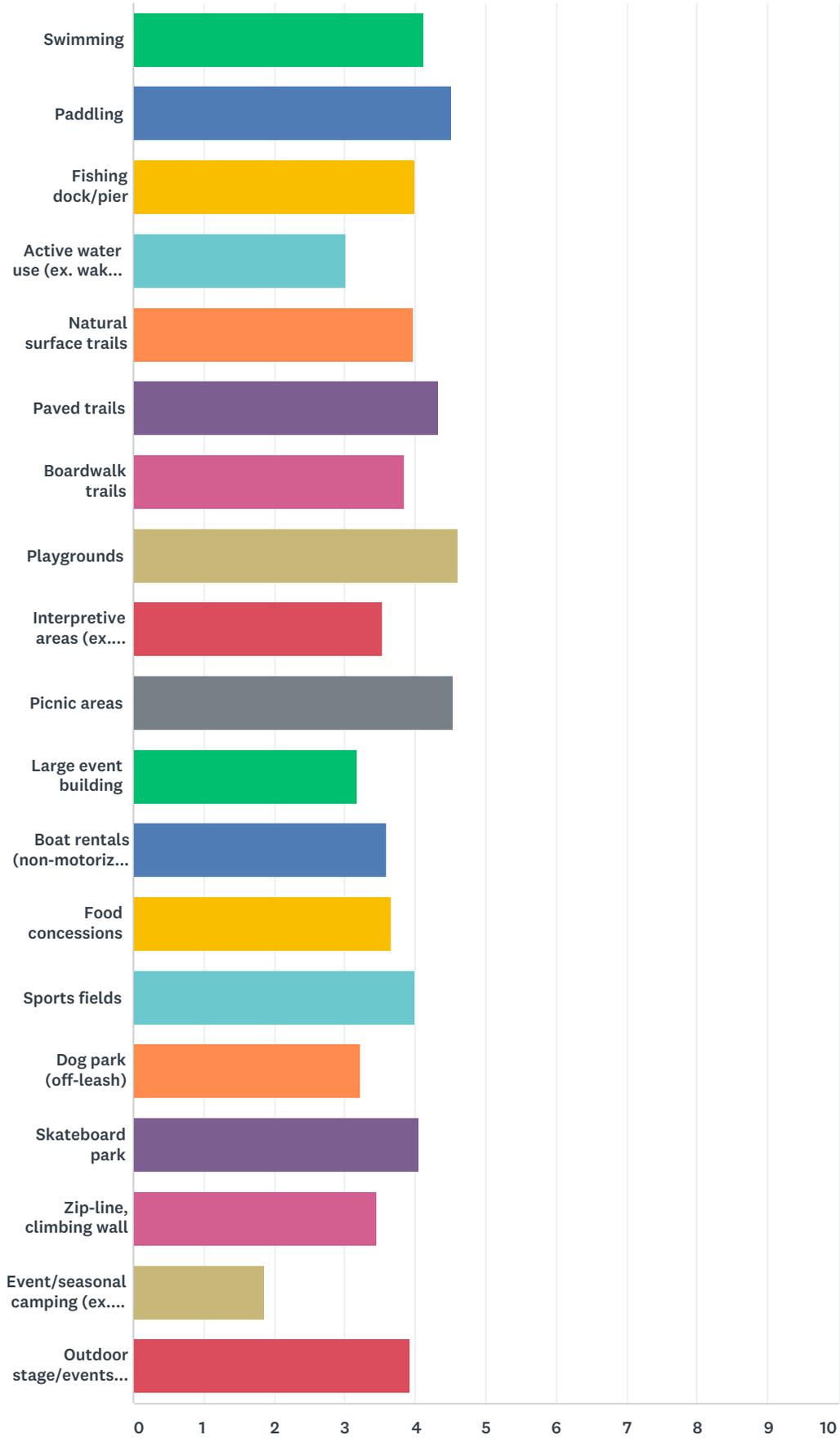
## Monroe Park Master Plans

41	Please make it ADA accessible including the playground!	9/2/2017 2:35 PM
42	Eco friendly design and limited carbon foot print should be part of the guiding principles	9/2/2017 1:51 PM
43	A wide range of age safe appropriate activities. Example a spry park would cover all ages andverysafe for all ages.	9/2/2017 1:25 PM
44	Proximity to areas of growth	9/2/2017 11:40 AM
45	Promotion of healthy lifestyle - getting outdoors to move and exercise ones body, so continuing to have lots of ways to do that.	9/1/2017 7:53 PM
46	I'm so excited to see the city expand!	9/1/2017 4:09 PM
47	We need a spray park/splash pad and/or wading pool for the kids of the community. Also a dog park!	9/1/2017 11:30 AM
48	Drug activity in this area is a concern	8/31/2017 9:37 PM
49	Need permanent Lacrosse/Soccer Field similar to Kirkland	8/31/2017 2:19 PM
50	this would make for a great site that could be used a main stay for model boat racing. a semi permanent Scaffold and pit area would help make it a viable location for make clubs to have a clean, accessible place to race boats on a regular basis!	8/31/2017 1:42 PM

Q4 Q4. Lake Tye: Features - The following lists a number of feature and activity types generally typical of parks. Considering your own vision for Lake Tye Park, tell us how appropriate you think each activity might be on a scale of one to five, where 1 = "Not suitable" and 5 = "Perfect fit."

Answered: 277 Skipped: 0

# Monroe Park Master Plans



## Monroe Park Master Plans

	NOT SUITABLE	(NO LABEL)	NEUTRAL	(NO LABEL)	PERFECT FIT!	D/K (UNSURE)	TOTAL	WEIGHTED AVERAGE
Swimming	6.57% 18	2.92% 8	16.06% 44	21.17% 58	53.28% 146	0.00% 0	274	4.12
Paddling	1.45% 4	1.82% 5	8.00% 22	21.09% 58	67.64% 186	0.00% 0	275	4.52
Fishing dock/pier	5.07% 14	5.43% 15	17.75% 49	26.09% 72	44.20% 122	1.45% 4	276	4.00
Active water use (ex. wake park, slides)	26.45% 73	11.23% 31	18.84% 52	19.57% 54	22.83% 63	1.09% 3	276	3.01
Natural surface trails	3.99% 11	5.07% 14	24.28% 67	22.10% 61	44.20% 122	0.36% 1	276	3.98
Paved trails	1.45% 4	1.09% 3	13.77% 38	29.71% 82	53.62% 148	0.36% 1	276	4.33
Boardwalk trails	6.59% 18	5.49% 15	23.08% 63	22.71% 62	38.83% 106	3.30% 9	273	3.84
Playgrounds	1.09% 3	0.73% 2	6.55% 18	19.27% 53	71.27% 196	1.09% 3	275	4.61
Interpretive areas (ex. history, nature)	6.59% 18	7.69% 21	32.23% 88	30.04% 82	22.34% 61	1.10% 3	273	3.54
Picnic areas	0.00% 0	1.45% 4	6.52% 18	27.17% 75	64.49% 178	0.36% 1	276	4.55
Large event building	15.27% 42	14.18% 39	25.45% 70	20.73% 57	21.09% 58	3.27% 9	275	3.19
Boat rentals (non-motorized)	11.55% 32	6.86% 19	24.55% 68	22.38% 62	33.57% 93	1.08% 3	277	3.60
Food concessions	7.25% 20	6.52% 18	27.17% 75	27.90% 77	29.35% 81	1.81% 5	276	3.67
Sports fields	5.15% 14	4.78% 13	19.12% 52	27.21% 74	42.65% 116	1.10% 3	272	3.99
Dog park (off-leash)	19.41% 53	10.62% 29	23.08% 63	19.78% 54	25.64% 70	1.47% 4	273	3.22
Skateboard park	3.64% 10	1.82% 5	24.00% 66	26.18% 72	44.00% 121	0.36% 1	275	4.05
Zip-line, climbing wall	14.44% 40	8.66% 24	22.38% 62	23.47% 65	29.60% 82	1.44% 4	277	3.46
Event/seasonal camping (ex. RV, tent)	58.70% 162	12.32% 34	14.49% 40	7.97% 22	5.07% 14	1.45% 4	276	1.87
Outdoor stage/events space	6.55% 18	5.09% 14	16.73% 46	30.18% 83	40.73% 112	0.73% 2	275	3.94

#	OTHER (PLEASE SPECIFY)	DATE
1	Do not want a Disneyland Atmosphere	10/8/2017 9:13 AM
2	Dont want big building. Plenty of unused spaces across the street.	9/29/2017 6:37 AM
3	Skate park is already there.	9/27/2017 12:22 PM
4	Parking for events	9/26/2017 4:16 PM
5	Splash pad. I think many people were disappointed when the new playground was completed with no splash pad.	9/24/2017 9:31 AM

## Monroe Park Master Plans

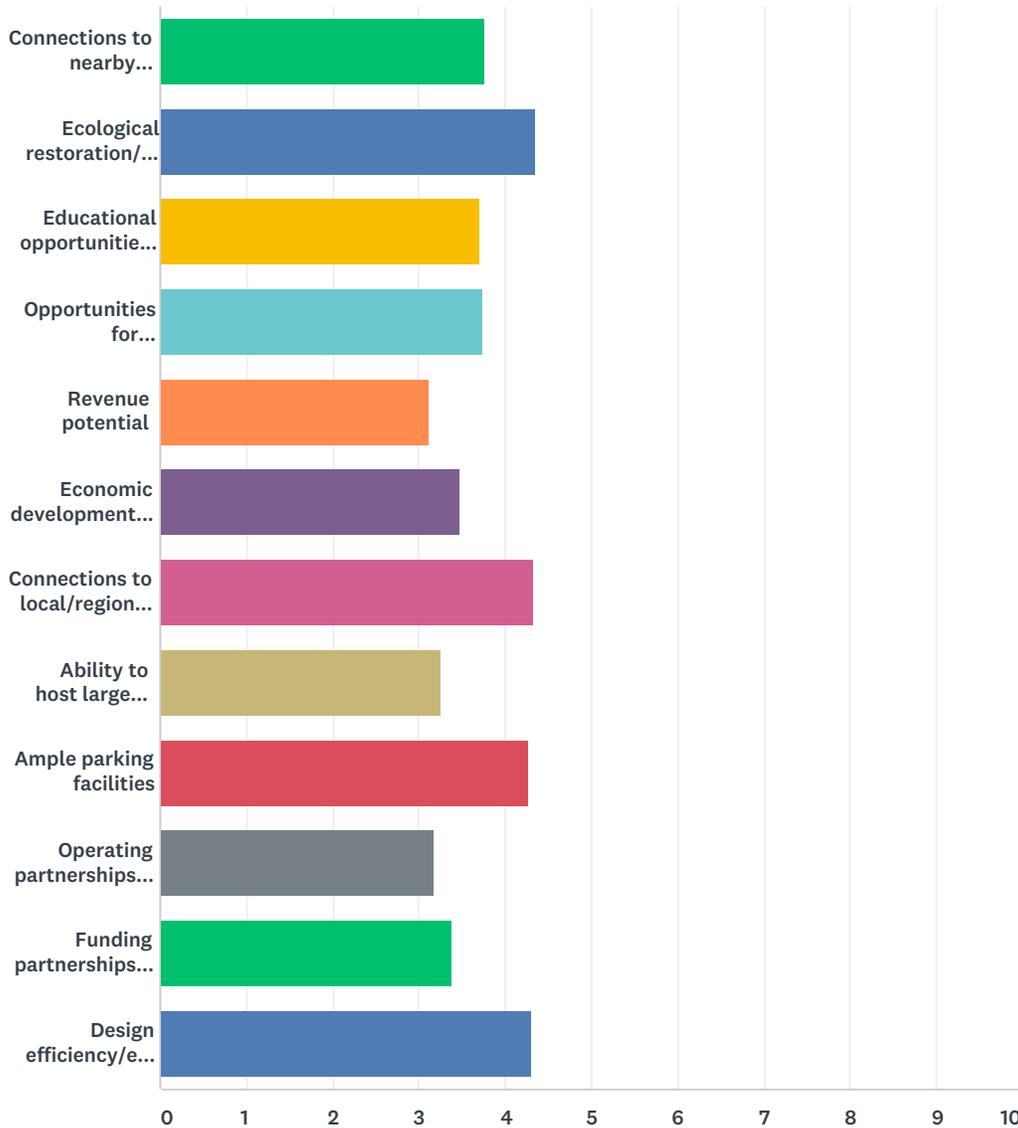
6	2-5 Cardio walker or elliptical exercise stations facing the playground for parents to exercise while watching their kids. Have them side by side for chatting. Fishing docks should not jut out into the lake, keep the lake view clear. Docks could be parallel to the shore or small u-shaped projections. I think people fishing mainly just need a place to stand because the water's edge is mostly blocked with swamp grass or quite steep (east). The docks would be great places for interpretive signs to welcome all park users onto them, avoid the sense of them being for fishing only. Boat rentals would be awesome. I would use them all the time. I personally can't store or transport any watercraft, and with rentals I'd have more options; I could kayak, SUP, canoe or whatever else they could offer! So definitely rentals, cardio stations, small docks, and then also some way to enjoy the north end. I'm not sure if it's possible but if the path around the lake could go between the buildings and the lake at the northeast edge, it would provide a safer route (not cutting across parking lot entrance) and it would be a more comfortable, scenic, relaxing route. If there isn't space for a paved path, maybe a boardwalk along the lake edge could be built.	9/24/2017 3:28 AM
7	Monroe has the Evergreen State Fairgrounds for large events. KEEP LAKE TYE A NEIGHBORHOOD PARK!	9/23/2017 2:38 PM
8	Solar lighting around Lake Tye - would make it much more user friendly for year round use - as it is very dark in the winter.	9/19/2017 9:02 AM
9	If any large building is built for commerce, it should be an educational place where children can learn about our native birds and eco systems. We are surrounded by larger cities where exciting attractions are available	9/18/2017 6:13 PM
10	Climbing wall, ok. No zip lines. Why are we obsessed with towers at Lake Tye?	9/17/2017 7:08 AM
11	swimming is already at YMCA and wagner school center was proposed to be a future event ctr	9/15/2017 9:12 PM
12	Perhaps small outdoor music	9/15/2017 3:52 PM
13	Splash Pad	9/12/2017 8:10 AM
14	This park is not suitable for active water use as described above. Lake Tye in its entirety should remain accessible to all and NO part of it should be carved out for exclusive activities, especially by for-profit enterprises which alienates the use of the park by those with lower socioeconomic means.	9/11/2017 8:01 AM
15	Noise is something that should be considered when planning this park. I think concessions will increase litter potential.	9/10/2017 8:32 PM
16	Keep everything as is with possible non-motorized boat rental, but no wakeboards and no further development. Keep it natural, beautiful and quiet!	9/10/2017 1:10 PM
17	swimming area with signs to NOT feed the ducks!	9/9/2017 12:21 PM
18	No permanent wake board towers	9/9/2017 9:51 AM
19	Can we lose the wakeboard idea? In order to facilitate this, it will make the lake much less useable for the CITIZENS of the city. And clearly it won't draw the revenue you thought it would because the company is nowhere to be seen. Also, I think there should be docks in various locations that go out into the lake just a little bit for fishing, not just in one location - a few small ones	9/8/2017 1:25 PM
20	No wake park but slides are OK! Add a boardwalk and pier at the northend of the lake!!	9/7/2017 9:18 PM
21	This park is perfect the way it is. Do not add more traffic to this area. Monroe used to be a lovely, quiet town. This is one of the only areas left that is peaceful.	9/7/2017 4:15 PM
22	As an abutter, I'm lukewarm to camping/dog park. But, if it's very well done, I'm open to it. I probably lack the vision and suffer from NIMBISM! :)	9/7/2017 10:38 AM
23	Splash park.	9/5/2017 10:13 PM
24	A large music amphitheater would be great at Lake Ty or Consider offering it at the New Cadman Park.	9/5/2017 11:13 AM
25	Parking as it isn't sufficient for any more growth, or often what is already there.	9/5/2017 12:02 AM
26	Dog park should be fenced 100%, not all dog owners pick up the dog-SH and sitting on grass that has been DS on is gross.	9/4/2017 9:44 AM
27	Include eating area near concessions rather than a picnic area	9/4/2017 8:17 AM
28	campground by river, not Tye	9/3/2017 10:28 PM

## Monroe Park Master Plans

29	Again. Need more parking. New kids park is for the very young. My 9 year old is bored with it. Other parents of that age group agree. Need something more for tweens.	9/3/2017 10:08 AM
30	By connection to trails are you talking about linking between Duvall and Snohomish/Centennial? I hope so. That would be a crown jewel.	9/3/2017 7:48 AM
31	Keep it as natural as possible.	9/3/2017 5:34 AM
32	Would like to see a bicycle pump track	9/2/2017 11:56 PM
33	The lake water is awful, needs to be cleaner for swimming.	9/2/2017 7:23 PM
34	I would support slides or docks, but not a wake park. I think a roped off swimming area and a floating dock to swim to and jump off would enhance our experience.	9/2/2017 5:45 PM
35	Splash pad would be great for little kids!	9/2/2017 1:53 PM
36	A spray park would be ideal and sanitary not to mention all ages could use it. When there are other big events and it's nice out the lake is only used for that. Having this option would give another outlet during larger events. The current lake smells bad and is very disgusting due to the increase of wild bird pieces.	9/2/2017 1:25 PM
37	There is a difference between a wake board facility and a slide or water bouncy. I'd support the slide but not the wake board.	9/2/2017 11:40 AM
38	Follow-up to active water use: no wake board. Put a big floating dock(s) with slides and diving boards. Hire life guards to monitor. Or put in something similar to Wyatt Park in Lake Stevens. No life guards but provide life jackets for those who need it. Or some other combination. Also, some how increase the cleanliness of the lake.	9/1/2017 7:53 PM
39	Would love to have a pump track like the one in Leavenworth and/or mountain biking trails!	9/1/2017 12:56 PM
40	how about an enclosed dog park. I don't have pets, but pet owners need to be responsible to cleaning up after their pets!	9/1/2017 11:45 AM
41	Spray park/splash pad!	9/1/2017 11:30 AM
42	A deterrent to waterfowl is indicated	8/31/2017 9:37 PM
43	Reason I'm neutral on a fishing dock is that the lake has so much bank access and is deep right off the bank that a fishing dock is not needed.	8/31/2017 11:58 AM

**Q5 Q5. Cadman Site: Guiding Principles - Master plans often involve “guiding principles” that help shape and prioritize design ideas. The following lists several concepts that may relate to the Cadman Site. On a scale of one to five, where 1 = “Not important” and 5 = “Very important”, tell us how important you think each of the following principles are when planning for the Cadman Site.**

Answered: 277 Skipped: 0



	NOT IMPORTANT	(NO LABEL)	NEUTRAL	(NO LABEL)	VERY IMPORTANT	D/K (UNSURE)	TOTAL	WEIGHTED AVERAGE
Connections to nearby development and residences	9.06%	3.99%	20.65%	30.07%	33.33%	2.90%	276	3.77
	25	11	57	83	92	8		

## Monroe Park Master Plans

Ecological restoration/enhancement	3.97% 11	0.36% 1	11.19% 31	24.55% 68	58.12% 161	1.81% 5	277	4.35
Educational opportunities (ex. culture, environment, history)	9.39% 26	3.97% 11	24.55% 68	29.96% 83	31.05% 86	1.08% 3	277	3.70
Opportunities for growth/expansion	6.86% 19	3.97% 11	24.55% 68	31.77% 88	29.24% 81	3.61% 10	277	3.75
Revenue potential	13.82% 38	9.82% 27	35.64% 98	28.00% 77	10.18% 28	2.55% 7	275	3.11
Economic development potential (ex. tourism, city identity)	11.59% 32	8.33% 23	24.64% 68	30.43% 84	23.91% 66	1.09% 3	276	3.47
Connections to local/regional trails	1.81% 5	2.17% 6	11.96% 33	27.54% 76	55.80% 154	0.72% 2	276	4.34
Ability to host large events	12.00% 33	11.64% 32	30.91% 85	25.09% 69	18.18% 50	2.18% 6	275	3.26
Ample parking facilities	2.55% 7	1.82% 5	10.91% 30	36.00% 99	47.64% 131	1.09% 3	275	4.26
Operating partnerships (ex. vendors, rentals)	13.82% 38	10.91% 30	32.00% 88	26.55% 73	14.18% 39	2.55% 7	275	3.17
Funding partnerships (with other organizations/agencies)	10.87% 30	6.16% 17	30.80% 85	31.88% 88	15.94% 44	4.35% 12	276	3.38
Design efficiency/ease of maintenance	2.53% 7	0.72% 2	10.83% 30	35.38% 98	49.10% 136	1.44% 4	277	4.30

#	OTHER (PLEASE SPECIFY)	DATE
1	I would not like to see R.V. full time parking.	10/8/2017 9:13 AM
2	Opportunities for all ages.	9/24/2017 3:28 AM
3	Fully accessible playground and facilities. As well as fully accessible trails and other activities, like a splash/water park	9/16/2017 8:38 PM
4	prevention of homeless camping	9/16/2017 4:19 PM
5	future express park/ride during the day for 8-5 commuters and evening event parking as the plans for wagner school ctr developes into community music/art/graduation arena.	9/15/2017 9:12 PM
6	The less interference other than restoration, toilets, benches and a few covered shelters from rain the better	9/15/2017 3:52 PM
7	When planning a park next to a river you need to consider existing plans such as ESA recovery plans, and the geomorphology of the existing and future conditions of the river. A river will migrate and expand its floodplain; considerations should be given to this eventuality. Restoration actions often include diverse habitat creation or enhancing the rivers ability to create habitat; how will the park plan for this?	9/15/2017 11:01 AM
8	We need a splash park! A fabulous summer activity for families!	9/11/2017 11:16 PM
9	Keep it natural with trails & greenbelt & no further development.	9/10/2017 1:10 PM
10	WE need to fund this, not a partnership with company that's going to take advantage of the City and make tons of cash while not forking over much money for the development	9/8/2017 1:25 PM
11	Cadman seems like a great opportunity. I'm not aware enough of what the potential is for that site. I'm sure it will be amazing. I do hope it's very youth/kid friendly, and isn't focused on paying leagues/stick/ball sports.	9/7/2017 10:38 AM
12	My fear for the Cadman site for any type of building or structures would be invaded by homeless people or druggies that are in town that would venture out and become unsafe	9/5/2017 10:13 PM

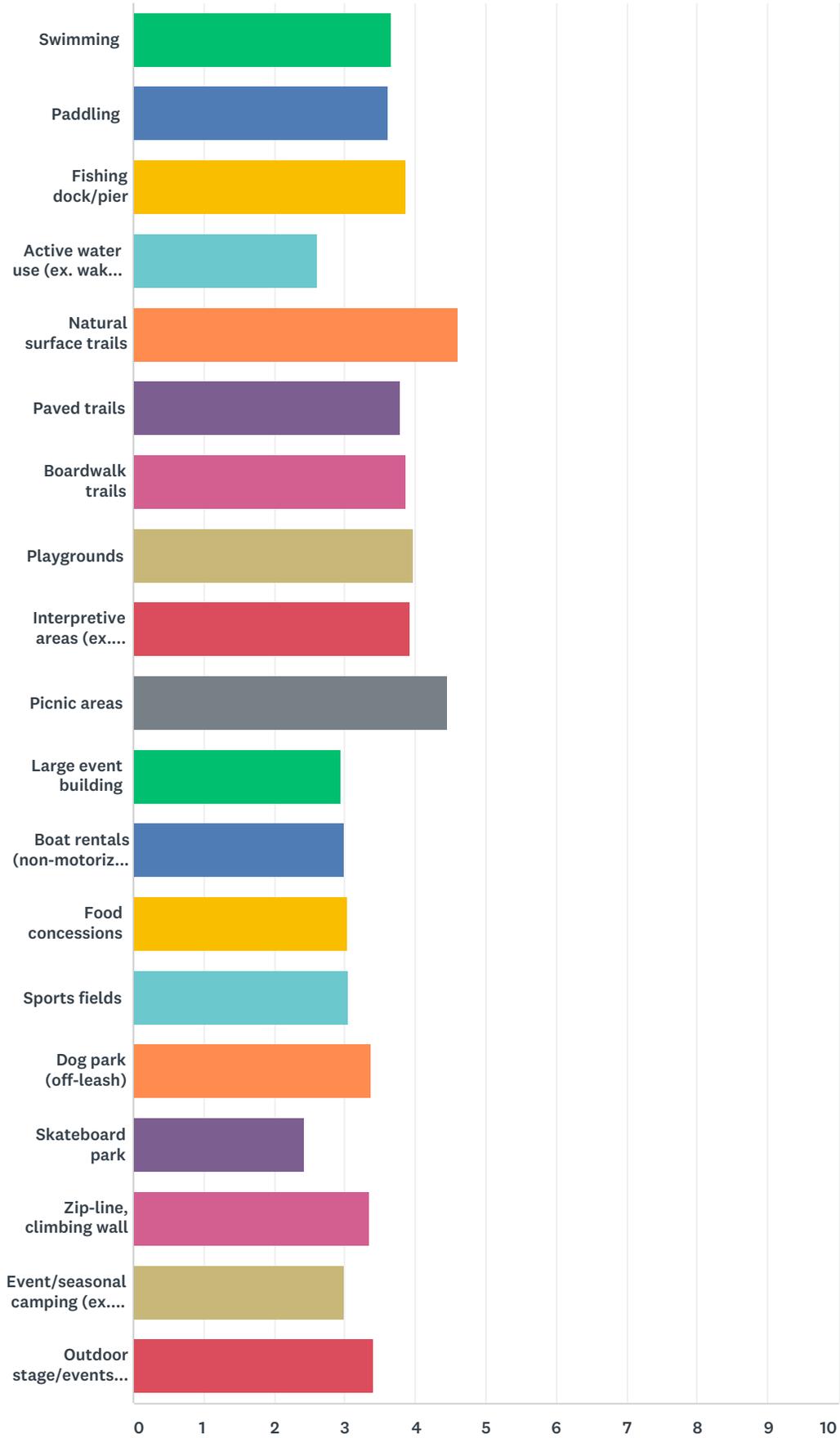
## Monroe Park Master Plans

13	Would be great to have this connected by a trail to the future Duvall Monroe trail so people can make the park a destination on their ride or walk.	9/5/2017 3:45 PM
14	BMX dirt track or off road ATV course would be awesome! Maybe a music amphitheater for bands, and similar to Woodinville's Winery festivals.	9/5/2017 11:13 AM
15	Great place for an RV park!	9/5/2017 7:36 AM
16	Must include ample features and facilities for people with disabilities	9/4/2017 4:40 PM
17	this could be a good hiking park, trail running, dirt biking, Quad park	9/4/2017 9:44 AM
18	Outdoor amphitheater, music/plays, not large festivals	9/3/2017 10:28 PM
19	Open and expansive	9/3/2017 3:40 PM
20	Keep it safe and cleaned out of homeless, drugs, trash. Keep it natural and untouched as possible	9/3/2017 10:43 AM
21	More natural setting for trails. Need a mountain bike trail/ jump course.	9/3/2017 10:08 AM
22	I think is important to address the river. Sky River park does not address the river well. I was in Bend Oregon recently and saw their river surf standing wave - have you seen it? Stretch goal!!	9/3/2017 7:48 AM
23	I worry that it will be taken over by "homeless"	9/3/2017 5:34 AM
24	Ease to keep homeless camps out	9/2/2017 4:53 PM
25	safety	9/2/2017 3:07 PM
26	CPTED has to be integrated!	9/1/2017 11:17 PM
27	how can the Mayor justify spending our tax \$\$\$. Yeah...you get grants..but that still OUR Tax Money.	9/1/2017 11:45 AM
28	not familiar with Cadman site	8/31/2017 4:08 PM

Q6 Q6. Cadman Site: Features - The following lists a number of feature and activity types generally typical of parks. Considering your own vision for the Cadman Site, tell us how appropriate you think each activity might be on a scale of one to five, where 1 = “Not suitable” and 5 = “Perfect fit.”

Answered: 277 Skipped: 0

# Monroe Park Master Plans



## Monroe Park Master Plans

	NOT SUITABLE	(NO LABEL)	NEUTRAL	(NO LABEL)	PERFECT FIT!	D/K (UNSURE)	TOTAL	WEIGHTED AVERAGE
Swimming	9.93% 27	4.04% 11	21.69% 59	25.74% 70	29.41% 80	9.19% 25	272	3.67
Paddling	8.39% 23	7.30% 20	24.09% 66	21.90% 60	29.56% 81	8.76% 24	274	3.62
Fishing dock/pier	7.69% 21	2.56% 7	20.88% 57	23.44% 64	38.10% 104	7.33% 20	273	3.88
Active water use (ex. wake park, slides)	31.75% 87	13.14% 36	19.71% 54	13.14% 36	13.87% 38	8.39% 23	274	2.61
Natural surface trails	1.81% 5	0.36% 1	6.50% 18	17.33% 48	71.12% 197	2.89% 8	277	4.60
Paved trails	10.18% 28	3.27% 9	21.09% 58	24.73% 68	36.73% 101	4.00% 11	275	3.78
Boardwalk trails	7.64% 21	5.09% 14	19.64% 54	20.73% 57	40.36% 111	6.55% 18	275	3.87
Playgrounds	5.43% 15	6.52% 18	17.03% 47	23.55% 65	44.57% 123	2.90% 8	276	3.98
Interpretive areas (ex. history, nature)	5.82% 16	2.55% 7	24.73% 68	23.27% 64	40.73% 112	2.91% 8	275	3.93
Picnic areas	1.09% 3	1.45% 4	10.87% 30	23.55% 65	60.51% 167	2.54% 7	276	4.45
Large event building	19.85% 54	13.24% 36	26.47% 72	19.12% 52	15.07% 41	6.25% 17	272	2.96
Boat rentals (non-motorized)	20.80% 57	11.68% 32	24.09% 66	16.06% 44	18.61% 51	8.76% 24	274	3.00
Food concessions	19.05% 52	9.16% 25	30.04% 82	21.61% 59	14.29% 39	5.86% 16	273	3.03
Sports fields	21.17% 58	12.41% 34	22.63% 62	16.79% 46	21.90% 60	5.11% 14	274	3.06
Dog park (off-leash)	16.79% 46	7.66% 21	22.99% 63	20.80% 57	27.37% 75	4.38% 12	274	3.36
Skateboard park	33.58% 91	15.50% 42	26.20% 71	11.44% 31	8.12% 22	5.17% 14	271	2.42
Zip-line, climbing wall	15.81% 43	6.25% 17	23.16% 63	26.84% 73	22.06% 60	5.88% 16	272	3.35
Event/seasonal camping (ex. RV, tent)	25.45% 70	9.45% 26	18.55% 51	20.00% 55	20.00% 55	6.55% 18	275	3.00
Outdoor stage/events space	14.29% 39	3.66% 10	26.74% 73	28.21% 77	20.88% 57	6.23% 17	273	3.40

#	OTHER (PLEASE SPECIFY)	DATE
1	No homeless encampment.	10/8/2017 9:13 AM
2	I'm not AS FAMILIAR with this park but it seems like it would be more appropriate for larger crowds, event stage / building, dog park, etc. Lake Tye's park has limited space and this Cadman location has much more room so it's not compacting a crowd. Still, the entrance/exit roads would need to be considered as well as residence thoughts.	9/24/2017 10:24 PM
3	Camping on the river; indoor courts such as badminton, pickle ball; equipment could be possibly checked out at the library.	9/24/2017 9:31 AM

## Monroe Park Master Plans

4	Definitely a rock climbing wall. It doesn't have to be as massive (expensive) as the one at Marymoor. Many people rock climb at the Index Town Wall and would enjoy having a place to practice. I would enjoy a place to just boulder (low climbing, no ropes) and I know this would be a great teen attraction too. I'm not sure the lake would be a great spot for boat rentals because it doesn't seem very exciting: not much to explore. Camping would be great down at the river's edge. This location for campsites would be more appealing than near the wetlands because you could camp and bring inner tubes etc. for river fun (I personally would not take my family camping at the wetlands location but would love to take them to the river's edge; how easy that would be to take them camping five minutes from home!). Having the camping at the river's edge would also prevent that part of the park from becoming the unknown Al Borlin equivalent i.e. who knows what you'll run into in that part. I'm not sure if being in the flood plain would make this impossible. A basketball court would be nice. A building with a couple pickleball/badminton/volleyball/tennis rooms would be awesome. These would be great teen options, too, which I think we are lacking in Monroe. Boardwalk (not just natural surface) through wetlands for easier wheelchair, bike access. Also, short loop for seniors maybe coming from senior center. Site access directly from library. Divide the playground area into two to create more interest and to give immediate access to play equipment at both the primary site access near Sky River Park and at the library access point (or points if it's a couple of trails leading in).	9/24/2017 3:28 AM
5	The Cadman site is larger and a better site for larger events and growth.	9/23/2017 2:38 PM
6	an outdoor stage would be an opportunity to bring in theater if there needs to be commerce to offset the cost of the park.	9/18/2017 6:13 PM
7	easy shuttle parking for lake tyee events or a community ctr at wagner school or kelsey area	9/15/2017 9:12 PM
8	Leave the event noise and manicured lawns for Lake Tyee	9/15/2017 3:52 PM
9	Interprative trails with limited spot camping and passive recreation that is inexpensive to easily be adapted with the changing river geomorphology	9/15/2017 11:01 AM
10	I would have concerns regarding possible homeless occupation	9/12/2017 8:31 PM
11	Mountain bike skills park	9/12/2017 8:12 AM
12	Allow only non-motorized boats; keep it natural, beautiful and quiet.	9/10/2017 1:10 PM
13	No permanent wake board towers	9/9/2017 9:51 AM
14	I'm open to seeing anything and everything in this space. If there was a chance to camp near the river, that might be amazing!	9/7/2017 10:38 AM
15	My fear for the Cadman site for any type of building or structures would be invaded by homeless people or druggies that are in town that would venture out and become unsafe	9/5/2017 10:13 PM
16	A small stage for outdoor movies, plays or music might be nice. Nothing that would overwhelm usage of the park though.	9/5/2017 3:45 PM
17	BMX park or off road ATV & Dirt Bike track. Music Amphitheater or Special Event Staging would be cool.	9/5/2017 11:13 AM
18	this park should be more outdoor sport activities rather than entertainment activites	9/4/2017 9:44 AM
19	Make this a fishing and nature space	9/4/2017 8:17 AM
20	Cultural/Historical trail to bldgs & arts on Main w info map	9/3/2017 10:28 PM
21	Considering the wet area, boardwalk trails would be cool.	9/3/2017 3:59 PM
22	This town needs a splash pad!!! If you can't make lake Tye dimmable, then this is a must!	9/3/2017 10:43 AM
23	Maybe clean up Al Borlin Park and make it an official paid camping area that is clean, open and safe. Then have the trails connect easily to Sky River and cadman. You can plan ahead for parking and nice restrooms.	9/3/2017 10:08 AM
24	The more the better. I'd lean toward water and trail activities over large buildings.	9/3/2017 7:48 AM
25	Flood area	9/3/2017 5:34 AM
26	Would love to see mountain bike trails here	9/2/2017 11:56 PM
27	water spray pad for small children	9/2/2017 3:07 PM
28	Mountain biking trails, dirt biking trails, etc would all be greatly used and loved in this area!	9/2/2017 1:53 PM

## Monroe Park Master Plans

29	This park I believe shouldkeep a peaceful wilderness feel to it but offering activities for all ages.	9/2/2017 1:25 PM
30	Water feature/splash pad like Willis Tucker or Forest Park PLEASE!	9/2/2017 12:10 PM
31	If camping is considered, it needs to be short term and with strict rules - the last thing we want are folks taking up residence!	9/1/2017 11:17 PM
32	no wake board, just some type of dock with slides or just a dock that kids can jump off (similar idea as my Lake Tye comment (this is if we'll be using the old pit as a swimming area since it looks like it's already filled with water from the aerial photo	9/1/2017 7:53 PM
33	Would love to have a pump track like the one in Leavenworth and/or mountain biking trails!	9/1/2017 12:56 PM
34	NO!! clean up the crime and the drug problem in Monroe. Adding more parks will just invite more problems to our city.	9/1/2017 11:45 AM

Monroe Park Master Plans

Q7 Q7. Have other thoughts? What else should we consider including in the master plans for Lake Tye Park and the Cadman Site?

Answered: 125 Skipped: 152

#	RESPONSES	DATE
1	Pea Patches and classes to teach people and children to grow their own food.	10/8/2017 9:13 AM
2	Lake Tye needs access by current restaurants. Need dock there. Better job cleaning up goose POOP!	9/29/2017 6:37 AM
3	The view at Lake Tye could be enhanced if there was a reasonable way of burying the power/communication cable on the west side of the park.	9/26/2017 4:16 PM
4	Cadman site has easy access to Sky River Park, which has walking assess to Lewis St. & Al Borlin Parks. Some way to get a bike /walking/jogging path to Lake Tye would be awesome.	9/26/2017 10:28 AM
5	Please deeply consider long-term as LONG-TERM materials / design. One thing that gets on my nerves is when a city will "improve" something and then 1-2 years later it gets ripped up to "improve" again. Facilities / structures should be of quality to withstand it's functions & low care-maintenance. Too often I see crews put in trees that will knowingly get too large & it's roots uplift walkways / structures (stuff like that is important but often overlooked). Please put the community first; we love our parks. Don't design them just to bring in people from far away or to be money makers. I'm sure there's a nice in between. I appreciate that I had the opportunity to have a voice by this survey. Although, I heard about this survey from my neighbor on the last day of the survey. Wish I would have heard about it sooner.	9/24/2017 10:24 PM
6	If Lake Tye is ever expanded to the west, this could provide a location for dog off-leash area. Definitely a rock wall at the Cadman site.	9/24/2017 9:31 AM
7	Document #4915 pp. 3-7 listing the Principles and features of the sites is mostly spot-on. The only differences I see are in the Cadman site water use/boat rentals; climbing wall; and camping. I just don't see much boat use occurring on "Lake Awesome". It seems to be more of a model boat race lake surrounded with a paved loop and picnic tables under trees overlooking the water. I think Monroe needs a climbing wall and the Cadman site is a perfect location for it. We are at the foot of the mountains and premium climbing; we need a place to practice and draw in new enthusiasts. It would also provide another option for teens in Monroe. Finally, I think camping would be awkward in the northwest area: too close to playground, no feature/attraction. Putting the campgrounds at the river's edge would turn them into high-demand campsites while giving campers a bit more seclusion. This would also "lay claim" to the southern part of the park, preventing unwanted activities in those further reaches. Thank you for taking the time to hear/read my opinions and synthesize them with the other opinions and goals. You guys are doing amazing work!! We are so excited to see what's coming for our parks.	9/24/2017 3:28 AM
8	Lake Tye Park should be kept as a neighborhood park, not enlarged into an event center. Proximity to family neighborhoods is too close for such growth, and the park it too small. The Cadman Site is on the edge of town, a much larger site, and would have less impact if developed.	9/23/2017 2:38 PM
9	TRAFFIC & CRIME in the areas and effect on local residents	9/22/2017 12:59 PM
10	Solar Lighting around Lake Tye so it will be accessible for year round use - it is very dark in the winter.	9/19/2017 9:02 AM
11	Traffic- Monroe already cannot accommodate the traffic well that we are trying to support. If we are attempting to attract outside folks, let's also consider the traffic challenges that we face.	9/18/2017 6:13 PM
12	Holding cells for MPD's use to address gang bangers and drug dealers coming into the parks for any city planned \$\$ making events.	9/18/2017 12:10 PM
13	Keep the surrounding areas in mind. Lake Tye has a high residential population around it and we don't want to design something that is going to disrupt the residents and current park uses. Cadman is a "blank slate" sort of speak. It's also a little more secluded from existing residential and doesn't currently have any uses.	9/17/2017 7:08 AM

## Monroe Park Master Plans

14	Monroe needs to have a fully accessible park. Lake Tye is not accessible for my child in a wheelchair. A new park at Cadman is a great opportunity to create an accessible play area that will be a HUGE highlight in SNOHOMISH COUNTY. There is not a FULLY accessible playground within 30 minutes of here. Having a team of community members who have direct contact or experience with physical or developmental disabilities would be a great benefit to a project like this.	9/16/2017 8:38 PM
15	I have been in Monroe for about 25 yrs and refer to plans suggested in the past by either school district or community groups years ago i.e. as kelsey area/wagner school ctr/ Tye park and Fryelands/soccer fields development while Hwy 522 was to be expanded for Monroe commuters	9/15/2017 9:12 PM
16	Give Monroe residents a deal on any rentals, food etc as it is our tax dollars supporting the parks	9/15/2017 5:25 PM
17	Stocked fishing and small fish hatchery. Important to keep fishing on one side of the lake only because of the hooks and lines that will be left behind. Community garden area.	9/15/2017 3:52 PM
18	The Cadman site is located within a historically active floodplain that has been severely altered from natural conditions, resulting in a disconnection of the habitat needed for sustainable salmon runs. ESA habitat restoration plans identify the site as being one of the key areas for habitat restoration with potential wider floodplain benefits. Salmon fishing is a big tourism and economic boon for the area. The Monroe boat launch was packed for a month this June with the Chinook season. The City should consider its partnership with its sports fishing residents and visitors as part of this plan. Fishing recreation requires the restoration and increase in salmon habitat in order to continue.	9/15/2017 11:01 AM
19	We need to get the section of trail at Lake Tye by the office building where the Subway is at separated from Fryelands Blvd. I cringe everytime I see a little kid riding their bike and cars going by at 40mph right next to them.	9/15/2017 6:52 AM
20	Some type of roof for the skatepark at Lake Tye. That skatepark is one of the most heavily used features of any park in Monroe, but is often hampered by rainy weather. Covering the skatepark would make it truly unique for the area and attract a lot more people.	9/15/2017 4:32 AM
21	Turn the Cadman site into a park. Keep Lake Tye Park clean for the community that enjoys it.	9/14/2017 6:38 AM
22	Connecting these parks with regional trails would be a huge boon to Monroe, making it a possible bike destination for those traveling these trails and providing the residents of Monroe with opportunities to explore regional trails using their "backyard" as a point of entry.	9/13/2017 3:46 PM
23	i believe that monroe being an important connector in the regional trail system (centennial trail, snoqualmie valley trail) is the most important aspect for the long term. but even in the short term i think connecting monroe's parks with trails promotes healthy, active lifestyles and a vibrant community.	9/13/2017 2:57 PM
24	Keep Lake Tye as a safe quiet place for small kids and families. Make Cadman the wake board, large event, etc. place.	9/13/2017 9:21 AM
25	added need for security, possible vandalism...	9/12/2017 8:31 PM
26	Buy the land north of tye lake and use the land where the old white factory is. If you want to improve the image of the city, that shouldnt be the first thing you see.	9/12/2017 5:09 PM
27	Build an eco-friendly site that focuses on the PNW natural habitat.	9/12/2017 12:51 PM
28	Rv park	9/12/2017 9:43 AM
29	I think the occasional wake board events at Lake Tye are okay but they do seem to impact the lake afterward (shoreline erosion) so I would question the impact of a permanent wake park on the environment of such a small lake including wildlife and their habitat. There are so many birds at the park and I would hate to see them loose their home.	9/12/2017 9:21 AM
30	There are no parks for mountain biking in Monroe. Connection to local regional trails would be nice. Due to proximity to Skykomish River Park, Cadman property should not duplicate features( dog park, sports fields, playgrounds) but be used for other unique features (trails, water access, other features). Brightwater trails network might be a good example of what could be done on the property. Or a bike skills park (not a skate park but something for mountain bikes). Lake Tye is great already. New playground is great! Paved trails and structures are great.	9/12/2017 8:12 AM
31	No but I think hiking trails leading to the Puget Sound sounds very exciting!	9/12/2017 7:51 AM
32	Splash Park more walking/ running trails	9/11/2017 11:16 PM

## Monroe Park Master Plans

33	Think of the growth of our city and making places for Family, not just to make a buck for revenue. We want safe, fun, outdoor, family driven locations to enjoy as members of the city. We want sports teams to come to us to play in state of the art facilities, we want an ACTUAL olympic swimming pool to hold swim team events (like snohomish gets to have). Please think of families when making your decisions - not just revenue and money driven.	9/11/2017 5:23 PM
34	Lake Tye has a reputation/rumors for being very dirty. I don't let my kids or animals into it for this reason. I would love for the city to do more research/ promoting that it is clean and safe to swim in.	9/11/2017 9:10 AM
35	How to integrate with sporting tournaments and events successfully.	9/11/2017 8:39 AM
36	It is most important as you are planning out the parks to maintain accessibility for all Monroe folks. Developing areas for profit takes away from accessibility to these areas and diminishes what a public park is suppose to serve.	9/11/2017 8:01 AM
37	I don't view the parks as having to generate income and bring people to Monroe. They should be for local use, available when we want to access them, not be crowded & noisy with activity. The city is already over-developed; please leave the parks natural and quiet.	9/10/2017 1:10 PM
38	Making sure that the water in Lake Tye is suitable and clean for swimming.	9/10/2017 3:12 AM
39	The lake is lovely for swimming but I have seen many people feeding the ducks and geese, which is not good for the animals OR the people. There should be signs not to feed them with explanations, like in Redmond.	9/9/2017 12:21 PM
40	Mainly want recreational activities that enhance the environment and blend in with nature.	9/9/2017 9:51 AM
41	Create facilities that provide opportunities for Monroe to host city wide events, especially for the holidays.	9/8/2017 8:17 PM
42	Enough parking. Right now there is limited parking on Wednesdays when we take our granddaughter to the playground at Lake Tye.	9/8/2017 5:02 PM
43	If you want these to be places that draw crowds there needs to be parking. Pockets of parking closer to things (softball fields as an example), real facilities that can be used by vendors that are OPEN on the weekends whether there's an event or NOT. Food, boat rentals all that good stuff.	9/8/2017 1:25 PM
44	A waterpark/splash park for young children.	9/8/2017 11:30 AM
45	Lake Tye Park, during the winter season, it is dark when we get home from work. It does not feel safe to walk the lake at that time. I do love the new lights on the far side, however, due to the thick brush along the walk, it has an unsafe feeling.	9/8/2017 11:20 AM
46	Half of the route to my kids' schools and half of our neighborhood streets DO NOT HAVE SIDEWALKS. My kids are walking IN THE STREETS to and from school and other activities. And instead you're talking about making our parks more fancy? Why in the hell are we not taking care of basic infrastructure needs first? I've lived here less than a year and I've already had more close calls between vehicles and my family because THERE ARE NO SIDEWALKS! I cannot overemphasize how ridiculous this is. Does someone maybe want to take a 2nd look at what our priorities are? Build some effing sidewalks! PLEASE!	9/8/2017 10:46 AM
47	Design for kids more than adults! Don't forget about dogs! Make it fun and active places to be with family! Thank you for asking for our input!	9/7/2017 9:18 PM
48	Develop Lake Tye, not the Cadman site.	9/7/2017 6:48 PM
49	Because we live in a typically rainy area I feel we need more indoor options that people can enjoy all year instead of a few months of the year. Also areas that would be by the water that would mainly be used during the summer should have shade trees and/or covered areas to enjoy the outdoors without getting burned.	9/7/2017 6:46 PM
50	Traffic congestion needs to be mitigated before bringing more cars to Monroe. What happened to the wake board park?	9/7/2017 6:06 PM
51	Monroe is a growing community, but it needs to retain its own identity. Parks should serve the city first and the region second.	9/7/2017 5:41 PM
52	It is excited to know these plans are in the works for our area. There seems to be too much unused potential currently in our beautiful town.	9/7/2017 4:20 PM
53	I cannot be more adamant. Leave Lake Tye Park alone and don't commercialize the Cadman Park area.	9/7/2017 4:15 PM

## Monroe Park Master Plans

54	Public safety must be a priority.	9/7/2017 2:49 PM
55	splash pad at lake tye	9/7/2017 2:43 PM
56	We have a great skatepark at Lake Tye. If you could please add some lights (cheaply!) it would allow kids to use it more often. At Cadman, or Even Travelers Park, if you'd consider adding a small halfpipe or bowl for skateboarders, it would provide another site for more experienced skaters, with a mellower vibe. I'm excited to see this unfold. Thank you for asking my opinion.	9/7/2017 10:38 AM
57	consider the river and the risk it poses.	9/6/2017 1:28 PM
58	Large splash water park. Better water filtration system in lake tye. Stationary adult fitness stations.	9/5/2017 10:13 PM
59	I have concerns about the safety of the water at Lake Tye Park and have heard others in the area who have asked this same question on social media. It's not a lake I feel comfortable swimming in and I certainly wouldn't do a triathlon there even though I participate in many tris. Making the water quality better known may be of great benefit. If this is an area suitable for swimming without danger from local water runoff (since it appears to be a manmade retention pond), it would help to provide proof of this and advertising/information of the water quality & safety.	9/5/2017 3:45 PM
60	BMX track Off Road ATV / Dirt Bike Park Muisic Amphitheater for Local Concert Venues / Partner with Breweries or Wineries looking to startup or re-locate to the City.	9/5/2017 11:13 AM
61	This is all pretty generic. If you want Tye to become a center of activities for the region (County/State) then this park needs to get bigger. The roads and parking to get people here to utilize the regional park needs to get bigger. Cadman is a blank slate. If you want wilderness with trails; congratulations, it's is 95% there. If you want a usable park then balance nature with improvements for accessibility. People need room to move around if you want them to linger and do things. It needs to be open to be inviting. Please don't make a trail network for the homeless to get in and out of the woods.	9/5/2017 7:28 AM
62	Conditions to park currently when any larger event at Lake Tye makes parking impossible even when using the school. To expand tgat park means an extensive plan for parking.	9/5/2017 12:02 AM
63	Cadman site access from the nearby neighborhoods	9/4/2017 9:42 PM
64	connect to centennial trail!!!!	9/4/2017 7:01 PM
65	Physical fitness stations and checkpoints.	9/4/2017 4:40 PM
66	I like the concept of building upon what already exists at Lake Tye Park. It's a nice facility but lacks parking already, and lacks interconnectivity with trail systems, and isn't well connected with the adjacent county park. The Cadman site provides a huge opportunity for making Monroe a destination. There are tremendous opportunities for an equestrian park here, as well as a swimming / tubing center if there was a way to build a protected area of the river near Cadman. It would be great to have something like the Bend Whitewater Park here. <a href="http://www.bendparksandrec.org/bend-whitewater-park/passageway-channel/">http://www.bendparksandrec.org/bend-whitewater-park/passageway-channel/</a>	9/4/2017 1:45 PM
67	Ease for park officials to be able to cruse the area , to keep the transient population from camping in park. frequent restrooms that lock nightly.	9/4/2017 9:44 AM
68	Lake Tye is close to businesses so make that the revenue park. Cadman can be nature oriented, low revenue.	9/4/2017 8:17 AM
69	Cadman should attract tourism, it's central location can define Monroe by use of trails and information connections to existing venues activities & events, farms, downtown. Lake Tye seems secondary to the potential at Cadman.	9/3/2017 10:28 PM
70	In order for the new park at the Cadman Site to be successful, the growing homeless population and increasing drug activity need to be addressed further than just generic contacts with a social worker. Once local residents see homeless set up camp in a new park, the reputation will be made and the park will be lost. This has been true of Al Borlin park, which so few use because of the homeless camps and numerous people living in the public restroom or seen along the walking trail who are obviously using drugs. There is also the dead body found a few years ago that took weeks to locate because of the dense forest. Perhaps the City should also look into thinning out Al Borlin park so the river view can be enjoyed from more places within the park and also provide a "cleaner" and safer area for family's to enjoy our park.	9/3/2017 3:40 PM
71	Splash pad in the city somewhere. And keep drugs, trash, and homeless camps out because those error the safety. Keep it natural! We don't need Monroe's face to be another sprawl. Keep it country, neighborly, old values.	9/3/2017 10:43 AM

## Monroe Park Master Plans

72	We need lights and all weather surfaces on play fields. We have drastically fallen behind other communities in sports facilities.	9/3/2017 10:40 AM
73	Kids like the parks where water comes out of the floor of the play area. Cool swings. Ice cream. Just remember it floods along the river. It has to be repairable without terrible expense. Security plan? Monroe has a lot of homeless and transient people. Drugs/alcohol addiction are a problem.	9/3/2017 10:08 AM
74	Shift the focus back to Skykomish River and revitalizing downtown, and away from development communities like the Fryelands. Monroe needs a thriving downtown again, before outside areas are addressed. Please take note of areas such as Snohomish, Edmonds, and Kirkland, that utilize their downtown to highlight the local waterfront. Lake Tye distracts from the potential to restore downtown Monroe and revamp parks like Al Borlin that have river access. I do think the Cadman Site plans are the right idea!	9/3/2017 9:28 AM
75	Connection between library (where there is unused parking) Sky River and Camano. Done right it could be a connected necklace of parks and community activity centers. The idea of fully addressing the river instead of turning our backs on it (as far as access is concerned) is exciting and quite unusual in the area. I think it will be a big regional destination. I would include Al Borlin in the planning.	9/3/2017 7:48 AM
76	They should be parks. Primarily for locals, but attractive as a destination park...not an amusement park. We have fairgrounds for big events. Family park setting	9/3/2017 6:28 AM
77	Only kid and family friendly	9/3/2017 5:34 AM
78	Lake Tye seems unsuitable for swimming. So unless something was done about the large duck presence or making the lake safe for children to swim in, people to paddle board etc I believe our growing community would benefit from a splash park. They are so popular and would benefit so many Monroe residents as well as draw a lot of individuals from outside of town.	9/3/2017 1:53 AM
79	Splash pad!!	9/2/2017 11:18 PM
80	Diversity of use as we have little opportunities for kids in this town.	9/2/2017 10:16 PM
81	at Lake Ty a changing area near the swim beach would be nice - not necessarily a bathroom, just a couple of stalls for changing kids in/out of swim suits/diapers so you don't have to trek all the way through the playground to the bathrooms to do it. They should be large enough to accommodate a parent with a stroller and a child or two.	9/2/2017 9:22 PM
82	Jogging trails, Biking course thru town connecting the two parks	9/2/2017 8:45 PM
83	Splash pad	9/2/2017 6:58 PM
84	No wakeboarding park at Lake Tye!!	9/2/2017 6:34 PM
85	Splash park and bathrooms near playground area.	9/2/2017 6:21 PM
86	Wake boarding at Lake Tye ruins the ambiance and ability for locals to use the park because of the number of people and the areas that get blocked off. I am glad the wake board park didn't go. Building a park that is good for BMX bikes would be appreciated.	9/2/2017 6:19 PM
87	Please put in outdoor showers at Lake Tye!	9/2/2017 5:45 PM
88	A cable park at Lake Tye would be great!	9/2/2017 5:13 PM
89	That it be suitable for all ages and have stop fitness stations for all ages for strength, mobility, and flexibility.	9/2/2017 5:05 PM
90	I think cleaning up Lake Tye should be a priority, the water there is slimy and filled with parasites and leeches and I wouldn't want my kids to swim in it.	9/2/2017 4:58 PM
91	Larger play area. Teeter totters, water area.	9/2/2017 4:53 PM
92	Would love a spray pad at Lake Tye Park!	9/2/2017 4:51 PM
93	Splash/sprinkler park Taller fence for dog park that is there so the dogs can't jump over it	9/2/2017 4:21 PM
94	I think too Much focus is put on Lake Tye. There needs to be other parks that can be used, every time I go to the its hard to park and the facilities are packed. I live parks and bringing my kids, but that park has already had a ton of attention and improvements.	9/2/2017 3:31 PM
95	Do not want a wake board company to take away part of the lake as was proposed last year	9/2/2017 3:13 PM
96	Splash Pad for kids, Larger Play area for kids (at Cadman)	9/2/2017 3:12 PM

## Monroe Park Master Plans

97	Cadman should be just nature trails and fishing	9/2/2017 2:44 PM
98	I hope the long term plans include the ability to change venues easily, lighting is imperative- with the crime & drug use lighting, operational hours & security are paramount! A place for citywide parties, dances, concerts, festivals both public & private...multi generational & multi purpose parks....	9/2/2017 2:41 PM
99	Please keep in mind all those kids with disabilities that would just love a new playground or trails that they could use without worrying!	9/2/2017 2:35 PM
100	I love both parks and use them both frequently. When activities at Lake Tye (such as the Farmer's Market) are happening the lack of parking is a big issue with me. I feel it is NOT good to promote large activities there unless something is done to improve parking. Also, I love the idea of more natural trails at Sky River Park. We love the trails at Al Borlin & would definitely use any at Sky River if they were there. Perhaps updating the playground at Sky River as well. My 3 yr old granddaughter loves the new playground at Lake Tye but it has been too popular! Too busy :)	9/2/2017 1:58 PM
101	None	9/2/2017 1:53 PM
102	None	9/2/2017 1:37 PM
103	No comment	9/2/2017 1:34 PM
104	They should include activities for ages 12-16. The Lake Tye park has a huge gap for this age group. Not all youth in this age group like sports or skateboarding. I think also there should be offered a space of trick bike riding. The skate park is not made for bikes and states that bikes are not allowed. This should be and option for the community of youth who enjoy such a sport. For the Cadman site I think that a amphitheater would be a great addition while still keeping it a peaceful wooded area (in some locations in the park) for people to enjoy. Also a spray park would be a nice addition for this park as well due to the size of our city. We have hundreds of children in our community, just one spray park doesn't serve well.	9/2/2017 1:25 PM
105	More turf sports fields allow the city to host more tournaments, which brings in so much revenue to the city businesses	9/2/2017 12:45 PM
106	Private not taxpayer subsidized projects with sound business plans at Cadman. NO MORE wakeboarding at Lake Tye	9/2/2017 12:28 PM
107	I was told that Lake Tye wasn't being considered for a splash pad because of the proximity to sand that would mess up the drains... PLEASE can there be one at the new park or Sky River park?! That is the only other area that will have enough available parking.	9/2/2017 12:10 PM
108	More shade provided by trees in both the grounds and parking areas.The fairgrounds recently took some beautiful trees down and it was disappointing to see.	9/2/2017 12:10 PM
109	Don't make it so commercial and appealing that you lose the interest of Monroe residents. Lake tye is a nice local getaway, it doesn't need to appeal to out of towners - give us somewhere to get away from it all	9/2/2017 12:00 PM
110	Long term management of parks along waterfront-park ranger, parks and rec camps, etc.	9/2/2017 11:40 AM
111	No	9/2/2017 10:38 AM
112	I really like Lake Tye as is, some of the options may create a circus-like atmosphere. Developing Cadman could be really great, or an attractant for ne'er-do-wells. Design it very carefully!	9/1/2017 11:17 PM
113	Remember the wildlife and the people who already live here.	9/1/2017 6:26 PM
114	Wheelchair accessible and disability related activities!!!!	9/1/2017 5:10 PM
115	As seen from other large park areas in nearby cities, successful parks are family friendly and do not promote the homeless population by providing places of shelter or areas easy to hide in.	9/1/2017 5:01 PM
116	This would be more ideal for a camping site near the River.	9/1/2017 4:09 PM
117	Take the best of what other popular Northwest community parks enjoy and try to encorporate what works.	9/1/2017 2:24 PM
118	Would love to have a pump track like the one in Leavenworth and/or mountain biking trails!	9/1/2017 12:56 PM
119	Splash pad/spray park and dog park are a must!	9/1/2017 11:30 AM
120	The perception of safety.	8/31/2017 9:37 PM

## Monroe Park Master Plans

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121	Like to see continued use for RC boat enthusiasts maybe Cadman would be a better fit as TYE is very swimming and fishing oriented	8/31/2017 4:08 PM
122	There are many model boat racing clubs in the area that are running out of race sites. it would be great to get a permanent or semi permanent place to hold race events and testing event in the off season!	8/31/2017 1:42 PM
123	I would like to see if there is a possibility to create a 4 field turf grass complex. Such that local sports teams could host an event such as a small(ish) tournament for outside teams during wet weather. Primarily December through early April.	8/31/2017 12:29 PM
124	I really hope any plans for ball fields at Lake Tye are going to use field turf (soccer, baseball, lacrosse, football, etc)	8/31/2017 12:03 PM
125	Please contact WDFW or some fish conservation groups to see what fish habitat opportunities there might be for the Cadman Site.	8/31/2017 11:58 AM

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An aerial photograph of a city grid, overlaid with a semi-transparent purple filter. The text 'OPEN HOUSE 01 SUMMARY' is centered in the image in a white, outlined, sans-serif font. The background shows a dense urban layout with streets, buildings, and some green spaces.

# OPEN HOUSE 01 SUMMARY

# SURVEY RESULTS

September 15th & 16th, 2017

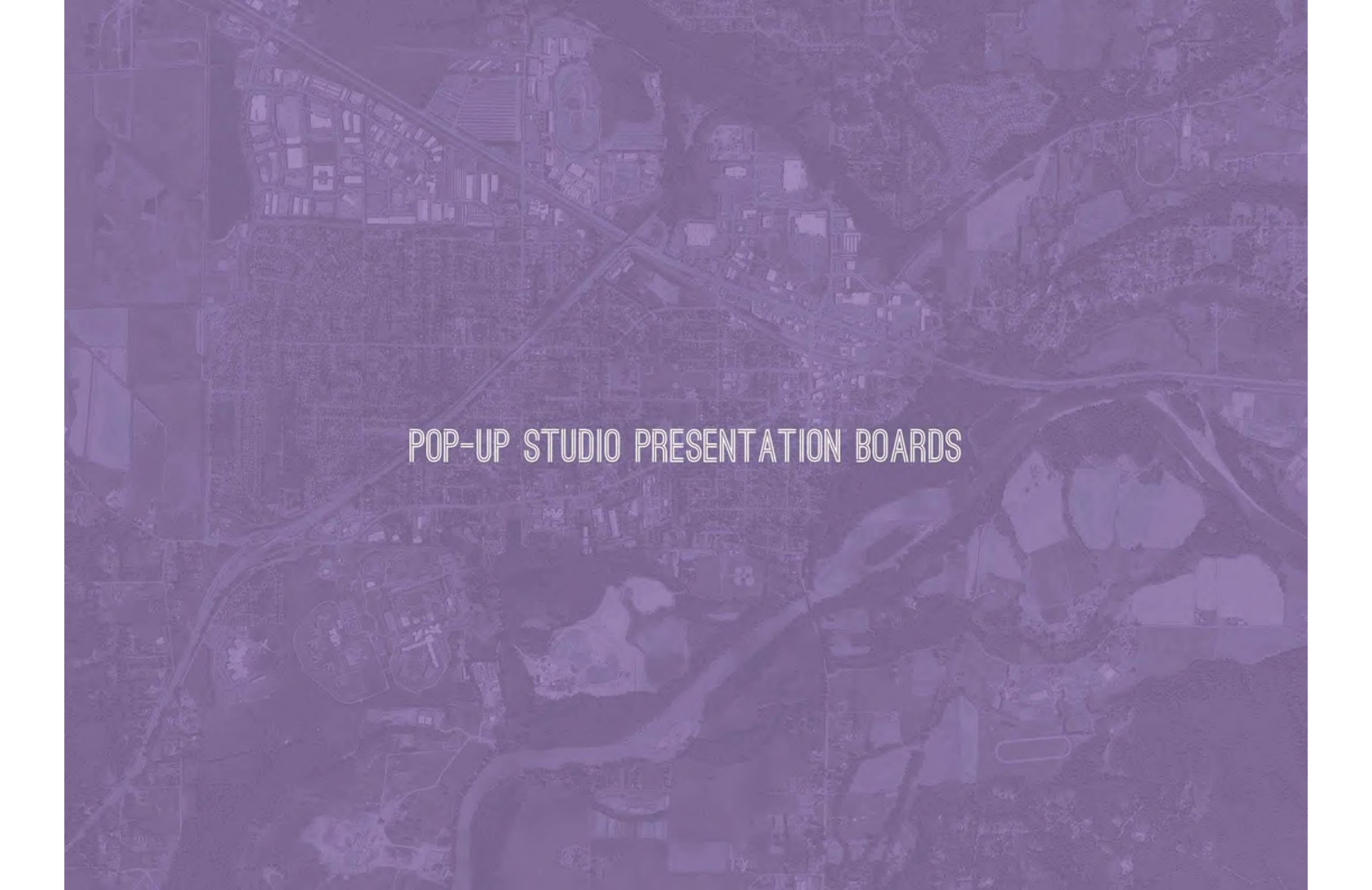


## Park Vision & Priorities

		←-----→							<b>AVERAGE</b>	
		1	2	3	4	5				
<b>Lake Tye</b>	Activities & Events	5	2	3	5	5	Passive Recreation		3.15	
	Water Improvements	6	5	1	4	3	Land Improvements		2.63	
		←-----→							<b>AVERAGE</b>	
		1	2	3	4	5				
<b>Cadman Site</b>	Active Park	4	3	4	3	6	Natural Focus		3.20	
	Water Access	4	3	4	5	4	Landward Features		3.10	
		←-----→							<b>AVERAGE</b>	
		1	2	3	4	5				
<b>Funding</b>	Partner with Groups and Agencies	3	5	7	3	2	Focus on Local Funding		2.80	

## Schematic Concepts

		Nope ←-----→ Yes!							<b>AVERAGE</b>	
		1	2	3	4	5				
<b>Lake Tye</b>	A. Activate the Edges		3	3	4	13			4.17	
	B. Activate the Water	5	1	4.5	3.5	7			3.31	
		Nope ←-----→ Yes!							<b>AVERAGE</b>	
		1	2	3	4	5				
<b>Cadman Site</b>	A. Reach the River	2		0.5	9.5	11			4.20	
	B. Circle the Pond	2		10	3	7			3.59	
	C. Explore Nature	1	3	5	6	8			3.74	

An aerial photograph of a city grid, overlaid with a semi-transparent purple filter. A river winds through the city, and a large stadium is visible in the lower right quadrant. The text 'POP-UP STUDIO PRESENTATION BOARDS' is centered in the image.

POP-UP STUDIO PRESENTATION BOARDS



MONROE WA PARK MASTER PLANS  
**CONTEXT MAP**  
 COMMUNITY POP-UP STUDIO SEPTEMBER 15TH & 16TH, 2017



MONROE WA PARK MASTER PLANS  
**CADMAN SITE - AREA MAP**  
 COMMUNITY POP-UP STUDIO SEPTEMBER 15TH & 16TH, 2017



Although Monroe's history is deep and far-ranging, the development of the Cadman site and of Lake Tye is relatively recent. The Cadman site was limited to a smaller cleared area and gravel pit prior to its purchase by Cadman, Inc. in 1967. Lake Tye would be developed three years later along with the development of a new industrial district. This speaks to the dynamic nature of Monroe's landscape.

MONROE WA PARK MASTER PLANS  
**HISTORY OF MONROE**  
 COMMUNITY POP-UP STUDIO SEPTEMBER 15TH & 16TH, 2017



MONROE WA PARK MASTER PLANS  
**CADMAN SITE - SITE ANALYSIS MAP**  
 COMMUNITY POP-UP STUDIO SEPTEMBER 15TH & 16TH, 2017





1 VIEW OF PLAYGROUND



2 VIEW OF BEACH LOOKING WEST



3 VIEW FROM EAST END OF THE LOOKING EAST



4 VIEW FROM WEST SIDE LOOKING NORTH



5 VIEW LOOKING EAST FROM CORNER BETWEEN TIBBETTS



6 VIEW FROM WEST SIDE LOOKING EAST TOWARD LAKE



7 VIEW FROM NORTH EAST SIDE OF LAKE LOOKING SOUTH



8 VIEW LOOKING SOUTH ON TIBBETTS ROAD



9 VIEW FROM PAVED SIDE OF LAKE LOOKING EAST TOWARD STANFORD SQUARE



PROJECT SITE



MONROE COUNTY MAP

# WHAT'S YOUR VISION?

¿CUÁL ES TU VISIÓN?

FISHING IN THE POND. STOCKING.

Swimming? Fishing? Boat launch - little ones?

- COVERED PLAY AREA (SEASONAL PLAY)
- EASY BATHROOM ACCESS! & SAFER TRAILS.
- CLIMBING OPPORTUNITIES (NATURAL FEATURE + ROCK WALL)

• River path & connections • BIRDWATCHING

- - WETLAND ACCESS & TRAIL
- OFFLEASH AREAS
- TRIATHLON
- BIKING

• PICNIC & PARK • LIGHTING (PEDESTRIAN SAFETY) • CROSS COUNTRY COURSE/TRAIL ACCESS

• Bikepacking / Camping - Easy access • WIFI ACCESS

• Nature walk along wetlands for campers • HOT SPOTS

• Little League - tournament 'jamboree' camping

• NATURE / ADVENTURE PLAY  
Link current Sky River Park to new Cadman site. Consider it an extension/expansion of Sky River

• BIKE TRAIL FROM DUVALL

• PAVED TRAILS, LOW INCLINE  
Increase walkability for neighbors to east of site.

• Forest hiking alley  
• a ropes course!  
• Pump track!!

CITY POOL!  
↳ PUBLIC POOL  
Interpretive signs showing site, location of pool, bathrooms, trail, dog park, all activities.

# WHAT'S YOUR VISION?

¿CUÁL ES TU VISIÓN?

- OBSTACLE COURSE
- CLIMBING
- SWIMMING BEACH
- TRAIL RUNNING SYSTEM
- TRAIL SYSTEM CONNECTING CADMAN & LAKEVIEW
- OFF-LEASH DOG PARK
- Environmental Ed.
  - Habitat-Viewing & Photography

- Hammock

- BIKE-FRIENDLY BRIDGE ACROSS SKY RIVER
- PED BRIDGE @ AL BORUN TO SANDBANKS

→ Play area improvement @ Sky River Park

→ Water play → children (Sky River Park)

→ Big Fountain (like @ the Seattle center)  
→ For kids to play (get wet) → Sky River Park

# WHAT'S YOUR VISION?

¿CUÁL ES TU VISIÓN?

- SPRAY PARK - YES!!
- BRIDGE ACROSS LAKE
- FENCED, GATED AREA TO PREVENT SMALL KIDS RUNNING INTO WATER
- OBSTACLE COURSE - Bike path between ballfields to not go through playground!
- ZIP LINE

Habitat friendly - plants for butterflies  
- owl for mice  
- for photography  
Example: Ellis Creek Park

- DOCK, FISHING PIER

- Turf - yes!

- NICE BEACH! MORE SAND!

- IMPROVE RESTROOMS

- LIGHTING - MORE SHADE

- ELECTRIC CAR CHARGING STATION

- PAVED & GRAVEL TRAIL AROUND LAKE

- More dog baggies stations

- water circulation

- Zip lines <sup>xv</sup> ~~NON-MOTORIZED~~ BOATS ONLY

- NO WAKE BOARDING

Old Building on N. end is an eyesore - Turn into park.

Stage/Badstell  
Wind surfing

Petaluma, CA

have chickens to eat and look at

# WHAT'S YOUR VISION?

¿CUÁL ES TU VISIÓN?

Splash pad - lights & fountains

Opportunity site to north

- SHOWER BY THE LAKE
- RUBBERIZED SURFACE ON WHOLE PLAYGROUND
- Cable wakeboard park is not happening - OK!
- Swim/fishing access. Keep it - Shower near bathrooms
- Lake edge natural

BETTER ACCESS TO FISHING SPOTS (BESIDES BEACH)  
PLANT NATIVES ALONG LAKE (CEDARS, FIRS... Etc)

- OPPORTUNITIES FOR "OLDER" KIDS
- BESIDES SKATE PARK
- 7 TO 12 AGE RANGE

RENTAL PROPERTY ON LAKE  
NON-MOTORIZED KAYAK/BOAT RENTALS

FENCED OFF-LEASHED PARK / Dog area

Splash pad as sculpture/fountain

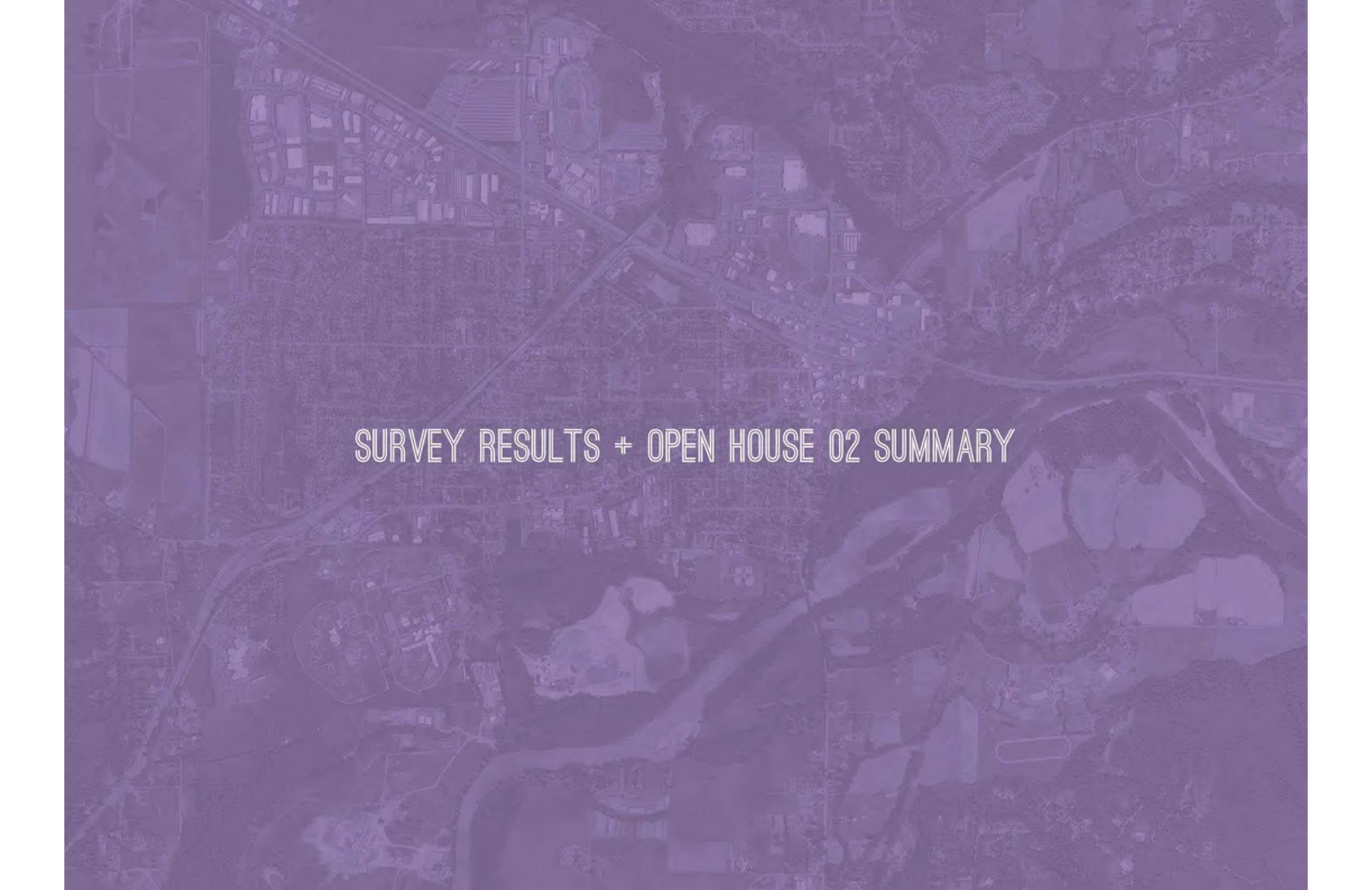
See from one end to the other

"Zip-line" Swing Feature + L

WIFI ACCESS  
HOT SPOTS

Ropes Course  
Small standing platforms around lake for fishing  
- helps walkers see where fishing happens  
- edge is too soft for fly fishing

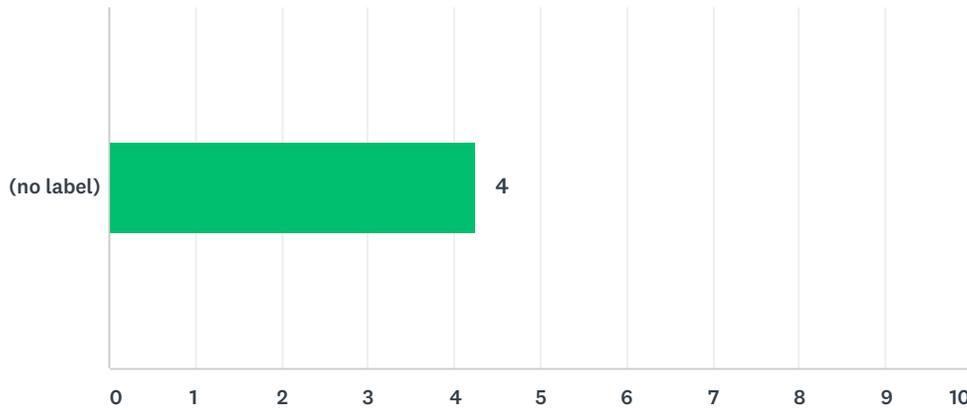
GROCERY STORE NORTH OF LAKE  
Fresh layer of fine sand at the beach!

An aerial photograph of a city grid, overlaid with a semi-transparent purple filter. The image shows a dense urban layout with a prominent river or canal winding through the center. The text 'SURVEY RESULTS + OPEN HOUSE 02 SUMMARY' is centered in white, outlined font.

SURVEY RESULTS + OPEN HOUSE 02 SUMMARY

Q1 Q1. Lake Tye: Vision - Here's the vision statement used to guide the current park design for Lake Tye. (Note that it's been revised based on community feedback from our first survey): Lake Tye is an active place, serving folks in the surrounding neighborhood and community, and supporting a wide range of family-oriented activities. Especially at the lake's southern end, features enhance Lake Tye's ability to host athletic events, serve as an entertainment venue, and connect to the Centennial Trail. Along the perimeter trail, Lake Tye is a more quiet, reflective place, offering visitors a place to stroll, enjoy views and access the shoreline. On a scale from one to five, where 1 = "Strongly disagree" and 5= "Strongly agree", to what extent to you agree with this vision?

Answered: 72 Skipped: 0



	1 STRONGLY DISAGREE	2	3 NEUTRAL	4	5 STRONGLY AGREE	TOTAL	WEIGHTED AVERAGE
(no label)	2.78%	2.78%	12.50%	31.94%	50.00%	72	4.24
	2	2	9	23	36		

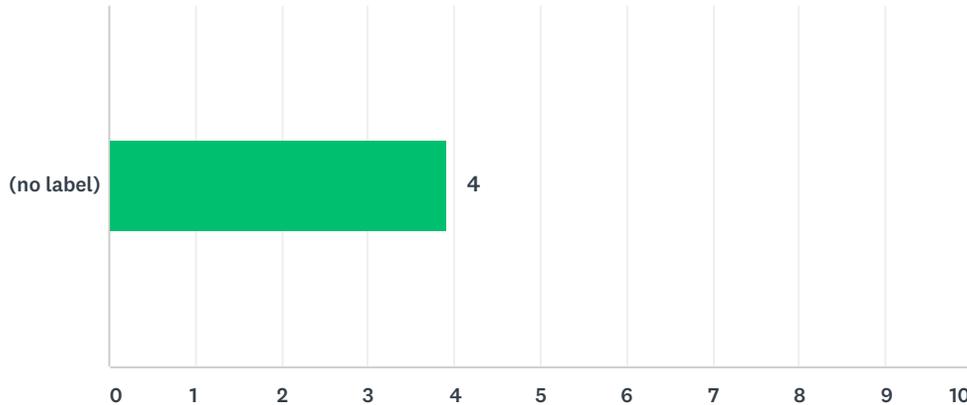
#	NOTES (WHY THIS RANKING?)	DATE
1	Lake Tye offers a variety of things for families to do as well as a great venue for events at the park. Events at the park brings dollars into the City of Monroe.	11/21/2017 10:48 AM
2	Provides both quiet and active spaces offering.....	11/20/2017 11:42 AM
3	Current use is compatible and should be expanded	11/17/2017 8:53 AM
4	Lake Tye feels more like a regional destination park versus a surrounding neighborhood park.	11/16/2017 5:02 PM
5	It's not that I don't like the vision, but I would wordsmith it a bit more so it flows easier.	11/16/2017 10:05 AM
6	The north end is relatively quiet as stated, with the exception of the special events	11/16/2017 9:37 AM
7	I like all the choices	11/13/2017 6:24 PM
8	I've lived in Monroe for 14 years and when my boys were little we took full advantage of having a beautiful park that is just a mile away. With the water, trail, and park for the kids to play in, I feel it's vital to families in this community.	11/10/2017 8:24 AM

## Lake Tye & Cadman Master Plans

9	As 14 year resident two blocks from the park I frequently visit it to both "get away" and experience nature and for the activities at the developed section. Both are important function of the park.	11/8/2017 5:00 PM
10	True, the closer you get to the old cement plant the 'quieter' it is, but if you're walking on the East side of the lake, you have a LOT of traffic noise so, yeah, not so 'quiet'. Good try though.	11/3/2017 4:10 PM
11	Plans are great as long as it doesn't raise our taxes and doesn't cause traffic and noise for those living along or near Fryeland Blvd, and doesn't draw a drug problem.	11/3/2017 12:21 PM
12	The south end of the park is fairly well developed. The north end is the part that needs the most attention.	11/3/2017 7:56 AM
13	Need more parking to utilize when there are events. Need shade trees at the beach and to help cut the wind a bit.	11/2/2017 3:07 PM
14	Waste of monroe if not broken dont fix it	11/2/2017 1:05 PM
15	I have seen the activities in the park and even enjoyed a few. This seems to be an accurate statement of current park events.	11/2/2017 6:05 AM
16	Perfect use of the area. Keeps it for residents and allows for special events.Families and fisherman	11/2/2017 5:50 AM

**Q2 Q2. Lake Tye: South End - Based on the map above, how would you characterize your reaction to plans for Lake Tye's south end, using a scale from one to five, where 1 = "Not even close" and 5 = "Close to perfect?"**

Answered: 72 Skipped: 0



	1 NOT EVEN CLOSE!	2	3 NEUTRAL	4	5 CLOSE TO PERFECT!	TOTAL	WEIGHTED AVERAGE
(no label)	4.17%	2.78%	13.89%	55.56%	23.61%		
	3	2	10	40	17	72	3.92

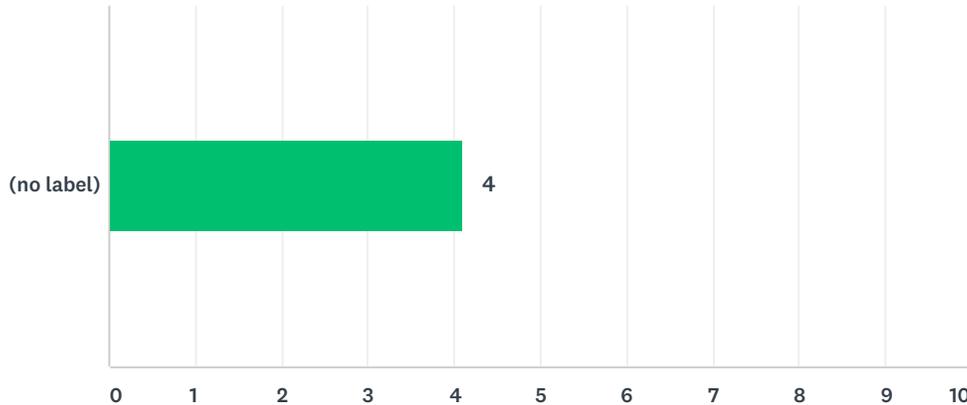
#	NOTES (WHY THIS RANKING?)	DATE
1	I think it sounds amazing and exactly what the park needs. I attend that park regularly with my family and loved the latest upgrades so I would welcome even more.	11/22/2017 8:10 PM
2	It enhances the park's look.	11/21/2017 10:48 AM
3	Three planting islands require more maintenance. Subject to vehicle running over them. Islands do not serve separation of use. Stage location questionable. No room to accommodate audiences. Existing picnic shelters have no privacy. Traffic flow on all sides. A section of boardwalk subjects to storm water discharge. Consider one way traffic south from the play area to southern end of tennis courts. Two new picnic shelters east of the skate park are too close to flow of traffic both for users and vehicular. Field lighting. No mention of west bank restoration/improvements. Spray feature and proximity of sand do not go well together. How is the spray water treated? Circulation of water- closed or open system. Dugouts covered? Rethink location of vendors. Repurpose tennis courts for such purposes.	11/20/2017 11:42 AM
4	Having two ballfields at this end would tie up parking leaving less spaces for those wishing to enjoy the water options.	11/16/2017 5:02 PM
5	I would like to see the turf on the far field enable two baseball fields as well as soccer field lines even if they have to overlap a little.	11/16/2017 11:39 AM
6	I was hoping for a larger spray park. The park is very busy during the summer, and that will be full.	11/16/2017 9:47 AM
7	Please do not lose sight of keeping as much green as possible (grass/shrubs/trees)	11/16/2017 9:37 AM
8	I think the water is already approachable. We would need more parking if these plans go through. Really like the idea of events and concerts there!	11/13/2017 6:24 PM
9	IMHO the amphitheater on the east bank is overkill for 99.5% of the time.	11/8/2017 5:00 PM
10	Please don't allow street parking on Fryeland's blvd	11/4/2017 8:06 PM

## Lake Tye & Cadman Master Plans

11	No mention at all of the concessions building that we spent a TON of money on. If you could get someone to come in and charge a REASONABLE price for their wares, that vendor could make a very good profit and be open EVERY weekend all year and even most evenings in the summer. And a spray fountain? Really? we need to spend money on that? WTF. I like the idea of a boat dock, but the lake needs to be opened to at least electric motors. Let's give up on the wake boarding venue - that's proven to not be a really good choice.	11/3/2017 4:10 PM
12	See response to Q1	11/3/2017 12:21 PM
13	Why try to squeeze an amphitheater between Fryelands Blvd and the lake? There's hardly any space. Why not work to get the property at the north end of the lake and build an amphitheater at that end? It's about time Lake Tye got a dock.	11/3/2017 7:56 AM
14	Will there be enough parking?	11/2/2017 11:34 PM
15	Needs additional trees	11/2/2017 7:04 PM
16	Fishing should be on quiet side, with hooks away from swimming area. Feel very strongly that the spray park should be near downtown near lower income homes to improve walkability, activity downtown. It spurs positive development to evenly distribute assets (YMCA, lake swim already exist at Lk Tye) Way too lopsided!	11/2/2017 6:52 PM
17	Keep it simple and QUIET.	11/2/2017 6:52 PM
18	I would like to see good soft sand in the beach area not small gravel/dirt that the beach area is now. Kids love building sand castles with real sand.	11/2/2017 4:29 PM
19	Like the ideas. Hope an actual spray park could happen somewhere in this town.	11/2/2017 3:07 PM
20	Feel like there would need to be even more parking, more than already planned.	11/2/2017 2:03 PM
21	If not broken dont spend money for shit and giggle	11/2/2017 1:05 PM
22	I see the amphitheater seating but where is the amphitheater? Seems the location is too close to Fryelands Blvd.	11/2/2017 11:18 AM
23	Sounds like fun! Would recommend looking at the amount of parking spaces available. Park can be quite busy sometimes. Also, has there been any thought to further screen the walkway along Fryelands Blvd from the driving lanes. Perhaps introduce shrubbery and not just plants. It would help with the obtaining a peaceful experience.	11/2/2017 11:07 AM
24	We need to have some space where wading is allowed for fly fisherman to practice casting, this could also be placed on the north shore if parking is available.	11/2/2017 10:47 AM
25	Would love to see bigger kids splash park or play fountain area	11/2/2017 9:37 AM
26	It appears that too many options are being crowded into the area. It will take concentrated planning to insure they don't conflict with each other.	11/2/2017 6:05 AM
27	Spray feature finally. No to dock. Too much development. Keep actual lake as undeveloped as possible.	11/2/2017 5:50 AM
28	Will the upgraded ball fields have lights	11/1/2017 4:57 PM

**Q3 Q3. Lake Tye: Lakeshore - Based on the map above, how would you characterize your reaction to plans for Lake Tye's northern and lakeshore areas, using a scale from one to five, where 1 = "Not even close" and 5 = "Close to perfect?"**

Answered: 72 Skipped: 0



	1 NOT EVEN CLOSE!	2	3 NEUTRAL	4	5 CLOSE TO PERFECT!	TOTAL	WEIGHTED AVERAGE
(no label)	1.39%	4.17%	18.06%	36.11%	40.28%		
	1	3	13	26	29	72	4.10

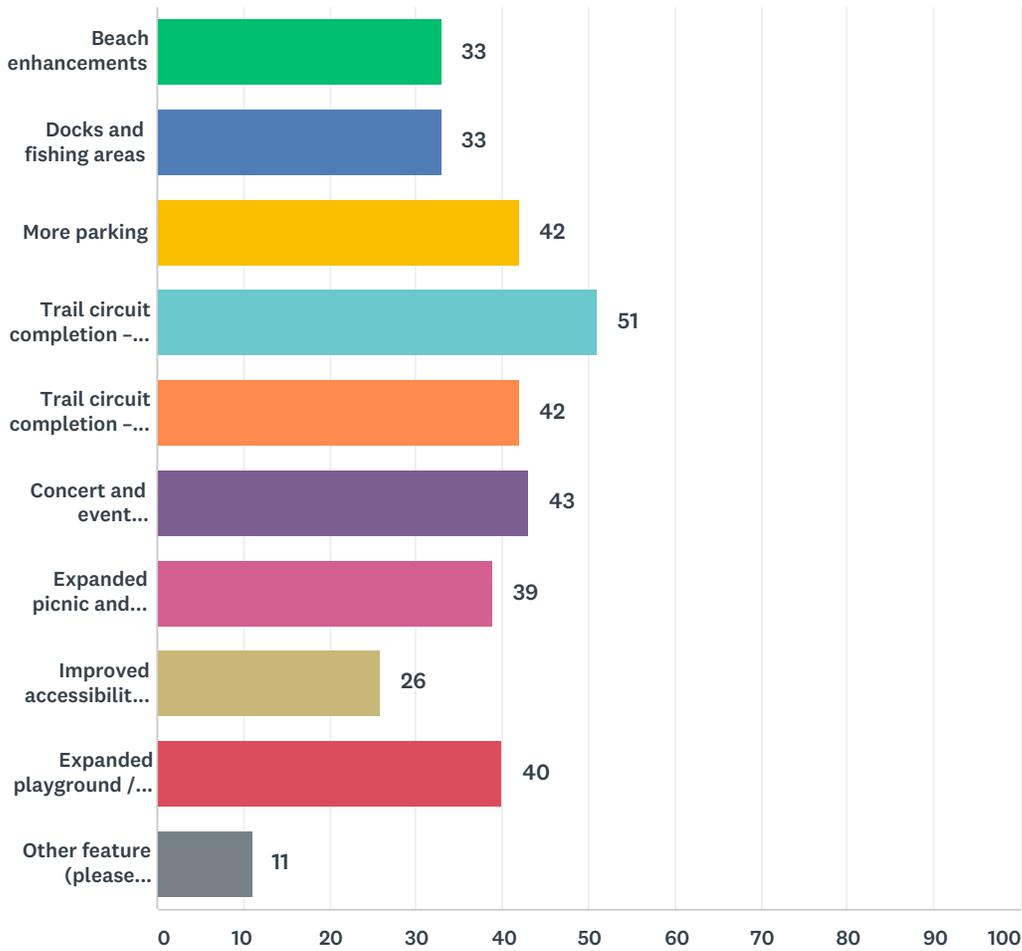
#	NOTES (WHY THIS RANKING?)	DATE
1	It allows for more use of the nothend of the park so people can enjoy all of Lake Tye.	11/21/2017 10:48 AM
2	No mention of shoreline restoration. Too many boardwalks and length. northern boardwalk no necessary. Proposed boardwalks west of private to hug shoreline. ADA access to shoreline.	11/20/2017 11:42 AM
3	I like the idea of having a walking bridge across the lake for the community to enjoy.	11/16/2017 10:05 AM
4	Maybe minimize the elevated crossings east/west from 2 to 1; either crossing is fine	11/16/2017 9:37 AM
5	Nice ideas!	11/13/2017 6:24 PM
6	Might be a little too busy.	11/10/2017 9:29 AM
7	Spray fountain in the PNW. Really??	11/9/2017 5:52 PM
8	The north end is looking a little too developed and might take away from the "just want to experience nature" function.	11/8/2017 5:00 PM
9	Please don't allow street parking on Fryeland's blvd	11/4/2017 8:06 PM
10	Consider a floating dock(s) for kids swimming. What about small (non-motorized) watercraft rentals during the summer?	11/4/2017 8:00 AM
11	I like the idea of the bridge and picnic area and fishing pod. I'm NOT impressed with the idea of the cost of a bridge/walkway around the North end. Why can't we utilize the existing shoreline? There's this really cool thing called eminent domain. Plus, no one is going to contest it for a long time because it's not going to sell until the price is reasonable. So by virtue of existing law, we'd be able to use that land and it would become the City's.	11/3/2017 4:10 PM
12	really like the idea of the boardwalk along the shoreline	11/3/2017 12:27 PM
13	See response to Q1	11/3/2017 12:21 PM

## Lake Tye & Cadman Master Plans

14	Need to get land at end and expand that, rather than letting another business come in and potentially ruin that end of the park. Boardwalk from the peninsula is an interesting idea, but you don't need to clutter up the lake with other boardwalks.	11/3/2017 7:56 AM
15	Floating Island as Wedding Venue rental if designed correctly. Benefit to nearby restaurant, hotels; would encourage retail development, jobs	11/2/2017 6:52 PM
16	A lot of focus on using this lake for fishing and we love fishing but ewww...the water is nasty and the fish ...ewww.	11/2/2017 3:07 PM
17	Would like to see more picnic tables	11/2/2017 2:03 PM
18	If have walk through the water so poor fisher can fish easily without a boat and close to deeper water	11/2/2017 1:05 PM
19	LOVE the boardwalks!	11/2/2017 11:18 AM
20	Looks like there's more than the "occasional" boardwalk. I do like the attempt to keep the walkway connected along the entire park and it currently seems disconnected when you get to the commercial center.	11/2/2017 11:07 AM
21	I believe it is overdeveloped. The more natural shore line is preferable to me. This is also most of the fish habitat area.	11/2/2017 10:47 AM
22	The boardwalks will be expensive to build along with the floating islands. Unless the business ventures between the lake and Frylands help with the cost, I would question the use of tax dollars for these items. It will greatly benefit the value of the adjacent businesses and they should participate.	11/2/2017 6:05 AM
23	Unnecessary to spend money this way. Lake is fine. Remember if there is a flood what this lake is actually for. Why waste money developing what could end up underwater?	11/2/2017 5:50 AM

Q4 Q4. Lake Tye: Priorities - The master plan will recommend ways to "phase" or create improvements in stages, ideally giving priority to what the community values most. Based on the drawings shown, what should we do first? From the list below (or a feature you'd suggest), please check your top five:

Answered: 72 Skipped: 0



ANSWER CHOICES	RESPONSES	
Beach enhancements	45.83%	33
Docks and fishing areas	45.83%	33
More parking	58.33%	42
Trail circuit completion – north end	70.83%	51
Trail circuit completion – south end	58.33%	42
Concert and event enhancements	59.72%	43
Expanded picnic and seating areas	54.17%	39
Improved accessibility to the beach and lakeshore	36.11%	26

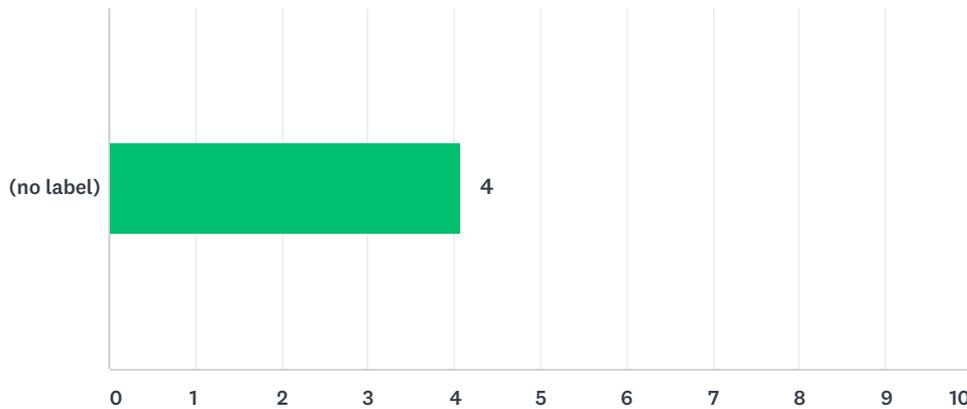
## Lake Tye & Cadman Master Plans

Expanded playground / spray fountain	55.56%	40
Other feature (please specify)	15.28%	11
Total Respondents: 72		

#	OTHER FEATURE (PLEASE SPECIFY)	DATE
1	Phase one: South park all elements if possible. Phase Two: east shoreline. Phave Three: North and west shoreline	11/20/2017 11:42 AM
2	A spray park with rubber mats would be perfect	11/13/2017 6:24 PM
3	Ball field enhancement	11/10/2017 8:40 AM
4	Concessions - get someone in there that won't gouge people and make it profitable. If this were open for bidding, I'd be happy to submit a bid.	11/3/2017 4:10 PM
5	Don't have a preference. Also see response to Q1. We don't have children and we are retired on a fixed income. We are already TAXED TO DEATH in this state and can't afford to continue to live in the stste that i love if we continue to have tax increases for special interests or poor financial management in this state. Prices are going up but our income isn't going up at the same rate.	11/3/2017 12:21 PM
6	Obtain land at the end of the lake (and put concerts down there)	11/3/2017 7:56 AM
7	Filtration	11/2/2017 7:04 PM
8	Bridge in the middle so u can walk across the other side with out going around	11/2/2017 1:05 PM
9	boardwalks!	11/2/2017 11:18 AM
10	Don't over develop	11/2/2017 5:50 AM
11	Ball fields	11/1/2017 4:57 PM

**Q5 Q5. Cadman Site: Vision - This land will be a gift to the City from the Cadman Corporation, and the community has voiced many ideas for the activities and facilities they'd like to see. Here's the vision statement used to guide the current park design. (Note that it's been revised based on community feedback from our first survey): The Cadman Site makes the most of its proximity to the Skykomish River. It spotlights the natural environment, including uplands and adjacent wetland areas. The park offers a mix of active and passive recreation, with access to the pond, camping facilities and trails throughout the site. The pond serves as the park's focus, designed to appear natural and wild. The Cadman Site is part of the larger "Skykomish Greenway," an elemental feature of the community and part of Monroe's identity. The park connects to Sky Valley Park, the library and nearby neighborhoods, encouraging pedestrian travel and frequent use by residents. On a scale from one to five, where 1 = "Strongly disagree" and 5= "Strongly agree", to what extent to you agree with this vision?**

Answered: 72 Skipped: 0



	1 STRONGLY DISAGREE	2	3 NEUTRAL	4	5 STRONGLY AGREE	TOTAL	WEIGHTED AVERAGE
(no label)	2.78%	1.39%	15.28%	45.83%	34.72%	72	4.08
	2	1	11	33	25		

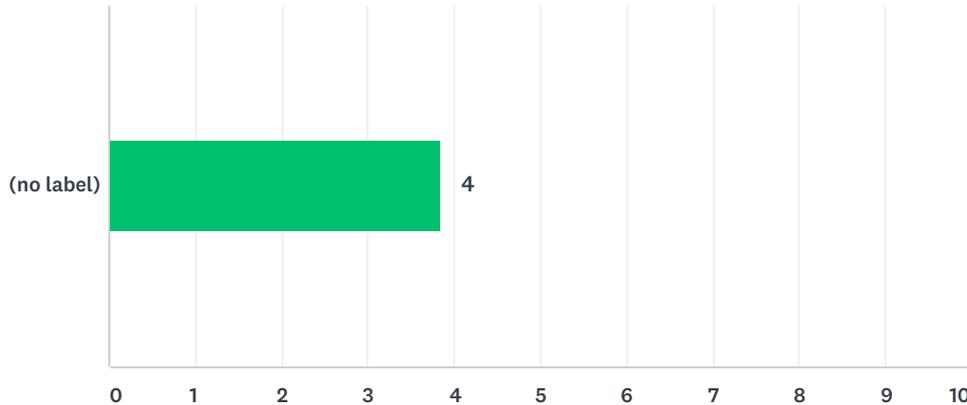
#	NOTES (WHY THIS RANKING?)	DATE
1	Important to have not only pedestrian connectivity but also vehicle connectivity to Lewis Street park. Currently there is a disconnect to the boat launch from Sky Valley park.	11/20/2017 11:42 AM
2	Is there picnic area?	11/16/2017 11:39 AM
3	Minimize the camping and active recreation; maximize the passive recreation with connections to the pond, river and adjacent parks river greenway	11/16/2017 9:37 AM

## Lake Tye & Cadman Master Plans

4	The center of the park isn't part of the park, still part of Cadman. Makes the idea of a park not really a park. I like the idea, but it's still very sketchy and I think you'll find more homeless people there than residents.	11/3/2017 4:10 PM
5	See responses to Q1 and Q4	11/3/2017 12:21 PM
6	Works as a starting point.	11/3/2017 7:56 AM
7	A great place for walks and quiet contemplation.	11/2/2017 6:52 PM
8	All sounds good as long as it does not become overrun by homeless and druggies like All Borlin has.	11/2/2017 3:07 PM
9	Emphasis on natural environment.	11/2/2017 10:47 AM
10	Not very interesting. Sounds like a natural area, which exists anywhere on the river	11/2/2017 9:37 AM
11	On the fence regarding camping	11/2/2017 6:51 AM
12	The park is within the flood plain of the Skykomish River and as such requires uses that will not be expensive to fix after a flood. Additionally, the City needs a campground area for visitors who don't want/need a motel. The above description fits this need.	11/2/2017 6:05 AM
13	I agree with the "vision" but I think the criminals will ruin the area without constant police patrolling and that is too expensive to maintain long term.	11/2/2017 5:50 AM

**Q6 Q6. Cadman Site: Uplands - Based on the map above, how would you characterize your reaction to plans for the Cadman Site's upland areas, using a scale from one to five, where 1 = “Not even close” and 5 = “Close to perfect?”**

Answered: 72 Skipped: 0



	1 NOT EVEN CLOSE!	2	3 NEUTRAL	4	5 CLOSE TO PERFECT!	TOTAL	WEIGHTED AVERAGE
(no label)	4.17%	4.17%	18.06%	50.00%	23.61%	72	3.85
	3	3	13	36	17		

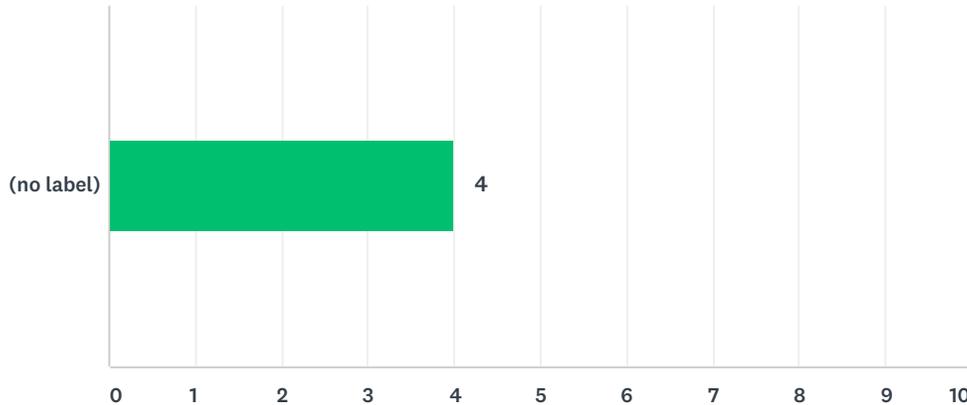
#	NOTES (WHY THIS RANKING?)	DATE
1	Seems like it would be a very interesting and good thing to have	11/22/2017 8:10 PM
2	what will be done to address the addict/ homeless population who use this place now... camping?	11/22/2017 12:14 PM
3	Does not make economic rational to cut the existing mound above the 100 year flood line and move it to another area. Do a compensatory storage calculations (zero rise) for filling the proposed design to accommodate restroom/boat launch and other program elements in the area. Consider emergency ingress/egress from Cadman site (restrictive use only). Check allow use on floodway flood fringe. Reconsider natural play area in this park. There is already one in Sky Valley park. Since there is plan to rehabilitate that play area, consider enlarging that one to serve the needs. Water stagnation and quality. Aerate pond as a feature. What type of camping is proposed or envision by the City? Bus parking?	11/20/2017 11:42 AM
4	I love everything with exception of the camping. I foresee this perpetuating the derelict RV problems we already have.	11/16/2017 12:14 PM
5	Is there picnic area?	11/16/2017 11:39 AM
6	I like the idea of a ropes course and it would be nice if walking/running trails connect to Lewis Street and Al Borlin.	11/16/2017 10:05 AM
7	Camping site should have an on-site host for safety and enforcement	11/16/2017 9:37 AM
8	great ideas!	11/13/2017 6:24 PM
9	No camping! Or...if camping is allowed, it is very short term and enforced with no time exceptions (say 3 days max). Longer term camping could encourage some to take up residence.	11/10/2017 9:29 AM
10	Camping inside city limits is the worst idea yet.	11/9/2017 5:52 PM
11	Getting better - the initial plans I'd seen was completely different. I like the idea of a RV park, we do need a place for people to stay during events. This would make it more convenient for larger events like softball tournaments to come in. this plan looks much better.	11/3/2017 4:10 PM

## Lake Tye & Cadman Master Plans

12	love the camping idea and climbing wall	11/3/2017 12:27 PM
13	See responses to Q1 and Q4	11/3/2017 12:21 PM
14	Camping should be moved closer to the pond or river, not close to the apartments. Site would be perfect for some kind of nature center highlighting the unique wildlife found in the valley. Maybe even a raptor center.	11/3/2017 7:56 AM
15	Natural areas will be more attractive to vagrants.	11/2/2017 7:04 PM
16	Restroom needs to be on campground side, for camper's walking safety at night & convenient use. Increased visibility for vandalism & other misuse, women's safety. For maintenance, zip line, rock wall should be by the spray fountain..some other park..there is plenty to do here, a simple playground for camping families is better.	11/2/2017 6:52 PM
17	Are we sure we want camping? How would it be managed? Who is the daily monitor? Where do the campers go for facilities? Showers/baths for example.	11/2/2017 4:03 PM
18	Would like to see much more in the way of ropes course and climbing area. A lot of space is available and having something teens would enjoy would be great. Give some space and money to putting in a good course that is low enough to be safe but cool enough to draw teens.	11/2/2017 3:07 PM
19	Fishing in lake? Swimming in lake? Protection from seasonal flooding?	11/2/2017 11:07 AM
20	I am concerned about the remainder of the site that appears to remain in Cadman production area.	11/2/2017 10:47 AM
21	Love the ropes course idea. Camping and rv park is great idea. Would love an atv course or BMx track too	11/2/2017 9:37 AM
22	Don't love the idea of camping there	11/2/2017 6:51 AM
23	Map does not show areas that will flood. The camp ground appears to be expandable, which is good. The path crossing the access to the Cadman plant could be an issue.	11/2/2017 6:05 AM
24	I think it should pay for itself and the camping lots should charge enough to have security at all times.	11/2/2017 5:50 AM

**Q7 Q7. Cadman Site: River-Shore - Based on the map above, how would you characterize your reaction to plans for the Cadman Site's river-shore areas, using a scale from one to five, where 1 = "Not even close" and 5 = "Close to perfect?"**

Answered: 72 Skipped: 0



	1 NOT EVEN CLOSE!	2	3 NEUTRAL	4	5 CLOSE TO PERFECT!	TOTAL	WEIGHTED AVERAGE
(no label)	0.00%	4.17%	20.83%	47.22%	27.78%	72	3.99
	0	3	15	34	20		

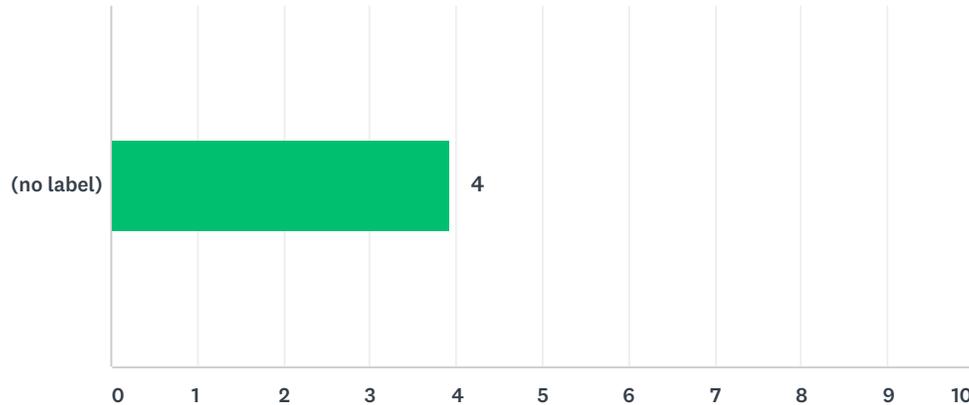
#	NOTES (WHY THIS RANKING?)	DATE
1	Consider outflow at south of pond (different elevation). Vehicular connection to the other boat launch (WDFW)	11/20/2017 11:42 AM
2	Good use of nature for public recreation	11/17/2017 8:53 AM
3	Is there picnic area?	11/16/2017 11:39 AM
4	trails need to feel open and able to be patrolled for safety of users.	11/16/2017 9:37 AM
5	same	11/13/2017 6:24 PM
6	See camping comments.	11/10/2017 9:29 AM
7	There will be a needs for lighting at night for safety. As we have seen in Al Borlin park we have not so savory homeless and druggies hanging out there. I assume the same would happen here.	11/4/2017 8:00 AM
8	Concern is that many homeless people will overrun this area.	11/3/2017 4:10 PM
9	See responses to Q1 and Q4	11/3/2017 12:21 PM
10	This certainly isn't the only river to flood that's been developed along. Seems like we could put in place some mitigations that would allow more park development along the river.	11/3/2017 7:56 AM
11	Add amphitheater in place of zipline/rock wall for water equip demo, wetland mangement, bird talks..educational demos, films.	11/2/2017 6:52 PM
12	Are the 'trails' large enough for a vehicle? Be this a Parks vehicle for checking things out, a police vehicle for policing or a camper deciding to drive down here to camp?	11/2/2017 4:03 PM
13	What is plan to keep homeless from over taking park especially where camping is permitted.	11/2/2017 1:49 PM
14	Keep it natural with access to the shoreline. Like the layout. Be mindful of the limitations due to seasonal high water and flooding. Keep vegetation for bank stability.	11/2/2017 11:07 AM
15	Would be a 5 ranking except the west end of this area is not addresssed	11/2/2017 10:47 AM

## Lake Tye & Cadman Master Plans

16	Jet ski launch or something like that would be cool	11/2/2017 9:37 AM
17	looks well thought out and feasible.	11/2/2017 6:05 AM
18	I personally wouldn't want to see a lot of money invested. The fisherman don't need it very pretty and it sounds like a lot of maintenance.	11/2/2017 5:50 AM
19	It will be nice to have a clean, safe area by the river to enjoy with my family.	11/1/2017 5:49 PM

**Q8 Q8. Cadman Site: Wetlands - Based on the map above, how would you characterize your reaction to plans for the Cadman Site's wetland areas, using a scale from one to five, where 1 = "Not even close" and 5 = "Close to perfect?"**

Answered: 72 Skipped: 0



	1 NOT EVEN CLOSE!	2	3 NEUTRAL	4	5 CLOSE TO PERFECT!	TOTAL	WEIGHTED AVERAGE
(no label)	1.39%	6.94%	18.06%	43.06%	30.56%		
	1	5	13	31	22	72	3.94

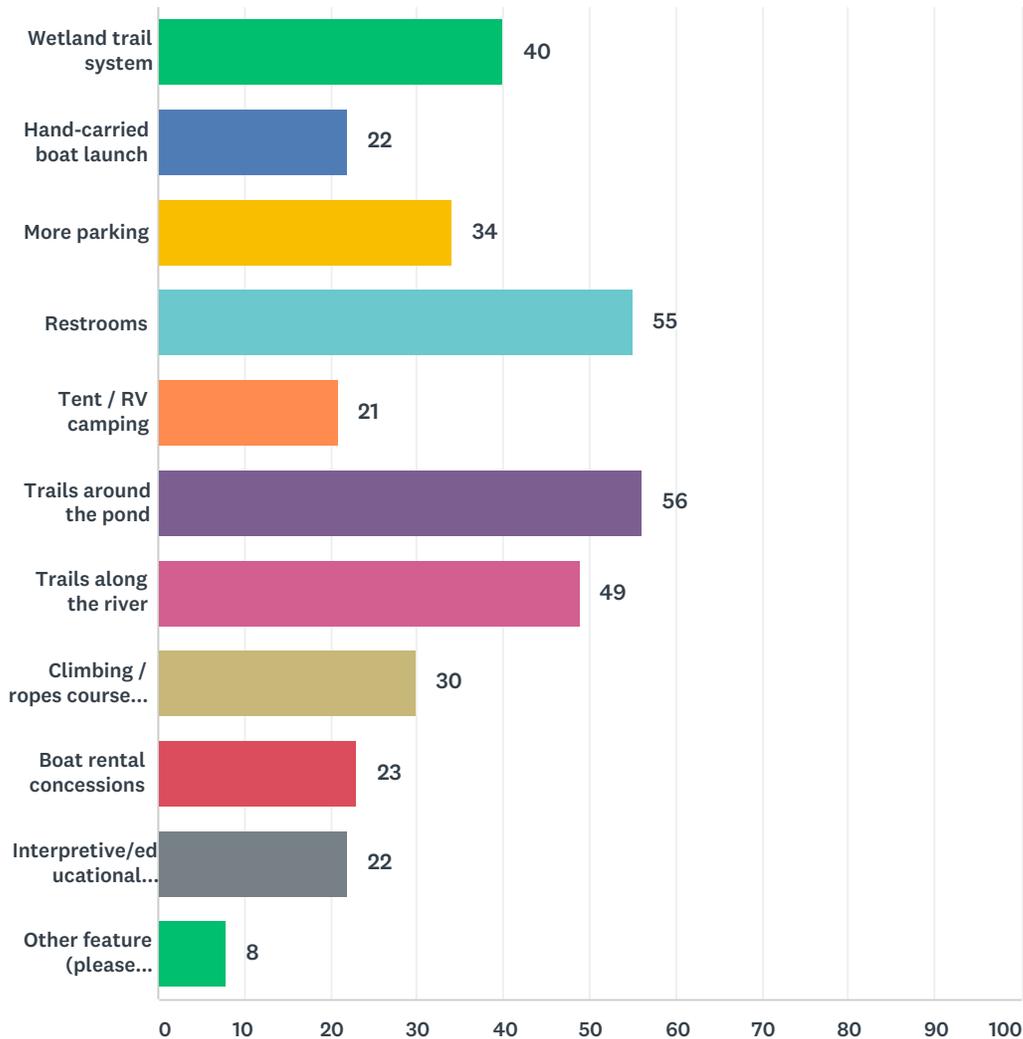
#	NOTES (WHY THIS RANKING?)	DATE
1	Boardwalks need not have to be connected to all areas. Keep some areas from public to enhance habitat. Try maintaining contiguous wetland (avoid bisecting it into smaller pieces). Additional lookouts/points of interest? Any large woody debris structures proposed?	11/20/2017 11:42 AM
2	Trails need to feel open and be patrolled regularly for enforcement safety of users	11/16/2017 9:37 AM
3	keep the natural wetlands	11/13/2017 6:24 PM
4	Anytime you allow humans to enter a protected area the propensity to damage it happens. Littering being amongst the biggest issue. If you are to have this then it should truly be protected. Maybe have observational areas but keeping it pristine will be the paramount challenge.	11/4/2017 8:00 AM
5	Still have to contend with the Cadman traffic. Kinda takes away from the whole essence of the location.	11/3/2017 4:10 PM
6	are there plans for water trails all around/throughout the site for canoeing/kayaking/paddle-boarding?	11/3/2017 12:27 PM
7	See responses to Q1 and Q4	11/3/2017 12:21 PM
8	Wetland, shmetland. It was an industrial site.	11/3/2017 7:56 AM
9	Add mosquito management as a priority, the campground reviews will lower Park's use.	11/2/2017 6:52 PM
10	Same comments as before: how are the trails overseen, policed and accessed?	11/2/2017 4:03 PM
11	Just be sure to keep the druggies and homeless out. We have great trails at Al Borlin that the community does not utilize because of the homeless and druggies population.	11/2/2017 3:07 PM
12	Where are funds coming from for all this improvement	11/2/2017 1:49 PM
13	Frisbee golf within wetland area? Trail crossing of Cadman industrial site...probable minor issue.	11/2/2017 11:07 AM
14	The west end of this area along the river is a high value fishing site with a long history of use and is in fact named,	11/2/2017 10:47 AM

## Lake Tye & Cadman Master Plans

15	Clear the vegetation out out so homeless can't hide on the trails.	11/2/2017 9:37 AM
16	Don't need	11/2/2017 5:50 AM
17	Too much money spend on trails in the flood zone is the hesitance from being a 5 rating.	11/1/2017 5:49 PM

Q9 Q9. Cadman Site: Priorities - The master plan will recommend ways to "phase" or create improvements in stages, ideally giving priority to what the community values most. Based on the drawings shown, what should we do first? From the list below (including a feature you'd suggest), please check your top five:

Answered: 72 Skipped: 0



ANSWER CHOICES	RESPONSES	
Wetland trail system	55.56%	40
Hand-carried boat launch	30.56%	22
More parking	47.22%	34
Restrooms	76.39%	55
Tent / RV camping	29.17%	21
Trails around the pond	77.78%	56

## Lake Tye & Cadman Master Plans

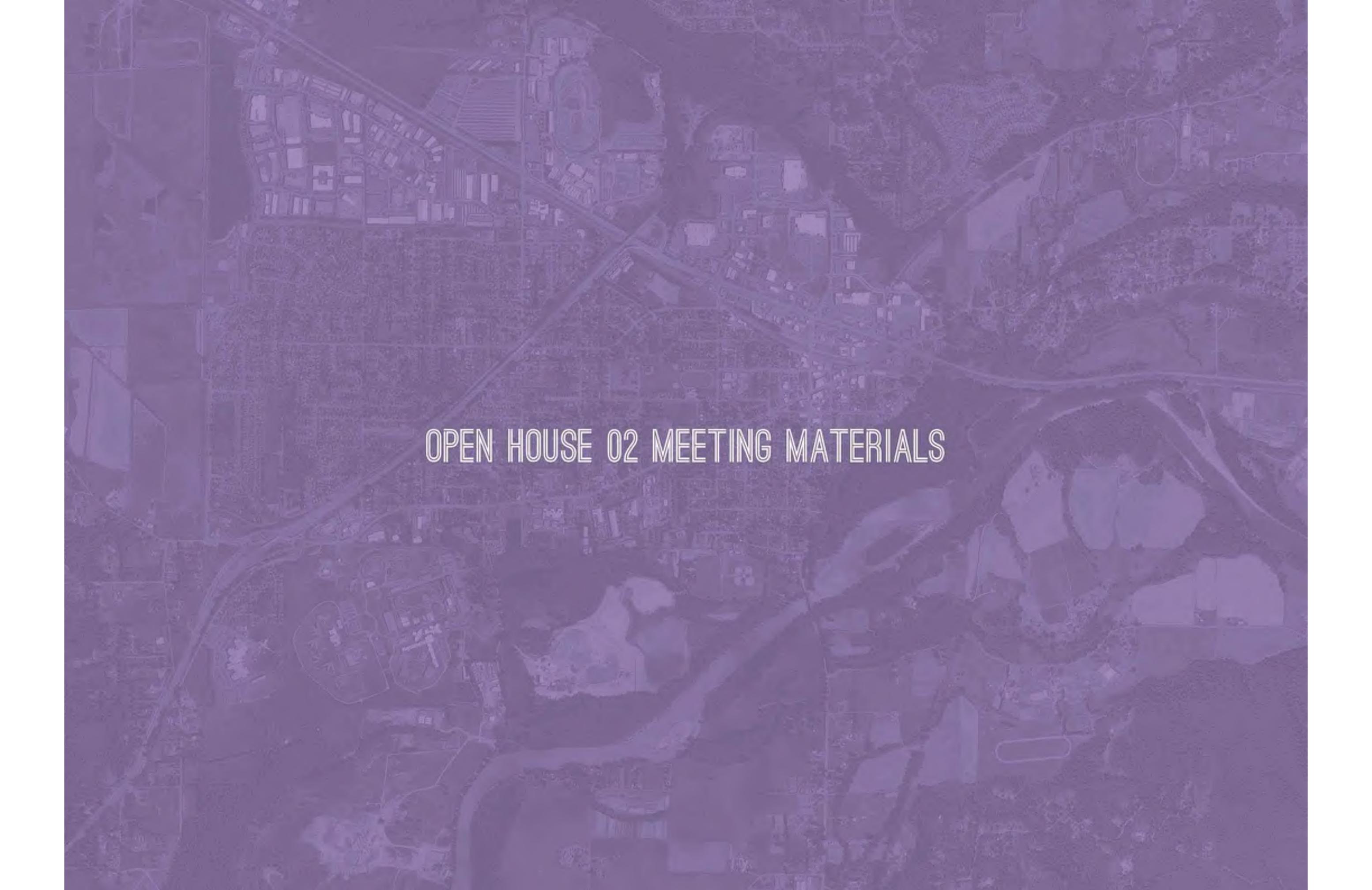
Trails along the river	68.06%	49
Climbing / ropes course area	41.67%	30
Boat rental concessions	31.94%	23
Interpretive/educational elements	30.56%	22
Other feature (please specify)	11.11%	8
Total Respondents: 72		

#	OTHER FEATURE (PLEASE SPECIFY)	DATE
1	Phase One: Core elements without restrooms. Phase Two: camping, restrooms and trails	11/20/2017 11:42 AM
2	model boat racing area	11/16/2017 11:44 AM
3	Picnic areas	11/16/2017 11:39 AM
4	ATV trails	11/6/2017 11:58 AM
5	We need a boat launch that's for other boats, not just hand carried.	11/3/2017 4:10 PM
6	No preference	11/3/2017 12:21 PM
7	Amphitheater	11/2/2017 6:52 PM
8	Why do I have to choose 5 when I don't like 5? They will be expensive and we keep cutting park staff.	11/2/2017 5:50 AM

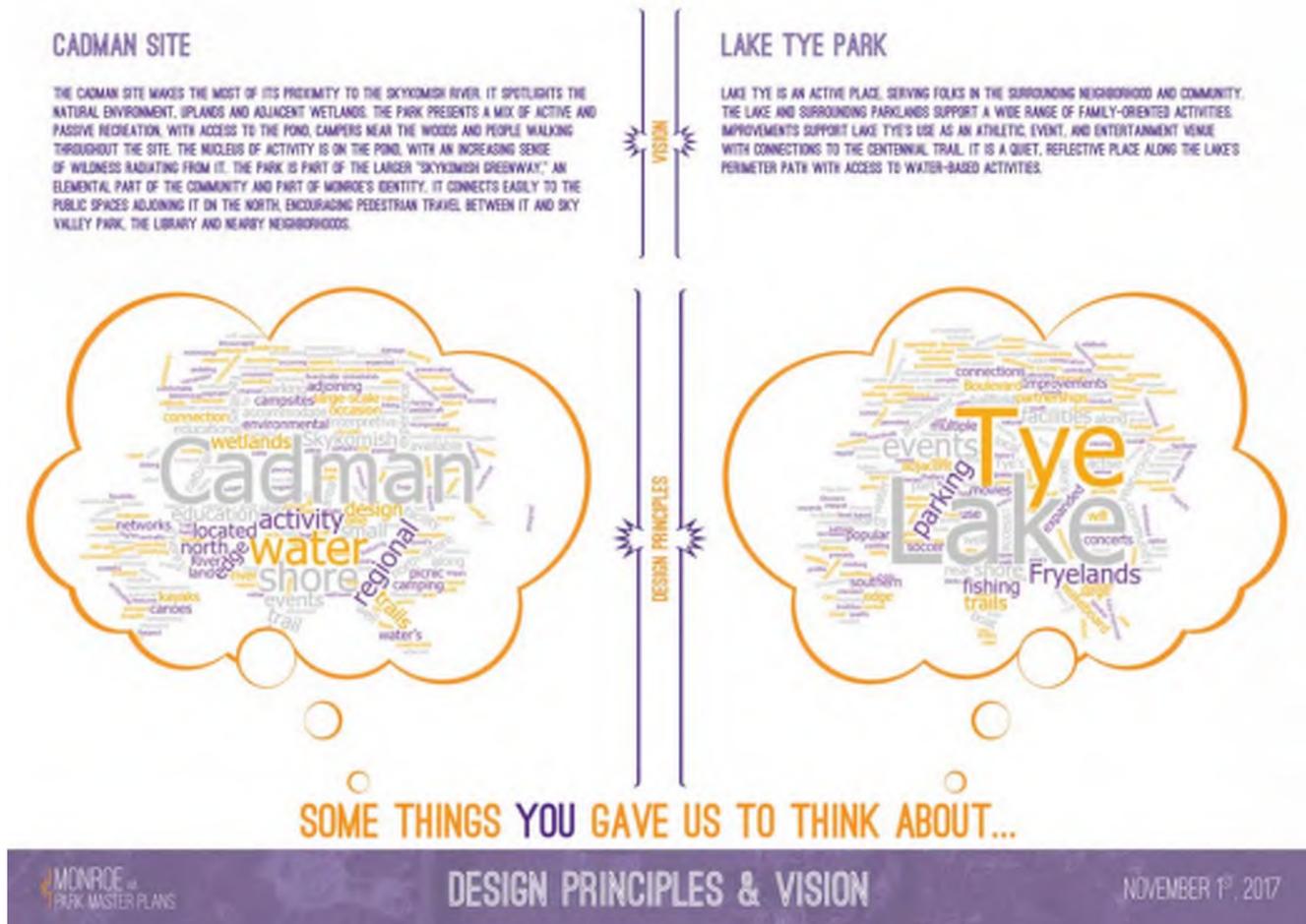
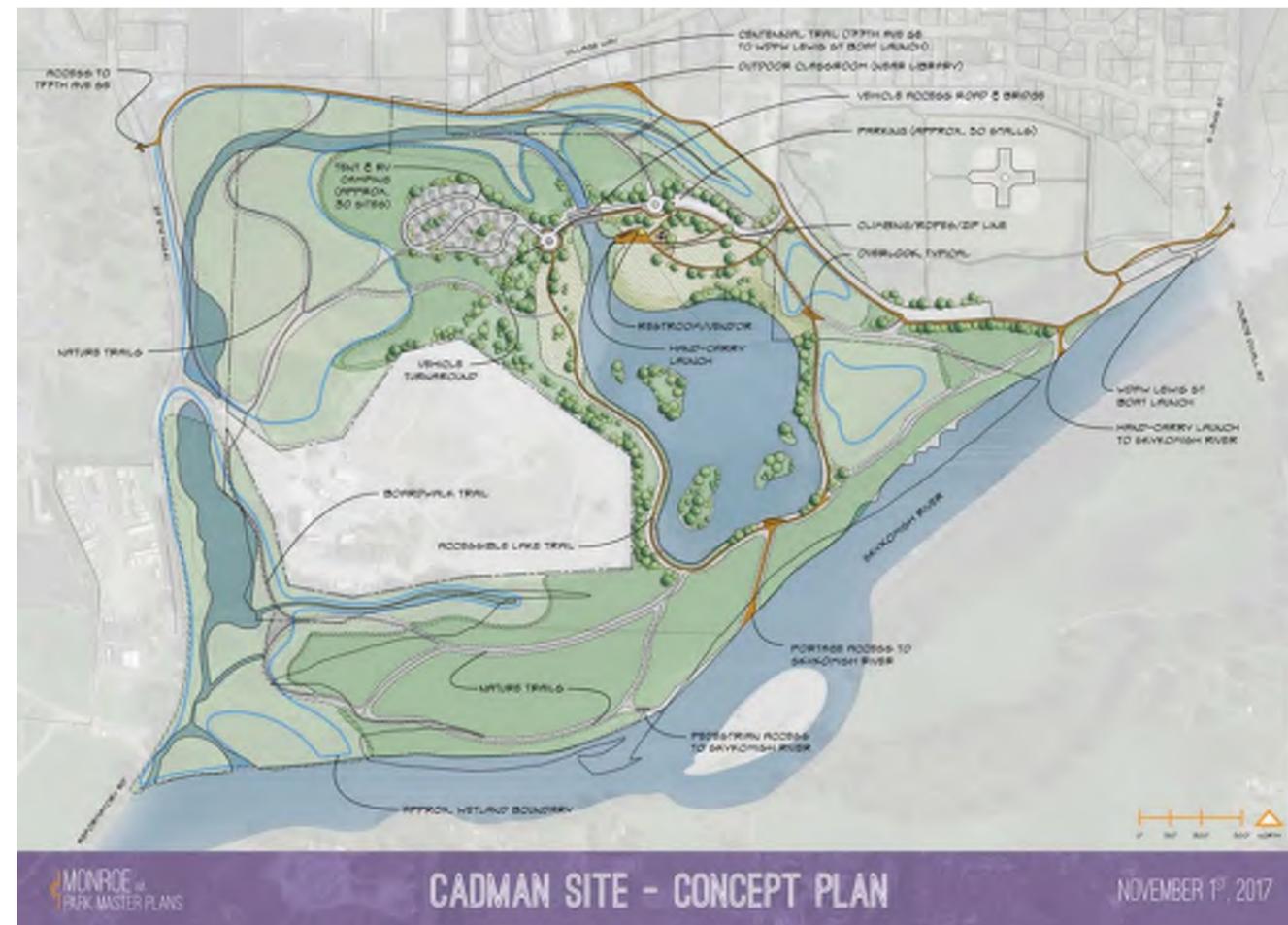
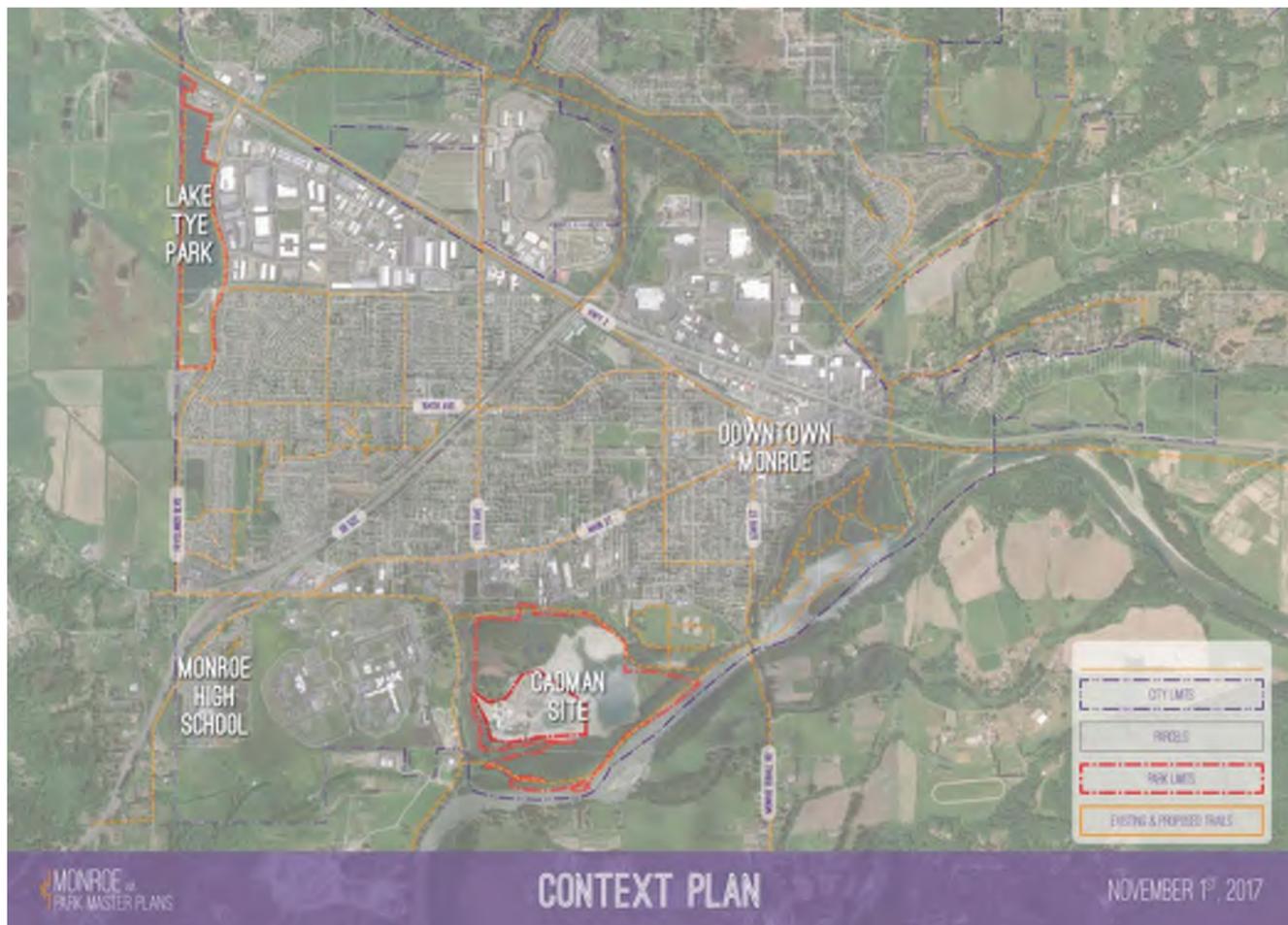
## Q10 Q10. Have other thoughts? What else should we consider including in the master plans for Lake Tye Park and the Cadman Site?

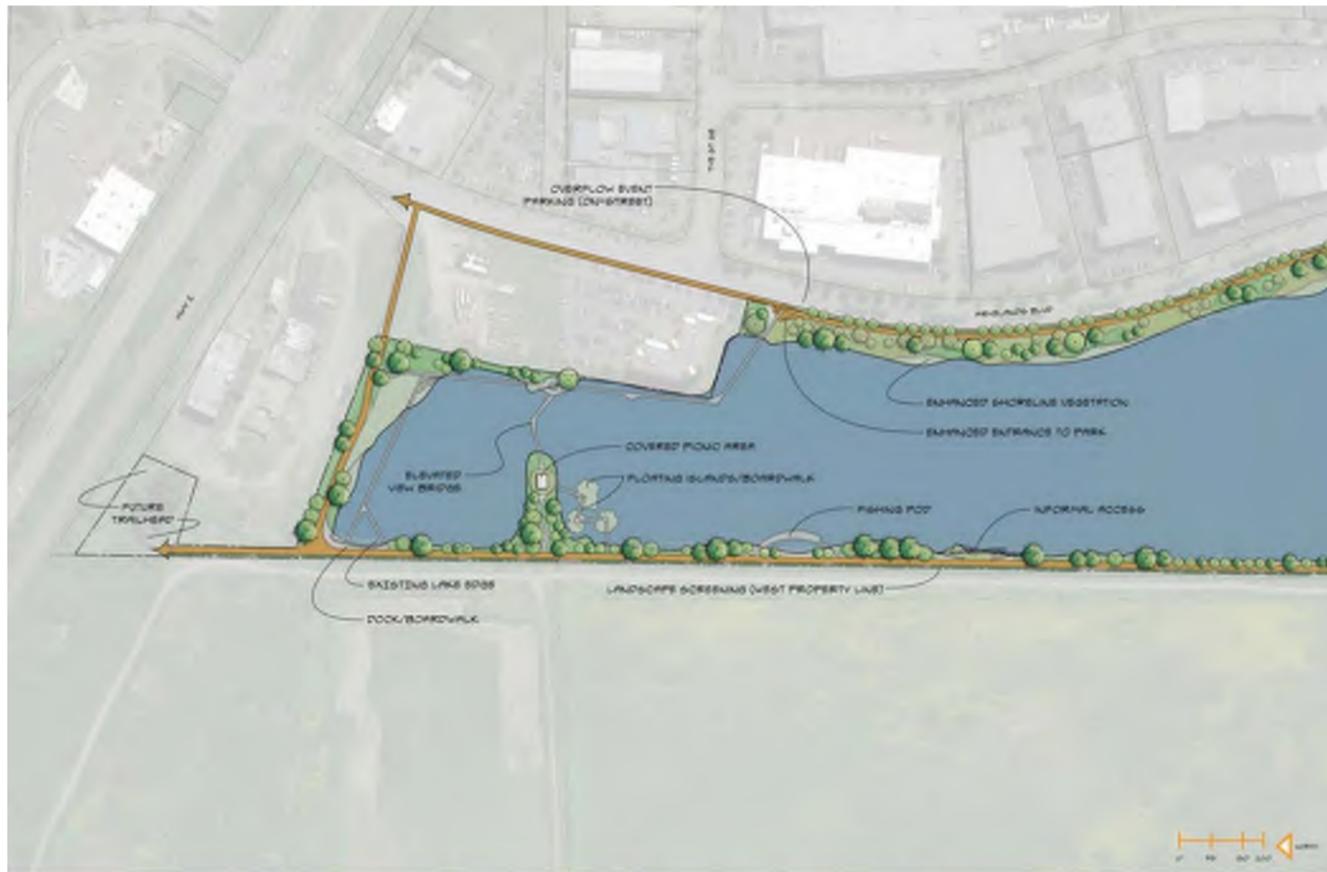
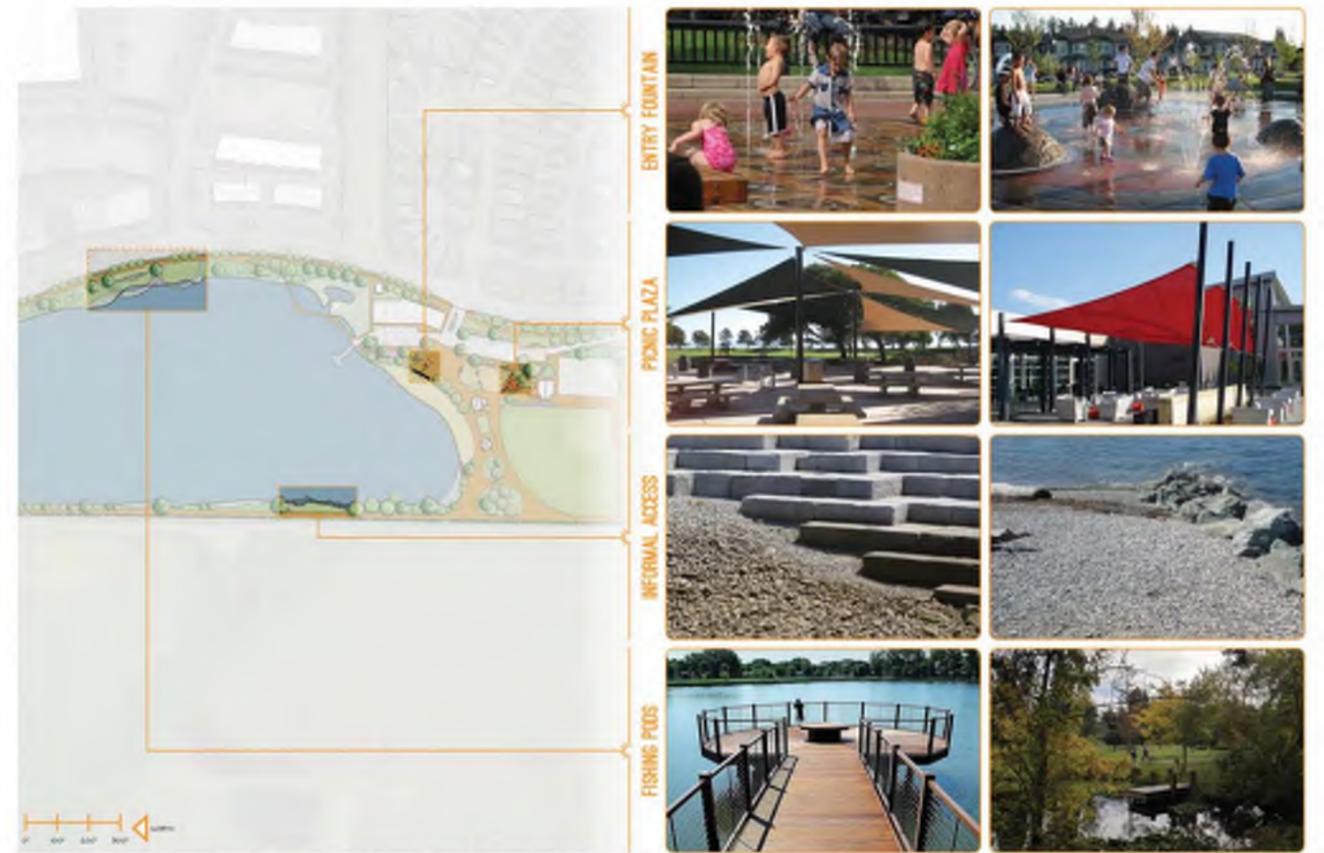
Answered: 18 Skipped: 54

#	RESPONSES	DATE
1	I would love to see the Carman sight used by ALL of Monroe not just the scary addict population.	11/22/2017 12:14 PM
2	The plans look great.	11/21/2017 10:48 AM
3	Impact on critical areas and mitigation. Septic/Sewer at Cadman site? Traffic concurrency and holding capacity for each site? More parking stalls needed at Cadman site. Cadman site pond shoreline looks sterile.	11/20/2017 11:42 AM
4	My first request is to reconsider the camping. If majority rules in favor please plan accordingly to enforce derelict RVs and "extended stays" by the homeless community.	11/16/2017 12:14 PM
5	Thanks	11/16/2017 11:39 AM
6	Get started!	11/13/2017 6:24 PM
7	Lots of crime prevention design incorporated. If you haven't walked the trails in Al Borlin or the trails between the WDFW boat launch and the parking lot by the dog park, please do. You'll see indicators of fires, drug and alcohol use, littering, and homeless (better now) camping in the bushes (along with associated hazards). We are a family-oriented and economically improving community and I/we don't want want that. The north end of Lake Tye is a good example of what to do. Open sight lines, well taken care of, which encourages and invites use, view points by people engaged in lawful activities in sight of areas with potential for unlawful activities, and good lighting on the west side trail.	11/10/2017 9:29 AM
8	Make sure the baseball fields have lights!	11/4/2017 1:40 PM
9	Boat rentals on lake tye. concession stand that's reasonably priced so the can make a profit and be open more than just once per month. It's really not that hard.	11/3/2017 4:10 PM
10	See responses to Q1 and Q4	11/3/2017 12:21 PM
11	Monroe could have some of the nicest parks in Snohomish County. We just need to come up with some better ideas. Wake boarding wasn't it. Anything that messes up the view for others isn't it. Like the ropes course idea, more trails, more harmony with nature (wildlife center maybe?). Camping will be cool if you don't feel like you're 300 feet from apartments, but out in the wild. We seriously need to invest hard here.	11/3/2017 7:56 AM
12	Saftey	11/2/2017 7:04 PM
13	Priority is Cadman, with needed improvements for access problems for Lake Tye (parking, fish stands, path)	11/2/2017 6:52 PM
14	How to implement without raising taxes, how to pay for additional police for influx of people, how to create site without creating areas perfect for criminal activites.	11/2/2017 1:49 PM
15	Cadman - Fishing and swimming in the lake, facilities designed to be protected from seasonal flooding. Campsite stall sizing - if accomodating large 5th wheels, etc. may need to revise tight entrance off of Village Way/Sky River Parkway.	11/2/2017 11:07 AM
16	The City will need to do a better job of patrolling this area and keeping homeless squatters out. Also there was gunfire in this are on Nov 2 2017.	11/2/2017 10:47 AM
17	Atv and bmx trails	11/2/2017 9:37 AM
18	Who is going to maintain when every year we cut park staffing?	11/2/2017 5:50 AM

An aerial photograph of a city grid, overlaid with a semi-transparent purple filter. A river winds through the city, and several large, irregularly shaped areas are highlighted with white outlines, possibly indicating specific zones or projects. The text "OPEN HOUSE 02 MEETING MATERIALS" is centered in the image in a white, outlined font.

OPEN HOUSE 02 MEETING MATERIALS









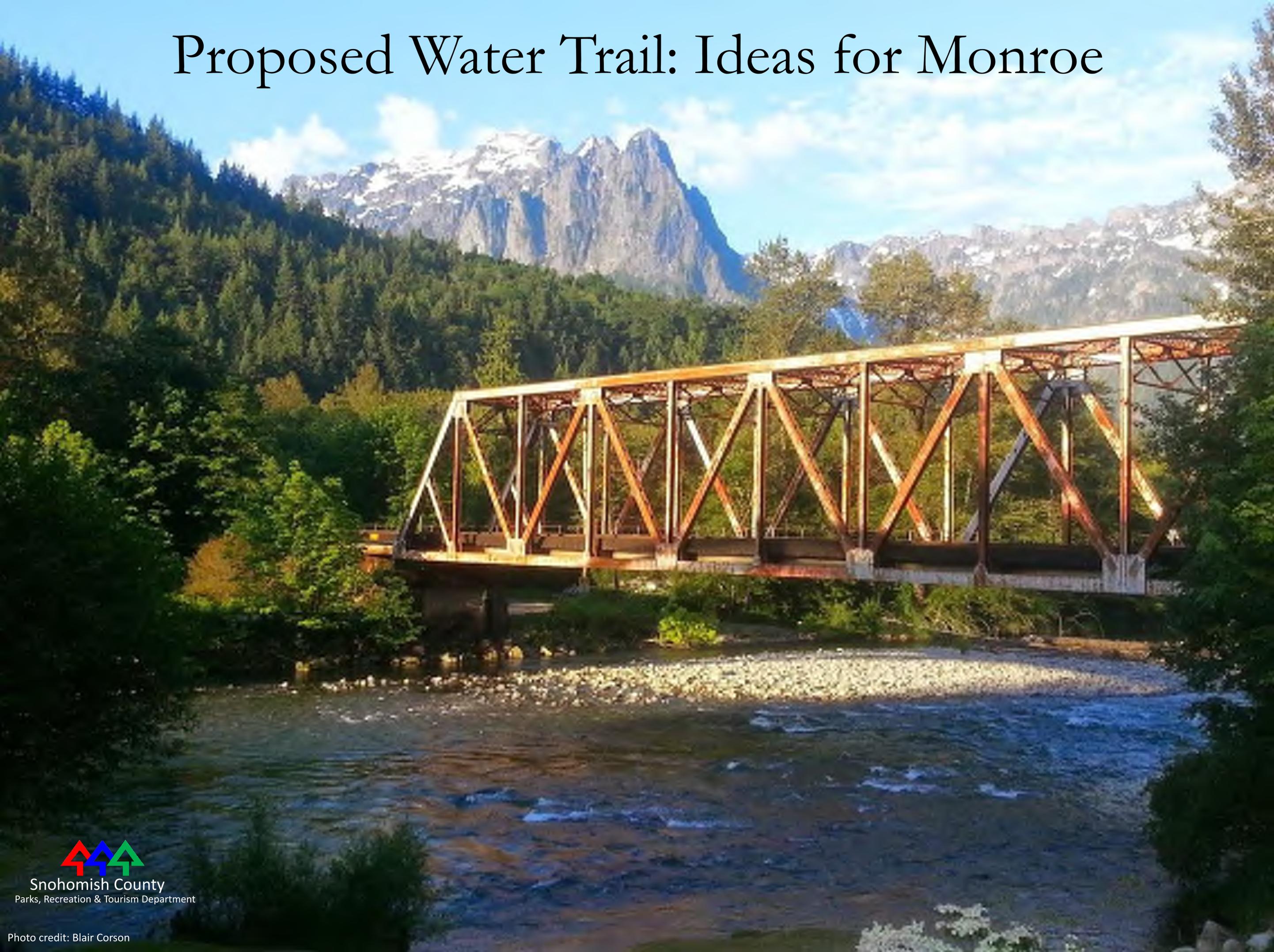
CADMAN RESTORATION PLAN



An aerial photograph of a city, likely Washington, D.C., showing a river (the Annapolis River) winding through the urban landscape. The image is overlaid with a semi-transparent purple filter. The text "NPS/WASLA SULTAN MONROE WORKSHOP" is centered in the middle of the image in a white, outlined, sans-serif font.

NPS/WASLA SULTAN MONROE WORKSHOP

# Proposed Water Trail: Ideas for Monroe

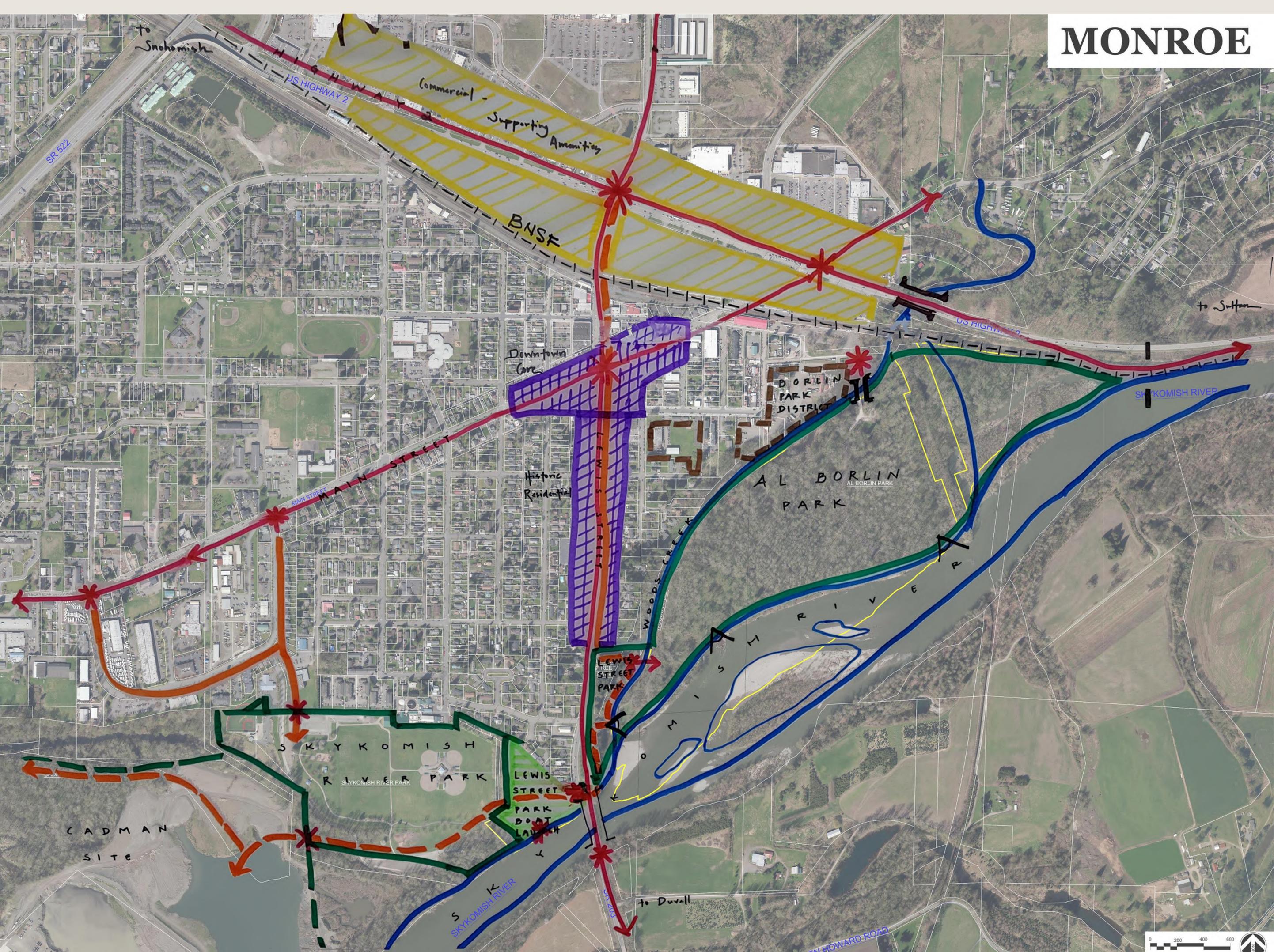


Snohomish County  
Parks, Recreation & Tourism Department

# Town to Trail Connections

Downtown Monroe

# MONROE

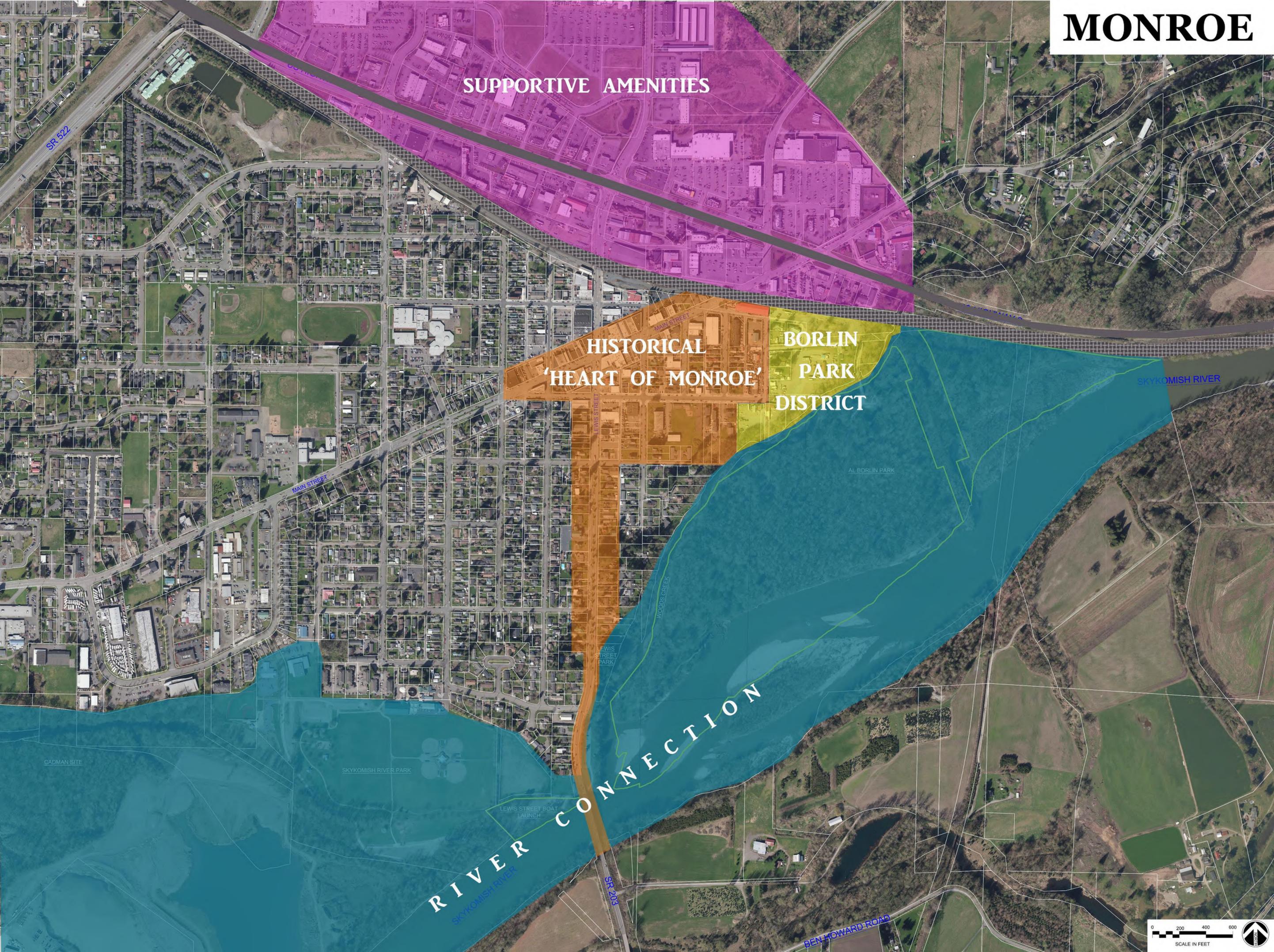


# MONROE

SUPPORTIVE AMENITIES

HISTORICAL 'HEART OF MONROE'  
BORLIN PARK DISTRICT

RIVER CONNECTION



SR 522

MAIN STREET

LEWIS STREET

WOODS CREEK

LEWIS STREET PARK

SR 205

BEN HOWARD ROAD

SKYKOMISH RIVER

CADMAN SITE

SKYKOMISH RIVER PARK

LEWIS STREET BOAT LAUNCH

AL BORLIN PARK



SCALE IN FEET

# River Access Sites and Facilities

Al Borlin Park

Lewis Street Park



AL BORLIN PARK (CITY)

LEWIS STREET PARK (CITY)

SKYKOHISH RIVER PARK (CITY)

LEWIS ST. LAUNCH (WDFW)

CADMAN SITE

MAIN STREET

RAILROAD

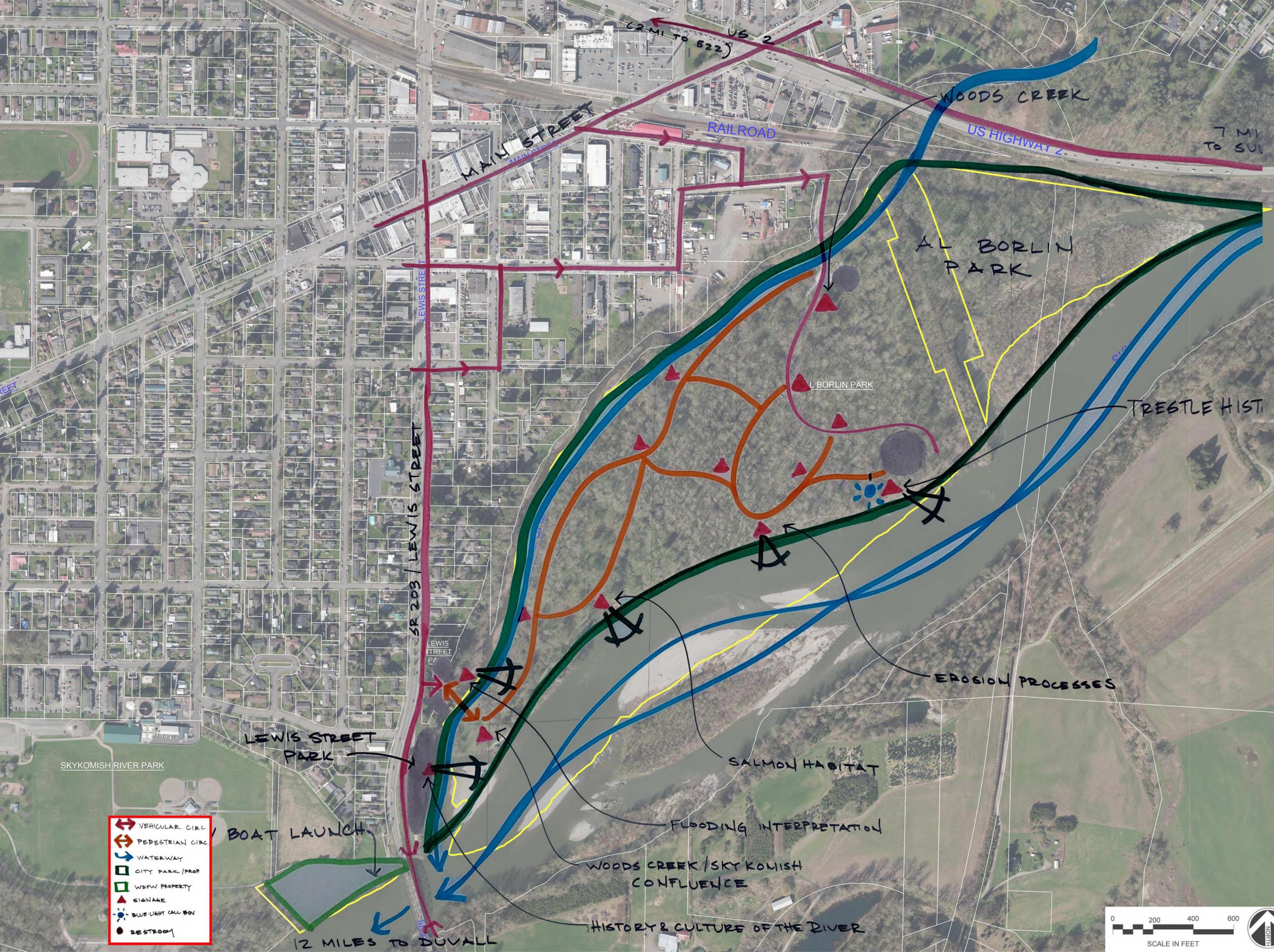
US HIGHWAY 2

WOODS CREEK

LEWIS STREET

LEWIS STREET PARK

LEWIS STREET BOAT LAUNCH



- VEHICULAR CIRC.
- PEDESTRIAN CIRC.
- WATERWAY
- CITY PARK/PROP.
- WDFW PROPERTY
- SIGNAGE
- BLUE-LIGHT CALL BOX
- RESTROOM



LEWIS STREET PARK

BOAT LAUNCH

12 MILES TO DUVALL

SR 203 / LEWIS STREET

MAIN STREET

RAILROAD

US 2

WOODS CREEK

US HIGHWAY 2

7 MI TO SUI

AL BORLIN PARK

L BORLIN PARK

TRESTLE HIST

EROSION PROCESSES

SALMON HABITAT

FLOODING INTERPRETATION

WOODS CREEK / SKY KOMISH CONFLUENCE

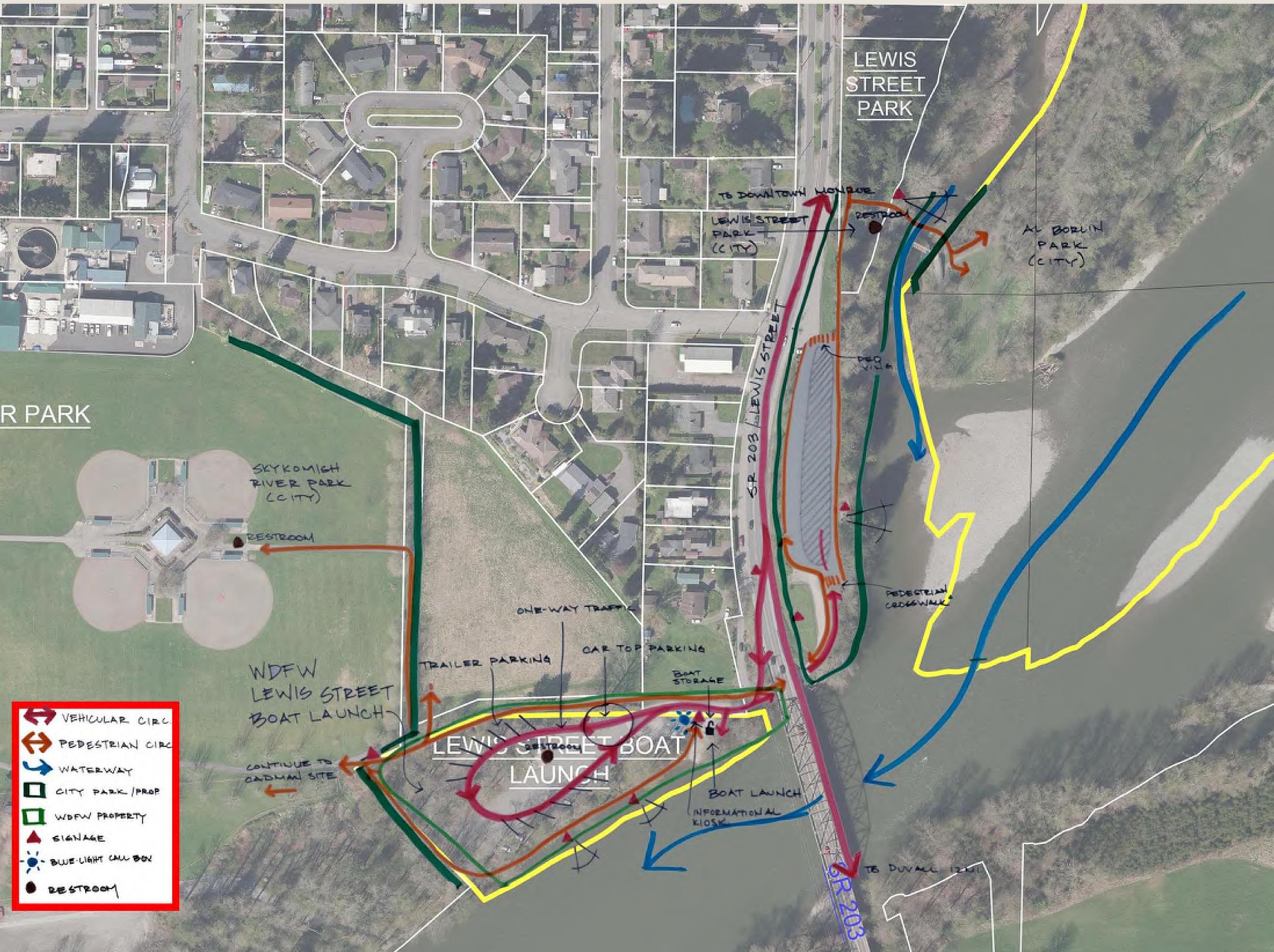
HISTORY & CULTURE OF THE RIVER

SKYKOMISH RIVER PARK

62 MI TO 622



AL BORLIN PARK



LEWIS STREET PARK

TO DOWNTOWN MONROE  
LEWIS STREET PARK (CITY)

AL BORLIN PARK (CITY)

R PARK

SKYKOMIGH RIVER PARK (CITY)

RESTROOM

ONE-WAY TRAFFIC

CAR TOP PARKING

TRAILER PARKING

BOAT STORAGE

WDFW LEWIS STREET BOAT LAUNCH

LEWIS STREET BOAT LAUNCH

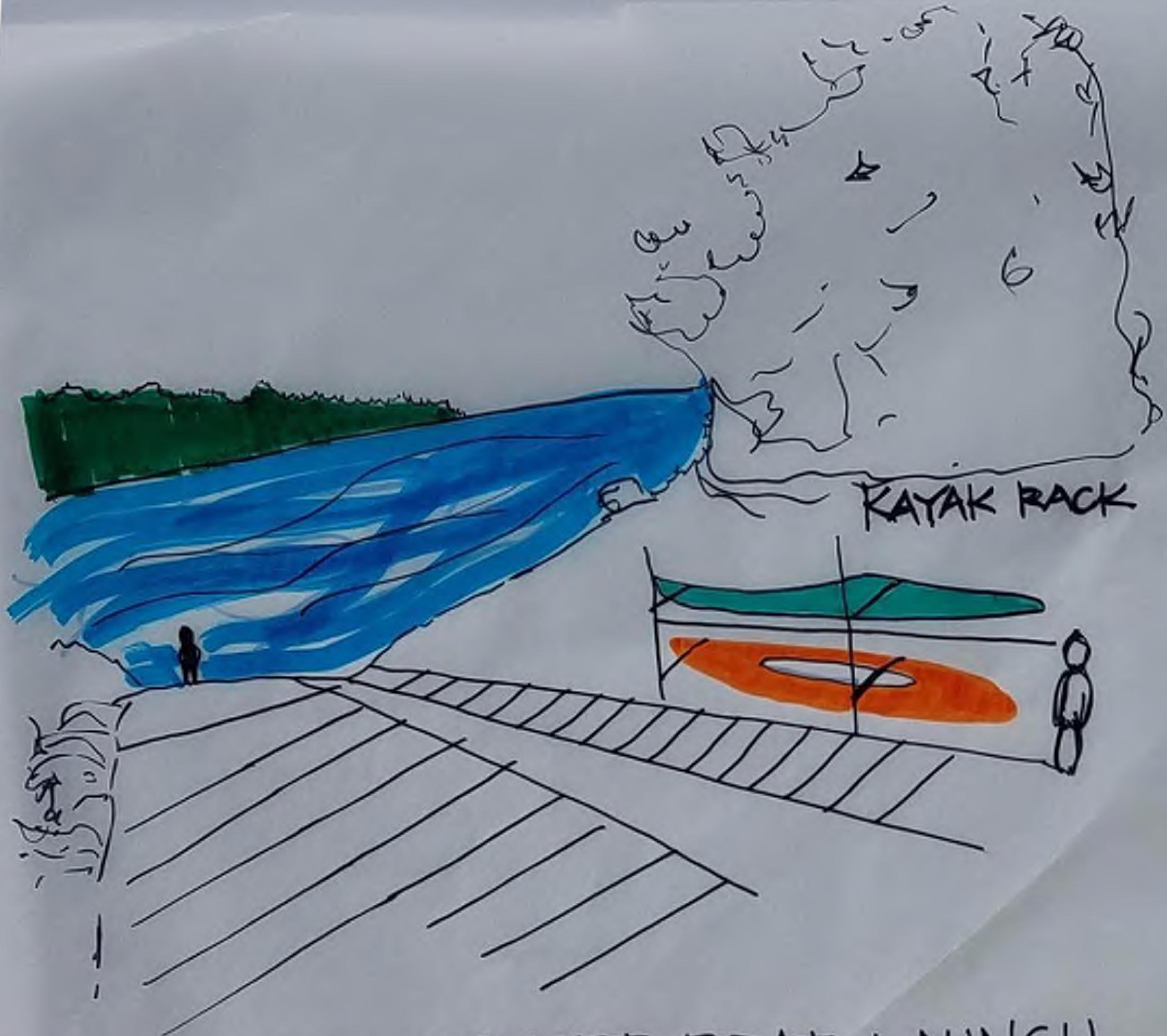
BOAT LAUNCH INFORMATIONAL KIOSK

CONTINUE TO CADMAN SITE

TO DUVALL 12411

SR 203

-  VEHICULAR CIRC.
-  PEDESTRIAN CIRC.
-  WATERWAY
-  CITY PARK /PROP
-  WDFW PROPERTY
-  SIGNAGE
-  BLUE-LIGHT CALL BOX
-  RESTROOM



KAYAK RACK

LEWIS STREET BOAT LAUNCH

An aerial photograph of a residential area, overlaid with a semi-transparent purple filter. The image shows a road network, several buildings, and a large green field in the lower right. The text 'HABITAT ASSESSMENT MEMO' is centered in the middle of the image.

# HABITAT ASSESSMENT MEMO



5309 Shilshole Avenue, NW  
Suite 200  
Seattle, WA 98107  
206.789.9658 [phone](#)  
206.789.9684 [fax](#)

[www.esassoc.com](http://www.esassoc.com)

# memorandum

date November 30, 2017  
to Merit Oviir, HBB  
from Scott Olmsted  
subject City of Monroe Parks Master Plan - Habitat Assessment

At the request of HBB Landscape Architecture and on the behalf of the City of Monroe (City), Environmental Science Associates (ESA) conducted a wetland and stream reconnaissance site visit of the Cadman Site to evaluate environmental constraints for the City of Monroe Parks Master Plan. This memorandum provides an overview of site conditions observed during the field reconnaissance and preliminary ratings of aquatic resources. ESA's scope of work was limited to identifying wetlands and streams. Other types of critical areas regulated by the City, such fish and wildlife conservation areas, flood hazard areas, and geologically hazardous areas are not addressed in this memorandum.

## Project Description

The City of Monroe is developing Master Park Plans for two separate recreation sites, Lake Tye Park and the Cadman Site. Lake Tye Park (14964 Fryelands Blvd., Monroe, Washington) is an approximately 64-acre property, including a 40-acre man-made lake designated as a Water of the State owned by the City). Cadman Site (west and adjacent to 413 Sky River Parkway, Monroe, Washington) is an approximately 160-acre property owned by Cadman Rock Inc. (Cadman) to be transferred by agreement to the City of Monroe and dedicated for park space.

## Site Description

The Cadman Site is located directly north of the Skykomish River, east of Monroe Correctional Complex, west of Skykomish River Centennial Park, and south of City of Monroe residential development. The site is approximately 235 acres in size and contains a mix of developed and undeveloped land. As part of an agreement with the City, Cadman donated almost 200 acres of their property to the City for use as a park.

Approximately one-quarter of the proposed park site has been heavily disturbed by previous gravel mining operations. An approximately 20-acre open water area is located within the disturbed portion of the property. A levee separates the Cadman property from the eastern portion of the park property. Undisturbed areas of the site are dominated by mixed-canopy upland and riparian forest, forested, scrub-shrub, and emergent wetlands, stream channels, and open water areas.

## Methods

ESA reviewed existing literature, maps, and other material to identify wetlands, streams, or site characteristics indicative of these features in the project area. These sources can only indicate the likelihood of streams or wetland presence; actual determinations must be based upon data obtained from field investigations. Key sources of information include the following:

- National Resource Conservation Service (NRCS) soils mapping (2017);
- National Wetland Inventory mapping (USFWS, 2017);
- Washington Department of Fish and Wildlife (WDFW) Priority Habitat and Species (PHS) (2017);
- Snohomish County PDS Map Portal (2017); and
- City of Monroe Critical Areas and Buffers Map (2008) (wetland ratings listed on the maps were assigned based on the previous and outdated wetland rating methodology).

ESA conducted a one-day wetland and stream reconnaissance on the site; wetland and stream boundaries were not formally delineated and in some cases, only a portion of the aquatic resource boundary was observed (e.g., the boundary closest to proposed development). GPS Trimble units were used to collect data for approximate aquatic resource boundary locations. Existing information and best professional judgement were used to rate wetland and stream functions and values and assign regulatory protections.

## Findings

City critical areas maps indicates there are Category I, II, and III wetlands located on the property. In addition, the City maps the Skykomish main stem as a Type 1 water and indicates this designation extends into the southwestern portion of the property where numerous stream side channels are located. The National Wetland Inventory, Snohomish County PDS Map Portal, and WDFW PHS map multiple wetlands on the property in addition to the river and associated side channels. WDFW's PHS and Salmonscape map several salmonid species in the Skykomish River and side channels that extend onto the property.

ESA biologists Scott Olmsted and Pete Lawson conducted a one-day wetland and stream reconnaissance on August 30, 2017. Four wetlands were identified on the property in addition to an extensive steam network that traversed much of the western property. The Skykomish River abuts the southern property boundary.

### **Wetland A**

Wetland A is a depressional wetland located in the eastern portion of the property and is the site of a previous wetland enhancement project (Figure 1). The wetland contains areas of inundation, but is primarily palustrine emergent (PEM) with the outer fringe composed of palustrine scrub-shrub (PSS). Reed canarygrass (*Phalaris arundinacea*), Nootka rose (*Rosa nutkana*), spotted ladythumb (*Polygonum persicaria*), and red-osier dogwood (*Cornus sericea*) dominate the vegetation community. Several upland islands are located in the western portion of the wetland as are multiple wetland fingers. Despite previous enhancement efforts, much of the wetland is covered by invasive plant species. Wetland A was preliminarily rated as a Category III wetland, which is consistent with the City's critical areas map.

### **Wetland B**

Wetland B is a depressional wetland located north of Wetland A and is dominated by a palustrine forest (PFO) vegetation community (primarily deciduous canopy) with a PSS understory (Figure 1). Red alder (*Alnus rubra*) and black cottonwood (*Populus trichocarpa*) dominate the overstory with red-osier dogwood and twinberry (*Lonicera involucrata*) dominated the understory; invasive vegetation is limited. A long swale travels the southern boundary of the wetland and contained inundation in several areas during the site visit. Wetland B was preliminarily rated as a Category III wetland. City critical areas rate Wetland B as a Category II wetland; ESA preliminarily rates the wetland as a Category II or III wetland.

### **Wetland C**

Wetland C is a depressional and riverine wetland located in the northwestern project area (Figure 1). The wetland primarily contained a mixture of PFO and PEM habitats to the east with a large inundated area to the west that was dominated by emergent vegetation. Multiple wetland fingers were observed in the eastern wetland. Red alder and black cottonwood dominated the forested portions of the wetland, while spotted ladysthumb comprised much of the emergent area. Between PFO and PEM habitats, a fringe of PSS was observed; largely composed of red-osier dogwood and twinberry. Wetland C was preliminarily rated as a Category I or II wetland; the City rates it as a Category I wetland.

### **Wetland D**

Wetland D is a riverine wetland located along the western property boundary, south of the main Cadman entrance (Figure 1). The PEM wetland areas are primarily located at the northern and southern extents of the large, freshwater pond west of the Cadman property. This area connects directly to the main stem Skykomish River and is inundated throughout the year. The vegetation community is similar to those found at the other on-site wetlands. Wetland D was preliminarily rated as a Category I or II wetland; the City rates it as a Category I wetland.

### **Skykomish River**

The Skykomish River forms the southern boundary of the park property (Figure 1). The ordinary high water mark (OHWM) of the Skykomish River is over 300 feet wide in the vicinity of the property and a large gravel bar extends approximately half of the property's shoreline. The main stem is mapped as containing numerous salmonids, including: pink salmon (odd year), winter steelhead, fall Chinook, fall chum, coho, and Dolly Varden/bull trout. The Skokomish River, a shoreline of statewide significance, is rated as a Type 1 water.

### **Skykomish River Side Channels**

#### *Southwestern Side Channels*

Branching to the north from the main stem, Skykomish River side channels form a lattice-work of flow paths in the area adjacent to the river (Figure 1). Traveling further north from the main stem, these flow paths converge into a distinct side channel that flows along the western property boundary and underneath the Cadman Site entrance. The side channels are the primary source of hydrology to Wetland D and are flanked by intermittent riparian forest cover, but much of the stream banks are heavily vegetated with a mixture of native and invasive shrub and herbaceous species. The network of side channels located south of the freshwater pond and north of the main stem are mapped as containing the same salmonid species as the main stem and are preliminarily rated as Type 1 waters, which is the same rating provided by the City.

### *Northwestern Side Channels*

From the Cadman Site entrance, the side channel flows north towards the northern property boundary, and then to the west along the property boundary (Figure 1). Similar to the side channels located at the southwestern portion of the property, the northwestern side channel abuts wetland habitat and is a significant source of hydrology to Wetland C. Riparian forest cover is intermittent along the side channel, but vegetative cover along the banks is dense. Salmonid species are not mapped in the northwestern side channels, which are preliminarily rated as Type 3 waters (MMC 20.05.030).

### **Lake Tye**

Lake Tye is an approximately 42-acre man-made lake located along the City's western limits. Riparian vegetation is primarily composed of maintained lawn and emergent species; the latter is associated with the assumed lacustrine fringe wetland located intermittently along the lake's shoreline. Salmonid species are not documented within lake; however, the lake is considered a shoreline of the state and a Type 1 water.

## **City of Monroe Wetland and Stream Buffer Regulations**

The City of Monroe regulates development activities near wetlands according to Monroe Municipal Code (MMC) 20.05.0880 *Wetland Development Standards*. Per DMMC 20.05.0880(D), the following undisturbed wetland buffers are applicable to the Cadman Site:

- Category I wetland: 200-foot buffer;
- Category II wetland: 150-foot buffer; and
- Category III wetland: 75-foot.

City code regulates stream development under MMC 20.05.090 *Stream Development Standards*. The Skokomish River and Southwestern Side Channels, both Type 1 waters, have a required 200-foot buffer on each side of the channel. The Northwestern Side Channel, a Type 3 water, also has a required 200-foot buffer.

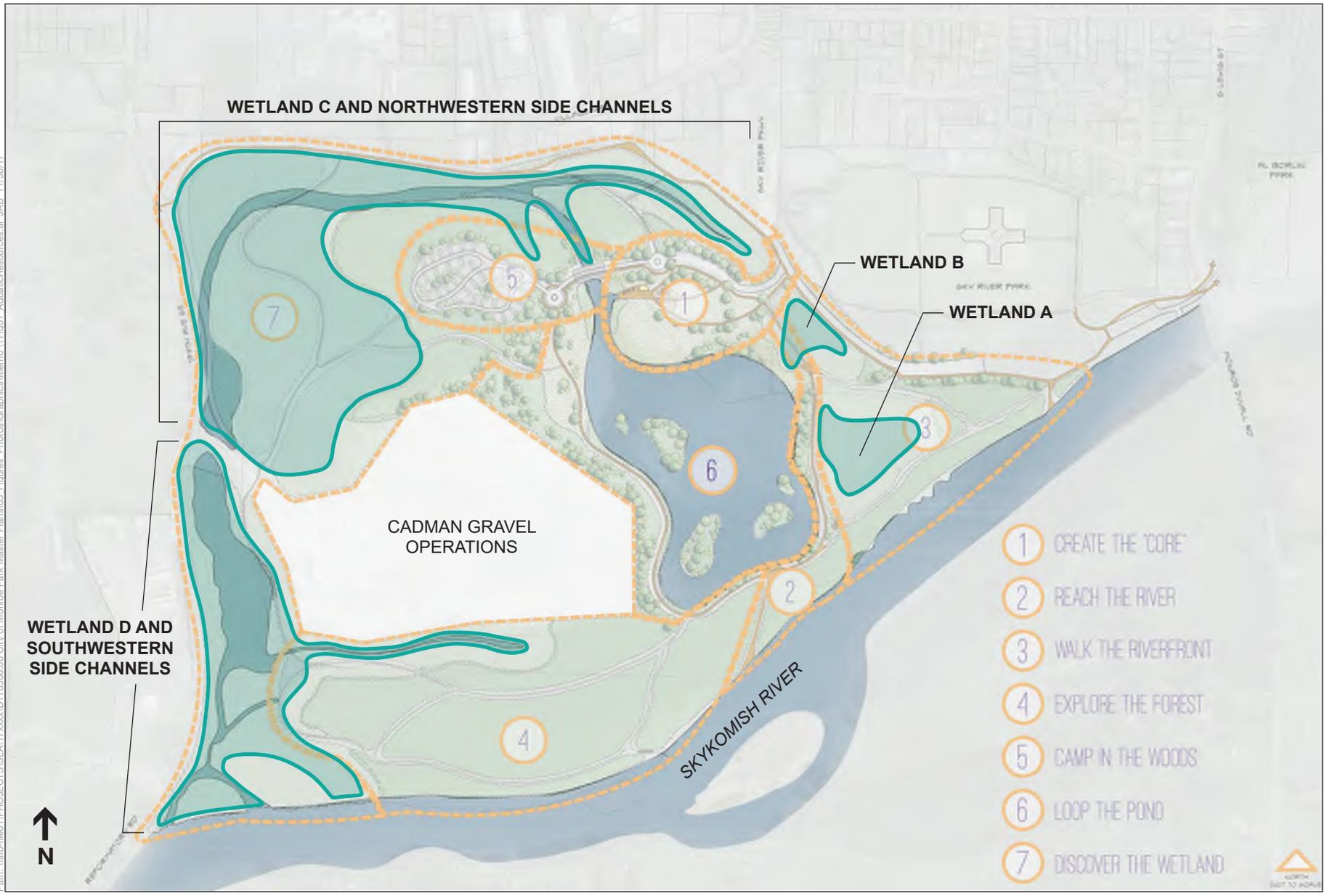
## **Mitigation Opportunities**

The primary on-site wetland mitigation opportunity is within and adjacent to Wetland A. Vegetation cover at the wetland was previously enhanced through the removal of invasive plant species and installation of native plants, but a lack of site maintenance resulted in unsuccessful mitigation efforts and a return to invasive plant species dominance. Wetland and buffer enhancement efforts at this location can once again be implemented and with property monitoring and maintenance, result in mitigation success. In addition, similar wetland enhancement activities could be implemented along the southeastern portion of Wetland C, which contains a native tree overstory, but significant cover of emergent invasive species (primarily reed canarygrass).

## **Limitations**

Within the limitations of schedule, budget, and scope-of-work, we warrant that this study was conducted in accordance with generally accepted environmental science practices, including the technical guidelines and criteria in effect at the time this study was performed. The results and conclusions of this report represent the author's best professional judgment, based upon information provided by the project proponent in addition to that obtained during the course of this study. No other warranty, expressed or implied, is made.

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City of Monroe Parks Master Plan

**Figure 1**

Aquatic Resources



An aerial photograph of a city, likely St. Louis, Missouri, showing the Mississippi River winding through it. The image is overlaid with a semi-transparent purple filter. Several areas, particularly along the riverbanks and in some urban clusters, are highlighted with white outlines, indicating flood risk zones. The text 'FLOOD RISK + HABITAT OPPORTUNITIES MEMO' is centered in white, outlined font.

FLOOD RISK + HABITAT OPPORTUNITIES MEMO



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# memorandum

date            November 29, 2017

to                Merit Oviir, HBB

from             Ryan Bartelheimer, PE

subject         Monroe Parks Master Plan - Flood Risk and Habitat Opportunities

Environmental Science Associates (ESA) is part of the Hough Beck & Baird Inc. (HBB) team supporting the development of the City of Monroe Parks Master Plan 2017 (Master Plan). While the Master Plan covers two sites, this memorandum addresses the flood risk and aquatic habitat opportunities only on the Cadman site, which is at the southern edge of the city, bordering the Skykomish River. ESA's scope includes reviewing flood maps, relevant reports, interviewing agency staff, visiting the site, and providing input to the team related to flood risk and habitat opportunities based on a review of existing published data, site visits and interviews. The purpose of this memo is to present a summary of reviewed data and their sources and highlight site constraints and opportunities related to flood risk and habitat improvement to inform the master planning process.

## **Flood Risk Analysis Based on Existing Documentation Review**

ESA started the flood risk analysis by reviewing available topographic data for the site. The Cedar River A 2014 Digital Terrain Model (DTM), obtained from the Washington LiDAR Portal, hosted by the Washington State Department of Natural Resources was selected for this effort because it is the most recent data set available for the site through the Washington LIDAR Portal and has appropriate resolution for this project.

ESA also reviewed existing and available hydraulic modeling results for the site. Federal Emergency Management Agency (FEMA) has published Revised Provisional maps and flood studies for this area. Results for the portion of the Skykomish River in the project vicinity are published in the FEMA flood study, page 64P (FEMA, 2016). Flood profiles for the 10-, 50-, 100-, and the 500-year flood events were utilized for this project. In addition to the larger flood profiles from the FEMA study, a Snohomish County 2-year flood profile generated from a calibrated HEC-RAS model of the site is shown as Figure 3 (R2 2010). The author of the document reported that the accuracy of the model calibration was within FEMA's limit of 0.5 feet and this profile has been incorporated into our study.

Individual flood profiles of the Skykomish River that are mentioned above were used to create a surface model of the flood waters in Geographic Information Systems (GIS). Each flood profile surface was then compared to the underlying Digital Terrain Model (DTM) to estimate the maximum water depth during the 2-, 10-, and 100-year flood events (Figures 1, 2 and 3).

Most of the site would be inundated during a 2-year flood, and during a 100-year flood, nearly all of the site would be inundated. As flood waters rise, the velocity and volume of water flowing across the site increases, leading to the initiation of geomorphic processes including erosion, scour, and deposition of sediment. Allowing the river to access this site during floods is essential to the ecology of the river and riparian corridor. As flood waters crest and the site is inundated, channel velocity and scour decrease as flowing energy is dissipated through interaction with the hydraulically rough floodplain. Existing vegetation at the site has an important role to play in retarding river velocity and scour and helps to remove sediment from the water column. Woody vegetation along the river boundary serves to stabilize banks through rooting and provides shade which moderates temperature increases in the summer months as well as other ecological benefits related to the riparian food web.

These desktop results were supplemented with observations made in the field on August 30, 2017, when ESA staff conducted a site visit. During our site visit, we observed that the portion of the Cadman site that will remain under Cadman ownership is flanked on the east by a substantial berm (Figure 5). The DTM from 2014 referenced above may not accurately depict the extent and height of the existing berm. Our review of available aerial photos revealed that the berm may have been modified in the last year or two.

During ESA's interview with a Snohomish County engineer, he mentioned that the landowners across the river have experienced river bank erosion and their concerns are ongoing (Gaddis, 2017). Therefore, actions considered on the Cadman site must be evaluated for the potential benefits or negative impacts to nearby properties during the detailed design phase.

## **Flood Risk Recommendations**

The pedestrian trails and other features that are proposed must be sited, oriented, and designed to minimize the potential to make the site more vulnerable to the erosive forces of flood waters. Sediment deposition on the river floodplain can't be avoided but it can be planned for and programmed into the master planning process. To reiterate, flood plains play an important role in the ecology and hydraulic/geomorphic function of the river and the interaction between river and floodplain, which includes sediment deposition, and should be an integral part of the master plan where frequent inundation is expected. Removal of vegetation and grading of the vegetated portions of the site are discouraged because these actions will likely increase geomorphic responses at the site and decrease landform stability. If the Cadman berm has been raised and/or expanded, it will likely impact the flow of flood water locally more than in the past and potentially increase the velocity of water around both the north and south ends of the berm. This discrepancy between actual site conditions and the topographic basis of the hydraulic models that ESA utilized to inform site conditions is of concern. One remedy to this situation is to survey the berm and modify the hydraulic models to produce more reliable results at the project site. In general, the topographic basis of the hydraulic modeling could be updated to more accurately represent existing topography and produce more reliable estimates of the expected depth and velocity of flood waters for use in the project. Finally, the one dimensional hydraulic model could be converted to a two dimensional model to increase hydraulic modeling resolution and improve results.

## **Habitat Opportunities Analysis Based on Existing Documentation Review**

There are historical accounts of a ferry service in operation at the extreme northwest part of the Cadman site in the late 1800s, prior to the construction of a bridge over the river. ESA staff also reviewed available aerial photographs of the site, which cover the time period from the 1930s to 2017. The earliest available aerial photo from the early 1930s shows that the Skykomish River flowed around an island just south of the current Cadman

operations. This island is now a well-vegetated gravel bar that has a number of overflow channels crossing it. While the river now flows to the south side of these former river channels, those former channels are important pathways for the movement of water and sediment and provide valuable habitat for fish during high water events. These features are visible in Figure 4, which is a Hillshaded Digital Terrain Model of the site.

A previous geomorphic analysis of the Skykomish River by R2 Resource Consultants was commissioned by Snohomish County in 2010. The R2 effort was summarized in a Technical Memorandum (TM) that identified multiple habitat restoration approaches that are consistent with the natural processes of the lower Skykomish River. ESA interviewed Bob Aldrich, a retired Snohomish County engineer who commissioned the work, and Brett Gaddis, a current engineer with Snohomish County (Aldrich, 2017; Gaddis, 2017).

The TM concluded that at the Cadman site, the conditions are favorable for inducing channel splits due to the local aggradation of sediment and existing perched side channels, which together could lead to sustainable side channel habitat. This opportunity was originally referenced as Project ID #108 in the Snohomish Basin Salmon Conservation Plan (Snohomish Basin SRF, 2005). It is referred to with the same identifier in the R2 TM and the Lower Skykomish River Reach Scale Plan (Snohomish County SWM et. Al., 2017). Within the Habitat Work Schedule, it is identified as HWS #07-MPR-154. The agency staff interviewed generally agreed that this project has good potential (Aldrich, 2017; Gaddis, 2017; Bails, 2017).

The Snohomish Basin Salmon Conservation Plan and the Lower Skykomish River Reach Scale Plan identify another opportunity on the site as Project ID#109, Cadman wall-based channel reconnection. Within the Habitat Work Schedule, it is identified as HWS #07-MPR-155. The project idea is to improve the connection to the Skykomish River of about a mile and a half of existing channel along the west and north perimeter of the Cadman site, up to the steep edge of the floodplain. Currently there are ponds and flood channels located along the west and north edges of the site that are isolated from the river most of the time due to a perched culvert under Cadman's driveway and the lack of a continuous channel south to the river. See Figure 5. The culvert was perched a few feet above the water levels in the ponds to the north and south during our site visit and the north end of the pipe is deformed, possibly due to excessively high velocity flow to the south during floods. Water levels in the ponds and channels appear to vary by year and season based on aerial photo review. No evidence of surface water sources flowing into this area were observed through our aerial review or site visit. The area is believed to be backwatered by the Skykomish River at flood stages. During higher water events, water flows westward around the south side of the Sky River Park into the eastern extent of the northern channel. This habitat restoration opportunity has the potential to improve fish access while the river flow is high, but without a source of water flowing through the channels and having a continuous channel to the river, the accessibility for fish to enter and leave the site during low river flows is lacking.

We noted during our site visit that there is a pipe discharging water from the shoulder of the road at the extreme southwest corner of the site (Pipe Discharge Figure 5). Fishermen present during our site visit said that the pipe has always been discharging water in their many, many visits to fish the river in that location. There were no open watercourses in the vicinity of the road. After contacting the adjacent landowner about the water discharge, he informed ESA that the Department of Corrections has an easement across his property for a pipeline that discharges to the river in that location (Remlinger, 2017). ESA contacted Department of Corrections to inquire about the source of the water, but no response was received. ESA searched Ecology's Water Quality Permitting and Reporting Information System to look for permits related to this point of discharge, but none were found. Additional research and testing is required to determine the source and quality of this discharge.

When ESA interviewed Jaimie Bails, Area Habitat Biologist with Washington Department of Fish & Wildlife, about habitat opportunities on the site (Bails, 2017), she provided comments that included:

- Reduce fish stranding
- Increase the site's ability to be geomorphically influenced by the river
- This site has strong habitat potential
- Grant applications for habitat improvements at this site would likely rank highly

## **Habitat Opportunities Recommendations**

Any habitat enhancement opportunity should be considered in light of the geomorphic processes at work in the Skykomish River. We recommend that a 2-dimensional hydraulic model be used during the design process to provide the level of detail and analysis that we think is appropriate for this site. The benefit is that this more complex modeling approach would provide water velocities and sediment mobility, among other things, in addition to the modeled water elevations that would come from a simpler hydraulic model. We recommend a bold approach for this site that envisions it as a multi-use area that would be expected to flood in the winter yet provide a multitude of recreational benefits, with maximum use during the non-flood season. Recreational access within the more flood-prone areas of the site must be carefully designed to withstand flooding and not hinder efforts to restore salmon habitat.

As noted earlier in this memo, the concept for Project ID#108 appears to be compatible with the river processes. However, the design process will necessarily need to involve a more in-depth inventory of existing conditions in the river and in the adjacent floodplain and develop an understanding of what changes could be expected in the area as a result of a project, especially knowing that Snohomish County has heard from residents across the river regarding river bank erosion concerns (Gaddis, 2017).

The concept for Project ID#109 has some merit, but the constraints listed above must be addressed for the opportunity to provide meaningful and sustainable benefit for salmon. The recommendations below could help ease those concerns.

The site has a number of man-made features that could strand fish after a flood. The areas of concern include the constructed ponds on the site and the perched culvert under Cadman's driveway. Options for replacing the culvert should be considered carefully, as even a much larger replacement culvert may still provide a significant floodplain constriction, even if it greatly improves the connection between river and the northern part of the site. Additional survey, study, and design are needed to determine what combination of actions could be taken to improve the connectivity of channels throughout the site and create persistent flows through the site.

We suggest that installing water level loggers in a few locations on site would provide insight into how the water levels and temperatures on site change in response to varying flows in the Skykomish River. It may be possible to create an outlet channel and lower the level of the large pond enough to provide flow through the channels and ponds onsite yet still retain the pond for recreational purposes.

If the quality of the water discharged by the Department of Corrections can be expected to be reliably good, the point of discharge could be moved farther north, maybe just south of the Cadman driveway, to provide some persistent flow into the pond and out to the river, which could improve the water quality there for fish. Information is needed on the source, quality, and quantity of the water coming from this point of discharge.

## **Limitations**

Within the limitations of schedule, budget, and scope-of-work, we warrant that this study was conducted in accordance with generally accepted environmental science practices, including the technical guidelines and criteria in effect at the time this study was performed. The results and conclusions of this report represent the author's best professional judgment, based upon information provided by the project proponent in addition to that obtained during the course of this study. No other warranty, expressed or implied, is made.

## **List of Figures**

**Figure 1. 2-Year Flood Event**

**Figure 2. 10-Year Flood Event**

**Figure 3. 100-Year Flood Event**

**Figure 4. Hillshaded Digital Terrain Model**

**Figure 5. Cadman Site Features**

## References

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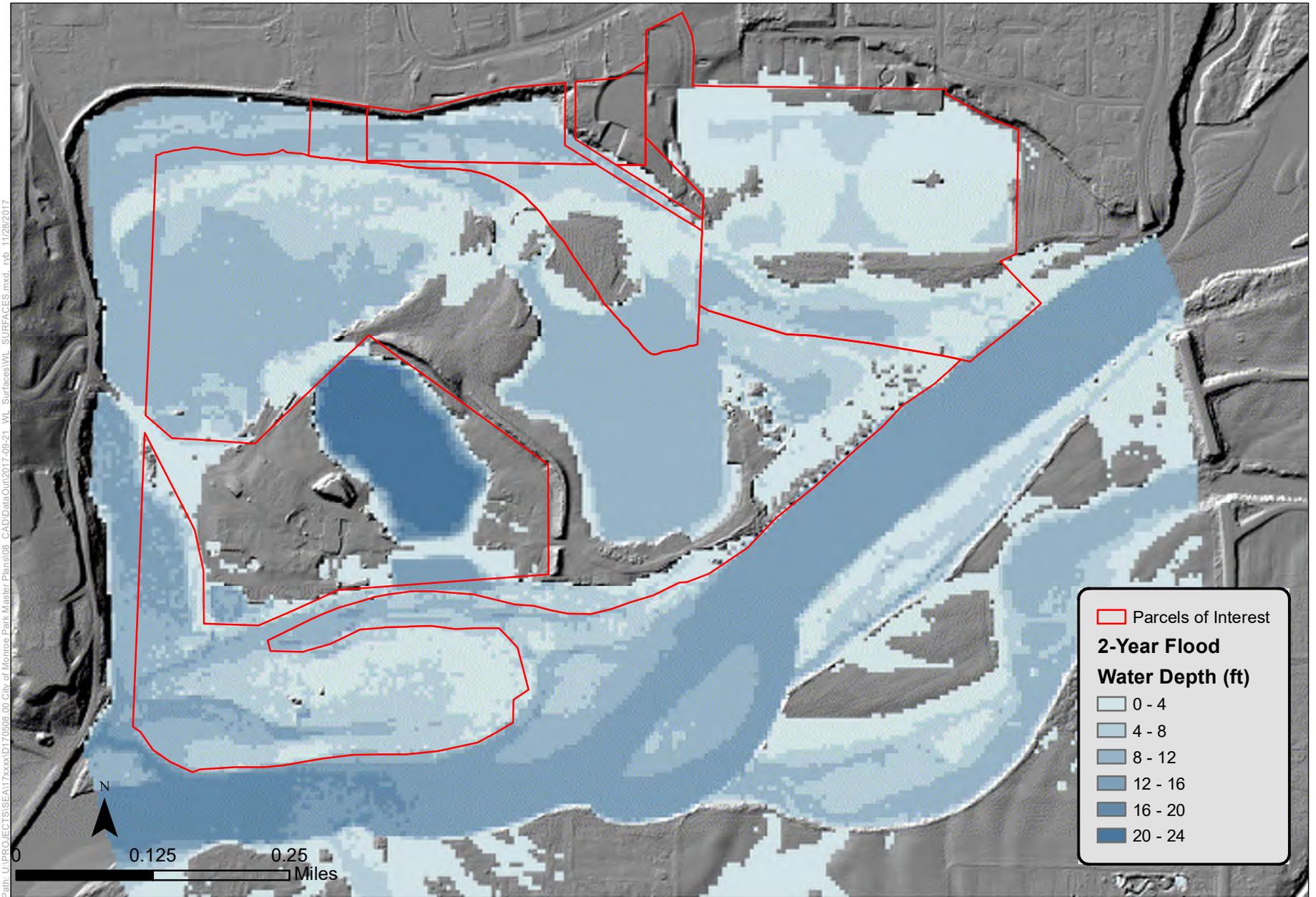
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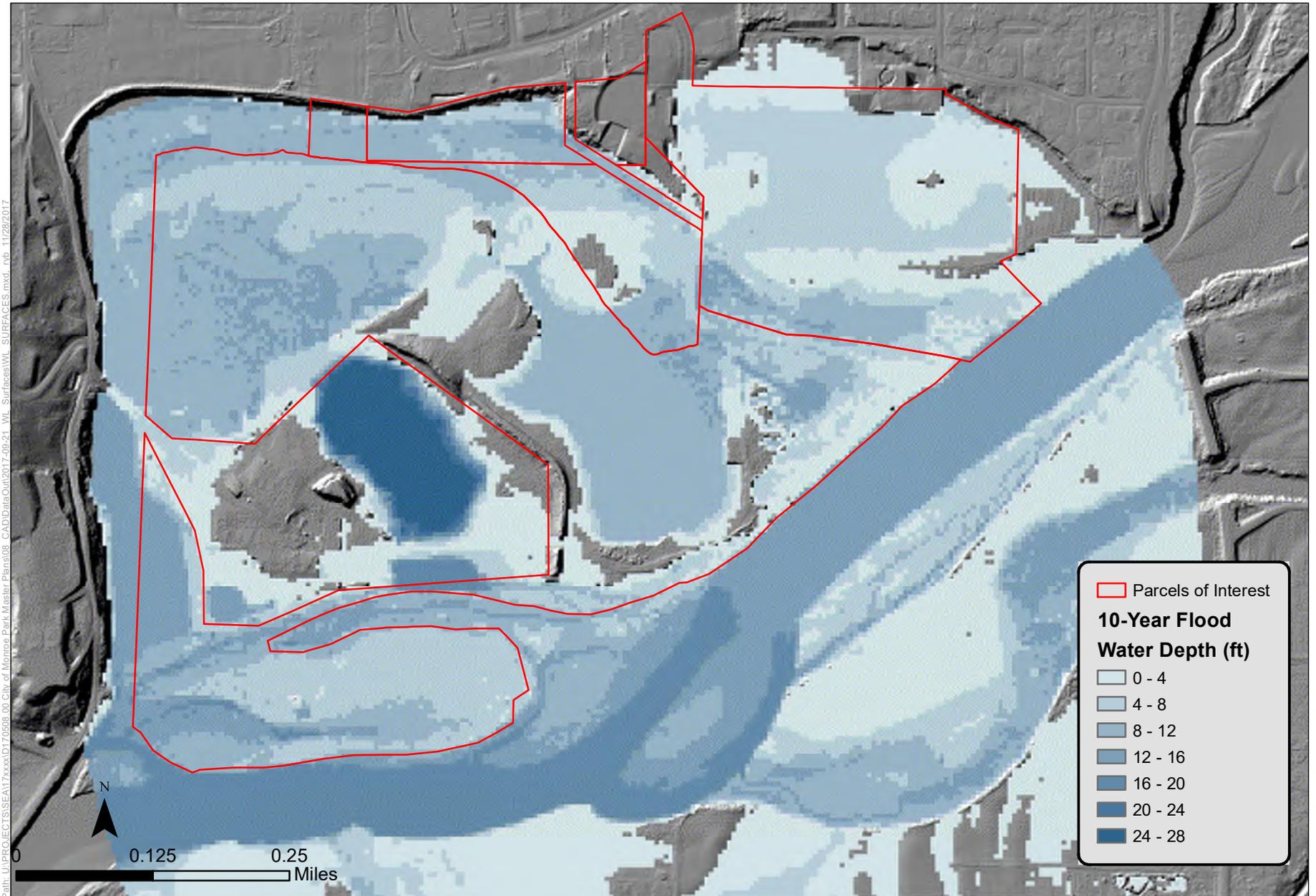
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SOURCE: DNR, 2014, NHC Report, Snohomish County, 2017.

D170508.00 City of Monroe Park Master Plans

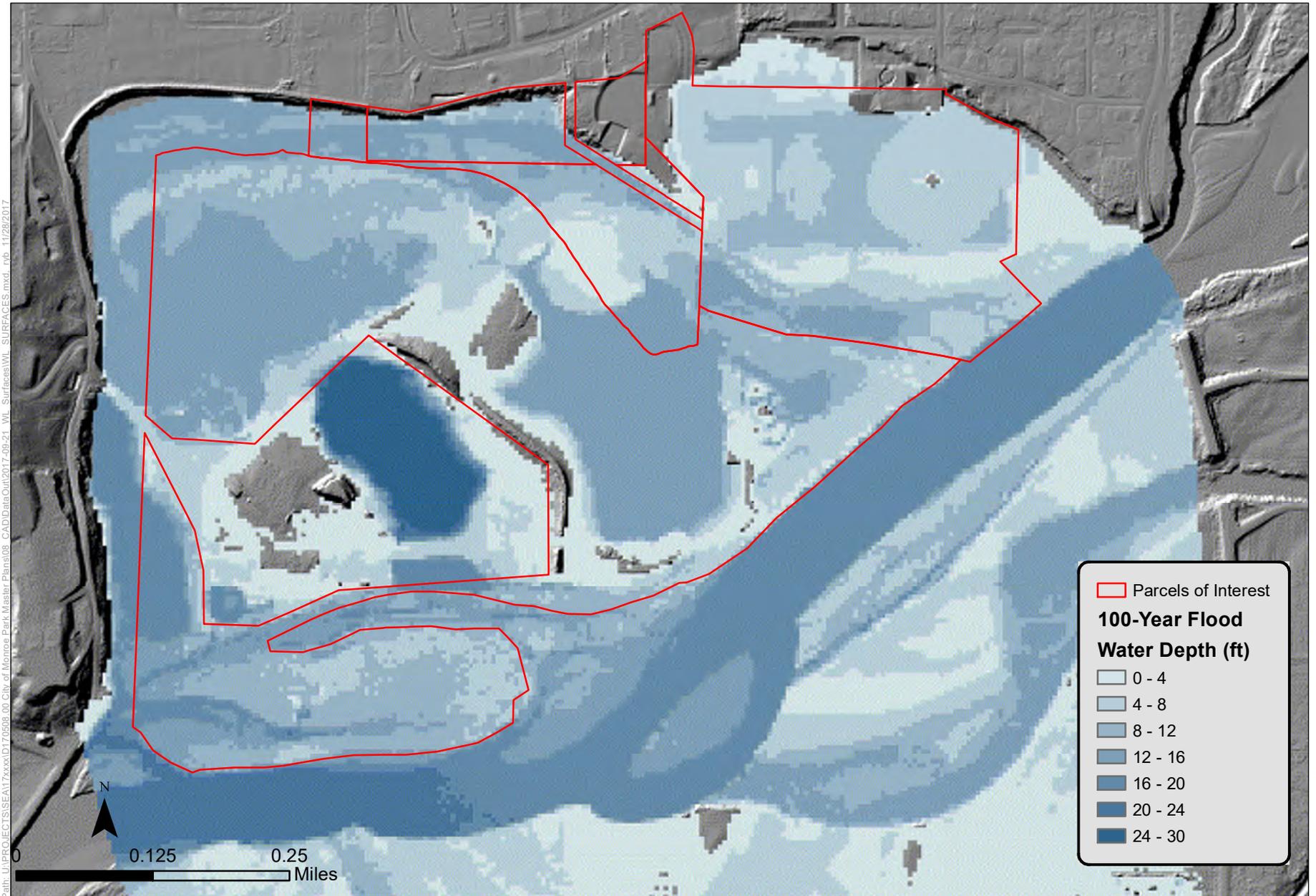
**Figure 1**  
2-Year Flood Event



SOURCE: DNR, 2014, NHC Report, Snohomish County, 2017.

D170508.00 City of Monroe Park Master Plans

**Figure 2**  
10-Year Flood Event



SOURCE: DNR, 2014, NHC Report, Snohomish County, 2017.

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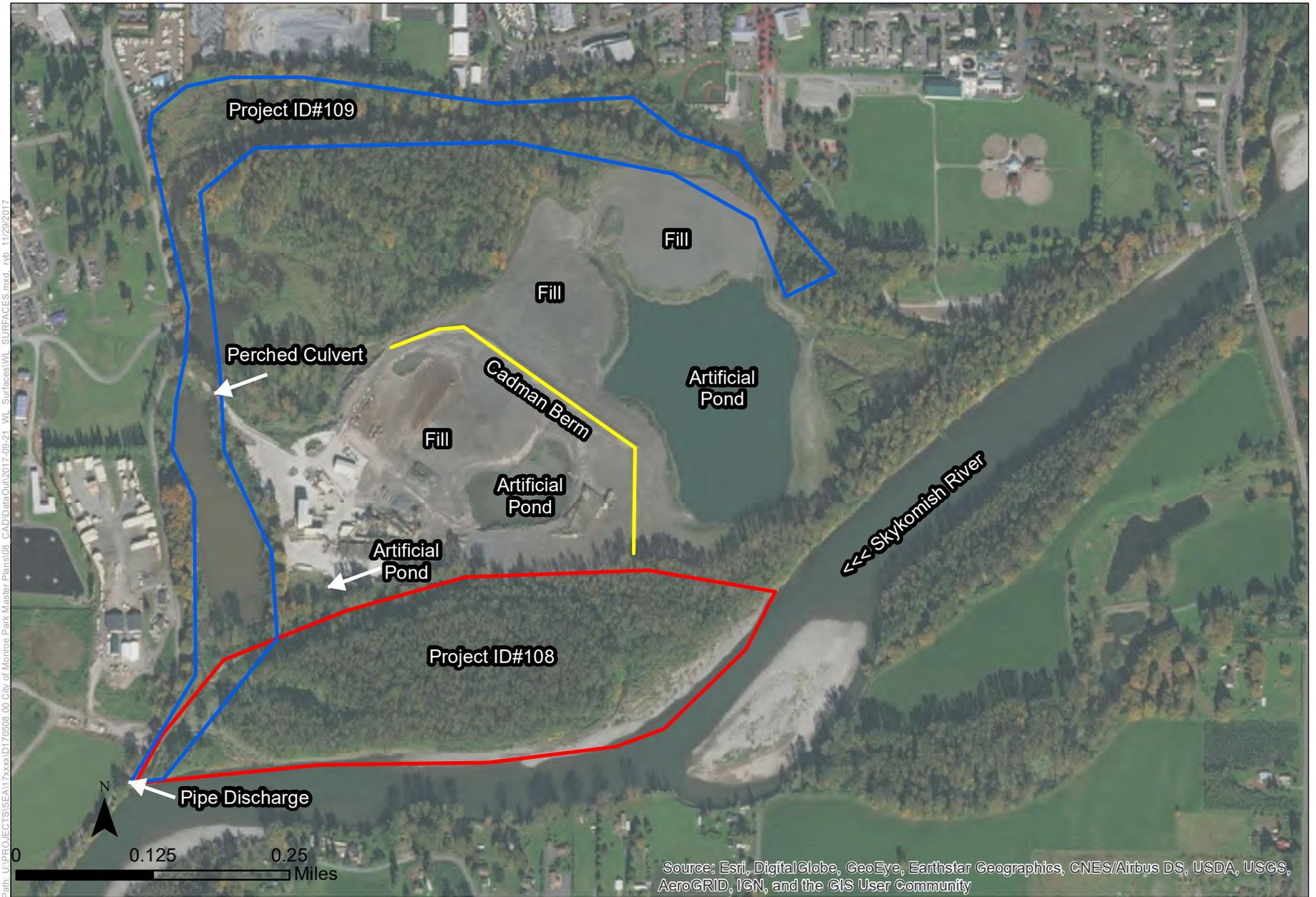
**Figure 3**  
100-Year Flood Event



SOURCE: DNR, 2014; DigitalGlobe, 2016; Snohomish County, 2017.

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**Figure 4**  
Hillshaded Digital Terrain Model



SOURCE: DNR, 2014; DigitalGlobe, 2016; Snohomish County, 2017.

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**Figure 5**  
Cadman Site Features



PERMIT MATRIX MEMO



# memorandum

date November 30, 2017  
to Merit Oviir, HBB  
from Scott Olmsted  
subject Monroe Parks Master Plan – Permit Matrix

The purpose of this memorandum is to identify potential environmental permits, triggers, and submittal requirements for the redevelopment of the Lake Tye Park and development of the proposed Cadman Site by the City of Monroe (City). The summary below describes the project background, location, and proposed work. The attached permit matrix summarizes the applicable permits and regulations and lists associated timelines for permit submittal and approval.

## **Background**

The City of Monroe is developing Master Park Plans for two separate recreation sites, Lake Tye Park and the Cadman Site. Lake Tye Park (14964 Fryelands Blvd., Monroe, Washington) is an approximately 64-acre property, including a 40-acre man-made lake designated as a Water of the State owned by the City). Cadman Site (west and adjacent to 413 Sky River Parkway, Monroe, Washington) is an approximately 160-acre property owned by Cadman Rock Inc. (Cadman) to be transferred by agreement to the City of Monroe and dedicated for park space.

The key elements of the proposed redevelopment at Lake Tye Park may include construction or rehabilitation of:

- Playfields,
- Parking lot,
- Playground,
- Skate park facilities, and
- Shoreline habitat enhancements.

The key elements of the proposed park development at the Cadman Site may include construction of:

- Roads, traffic circles, and bridge,
- Pedestrian and bicycle trails,
- Parking lot,
- Camp sites,
- Playground, and
- Wetland, stream, and upland habitat enhancements.

## **Project Locations**

### *Lake Tye Park*

Lake Tye Park is located along Fryelands Boulevard immediately north of Fryelands Elementary School. The site extends north nearly to U.S. Highway 2 and excludes commercial land use in the vicinity of Fryelands Boulevard and Tye Street Southeast. The primary park entrance is located at Fryelands Boulevard and Wales Street Southeast.

### *Cadman Site*

The Cadman site is located adjacent to and north of the Skykomish River and extends north to Sky River Park and Park Place Middle School. Cadman Inc. will continue mining operations in the central portion of the property, which is excluded from the proposed park development. The main entrance to the property is currently off of 177<sup>th</sup> Avenue Southeast.

## **Existing Information on Environmentally Sensitive Areas**

No mapped wetlands are identified at Lake Tye Park; however, local, state, and federal regulatory agencies map multiple wetlands at the Cadman Site. Two agricultural canals intersect Lake Tye and are mapped as containing several salmonid species, including: pink salmon (odd year), winter steelhead, fall Chinook, fall chum, coho, and Dolly Varden/bull trout. These same salmonid species are mapped in the Skokomish River adjacent to the Cadman Site and in the associated side channels of the river that are located in the southwestern portion of the site.

## **Summary of Permit Requirements**

The following matrix identifies the environmental permits required to complete the proposed developments. The Corps permit, Section 7 consultation, and DAHP Section 106 consultation are the permit applications that will require the longest lead times. Permit timelines listed in the table are estimates based upon prior experiences. Actual permit receipt timelines can vary greatly depending upon such variables as agency staff workload, project complexity, requests for additional information.

# City of Monroe Parks Master Plan Permit Matrix

Potential Permits/Approvals	Regulated Activity	Submittal Requirements	Estimated Permit Review Timeline	Comments
<b>Federal</b>				
<p>US Army Corps of Engineers (Corps), Seattle District</p> <p>Section 404 Nationwide Permits (NWP) 14, 27, and 42</p> <p>Triggered by placement of fill within waters of the U.S. (wetlands and streams)</p>	<p>The Corps will determine if one of more of the following NWPs may be required for construction discharges of dredged or fill material into waters of the U.S.</p> <ul style="list-style-type: none"> <li>• NWP 14 – Linear Transportation Projects</li> <li>• NWP 27 – Aquatic Habitat Restoration, Establishment, and Enhancement Activities</li> <li>• NWP 42 – Recreational Facilities</li> </ul>	<p>Detailed project description, site plans, and mitigation plan as required by Joint Aquatic Resources Permit Application (JARPA) form. Requires completion of the Mitigation Plan.</p> <p>Typically prepared at 30% design level.</p> <p>The JARPA form is used for the application. Nationwide Permits 14 and 42 requires a Pre-Construction Notification (PCN). A PCN may be required for NWP 27.</p>	<p>9-12 months after complete application is submitted.</p> <p>Public notification (30 days).</p>	<p>Nationwide Permit 14 authorizes activities related to the construction, expansion, modification, or improvement of linear transportation projects. For projects in non-tidal waters, the discharge cannot cause the loss of greater than ½ acre of waters of the U.S. Stream channel modification is limited to the minimum necessary to construct or protect the linear transportation project. Includes temporary work to construct the facility.</p> <p>Nationwide Permit 27 authorizes restoration, enhancement, and establishment of tidal and non-tidal wetlands, streams, and riparian areas provided those activities result in net increases in aquatic resource functions and services. The project must result in aquatic habitat that resembles an ecological reference. Except for the relocation of non-tidal waters on the project site, this NWP does not authorize the conversion of a stream or natural wetlands to another aquatic habitat type or uplands. Compensatory mitigation is not required for activities authorized by this NWP.</p>

Potential Permits/Approvals	Regulated Activity	Submittal Requirements	Estimated Permit Review Timeline	Comments
				Nationwide Permit 42 authorizes activities that discharge dredged or fill material into non-tidal waters of the United States and for the construction or expansion of recreational facilities construction or expansion of small support facilities. The discharge must not cause the loss of greater than 1/2-acre of non-tidal waters of the United States. The discharge must not cause the loss of more than 300 linear feet of stream bed.
NOAA Fisheries, National Marine Fisheries Service (NMFS)  Section 7 Endangered Species Act consultation  Triggered by Section 404 Corps Permit	Required if project has federal nexus (see Comments) or involves activity that may have an impact on listed species or its critical habitat.	Requires specific construction detail for <i>No Effect letter</i> or <i>Biological Assessment</i> .  Typically prepared at 30% design level.	Review and approval of the No Effect Letter is made by Corps as part of the JARPA.  Review and approval of a Biological Assessment is made by U.S. Fish and Wildlife Service and National Marine Fisheries Service as part of the JARPA.	Listed salmonid species are mapped within and adjacent to the Cadman Site (No documented listed fish species at Lake Tye Park). The scope and scale of construction activities will dictate the type of consultation (e.g., formal versus informal) and associated documentation.  The Corps is responsible for Section 7 compliance.
Washington Department of Archaeology and Historic Preservation (DAHP) and Potentially Affected Tribes  National Historic Preservation Act – Section 106 consultation  Triggered by Section 404 Corps Permit	Necessary if project has federal nexus and potential for ground disturbance or effects on historic properties. Consultation with DAHP and potentially affected tribes is required.	Letter from Corps that initiates consultation with DAHP and the tribes requesting confirmation of Area of Potential Effect (APE).  A Cultural Resource Report containing an inventory of all historical and archaeological resources within the APE must also be submitted, once the APE is approved by the State Historical Preservation Officer (SHPO).	The timing varies and depends on the results of the Cultural Resource Survey.  DAHP and the tribes have 30 days to confirm the APE. DAHP has another 30 days to review and comment on the Cultural Resources Survey.	Need limits of disturbance that includes utility alignments and staging areas.  The Corps is responsible for initiating consultation.

Potential Permits/Approvals	Regulated Activity	Submittal Requirements	Estimated Permit Review Timeline	Comments
<b>State</b>				
<p>Washington Department of Ecology (Ecology)</p> <p>Section 401 Water Quality Certification</p> <p>Triggered by Section 404 Corps permit</p>	<p>Triggered by a federal permit or license to conduct any activity that might result in a discharge of dredge or fill material into waters of the US, including non-isolated wetlands.</p>	<p>Detailed project description, site plans, and mitigation plans as required by JARPA application.</p> <p>Typically prepared at 30-60% design level.</p> <p>Construction best management practices and Temporary Erosion and Sediment Control (TESC) Plan.</p>	<p>Concurrent with Section 404.</p> <p>Up to one year to approve, condition, or deny.</p> <p>Note: Usually takes 30 days but can take up to 180 days (agency has up to one year to act).</p> <p>Public notification (20 days).</p>	<p>Water quality certification is certified, subject to specific Section 401 Certification conditions, as part of the Corps' NWRPs 14, 27, and 42.</p> <p>Use JARPA form.</p> <p>The Corps facilitates this process with Ecology directly.</p> <p>Issued before Corps permit.</p>
<p>Washington Department of Ecology (Ecology)</p> <p>Construction Stormwater General Permit (National Pollutant Discharge Elimination System [NPDES])</p> <p>Required for ground disturbance over 1 acre</p>	<p>A Construction Stormwater General Permit is required for any project that involves:</p> <p>1) Soil disturbance such as clearing, grading, excavation, and/or demolition that will disturb one acre or more, and</p> <p>2) There is a potential that stormwater from all or a portion of the construction site could enter surface waters or conveyance systems that discharge to surface waters.</p>	<p>Detailed project description (disturbance area, staging and access areas), at least 60 days prior to start of construction.</p> <p>Typically 90% design level.</p>	<p>Approval process typically between 45 and 180 days, depending on the complexity of the project.</p> <p>Permit coverage cannot be granted sooner than 31 days from date of public notice.</p>	<p>Use on-line Notice of Intent application.</p> <p>Stormwater Pollution Prevention Plan (SWPPP), which includes a TESC Plan, must be prepared and available onsite during construction.</p> <p>Stormwater monitoring must be conducted by a Certified Erosion and Sediment Control Lead (CESCL) during construction activities.</p> <p>City of Monroe Parks Department obtains this permit.</p>
<p>Washington Department of Fish and Wildlife (WDFW)</p> <p>Hydraulic Project Approval (HPA)</p> <p>Required for projects that affect waters of the State including streams (e.g., bridges, culverts, dredging, outfall structures, debris removal).</p>	<p>Required if project involves work that uses, diverts, obstructs, or changes the natural flow or bed of state waters.</p>	<p>90% plans for work within the Ordinary High Water Mark (OHWM).</p> <p>100% plans for the proper protection of fish.</p>	<p>Maximum 45 days after application and SEPA compliance are complete.</p>	<p>Apply online using the Aquatic Protection Permitting System (APPS).</p> <p>SEPA process must be completed prior to APPS submittal.</p>

Potential Permits/Approvals	Regulated Activity	Submittal Requirements	Estimated Permit Review Timeline	Comments
<b>Local &amp; Regional</b>				
City of Monroe Grading Permit	Required if the project involves any grading, excavation and earthwork construction, including fills and embankments.	A completed combined permit application form, grading plans, applicable reports, Stormwater Pollution Prevention Plan (SWPPP), including a Temporary Erosion and Sedimentation Control (TESC).  Complete submittal requirements can be found at: <a href="http://monroewa.gov/DocumentCenter/Home/View/360">http://monroewa.gov/DocumentCenter/Home/View/360</a>	Approval process is typically 90 days	SEPA determination may be required.
City of Monroe State Shoreline Management Act Shoreline Substantial Development Permit (SSDP)  Based on location and fair market value of project.	Any proposal that is within 200 feet of a Shoreline of the State (Lake Wilderness) and whose value exceeds \$5,718.  RCW 90.58 provides that a SSDP shall only be granted when the development proposed is consistent with the SMA, the regulations contained in the State Shoreline Management Permitting & Enforcement Procedures (WAC 173-27) and the City of Monroe Shoreline Master Program.	King County SSDP Application available at <a href="https://www.monroewa.gov/DocumentCenter/View/3982">https://www.monroewa.gov/DocumentCenter/View/3982</a>  To be submitted with the City's Combined Permit Application.	Typically takes 120 days provided no appeals are filed or substantial additional information is required.  The minimum public comment period for a SSDP is 30 days.  A SEPA threshold determination will be issued prior to issuance of the SDP decision.	Must also be noted in Section 10b of the JARPA form.  A pre-development review meeting with City permitting staff is required prior to filling out a SSDP application.

Potential Permits/Approvals	Regulated Activity	Submittal Requirements	Estimated Permit Review Timeline	Comments
<p>City of Monroe</p> <p>State Environmental Policy Act (SEPA) Threshold Determination</p> <p>Required for City projects.</p>	<p>Any proposal that requires a state or local agency decision to license, fund, or undertake a project can trigger environmental review under SEPA (see WAC 197-11-704 for a complete definition of agency action).</p> <p>SEPA requires all governmental agencies to consider the environmental impacts before project approval.</p>	<p>The City's standard Determination of Non-Significance (DNS) and checklist form.</p> <p>Typically prepared at 10-30% design level.</p> <p>To be submitted with the City's Combined Permit Application.</p>	<p>SEPA Lead Agency Threshold Determination issued at 30% design.</p> <p>Typically, 2-month process, including 14-day public comment period.</p> <p>Decision is appealable to the Hearing Examiner.</p>	<p>The City will issue SEPA DNS &amp; Checklist.</p>
<p>City of Monroe</p> <p>Critical Areas Study</p> <p>Required for all components of the project located in a critical area (wetlands, fish and wildlife habitat conservation areas, and associated buffers)</p>	<p>Required if construction or other project activities will cause disturbance within environmentally critical areas.</p>	<p>Project plans and Mitigation Plan. City may have additional requirements before permit issuance.</p> <p>Typically prepared at 30% design level.</p>	<p>Concurrent with SEPA review.</p>	<p>The reports will need to include the potential impacts of the proposed project and associated mitigation measures.</p>
<p>City of Monroe</p> <p>Forest Practices/Land Clearing Permits</p> <p>Required for land clearing and tree removal exceeding specific areas or volumes.</p>	<p>Required if the project clears more than a half an acre over a six-year period, unless an associated land development merit has been issued.</p> <p>Required for projects that cut and/or remove more than 5,000 board feet of timber or more than a half an acre, whichever is greater, over a six-year period.</p>	<p>Complete submittal requirements can be found at:  <a href="https://www.monroewa.gov/DocumentCenter/View/3029">https://www.monroewa.gov/DocumentCenter/View/3029</a></p>	<p>Director will issue a determination within 120-days.</p> <p>15-day public comment period.</p>	<p>The Community Development Director will administratively review and approve, approve with conditions, or deny the application.</p>

An aerial photograph of a city grid, overlaid with a semi-transparent purple filter. A prominent river or canal winds through the city, crossing several streets. In the upper left quadrant, there is a large, circular stadium-like structure with a tiered seating area. The text 'CADMAN SITE - PROJECT COST ESTIMATE' is centered in the middle of the image in a white, outlined font.

CADMAN SITE - PROJECT COST ESTIMATE

# Estimate of Probable Cost of Construction

Hough Beck & Baird Inc.

Date: January 5, 2017

Project Name: Monroe Parks Master Plan: Cadman Site  
 Project Number: 2017-18  
 Project Phase: Master Plan  
 Prepared By: C. Diggins, M. Oviir  
 Checked By: M. Walton/ J. Vong

	<b>Construction Costs (City Portion Only)</b>	<b>Design Fees (20%)</b>	<b>Admin/ Permitting Fees (5%)</b>	<b>Contingency (20%)</b>	<b>Total Project Cost</b>
<b>Area 1: Create the Core</b>	<b>\$6,086,000</b>	\$1,217,000	\$304,000	\$1,217,000	<b>\$8,824,000</b>
<b>Area 2: Reach the River</b>	<b>\$3,215,000</b>	\$643,000	\$161,000	\$643,000	<b>\$4,662,000</b>
<b>Area 3: Walk the Riverfront</b>	<b>\$1,066,000</b>	\$213,000	\$53,000	\$213,000	<b>\$1,545,000</b>
<b>Area 4: Explore the Forest</b>	<b>\$905,000</b>	\$181,000	\$45,000	\$181,000	<b>\$1,312,000</b>
<b>Area 5: Camp in the Woods</b>	<b>\$2,569,000</b>	\$514,000	\$128,000	\$514,000	<b>\$3,725,000</b>
<b>Area 6: Discover the Wetland</b>	<b>\$7,407,000</b>	\$1,481,000	\$370,000	\$1,481,000	<b>\$10,739,000</b>

Assumptions:

1. Costs are shown in 2017 dollars.
2. Escallation is not included.
3. Street improvements along Sky River Pkwy are not included.
4. 1% for art is not included.
5. Side channel restoration and salmon habitat improvements not included.

# Estimate of Probable Cost of Construction

Hough Beck & Baird Inc.

Date: January 5, 2017

Project Name: Monroe Parks Master Plan: Cadman Site  
Project Phase: Master Plan

## Area 1: Create the Core

Item Description	Qty	Unit	Unit Cost	Item Total
<b>1.00 Demolition/Site Preparation/Grading</b>				
1.01 Vegetation Protection Fence	1,143	LF	\$4.00	\$4,572
1.02 Construction Fence	3,000	LF	\$5.00	\$15,000
1.02 Site Clearing and Grubbing (4" depth)	10.8	AC	\$12,000.00	\$129,600
1.03 TESC (temporary erosion & sediment control)	3,000	LF	\$5.75	\$17,250
2.10 Import Fill (Structural fill)	21,600	TN	\$18.00	\$388,800
2.11 Export Cut	4,000	CY	\$20.00	\$80,000
2.12 Prepare Subgrade (entire area)	10,400	SY	\$2.00	\$20,800
<b>2.00 Site Utilities / Drainage</b>				
2.01 Drainage Pipe - CPEP - 12" Diameter	540	LF	\$45.00	\$24,300
2.02 Catch Basin (Type 1)	1.00	EA	\$1,700.00	\$1,700
2.03 Catch Basin (Type 2)	4.00	EA	\$3,200.00	\$12,800
2.04 DI/HDPE 6" Water Main	1,400	LF	\$56.00	\$78,400
2.05 HDPE 2" Coldwater Service	537	LF	\$10.00	\$5,370
2.06 Fire Hydrant Assembly	1	EA	\$6,000.00	\$6,000
2.07 60" Sewer Pump Station	1	EA	\$10,000.00	\$10,000
2.08 HDPE 3" Sewer Forcemain	1,600	LF	\$1,750.00	\$2,800,000
2.09 Electric Service		LS		\$0
<b>3.00 Paving</b>				
3.01 Concrete Paving (broom finish w/ tool joint)	335	CY	\$600.00	\$201,000
3.02 Asphalt Paving	1,250	TN	\$87.00	\$108,750
3.03 Curb & Gutter	660	LF	\$30.00	\$19,800
3.04 CSTC - WSDOT SPEC	2,140	TN	\$35.00	\$74,900
3.05 CSBT - WSDOT SPECT	2,140	TN	\$32.00	\$68,480
3.06 Pavement Striping	1,000	LF	\$2.00	\$2,000
3.07 Hand Carry Boat Launch (informal, gravel)	1	EA	\$35,000.00	\$35,000
3.08 Vehicle Gate	1	EA	\$10,000.00	\$10,000
<b>4.00 Site Improvements</b>				
4.01 Trash/Recycle Receptacle (metal, with concrete pad)	4	EA	\$1,500.00	\$6,000
4.02 Bench (metal, 8' length, with concrete pad)	6	EA	\$2,500.00	\$15,000
4.03 Picnic Shelter	1	EA	\$80,000.00	\$80,000
4.04 Picnic Table (5 person, metal, with concrete pad)	5	EA	\$5,000.00	\$25,000
4.05 Bike Rack (metal, single loop)	3	EA	\$1,000.00	\$3,000
4.06 Bollard (removable metal)	4	EA	\$1,200.00	\$4,800
4.07 Signage - Wayfinding	3	EA	\$2,000.00	\$6,000
4.08 Signage - Interpretive (single frame post with graphic panel)	2	EA	\$5,000.00	\$10,000
4.09 Signage - Park Entry Sign	1	EA	\$10,000.00	\$10,000
4.10 Signage - Kiosk	1	EA	\$10,000.00	\$10,000
4.11 Boulders / Logs	30	EA	\$500.00	\$15,000
4.12 Play Area	1	EA	\$300,000.00	\$300,000

<b>5.00 Planting</b>				
5.01 Planting Area (shrubs, groundcovers, soil, fertilizer)	46,799	SF	\$15.50	\$725,385
5.02 Trees (2" Caliper)	72	EA	\$350.00	\$25,200
5.03 Seed Lawn Installation (lawn seed, soil, fertilizer)	309,619	SF	\$2.50	\$774,048
5.04 Temporary Irrigation (fully automatic spray system)	356,418	SF	\$0.50	\$178,209
<b>6.00 Structures</b>				
6.01 Vendor/ CXT Restroom Facility (w/ drinking fountain)	1	LS	\$250,000.00	\$250,000
			<i>Subtotal (1)</i>	\$6,302,163
Mobilization (10%)				\$630,216
			<i>Subtotal (2)</i>	\$6,932,379
Sales Tax (9.2%)				\$637,779
			<b>Construction Total:</b>	<b>\$7,570,158</b>
Cadman Restoration (deduction)*				-\$984,200
Grant Opportunity (deduction)**				-\$500,000
			<b>Construction Total (City Portion):</b>	<b>\$6,085,958</b>
Design (20%)				\$1,217,191.57
Admin/Permitting Fees (5%)				\$304,297.89
Contingency (20%)				\$1,217,191.57
			<b>Total Project Cost (City Portion):</b>	<b>\$8,824,639</b>

\* Cadman: 80% planting costs; 100% clearing, subgrade prep and base course for paved surfaces.

\*\* Grant Opportunity: RCO Local Parks

# Estimate of Probable Cost of Construction

Hough Beck & Baird Inc.

Date: January 5, 2017

Project Name: Monroe Parks Master Plan: Cadman Site  
Project Phase: Master Plan

## Area 2: Reach the River

Item Description	Qty	Unit	Unit Cost	Item Total
<b>1.00 Demolition/Site Preparation/Grading</b>				
1.01 Vegetation Protection Fence	3,303	LF	\$4.00	\$13,212
1.02 Construction Fence	7,311	LF	\$5.00	\$36,555
1.02 Clearing and Grubbing	14.60	AC	\$12,000.00	\$175,200
1.03 TESC (temporary erosion & sediment control)	7,311	LF	\$5.75	\$42,038
1.04 Prepare Subgrade (entire area)	3,880	SY	\$2.00	\$7,760
<b>3.00 Paving</b>				
3.01 Asphalt Paving	870	TN	\$87.00	\$75,690
3.02 CSTC - WSDOT SPEC	1,065	TN	\$35.00	\$37,275
3.03 CSBT - WSDOT SPECT	1,065	TN	\$32.00	\$34,080
3.04 Hand Carry Boat Launch	2	EA	\$35,000.00	\$70,000
<b>4.00 Site Improvements</b>				
4.01 Trash/Recycle Receptacle (metal, with concrete pad)	4	EA	\$1,500.00	\$6,000
4.02 Picnic Table (5 person, metal, with concrete pad)	8	EA	\$5,000.00	\$40,000
4.03 Bench (metal, 8' length, with concrete pad)	10	EA	\$2,500.00	\$25,000
4.04 Signage - Wayfinding	5	EA	\$2,000.00	\$10,000
4.05 Signage - Interpretive (single frame post with graphic panel)	5	EA	\$5,000.00	\$25,000
<b>5.00 Planting</b>				
5.01 Planting Area (shrubs, groundcovers, soil, fertilizer)	264,536	SF	\$15.50	\$4,100,308
5.02 Trees (2" Caliper)	147	EA	\$350.00	\$51,450
5.03 Seed Lawn Installation (lawn seed, soil, fertilizer)	194,215	SF	\$2.50	\$485,538
5.04 Temporary Irrigation (fully automatic spray system)	458,751	SF	\$0.50	\$229,376
5.05 Plant Mitigation (site prep, invasive removal, planting, maintenance, and m	30428	SF	\$2.80	\$85,198
<b>6.00 Structures</b>				
6.01 Boardwalk over Wetland/Boardwalk Overlooks	5,253	SF	\$125.00	\$656,625
			<i>Subtotal (1)</i>	\$6,206,305
Mobilization (10%)				\$620,630
			<i>Subtotal (2)</i>	\$6,826,935
Sales Tax (9.2%)				\$628,078
			<b>Construction Total:</b>	<b>\$7,455,013</b>
Cadman Restoration (deduction)*				-\$3,989,673
Grant Opportunity (deduction)**				-\$250,000
			<b>Construction Total (City Portion):</b>	<b>\$3,215,340</b>
Design (20%)				\$643,068
Admin/Permitting Fees (5%)				\$160,767
Contingency (20%)				\$643,068
			<b>Total Project Cost (City Portion):</b>	<b>\$4,662,243</b>

\* Cadman: 80% planting costs

\*\* Grant Opportunity: RCO Water Access / ALEA (hand-carry launch and portion of trail to launch)

# Estimate of Probable Cost of Construction

Hough Beck & Baird Inc.

Date: January 5, 2017

Project Name: Monroe Parks Master Plan: Cadman Site  
 Project Number: 2017-18  
 Project Phase: Master Plan  
 Prepared By: C. Diggins, M. Oviir  
 Checked By: M. Walton/J. Vong

**Area 3 Total: \$1,546,132**

## Area 3: Walk the Riverfront

Item	Description	Qty	Unit	Unit Cost	Item Total
<b>1.00 Demolition/Site Preparation/Grading</b>					
1.01	Vegetation Protection Fence	7,182	LF	\$4.00	\$28,728
1.02	Construction Fence	4,850	LF	\$5.00	\$24,250
1.02	Clearing and Grubbing	4.1	AC	\$12,000.00	\$49,200
1.03	TESC (temporary erosion & sediment control)	4,850	LF	\$5.75	\$27,888
1.04	Import Fill (Structural fill)	8,690	TN	\$18.00	\$156,420
1.05	Export Cut	4,700	CY	\$20.00	\$94,000
1.06	Prepare Subgrade (entire area)	10,950	SY	\$2.00	\$21,900
<b>2.00 Site Utilities / Drainage</b>					
2.01	Drain Pipe - CPEP - 12" Diameter	450	LF	\$45.00	\$20,250
2.02	Catch Basin (Type 1)	3	EA	\$1,700.00	\$5,100
2.03	Catch Basin (Type 2)	1	EA	\$3,200.00	\$3,200
2.04	HDPE 2" Coldwater Service	1,180	LF	\$10.00	\$11,800
<b>3.00 Paving</b>					
3.01	Asphalt Paving	423	TN	\$87.00	\$36,801
3.02	Curb & Gutter	740	LF	\$30.00	\$22,200
3.03	CSTC - WSDOT SPEC	530	TN	\$35.00	\$18,550
3.04	CSBT - WSDOT SPECT	530	TN	\$32.00	\$16,960
3.05	Crushed Rock Path (6" depth, 3/8" minus)	70,966	SF	\$1.80	\$127,739
3.06	Hand Carry Boat Launch	1	EA	\$35,000.00	\$35,000
<b>4.00 Site Improvements</b>					
4.01	Trash/Recycle Receptacle (metal, with concrete pad)	4	EA	\$1,500.00	\$6,000
4.02	Bench (metal, 8' length, with concrete pad)	2	EA	\$2,500.00	\$5,000
4.03	Picnic Table (5 person, metal, with concrete pad)	2	EA	\$5,000.00	\$10,000
4.04	Bollard (removable metal)	3	EA	\$1,200.00	\$3,600
4.05	Signage - Kiosk	1	EA	\$10,000.00	\$10,000
4.06	Signage - Park Entry Sign	1	EA	\$10,000.00	\$10,000
4.07	Signage - Wayfinding	2	EA	\$2,000.00	\$4,000
4.08	Signage - Interpretive (single frame post with graphic panel)	3	EA	\$5,000.00	\$15,000
<b>5.00 Planting</b>					
5.01	Trees (2" Caliper)	32	EA	\$350.00	\$11,200
5.02	Plant Mitigation (site prep, invasive removal, planting, maintenance, and monitoring)	70012	SF	\$2.80	\$196,034
<b>6.00 Structures</b>					
6.01	Boardwalk over Wetland/Boardwalk Overlooks	1,000	SF	\$125.00	\$125,000

	<i>Subtotal (1)</i>	<u>\$1,095,819</u>
Mobilization (10%)		\$109,582
	<i>Subtotal (2)</i>	<u>\$1,205,401</u>
Sales Tax (9.2%)		\$110,897
	<b><i>Construction Total:</i></b>	<b><u>\$1,316,298</u></b>
Cadman Restoration (deduction)*		\$0
Grant Opportunity (deduction)**		<u>-\$250,000</u>
	<b><i>Construction Total (City Portion):</i></b>	<b><u>\$1,066,298</u></b>
Design (20%)		\$213,260
Admin/Permitting Fees (5%)		\$53,315
Contingency (20%)		<u>\$213,260</u>
	<b><i>Total Project Cost (City Portion):</i></b>	<b><u>\$1,546,132</u></b>

\* Cadman: Area outside limits of Cadman restoration  
\*\* Grant Opportunity: RCO Water Access / ALEA (hand-carry launch)

# Estimate of Probable Cost of Construction

Hough Beck & Baird Inc.

Date: January 5, 2017

Project Name: Monroe Parks Master Plan: Cadman Site  
Project Phase: Master Plan

## Area 4: Explore the Forest

Item	Description	Qty	Unit	Unit Cost	Item Total
<b>1.00 Demolition/Site Preparation/Grading</b>					
1.01	Vegetation Protection Fence	11,592	LF	\$4.00	\$46,368
1.02	Construction Fence	6,300	LF	\$5.00	\$31,500
1.02	Clearing and Grubbing	4.1	AC	\$12,000.00	\$49,200
1.03	TESC (temporary erosion & sediment control)	6,300	LF	\$5.75	\$36,225
<b>3.00 Paving</b>					
3.01	Asphalt Paving	150	TN	\$87.00	\$13,050
3.02	CSTC - WSDOT SPEC	740	TN	\$35.00	\$25,900
3.03	CSBT - WSDOT SPECT	740	TN	\$32.00	\$23,680
3.04	Crushed Rock Path (6" depth, 3/8" minus)	29,777	SF	\$1.80	\$53,599
3.05	Trail Stairs (6' wide, concrete, with railing)	720	SF	\$125.00	\$90,000
<b>4.00 Site Improvements</b>					
4.01	Bench (metal, 8' length, with concrete pad)	4	EA	\$2,500.00	\$10,000
4.02	Picnic Table (5 person, metal, with concrete pad)	2	EA	\$5,000.00	\$10,000
4.03	Signage - Wayfinding	3	EA	\$2,000.00	\$6,000
4.04	Signage - Interpretive (single frame post with graphic panel)	3	EA	\$5,000.00	\$15,000
<b>5.00 Planting</b>					
5.01	Planting Area (shrubs, groundcovers, soil, fertilizer)	7,973	SF	\$15.50	\$123,582
5.02	Trees (2" Caliper)	4	EA	\$350.00	\$1,400
5.03	Seed Lawn Installation (lawn seed, soil, fertilizer)	347	SY	\$2.50	\$868
5.04	Temporary Irrigation (fully automatic spray system)	11,098	SF	\$0.50	\$5,549
5.05	Plant Mitigation (site prep, invasive removal, planting, maintenance, and monitoring)	114,899	SF	\$2.80	\$321,717
<b>6.00 Structures</b>					
6.01	Boardwalk over Wetland/Boardwalk Overlooks	1,000	SF	\$125.00	\$125,000
				<i>Subtotal (1)</i>	\$988,637
Mobilization (10%)					\$98,864
				<i>Subtotal (2)</i>	\$1,087,501
Sales Tax (9.2%)					\$100,050
				<b>Construction Total:</b>	<b>\$1,187,551</b>
Cadman Restoration (deduction)*					\$0
Grant Opportunity (deduction)**					-\$250,000
Volunteer Opportunity (deduction)***					-\$32,191
				<b>Construction Total (City Portion):</b>	<b>\$905,360</b>
Design (20%)					\$181,072
Admin/Permitting Fees (5%)					\$45,268
Contingency (20%)					\$181,072
				<b>Total Project Cost (City Portion):</b>	<b>\$1,312,772</b>

\* Cadman: Area outside limits of Cadman restoration

\*\* Grant Opportunity: RCO Local Trails

\*\*\* Volunteer Opportunity: 50% of crushed rock path

# Estimate of Probable Cost of Construction

Hough Beck & Baird Inc.

Date: January 5, 2017

Project Name: Monroe Parks Master Plan: Cadman Site  
Project Phase: Master Plan

## Area 5: Camp in the Woods

Item Description	Qty	Unit	Unit Cost	Item Total
<b>1.00 Demolition/Site Preparation/Grading</b>				
1.01 Vegetation Protection Fence	1,838	LF	\$4.00	\$7,352
1.02 Construction Fence	2,800	LF	\$5.00	\$14,000
1.03 Clearing and Grubbing	4.08	AC	\$12,000.00	\$48,960
1.04 TESC (temporary erosion & sediment control)	2,800	LF	\$5.75	\$16,100
1.05 Import Fill (Structural fill)	6,030	TN	\$18.00	\$108,540
1.06 Export Cut	3,260	CY	\$20.00	\$65,200
1.07 Prepare Subgrade (entire area)	17,210	SY	\$2.00	\$34,420
<b>2.00 Site Utilities / Drainage</b>				
2.01 HDPE 2" Coldwater Service	1,180	LF	\$10.00	\$11,800
2.02 Electrical Service & Hook-Ups		LS		\$0
<b>3.00 Paving</b>				
3.01 Asphalt Paving	1,485	TN	\$87.00	\$129,195
3.02 CSTC - WSDOT SPEC	1,815	TN	\$35.00	\$63,525
3.03 CSBT - WSDOT SPECT	1,815	TN	\$32.00	\$58,080
<b>4.00 Site Improvements</b>				
4.01 Trash/Recycle Receptacle	4	EA	\$1,500.00	\$6,000
4.02 Bench (wood)	2	EA	\$2,500.00	\$5,000
4.03 Picnic Table (wood)	32	EA	\$2,000.00	\$64,000
4.04 Signage-Wayfinding	2	EA	\$3,000.00	\$6,000
4.05 Signage-Kiosk	1	EA	\$3,500.00	\$3,500
4.06 Fencing & Gates	1	LS	\$15,000.00	\$15,000
4.07 Bollard (removable metal)	3	EA	\$1,200.00	\$3,600
<b>5.00 Planting</b>				
5.01 Planting Area (shrubs, groundcovers, soil, fertilizer)	103,800	SF	\$15.50	\$1,608,900
5.02 Seed Lawn Installation (lawn seed, soil, fertilizer)	166,487	SF	\$2.50	\$416,218
5.02 Trees (2" Caliper)	104	EA	\$350.00	\$36,400
5.03 Temporary Irrigation (fully automatic spray system)	270,287	SF	\$0.50	\$135,144
5.04 Plant Mitigation (site prep, invasive removal, planting, maintenance, and m	3963	SF	\$2.80	\$11,096
<b>6.00 Structures</b>				
6.01 Bridge to Camp Site	5,640	SF	\$250.00	\$1,410,000

	<i>Subtotal (1)</i>	\$4,278,029
Mobilization (10%)		\$427,803
	<i>Subtotal (2)</i>	\$4,705,832
Sales Tax (9.2%)		\$432,937
	<b><i>Construction Total:</i></b>	<b>\$5,138,769</b>
Cadman Restoration (deduction)*		\$0
Partnership Opportunity (deduction)**		-\$2,569,384
	<b><i>Construction Total (City Portion):</i></b>	<b>\$2,569,384</b>
Design (20%)		\$513,877
Admin/Permitting Fees (5%)		\$128,469
Contingency (20%)		\$513,877
	<b><i>Total Project Cost (City Portion):</i></b>	<b>\$3,725,607</b>

\* Cadman: Area outside limits of Cadman restoration

\*\* Partnership Opportunity: Vendor for camping (50% total costs of campground improvements)

# Estimate of Probable Cost of Construction

Hough Beck & Baird Inc.

Date: January 5, 2017

Project Name: Monroe Parks Master Plan: Cadman Site

Project Phase: Master Plan

## Area 6: Discover the Wetland

Item Description	Qty	Unit	Unit Cost	Item Total
<b>1.00 Demolition/Site Preparation/Grading</b>				
1.01 Vegetation Protection Fence	16,527	LF	\$4.00	\$66,108
1.02 Construction Fence	15,596	LF	\$5.00	\$77,980
1.03 Clearing and Grubbing	11	AC	\$12,000.00	\$132,000
1.04 TESC (temporary erosion & sediment control)	15,596	LF	\$5.75	\$89,677
1.05 Prepare Subgrade (entire area)	3,565	SY	\$2.00	\$7,130
<b>3.00 Paving</b>				
3.01 Asphalt Paving	864	TN	\$87.00	\$75,168
3.02 CSTC - WSDOT SPEC	1,056	TN	\$35.00	\$36,960
3.03 CSBT - WSDOT SPECT	1,056	TN	\$32.00	\$33,792
3.04 Crushed Rock Path (6" depth, 3/8" minus)	7,405	SF	\$1.80	\$13,329
3.05 Trail Stairs (6' wide, concrete, with railing)	1,392	SF	\$125.00	\$174,000
<b>4.00 Site Improvements</b>				
4.01 Trash/Recycle Receptacle (metal, with concrete pad)	8	EA	\$1,500.00	\$12,000
4.02 Bench (metal, 8' length, with concrete pad)	8	EA	\$2,500.00	\$20,000
4.04 Bollard (removable metal)	2	EA	\$1,200.00	\$2,400
4.05 Signage - Wayfinding	6	EA	\$2,000.00	\$12,000
4.06 Signage - Interpretive (single frame post with graphic panel)	4	EA	\$5,000.00	\$20,000
4.07 Water Channels - Earthwork	1	LS	\$4,800,000.00	Not Included
4.08 Water Channels - Habitat Restoration	1	LS	\$1,200,000.00	Not included
4.09 Pedestrian Culvert	1	LS	\$2,000,000.00	Not included
4.10 Hydraulic Culvert	1	LS	\$2,000,000.00	Not Included
<b>5.00 Planting</b>				
5.01 Planting Area (shrubs, groundcovers, soil, fertilizer)	164,485	SF	\$15.50	\$2,549,518
5.02 Trees (2" Caliper)	52	EA	\$350.00	\$18,200
5.03 Temporary Irrigation (fully automatic spray system)	164,485	SF	\$0.50	\$82,243
5.04 Plant Mitigation (site prep, invasive removal, planting, maintenance, and m	172,717	SF	\$2.80	\$483,608
<b>6.00 Structures</b>				
6.01 Boardwalk over Wetland/Boardwalk Overlooks	21,412	SF	\$125.00	\$2,676,500
			<i>Subtotal (1)</i>	<u>\$6,582,612</u>
Mobilization (10%)				<u>\$658,261</u>
			<i>Subtotal (2)</i>	<u>\$7,240,873</u>
Sales Tax (9.2%)				<u>\$666,160</u>
			<b>Construction Total:</b>	<b><u>\$7,907,033</u></b>
Cadman Restoration (deduction)*				\$0
Grant Opportunity (deduction)**				<u>-\$500,000</u>
			<b>Construction Total (City Portion):</b>	<b><u>\$7,407,033</u></b>
Design (20%)				\$1,481,407
Admin/Permitting Fees (5%)				\$370,352
Contingency (20%)				<u>\$1,481,407</u>
			<b>Total Project Cost (City Portion):</b>	<b><u>\$10,740,198</u></b>

\* Cadman: Area outside limits of Cadman restoration

\*\* Grant Opportunity: RCO Local Trails / ALEA (trails & water access)

An aerial photograph of a residential neighborhood, overlaid with a semi-transparent purple filter. The image shows a grid of streets, several houses with distinct roofs, and a large, irregularly shaped lake in the lower-left quadrant. A road or path runs diagonally across the upper portion of the image. The overall scene is a typical suburban or rural residential development.

# LAKE TYE PARK - PROJECT COST ESTIMATE

# Estimate of Probable Cost of Construction

Hough Beck & Baird Inc.

Date: **January 5, 2017**

Project Name: Monroe Parks Master Plan: Lake Tye Park  
 Project Number: 2017-18  
 Project Phase: Master Plan  
 Prepared By: G. Kim, M. Oviir  
 Checked By: M. Walton, J. Vong

	<b>Construction Costs (City Portion Only)</b>	Design Fees (20%)	Admin/Permit Fees (5%)	Contingency(20%)	<b>Total Project Cost</b>
<b>Phase 1: Upgrade The Field (lump sum)</b>	<b>\$992,000</b>	\$198,000	\$50,000	\$198,000	<b>\$1,438,000</b>
<b>Phase 2: Energize the Park</b>	<b>\$3,903,000</b>	\$781,000	\$195,000	\$781,000	<b>\$5,660,000</b>
<b>Phase 3: Out on the Water</b>	<b>\$1,989,000</b>	\$398,000	\$99,000	\$398,000	<b>\$2,884,000</b>
<b>Phase 4: Expand Capacity</b>	<b>\$1,424,000</b>	\$285,000	\$71,000	\$285,000	<b>\$2,065,000</b>
<b>Phase 5: Complete the Circuit</b>	<b>\$3,005,000</b>	\$601,000	\$150,000	\$601,000	<b>\$4,357,000</b>
<b>Phase 6: Enhance the Peninsula</b>	<b>\$2,775,000</b>	\$555,000	\$139,000	\$555,000	<b>\$4,024,000</b>
<b>Phase 7: Activate the East Edge</b>	<b>\$1,999,000</b>	\$400,000	\$100,000	\$400,000	<b>\$2,899,000</b>
<b>Phase 8: Activate the West Edge</b>	<b>\$1,990,000</b>	\$398,000	\$100,000	\$398,000	<b>\$2,886,000</b>

Assumptions:

1. Costs are shown in 2017 dollars.
2. Escallation is not included.
3. All planting and lawn areas are to receive irrigation.
4. Future trailhead design not included.
5. 1% for Art is not included in the Estimated Total Project Cost.

# Estimate of Probable Cost of Construction

Hough Beck & Baird Inc.

Date: January 5, 2017

Project Name: Monroe Parks Master Plan: Lake Tye Park  
Project Phase: Master Plan

## Phase 1: Upgrade The Field (lump sum)

Item Description	Qty	Unit	Unit Cost	Item Total
<b>1.00 Demolition/Site Preparation/Grading</b>				
<b>3.00 Site Utilities</b>				
<b>4.00 Paving</b>				
<b>5.00 Site Improvements</b>				
5.01 Synthetic surfacing for existing field (with new backstops / bleachers)	2	EA	\$550,000.00	\$1,100,000
5.02 Field lighting (including service)	2	EA	\$175,000.00	\$350,000
<b>6.00 Planting</b>				
			<i>Subtotal (1)</i>	\$1,450,000
Mobilization (10%)				\$145,000
			<i>Subtotal (2)</i>	\$1,595,000
Sales Tax (9.2%)				\$146,740
			<b>Construction Total:</b>	<b>\$1,741,740</b>
Partnership Opportunity (deduction)*				\$0
Grant Opportunity (deduction)**				-\$750,000
			<b>Construction Total (City Portion):</b>	<b>\$991,740</b>
Design (20%)				\$198,348
Admin/Permitting Fees (5%)				\$49,587
Contingency (20%)				\$198,348
			<b>Total Project Cost (City Portion):</b>	<b>\$1,438,023</b>

\* Partnership Opportunity: School District (10% field costs)

\*\* Grant Opportunity: RCO YAF

# Estimate of Probable Cost of Construction

Hough Beck & Baird Inc.

Date: January 5, 2017

Project Name: Monroe Parks Master Plan: Lake Tye Park

Project Phase: Master Plan

## Phase 2: Energize the Park

Item Description	Qty	Unit	Unit Cost	Item Total
<b>1.00 Demolition/Site Preparation/Grading</b>				
1.01 Clearing and Grubbing	4	AC	\$12,000.00	\$42,600
1.02 Asphalt Pavement Demo	2,230	SY	\$4.00	\$8,920
1.03 Vegetation Protection Fence	1,405	LF	\$4.00	\$5,620
1.04 Construction Fence	2,440	LF	\$5.00	\$12,200
1.04 TESC (temporary erosion & sediment control)	2,440	LF	\$5.75	\$14,030
1.05 Prepare Subgrade (Entire area)	13,330	SY	\$2.00	\$26,660
<b>2.00 Site Utilities</b>				
2.01 Lighting	1	LS	\$350,000.00	\$350,000
<b>3.00 Paving</b>				
3.01 Concrete Paving (broom finish w/ tool joint)	1,545	CY	\$650.00	\$1,004,250
3.02 CSTC - WSDOT SPEC	1,910	TN	\$35.00	\$66,850
3.03 CSBT - WSDOT SPECT	1,910	TN	\$32.00	\$61,120
3.04 Seat walls	1,222	LF	\$350.00	\$427,700
3.05 Crushed Rock Path (6" depth, 3/8" minus)	977	SF	\$1.80	\$1,759
<b>4.00 Site Improvements</b>				
4.01 Trash/Recycle Receptacle (metal, with concrete pad)	6	EA	\$1,500.00	\$9,000
4.02 Drinking Fountain (metal)	1	EA	\$5,500.00	\$5,500
4.03 Bench (metal, 8' length, with concrete pad)	6	EA	\$2,500.00	\$15,000
4.04 Picnic Table (5 person, metal, with concrete pad)	10	EA	\$5,000.00	\$50,000
4.05 Bike Rack (metal, single loop)	5	EA	\$1,000.00	\$5,000
4.06 Bollard (removable metal)	13	EA	\$1,200.00	\$15,600
4.07 Signage - Wayfinding	2	EA	\$2,000.00	\$4,000
4.08 Signage - Interpretive (single frame post with graphic panel)	2	EA	\$5,000.00	\$10,000
4.09 Signage - Park Sign	1	EA	\$10,000.00	\$10,000
4.10 Signage - Kiosk	1	EA	\$10,000.00	\$10,000
4.11 Boulders / Logs	34	EA	\$500.00	\$17,000
4.12 Play Area Expansion	1	LS	\$500,000.00	\$500,000
4.13 Architectural Fencing & Gates	1	LS	\$80,000.00	\$80,000
4.14 Beach sand (6" depth)	443	CY	\$45.00	\$19,935
4.15 Architectural Enhanced Sunshade Structure	3	EA	\$61,000.00	\$183,000
4.16 Spray Park (pump & filter vault, fountain fixtures)	1	LS	\$120,000.00	\$120,000
<b>5.00 Planting</b>				
5.01 Planting Area (shrubs, groundcovers, mulch, soil, fertilizer)	11,612	SF	\$15.50	\$179,986
5.02 Trees (2" Caliper)	38	EA	\$350.00	\$13,300
5.03 Seed Lawn Installation (seed, soil, fertilizer)	28,220	SF	\$2.50	\$70,550
5.04 Irrigation (fully automatic spray irrigation)	39,832	SF	\$1.50	\$59,748
5.05 Shoreline Enhancement Planting	5711	SF	\$2.80	\$15,991
<b>6.00 Structures</b>				
6.01 Boardwalk Overwater (Pile Supported)	4,100	SF	\$200.00	\$820,000

	<i>Subtotal (1)</i>	\$4,235,318
Mobilization (10%)		\$423,532
	<i>Subtotal (2)</i>	\$4,658,850
Sales Tax (9.2%)		\$428,614
	<b>Construction Total:</b>	<b>\$5,087,464</b>
Partnership Opportunity (deduction)*		-\$1,184,476
Grant Opportunity (deduction)**		\$0
	<b>Construction Total (City Portion):</b>	<b>\$3,902,988</b>
Design (20%)		\$780,598
Admin/Permitting Fees (5%)		\$195,149
Contingency (20%)		\$780,598
	<b>Total Project Cost (City Portion):</b>	<b>\$5,659,333</b>

\* Partnership Opportunity: Vendor & Event Organizations (50% paving and waterfront improvements)

\*\* Grant Opportunity: Not readily available for type of work proposed

# Estimate of Probable Cost of Construction

Hough Beck & Baird Inc.

Date: January 5, 2017

Project Name: Monroe Parks Master Plan: Lake Tye Park  
Project Phase: Master Plan

## Phase 3: Out on the Water

Item Description	Qty	Unit	Unit Cost	Item Total
<b>1.00 Demolition/Site Preparation/Grading</b>				
1.01 Clearing and Grubbing	2	AC	\$12,000.00	\$24,000
1.02 Asphalt Pavement Demo	535	SY	\$4.00	\$2,140
1.03 Vegetation Protection Fence	665	LF	\$4.00	\$2,660
1.04 Construction Fence	1,666	LF	\$5.00	\$8,330
1.04 TESC (temporary erosion & sediment control)	1,666	LF	\$5.75	\$9,580
1.05 Prepare Subgrade (Entire area)	1,950	SY	\$2.00	\$3,900
<b>2.00 Site Utilities</b>				
2.01 Lighting	1	LS	\$85,000.00	\$85,000
<b>3.00 Paving</b>				
3.01 Concrete Paving (broom finish w/ tool joint)	36	CY	\$600.00	\$21,600
3.02 Asphalt Paving	274	TN	\$87.00	\$23,838
3.03 CSTC - WSDOT SPEC	400	TN	\$35.00	\$14,000
3.04 CSBT - WSDOT SPECT	400	TN	\$32.00	\$12,800
3.05 Seat walls (1.5 ft high)	48	LF	\$350.00	\$16,800
3.06 ADA Ramp Structure (6' wide, 4" conc, with railing)	1	LS	\$25,000.00	\$25,000
3.07 Hand Carry Boat Launch	1	EA	\$35,000.00	\$35,000
3.08 Pavement Striping and Signage	1	LS	\$5,000.00	\$5,000
3.09 Crushed Rock Path (6" depth, 3/8" minus)	966	SF	\$1.80	\$1,739
<b>4.00 Site Improvements</b>				
4.01 Trash/Recycle Receptacle (metal, with concrete pad)	4	EA	\$1,500.00	\$6,000
4.02 Bench (metal, 8' length, with concrete pad)	3	EA	\$2,500.00	\$7,500
4.03 Picnic Table (5 person, metal, with concrete pad)	2	EA	\$5,000.00	\$10,000
4.04 Signage - Wayfinding	1	EA	\$2,000.00	\$2,000
4.05 Signage - Interpretive (single frame post with graphic panel)	1	EA	\$5,000.00	\$5,000
4.06 Picnic Shelter (standard)	2	EA	\$30,000.00	\$60,000
4.07 Vendor Facility (Custom)	1	LS	\$200,000.00	\$200,000
4.08 Floating Dock	1,715	SF	\$100.00	\$171,500
4.09 Beach sand (6" depth)	64	CY	\$30.00	\$1,912
<b>5.00 Planting</b>				
5.01 Planting Area (shrubs, groundcovers, mulch, soil, fertilizer)	12,447	SF	\$15.50	\$192,929
5.02 Trees (2" Caliper)	36	EA	\$350.00	\$12,600
5.03 Seed Lawn Installation (seed, soil, fertilizer)	11,740	SF	\$2.50	\$29,350
5.04 Irrigation (fully automatic spray irrigation)	24,187	SF	\$1.50	\$36,281
5.05 Shoreline Enhancement Planting	8281	SF	\$2.80	\$23,187
<b>6.00 Structures</b>				
6.01 Boardwalk Overwater (Pile Supported)	4,070	SF	\$200.00	\$814,000

	<u>Subtotal (1)</u>	\$1,863,644
Mobilization (10%)		<u>\$186,364</u>
	<u>Subtotal (2)</u>	\$2,050,009
Sales Tax (9.2%)		<u>\$188,601</u>
	<b>Construction Total:</b>	<b><u>\$2,238,610</u></b>
Partnership Opportunity (deduction)*		\$0
Grant Opportunity (deduction)**		<u>-\$250,000</u>
	<b>Construction Total (City Portion):</b>	<b><u>\$1,988,610</u></b>
Design (20%)		\$397,722
Admin/Permitting Fees (5%)		\$99,430
Contingency (20%)		<u>\$397,722</u>
	<b>Total Project Cost (City Portion):</b>	<b><u>\$2,883,484</u></b>

\* Partnership Opportunity: None

\*\* Grant Opportunity: RCO Water Access / ALEA (water access)

# Estimate of Probable Cost of Construction

Hough Beck & Baird Inc.

Date: January 5, 2017

Project Name: Monroe Parks Master Plan: Lake Tye Park  
Project Phase: Master Plan

## Phase 4: Expand Capacity

Item Description	Qty	Unit	Unit Cost	Item Total
<b>1.00 Demolition/Site Preparation/Grading</b>				
1.01 Clearing and Grubbing (civil only)	3	AC	\$12,000.00	\$36,000
1.02 Vegetation Protection Fence	2,420	LF	\$4.00	\$9,680
1.03 Construction Fence	2,723	LF	\$5.00	\$13,615
1.03 TESC (temporary erosion & sediment control)	2,723	LF	\$5.75	\$15,657
1.04 Prepare Subgrade (Entire area)	4,600	SY	\$2.00	\$9,200
<b>2.00 Site Utilities</b>				
2.01 Lighting	1	LS	\$250,000.00	\$250,000
<b>2.00 Site Utilities</b>				
2.01 CPEP - 12" Diameter	375	LF	\$45.00	\$16,875
2.02 Catch Basin (Type 1)	3	EA	\$1,700.00	\$5,100
2.03 Catch Basin (Type 2)	1	EA	\$3,200.00	\$3,200
2.04 Lighting	1	LS	\$200,000.00	\$200,000
<b>3.00 Paving</b>				
3.01 Asphalt Paving	775	TN	\$87.00	\$67,425
3.02 Curb & Gutter	1,980	LF	\$30.00	\$59,400
3.03 CSTC - WSDOT SPEC	950	TN	\$35.00	\$33,250
3.04 CSBT - WSDOT SPECT	950	TN	\$32.00	\$30,400
3.05 Pavement Striping and Signage	1	LS	\$10,000.00	\$10,000
3.06 Crushed Rock Path (6" depth, 3/8" minus)	2,156	SF	\$1.80	\$3,881
<b>4.00 Site Improvements</b>				
4.01 Trash/Recycle Receptacle (metal, with concrete pad)	2	EA	\$1,500.00	\$3,000
4.02 Signage - Wayfinding	2	EA	\$2,000.00	\$4,000
4.03 Signage - Interpretive (single frame post with graphic panel)	1	EA	\$5,000.00	\$5,000
4.04 Signage - Park Sign	1	EA	\$10,000.00	\$10,000
4.05 Memorial Area (enhanced concrete paving, concrete wall)	1	LS	\$60,000.00	\$60,000
<b>5.00 Planting</b>				
5.01 Planting Area (shrubs, groundcovers, mulch, soil, fertilizer)	8,272	SF	\$15.50	\$128,216
5.02 Trees (2" Caliper)	81	EA	\$350.00	\$28,350
5.03 Seed Lawn Installation (seed, soil, fertilizer)	55,221	SF	\$2.50	\$138,053
5.04 Irrigation (fully automatic spray irrigation)	63,493	SF	\$1.50	\$95,240

	<i>Subtotal (1)</i>	\$1,235,541
Mobilization (10%)		\$123,554
	<i>Subtotal (2)</i>	\$1,359,095
Sales Tax (9.2%)		\$125,037
	<b>Construction Total:</b>	<b>\$1,484,132</b>
Partnership Opportunity (deduction)*		-\$60,203
Grant Opportunity (deduction)**		\$0
	<b>Construction Total (City Portion):</b>	<b>\$1,423,929</b>
Design (20%)		\$284,786
Admin/Permitting Fees (5%)		\$71,196
Contingency (20%)		\$284,786
	<b>Total Project Cost (City Portion):</b>	<b>\$2,064,697</b>

\* Partnership Opportunity: Vendor & Events Organizations (50% parking improvements)

\*\* Grant Opportunity: Not readily available for type of work proposed

# Estimate of Probable Cost of Construction

Hough Beck & Baird Inc.

Date: January 5, 2017

Project Name: Monroe Parks Master Plan: Lake Tye Park  
Project Phase: Master Plan

## Phase 5: Complete the Circuit

Item Description	Qty	Unit	Unit Cost	Item Total
<b>1.00 Demolition/Site Preparation/Grading</b>				
1.01 Clearing and Grubbing (civil only)	1	AC	\$12,000.00	\$7,560
1.02 Vegetation Protection Fence	932	LF	\$4.00	\$3,728
1.03 Construction Fence	3,954	LF	\$5.00	\$19,770
1.04 TESC (temporary erosion & sediment control)	3,954	LF	\$5.75	\$22,736
1.05 Shoreline Import Fill	1,900	CY	\$20.00	\$38,000
1.06 Shoreline Cut	1,900	CY	\$15.00	\$28,500
1.07 Prepare Subgrade (Entire area)	660	SY	\$2.00	\$1,320
<b>2.00 Site Utilities</b>				
2.01 Lighting	1	LS	\$150,000.00	\$150,000
<b>3.00 Paving</b>				
3.01 Crushed Rock Path (6" depth, 3/8" minus)	1,932	SF	\$1.80	\$3,478
<b>4.00 Site Improvements</b>				
4.01 Trash/Recycle Receptacle (metal, with concrete pad)	2	EA	\$1,500.00	\$3,000
4.02 Bench (metal, 8' length, with concrete pad)	2	EA	\$2,500.00	\$5,000
4.03 Signage - Wayfinding	3	EA	\$2,000.00	\$6,000
4.04 Signage - Interpretive (single frame post with graphic panel)	4	EA	\$5,000.00	\$20,000
<b>5.00 Planting</b>				
5.01 Planting Area (shrubs, groundcovers, mulch, soil, fertilizer)	40,601	SF	\$15.50	\$629,316
5.02 Trees (2" Caliper)	33	EA	\$350.00	\$11,550
5.03 Seed Lawn Installation (seed, soil, fertilizer)	5,629	SF	\$2.50	\$14,073
5.04 Temporary Irrigation (fully automatic spray irrigation)	46,230	SF	\$0.50	\$23,115
5.05 Shoreline Enhancement Planting	18,195	SF	\$2.80	\$50,946
<b>6.00 Structures</b>				
6.01 Boardwalk Overwater (Pile Supported)	9,360	SF	\$200.00	\$1,872,000
6.02 Boardwalk over Wetland/Boardwalk Overlooks	906	SF	\$125.00	\$113,250
			<i>Subtotal (1)</i>	\$3,023,340
Mobilization (10%)				\$302,334
			<i>Subtotal (2)</i>	\$3,325,674
Sales Tax (9.2%)				\$305,962
			<b>Construction Total:</b>	<b>\$3,631,636</b>
Partnership Opportunity (deduction)*				-\$476,936
Grant Opportunity (deduction)**				-\$150,000
			<b>Construction Total (City Portion):</b>	<b>\$3,004,700</b>
Design (20%)				\$600,940
Admin/Permitting Fees (5%)				\$150,235
Contingency (20%)				\$600,940
			<b>Total Project Cost (City Portion):</b>	<b>\$4,356,815</b>

\* Partnership Opportunity: Public / Private Partnership w/ adjacent developments (20% of boardwalk improvements)

\*\* Grant Opportunity: RCO / ALEA / Ecology (Wildlife habitat)

# Estimate of Probable Cost of Construction

Hough Beck & Baird Inc.

Date: January 5, 2017

Project Name: Monroe Parks Master Plan: Lake Tye Park  
Project Phase: Master Plan

## Phase 6: Enhance the Peninsula

Item Description	Qty	Unit	Unit Cost	Item Total
<b>1.00 Demolition/Site Preparation/Grading</b>				
1.01 Clearing and Grubbing	1	AC	\$12,000.00	\$13,200
1.02 Construction Fence	927	LF	\$5.00	\$4,635
1.03 TESC (temporary erosion & sediment control)	927	LF	\$5.75	\$5,330
1.04 Shoreline Import Fill	4,600	CY	\$20.00	\$92,000
1.05 Prepare Subgrade (entire area)	485	SY	\$2.00	\$970
<b>2.00 Site Utilities</b>				
2.01 Lighting	1	LS	\$100,000.00	\$100,000
<b>3.00 Paving</b>				
3.01 Asphalt Paving	85	TN	\$87.00	\$7,395
3.02 CSTC - WSDOT SPEC	100	TN	\$35.00	\$3,500
3.03 CSBT - WSDOT SPECT	100	TN	\$32.00	\$3,200
3.04 Crushed Rock Path (6" depth, 3/8" minus)	510	SF	\$1.80	\$918
<b>4.00 Site Improvements</b>				
4.01 Trash/Recycle Receptacle (metal, with concrete pad)	2	EA	\$1,500.00	\$3,000
4.02 Bench (metal, 8' length, with concrete pad)	2	EA	\$2,500.00	\$5,000
4.03 Picnic Table (5 person, metal, with concrete pad)	2	EA	\$5,000.00	\$10,000
4.04 Signage - Wayfinding	1	EA	\$2,000.00	\$2,000
4.05 Signage - Interpretive (single frame post with graphic panel)	2	EA	\$5,000.00	\$10,000
4.06 Picnic Shelter (custom, architectural)	1	EA	\$250,000.00	\$250,000
4.07 Floating Wetlands	5,950	SF	\$225.00	\$1,338,750
<b>5.00 Planting</b>				
5.01 Planting Area (shrubs, groundcovers, mulch, soil, fertilizer)	19,183	SF	\$15.50	\$297,337
5.02 Trees (2" Caliper)	17	EA	\$350.00	\$5,950
5.03 Seed Lawn Installation (seed, soil, fertilizer)	2,194	SF	\$2.50	\$5,485
5.04 Temporary Irrigation (fully automatic spray irrigation)	21,377	SF	\$0.50	\$10,689
5.05 Shoreline Enhancement Planting	6,003	SF	\$2.80	\$16,808
<b>6.00 Structures</b>				
6.01 Boardwalk Overwater (Pile Supported)	1,660	LS	\$200.00	\$332,000
			<i>Subtotal (1)</i>	<u>\$2,518,167</u>
Mobilization (10%)				\$251,817
			<i>Subtotal (2)</i>	<u>\$2,769,983</u>
Sales Tax (9.2%)				\$254,838
			<b>Construction Total:</b>	<b><u>\$3,024,822</u></b>
Partnership Opportunity (deduction)*				\$0
Grant Opportunity (deduction)**				<u>-\$250,000</u>
			<b>Construction Total (City Portion):</b>	<b><u>\$2,774,822</u></b>
Design (20%)				\$554,964
Admin/Permitting Fees (5%)				\$138,741
Contingency (20%)				<u>\$554,964</u>
			<b>Total Project Cost (City Portion):</b>	<b><u>\$4,023,492</u></b>

\* Partnership Opportunity: None

\*\* Grant Opportunity: RCO / ALEA / Ecology (Wildlife habitat and water quality)

# Estimate of Probable Cost of Construction

Hough Beck & Baird Inc.

Date: January 5, 2017

Project Name: Monroe Parks Master Plan: Lake Tye Park  
Project Phase: Master Plan

## Phase 7: Activate the East Edge

Item Description	Qty	Unit	Unit Cost	Item Total
<b>1.00 Demolition/Site Preparation/Grading</b>				
1.01 Clearing and Grubbing	3	AC	\$12,000.00	\$36,000
1.02 Vegetation Protection Fence	1,580	LF	\$4.00	\$6,320
1.03 Construction Fence	4,137	LF	\$5.00	\$20,685
1.03 TESC (temporary erosion & sediment control)	4,137	LF	\$5.75	\$23,788
1.04 Shoreline Import Fill	7,100	CY	\$20.00	\$142,000
1.04 Shoreline Cut	7,100	CY	\$15.00	\$106,500
1.05 Prepare Subgrade (Entire area)	585	SY	\$2.00	\$1,170
<b>2.00 Site Utilities</b>				
2.01 Lighting	1	LS	\$250,000.00	\$250,000
<b>3.00 Paving</b>				
3.01 Concrete Paving (broom finish w/ tool joint)	31	CY	\$600.00	\$18,600
3.02 Asphalt Paving	20	TN	\$87.00	\$1,740
3.03 Pavement Striping and signage	1	LS	\$16,000.00	\$16,000
3.04 CSTC - WSDOT SPEC	50	TN	\$35.00	\$1,750
3.05 CSBT - WSDOT SPECT	50	TN	\$32.00	\$1,600
3.06 Seat walls	240	LF	\$350.00	\$84,000
3.07 Crushed Rock Path (6" depth, 3/8" minus)	4,116	SF	\$1.80	\$7,409
<b>4.00 Site Improvements</b>				
4.01 Trash/Recycle Receptacle (metal, with concrete pad)	4	EA	\$1,500.00	\$6,000
4.02 Bench (metal, 8' length, with concrete pad)	6	EA	\$2,500.00	\$15,000
4.03 Signage - Wayfinding	2	EA	\$2,000.00	\$4,000
4.04 Signage - Interpretive (single frame post with graphic panel)	2	EA	\$5,000.00	\$10,000
4.05 Signage - Kiosk	1	EA	\$10,000.00	\$10,000
4.06 Boulders / Logs	4	EA	\$500.00	\$2,000
<b>5.00 Planting</b>				
5.01 Planting Area (shrubs, groundcovers, mulch, soil, fertilizer)	31,696	SF	\$15.50	\$491,288
5.02 Trees (2" Caliper)	69	EA	\$350.00	\$24,150
5.03 Seed Lawn Installation (seed, soil, fertilizer)	94,272	SF	\$2.50	\$235,680
5.04 Temporary Irrigation (fully automatic spray irrigation)	125,968	SF	\$0.50	\$62,984
5.05 Shoreline Enhancement Planting	29,374	SF	\$2.80	\$82,247
<b>6.00 Structures</b>				
6.01 Boardwalk Overwater (Pile Supported)	2,300	LS	\$200.00	\$460,000
6.02 Boardwalk over Wetland/Boardwalk Overlooks	2,633	SF	\$125.00	\$329,125

	<i>Subtotal (1)</i>	\$2,414,036
Mobilization (10%)		\$241,404
	<i>Subtotal (2)</i>	\$2,655,439
Sales Tax (9.2%)		\$244,300
	<b><i>Construction Total:</i></b>	<b><i>\$2,899,740</i></b>
Partnership Opportunity (deduction)*		-\$392,192
Grant Opportunity (deduction)**		-\$150,000
Volunteer Opportunity (deduction)***		-\$358,970
	<b><i>Construction Total (City Portion):</i></b>	<b><i>\$1,998,578</i></b>
Design (20%)		\$399,716
Admin/Permitting Fees (5%)		\$99,929
Contingency (20%)		\$399,716
	<b><i>Total Project Cost (City Portion):</i></b>	<b><i>\$2,897,938</i></b>

- \* Partnership Opportunity: Vendor / Events Organizations (50% seating and informal amphitheater area); City of Monroe Public Works (50% lighting along Fryelands Blvd.)
- \*\* Grant Opportunity: RCO / ALEA / Ecology (Wildlife habitat)
- \*\*\* Volunteer Opportunity: 50% planting improvements

# Estimate of Probable Cost of Construction

Hough Beck & Baird Inc.

Date: January 5, 2017

Project Name: Monroe Parks Master Plan: Lake Tye Park  
Project Phase: Master Plan

## Phase 8: Activate the West Edge

Item Description	Qty	Unit	Unit Cost	Item Total
<b>1.00 Demolition/Site Preparation/Grading</b>				
1.01 Clearing and Grubbing (civil only)	1.21	AC	\$12,000.00	\$14,520
1.02 Vegetation Protection Fence	2,661	LF	\$4.00	\$10,644
1.03 Construction Fence	5,463	LF	\$5.00	\$27,315
1.03 TESC (temporary erosion & sediment control)	5,463	LF	\$5.75	\$31,412
1.04 Shoreline Import Fill	3,800	CY	\$20.00	\$76,000
1.04 Shoreline Cut	3,800	CY	\$15.00	\$57,000
1.05 Prepare Subgrade (Entire area)	60	SY	\$2.00	\$120
<b>2.00 Site Utilities</b>				
2.01 Lighting	1	LS	\$0.00	\$0
<b>3.00 Paving</b>				
3.01 Seat walls	1,204	LF	\$350.00	\$421,400
3.02 Crushed Rock Path (6" depth, 3/8" minus)	5,337	SF	\$1.80	\$9,607
<b>4.00 Site Improvements</b>				
4.01 Trash/Recycle Receptacle (metal, with concrete pad)	3	EA	\$1,500.00	\$4,500
4.02 Bench (metal, 8' length, with concrete pad)	8	EA	\$2,500.00	\$20,000
4.03 Signage - Wayfinding	2	EA	\$2,000.00	\$4,000
4.04 Signage - Interpretive (single frame post with graphic panel)	2	EA	\$5,000.00	\$10,000
4.05 Boulders / Logs	18	EA	\$500.00	\$9,000
<b>5.00 Planting</b>				
5.01 Planting Area (shrubs, groundcovers, mulch, soil, fertilizer)	48,802	SF	\$15.50	\$756,431
5.02 Trees (2" Caliper)	46	EA	\$350.00	\$16,100
5.03 Seed Lawn Installation (seed, soil, fertilizer)	5,388	SF	\$2.50	\$13,470
5.04 Temporary Irrigation (fully automatic spray irrigation)	54,190	SF	\$0.50	\$27,095
5.05 Shoreline Enhancement Planting	31,332	SF	\$2.80	\$87,730
<b>6.00 Structures</b>				
6.01 Boardwalk Overwater (Pile Supported)	2,750	LS	\$200.00	\$550,000
6.02 Boardwalk over Wetland/Boardwalk Overlooks	520	SF	\$125.00	\$65,000
			<i>Subtotal (1)</i>	<u>\$2,211,343</u>
Mobilization (10%)				<u>\$221,134</u>
			<i>Subtotal (2)</i>	<u>\$2,432,478</u>
Sales Tax (9.2%)				<u>\$223,788</u>
			<b>Construction Total:</b>	<b><u>\$2,656,266</u></b>
Partnership Opportunity (deduction)*				\$0
Grant Opportunity (deduction)**				-\$150,000
Volunteer Opportunity (deduction)***				-\$516,673
			<b>Construction Total (City Portion):</b>	<b><u>\$1,989,593</u></b>
Design (20%)				\$397,919
Admin/Permitting Fees (5%)				\$99,480
Contingency (20%)				<u>\$397,919</u>
			<b>Total Project Cost (City Portion):</b>	<b><u>\$2,884,910</u></b>

\* Partnership Opportunity: None

\*\* Grant Opportunity: RCO / ALEA / Ecology (Wildlife habitat)

\*\*\* Volunteer Opportunity: 50% planting improvements



Every great place begins with a dream to make something special. After hours of brainstorming, drawing, and discussing your vision for these parks, Lake Tye Park and the Cadman Site can become truly great places.

THANK YOU!