

CITY OF EDMONDS

121 5th Avenue North, Edmonds WA 98020

Phone: 425.771.0220 • Fax: 425.771.0221 • Web: www.edmondswa.gov

DEVELOPMENT SERVICES DEPARTMENT • PLANNING DIVISION

PLANNING DIVISION REPORT & RECOMMENDATION TO THE HEARING EXAMINER

Project: Edmonds Civic Center Playfield

Requested Permits: PLN20190058 (Variance – tennis court fence height)

PLN20190059 (Conditional Use Permit – playfield lighting, light poles over

25 feet tall)

PLN20190060 (Variance – reduce setbacks for tennis court fencing)

Date of Report:

January 16, 2020

Staff Contact:

Mike Clugston, AICP, Senior Planner

Public Hearing:

January 23, 2020 at 3:00 P.M.

Edmonds Public Safety Complex: Council Chambers

250 - 5th Avenue North, Edmonds, WA 98020

I. SUMMARY OF PROPOSAL AND PROCESS

The City of Edmonds Department of Parks, Recreation, and Cultural Services is requesting three land use permits in order to implement elements of the adopted Civic Center Playfield Master Plan (Exhibit 1). The proposed location and height of the new fencing around the tennis court near the northwest corner of the site requires two variances while the updated playfield lighting at the soccer field requires a conditional use permit.

The conditional use and variance permits require public notice prior to a public hearing and decision by the Hearing Examiner (Type III-B decisions according to Section 20.01.003 of the Edmonds Community Development Code [ECDC]). All three permits were consolidated for review pursuant to ECDC 20.01.002.B. A building permit application to construct park improvements was submitted on December 17, 2019 and is being reviewed concurrently by staff (BLD20191586). Any conditions required by the Hearing Examiner must be reflected in the building permit application, as applicable.

II. EXHIBITS

- 1. Edmonds Civic Center Master Plan
- 2. Land use applications and cover letters
- 3. General site plan

- 4. Tennis court site plan
- 5. Field lighting site plan
- 6. Musco light spec sheets
- 7. Parking study
- 8. Public notice documentation
- 9. Staff technical comments

III. PUBLIC NOTICE

A "Notice of Application and Public Hearing" for the land use permits was published in the Herald Newspaper, posted at the subject site, as well as the Public Safety Complex, Community Development Department, and the Library on December 31, 2019 (Exhibit 8). The notice was also mailed to property owners within 300 feet of the site.

As of the date of this report, no public comments have been received.

IV. ZONE DISTRICT STANDARDS

Since the subject site is zoned Public (P), the development standards in ECDC 16.80 apply.

- 1. Use.
 - a. Master-planned community parks (subject to the requirements of ECDC 17.100.070) are permitted uses in the P zone. Facilities designed to serve that use such as restrooms, safety lighting, benches, tables, and athletic structures are permitted secondary uses. [ECDC 16.80.010.A & B]
 - b. Playfield lighting and structures over 25 feet in height require a conditional use permit in the P zone. [ECDC 16.80.010.C.3 & C.4] The Parks Department applied for a conditional use permit for playfield lighting height through permit PLN20190059.
- Minimum setbacks. A minimum landscaped setback of 20 feet shall be maintained from a public street or other property lines, except that a setback of 25 feet shall be maintained for all structures, structured play areas and structured athletic fields from adjacent residentially zoned properties. These setbacks shall be fully landscaped. [ECDC 16.80.030.A]
 - The site is not adjacent to any residentially zoned properties. All proposed improvements will be set back more than the minimum required 20 feet from all property lines except for two sections of tennis court fencing near the northwest corner of the site (Exhibits 3 & 4). Parks has applied for a variance (PLN20190060) to reduce the setback for the fencing from the west property line to 17′ 9″ and from the north property line to 12′ 10″.
- 3. Height. The maximum height of a building in this zone shall be 25 feet, unless a conditional use permit has been obtained, except that the height of schools shall be

governed by ECDC 17.100.050(I). A conditional use permit for additional height may permit structures up to a maximum height of 60 feet. [ECDC 16.80.030.B]

A shade pavilion and restroom building are proposed south of the existing Boys & Girls Club but those elements are less than 25 feet in height.

Regarding fencing, the general zoning code in ECDC 17.30.000.C indicates that unless a variance is first obtained, no fence may be more than six feet in height as measured from the top of the fence to the lowest original grade. The proposed fencing surrounding the tennis court is to be 12 feet tall so Parks has requested the subject height variance in PLN20190058.

For the field lights, ECDC 16.80.010.C.4 indicates that structures between 25 feet and 60 feet in height require a conditional use permit (CUP). A total of six 60-foot poles are proposed (Exhibit 5) so conditional use permit approval is requested for those features (PLN20190059).

For a conditional use permit in the Public (P) zone, the specific criteria in ECDC 16.80.020 must be considered along with those of ECDC 20.05. The variances must be analyzed against the criteria in ECDC 20.85 – see Sections V and VI of this report for analysis of the conditional use permit and variances.

- 4. Lot coverage. The maximum lot coverage by buildings and other structures shall not exceed 35 percent unless a conditional use permit has been obtained. [ECDC 16.80.030.C]
 - Per ECDC 21.15.110, coverage means the total ground coverage of all buildings or structures on a site measured from the outside of external walls or supporting members or from a point two and one-half feet in from the outside edge of a cantilevered roof, whichever covers the greatest area. The Civic Center Playfield site is approximately 8 acres, less than 2% of which will be covered by the Boys and Girls Club building and proposed shade pavilion and restroom.
- 5. Signs. All signs shall be subject to ADB approval. Signs shall be kept to a minimum size, which is compatible with the surrounding neighborhood and uses, while providing adequate visibility. [ECDC 16.80.030.D] All signage shall be erected and maintained in compliance with Chapter 20.60 ECDC. [ECDC 17.100.070.D]
 - No signs are proposed at this time.
- 6. Landscaping. Site landscaping is reviewed against the requirements of ECDC 20.13. [ECDC 16.80.030.E]
 - General site landscaping was approved through the master plan. Specific tree and vegetation species will be reviewed with the associated building permit. Appropriate street trees will be selected for installation along 6th and 7th Avenues consistent with the City's Street Tree Plan.

- 7. Parking. All regional public facilities shall comply with the minimum off-street parking requirements contained in ECDC 17.50.030.
 - a. All on-site parking lots shall be screened from adjacent residential properties with a solid wall or sight-obscuring fence not less than six feet in height. Such walls or fences may be built progressively as the parking facilities are installed. Landscaping shall be installed in accordance with ECDC 20.13.025.
 - b. Regional public facilities shall submit a transportation management plan for approval by the city. The plan shall address the following: traffic control, parking management, mitigation measures for overflow parking into adjoining residential areas, and traffic movement to the nearest arterial street. [ECDC 16.80.030.F]

Civic Center Playfield is not a regional public facility as defined in ECDC 21.85.033. However, there are specific requirements for reviewing parking in parks per ECDC 17.100.070.B:

- 1. All park facilities shall meet any applicable minimum parking requirements set forth in ECDC 17.50.030(C). In the event that no minimum parking requirement is applicable for the particular type of park facility proposed, then the minimum parking requirement shall be determined by a parking study analyzing the parking demands and requirements created by the particular park facility.
- 2. All on-site parking lots shall be screened from adjacent residential properties in accordance with ECDC 20.13.025 and any additional conditions or requirements imposed pursuant to ADB review as required by Chapter 20.10 ECDC.

There are no specific parking requirements for community parks in ECDC 17.50. As a result, a parking study was submitted by the Parks Department (Exhibit 7). The study concludes that the existing 230 or so stalls on nearby streets and in public parking lots are sufficient since the balance of uses at the site is not changing and the timing of uses is typically spread throughout the day. Should the City desire to enter agreements with nearby landowners to use any private off-street parking to support the park use, a joint-use parking permit would be required according to ECDC 20.30 (a condition is proposed).

- 8. Orientation to Transportation Facilities. *All regional public facilities must be located adjacent to or within 500 feet of a principal or major arterial street.* [ECDC 16.80.030.G]
 - Civic Center Playfield is not a regional public facility.
- 9. Transit. All regional public facilities shall be located within 1,500 feet of an existing transit center. At least one on-site transit stop or station shall be required. The

transit stop or station shall include a turnout of suitable size and location to accommodate public buses. [ECDC 16.80.030.H]

Civic Center Playfield is not a regional public facility.

10. Lighting. All exterior lighting shall be arranged and directed so as to direct the light away from adjacent residential uses. [ECDC 16.80.030.I] All exterior lighting shall be arranged and directed so as to direct the light away from adjacent residential uses. [ECDC 17.100.070.C]

Low level pedestrian lighting for safety will be located throughout the park. For the field lights, all eight existing 60-foot poles with unshielded metal halide lights will be removed and replaced with six 60-foot poles with shielded LED fixtures (Exhibits 5 & 6).

11. Screening. Electrical substations, water/sewer pump stations, sewage treatment facilities, solid waste facilities, commuter parking lots, and maintenance and storage yards shall be adequately screened from adjacent residential properties with a solid wall or sight-obscuring fence not less than six feet in height. Landscaping shall be provided in accordance with Chapter 20.13 ECDC. [ECDC 16.80.030.J]

The park is not one of the listed facilities.

V. CONDITIONAL USE PERMIT

<u>PLN20190059</u> – Conditional use permit for playfield lighting and structures up to 60 feet tall

In addition to the regular conditional use permit criteria in ECDC 20.05, the specific criteria in ECDC 16.80.020 must also be considered.

- 1. Pursuant to ECDC 20.05.010, a conditional use permit may not be approved unless all of the following findings can be made:
 - A. That the proposed use is consistent with the Comprehensive Plan.

The Comprehensive Plan designation for the project area is "Public" within the Downtown/Waterfront Activity Center overlay. Revitalizing the park is an identified goal in the 2016 Parks, Recreation and Open Space Plan (an adopted element of the Comprehensive Plan):

Action Plan Goal 2: Parks and Open Space.

D. Acquire Civic Playfield from Edmonds School District, master plan and redevelop it to serve multiple recreation purposes (potentially including events, large and small community gatherings, sports, and arts).

The City recently acquired the space and Council subsequently adopted the Civic Center Playfield Master Plan in 2017 with the intent of updating facilities at the park. Among many elements, playfield lighting was included in the Master Plan.

B. Zoning Ordinance. That the proposed use, and its location, is consistent with the purposes of the zoning ordinance and the purposes of the zone district in which the use is to be located, and that the proposed use will meet all applicable requirements of the zoning ordinance.

The Hearing Examiner must consider the following criteria for conditional use permits in the Public (P) zone in ECDC 16.80.020:

A. Impact of the proposal on the visual and aesthetic character of the neighborhood;

The existing playfield at the park is lit using eight 60-foot poles with inefficient metal halide lights that spill substantial light off the site. The proposed plan would use six 60-foot poles with efficient LED lights that will be trained down on the field to minimize light spill.

- B. Orientation of facilities to developed or undeveloped residential areas;

 The updated soccer field and lights will be in a similar location to the existing field and lights.
- C. Preservation of natural vegetation and/or other natural features;
 There is no natural vegetation or other features to protect within the project area.
- D. Hours of operation; performance standards; conformance of the proposal with the city's noise ordinance;

The property performance standards in Chapter 17.60 apply to this parcel as they do with all parcels in the City. ECDC 17.60.030.B pertains specifically to lighting and states:

External lights shall be shielded, trained or directed in a manner which minimizes glare onto adjacent property or passing traffic. Any lighting on a sports field or court shall be turned off by an automatically timed mechanism no later than 10:15 p.m. Field or court lighting fixtures shall minimize scattering of light beyond the field or court being illuminated.

The park hours will remain dawn to dusk but the soccer field could be rented for use after dark. ECDC 17.60.030.B requires that sports field lighting must be turned off by an automatic timer no later than 10:15 p.m. (a condition is proposed).

As noted previously, the new soccer field will be illuminated using six 60-foot light poles with shielded LED fixtures.

Lastly, according to the noise abatement and control standards in Chapter 5.30 of the Edmonds City Code: "Sounds originating from officially sanctioned parades and other events to which the general public

is solicited to attend without charge and sounds originating from league or school sponsored athletic events" are exempt from the provisions of the noise abatement chapter at all times. [ECC 5.30.100.A.7]

E. Ability of the proposal to provide for adequate on-site parking; and traffic impacts of the proposal on the neighborhood.

No off-street parking is currently provided at the site and none is proposed. The City Council determined through the master planning process that the park property should be retained as public open space and not allocated to parking. Existing public on- and off-street parking near the site will continue to serve park patrons as noted in Exhibit 7. Traffic impacts will remain similar to existing since the balance and timing of the uses at the park will largely remain the same.

- C. Not Detrimental. That the use, as approved or conditionally approved, will not be significantly detrimental to the public health, safety and welfare, and to nearby private property or improvements unless the use is a public necessity.
 - Modernizing the facilities at the existing park will not be significantly detrimental to the public health, safety and welfare nor to nearby private property or improvements. The updated lighting would be more efficient and reduce light spill into the surrounding environment compared to current conditions.
- D. Transferability. The hearing examiner shall determine whether the conditional use permit shall run with the land or shall be personal. If it runs with the land and the hearing examiner finds it in the public interest, the hearing examiner may require that it be recorded in the form of a covenant with the Snohomish County auditor. The Hearing Examiner may also determine whether the conditional use permit may or may not be used by a subsequent user of the same property.

The conditional use permit should run with the land. In the unlikely event a different owner/operator assumes control of the park site, the proposed field lights should be allowed to remain and be used by that new group.

VI. VARIANCES

The Parks Department has applied for two variances related to the relocation of fencing around the tennis court near the northwest corner of the site:

PLN20190058 – Variance for tennis court fence height to 12 feet

PLN20190060 - Variance for reduced west and north setback for tennis court fence

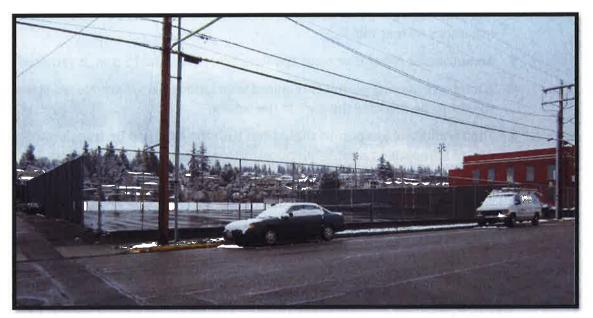
A variance to any requirement in Titles 16 and 17 of the Edmonds Community Development Code (except use and procedural requirements) may be approved when the following findings can be made:

- A. Special Circumstances. That, because of special circumstances relating to the property, the strict enforcement of the zoning ordinance would deprive the owner of use rights and privileges permitted to other properties in the vicinity with the same zoning.
 - 1. Special circumstances include the size, shape, topography, location or surroundings of the property, public necessity as of public structures and uses as set forth in ECDC 17.00.030 and environmental factors such as vegetation, streams, ponds and wildlife habitats.
 - 2. Special circumstances should not be predicated upon any factor personal to the owner such as age or disability, extra expense which may be necessary to comply with the zoning ordinance, the ability to secure a scenic view, the ability to make more profitable use of the property, nor any factor resulting from the action of the owner or any past owner of the same property;
- B. Special Privilege. That the approval of the variance would not be a grant of special privilege to the property in comparison with the limitations upon other properties in the vicinity with the same zoning;
- C. Comprehensive Plan. That the approval of the variance will be consistent with the comprehensive plan;
- D. Zoning Ordinance. That the approval of the variance will be consistent with the purposes of the zoning ordinance and the zone district in which the property is located;
- E. Not Detrimental. That the variance as approved or conditionally approved will not be significantly detrimental to the public health, safety and welfare or injurious to the property or improvements in the vicinity and same zone;
- F. Minimum Variance. That the approved variance is the minimum necessary to allow the owner the rights enjoyed by other properties in the vicinity with the same zoning.

Staff Analysis

- 1. Special circumstances. According to ECDC 17.00.030, all public structures and uses built or altered by the city or any public agency must comply with the zoning ordinance. However, a variance may be considered where it is a public necessity to build, or alter, a structure or use in a location or in a manner not complying with the ordinance. The height and location of the tennis court fencing was discussed as part of the master planning process. The City Council's adoption of the Civic Center Playfield Master Plan made the planned tennis court improvements public necessities since they are needed to implement the approved vision for the park.
- 2. Special privilege. The two variances for the tennis court fencing are based on public necessity and would not constitute special privilege. The public tennis court is unique within downtown Edmonds.

- 3. Comprehensive plan. See Section V.1.A for discussion regarding the proposal's general consistency with the Comprehensive Plan. Among many elements, tennis court fencing was included in the Master Plan.
- 4. Zoning ordinance. Without a variance, the maximum height for a fence is 6 feet and it must be set back at least 20 feet from property lines in the Public (P) zone. The proposed fencing would be 12 feet in height and closer than 20 feet to the north and west property lines. Approval of the requested variances would allow 12 foot tall fencing to be located 17' 9" from the west property line and 12' 10" from the north property line.
- 5. Not detrimental. As can be seen in the photo below, the existing tennis court has tall fences located nearly on the north and west property lines. Neither the height nor location of the proposed fence is detrimental because it moves the fences further into the site reducing the impact at the property lines.



6. Minimum variance. A range of elements and options were considered for the park during the public process that led to the plan that was eventually adopted by City Council. Twelve feet is a typical height for tennis court fencing to keep tennis balls from leaving the court. The height of the fence and its location relative to the north and west property lines is the minimum necessary to implement the tennis court element of the Master Plan.

VII. STAFF TECHNICAL COMMENTS

In addition to the Planning Division, the City Building and Engineering Divisions reviewed the land use permits along with South County Fire (Exhibit 9). Each reviewer had no comments for the subject permits but noted that additional analysis will occur during

review of the associated building permit. Compliance with all applicable requirements and standards will be verified through the building permit.

VIII. CONCLUSION AND RECOMMENDATION

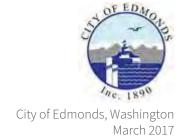
Based on the analysis in and the attachments to this report, staff finds the proposal is consistent with the conditional use approval criteria in ECDC 20.05.010 and ECDC 16.80.020, and the variance criteria of ECDC 20.85. Therefore, the Hearing Examiner should APPROVE the conditional use permit (PLN20190059) and variances (PLN20190058 & PLN20190060) associated with the Edmonds Civic Center Playfield project with the following conditions:

- 1. The tennis court fencing (as seen on Exhibit 4) may be up to 12 feet in height and located a minimum of 17 feet 9 inches from the west property line and 12 feet 10 inches from the north property line.
- 2. The playfield light poles and fixtures (as seen on Exhibits 5 and 6) may be a maximum 60 feet tall.
- 3. An automatic timer that turns the field lights off at 10:15 p.m. is required.
- 4. A joint-use parking permit is required with landowners if private off-street parking is sought to be used for the park in the future.
- 5. The conditional use permit should run with the land and be transferrable from the City of Edmonds to a subsequent owner/operator of the Civic Center Playfield site.

IX. PARTIES OF RECORD

Shannon Burley
City of Edmonds
Department of Parks, Recreation, and
Cultural Services
700 Main St.
Edmonds, WA 98020

EDMONDS CIVIC CENTER PLAYFIELD MASTER PLAN





ACKNOWLEDGMENTS

City of Edmonds

Mayor Dave Earling Edmonds City Council Edmonds Planning Board

City Staff

Carrie Hite, Director, Parks, Recreation & Cultural Services (PRCS)
Renee McRae, Deputy Director, (PRCS)
Frances Chapin, Arts & Culture Manager, (PRCS)
Rich Lindsay, Park Maintenance Manager, (PRCS)
Rob Chave, Planning Manager
Kernen Lien, Senior Planner
Todd Cort, Recreation Coordinator
Phil Williams, Public Works & Utilities Director
Mike DeLilla, Senior Utilities Engineer
Shane Hope, Director, Development Services
Rich Lindsay, Parks Maintenance Manager
Rob English, City Engineer
Jennifer Lambert, Engineering Technician

Project Advisory Committee

Kyla Blair Barbara Chase Mike Echelbarger Kristiana Johnson Lesly Kaplan John McGibbon Joe McIalwain **Bob Rinehart Emily Scott** Doug Sheldon Steve Shelton Valerie Stewart Dave Teitzel Dick Van Hollebeke Diana White Alex Witenberg Pat Woodell

Consultant Team



Walker | Macy - Landscape Architecture, Project Lead Chris Jones, Principal Lara Rose, Design Principal Ann Marie Schneider, Project Manager, Landscape Designer Alyssa Machle John, Landscape Designer



Enviroissues - Public Outreach / WBE Ara Swanson, Associate Harrison Price, Project Coordinator



ORA - Architecture Owen Richards, AIA, LEED AP Steven Lazen, AIA Emily Perchlik, Assoc. AIA

JMB Consulting Group, LLC - Cost Estimating Jon Bayles, Principal



Herrera Environmental Consultants - Permitting Shelby Petro, Wetland Scientist, Env. Permit Coordinator

Table of Contents

Introduction	6
SITE BACKGROUND & ANALYSIS	9
History	10
Existing Conditions	
Related Studies & Plans	11
Context	12
DESIGN DEVELOPMENT + COMMUNITY ENGAGEMEN	
Process & Schedule	
Deed Restrictions	
Park Activities & Amenities Existing Uses	
Potential New Uses	
Open House 1, June 2016	25
Format & Objective	
Informational Boards	
Interactive Boards	
Program Models / Games	
Additional Outreach	
Participation and Attendance Feedback	
DESIGN ALTERNATIVES Option 1 - Meadow Loop	
Option 2 - Activity Central	
Events	34
Current Events	
Design Alternative Event Overlays	35
Open House 2, August 2016	36
Format & Objective	36
Small Group Discussions	
Participation and Attendance Feedback	
reeaback	39
MASTER PLAN	41
Hybrid design	42
Aerial View	
Examples of Signature Features	43
Master Plan Views	46
Master Plan Event Overlays	48
Small to Medium Size Events Within the Park	
Large Events and the 6th Avenue Market Promenade	
Architectural Elements	
Boys and Girls Club Expansion Examples of Signature Features	50
Shade PavilionShade Pavilion	51
Open House 3 October 2016	52

Format	52
Participation and Attendance	
Phasing	
Supplemental Information	55
Alley Buffers	
Utilities and City Planning	55
Parking Considerations	
Tennis / Sports Fencing	55
Street Improvements	56
6th Avenue Market Promenade	
7th Avenue Street Improvements	57

INTRODUCTION

Civic Center Playfield is an eight acre park in the heart of downtown Edmonds that straddles the boundary between residences, civic amenities and the downtown commercial district. Well-loved and used by residents of all ages, it is home to the Boys and Girls Club, the Petanque Club, athletic fields, a playground, a skatepark, tennis courts and several of Edmonds largest annual festivals such as the Taste of Edmonds and the 4th of July Fireworks.

Originally the Edmonds High School sports facility in the 1930's, the site has served as a recreational and event space for decades while the population of Edmonds has continued to grow and develop around it. The City has been operating and maintaining the property for public use since 1975, with no investment of capital funds and little change to the layout since its former use by Edmonds High School. In the 2014 Parks, Recreation and Open Space Plan (PROS Plan), Civic Center Playfield was identified as a key asset and securing the park, that had been leased from the Edmonds School District for 40 years, was deemed a priority. In direct response, the City of Edmonds acquired the property in the fall of 2015 with grant assistance from the Washington State Recreation Conservation Office and the Snohomish Conservation Futures Program, thereby ensuring that the site will remain accessible to the community, providing both passive and active recreation.

In April 2016, through a Request For Qualifications and interview process, Walker Macy, a Landscape Architecture and Urban Design firm, was hired by the Edmonds Parks. Recreation and Cultural Services (EPRCS) department to lead the Civic Center Playfield Master Planning effort. The project goal was to work with the City of Edmonds and the Edmonds community to design a Master Plan that envisions Civic Center Playfield as a signature park in the heart of downtown Edmonds.

The project undertook a rigorous public engagement process, including three public open houses, three online open houses, stakeholder interviews and a series of meetings with the Project Advisory Committee, the Parks and Recreation Staff, the City Council and the Planning Board in order to create a plan inspired by the community's desires and reflecting public sentiment and feedback. Several iterations of design and feedback were presented, tested and reviewed, resulting in a schematic design that integrates active program, civic engagement and beautiful landscape spaces.

The Civic Center Playfield Master Plan embraces the potential of this downtown park to contribute to a sense of community identity and civic pride while promoting active, healthy lifestyles, energizing the local economy and bolstering the city's growing reputation as a destination on Puget Sound. The legacy of the park as an iconic place for gathering, celebration and enhanced daily life is intended to serve Edmonds for generations to come.



SITE PLAN



HISTORY

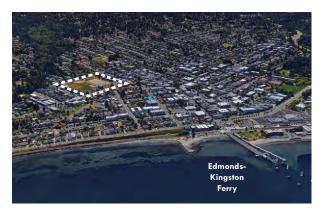
Civic Center Playfield was the athletic grounds for Edmonds High School, originally built a block from the site at 410 Fourth Avenue North, now the Edmonds Center for the Arts. Prior to recreational development it's believed to have been a marshy field. In 1957 the high school relocated to the Holmes Corner neighborhood at 76th and 212th. The City has operated the property as a park since 1975 with minimal change to its amenities or use.



1930's - courtesy of the Sno-Isle Musem



1950's



2015 - Google Earth

EXISTING CONDITIONS

Today, the eight acre site includes a playground, basketball and tennis courts, football field, soccer fields, track, skate park, petanque courts, portable restrooms, and two structures - the grandstand and the Boys and Girls Club (former high school field house).

Civic Center Playfield is currently used for neighborhood recreation, community sports team practices and games by local organizations such as Sno-King Youth Club and EPRCS recreation programs. It also hosts events such as the 4th of July, Taste of Edmonds, Edmonds Arts Festival parking and the Wenatchee Youth Circus.

There are two structures on site, the field house, most likely built after 1935 when the district acquired the property, was remodeled in 1999 and is currently leased to the Edmonds Boys and Girls Club. The grandstand, also over 50 years old, is still used on occasion for events and also serves as storage for a number of local organizations.

The Edmonds Boys & Girls Club has occupied the field house since 1968. It's currently operating at full capacity, serving approximately 150 children. Activities offered at the Boys & Girls Club include arts and crafts, computer use, homework help, volleyball and basketball, arts and music, snacks and meals. The building presently contains spaces typical in most Club facilities - ground floor offices, a small game/recreation room, computer lab area, restrooms, storage and service spaces. The upper floor, includes a gym and additional storage. The Boys & Girls Club is in conversation with EPRCS and the City to discuss the needs and plans of the organization in conjunction with the park redesign. The field house would likely require expansion if it is to continue to serve the growing needs of the Club.

In a City of Edmonds Historic Preservation Commission Special Meeting on June 29, 2016, a majority of the Commissioners "voiced support for retaining the field house structure due to its significance to the community and because it echoes what Edmonds used to look like in the 1920's and 1930's." The Commission also discussed the historic value of the entire site and the importance to the community of "retaining some of it's historic [] flavor" as the park design continues (see Appendix for full HPC Meeting Minutes).

The State of Washington Department of Archaeology and Historic Preservation recently ruled that the grandstand is not of historic significance and the State of Washington Recreation Conservation Office has approved the removal of the structure. A structural review was also completed during the Master Plan effort with the conclusion that significant upgrades are needed to meet both structural and accessibility compliance (see full grandstand structural evaluation in Appendix).



Panorama taken from the playground at the south east corner of the site. The grandstand is to the left and back of the field house is left of center.



Field house (Boys & Girls Club) entrance



Field house 2nd floor gymnasium



Field house 1st floor entry area



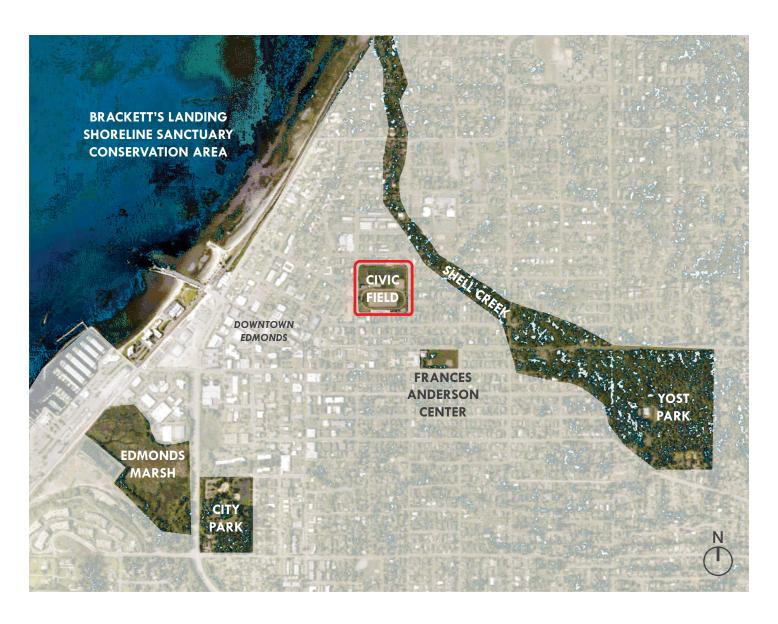
Grandstand

RELATED STUDIES & PLANS

Prior studies were consulted by the project team during the master planning process. These include:

- 4th Ave implementation Plan
- 4th Ave Arts Corridor Plan
- Parks, Recreation and Open Space Plan (PROS Plan), February 2014
- City of Edmonds Comprehensive Plan
- Edmonds Cultural Plan, February 2014
- Edmonds Transportation Plan
- Edmonds Strategic Plan
- The Edmonds Waterfront Access Alternatives Study

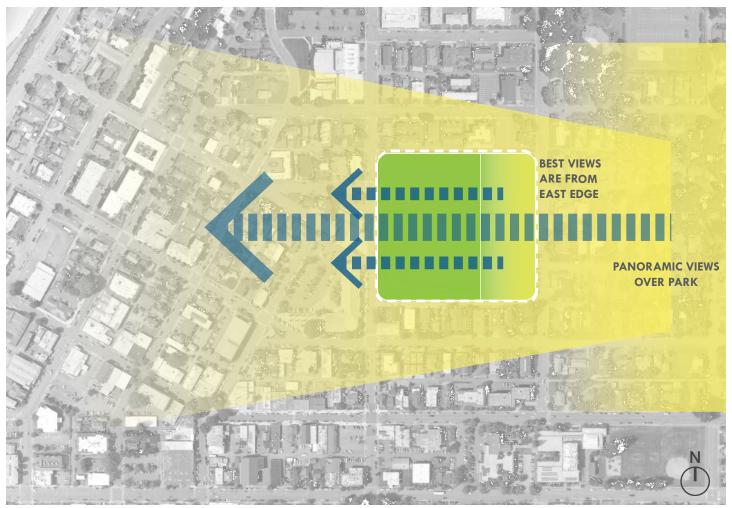
CONTEXT



URBAN ECOLOGIES

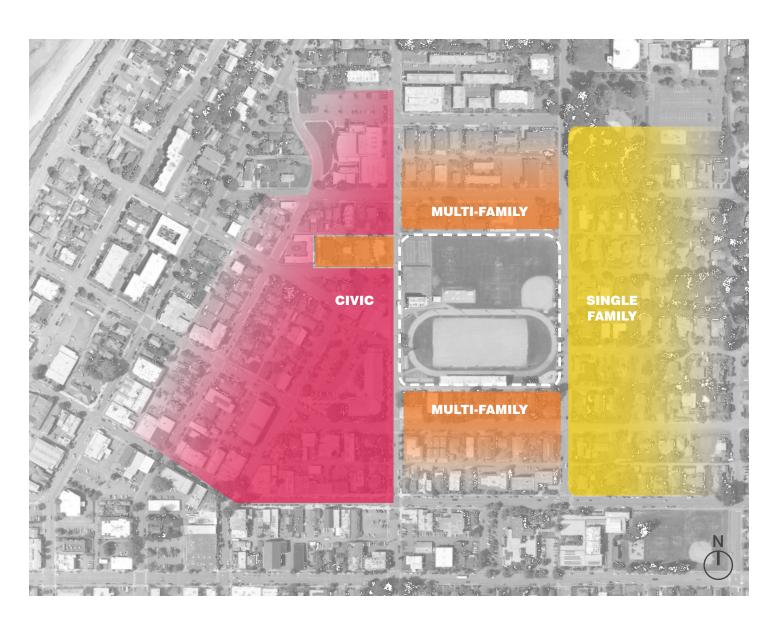
A sizeable public open space in downtown Edmonds, Civic Center Playfield serves a unique role that differs from other parks in the vicinity. It's urban context, flatness and lack of tree cover set it apart from Yost Park and the Shell Creek corridor, Edmonds Marsh, and Brackett's Landing, all of which are larger in scale and provide important eco-destinations and habitat. City Park offers undulating topography and significant tree canopy resulting in a more passive park experience with some active play area, while the nearby Frances Anderson Center hosts a green space with more intimate neighborhood-scale activity, recreation and gathering.





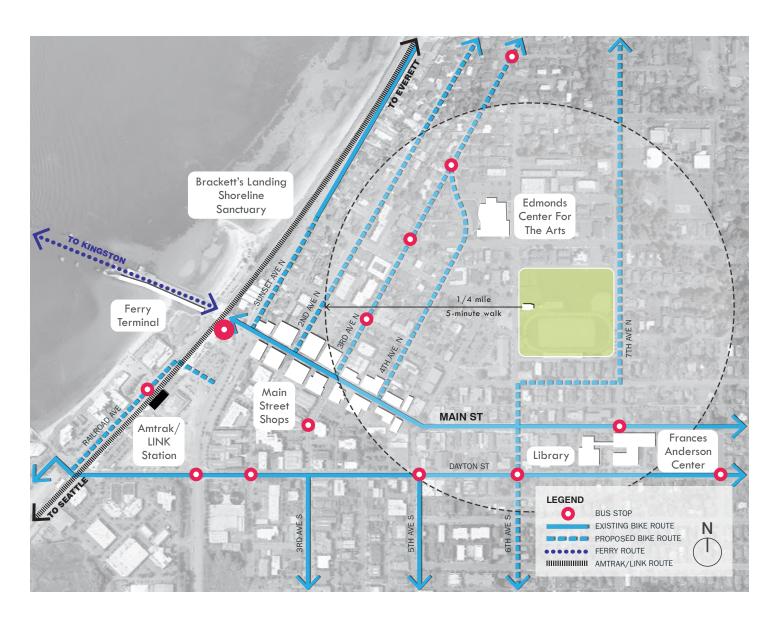
SITE VIEWS

Spectacular views of the Puget Sound and the Olympic mountain range are a signature feature of the City of Edmonds. The east edge of Civic Center Playfield offers glimpses of the Olympic peaks due to it's slightly higher elevation and the parks grand, open scale. Also noteworthy are the panoramic views from the streets and residences on the high slopes directly east of the park where the park grounds become foreground.



PARK EDGES AND CURRENT ZONING

Civic Center Playfield is nestled between residential and civic zones and will be most successful if designed to respond to its adjacencies. The east side of the park is single-family residential while the north and south edges of the park consist of more dense multi-unit housing. The west edge is made up of predominantly civic institutions such as the police and fire stations, City Hall and the Edmonds Center for the Arts while also being at the edge of the downtown commercial district.

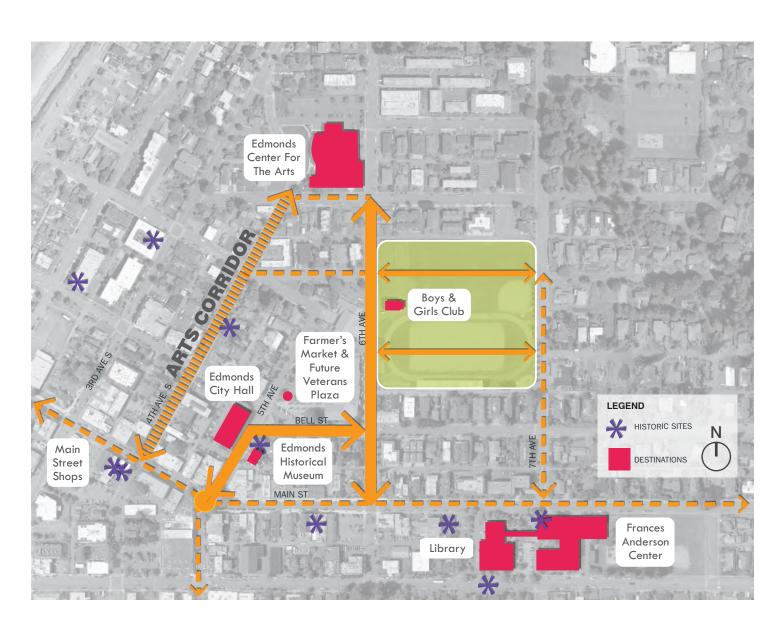


TRANSIT CONNECTIONS

Civic Center Playfield is within walking distance of most downtown amenties and a short bike ride for many residents. It is also in close proximity to regional transit, including the Ferry Terminal to Kingston and the Amtrak/Sound Transit commuter station to Seattle and Everett.

Exhibit 1 - PLN20190058 - 0060 Site Background & Analysis

15



DOWNTOWN CONNECTIONS & DESTINATIONS

Civic Center Playfield is a key component in a community circuit connecting local residences and civic destinations such as the Edmonds Farmers Market, the Sno-Isle Library, the Frances Anderson Center and downtown shops and restaurants. The park also has the potential to serve as part of an arts and culture plan with the evolving 4th Avenue Arts Corridor connecting Main Street to the Edmonds Center for the Arts.



CIVIC FIELD EDMONDS, WA 8 ACRES



CAL ANDERSON PARK SEATTLE, WA 7.5 ACRES



EDMONDS CITY PARK EDMONDS, WA 14 ACRES





BELLEVUE, WA
21 ACRES

PETER KIRK PARK KIRKLAND, WA 12.5 ACRES

SCALE COMPARISON

Parks similar to Civic Center Playfield, or known to local residents, were studied by the design team and shared with the public to facilitate understanding and discussion of the parks' program.



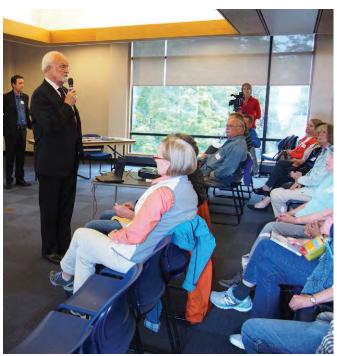
Exhibit 1 - PLN20190058 - 0060 19

PROCESS & SCHEDULE

The Civic Center Playfield Master Plan project team undertook a rigorous public engagement process that included three public open houses (offered both in-person and online); onsite postings, stakeholder interviews and outreach meetings. As a result, the design process was highly integrated with public engagement opportunities and public feedback shaped both the methods of design as well as the final plan.

Stakeholders included the Boys and Girls Club, who currently lease the Field House on-site; recreational groups that use the fields such as Sno-King Youth Club and the Edmonds Petanque Club; groups that host events currently held at the park or nearby such as the Edmonds Chamber of Commerce (Taste of Edmonds), the Edmonds Art Festival and Festival Foundation; and other civic organizations directly effected by the park's potential transformation such as the Edmonds Arts Commission, the Museum/Market Board; City Council and Planning Board members; Edmonds Center for the Arts; Economic Development Commission; Floretum Garden Club; Historic Preservation Commission; and City staff.

Community feedback and design team progress was discussed in regular briefings to City Council, the Planning Board, Edmonds Parks, Recreation and Cultural Services, and the Project Advisory Committee. The Project Advisory Committee was comprised of a broad selection of community representatives and leaders with varying interests selected to provide guidance to the project team.



Mayor Dave Earling speaking at the first Open House on June 23rd, 2016. Mayor Earling provided introductions to all three Open Houses.



Each public open house addressed a different project milestone and incorporated, as well as solicited, feedback from the community. Online open houses were launched immediately following each in-person open house and were accessible for a minimum of two weeks. Project description, progress, schedule, open house results, and meeting minutes were posted publicly, and regularly, on the city's splash page at:

http://www.edmondswa.gov/parks-recreation-departments/civic-center-master-plan.html

The project was organized into three phases that corresponded with each Open House. All events took place in 2016 unless otherwise noted.

Park Activities (Program)

• PAC kickoff meeting: May 12

• Stakeholder Meetings: May 17 & 23

• Open House #1: June 23

PAC meeting: July 7

Planning Board Meeting: July 27

• City Council Meeting: August 9

Master Plan Alternatives

Open House #2: August 24

PAC Meeting: September 1

Planning Board Meeting: September 14

• City Council Meeting: September 27

Hybrid Master Plan

• Open House #3: October 19

PAC Meeting: October 25

• Planning Board Meeting, Wednesday, November 9

• City Council Meeting: January 17,2017

• City Council Adoption: March 7, 2017

DEED RESTRICTIONS

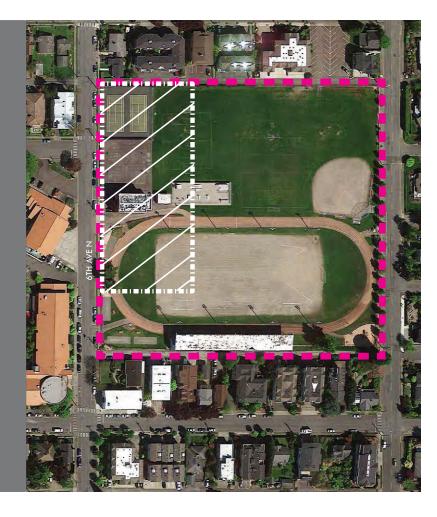
The planning effort considered the full site with special consideration for six of the acres that fall under Conservation Easement Deed restrictions as outlined by the Washington State Recreation Conservation Office and The Snohomish Conservation Futures Program.





DEED RESTRICTIONS (6 ACRES)

- Not more than 10% impervious surface (excluding pathways)
- Must be preserved as open space
- No synthetic turf
- No buildings (restrooms allowed but apply to impervious calculations)
- Shade structures are permitted
- Multi-use open grass areas are allowed
- Temporary festival use can be accommodated
- No temporary or permanent parking is allowed



PARK ACTIVITIES & AMENITIES

Existing Uses

Existing Civic Center Playfield amenities include a large multiuse lawn with sports fields, a 400-meter track, a playground and various courts that accommodate a number of activities. Uses for the park were categorized into active, passive, civic and event spaces and the community was engaged to determine what existing program should remain and what new program was desired.

Parking is not currently provided in the park while storage space exists below the Grand Stand, within the Field House and the shed. These uses were also put forth for discussion.

Active

- Soccer/Lacrosse Fields (2 1 Adult and 1 Youth)
- Tennis Courts (2)
- Petanque Courts (4)
- Basketball Courts (2)
- Baseball/Softball Field (1)
- Skate Park

Events

- Taste of Edmonds
- 4th of July Fireworks
- Wenatchee Youth Circus
- Sports tournaments
- Arts Festival (parking)

Other

- Boys & Girls Club (Field House)
- Grand Stand
- Storage

Active

Events

Passive

Civic















Parks in the greater Edmonds area were reviewed to understand nearby amenities available to residents, to help identify priorities and to facilitate discussion about the potential future uses of the park.



CENTER PLAYFIELD

TOTAL FACILITIES FOR LOCAL PARKS AND SCHOOLS COMBINED (INCLUDING CCP)

Potential New Uses

In addition to existing uses, new ideas for park activities were put forth for community feedback in Open House 1. Ideas came from interests expressed by the community, stakeholders and the design team.

Proposed uses included:

Active

- exercise path (informal track)
- creative play (informal playground, nature play, etc.)
- seasonal games (shuffle board, ping pong, etc.)
- classes (yoga, tai chi, etc.)
- activities clubhouse
- concessions

Passive

- multi-use lawn
- horticultural gardens
- stormwater gardens
- berms
- shade trees
- picnic areas
- strolling paths
- shade pavilion

Civic

- plaza
- cafe
- water feature
- performance space
- permanent art
- temporary art
- promenade
- covered market space
- museum display
- restrooms

Events

- theater performances
- markets
- music
- culinary events
- art installations
- fun-runs





















OPEN HOUSE 1, JUNE 2016

(see detailed summary in Appendix)

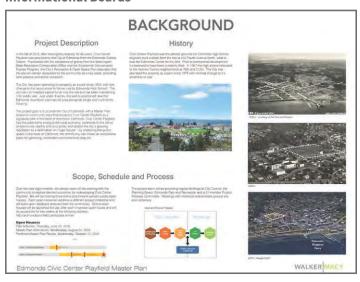
Format & Objective

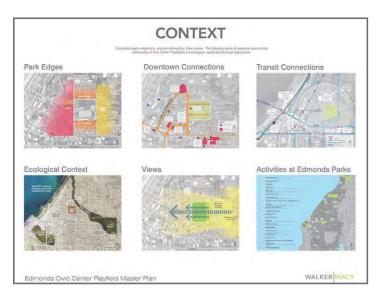
The first in-person Open House on June 23, 2016, consisted of a presentation, Q&A, and a series of informational and interactive boards for participant engagement. The online version provided the same content in an electronic format. The objective of the session was to gauge community interest in specific park amenities and activities and to begin to develop a sense of identity (theme) for the park.

Content

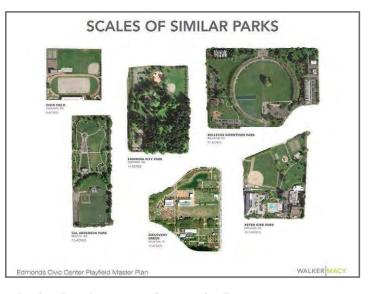
- Informational boards about the site background, existing conditions, restrictions, context and scale.
- Interactive boards allowing participants to "vote" for favored activities and themes as well as comment directly on an aerial of the site.
- Interactive models (3) that allowed participants to better understand the scale of different existing and proposed programs and how much the park could accommodate.
- Comment forms for additional written feedback.

Informational Boards







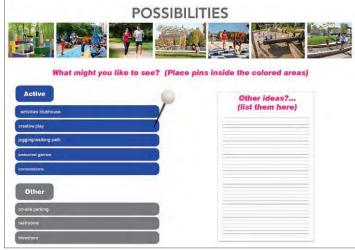


Interactive Boards

Five boards were placed at the back of the room and offered opportunity for a range of input from participants. Design staff were also available for discussion and questions.











Program Models / Games

Participants were able to test out ideas and gain a better understanding of the size and compatibility of different park activities by placing scaled model pieces on top of corresponding site aerials. This was also a way to explore the flexibility of different programs to serve a variety of uses, for example plaza space that also serves as performance space or multi-use lawn that can also host events.







Additional Outreach

Youth from the Student Conservation Association were engaged in an additional outreach event hosted by Edmonds Parks, Recreation and Cultural Services. Park opportunities were discussed and students were encouraged to engage with the model to test their ideas. The twelve students in attendance encouraged prioritizing year-round active uses including games, concessions and a zip line.



Youth from the Student Conservation Association were engaged and took turns testing out ideas on the models.



Participants at Public Open House #1 working with site program models to understand the scale of different park programs.

Participation and Attendance

(See detailed summary in Appendix)

Attendance and participation in Open House 1 was impressive and demonstrated the communities passion for the future of Civic Center Playfield.

In-Person Open House, June 23, 2016

Attendance:

- 131 signed in
- 141 attended

Online Open House (6/24/2016-7/7/2016)

Statistics:

- 1,350 total page views
- 180 responses received







Feedback

Themes (Priorities)

Three ideas were put forth as over-arching themes for the park. The feedback received expressed the desire for the new park to be characterized primarily as active, with passive as a close second and civic garnering the least interest.

Civic











<u>Theme</u>	In-Person Votes	Online Votes	<u>Total</u>
Active	53	21	74
Passive	50	12	62
Civic	20	3	23

Activities

Over 40 activities were solicited for feedback and then tracked and summarized to help the design team prioritize elements for the new park design. The activities with the greatest number of votes are shown below (see full results are in the Appendix). Note, there was no way of prohibiting multiple votes so counts are taken as reasonable, rather than absolute, gauges of public interest.

Activity Type					
(Current v. Possible)	Category	<u>Activity</u>	In Preson Votes	Online Votes	Total Votes
Possibilities	active	restrooms	41	36	77
Current Activities	active	petanque	43	33	76
Possibilities	active	jogging/walking path	43	28	71
Current Activities	active	soccer	35	32	67
Possibilities	passive	shade trees	29	27	56
Current Activities	active	skate park	25	25	50
Current Activities	active	playground	21	29	50
Current Activities	active	tennis	24	25	49
Current Activities	buildings	B&G Club	16	32	48
Possibilities	passive	strolling paths	28	19	47
Possibilities	passive	multi-use lawn	17	25	42
Current Activities	active	formal track	15	25	40
Possibilities	events	performances (sm. music+theater)	10	29	39
Possibilities	passive	horticultural gardens	18	17	35
Current Activities	active	baseball	14	20	34
Possibilities	civic	market	5	29	34
Current Activities	active	basketball	13	18	31
Current Activities	buildings	Grand Stands	16	14	30
Possibilities	civic	performance space	12	17	29
Possibilities	active	creative play	15	13	28
Possibilities	passive	picnic areas	12	15	27
Possibilities	active	seasonal games	16	10	26
Possibilities	passive	stormwater gardens	13	13	26
Possibilities	civic	permanent art	10	16	26
Possibilities	civic	water feature	10	15	25





Exhibit 1 - PLN20190058 - 0060 29

DESIGN ALTERNATIVES

Based on community input, the design team developed two master plan alternatives, each intended to emphasize one of the two main themes that emerged from community input, active versus passive, and to encourage further discussion on these two topics. The final plan would eventually emerge as a hybrid between these two alternatives, as informed by the community process.

Option 1 - Meadow Loop

The design concept for the Meadow Loop provides a generous landscape buffer on the residential edges of the park and a more civic edge along 6th Avenue, while more intense uses are concentrated in the central multi-use lawn. This option introduces more passive landscape features into the park perimeter, including meadows, berms and stormwater gardens that frame the central active space. This option features jogging and walking paths with exercise stations around a central lawn area large enough to accommodate the same level of soccer usage that occurs now. A wide, promenade-style sidewalk along 6th Avenue allows for strolling or markets and includes a plaza and shade pavilion that could accommodate food concessions, movable tables and chairs, and a small water feature. This scheme also includes a small amount of other recreational program - multi-use courts and petangue - that flank the community hubs at either end of the civic edge.

LANDSCAPE BUFFER

CIVIC EDGE

MULTI-USE LAWN

Meadow Loop Precedents

The following images, from existing parks, are intended to give a sense of the general character of the proposed features.

Meadows and gardens



Creative, integrated play areas



Multi-use lawn



Promenade / flexible-use market space



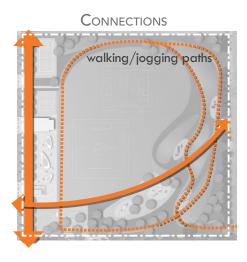
Shade pavilion and plaza



Passive landscape gardens



COMMUNITY HUBS





MEADOW LOOP SITE PLAN



Option 2 - Activity Central

The design concept for Activity Central creates a generous neighborhood connection along the old Sprague Street right-of-way and allocates the southern portion to active recreation space while creating a quieter landscape buffer to the north. This option maximizes recreational activities and facilitates spectatorship. It includes a 200-meter track, multi-use lawn for soccer and other sports, and viewing terraces that offer views of both mountains and playfields. Option 2 also includes petangue groves, a skate park, and four multi-use courts around an expanded Field House that could potentially house the Boys and Girls Club or a cafe and restrooms. The north portion of the park is still fairly active but more landscaped in character, and includes a picnic or performance pavilion and multi-generational play and exercise areas. The main path across the park offers a clear connection from the residential neighborhood to the 4th Avenue Arts Corridor and other civic destinations. This path also offers the potential for bringing markets and other events into the park.

LANDSCAPE BUFFER

NEIGHBORHOOD CONNECTION

ACTIVE RECREATION

Activity Central Precedents

The following images, from existing parks, are intended to give a sense of the general character of the proposed features.

Shade pavilion and picnic area



Lawn terraces for spectating and views



Landscape integrated play



All-ages recreation



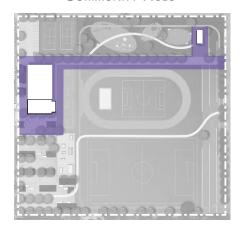
Small plaza with interactive water feature

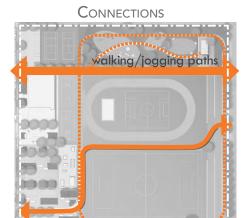


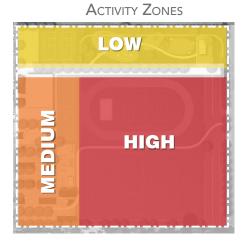
Game courts within shade trees and planting beds.



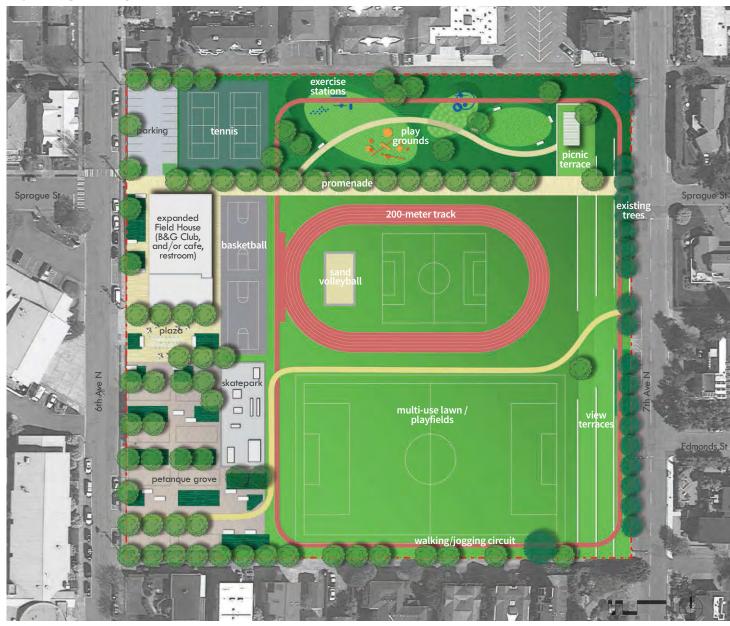
COMMUNITY HUBS







ACTIVITY CENTRAL SITE PLAN



EVENTS

Current Events

There are currently a number of events that take place at Civic Center Playfield. These include:

- The Taste of Edmonds an annual festival held in August that utilizes most of the park and hosts a number of vendors, activities and performances. This event generates significant revenue for the Edmonds Chamber of Commerce who would like to see it continue. Conversation with the Edmonds Chamber of Commerce is ongoing and the organization is open to discussion about how the event could evolve with the park, including reviewing inefficiencies with the festival layout and the potential to move vendor parking off-site.
- 4th of July Fireworks during the day, a parade begins at 6th Avenue adjacent to the park. At night, spectators fill the park to watch the fireworks.
- Sports tournaments the Sno-King Youth Club and other organizations sometimes host sports tournaments on the grounds.
- Arts Festival (parking) The annual Arts Festival in late June is held at the nearby Frances Anderson Center and the Civic Center Playfield is used by participants for vendor parking and camping.
- Wenatchee Youth Circus









Design Alternative Event Overlays

Throughout the design process, careful consideration was given to providing flexible use spaces that could accommodate a variety of types and scales of events. Ongoing conversation with the community and stakeholders about current and future event uses will continue as the park design develops. To facilitate conversation about event use, the following diagrams were presented in Open House 2 to illustrate the amount of park space available.

MEADOW LOOP EVENT OVERLAY



ACTIVITY CENTRAL EVENT OVERLAY



OPEN HOUSE 2, AUGUST 2016

(see detailed summary in Appendix)

Format & Objective

The second in-person Open House on August 24, 2016, included the presentation of two alternative park designs, Q&A, and small group discussions with a final report back to the larger group. The online version provided the same content in an electronic format. The objective of the session was to encourage dialogue about differing themes and park program elements and to garner community feedback on the direction of design development so that a final hybrid plan could be developed.

The following questions were asked as a starting point for inperson feedback and discussion as well as online comments:

- Which alternative park plan do you prefer?
- Please share your thoughts about Option 1. What do you like or dislike about this option?
- Please share your thoughts about Option 2. What do you like or dislike about this option?
- Are there park elements not shown in either option that you would like to see?
- Additional comments were encouraged.



In-person attendees watching presentation at Open House 2.



Resident and local business owner Rick Steve's sharing the outcome of their small group discussion.

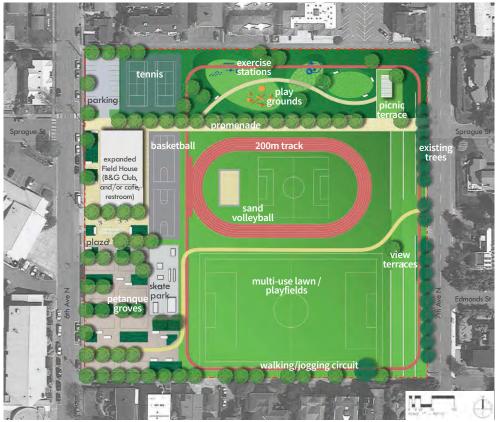
Small Group Discussions

Large side-by-side plan drawings were provided for each of 16 tables at the In-Person Open House and attendees split themselves into groups of 8-12 to discuss the similarities and differences between the design alternatives and share their interests and visions for the park. The group overwhelmingly agreed to extend the time of the in-person Open House to allow each table to report back on the outcome of their discussions with the larger group.



MEADOW LOOP FEATURES

- multi-use lawn/play fields (2 small or 1 large soccer field)
- walking/jogging paths
- 1^{1/2} multi-use courts
- 4 petanque courts
- berms
- obstacle course with exercise stations
- meadows and gardens
- playgrounds
- existing fieldhouse / Boys & Girls Club
- shade pavilion & restrooms
- plaza with water feature or art installation



ACTIVITY CENTRAL FEATURES

- multi-use lawn/playfields
 (1 large + 1 small soccer field)
- walking/jogging circuit
- 2 multi-use courts
- 2 tennis courts
- 8 petanque courts
- 200-meter track
- skatepark
- playground
- sand volleyball
- parking
- exercise stations
- expanded Field House for B&G Club / Cafe / restrooms
- picnic terrace with shade pavilion
- plaza with small, interactive water feature

Participation and Attendance

(see detailed summary in Appendix)

In-Person Open House, August 24, 2016

Approximately 160 attendees 16 Discussion Tables

Preferred Plan (by majority at table):

• Option 1: 8 (50%)

• Option 2: 4 (25%)

• Split: 2 (12.5%)

• Unclear: 2 (12.5%)

Individual Comment Cards:

• Option 1 preferred: 5

• Option 2 preferred: 3

• Undecided / Unclear: 3

Approximation of Combined Results

Option 1: 178 (35%)

• In-person – 90 (64%)

• Online – 88 (24%)

Option 2: 330 (65%)

• In-person – 50 (36%)

Online – 280 (77%)

Online Open House (8/24/2016-9/7/2016)

• 1,057 visitors

• 379 responses

• 88 Prefer Option 1 (23.9%)

280 Prefer Option 2 (76.1%)

Age

• Over 70: 38 (17.7%)

45-69: 81 (37.7%)

• 30-44: 80 (37.2%)

18-29: 7 (3.3%)

• Under 18: 5 (2.3%)



Participants in the In-Person Open House small group discussion.

Feedback

(see detailed summary in Appendix)

Most consistent comments across both Open Houses

- Like the lawn terraces
- Skatepark should remain in the park
- Option 1 curves are nice but want more active program like in Option 2

Common elements not shown that respondents would like to see

- Additional restrooms
- Benches and/or seating areas
- Lighting
- Additional covered athletic facility and market space
- Stage
- ADA accessibility
- 400-meter track

Common reasons respondents preferred Option 1



- Free-flowing structure, layout
- Walking paths
- Water feature and plaza
- Open green spaces and lawn
- Reduced number of petanque courts
- No track

Common reasons respondents preferred Option 2



- View terraces
- Long walking and running paths
- Focus on fields and athletic facilities
- Expanded Boys and Girls Club
- Skate park
- Potential for large events
- More spaces for families and children
- Track



Exhibit 1 - PLN20190058 - 0060 41

HYBRID DESIGN

The refined park plan features recreation and activities for all ages in a beautiful park setting. The plan includes three different zones that each provide a unique experience: "The Meadows", "The Great Lawn" and "The Market Promenade".

The Meadows provide both passive and active enjoyment and encourage exploration. This area of the park includes gently rolling hills, meandering paths, and landscaped buffers at all residential edges of the park. Special features include a ½ mile measured walking/jogging path, playground, skatepark, picnic lawn, youth climbing wall and exercise areas set within planted areas and low berms.

The Great Lawn is designed to support soccer in multiple configurations as well as other field sports and casual recreation. Lawn terraces offer mountain views and provide spectator seating for field events, concerts and festivals alike.

Street improvements to 6th Avenue are seamlessly integrated with the park's western edge to provide a generous promenadestyle sidewalk for markets, parades and festivals. A multi-use plaza and shade pavilion, with restrooms and storage, provide space for outdoor seating, water play, interactive art, and the potential to host small performances, and civic events. The existing Field House continues to serve the Boys and Girls Club as conversations continue about the potential for expansion or new construction. A 12,000 SF addition to the existing Field House is delineated on the Master Plan as a potential option congruous with the park design. The 6th Street area also includes a range of multi-use recreation spaces: petanque and multi-use courts for tennis, basketball and pickleball.

The park is designed to be flexible and accommodates a substantial amount of activity, but will also be beautiful at quieter times. All paths are accessible, and park and sport lighting will be provided throughout. The park is also designed to be economically and environmentally sustainable - multiple locations are identified for stormwater treatment and careful consideration will be given to site conditions and amenities needed to support recreation and event use.

The Petanque Grove features six full-size petanque courts to support both the Edmonds Petanque Club and the greater community. Located at the southwest corner of the park and the 6th Avenue promenade, the Grove will serve as a community cornerstone and welcoming gateway defined by aggregate courts set within seasonal planting beds, shade trees and integrated seating.

How we responded to what we heard:

Top 10 activities (from Open House #1)	Votes	Included in Hybrid Plan
restrooms	77	
petanque	76	V,
jogging/walking paths	71	V
soccer	67	
shade trees	56	
skate park	50	V
playground	50	V ,
tennis	49	
Boys &Girls Club	48	
multi-use lawn	42	
formal track	40	V,
small performance space	39	V .
gardens	35	

From total list of 40 activities, 36 are accommodated in the hybrid plan

Themes / Priorities as voted on by the community and carefully considered in the hybrid plan:

1st: Active 2nd: Passive 3rd: Civic

Aerial View



Examples of Signature Features

The following images, from existing parks, are intended to give a sense of the general character of the proposed features.





















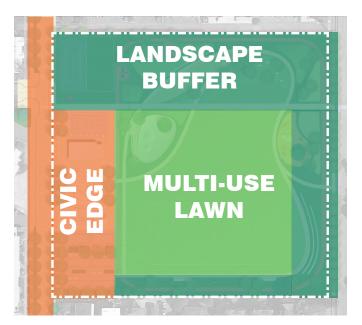




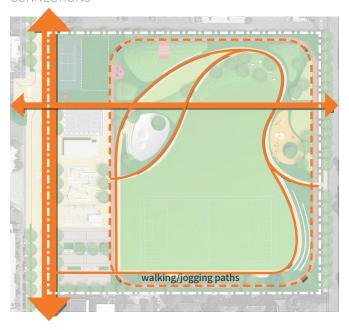


Exhibit 1 - PLN20190058 - 0060 **Master Plan** 43

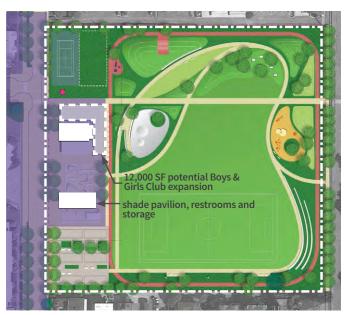
FRAMEWORK



CONNECTIONS



COMMUNITY HUBS



Boys & Girls Club

The continued presence of the Boys and Girls Club at Civic Center Playfield is desired by all parties. Conversation with the Club is ongoing to determine a short and long term solution that will allow the Boys and Girls Club to remain at Civic Center Playfield and to grow and integrate facilities as the park develops.

Two options for potential Club expansion were proposed by the design team and presented at Open House 3 (see page 50, Architectural Elements, for details). Option one, a 12,000 SF extension with possible renovation of the existing field house, is delineated on the preferred site plan. The potential expansion, it's location, scale and relationship to the park and the field house, will be further reviewed and developed in the next phase of design.



- (1) art & stormwater opportunity
- ² tennis/multi-use court (optional outlined)
- 3 1/3 mile jogging & walking path
- (4) exercise station
- (5) youth climbing wall
- 6 picnic meadow
- 7 berms
- (8) playground
- 9 view terraces

- (10) stormwater gardens
- 11) field lighting
- petanque grove
- (13) shade pavilion, restrooms & storage
- (14) multi-use plaza with water feature or interactive art
- (15) Boys and Girls Club or cafe & concessions
- (16) multi-use court (potential 12,000 SF Boys & Girls Club expansion)
- (17) skatepark
- multi-use playfields

D 10 30 46 80



MASTER PLAN VIEWS



^{**} Number of posts and placement to be determined



Exhibit 1 - PLN20190058 - 0060 Master Plan 47

MASTER PLAN EVENT OVERLAYS

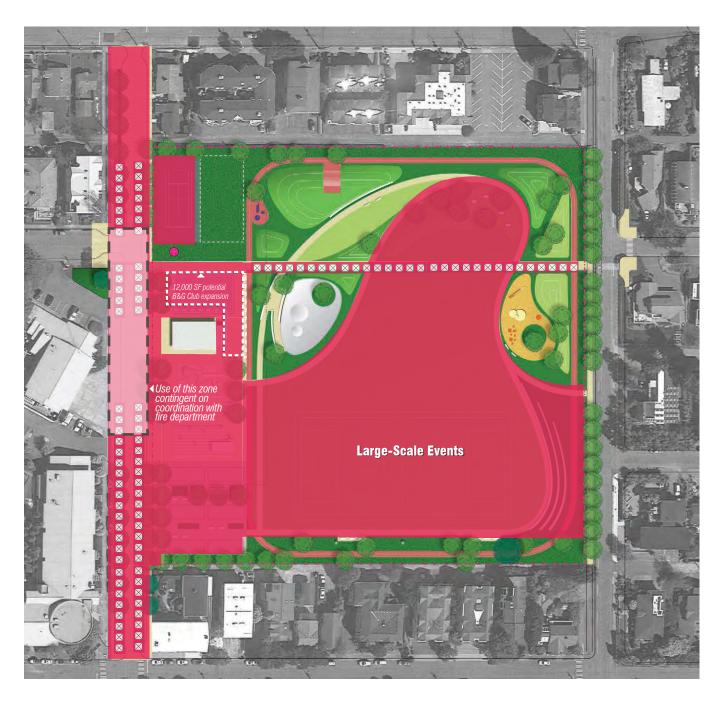
Small to Medium Size Events Within the Park

Significant community and stakeholder interest was expressed in hosting more small to medium size events and performances at the park. The 6th Avenue plaza and promenade areas, Petanque grove, picnic meadow, lawn terraces and corresponding playfield were all designed as flexible use spaces that could be ideal for a variety of smaller-scale gatherings, concerts, performances, markets or events. The final park design will also provide distributed utility services for facilitating all scales of event use.



Large Events and the 6th Avenue Market Promenade

The park has a long-standing tradition of hosting some of the city's most iconic large events. The new park plan offers a large amount of flexible use space that can accommodate festivals, markets, parades and more. The maximum amount of area for a single large event is outlined below and demonstrates the ability of the park to accommodate key existing program elements for the Taste of Edmonds. Conversations are ongoing with the Edmonds Chamber of Commerce and other stakeholders on the potential reconfiguration of the Taste of Edmonds, the Edmonds Arts Festival and the 4th of July parade and fireworks to best utilize the new park design.



ARCHITECTURAL ELEMENTS

Boys and Girls Club Expansion

The Boys and Girls Club has been occupying the field house since 1968 and have expressed a preference to remain in the park. However, with the current enrollment of 150 children, they have reached full capacity in the 9,500 SF facility. Typical Boys and Girls Club facilities range from 18-25,000 SF and the Club will need more space if it is to continue to grow.

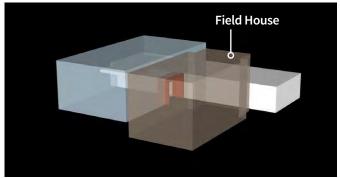
At the time of the master plan, there was no formal long-range plan for the Club expansion or relocation but the design team explored Club facility expansion options that could be integrated and/or phased-in with the new design. Owen Richards Architecture (ORA) created conceptual massing studies for two options - a 12,000 SF expansion that creates an entry courtyard adjacent to the existing Field House, and a 20,0000 SF alternative building. Creating integrated indoor/outdoor spaces, a bright new gym and open and inviting volumes that could both complement and offset the Field House were a priority.

The proposed building locations and footprints were presented for discussion and feedback at Open House 3 and the consensus was that the larger footprint in option 2 consumed too much of the park. The smaller footprint is shown in the Preferred Master Plan for future discussion as the park design advances.

BOYS & GIRLS CLUB OPTION 1 - PREFERRED



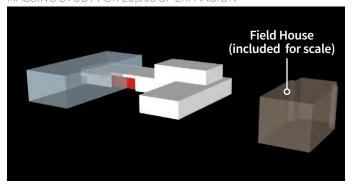
MASSING STUDY FOR 12,000 SF EXPANSION



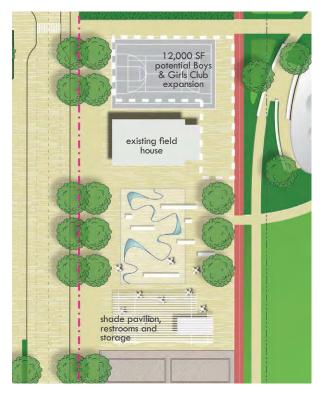
BOYS & GIRLS CLUB OPTION 2



MASSING STUDY FOR 20,000 SF EXPANSION



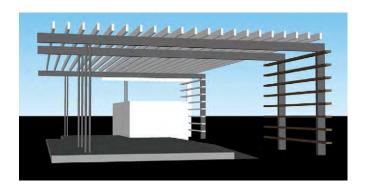
ENLARGED SITE PLAN



Shade Pavilion

A new shade pavilion and restrooms were strongly supported by the community. The design team was primarily focused on the scale and siting of the structure but also began to explore its potential character and ability to serve as gateway to the park and iconic gathering space. Potential uses include seating area, market cover and other small performance or event use.

MASSING STUDY FOR SHADE PAVILION WITH RESTROOMS



Examples of Signature Features

The following images, from existing pavilions, are intended to give a sense of the general character of the proposed structure.







51





Exhibit 1 - PLN20190058 - 0060 Master Plan

OPEN HOUSE 3, OCTOBER, 2016

(see detailed summary in Appendix)

Format

The meeting consisted of opening remarks by Mayor Dave Earling, a presentation by the design team, a brief Q&A session and an open house during which attendees were able to:

- Discuss the hybrid design and design elements with other members of the community
- Provide feedback on the hybrid design to the project staff
- Ask questions and talk with project staff and PAC members
- Submit written comments about the hybrid design

The following questions were asked as a starting point for inperson feedback and discussion as well as online comments:

- Please share your thoughts, what do you like or dislike about the plan?
- Which elements of the new park design would bring you to the park most often?
- Are there park elements not shown that you would like to see?
- Additional Comments were encouraged.



First draft of the hybrid master plan that was presented and discussed at Open House #3.





Principals Lara Rose and Chris Jones of Walker Macy and participants at Open House 3 discussing the Hybrid Plan during the Q&A session.

Participation and Attendance

(see detailed summary in Appendix)

In-Person Open House October 19, 2016

Approximately 101 attended

Online Open House October 19 - November 4, 2016

- 347 visitors
 (majority were nearby residents who had not attended any of the in-person Open Houses
- 156 responses

Age Range:

- Over 70: 6 (7.4%)
- 45-69: 39 (48.1%)
- 30-44: 33 (40.7%)
- 18-29: 0 (0%)
- Under 18: 2 (2.5%)

A broad range of comments were received, similar to prior feedback.

- Like the integrated activities
- Like the curves, paths, and passive areas
- Northern skatepark location is an issue for residents
- We should leave the park as is
- Good compromise; thoughtful incorporation of community feedback
- Not enough sports/playfields and too much passive area
- Not enough passive area and too much sports/playfields
- Petanque grove is nice but would like larger tournament area
- Formal track should be included
- Like the 1/3 mile walking/jogging path
- 6th Avenue market promenade and plaza will be a great asset
- Concerns about buffers, noise, dogs, lighting and other design details

Overall sentiment was that the hybrid plan is successful at incorporating community feedback and will be a great asset to the city.





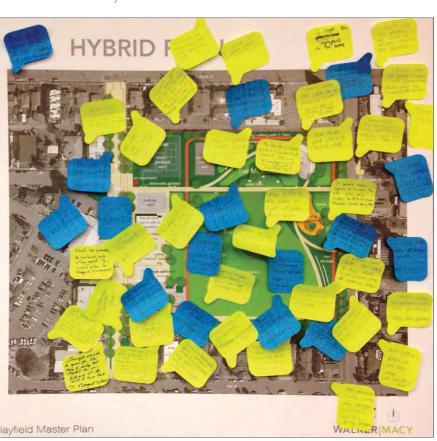


Exhibit 1 - PLN20190058 - 0060 Master Plan 53

PHASING

Potential implementation could be considered in three phases with the flexibility to prioritize these phases in any order depending on alignment with city initiatives and budget. The boundaries of the phasing would shift slightly depending on the order of construction as described below:

- Phase A includes the more civic uses of the park up to the back-of-curb along 6th Avenue. This area includes a majority of park's hardscape as well as the architectural features and the Petanque Grove. (Note: if this phase follows Phase C, it is recommended that the park-side portion of the promenade be completed along with 6th Avenue).
- Phase B is the heart of the park and involves more site grading and softer landscape features as well as the Sprague Street connection and the sidewalk along 7th Avenue. (Note, if this phase precedes Phase A it is recommended that the Sprague Street connection be completed all the way to 6th Avenue).
- Phase C represents the 6th Avenue "Market Promenade" from back-of-curb on the park side and includes the pedestrian crossings at Sprague Street and the full right-of-way for all edges not along the park. (Note: if Phase C precedes Phase A it is recommended that the park-side portion of the promenade be completed along with the 6th Avenue improvements).

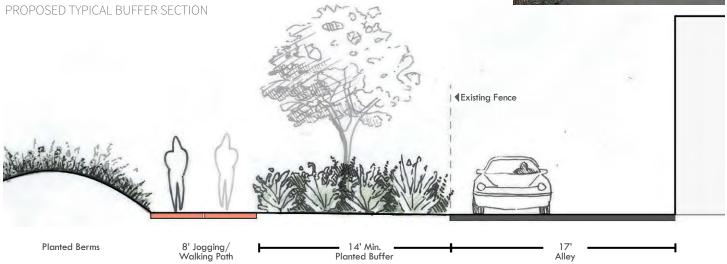


SUPPLEMENTAL INFORMATION

Alley Buffers

The design team has proposed that the existing 8' chain link fence that surrounds the park be removed. The fence was erected while the property served as school grounds and is in poor condition. Community concerns were raised about buffering between the park interior and the residential alleys to the north and south of the site for safety and security purposes. The design team has advised that dense planting offers a more inviting and attractive condition while still providing effective buffers. The suggested condition below demonstrates a 14' minimum width. City Council voted in favor of replacing the fence with a vegetated buffer.`





Utilities and City Planning

New stormwater code is scheduled to be published in January, 2017. Alignment with this plan will happen in the Design Development phase of the Civic Center Playfield.

The city is planning to install a new sewer line between 6th and 7th Avenues that would cross Civic Center Playfield from east to west within the old Edmonds Street right-of-way. There is flexibility on the exact location within that zone and the park design will collaborate with the Edmonds Public Works and Utilities department to determine the final locations of any structures and assess other impacts to the park design.

Parking Considerations

Parking concerns were raised as a discussion point in several of the Civic Center Playfield Master Plan meetings and Open Houses. The consensus of the community was that park property should be retained as public open space and not allocated to parking. The design team has recommended that parallel street parking along 6th and 7th Avenues remain with further study to determine amount and locations for designated ADA and loading access areas.

The suggestion of back-in angle parking was made but the design team feels strongly that this causes pedestrian and vehicular safety concerns as well as negatively impacts the park edge condition. It is highly recommended that the City of Edmonds undertake a citywide parking study to identify needs and determine options. The design team also recommends that bus transit routes be reviewed to consider a future bus stop at Civic Center Playfield.

Tennis / Sports Fencing

The adjacent residential community expressed concerns about the high fencing around the tennis courts and the potential to obstruct views. The design team responded with examples of fencing with low visual impacts that was well received.





Exhibit 1 - PLN20190058 - 0060 Master Plan 55

STREET IMPROVEMENTS

6th Avenue Market Promenade

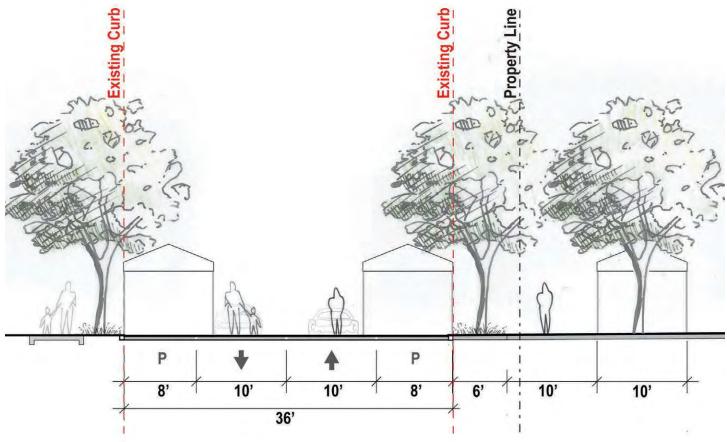
The 6th Avenue/Market Promenade is envisioned as a 'Festival Street' that could host special events through temporary closure to vehicular traffic. The proposed right-of-way features a raised roadway that is level with the surrounding sidewalk between Daley and Bell Streets to create a more pedestrian-friendly park edge and entrance. The street would incorporate special paving, flush curbs, street trees, planting and space for market tents and other activities. Additional benefits include:

- Providing clear connections between the park, downtown Edmonds and Edmonds Center for the Arts.
- Balancing the uses of the street for walking, driving, transit, cycling, emergency services, parking, drop-offs, etc.
- Creating an attractive and engaging gateway to the park.
- Traffic calming to promote safety of pedestrians and vehicles.

SECTION KEY MAP



SECTION A: 6TH AVENUE MARKET PROMENADE



Note: Existing conditions and dimensions are approximate.

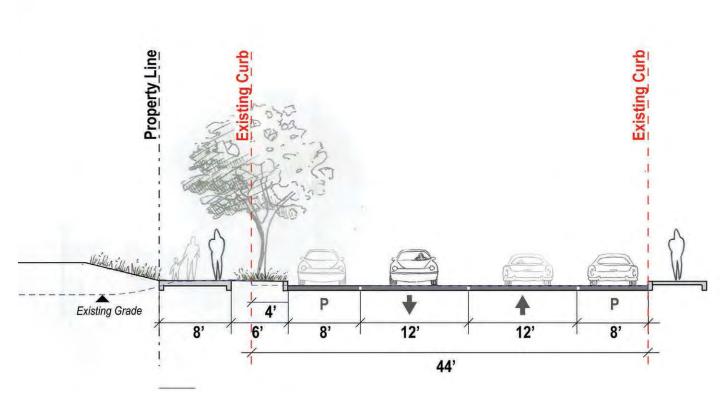


7th Avenue looking north at Edmonds Street

7th Avenue Street Improvements

The existing sidewalk and street trees along 7th Avenue place the pedestrians on a narrow sidewalk at the edge of the curb. The master plan recommends that the lane widths be reconsidered to allow the street trees and planting to create a buffer between the curb and the sidewalk. Curb bump-outs and a designated pedestrian street crossing at the Sprague Street Connector entrance would also provide safer and more direct park access for residents.

SECTION B: 7TH AVENUE STREET IMPROVEMENTS



Note: Existing conditions and dimensions are approximate.

Exhibit 1 - PLN20190058 - 0060 Master Plan 57

City of Edmonds Land Use Application



☐ ARCHITECTURAL DESIGN REVIEW	FOR OFFICIAL USE ONLY	
□ ARCHITECTURAL DESIGN REVIEW COMPREHENSIVE PLAN AMENDMENT	The state of the s	
☐ CONDITIONAL USE PERMIT	FILE# PLUSOIGCOSTA ZONE P	
HOME OCCUPATION	DATE 11/19/19 REC'D BY AG	
☐ FORMAL SUBDIVISION ☐ SHORT SUBDIVISION	FEE 3355 RECEIPT #	
LOT LINE ADJUSTMENT	HEARING DATE	
☐ PLANNED RESIDENTIAL DEVELOPMENT		
☐ OFFICIAL STREET MAP AMENDMENT	\square HE \square STAFF \square PB \square ADB \square CC	
STREET VACATION		
☐ REZONE ☐ SHORELINE PERMIT		
VARIANCE / REASONABLE USE EXCEPTION VARIANCE / REASONABLE USE EXCEPTION		
□ OTHER:		
• PLEASE NOTE THAT ALL INFORMATION CONTA	AINED WITHIN THE APPLICATION IS A PUBLIC RECORD ●	
PROPERTY ADDRESS OR LOCATION 310 6th Ave I		
PROJECT NAME (IF APPLICABLE) Edmonds Civi		
	PHONE #_425.771.0230	
ADDRESS 700 Main St, Edmonds, WA 98020		
	FAX#	
TAX ACCOUNT #	SEC, 24 TWP. 27 RNG. 3	
DESCRIPTION OF PROJECT OR PROPOSED USE (ATTACH COVER LETTER AS NECESSARY)		
See attached narrative.		
	(A DATE A DESCRIPTION AND ADDRESS AND	
	ES (ATTACH COVER LETTER AS NECESSARY)	
See attached narrative.		
Edmonds Department of Parks, Recreation, and		
APPLICANT Cultural Resources, Attn: Shannon Burley	PHONE # 425.77 1.0230	
ADDRESS 700 Main St, Edmonds, WA 98020		
	OV FAX#	
CONTACT PERSON/AGENT Andrea Kuns / Walker Macy PHONE # 425.771.0230		
120		
E-MAIL akuns@walkermacy.com	FAX#	
The undersigned applicant, and his/her/its heirs, and assigns, in consideration on the processing of the application agrees to release, indemnify, defend and hold the City of Edmonds harmless from any and all damages, including reasonable attorney's fees, arising from any action or infraction based in whole or part upon false, misleading, inaccurate or incomplete information furnished by the applicant, his/her/its agents or employees.		
By my signature, I certify that the information and exhibits herewith submitted are true and correct to the best of my knowledge and that I am authorized to file this application on the behalf of the owner as listed below.		
SIGNATURE OF APPLICANT/AGENT DATE NI 19 19		
0		
Property Owner's Authorization		
I,		
SIGNATURE OF OWNER DATE DATE		
Questions?	Call (425) 771-0220	

City of Edmonds Land Use Application



□ ARCHITECTURAL DESIGN REVIEW	FOR OFFICIAL USE ONLY	
□ ARCHITECTURAL DESIGN REVIEW COMPREHENSIVE PLAN AMENDMENT	FILE#PIN2DIPION LONE P	
CONDITIONAL USE PERMIT	FILE#PILE AG	
☐ HOME OCCUPATION ☐ FORMAL SUBDIVISION	DATE 11-19-19 REC'D BY AG	
☐ SHORT SUBDIVISION	FEE 1855 RECEIPT#	
☐ LOT LINE ADJUSTMENT	HEARING DATE	
☐ PLANNED RESIDENTIAL DEVELOPMENT ☐ OFFICIAL STREET MAP AMENDMENT	□ HE □ STAFF □ PB □ ADB □ CC	
STREET VACATION		
☐ REZONE		
☐ SHORELINE PERMIT ▼ VARIANCE / REASONABLE USE EXCEPTION		
✓ VARIANCE / REASONABLE USE EXCEPTION□ OTHER:	, I	
	THE ADDITION OF A DUBLIC RECORD A	
PLEASE NOTE THAT ALL INFORMATION CONTAINED WITHIN THE APPLICATION IS A PUBLIC RECORD ●		
PROPERTY ADDRESS OR LOCATION 310 6th Ave N, Edmonds, WA 98020		
PROJECT NAME (IF APPLICABLE)Edmonds Civ		
	PHONE # 425.77 1.0230	
ADDRESS 700 Main St, Edmonds, WA 98020		
	FAX#	
TAX ACCOUNT #	SEC. 24 TWP. 27 RNG. 3	
DESCRIPTION OF PROJECT OR PROPOSED USE (ATTACH COVER LETTER AS NECESSARY) See attached narrative.		
See attached flarrative.		
See attached narrative.	DES (ATTACH COVER LETTER AS NECESSARY)	
APPLICANT Cultural Resources, Attn: Shannon Burley ADDRESS 700 Main St, Edmonds, WA 980	PHONE # 425.77 1.0230	
	gov FAX#	
CONTACT PERSON/AGENT Andrea Kuns / Walker Macy PHONE # 425.771.0230		
ADDRESS111 SW Oak St, Suite 200, Portland, OR 97204		
E-MAIL akuns@walkermacy.com	FAX#	
The undersigned applicant, and his/her/its heirs, and assigns, in consideration on the processing of the application agrees to release, indemnify, defend and hold the City of Edmonds harmless from any and all damages, including reasonable attorney's fees, arising from any action or infraction based in whole or part upon false, misleading, inaccurate or incomplete information furnished by the applicant, his/her/its agents or employees. By my signature, I certify that the information and exhibits herewith submitted are true and correct to the best of my knowledge and that I am authorized to file this application on the behalf of the owner as listed below. SIGNATURE OF APPLICANT/AGENT DATE DATE DATE		
Property Owner's Authorization		
Washington that the following is a true and correct state	certify under the penalty of perjury under the laws of the State of ement: I have authorized the above Applicant/Agent to apply for the r the public officials and the staff of the City of Edmonds to enter the gattendant to this application.	
SIGNATURE OF OWNER	DATE 11/19/19	
Questions Call (425) 771-0220		

B - Land Use Application

Conditional Use Permit: Sports Lights

Edmonds Civic Center Playfield 11/18/2019

No conditional use permit may be approved unless all of the findings in this section can be made.

A. That the proposed use is consistent with the comprehensive plan.

The existing property is a park and designated as Public. The proposed changes are improvements to the existing park and would not result in changes to land use.

B. Zoning Ordinance. That the proposed use, and its location, is consistent with the purposes of the zoning ordinance and the purposes of the zone district in which the use is to be located, and that the proposed use will meet all applicable requirements of the zoning ordinance.

The proposed use is consistent with the purposes of the Zoning Ordinance and purposes of the Zone District in which it is located. This property is a park zoned as Public (P). Neighborhood parks are permitted within Zone P.

C. Not Detrimental. That the use, as approved or conditionally approved, will not be significantly detrimental to the public health, safety and welfare, and to nearby private property or improvements unless the use is a public necessity.

The use should not be detrimental to the public or adjacent properties. The site is currently developed as an athletic field with playfield lighting. All proposed development would improve the existing conditions and occur within the existing developed area.

In considering a conditional use permit application under Chapter <u>20.05</u> ECDC for the public use (P) zone, the hearing examiner and/or city council shall consider the following:

A. Impact of the proposal on the visual and aesthetic character of the neighborhood.

The proposed use should not impact the visual and aesthetic character of the neighborhood. The park improvements replace the (8) play field lights with (6) updated playfield lights. The new lights are similar to the existing lights. The new taller poles reduce the angle of spill light and the updated fixtures reduce glare and sky glow, thus lowering the impact on adjacent properties.

B. Orientation of facilities to developed or undeveloped residential areas.

There is existing lighting on the current location in adjacency to residential properties. The proposed use would be at the same location, but with fewer, more updated lights that reduce light spilling onto neighboring properties.

C. Preservation of natural vegetation and/or other natural features.

The existing site is developed for athletic uses. The propose use does not change this, nor does it affect any natural vegetation / features.

D. Hours of operation; performance standards; conformance of the proposal with the city's noise ordinance.

Park hours will be dawn to dusk. Noise generated from the site will be similar to existing levels and will conform to the City noise ordinance.

E. Ability of the proposal to provide for adequate on-site parking; and traffic impacts of the proposal on the neighborhood. [Ord. 3353 § 8, 2001].

The proposed changes are improvements to an existing condition in the park, and will not result in additional parking requirements for the site, nor impact traffic in the surrounding neighborhood. For additional information regarding parking, refer to Parking Study memorandum dated 11/18/2019 on file with City of Edmonds Department of Parks, Recreation, and Cultural Services.

Setback + Height Variance: Tennis Court Fence

Edmonds Civic Center Playfield 11/18/2019

No variance may be approved unless all of the findings in this section can be made.

A. Special Circumstances. That, because of special circumstances relating to the property, the strict enforcement of the zoning ordinance would deprive the owner of use rights and privileges permitted to other properties in the vicinity with the same zoning.

Special circumstances include the size, shape, topography, location or surroundings of the property, public necessity as of public structures and uses as set forth in ECDC <u>17.00.030</u> and environmental factors such as vegetation, streams, ponds and wildlife habitats.

Special circumstances should not be predicated upon any factor personal to the owner such as age or disability, extra expense which may be necessary to comply with the zoning ordinance, the ability to secure a scenic view, the ability to make more profitable use of the property, nor any factor resulting from the action of the owner or any past owner of the same property.

The site is an existing park. The proposed park improvements would not dramatically change the existing use of that portion of the site. The proposed fence would be moved farther away from the property line than the current fence location. The existing fence is approximately 10' high. A 12' fence provides a greater level of service to the court users and a higher level of safety to those in the immediate vicinity.

B. Special Privilege. That the approval of the variance would not be a grant of special privilege to the property in comparison with the limitations upon other properties in the vicinity with the same zoning.

The property is a public park, and is therefore zoned Public (P). Other properties in the vicinity with the same zoning include Edmonds Center for the Arts to the northwest; and Fire Station 17, Edmonds Police Department, Edmonds Municipal Court, and Centennial Plaza to the west. These other properties all have structures within the required 25' setback, some of which are greater than 25' high. If the variances are denied, the applying property would be disallowed something that is allowed to other property owners in the vicinity.

C. Comprehensive Plan. That the approval of the variance will be consistent with the comprehensive plan.

The existing property is a park and designated as Public. The proposed changes are improvements to the existing park and would not result in changes to land use.

D. Zoning Ordinance. That the approval of the variance will be consistent with the purposes of the zoning ordinance and the zone district in which the property is located.

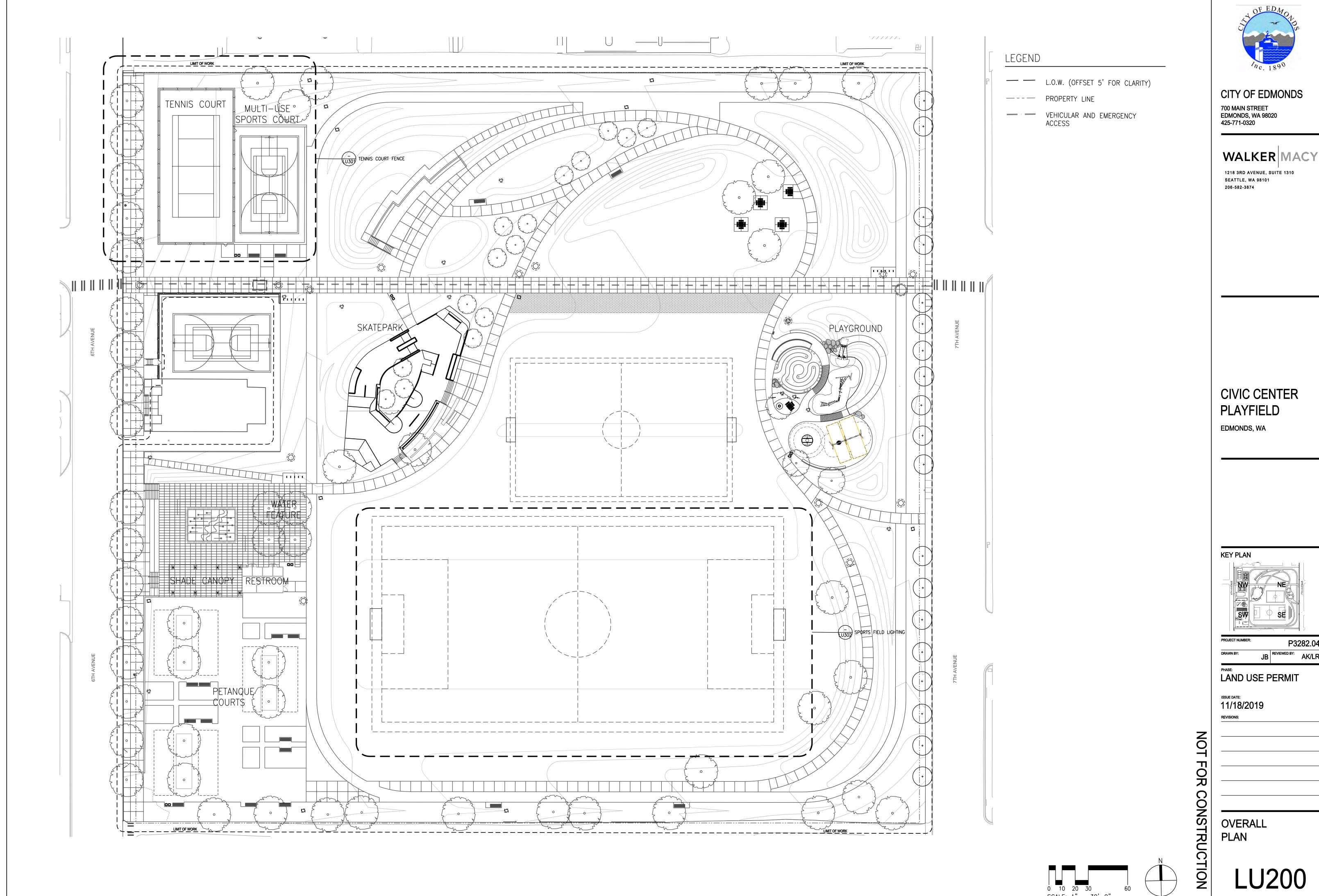
The proposed use is consistent with the purposes of the Zoning Ordinance and purposes of the Zone District in which it is located. This property is a park zoned as Public (P). Neighborhood parks and facilities designed to support them, including fences, are permitted within Zone P.

E. Not Detrimental. That the variance as approved or conditionally approved will not be significantly detrimental to the public health, safety and welfare or injurious to the property or improvements in the vicinity and same zone.

The proposed variance should not be detrimental to the public health, safety and welfare or injurious to the adjacent properties. The existing fence is less than .5' from the west property line and 3.5' from the north property line. The proposed improvements move the fence back to 17.0' from the west property line and 12.5' from the north property line. Privacy slats will be included on the north end of the fence to screen court activity from adjacent residential properties. Approval of the variances would allow for improved safety for park users and community members in the immediate vicinity.

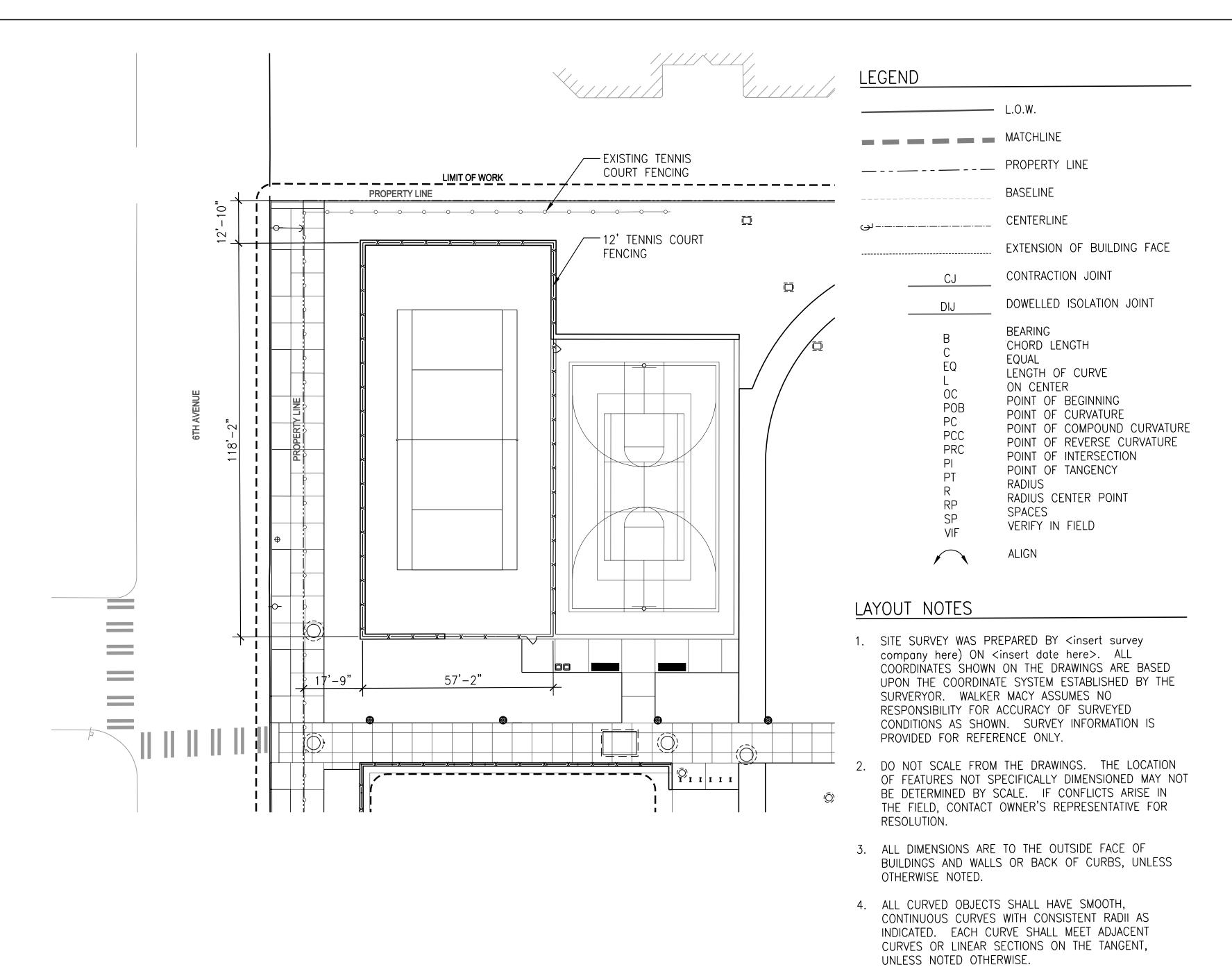
F. Minimum Variance. That the approved variance is the minimum necessary to allow the owner the rights enjoyed by other properties in the vicinity with the same zoning.

The existing fence is located within the required 25' setback. Site grading constraints prevent moving the fence any farther than the proposed location while still providing ADA accessibility to the courts. The existing fence is approximately 10' high. The proposed fence is 12' high, the minimum recommended height for safe play on tennis courts. A shorter fence would not adequately protect park users or the community from court activities and would have a negative impact on the court quality of play.





P3282.04





CITY OF EDMONDS

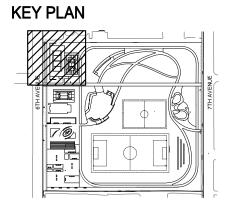
700 MAIN STREET EDMONDS, WA 98020 425-771-0320

WALKER MACY

1218 3RD AVENUE, SUITE 1310 SEATTLE, WA 98101 206-582-3874

CIVIC CENTER PLAYFIELD

EDMONDS, WA



RAWN BY: REVIEWED BY: ALC II D

LAND USE PERMIT

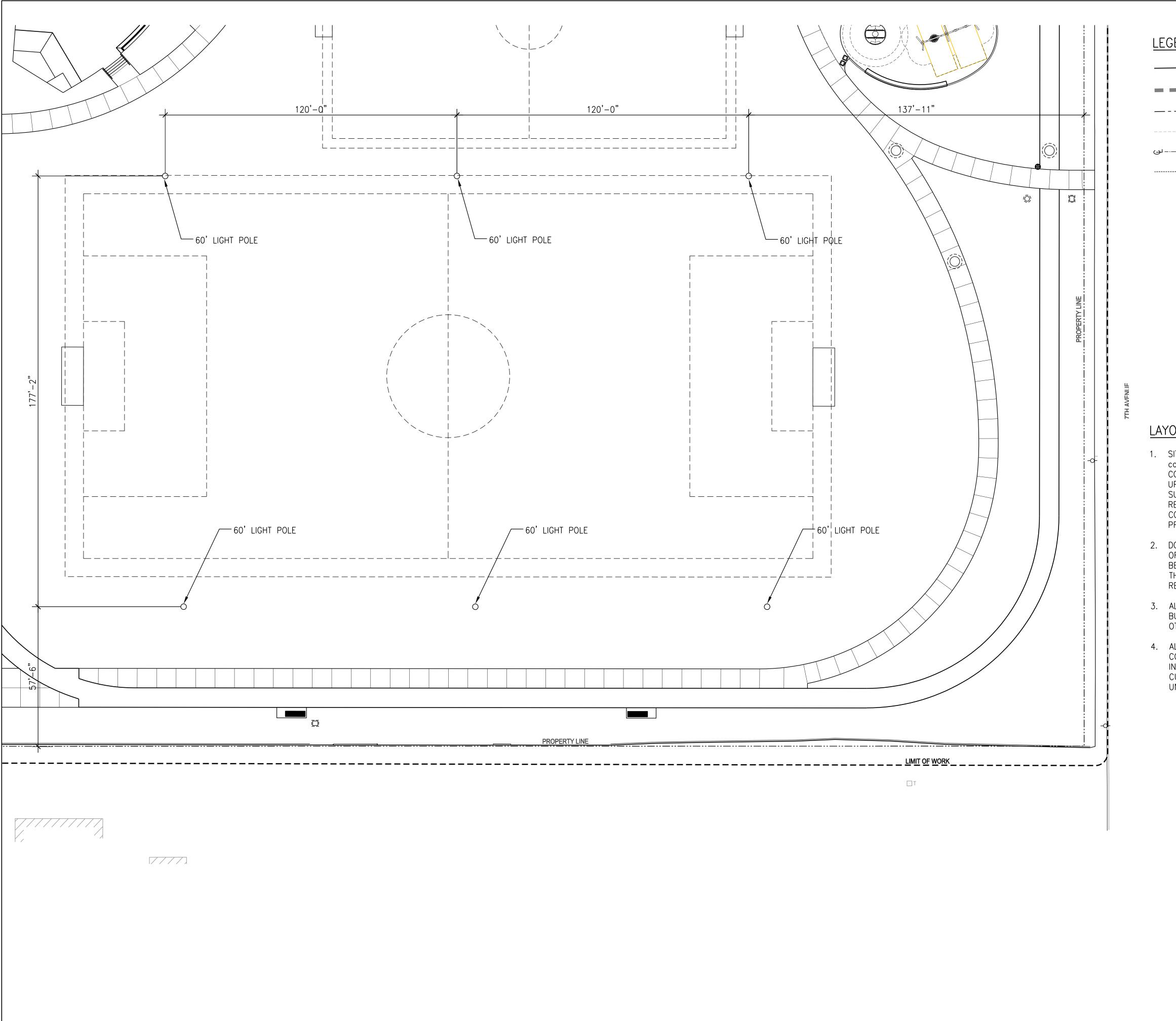
ISSUE DATE: 11/18/2019

REVISIONS:

LAYOUT
PLAN - TENNIS COURT
FENCE

LU301

NOIT



LEGEND BASELINE பு ----- CENTERLINE EXTENSION OF BUILDING FACE CONTRACTION JOINT DOWELLED ISOLATION JOINT BEARING CHORD LENGTH LENGTH OF CURVE ON CENTER POINT OF BEGINNING POINT OF CURVATURE POINT OF COMPOUND CURVATURE POINT OF REVERSE CURVATURE POINT OF INTERSECTION POINT OF TANGENCY RADIUS

RADIUS CENTER POINT

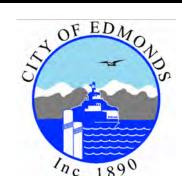
VERIFY IN FIELD

SPACES

ALIGN

LAYOUT NOTES

- 1. SITE SURVEY WAS PREPARED BY <insert survey company here) ON <insert date here>. ALL COORDINATES SHOWN ON THE DRAWINGS ARE BASED UPON THE COORDINATE SYSTEM ESTABLISHED BY THE SURVERYOR. WALKER MACY ASSUMES NO RESPONSIBILITY FOR ACCURACY OF SURVEYED CONDITIONS AS SHOWN. SURVEY INFORMATION IS PROVIDED FOR REFERENCE ONLY.
- 2. DO NOT SCALE FROM THE DRAWINGS. THE LOCATION OF FEATURES NOT SPECIFICALLY DIMENSIONED MAY NOT BE DETERMINED BY SCALE. IF CONFLICTS ARISE IN THE FIELD, CONTACT OWNER'S REPRESENTATIVE FOR RESOLUTION.
- 3. ALL DIMENSIONS ARE TO THE OUTSIDE FACE OF BUILDINGS AND WALLS OR BACK OF CURBS, UNLESS OTHERWISE NOTED.
- 4. ALL CURVED OBJECTS SHALL HAVE SMOOTH, CONTINUOUS CURVES WITH CONSISTENT RADII AS INDICATED. EACH CURVE SHALL MEET ADJACENT CURVES OR LINEAR SECTIONS ON THE TANGENT, UNLESS NOTED OTHERWISE.



CITY OF EDMONDS

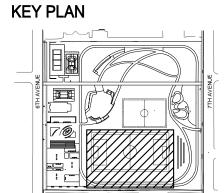
700 MAIN STREET EDMONDS, WA 98020 425-771-0320

WALKER MACY

1218 3RD AVENUE, SUITE 1310 SEATTLE, WA 98101 206-582-3874

CIVIC CENTER PLAYFIELD

EDMONDS, WA



PROJECT NUMBER: P3282.04

DRAWN BY: JB REVIEWED BY: AK/LR

LAND USE PERMIT

ISSUE DATE: 11/18/2019

REVISIONS:

LAYOUT
PLAN - SPORTS FIELD
LIGHTING

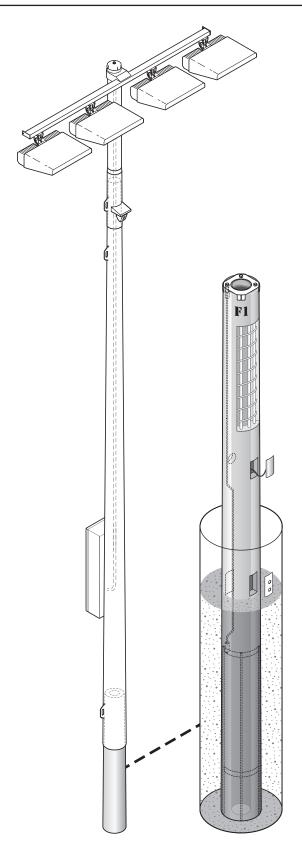
NOIT

LU302



5 Easy Pieces

TLC for LED® – Precast Concrete Base



Overview

The precast concrete base is set directly into the ground and backfilled with concrete. The base includes an integrated lightning ground system.

Features

Base

- Set pole on base in 24 hours
- Tapered upper section for slip-fit steel pole
- · Access holes for wire entry
- Epoxy-coated ends prevent water intrusion
- Lifting hole accepts load-rated steel rod provided by Musco

Integrated Lightning Ground System

- Complies with NFPA 780, UL 96A, and EN 62305 standards when installed per Musco installation instructions
- UL Listed, Class II Lightning Protection, file number E337467
- Tested up to 100 kA by independent laboratory
- Steel pole interfaces with integrated grounding system by means of the pole grounding connector
- 2/0 AWG (crossectional area of 67.4 mm²) grounding electrode conductor
- Concrete-encased grounding electrode, 20 feet (6.1 m) total length, ½ inch (12.7 mm) diameter

Technical Specifications

Base dimensions vary. For measurements refer to project-specific *Foundation and Pole Assembly* drawing.

Construction

- Spun concrete construction
- Prestressed steel vertical strands and coil spiral for strength throughout base
- Minimum design strength is 9500 lb/in² (65.5 MPa) at 28 days
- Meets ASTM C1804 design requirements

Quality Assurance Tests

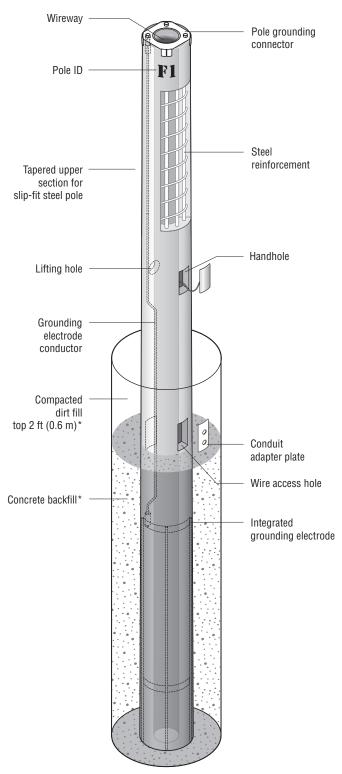
- 28-day compressive strength
- Bending moment capacity
- Grounding system continuity

TLC for LED is a trademark of Musco Sports Lighting, LLC and is registered in the United States. ©2012, 2019 Musco Sports Lighting, LLC $\,\cdot\,$ U.S. patents issued. $\,\cdot\,$ M-2215-en04-3



5 Easy Pieces™

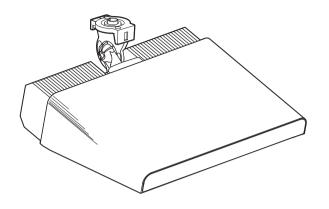
TLC for LED® – Precast Concrete Base

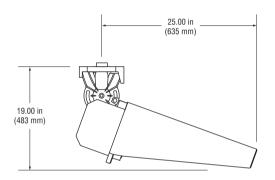


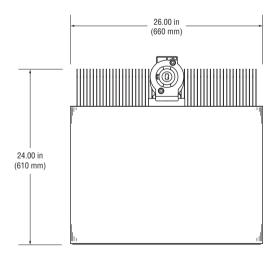
 $^{^{\}star}\text{Standard pier foundation shown.}$ Foundation and/or backfill may vary per alternate foundation design.



Datasheet: TLC-LED-1200 Luminaire and Driver







Luminaire Data

Weight (luminaire)	45 lb (20 kg)
UL listing number	E338094
UL listed for USA / Canada	UL1598 CSA-C22.2 No.250.0
CE Declaration	LVD, EMC, RoHS
Ingress protection, luminaire	IP65
Material and finish	Aluminum, powder-coat painted
Wind speed rating (aiming only)	150 mi/h (67 m/s)
UL, IEC ambient temperature rating, luminaire	50°C (122°F)

Photometric Characteristics

Projected lumen maintenance per IES TM-21-11

L90 (13.5k)	>81,000 h
L80 (13.5k)	>81,000 h
L70 (13.5k)	>81,000 h
CIE correlated color temperature	5700 K
Color rendering index (CRI)	75 typ, 70 min
Lumens ¹	136,000

Footnotes:

1) Incorporates appropriate dirt depreciation factor for life of luminaire.

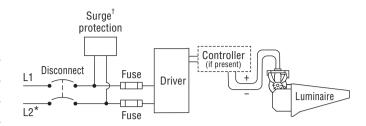
Datasheet: TLC-LED-1200 Luminaire and Driver

Driver DataTypical Wiring

Electrical Data

Rated wattage¹

Per driver	1170 W
Per luminaire	1170 W
Number of luminaires per driver	1
Starting (inrush) current	<40 A, 256 μs
Fuse rating	15 A
UL, IEC ambient temperature rating, electrical components enclosure	50°C (122°F)
Ingress protection, electrical components enclosure	IP54
Efficiency	95%
Dimming mode	optional
Range, energy consumption	14 – 100%
Range, light output	19 – 100%



- * If L2 (com) is neutral then not switched or fused.
- † Not present if indoor installation.

	200 Vac 50/60 Hz	208 Vac 60 Hz	220 Vac 50/60 Hz		240 Vac 50/60 Hz			380 Vac 50/60 Hz		415 Vac 50 Hz	480 Vac 60 Hz
Max operating current per luminaire ²	7.26 A	6.98 A	6.60 A	6.31 A	6.05 A	5.24 A	4.18 A	3.82 A	3.63 A	3.50 A	3.03 A

Footnotes:

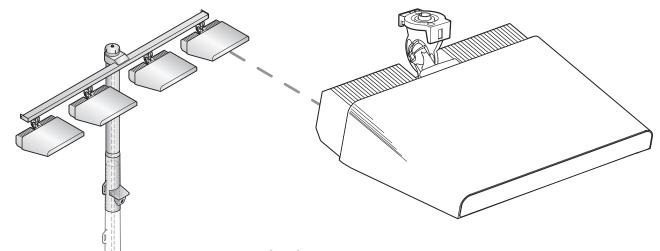
- 1) Rated wattage is the power consumption, including driver efficiency losses, at stabilized operation in 25°C ambient temperature environment.
- 2) Operating current includes allowance for 0.90 minimum power factor, operating temperature, and LED light source manufacturing tolerances.

Notes

- 1. Use thermal magnetic HID-rated or D-curve circuit breakers.
- 2. See *Musco Control System Summary* for circuit information.



Luminaire and Driver – TLC-LED-1200



Luminaire Data

Weight (luminaire)	45 lb (20 kg)
UL listing number	E338094
UL listed for USA / Canada	UL1598 CSA-C22.2 No.250.0
CE Declaration	LVD, EMC, RoHS
Ingress protection, luminaire	IP65
Material and finish	Aluminum, powder-coat painted
Wind speed rating (aiming only)	150 mi/h (67 m/s)
UL, IEC ambient temperature rating, luminaire	50°C (122°F)

Photometric Characteristics

Projected lumen maintenance per IES TM-21-11

L90 (13.5k)	>81,000 h
L80 (13.5k)	>81,000 h
L70 (13.5k)	>81,000 h
CIE correlated color temperature	5700 K
Color rendering index (CRI)	75 typ, 70 min
Lumens ¹	136,000

Footnotes:

All components from foundation to poletop are designed to work together in Light-Structure System™ to ensure reliable, trouble-free operation.



¹⁾ Incorporates appropriate dirt depreciation factor for life of luminaire.

Datasheet: **Light-Structure System™**

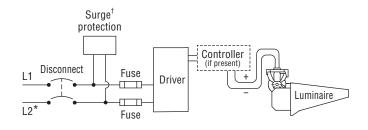
Luminaire and Driver – TLC-LED-1200

Driver DataTypical Wiring

Electrical Data

Rated wattage¹

Per driver	1170 W
Per luminaire	1170 W
Number of luminaires per driver	1
Starting (inrush) current	<40 A, 256 μs
Fuse rating	15 A
UL, IEC ambient temperature rating, electrical components enclosure	50°C (122°F)
Ingress protection, electrical components enclosure	IP54
Efficiency	95%
Dimming mode	optional
Range, energy consumption	14 – 100%
Range, light output	19 – 100%



- * If L2 (com) is neutral then not switched or fused.
- † Not present if indoor installation.

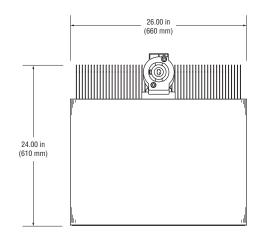
	200 Vac 50/60 Hz		220 Vac 50/60 Hz		240 Vac 50/60 Hz			380 Vac 50/60 Hz		415 Vac 50 Hz	480 Vac 60 Hz
Max operating current per luminaire ²	7.26 A	6.98 A	6.60 A	6.31 A	6.05 A	5.24 A	4.18 A	3.82 A	3.63 A	3.50 A	3.03 A

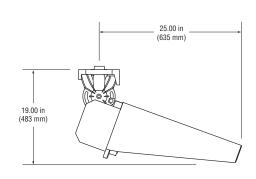
Footnotes:

- $1) \ Rated \ wattage \ is \ the \ power \ consumption, including \ driver \ efficiency \ losses, at \ stabilized \ operation \ in \ 25^{\circ}C \ ambient \ temperature \ environment.$
- 2) Operating current includes allowance for 0.90 minimum power factor, operating temperature, and LED light source manufacturing tolerances.

Notes

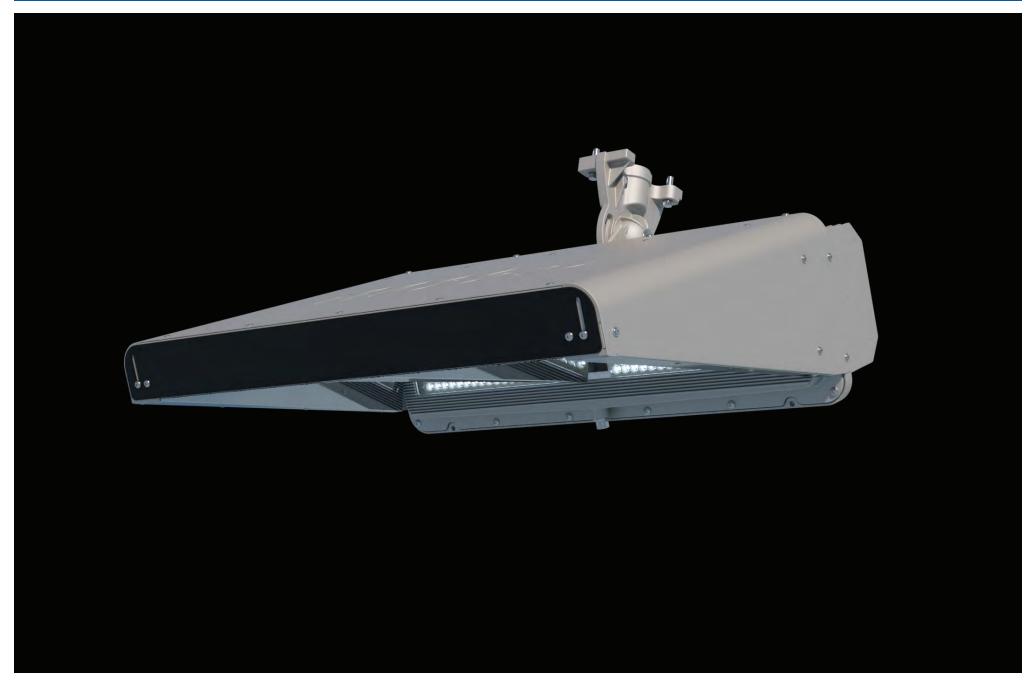
- 1. Use thermal magnetic HID-rated or D-curve circuit breakers.
- 2. See *Musco Control System Summary* for circuit information.







Total Light Control™-TLC-LED-1200 Luminaire



@2019 Musco Sports Lighting, LLC \cdot U.S. and foreign patents issued and pending \cdot M-3046-en04-1



MEMORANDUM

To: City of Edmonds Topic: Parking Study Date: 11/18/2019

From: Andrea Kuns Project: Civic Center Play Field Project #: P3282

The following parking study has been completed by the Walker Macy design team.

EXISTING PARKING

Today, Civic Center Play Field is bordered by two streets with parallel parking on both sides (6th Ave and 7th Ave.) There are 26 parallel parking spaces on the block of 6th Ave that is adjacent to the park. This includes one ADA stall on the park side near the Boys and Girls Club. There are 38 parallel parking spaces along 7th Ave, including four ADA stalls on the park side. See attached exhibit, "Existing Parking Conditions".

There is also ample street parking on multiple streets within one minute walk from the park, including Daley, 4th, 5th, Sprague and Bell.

For special events, there are a number of parking lots in the immediate park vicinity that have been used to supplement parking in the past; these lots include the Holy Trinity parking lot (19 spaces), the public lot at Council Chambers (82 spaces), and the Edmonds Center for Arts lots (89 spaces).

PARKING NEED RELATIVE TO PARK PROGRAM

Parking needs for Civic Center Play Field have been evaluated based on the existing and proposed program elements that will attract visitors. The following chart compares formerly existing park program with proposed park program:

Existing	Proposed	Change in Visitation
Boys and Girls Club	Boys and Girls Club	Same

1218 3RD AVE SUITE 1310 SEATTLE, WA 98101 PHONE: 206.582.3874 WEB: WALKERMACY.COM

Grandstand	-	Much Less
Formal running track	Informal running path	Less
1 adult and 1 youth soccer field	1 adult and 1 youth soccer field	Same
1 baseball diamond	-	Much Less
1 skatepark	1 skatepark	Same
4 petanque courts	6 petanque courts	Slightly more
2 tennis courts	1 tennis court and 1 multi- use court	Same
1 basketball court	1 basketball court	Same
1 playground	1 playground	Same
-	Climbing Wall and Exercise Stations	Slightly more
-	Interactive Water Feature	More

Based on this study, proposed park program will attract significantly fewer numbers of people at concurrent times due to the demolition of the grandstand, the removal of the formal track, and the removal of the baseball diamond. These reductions in use may be offset by people using additional features such as the additional petanque courts, climbing wall and exercise stations, and interactive water feature. However, the added program elements will attract individual visitors at varied times of day as opposed to large groups of people attending organized sporting events at the same time. For this reason we conclude that there is no programmatic need for additional parking at the site.

The consensus of the community during the Master Plan phase of the project was also that park property should be retained as public open space and not allocated to parking.

DISTRIBUTION OF PARK PROGRAM

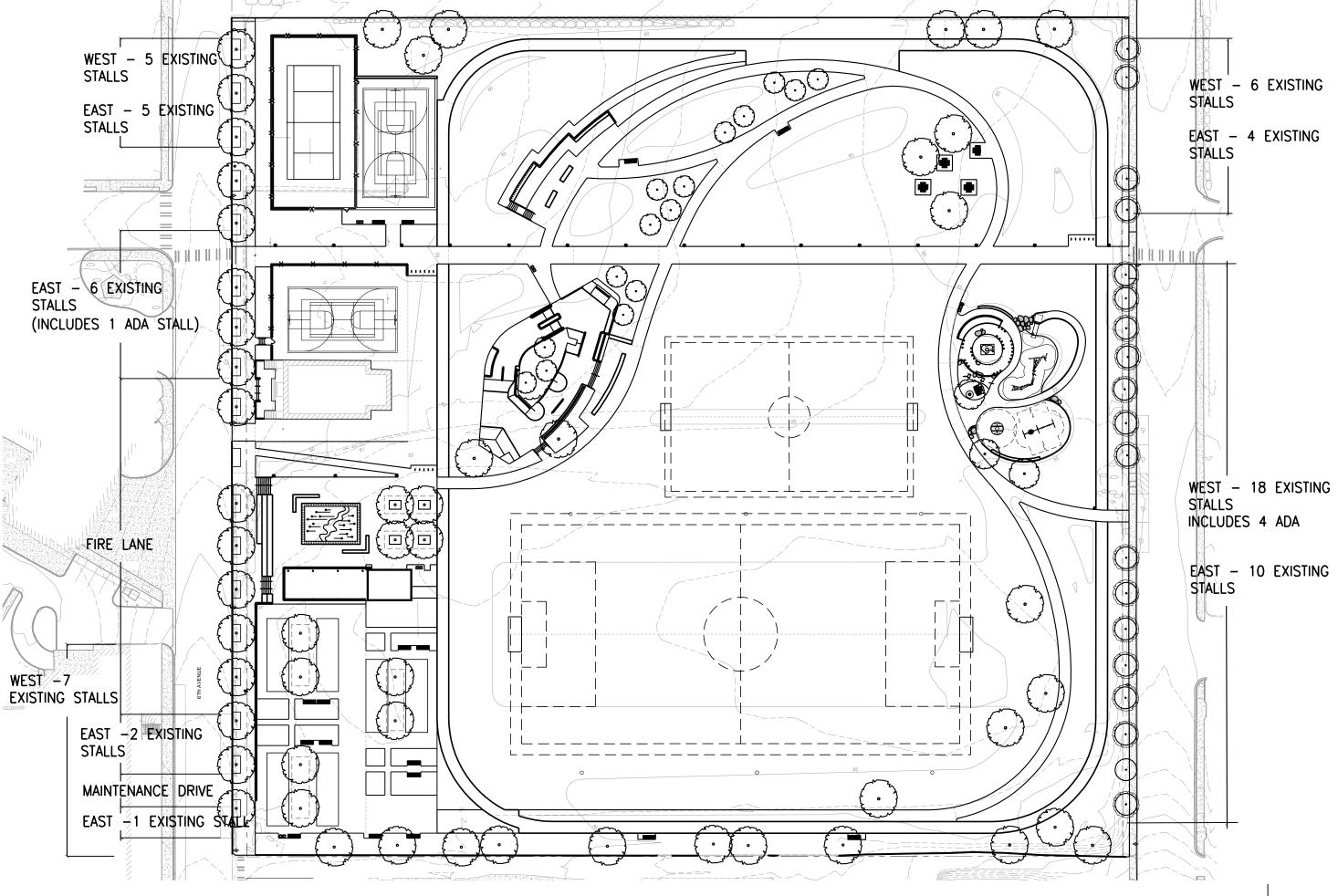
The proposed park design incorporates new program elements near the 6th Avenue side of the site, so additional parking in this area could be beneficial.

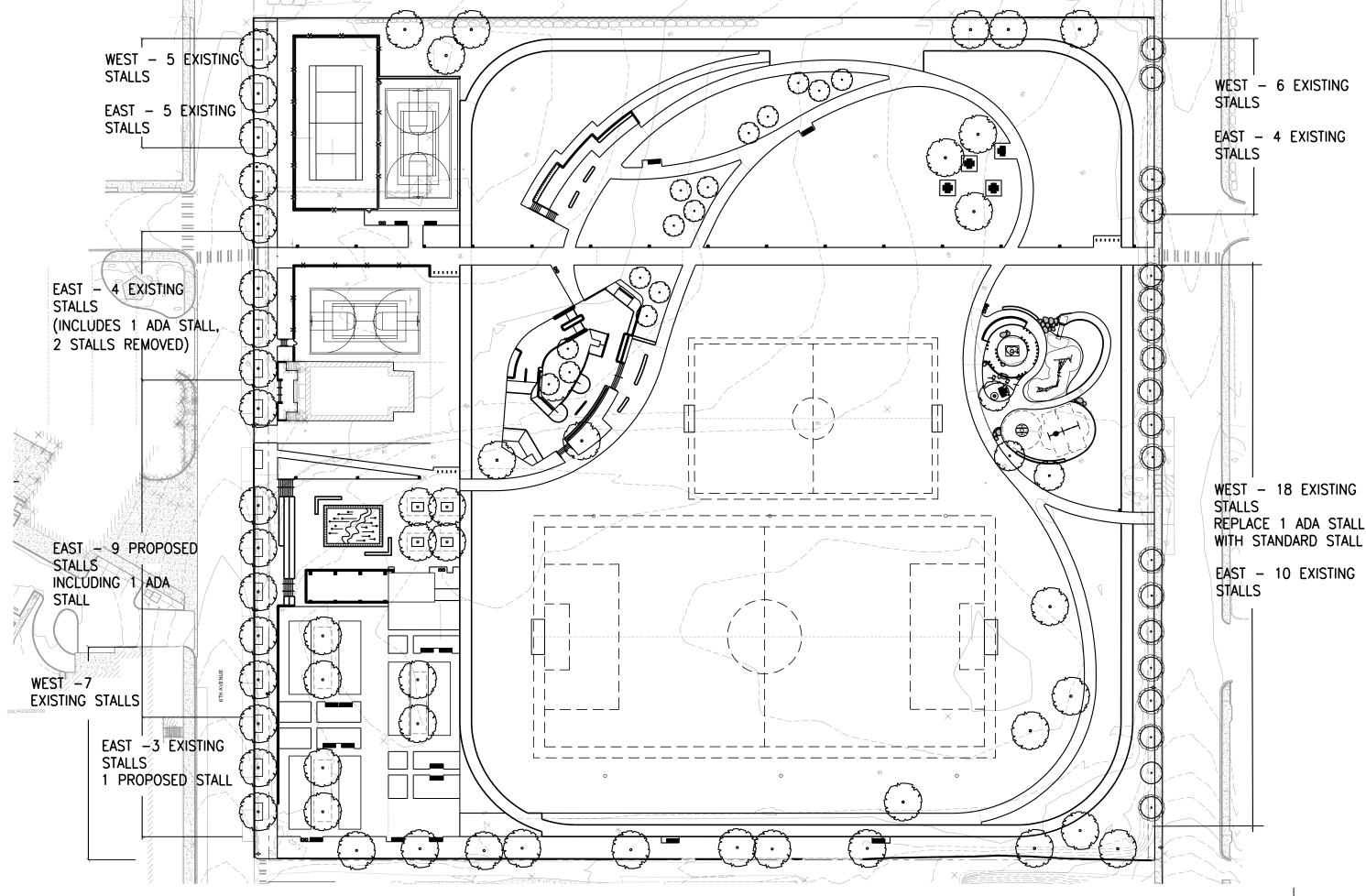
The fire department is changing its requirements for clearance on 6th, which could allow 8 additional parallel parking spaces to be added alongside the park, bringing the total number of spaces on the 6th and 7th park blocks to 72. We recommend that the City provide these spaces as shown on the attached Proposed Parking diagram.

ADA PARKING

There will be a total of 72 parallel spaces along 6th and 7th adjacent to the park, including 5 that are accessible. Extrapolating from the ADA guideline for parking garages, which requires 3 ADA spaces per 51-74 cars, the total number of ADA spaces at Civic Center Playfield already exceeds these guidelines.

In order to provide balanced access to both sides of the park, the City may want to remove one ADA space from 7th, and add one ADA space to 6th as shown on the attached Proposed Parking diagram. The City should also verify that at least one space remains van accessible per ADA guidelines.







CITY OF EDMONDS

121 5th Avenue North, Edmonds WA 98020

Phone: 425.771.0220 • Fax: 425.771.0221 • Web: www.edmondswa.gov

DEVELOPMENT SERVICES DEPARTMENT • PLANNING DIVISION

December 17, 2019

Shannon Burley
City of Edmonds
Department of Parks, Recreation, and Cultural Resources
700 Main St.
Edmonds, WA 98020

Subject: Letter of Complete Application – Land Use Permits for Civic Center Playfield

Dear Shannon,

I have reviewed the November 19, 2019 submittal for the Civic Center Playfield project at 310 6th Ave. N (Files PLN20190058, -0059, -0060). Pursuant to Edmonds Community Development Code (ECDC) Section 20.02.002, the applications have been determined to meet the procedural submission requirements and are therefore complete; please accept this letter as the City's completeness notice in accordance with ECDC 20.02.003. While the applications are technically complete, the City may request additional information or seek clarification during review of the project.

Per ECDC 20.03, I must issue notice to the public about these applications by December 31, 2019. While not confirmed at this point, my intent is to schedule the public hearing with the Hearing Examiner on January 23, 2020. I will confirm that by the time public notice has to go out.

If you have any questions, please let me know either at 425-771-0220 x 1330 or michael.clugston@edmondswa.gov.

Sincerely

Mike Clugston, AICP

Senior Planner

Cc: Andrea Kuns, Walker Macy



CITY OF EDMONDS

NOTICE OF APPLICATION & **PUBLIC HEARING**

PROJECT DESCRIPTION: The City of Edmonds Department of Parks, Recreation, and Cultural Services is

requesting three land use permits in support of the Civic Center Playfield project that was approved by City Council through the Civic Center Playfield Master Plan. The location and size of the replacement fencing around the tennis court near the northwest corner of the site requires a variance to allow for additional height and to reduce the street setback. Updated playfield lighting at the soccer

field and the height of the light poles requires a conditional use permit.

PROJECT LOCATION:

310 6th Ave. N (Tax ID #: 00434210000000, 00434210102100 &

00434209900100)

NAME OF APPLICANT: Shannon Burley (rep. Andrea Kuns at Walker Macy)

REQUESTED PERMITS: PLN20190058 (Variance – tennis court fence height); PLN20190059 (Conditional

Use Permit – playfield lighting, light poles over 25' tall); PLN20190060 (Variance

- reduce street setback for tennis court fence near 6th Ave. N)

DATE OF APPLICATION: November 19, 2019

DATE OF COMPLETENESS: December 17, 2019

DATE OF NOTICE:

December 31, 2019

RELATED PERMITS:

BLD20191586, CRA20170190, STF20170004

REQUIRED STUDIES:

N/A

EXISTING ENVIRONMENTAL

DOCUMENTS:

SEPA Determination, Critical Area Determination, Geotechnical and Stormwater

Reports

COMMENTS ON

PROPOSAL DUE:

January 23, 2020

PUBLIC HEARING

INFORMATION:

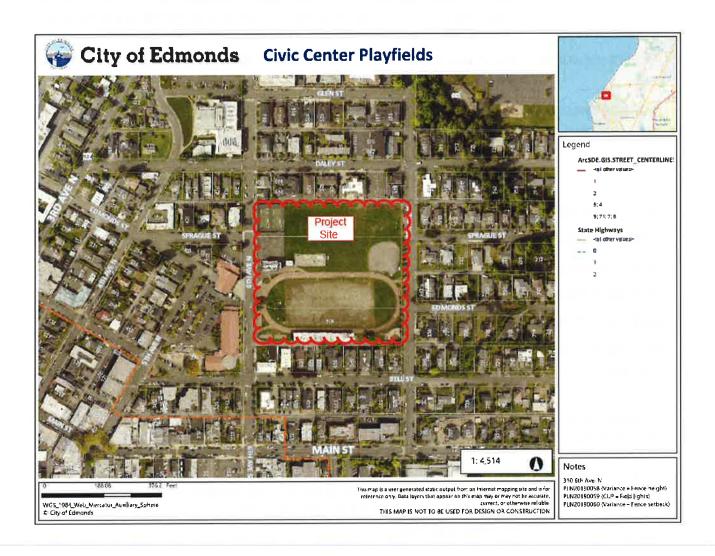
A public hearing will be held by the Hearing Examiner on January 23, 2020 at 3 p.m. in the City of Edmonds Council Chambers, 250 - 5th Avenue North,

Edmonds, WA 98020.

Any person has the right to comment on this application during public comment period, receive notice and participate in any hearings, and request a copy of the decision on the application. The City may accept public comments at any time prior to the closing of the record of an open record predecision hearing, if any, or, if no open record predecision hearing is provided, prior to the decision on the project permit. Only parties of record as defined in ECDC 20.07.003 have standing to initiate an administrative appeal. Information on this project can be viewed or obtained at the City of Edmonds Development Services Department, 121 5th Ave North, Edmonds, WA 98020 between the hours of 8:00 A.M. and 4:30 P.M. Monday — Friday (8:30 A.M. to 12:00 P.M. only on Wednesdays) or online through the City's website at www.edmondswa.gov through the Online Permit Info link. Search for permit PLN20190058.

CITY CONTACT:

Mike Clugston, AICP, Senior Planner michael.clugston@edmondswa.gov 425-771-0220



00928800020200	WELSH JAMES M	645 BELL STREET APT 202	EDMONDS	WA
00952600000100	DUBNO AVA C	608 BELL ST	EDMONDS	WA
00952600000200	CORWIN ALAN D & JOLENE A	612 BELL ST	EDMONDS	WA
00952600000300	MASSOUD MEDHAT & YOUSSEF TOMADER	616 BELL ST	EDMONDS	WA
00952600000400	LOPEZ SERGIO UVENCE	1727 NW 97TH ST	SEATTLE	WA
00952600000600	KOKONASKI WILLIAM & RANDI	618 BELL ST	EDMONDS	WA
00953500010100	BORDER ANNETTE L	600 BELL ST UNIT 101	EDMONDS	WA
00953500010200	ANTTILA JENNIFER A	709 7TH AVE S	EDMONDS	WA
00953500020100	FIREMAN JERALD A/MORTON LYNDA C	600 BELL ST UNIT 201	EDMONDS	WA
00953500020200	SWAN DAVID P & ANN C	600 BELL ST UNIT 202	EDMONDS	WA
00953500030100	SHOUP DALE & CHERLYN	600 BELL ST UNIT 301	EDMONDS	WA
00953500030200	ERWERT WILLIAM & ROBERTA A	600 BELL ST UNIT 302	EDMONDS	WA
00434208603700	STONE JEFFREY & ANDREA	202 7TH AVE N	EDMONDS	WA
00434208603901	ORSI CARL J & CHARLENE K	200 7TH AVE N	EDMONDS	WA
00434208400800	HARDY JOHN D & ANITA	730 DALEY ST	EDMONDS	WA
01029700010100	NEWELL-DAGGETT YVONNE J	641 BELL ST	EDMONDS	WA
01029700010200	SCHMIDT BETTY M	641 BELL ST UNIT 102	EDMONDS	WA
01029700020100	KRINER KATHARINE LOUISE	641 BELL ST UNIT 201	EDMONDS	WA
01029700020200	MCMAHON PATRICK D JR & LUCINDA M	641 BELL ST UNIT 202	EDMONDS	WA
00771400000100	TEITZEL DAVID & KATHRYN	610 DALEY ST UNIT A	EDMONDS	WA
00771400000200	BERRY BRIAN & KENDALL	610 DALEY ST UNIT B	EDMONDS	WA
00771400000300	DUNSDON LORNA M	610 DALEY ST UNIT C	EDMONDS	WA
00771400000400	NEARY KATHY L	610 DALEY ST UNIT D	EDMONDS	WA
00771400000500	GREEN CAROL A	610 DALEY ST UNIT E	EDMONDS	WA
00771400000600	ABEL STEVEN L	610 DALEY ST UNIT F	EDMONDS	WA
00771400000700	CHERRINGTON JULIE	610 DALEY ST UNIT G	EDMONDS	WA
00771400000800	FRITTS BARBARA NELSON	48911 NOLINE PL	PALM DESERT	CA
00434210100101	MURPHY JAMES P	121 3RD AVE N	EDMONDS	WA
00434210100102	DAVIDSON KATHRYN A	416 6TH AVE N	EDMONDS	WA
00434208603100	CHEN GEORGE T Y & ALICE W	731 BELL ST	EDMONDS	WA
00434208603300	JANETTE R RONQUILLO LLC	761 DALEY ST	EDMONDS	WA
00434208500601	MCGINNESS LORELEE A	14011 SE 42ND PL	BELLEVUE	WA
00434208500801	MCGINNESS CHRIS J & LESLIE J	726 SPRAGUE ST	EDMONDS	WA
00434210203500	ELLINGSON SHARON	611 DALEY ST #1	EDMONDS	WA
00434400200601	SCHUETZ CHRISTINE	8124 TALBOT RD	EDMONDS	WA
00434202501200	PARK STATION LLC	244 W LAKE SAMMAMISH PKWY SE	BELLEVUE	WA
00434202501400	LOUGHRIN WILLIAM D II & LOUGHRIN KELLY L	435 SPRAGUE ST	EDMONDS	WA
00434202501600	REEB HANNELORE KATHERINE	23925 74TH AVE W	EDMONDS	WA

PARCEL_ID	OWNERNAME	OWNERLINE1	OWNERCITY	OWNERSTATE
00434202500400	THOMPSON STUART L	9792 EDMONDS WAY # 119	EDMONDS	WA
00434202500500	BOWKER MARJORIE K	412 DALEY ST	EDMONDS	WA
00434202500800	JENSEN CAROL	424 DALEY ST	EDMONDS	WA
00434202500900	CHU EDWARD R & ADRIENNE A	PO BOX 2812	SEATTLE	WA
00720300100100	KNIGHT PATRICK T/LARGENT JENIFER M	416 DALEY ST UNIT A	EDMONDS	WA
00720300100400	ASHTON ANDREW M & TARA K	416 DALEY ST UNIT D	EDMONDS	WA
00720300100200	LUSK JOHN W	416 DALEY ST UNIT B	EDMONDS	WA
00720300100300	AUSTIN SHAWN S	416 DALEY ST UNIT C	EDMONDS	WA
00434202101000	530 BELL STREET LLC	10612 NE 18TH ST	BELLEVUE	WA
00434202101100	HOEL DAKOTA JAMES	6742 10TH AVE NW	SEATTLE	WA
00434202101500	MCEACHRON DIANE	560 BELL STREET	EDMONDS	WA
00434210202800	SEAFARER APARTMENTS LLC	PO BOX 2812	SEATTLE	WA
00434210203300	BERG ROBERT D	315 CASPERS ST	EDMONDS,	WA
00434210203700	WALL THOMAS W & VALERIE J TRUST	607 DALEY ST	EDMONDS	WA
00434210203900	ALSTON DARCI	18223 SNOHOMISH AVE	SNOHOMISH	WA
00728200000100	SMITH PRESTON D	620 DALEY ST UNIT 1	EDMONDS	WA
00728200000200	HOLMES MARK C TRUST	1116 OLYMPIC AVE	EDMONDS	WA
00728200000300	THOMAS MARK R & JACQUELINE M	224 3RD AVE S	EDMONDS	WA
00728200000400	WINNIE JOHN M & KIMBERLY L	620 DALEY ST #4	EDMONDS	WA
00737200100100	THIELE DAVID FREDERICK	3801 KROMER AVE	EVERETT	WA
00737200100200	YORK LYNDA S	624 DALEY ST # 2	EDMONDS	WA
00737200100300	THIELE DAVID F	3801 KROMER AVE	EVERETT	WA
00737200200200	EHRLICH BARRY K	628 DALEY ST UNIT 2	EDMONDS	WA
00737200200300	THIELE DAVID FREDERICK	3801 KROMER AVE	EVERETT	WA
00434209902100	CURTIS JANICE E	657 BELL ST	EDMONDS	WA
00434209903200	WILSON JEANNINE	625 BELL ST	EDMONDS	WA
00434209903300	TJ HUTCHINSON LLC	8609 182ND PL SW	EDMONDS	WA
00740600000100	FLEMING ARTHUR J & DAWSON LEANN M	611 BELL ST UNIT #1	EDMONDS	WA
00740600000200	DELL-STEWART DENISE M	611 BELL ST #2	EDMONDS	WA
00740600000300	GREIFENDORFF THOMAS & BEVERLY	611 BELL ST #3	EDMONDS	WA
00740600000400	PEARSON PATRICIA BULLER & MARK THOMAS	611 BELL ST UNIT 4	EDMONDS	WA
00854900000100	B & B BALLARD 5317 LLC	2168 COVE DR	OAK HARBOR	WA
00854900000200	MCDOWELL WILLIAM L III & ELAINE L TRUST	2168 COVE DR	OAK HARBOR	WA
00854900000300	MCDOWELL MARY M	2168 COVE DR	OAK HARBOR	WA
00739200100100	WALSH HEATHER T	653 BELL ST #A	EDMONDS	WA
00739200100300	HOPKINS BURT C & OLGA V	653 BELL ST #C & #D	EDMONDS	WA
00434209800900	BAINBRIDGE SCOTT F & SHARENE D	628 BELL ST	EDMONDS	WA

File No.: PLN20190058 - PLN20190060

Applicant: City of Edmonds

DECLARATION OF POSTING

On the 31st day of December, 2019, the attached Notice of Application and Public Hearing was posted as prescribed by Ordinance and in any event where applicable on or near the subject property.

I, Michael D. Clugston, hereby declare under penalty of perjury under the laws of the State of Washington that the foregoing is true and correct this 31st day of December, 2019, at Edmonds, Washington.

Signed: Michel & Cless to

File No.: PLN20190058 - PLN20190060

Applicant: City of Edmonds

DECLARATION OF MAILING

On the 31st day of December, 2019, the attached Notice of Application and Public Hearing was mailed by the City as prescribed by Ordinance to property owners within 300 feet of the site that is the subject of this application.

I, Michelle Martin, hereby declare under penalty of perjury under the laws of the State of Washington that the foregoing is true and correct this 31st day of December, 2019, at Edmonds, Washington.

Signed: M. U

Everett Daily Herald



JAN 02 2020 PLANNING DEPT

Affidavit of Publication

State of Washington } County of Snohomish

Leanna Hartell being first duly sworn, upon oath deposes and says: that he/she is the legal representative of the Everett Daily Herald a daily newspaper. The said newspaper is a legal newspaper by order of the superior court in the county in which it is published and is now and has been for more than six months prior to the date of the first publication of the Notice hereinafter referred to, published in the English language continually as a daily newspaper in County, Washington and is and Snohomish always has been printed in whole or part in the Everett Daily Herald and is of general circulation in said County, and is a legal newspaper, in accordance with the Chapter 99 of the Laws of 1921, as amended by Chapter 213, Laws of 1941, and approved as a legal newspaper by order of the Superior Court of Snohomish County, State of Washington, by order dated June 16, 1941, and that the annexed is a true copy of EDH885908 PLN20190058 as it was published in the regular and entire issue of said paper and not as a supplement form thereof for a period of 1 issue(s), such publication commencing on 12/31/2019 and ending on 12/31/2019 and that said newspaper was regularly distributed to its subscribers during all of said period.

The amount of the fee for such publication is

Subscribed and sworn before me on this

day of

Notary Public in and for the State of

Washington.

City of Edmonds - LEGAL ADS | 14101416 MICHELLE MARTIN

~~~~~~ Linda Phillips Notary Public State of Washington My Appointment Expires 08/29/2021 NOTICE OF APPLICATION & PUBLIC HEARING
PROJECT DESCRIPTION. The City of Edmonds Department of
Parks, Recreation, and cultural Services is requesting three land
use permits in support of the Civic Center Playfield project that
was approved by City Council through the Chric Center Playfield
Master Plan. The location and size of the replacement fencing
around the tennis court near the northwest comer of the site
requires a variance to allow for additional height and to reduce
the afreet setback. Updated playfield lighting at the soccer field
and the height of the light poles requires a conditional use
permit.

requires a variance to allow for additional height and to reduce the affect satback. Updated playfield lighting at the soccer field and the height of the light poles requires a conditional use permit.

PROJECT LOCATION: 310 6th Ave. N. (Tax. ID #: 00434210000000, 0043421002100 8.00434209900100)

NAME OF APPLICANT Shannon Burley

(rep. Andrea Kuns at Walker Macy)

REQUESTED PERMITS: PLN201990058 (Variance - tennis court fence height). PLN201990058 (Conditional Use Permit: PlayReid lighting), eight poles over 25 tall), PLN201990050 (Variance - tennis court fence height). PLN201990059 (Conditional Use Permit: playReid lighting), eight poles over 25 tall), PLN201990050 (Variance - tenduce street setback for tennis court fence near 6th Ave. N)

DATE OF APPLICATION: November 19, 2019

DATE OF NOTICE: December 31, 2019

RELATED PERMITS: BLD20191586, CR20170190.

STF20170004

REQUIRED STUDIES: N/A

EXISTING ENVIRONMENTAL DOCUMENTS:

SEPA Determination, Critical Area Determination. Geotechnical and Stormwater Reports

COMMENTS ON PROPOSAL DUE: January 23, 2020

PUBLIC HEARING INFORMATION: A public hearing will be held by the Hearing Examiner on January 23, 2020 at 3 p.m. in the City of Edmonds Council Chamburs, 250 - 5in Avenue North, Edmonds WA 98020.

Any person has the right to comment on this application, during public comment period, receive notice and participate in any hearings, and request a capy of the decision on the application. The City way accept public comments at any Imperior to the closing of the record of an open record predecision hearing. If any, of if no open record predecision hearing is rovided, prior to the decision on the project permit. Only partities of record as defined in ECDC 20,070 ob have standing to initiate an administrative application. Yellow of the project permit. Only partities of record as defined in formation on the project can be viewed or obtained at the City of Edmonds Development Services Department. 121 5th Ave. North, Edmonds, WA 98020 between the hours of 8:00 A.M. and 4:30.

Published: December 31, 2019

CITY OF EDMONDS - PLANNING DIVISION STAFF COMMENT FORM ■ PW-Engineering ■ Fire PW - Maintenance Building PLN20190058, PLN20190059, PLN20190060 Project Number: CITY OF EDMONDS / CIVIC CENTER PLAYFIELD Applicant's Name: 310 6TH AVE. N. Property Location: _____Date Application Routed: 11.21.19 Date Application Received: 11.19.19 Zoning:__ Project Description: VARIANCE FOR FENCE HEIGHT, CONDITIONAL USE FOR CHANGES TO A PARK, AND VARIANCE FOR SETBACKS If you have any questions or need clarification on this project, please contact: Responsible Staff: MIKE CLUGSTON Name of Individual Submitting Comments: __LEIF BJORBACK **BUILDING OFFICIAL** 12/14/19 Date: I have reviewed this land use proposal for ☐ I have reviewed this land use proposal for my department and I do not have any my department and have the following comments. My department may also comments or conditions: review this project during the building permit process (if applicable) and reserves the right to provide additional comments at that time.

CITY OF EDMONDS – PLANNING DIVISION STAFF COMMENT FORM

PW-Engineering Fire PW - Maintenance Building

Project Number: PLN20190058, PLN20	190059, PLN20190060
•	CIVIC CENTER PLAYFIELD
Property Location: 310 6TH AVE. N.	
	ate Application Routed:11.21.19
Zoning:(P)	
Project Description: VARIANCE FOR FENCE HEIGHT, CONDITIONAL USE	
FOR CHANGES TO A PARK, AND VARIANCE FOR SETBACKS	
If you have any questions or need clarification on Responsible Staff: MIKE CLUGSTON	this project, please contact: Ext. 1330
Name of Individual Submitting Comments: Karl Fitterer Title: Assistant Fire Marshal Date: 12/09/201	
I have reviewed this land use proposal for my department and I do not have any comments. My department may also review this project during the building permit process (if applicable) and reserves the right to provide additional comments at that time.	☐ I have reviewed this land use proposal for my department and have the following comments or conditions:



MEMORANDUM

Date:

December 5, 2019

To:

Michael Clugston, Planning

From:

Jennifer Lambert, Engineering

Subject:

PLN20190058 - 59 - 60, - Variances and CU

Civic Playfield - 310 6th Ave N

Engineering has reviewed the subject application and found the information provided is consistent with Title 18 Edmonds Community Development Code & Engineering standards. It is requested that the following be included as a condition of project approval.

Compliance with Engineering codes and construction standards will be reviewed with the building permit application for development of the site. Approval of the design review phase of the project does not constitute approval of the improvements as shown on the submitted plans.

Thank you.