

MASTER PLAN SUMMARY REPORT

SEAHURST PARK

Prepared for

City of Burien

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The following documents provide additional information on the Seahurst Master Plan Process.

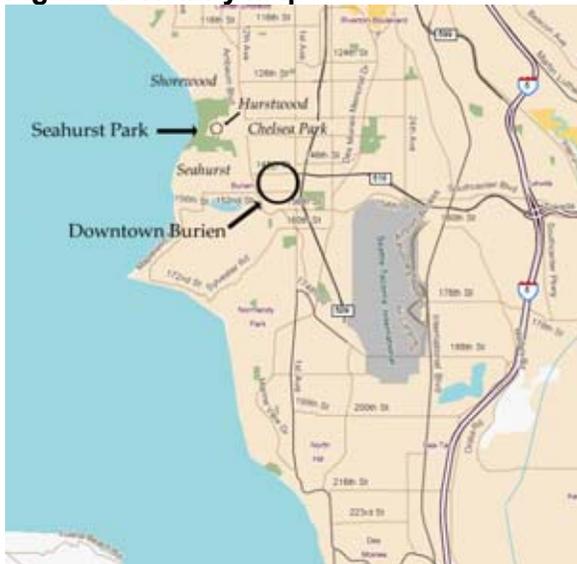
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EXECUTIVE SUMMARY

Purpose and Need for Master Plan

Seahurst Park is a wooded 152-acre gem located on the shoreline of Puget Sound, which has provided a quiet recreational retreat for Burien residents and other visitors for many years (Figure 1). Prior to its status as a public park beginning in 1972, Seahurst was used by the local community for shoreline recreation. In 1997, the City took over management and ownership of Seahurst Park from King County. Since that time, the park has lacked a Master Plan that represents the City's vision and serves to guide investments for protection and enhancement of the park.

Figure 1. Vicinity Map



Key Issues Addressed by the Master Plan

The City of Burien began a Master Planning process in January 2002 as a joint effort by the City and the Salmon Recovery Funding Board (SRFB). In 2001, the SRFB approved a bulkhead alternatives analysis to evaluate

the entire park shoreline. The Master Plan is based on a foundation of in-depth knowledge about the natural processes affecting the park and extensive community outreach. The following is a brief overview of each of these fundamental aspects of the plan:

Understanding Natural Processes Affecting the Park.

In order to provide a sound body of knowledge as a basis for decision-making, the Master Planning team provided special expertise in several areas. The team was comprised of a wide range of scientific and environmental professionals consisting of coastal and hillside geologists, coastal engineers, fisheries scientists, shoreline planners, and landscape architects. All of these members of the planning team worked together to share information with each other, the City staff, and the community. Key issues are identified below.

Hillside Geology

The park's hillsides are steep and unstable in many locations, particularly in three locations bordering the shoreline.

Coastal Geology

Shoreline structures (bulkhead, gabions, etc.) have caused beach erosion through two mechanisms – a cut-off of the sand and gravel supply from landslides, and reflecting wave energy to the beach in front of these structures.

Nearshore Habitat

The park's nearshore contains important habitats supporting salmon and other species

such as extensive eelgrass beds, sand lance and surf smelt spawning beaches, and creek deltas. While some of these habitats (such as the eelgrass beds) are in relatively good condition, others (such as the spawning beaches) have been degraded by past park development.

Upland Forests and Streams

The park's forests include dry and wet adapted plant communities that have experienced natural and human caused disturbances. The park contains two creek basins that support fish; however, salmon usage is limited by the steepness and short length of both streams.

Community Outreach

A comprehensive community outreach strategy was developed that included a stakeholder committee of citizens, open public meetings, and input from local, state, and federal permit agencies, the Park Board and City Council. Listed below are the consistent themes that emerged from the community outreach process.

Keep it natural/don't overdevelop

The community cares deeply about this park and sees it as a refuge from urban life. There is strong desire to protect and preserve the park as a natural area, and to resist attempts to "overdevelop" it. Over development is a concern in terms of park and neighborhood impacts, as well as increased costs due to maintenance of new park facilities.

Improve parking and path access

There is a need for easy access to the shoreline and other park areas. The community likes the lower parking area, but often finds it is overcrowded and far away from the upper lot. Paths, particularly along the shoreline,

that are accessible to people with disabilities and parents with strollers (smooth, firm level surface) are needed.

Address safety/crime at upper parking lot

There are concerns about illegal activity occurring in the upper parking lot. Much of this activity is due in part to the secluded conditions there. The distance between the upper parking lot and the beach is also a concern and an inconvenience. Concerns were also raised regarding increased crime to residents that may result from new trails and trail entrances into Seahurst Park.

Address shoreline stability

Citizens are aware that the beach has eroded. Many residents remember the way the shoreline was before the park was developed and would like to bring back some of the more natural character of the beach.

Improve public stewardship and education

Large numbers of school groups and visitors from inside and outside the city visit the park. Citizens are concerned that these visitors need to be better informed about the value of the natural resources at the park, so that they are more careful and considerate in their use of the park.

Future notification process

The notification process for future planning and construction work phases shall consist of the following:

- Postcard notification to mailing addresses within 600 feet of project boundary
- Postcard notification to community clubs adjacent to the park, Shorewood, Hurstwood and Seahurst
- Development Information Board placed for convenient public access in vicinity of project boundary

- Parks Department website posted with information such as project description, timeline and meeting schedule

These items are in addition to all legally required notifications.

How the Master Plan Addresses Key Issues

The Master Plan is set up around responding to the natural processes and community issues that are described above. The following is a brief summary of the key components of the plan and how they address these issues (See Figures 2 and 3).

Preservation and Restoration of Natural Areas

The plan preserves all the existing undeveloped area, increases the natural habitat area and function through extensive restoration and land acquisitions. 96 percent of the existing park is preserved and restored, and 32 new acres of park acquisition, plus 28 acres of conservation easements, are proposed, increasing the total park acreage from 152 to 212 acres.

Park Access and Circulation

Along with preserving natural areas, the proposed Plan improves access to the park and its shoreline in several ways. While the total number of parking stalls within the park stays the same, parking is shifted from the upper lot to the road to the main entrance and the lower lot. Disabled access to the shoreline and forest is greatly expanded, and pathway access along the entire shoreline is retained. A park trail system consisting of loop routes in the north and south drainage basins improves the quality and variety of current trails.

Safety and Crime Prevention

Safety improvement and crime prevention are critical design criteria that are essential in the detailed design and implementation of this plan. The upper parking lot is proposed to be reduced where it is least visible from the main road in order to reduce crime, create a new lawn area and shelter, and restore creek and wetland habitat in an environmentally sensitive area. Trail improvements and the development of new trails shall be designed to improve safety for park users and reduce crime through increased visibility.

Emergency Access

Emergency access for fire and police will be provided from the main road, along the central shoreline paved path to the Marine Technology Lab, and up the existing gravel road at the north end of the park.

Shoreline Stability and Nearshore Habitat

Changes to the shoreline are proposed to improve shoreline stability, public access, and nearshore habitat. Restoration of more natural beach conditions (including removal of shoreline gabions, most of the rock rip-rap, and concrete bulkheads, along with replenishing gravel and sand substrates) and the reconnection of the hillsides behind the south and central shoreline will provide a more stable and habitat-rich beach.

Public Stewardship and Environmental Education

Several avenues for public stewardship and education are described in the Master Plan including:

- Themes for trail loops (geology, water, plant communities, nearshore habitat) based on which routes best tell the story. Creative interpretation of these themes is established through an Art Concept Plan.
- Shoreline Interpretive Area: Four distinct shoreline habitats (sand beach, wetland/estuary, creek delta, and rock tidepools) are located in close proximity to the Marine Technology Laboratory. Three existing and proposed multi-use shelters will contain educational displays about these habitats.
- Reforestation and Invasive Plant Removal: This work is very well suited to a variety of community and non-profit groups as an educational activity.
- Stewardship and Monitoring Plan: A plan is being developed describing the stewardship and monitoring of restored shoreline and other habitats that can be carried by community and non-profit groups, such as People for Puget Sound.

Costs and Implementation

Estimated costs for implementing the Master Plan are broken out into eight parts called “Implementation Areas” that can be treated as separate projects with distinct funding sources (See Figure 4). In some cases, such as the shoreline, these areas could be combined if funding allows. The implementation areas and estimated costs for construction are as follows:

<i>Area A: South Shoreline</i>	\$1,599,000
<i>Area B: Central Shoreline and Lower Parking</i>	\$3,425,000
<i>Area C: North Shoreline</i>	\$2,306,000
<i>Area D: Upper Parking, Main Access Road and Parking</i>	\$2,568,000
<i>Highline Senior Center Site Redevelopment¹</i>	\$739,000
<i>Trail System within Park</i>	\$429,000
<i>Restore and Reforest Upland Areas</i>	\$465,000
<u>Total Master Plan</u>	\$11,531,000

¹ Costs do not include acquisition of the Senior Center Property or redevelopment of Senior Center Buildings.

A variety of outside funding sources for implementing the Master Plan are available. Specifically, the U.S. Army Corps of Engineers (Corps) has already been working with the City on Area A, the South Shoreline, and has developed a “Preliminary Restoration Plan” for this area. The Corps is undertaking a much larger investigation called the Puget Sound Nearshore Ecosystem Restoration Program (PSNERP), and sees the park as an ideal place to demonstrate the benefits of

Puget Sound shoreline restoration. Their involvement would include removal of existing shoreline structures, placement of new beach substrates, and planting of native vegetation. The Corps will not fund trails or other recreation amenities due to the limitations of their funding source for this project. The Corps is awaiting the City's approval to proceed with implementation of the Area A South Shoreline habitat restoration features.

Other funding sources include state grant funding programs for water access and recreation such as the Interagency Committee for Outdoor Recreation (IAC), and the

Aquatic Land Enhancement Account (ALEA), and the Salmon Recovery Funding Board (SRFB). Other grants are available from local sources such as King County for specific features of the plan such as trails, reforestation, and environmental education.

The Master Plan's strong public support, emphasis on integrating public access, habitat restoration, and environmental education all help to leverage outside funding for project implementation.



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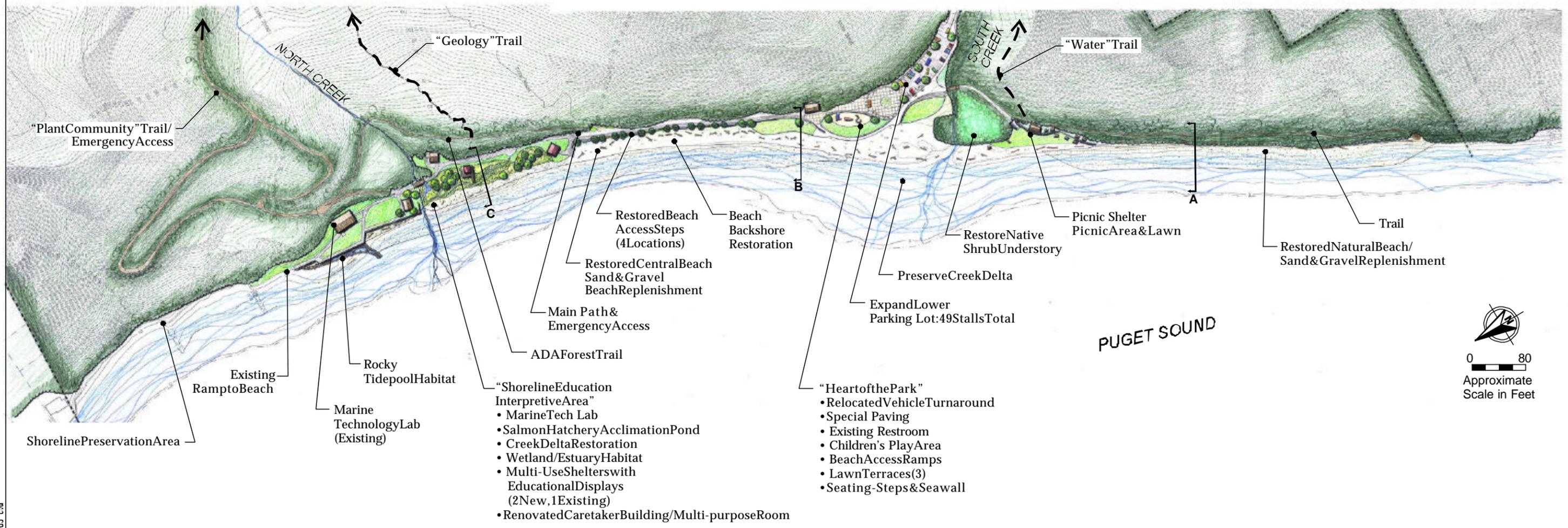
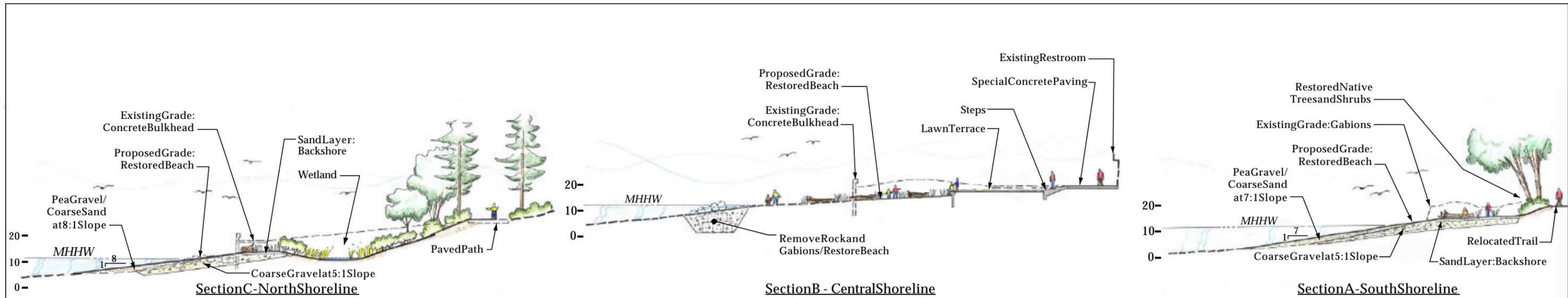


Master Plan - Overall Park

City of Burien Parks, Recreation & Cultural Services

Seahurst Park Master Plan

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 Conner Studio
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 Wolf Bauer, P.E.



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Master Plan - Shoreline Portion

City of Burien Parks, Recreation & Cultural Services

Seahurst Park Master Plan

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Figure 3



Implementation Areas

City of Burien Parks, Recreation & Cultural Services

Seahurst Park Master Plan

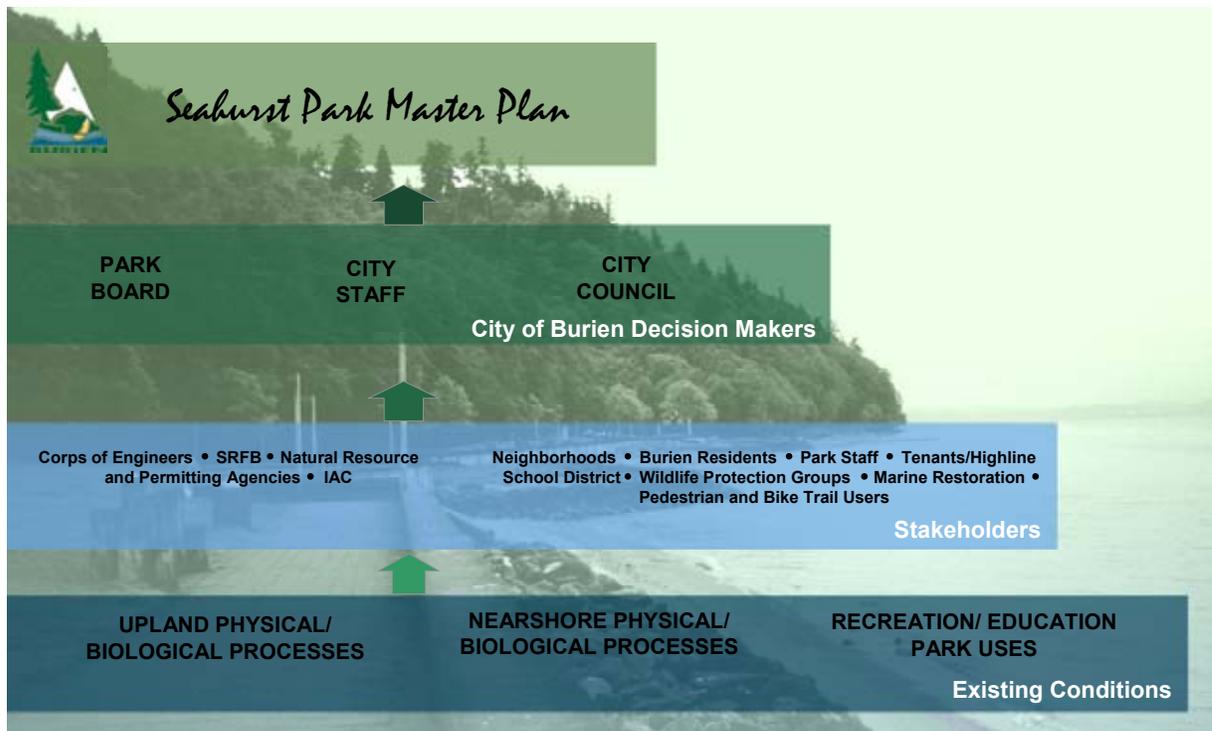
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MASTER PLANNING PROCESS

Building on a Foundation of Exceptional Natural Resources

The planning goals for Seahurst Park emphasize understanding the natural processes affecting the site and protecting and restoring the environment. Therefore, it makes sense that the Master Planning process used the natural conditions of the park as a foundation. As illustrated in the diagram below (Figure 5), a comprehensive outreach effort was built on this foundation that touched stakeholders -- citizens, environmental groups, resource agencies, city staff, and many others who are interested in the future of Seahurst Park. These participants were able to work together to develop a plan that provides enhanced opportunities for recreation and education, and also achieves preservation and restoration of natural resources.

Figure 5. Master Plan Foundation and Participants



Coordinating with the Environmental Science Center Foundation

Concurrent with the Master Plan for the entire park, the City selected Bassetti Architects to conduct a feasibility study focused on siting a new Environmental Science Center facility in the park. A Burien based non-profit group called the "Environmental Science Center

Foundation” had worked for several years to promote local environmental education programs and to establish a facility in Burien to conduct these programs. Based on the recommendations contained in prior work by another planning firm, Makers Architecture and Urban Design, in 1996, the City directed Bassetti Architects to focus their study on several sites around the upper parking lot of Seahurst Park.

Feasibility Study Approach

Bassetti Architects set up the feasibility study around sustainable and environmentally responsible design principles contained in the Leadership in Energy and Environmental Design (LEED) guidelines from the U.S. Green Building Council. The study began with a reconnaissance of the site by Anchor Environmental, a subconsultant to Bassetti Architects, to determine if the potential sites contained environmentally sensitive areas, such as wetlands and streams.

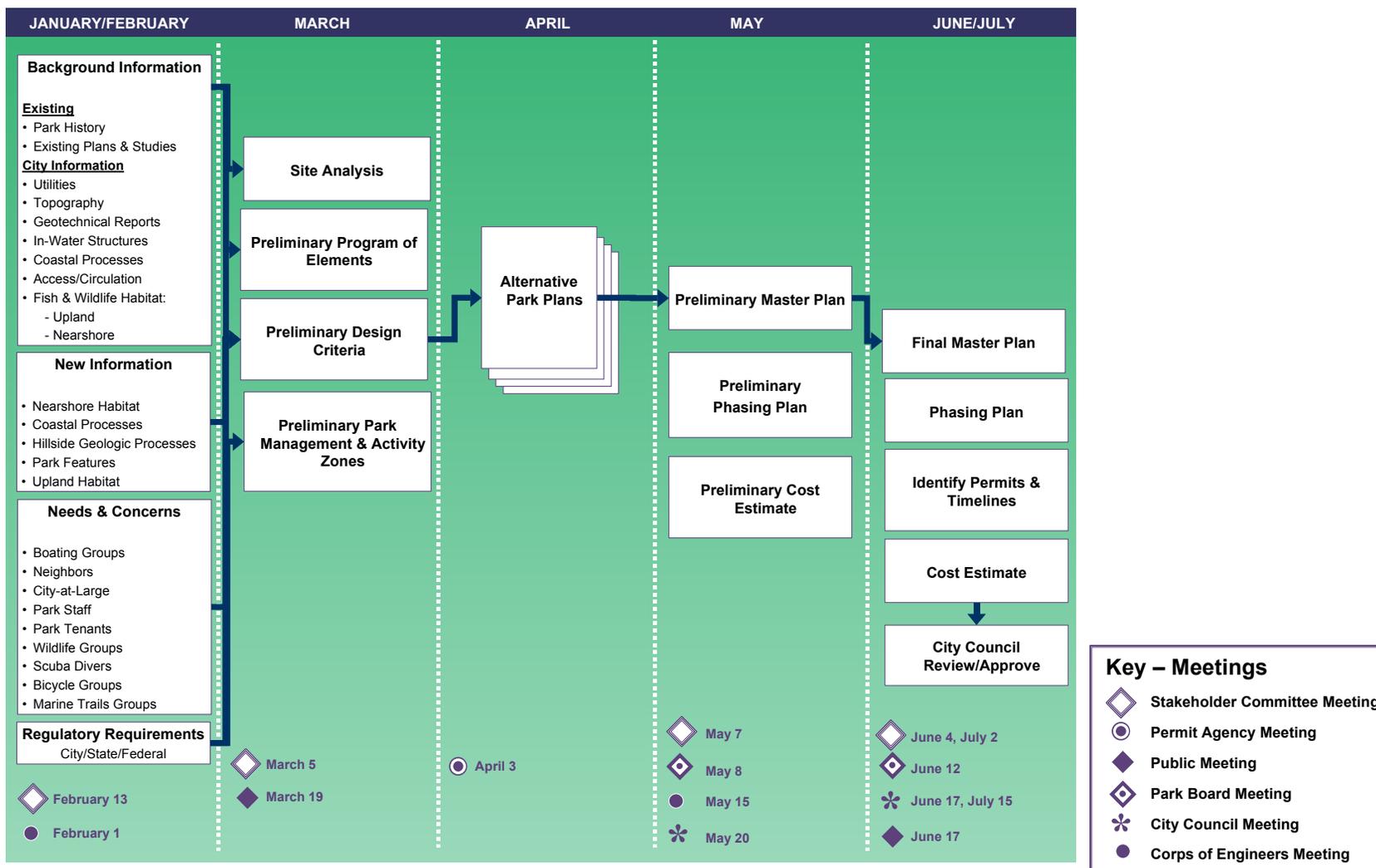
Conclusions

Anchor’s site reconnaissance and a review of the City’s Environmentally Critical Areas Ordinance concluded that all the sites contained a combination of wetlands, streams, and stream and wetland buffers. In addition, areas outside of these sites had other constraints such as steep slopes. Bassetti Architects and the Environmental Science Center Foundation subsequently suspended further investigation of the upper parking lot as a viable location for the Environmental Science Center. One public meeting was held on April 9, 2002, to present the feasibility study process and the results of Anchor Environmental’s reconnaissance.

Many Alternatives Become One Design

The Master Plan design for Seahurst Park was developed over a six-month period beginning in January 2002. The next illustration (Figure 6) shows the components of the planning process, the various milestones that were achieved along the way, and the community participation events.

Figure 6. Project Approach – Master Planning Process



The planning process began with a series of field visits and data collection efforts that helped the planning team to understand the biological and physical processes affecting the variety of natural features of the site, from the coastal/shoreline environment, to the geology of the steep bluffs, and the surface water flows from the hillsides (see Figure 7).

Upland Geology. While much of Seahurst Park is undeveloped open space, significant modifications have occurred in many areas. These modifications include past logging, roads, utilities, bulkheads, and creation of uplands by filling aquatic areas. Changes to the physical environment are affected by physical processes such as hillside geology. For example, much of the forested hillsides bordering the shoreline are geologically unstable. This instability is caused by groundwater seepage at the bluff face 130 to 150 feet above the shoreline. Park uses are disrupted by frequent, small, shallow landslides and they can create urgent safety and maintenance demands on the City.



Coastal Geology. Understanding the upland hillside/bluff geology is key to understanding the coastal geology of Puget Sound beaches. Seahurst Park is typical of these beaches, which are supplied primarily by sediment that comes from unstable hillsides and bluffs.

Marine/Nearshore Habitats. Understanding the physical processes of hillside geology and coastal geology is key to working with the biological habitats found in Seahurst Park. The dynamic physical processes visible at the park are the foundation upon which the biological communities develop and adapt.

Upland/Forest Habitat. Much of the park's forested areas historically bordered streams and beach areas, forming "riparian" zones. The plant communities in forested areas are dominated by four native forest types. A fifth and much smaller plant community consists of non-native and ornamental vegetation. The park is home to a variety of reptiles, amphibians, birds, and small mammals.

By assembling this site information, the design team was better equipped to address the goals and needs of the community in ways that support the fragile and dynamic natural environment of the park.

Input from the community and resource agencies was obtained through an extensive outreach process to document needs, concerns, and goals pertaining to the park's future. The planning process included six primary mechanisms for community outreach:

Public Meetings. Two evening meetings were held with the community-at-large. These meetings provided an opportunity for the public to gain information on the planning process, to provide input on their desires for the future of the park, and to express any concerns on various design concepts.



Stakeholder Group Meetings. Early in the planning process, a stakeholder group was assembled that was made up of volunteers that represent a variety of interests in the future of Seahurst Park. These individuals were instrumental in guiding the development of design alternatives for the park. The stakeholder group was represented by the following interests:

- City of Burien Parks Department
- Burien Park Board
- Burien Economic Development
- Marine Technology Lab (Highline School District)
- Environmental Science Center Board
- People for Puget Sound
- WRIA 9 (regional watershed)
- Burien Highline Senior Center
- Chelsea Park Neighborhood
- Hurstwood Neighborhood and Hurstwood Community Club
- Seahurst Neighborhood
- Shorewood Neighborhood

City of Burien Park Board Meetings. The Park Board was formally integrated into the design process at two key points. The Board members provided feedback on the range of six design alternatives and commented favorably on the Preliminary Master Plan for the park.

City of Burien City Council Meetings. Two presentations were made to the City Council during the design process to keep them apprised of progress and gain feedback on the design alternatives. The council was also invited to the second public meeting where the Preliminary Master Plan was presented. Council members also attended other stakeholders and Park Board meetings individually.

Corps of Engineers Coordination Meetings. Because the U.S. Army Corps of Engineers will be implementing improvements on the shoreline at the south end of the park, two specific meetings were held with the Corps to ensure that the City and Corps efforts were well-coordinated. Representatives from the Corps also participated in some of the Stakeholder Group meetings and the Resource Agency meeting (see below.)

Resource Agency Meeting. Early in the design process, a meeting and site visit was held with a group of City, state and federal resources agencies and a representative from the Muckleshoot Tribe. The purpose of this meeting was to get valuable feedback on the types of issues that these agencies may have with permitting improvements at Seahurst Park.

All of this feedback was critical to the development of the Master Plan. The following themes emerged from this outreach effort:

- Keep it natural/don't overdevelop: The community cares deeply about this park and sees it as a refuge from urban life. There is a strong desire to protect and preserve the park as a natural area, and to resist attempts to "overdevelop" it. Over development is a



also concern in terms of park and neighborhood impacts, as well as increased costs due to maintenance of new park facilities.

- Improve parking and path access: There is a need for easy access to the shoreline and other park areas. The community likes the lower parking area, but often finds it is overcrowded and far away from the upper lot. Paths, particularly along the shoreline, that are accessible to people with disabilities, the elderly, and parents with strollers (smooth, firm level surface) are needed.
- Address safety/crime at upper parking lot: There are concerns about illegal activity occurring in the upper parking lot. Much of this activity is due in part to the secluded conditions there. The distance between the upper parking lot and the beach is also a concern and an inconvenience.
- Address shoreline stability: Citizens are aware that the beach has eroded. Many residents remember how attractive the shoreline was before the park was developed and would like to bring back some of the more natural character of the beach.
- Improve public stewardship and education: Large numbers of school groups and visitors from inside and outside the City visit the park. Citizens are concerned that all visitors need to be better informed about the value of the natural resources at the park so that they are more careful and considerate in their use of the park.

With this extensive communication effort, a tremendous amount of input and feedback from many constituents was incorporated into the planning process. The final Master Plan for Seahurst Park integrates the needs of the greater community and represents a cohesive vision for the park's future.

The following planning tools were developed from this outreach effort and are included in Appendix A:

Park Management and Activity Zones

Divides the park into four zones each with specific allowable park facilities and management levels. These zones are based on physical processes and public outreach. (See Figure 8)

- Zone I: Habitat Preservation Zone
- Zone II: Habitat Restoration Zone

- Zone III: Developed Park Zone – Low Intensity Use
- Zone IV: Developed Park Zone – High Intensity Use

Park Design Criteria

Qualitative treatment of how the park should be developed. Used to evaluate alternative designs.

- Park Character
- Vehicle Access and Circulation
- Pedestrian Access and Circulation
- Recreational Facilities
- Safety and Security
- Educational Facilities
- Habitat Preservation and Restoration
- Balancing Multiple Considerations

A range of design alternatives was generated in accordance with these criteria. Based on our feedback on the alternatives, the Master Plan was developed emphasizing preservation and restoration (Zones I and II), which comprise the vast majority of the park (See Figure 8). In the small developed area remaining in the park, low intensity park use (Zone III) is much greater than high intensity use. High intensity use (Zone IV) is limited to the lower parking area and adjacent lawn and beach/delta where use is currently concentrated.

MASTER PLAN ELEMENTS

The Master Plan was developed to respond to the themes repeatedly heard from the community: preserve the natural qualities of the park, improve the trail system, restore the beach and shoreline, provide more opportunities for education and interpretation and deal with the problems of “safety and security.”

Preservation of the Natural Environment

The users of Seahurst Park made it clear that preserving the natural character of the park should be the primary focus of the Master Plan. The park currently functions largely as a natural preserve and that function is considered very important. The Master Plan focuses on preserving and restoring key natural areas across all of the 152 acres of existing park, with 96 percent of the park acreage proposed for management zones I and II (preservation and restoration).

There is also an emphasis on restoring the natural processes along the shoreline that have been interrupted. Historically, the steep bluffs above the beach would periodically slide down on to the beach and deposit sand and gravel. This process has been interrupted by the widening and filling of the shoreline behind bulkheads and seawalls. Now material slides down onto these upland park areas and must be disposed of off-site at considerable cost and disruption to park use. Restoring the beaches below these steep slide prone areas, and minimizing the width of the park between the beach and the toe of these slopes, will help restore the natural process that nourishes the beach with fresh sand and gravel. This will also help reduce maintenance costs and disruption to the park, and ensure that the beach restoration is successful and sustainable.

The forested fringe along the beaches and streams is exceedingly important for healthy ecosystems. The vegetation that grows along these land/water interfaces is called riparian vegetation. It plays an important role in providing nutrients to the water and minimizing erosion. Special emphasis in the Master Plan is focused on restoring these critical areas. In some cases, this restoration involves removing non-native invasive species (blackberry, ivy, etc.) and planting native trees and shrubs. In other cases, more extensive work is needed. This restoration will support fish

populations in the streams and Puget Sound, and will provide plant diversity that supports numerous birds, mammals and amphibians.

Park Acquisitions

The Seahurst Park Master Plan calls for two significant acquisitions totaling about 34 acres (See Table 1). One, known as the Brown property, is adjacent to the southern portion of the park. Many of the existing trails in this part of the park cross onto this 10-acre property. The property contains mature conifer forests, springs and wetlands that are important to maintaining the health of the southern stream. This property is currently often mistaken as part of the park because there are no signs indicating that it is private or that trail users are leaving or entering the park as they cross the property line.

The second large acquisition includes the Highline Senior Center, several large parcels adjacent to the park, and a few smaller private parcels within the park. These parcels total about 24 acres. Acquisition of these properties would provide pedestrian access to the park from the neighborhoods east of Ambaum Boulevard SW and the Senior Center. The Master Plan calls for formalizing the parking at the senior center to accommodate a modest number of park visitors in addition to the current senior center parking. To the west of the Senior Center buildings, a new entrance to the park would be created for those wishing to enter the park by foot. The most direct trail to the beach from this location would be rerouted and improved to avoid excessively steep grades and erosion.

**Table 1
Property Acquisition Acreages**

Seahurst Park	Highline Sr. Center	Brown Property	Total
152 acres	24 acres	10 acres	186 acres ¹

¹Total does not include conservation easements on private property proposed to total 28 acres.

In addition to acquisitions, the Master Plan proposes the use of voluntary conservation easements. The easements would be used to ensure that the park is not unreasonably encroached on by residential development or other land use changes. The two large basins that make up the uplands of Seahurst Park function as both

watersheds for its streams and viewsheds for park visitors. Along the top edges of these two basins, however, much of the land is part of smaller private parcels belonging to the homeowners living above the park. The plan calls for conservation easements on the undeveloped portion of many of these parcels totaling 28 acres. Conservation easements result in lower property taxes for private property owners giving them incentive to relinquish development rights on the steep forested slopes that are difficult to develop. This would help ensure that the views from the park continue to be of trees and that eroding soils stay out of the creeks in the park.

Conservation Easement and Other Donation Options for Landowners

A conservation easement is a legal agreement between a landowner and a land trust or government agency that permanently limits uses of the land in order to protect the conservation values of a specific property. Compensation to the property owner may be cash or reduced property tax in exchange for the property limitation specified in the conservation easement. The property owner retains ownership and the ability to transfer the property.

Conservation easements restrict the development of a subject property. For example, a property owner may give up the right to build some or all of the legally allowed housing units. Easements may apply to just a portion of the property, and need not require public access. Conservation easements are attached to the deed of the property and are transferred to subsequent owners. Both the property owner and the land trust are responsible for compliance with the terms of the agreement.

Most conservation easements are donated while some are purchased by a land trust. Charitable tax credits may apply to donated conservation easements where they meet the qualifications of the federal tax code. Generally, the tax benefit is determined by the difference between the land's value with the easement and its value without the easement.

Conservation easements can also lower estate taxes due when property is transferred upon the death of the owner. Easements have the effect of lowering the market value of property. Thereby reducing the estate tax due when land is transferred to

future generations. Whether the easement is donated during life or by will, lower estate tax can be the difference in an heirs' ability to keep the land intact.

Steps You Can Take

- Check out the Land Trust Alliance website, <http://www.lta.org/consERVE/index.html>.
- Contact a land trust. A land trust can help you arrive at a conservation plan that makes the most sense for you, and can put you in touch with attorneys, appraisers, accountants, and land planners familiar with conservation techniques. The LTA web site has a list of land trusts in Washington, <http://www.lta.org/findlandtrust/WA.htm>.
- Talk with your own legal and financial advisors.
- Read further. The Land Trust Alliance offers several publications discussing conservation techniques. They include *Conservation Options: A Landowner's Guide*, *Preserving Family Lands*, and *The Conservation Easement Handbook*.

Additional Methods for Protecting Land

There are several additional methods for protecting the habitat value of land or for expanding Burien's park system for future generations.

- Donating land. Donating land releases the owner from the responsibility of managing the land and can provide income tax deductions and estate tax benefits, while avoiding any capital gains taxes from selling the property.
- Donating a remainder interest. The land owner donates the property but continues to live on and use the property. When the donor leaves the property the land trust gains full title and control over the property.
- Donating land by will. The landowner owns and controls the land while alive and assures its protection after death.
- Charitable gift annuity. The land owner transfers property to a charity and the charity makes regular annuity payments to one or two beneficiaries for life.

- Charitable remainder unitrust. The land owner places a conservation easement on the land and places it in a trust. Then the trustee sells the land and invests the net proceeds from the sale. One or more beneficiaries receive payments for a fixed term or for life, then the trustee turns the remaining funds in the trust over to the land trust.
- Bargain sale of land. The land owner sells the land to a land trust for less than its fair market value, entitling the owner to a charitable income tax deduction based on the difference between the land's fair market value and its sale price.

Parking and Vehicle Circulation

A key concern of the users of Seahurst Park is improving the parking and vehicle circulation (Figure 9). Many people conveyed that the upper parking lot is currently unsafe and is being used for illegal or unsavory activities. Car prowling and vandalism have been a perennial problem in the upper parking lot. The lower lot is preferred by all visitors, in fact, many people come to the park just to sit in their cars looking out across the Sound and the beach. Others stated that they were concerned with the traffic speeding in the park and that adequate routes for emergency vehicles be provided.

Parking

Parking facilities in the Master Plan are reconfigured from existing facilities, although the total number of parking spaces will remain constant at 193 spaces. The lower parking lot would move slightly back up the hill and widen slightly to provide perpendicular parking for cars on both sides. School bus parking will be moved to the upper lot, where a turn-around is proposed. Approximately two thirds of the capacity of the upper lot would be removed and those spaces would be redistributed along the south side of the main access road between the existing lower lot and the entrance to the upper lot.

Circulation

The new parking arrangement will add security by allowing visitors to park their cars in plain view of the main road and not where they are hidden away

from most park activity. Traffic will circulate down the main access road to a turnaround circle at the end of the lower lot. From there, traffic will proceed up the hill to the first (lowest) available parking space. In addition to the perpendicular parking at the expanded lower lot, there will be angle and parallel parking along the south side of the road. Buses will be able to drop off passengers at the lower lot, park in the upper lot, and then return to the lower lot to reload passengers.

Emergency Access

Access for emergency vehicles to the park remains a priority in the Master Plan. The Marine Technology Lab operated by the Highline School District at the north end of the shoreline needs to have at least two routes of ingress and egress for emergency vehicles. This will ensure that even if a landslide closes the primary route, a back up option is available. Emergency vehicles would be able to remove bollards at the new turnaround circle and proceed northward along the shoreline. The 12-foot asphalt pathway along the central shoreline is wide enough for emergency vehicles, while the wide compacted gravel shoulders (four feet on each side) would allow two such vehicles to pass one another. The existing one lane dirt road with pullouts that connects the north shoreline to the Shorewood neighborhood at 16th Avenue SW would be maintained as a path and emergency access to provide access to the north basin and Marine Technology Lab.

Highline Senior Center

The Master Plan proposes formalizing the parking at the Highline Senior Center. Currently a large open unpaved area is used for parking without the benefit of parking stripes or wheel stops. Entry and exit points from this lot are unclear and the space available is unattractive and not used efficiently. The Master Plan proposes that this lot be repaved and striped for parking. The new arrangement includes a simplified entrance and circulation as well as large areas of landscaping.

Trail and Path System

The Master Plan will improve the trail system throughout the entire park (Table 2). An Americans with Disabilities Act (ADA)-accessible path and trail system is proposed along the central and north shoreline, looping up from the shoreline and crossing the north creek on a bridge in the forest before returning to the shore path.

Table 2
ADA Accessible Trails and Paths

	Shoreline	Upland	Total
Current	2000 feet	0 feet	2000 feet
Proposed	2000 feet	1600 feet	3600 feet

Several trails would be rerouted around excessively steep slopes to reduce hazards to hikers and erosion of the trail. Large hiking trail loops through each of the two drainages at Seahurst Park are proposed. The proposed trail system is based largely on the use of appropriate existing trails with an emphasis on providing access to the wide variety of diverse forest types at the park. The loop trails systems in the park that circulate within the drainage basins will be integrated with existing physical and topographical barriers to provide buffers to private property, where practical. All hiking trails at the park, with the exception of the ADA accessible trail and the emergency access road, will be constructed of appropriate materials and be of appropriate width to accommodate typical use.

Park Entrances and Park Identity

Many users of the park noted that, even among Burien residents, there is a significant lack of awareness of Seahurst Park. Many long time visitors of the park have been surprised to see the park boundary on a map. Others consider only the shoreline when they think of Seahurst Park. These identity issues are compounded by a lack of consistency in the signage at the entrances to the park. At some entrances old King County Parks department signs are still used. At the main entrance, newer City of Burien signs have been added. At many trail entrances to the park there are no signs. The Master Plan calls for unifying the appearance of all the entrances to lend a stronger sense of identity to the park. This identity will come

in part from the use of integrated artwork that is used at these entrances and throughout the park (refer to Appendix E).

Environmental Education and Stewardship

Many people expressed a concern that a lack of understanding of the park's ecology has resulted in undue impacts by visitors. There is currently very little information at the park to help visitors to understand the many fascinating natural features at the park. In addition, numerous large groups of school aged children visit the park to experience the natural beauty, but these visits are often destructive to the tidelands.

Shoreline

To address these issues, a series of outdoor shelters are planned in the area near the existing Marine Technology Center (operated by the Highline School District) (Figure 10). These shelters will surround a series of very diverse ecosystems that can be viewed from paths and from the shelters themselves. Interpretive information and artwork will be integrated into the design of these shelters. One shelter will look out over a newly constructed freshwater marsh fed by the springs in the bluffs above. Another will face the newly restored backshore and tidal beach. An existing picnic shelter will overlook a rehabilitated creek and salmon acclimation pond, which will be integrated into the design of the marsh. In addition, a large drift sill would be constructed to hold material added to the beach further south. This has been designed to create tide pools on the north side that can be accessed from the existing Marine Technology Center boat ramp at low tides. The existing two-level Caretaker's Residence, which overlooks this area, is proposed to be renovated with an upstairs multi-purpose meeting room, ADA accessible restrooms, and ground floor storage space.

Trails

The themes of interpretation and education will also be extended to the park's 152 acres of uplands. Along four of the major trails of the park, there are opportunities to provide information to hikers that give details about many of the natural features and processes of the park. The dirt road that serves as an emergency access to the north basin traverses a wide variety of vegetation types

from the dry madrone forest at the top of the park to the wetlands along the shore of the creek. The newly aligned trail from the Burien Highline Senior Center to the beach will run near several geologically active areas and cross several geologic formations of interest. In the south basin, the new trail loop will pass a series of springs, creeks, wetlands, and other hydrologic features. The shoreline trail from the lower parking lot south provides an excellent opportunity to explain the relationship of the upland bluffs and vegetation to the beach below.

Shoreline Recreational Access

Prior to park development by King County, the south creek delta was the main attraction and continues today to function as the “heart of the park.” The existing facilities at the delta and central shoreline interrupt access to the beach and fail to provide adequate seating and usable lawn areas. The Master Plan addresses these issues by concentrating the most intensive park uses in the “heart of the park” including the existing restrooms and lower parking lot (Figures 11 and 12). An intermediate level lawn terrace will be located between the level of the main path, restroom and parking, and the level of the wide, sandy beach. This intermediate lawn terrace will connect to the levels above and below by ramps, providing access for people using wheelchairs or carrying kayaks. This lawn area will be approximately the same size as existing bermed lawn areas, but will be far more useable because of its central location and flat slopes. Low, seating height walls and wide stairs will provide ample seating for viewing recreational use areas, the beach, and Puget Sound. The existing play structure is moved to this area to provide easier access to the restrooms, parking and beach.

Moving north from the delta, removal of the concrete bulkhead will create a wide sandy beach that will be available at all tidal stages (“backshore beach”) up to the northern creek area. This segment of shoreline will offer greatly enhanced beach use and access because the 12 foot wide, ADA accessible path/emergency access will be just three feet above the level of the beach. Broad steps will link the path to the beach in several locations, with numerous viewing benches and native plantings provided between the steps. Use of the beach for recreation in this central segment

will be significantly improved by the widening of the backshore sandy beach, and the direct access to the water resulting from removal of the concrete bulkhead and large rock revetments that currently line the beach and block access.

In addition to improving beach access, picnicking opportunities will be expanded. The two new and one existing shelter near the Marine Technology Lab provide excellent places for group or family picnics. A third new picnic shelter is also planned adjacent to the proposed lawn area and upper parking lot, increasing the total number of picnic shelters at the park from two to five. Just to the south of the central shoreline and south creek, the existing picnic shelter remains (Figure 13). A more useable lawn is proposed in front of the shelter as an amenity to those picnicking there. This new lawn replaces a rough turf area that is inundated at extreme high tides. This area is connected to the trail along the southern shoreline and picnic shelter by a ramp that will remain. The only portion of the gabion wall that will remain at the site acts as retaining wall south of the ramp. This gabion section is in no jeopardy of failing due to its location far above wave action and keeping it will serve as a reminder of the existing bulkhead (see Shoreline Restoration below). Picnic tables are proposed above and below this remnant of the gabion wall and more will be placed under the trees along the edge of the new lawn so that there is no net reduction in picnic tables after shoreline restoration is completed.

Shoreline Restoration

The former owner, King County, armored the shoreline of Seahurst Park in the early 1970's. A detailed description of the condition of the existing shoreline protection structures and their affects on the beach is found in Appendix B, Background Information Technical Memo. The result of this armoring of the shoreline has been to increase the erosive energy of waves moving sediment northward along the beach or into deeper water. At the same time these seawalls have cut the beach off from one of its primary sources of sediment, the steep bluffs above the park. The results have been a dramatic drop in the beach elevation of approximately three to four feet over the past 30 years, plus a degradation of the beach as a habitat for salmon, and the species they depend on. Of particular concern and interest are two species of

“forage fish,” sand lance and surf smelt, that are critical food resource for salmon. These two fish species depend on upper intertidal sandy/fine gravel beaches for spawning. While currently degraded, Seahurst Park is identified by the Washington Department of Fish and Wildlife as spawning habitat for both forage fish species.

The restoration strategy for the shoreline proposed in the Master Plan is based on working with natural processes, not against them. Beach sand and gravel at Seahurst Park are part of a dynamic system that changes over time. (The coastal processes affecting the existing beach are described in detail in Appendix B, Background Information Technical Memo.) Seahurst Park is situated near the south end of a longshore drift cell that transports material northward to Elliot Bay.

Sustaining the restored beach at Seahurst Park is based on four concepts:

1. Remove existing shoreline protection structures, such as bulkheads and rock revetments, where they cause the most harm, and where it is compatible with the Master Plan approach for future use of the park.
2. Model restored beach slopes and substrates after natural conditions found nearby.
3. Replenish gravel and sand lost to erosion since the park was developed with imported and on-site materials.
4. Restore and protect the natural delivery paths of sediment, particularly sand and gravel, to the beach.

Remove Existing Shoreline Protection Structures

Removing 1000 linear feet of gabions and rock and 1400 linear feet of concrete and rock used to harden and steepen the shoreline is the first step in reducing the amount of wave energy reflected back onto the beach that erodes sand and gravel sediment.

Model Restored Beach Slopes and Substrates after Natural Condition

Using the natural shoreline south of the park, at the south creek delta, and at the north end of the park as a model, much of the beach will be reconfigured. The existing natural beach slopes vary, but in general tend to be in the 7:1 (7 feet horizontal to 1 foot vertical) to 8:1 range. The slopes are flatter at the south creek

delta. The backshore elevations are between 13 and 14 feet, Mean Lower Low Water (MLLW) datum. Substrate sizes include a range of sand and gravel (see Appendix B for size data).

Replenish Gravel and Sand Lost to Erosion

New imported coarse gravel (3/4 inch to 2-1/2 inch) and on-site sand/gravel material (range of sizes from coarse sand to 3 inch gravel) will be used to bring the beach back to a more stable, natural slope and substrate. Replenishment is proposed along 1440 linear feet of shoreline north of the creek delta and 1000 linear feet of shoreline south of the delta. Both areas have extensive existing bulkhead and rock revetment structures. The material would be placed in two layers. The bottom layer would be approximately 2 to 3 feet thick and include imported coarse gravel at a 5:1 slope. The top layer consists of one foot of sand or sand and gravel in the backshore, and a layer of varying depth (2-3 feet maximum) at a 7:1 or 8:1 slope on the beach face or foreshore. A 7:1 slope would occur south of the delta and an 8:1 slope would occur north of the delta. A rock "drift sill" or "beach anchor" with constructed tidepools, is proposed in front of the Marine Technology Lab to help hold the north segment of the beach in place. Once hard vertical structures are removed and a more natural beach profile and substrate are restored, the beach will be more resistant to erosion than it currently is. It will also provide excellent habitat for migrating juvenile salmon, and forage fish spawning. Recreational use, as mentioned above, will also be greatly improved.

Restore and Protect the Natural Delivery Paths of Sediment

Natural sources of beach sediment take two paths of delivery: longshore drift and landslides.

To make sure that the natural process of longshore drift from the south continues to deliver sand and gravel to the beach at the park an absolute minimum of bulkheading is recommended south of the park. The City has recently acquired the Branson property, which lies one half mile south of the park, near the origin of the drift cell. In addition, the undeveloped shoreline immediately south of the

park is recommended for conservation easements. These easements should have provisions to prevent any structures from being built that would interfere with the natural transport of material northward.

The second natural source of beach material is landslide debris that is deposited directly on the beach. Appendix B, Background Information Technical Memo, gives a detailed description of landslide activity, composition of landslide materials and estimated volumes. The Master Plan proposes minimizing the amount of lawn, road, trail and other flat surfaces between the beaches and the actively sliding bluffs. Changes are proposed north and south of the creek delta to facilitate delivery of more landslide material directly to the beach.

Landslide material will need to be moved from the shoreline pathways to the beach back shore (above MHHW) such that this material can re-enter the beach/longshore drift system.

By following this comprehensive approach to beach restoration, the ability to minimize long-term maintenance costs and maximize sustainability can be realized.

IMPLEMENTATION

Estimated Construction Costs and Proposed Implementation Areas

The costs in Table 3 and on the following pages were prepared by Anchor Environmental and are based on conceptual level of design and given in 2002 dollars. Other costs associated with construction of Master Plan improvements are included as well. They are useful in gauging the magnitude of costs associated with implementation of the Master Plan. This will be very helpful in applying for funding from outside grant sources to implement the plan.

Unit costs were developed for each of the items based on our experience with similar projects, best professional judgment, recent construction bid data, and discussions with other consultants and construction companies. Quantities are derived from the plan drawings and are based on average material thicknesses. No engineering drawings were developed to aid in quantity take-offs. Therefore, many uncertainties exist and a contingency is applied to all costs (30 percent design contingency and 10 percent construction contingency). Further design and engineering is needed to refine these costs up or down.

The Master Plan identifies seven distinct components for project implementation.

The areas are:

- South Shoreline
- Central Shoreline and Lower Parking
- North Shoreline
- Upper Parking, Main Access Road and Parking
- Highline Senior Center
- Trail System within Park
- Restore and Reforest Upland Areas

Costs for property acquisition and replacement of the Highline Senior Center building are not included in the estimate, the cost related to the acquisitions in this estimate only include developing these properties as part of the park.

Potential outside funding sources for some of this work have already been identified. For Area A, and potentially Areas B and C, the U.S. Army Corps of Engineers has expressed a strong interest in funding the shoreline restoration. Grant funds and City funds for trails and reforestation has also been identified. Many of these improvements offer excellent community volunteer opportunities for stewardship as well.



**Table 3
Estimated Construction Costs**

Item	Subtotal	South Shoreline	Central Shoreline & Lower Parking Area	North Shoreline	Upper Parking & Main Road	Senior Center	Trails	Restore/Reforest
1. Demolition & Clearing	\$ 854,665	\$ 59,230	\$ 506,721	\$ 163,753	\$ 62,512	\$ 1,875	\$ 14,600	\$ 44,304
2. Temporary Facilities	\$ 118,470	\$ 37,200	\$ 33,700	\$ 25,100	\$ 8,760	\$ 11,550	\$ -	\$ -
3. Earthwork	\$ 983,616	\$ 165,372	\$ 65,488	\$ 218,982	\$ 500,475	\$ 33,300	\$ -	\$ -
4. Storm Drainage	\$ 87,600	\$ -	\$ 22,200	\$ 5,900	\$ 42,000	\$ 17,500	\$ -	\$ -
5. Electrical	\$ 171,000	\$ -	\$ 46,500	\$ -	\$ 76,200	\$ 48,300	\$ -	\$ -
6. Water System	\$ 40,650	\$ -	\$ 17,250	\$ 23,400	\$ -	\$ -	\$ -	\$ -
7. Sanitary Sewer	\$ 34,200	\$ -	\$ -	\$ -	\$ 34,200	\$ -	\$ -	\$ -
8. AC & Crushed Rock Paving	\$ 108,432	\$ 11,520	\$ 31,016	\$ 14,100	\$ 35,396	\$ 13,400	\$ 3,000	\$ -
9. Concrete	\$ 669,952	\$ 6,667	\$ 396,360	\$ 6,665	\$ 168,260	\$ 92,000	\$ -	\$ -
10. Trails	\$ 187,075	\$ 7,200	\$ 10,000	\$ -	\$ 47,500	\$ 9,375	\$ 113,000	\$ -
13. Shoreline Protection	\$ 788,441	\$ 286,975	\$ 194,756	\$ 306,711	\$ -	\$ -	\$ -	\$ -
14. Site Furnishings/Specialties	\$ 367,100	\$ 40,000	\$ 145,500	\$ 55,500	\$ 22,500	\$ 16,500	\$ 75,600	\$ -
16. Buildings/Shelters	\$ 180,000	\$ -	\$ 60,000	\$ 60,000	\$ -	\$ 60,000	\$ -	\$ -
17. Planting and Irrigation	\$ 964,572	\$ 153,923	\$ 115,864	\$ 228,367	\$ 235,978	\$ 51,440	\$ -	\$ 179,000
Subtotal Construction	\$ 5,556,000	\$ 768,086	\$1,645,354	\$1,108,477	\$1,233,781	\$ 355,240	\$ 206,200	\$ 223,304
Mobilization 7%	\$ 389,000	53,800	115,200	77,600	86,400	24,900	14,400	15,600
Design Contingency (30%)	\$ 1,784,000	246,600	528,200	355,800	396,100	114,000	66,200	71,700
Const. Contingency (10%)	\$ 773,000	106,800	228,900	154,200	171,600	49,400	28,700	31,100
Sales Tax (8.8%)	\$ 748,000	103,400	222,000	149,300	166,100	47,800	27,800	30,100
Total Estimated Construction Cost*	\$ 9,250,000	1,279,000	2,740,000	1,845,000	2,054,000	591,000	343,000	372,000
Survey, engineering, construction administration, and testing (25%)	\$ 2,312,500	\$ 320,000	\$ 685,000	\$ 461,000	\$ 514,000	\$ 148,000	\$ 86,000	\$ 93,000
GRAND TOTAL	\$ 11,562,500	\$1,599,000	\$3,425,000	\$2,306,000	\$2,568,000	\$ 739,000	\$ 429,000	\$ 465,000

Area A: South Shoreline

Area A includes restoration of the shoreline south of the south creek. This entails removing the gabion seawall and gabion rock that has spilled onto the beach from failed gabions. It also includes adding sand and gravel to the beach to restore a natural profile based on the shoreline just south of the park. This area also includes redevelopment of the picnic area and new lawn. A newly aligned crushed rock trail to the south end of the park is also incorporated.

Total cost Area A: \$1,599,000

Area B: Central Shoreline and Lower Parking

Area B includes redevelopment of the central shoreline. This consists of the demolition of a great deal of the pre-cast concrete seawall and removal of all of the large rip-rap, gabions, and other unnatural rock on the beach. The cost of replacing the beach material that has been eroded since the installation of the vertical concrete bulkhead included in the costs for this area. The lower parking lot will be expanded up the hill and the turnaround relocated.

Total cost Area B: \$3,425,000

Area C: North Shoreline

Area C includes the group of habitat restoration and creation projects at the north end of the shoreline. Naturalizing the stream and hatchery acclimation pond, building the freshwater marsh, building the drift sill/tide pool structure and the two new picnic shelters are included.

Total cost Area C: \$2,306,000

Area D: Upper Parking, Main Access Road and Parking

Area D includes redistributing some of the parking to the lower part of the access road and demolishing part of the upper parking lot. The demolished parking would be replaced by a new picnic shelter, lawn area, new bus turnaround, stream and wetland restoration, with trail, are included.

Total cost Area D: \$2,568, 000

Highline Senior Center Site Redevelopment

Development of the Senior Center includes formalizing the parking on the eastern portion of the site, and improving the trail into Seahurst Park. It does not include the cost of the land or existing structures.

Total cost Highline Senior Center Site: \$739,000

Trail System within Park

Trails includes the improvement of existing trails to remain, construction of new trails within the park, closure of redundant trails, and the reconfiguration of some trails that now cross excessively steep or sensitive areas. This includes the ADA accessible trail and the new trail loop in the southern basin.

Total cost Trail System within Park: \$429,000

Restore and Reforest Upland Areas

Restore/Reforest encompasses the needed effort to maintain the native flora of the park. Invasive species removal is needed to ensure the long term survival of native species. Planting of native trees and shrubs will also help suppress future invasion of noxious exotic species. This effort is already underway. The city has received 3,000 native trees and established a nursery.

Total cost Restore and Reforest Upland Areas: \$465,000

Environmental Review and Permitting

The full range of aquatic-related permits would likely be necessary from local, state and federal authorities for implementing many of the improvements identified in the Master Plan (Table 4). The type of construction and the location of improvements would determine which permit approvals are required during each phase of construction. The following matrix provides a list of all environmental approvals that would need to be considered for each of the proposed improvements.

**Table 4
Anticipated Environmental Approvals**

Approval	Jurisdiction	Items Necessary Prior to Submittal
State Environmental Policy	City of Burien	Detailed project description.

Approval	Jurisdiction	Items Necessary Prior to Submittal
Act (SEPA)		Completed SEPA Checklist with figures (Vicinity Map, Site Map, Photos.)
Shoreline Permit, Critical Areas Review	City of Burien	Pre-application meeting with City staff to determine requirements for permit submittal, package contents & need for critical areas review.
Hydraulic Project Approval (HPA)	Washington Department of Fish & Wildlife	Need SEPA process finalized before submitting HPA application Joint Aquatic Resource Permit Application (JARPA) form and corresponding design drawings.
401 Water Quality Certification	Department of Ecology	JARPA form and corresponding design drawings
Section 404 permit	U.S. Army Corps of Engineers	JARPA form and corresponding design drawings
Endangered Species Act (ESA) Compliance	U.S. Fish & Wildlife Service National Marine Fisheries Service	Biological Assessments (BAs)
National Environmental Policy Act (potential)	U.S. Army Corps of Engineers	Not yet determined

Federal Approvals

U.S. Army Corps of Engineers

A Section 404 approval would be required from the U.S. Army Corps of Engineers (Corps) for certain activities below the Mean Higher High Water (MHHW) line of the Puget Sound or any work in wetlands. Section 404 pertains to the Clean Water Act and is intended to protect water quality. Regulated activities under Section 404 include such things as dredging or the placement of fill material (e.g. riprap, beach enhancement, bulkheads) in water or wetlands. The streams located within Seahurst Park would not fall under Corps jurisdiction. A Joint Aquatic Resources Permit Application (JARPA) would be used to apply for the Section 404 permit. A set of conceptual-level plans, including cross-sections, would need to accompany the JARPA.

National Marine Fisheries Service and US Fish and Wildlife Service

Permit approvals required by the Corps would trigger the need to address Endangered Species Act (ESA) requirements. Projects that receive federal funding are also required to comply with ESA. If ESA compliance is required, a Biological Assessment (BA) would need to be prepared that

addresses the existing habitat and the effects of the project on species listed for protection under ESA. The Corps would use the BA to initiate consultation under Section 7 of ESA with the National Marine Fisheries Service (NMFS) and with the U.S. Fish & Wildlife Service (USFWS). These two agencies oversee the protection of various fish and wildlife species listed under ESA; they would need to concur with the findings of the BA. The BA would include an assessment of Essential Fish Habitat, which is also required by NMFS under the Magnuson Stevens Act.

State Approvals

Washington Department of Fish and Wildlife

A Hydraulic Project Approval (HPA) would likely be required from the Washington Department of Fish and Wildlife (WDFW) for any work that uses, diverts, obstructs, or changes the natural flow or bed of state waters. The JARPA form would also be used to apply for this permit. Prior to submitting the application to WDFW, a State Environmental Policy Act (SEPA) determination would need to be issued by the City (see City Approvals below).

Department of Ecology

A 401 Water Quality Certification is required from the Department of Ecology (Ecology) when applying for a federal permit to conduct any activity that might result in a discharge of dredge or fill material into water or wetlands, or any excavation in water or wetlands. This approval is also promulgated by the Clean Water Act. The JARPA would be submitted to Ecology for this certification. Ecology would also provide input to the City for both the shoreline permit and SEPA review processes (see City Approvals below).

Local Approvals

City of Burien

A State Environmental Policy Act (SEPA) review would be required for the City of Burien to take any formal action on the Seahurst Park Master Plan.

The City would act as the lead agency for SEPA review. Based on project information provided in an environmental checklist, the City would evaluate the proposal's likely environmental impacts. Following the evaluation, a Determination of Non-Significance (DNS), Mitigated Determination of Non-Significance (MDNS) or a Determination of Significance (DS) would be issued. If a DS is issued for the project, an Environmental Impact Statement (EIS) would need to be prepared.

Some areas of the park are also designated by the City as Environmentally Critical Areas in accordance with the Growth Management Act and SEPA. At Seahurst Park there are wetlands, streams, and landslide prone areas. Special design criteria and permitted uses may be applicable in these areas. Review of the City Critical Areas Ordinance would be required as part of the SEPA process.

Under the Shoreline Management Act, any activity within 200 feet of a state shoreline requires a shoreline permit. The City would also be responsible for issuing the shoreline permit. Seahurst Park is designated as a "Conservancy" environment under the shoreline management plan. Upon incorporation, the City of Burien adopted the King County Code for shoreline management guidelines. The guidelines pertaining to the "Conservancy" designation are found in Chapter 25.24 of the King County Code (1998).

Permitting Strategy

The permitting strategy for implementing improvements shown in the Seahurst Park Master Plan consists of four key components:

Early Agency Involvement

This component of the strategy has already been initiated. All of the affected resource and permitting agencies were involved in the early phases of the Master Planning process. Their involvement provided valuable insight on potential permitting issues and also will help to establish a personal connection of permitting staff to the project.

Proactive Communication

Although it may seem obvious, implementing a proactive communication plan with the permitting agencies before and during the permitting process will help the City maximize efficiencies in the permit schedule. Staying in regular contact with permit reviewers will help keep the Seahurst project on their radar.

Contingency Planning

A review of Seahurst's "critical path" that includes the permitting schedule is essential. With this review, contingency planning can occur that provides "Plan B" scenarios at critical milestones.

Good Science

It is important to have good scientific data included with all of the Seahurst permit applications. Without solid technical information, the project schedule can be delayed significantly, and the City may not have strong footing in negotiating permit conditions.



Seahurst\Rev-Aerial.cdr c:\vd 12/31/02



Existing Conditions - Aerial Photo

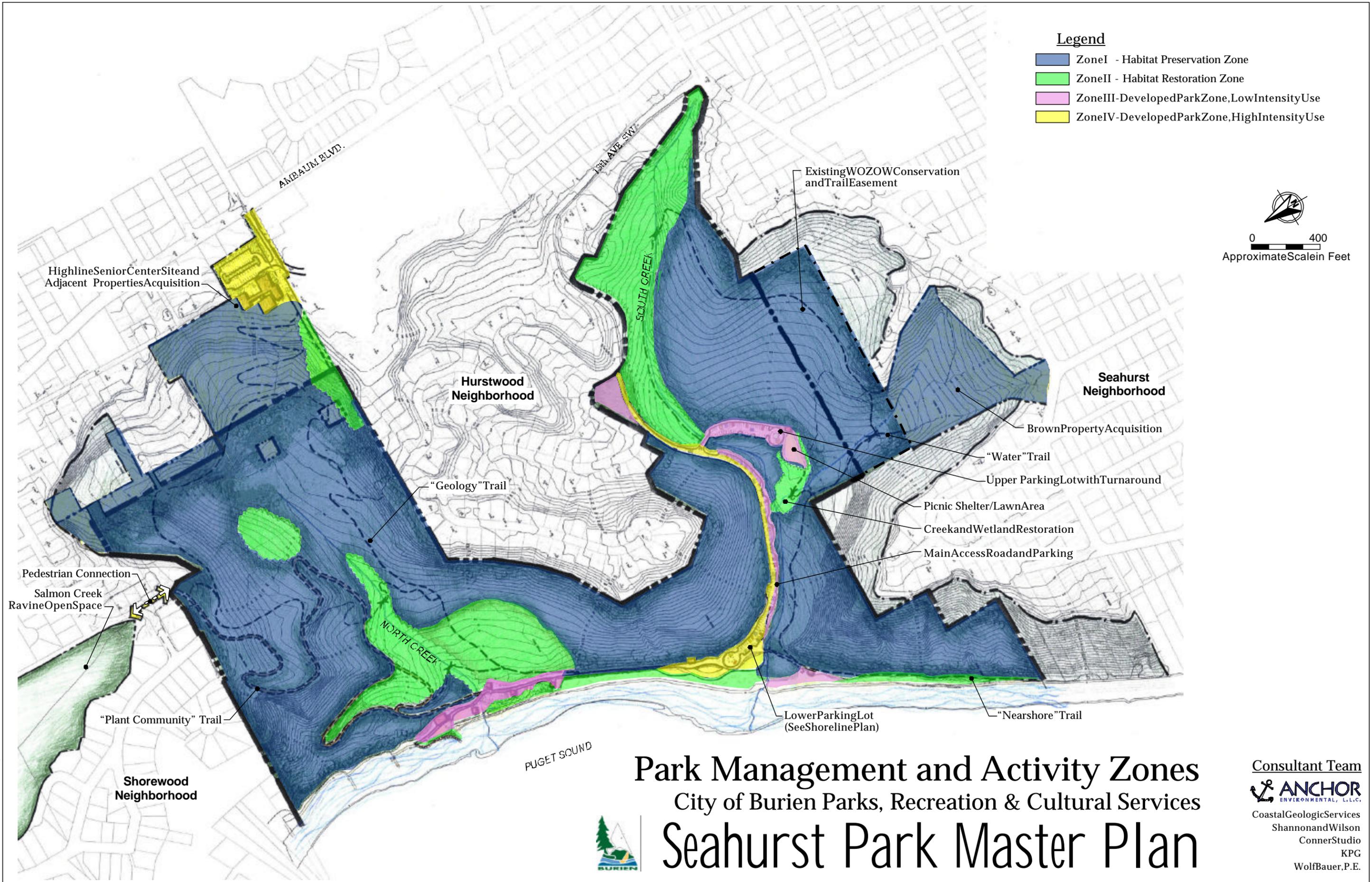
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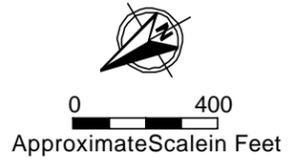
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Figure 7



- Legend**
- Zone I - Habitat Preservation Zone
 - Zone II - Habitat Restoration Zone
 - Zone III - Developed Park Zone, Low Intensity Use
 - Zone IV - Developed Park Zone, High Intensity Use



Seahurst Park 01/15/2011 DE C02/Activity Zones.cdr 12/27/02 e.vd

Park Management and Activity Zones

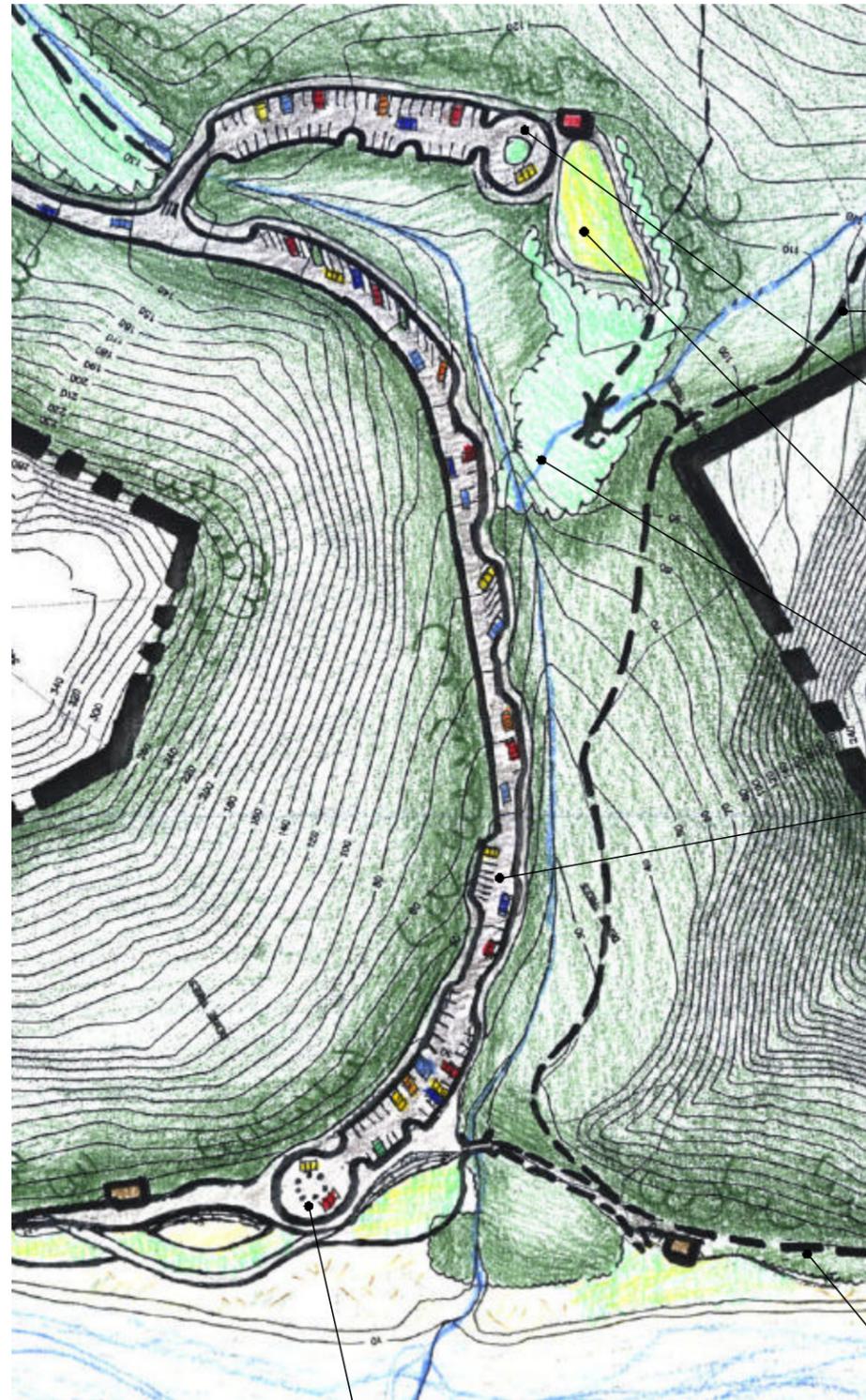
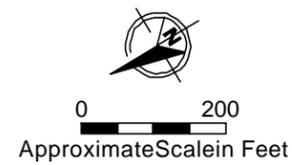
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Figure 8



- “Water” Trail
- Upper Parking Lot with Turnaround and Bus Parking: 82 Stalls Total
- Picnic Shelter/Lawn Area
- Creek and Wetland Restoration
- Main Access Road and Parking: 62 Stalls Total
- “Nearshore” Trail

Expanded Lower Parking Lot: 49 Stalls Total (See Central Shoreline Plan)

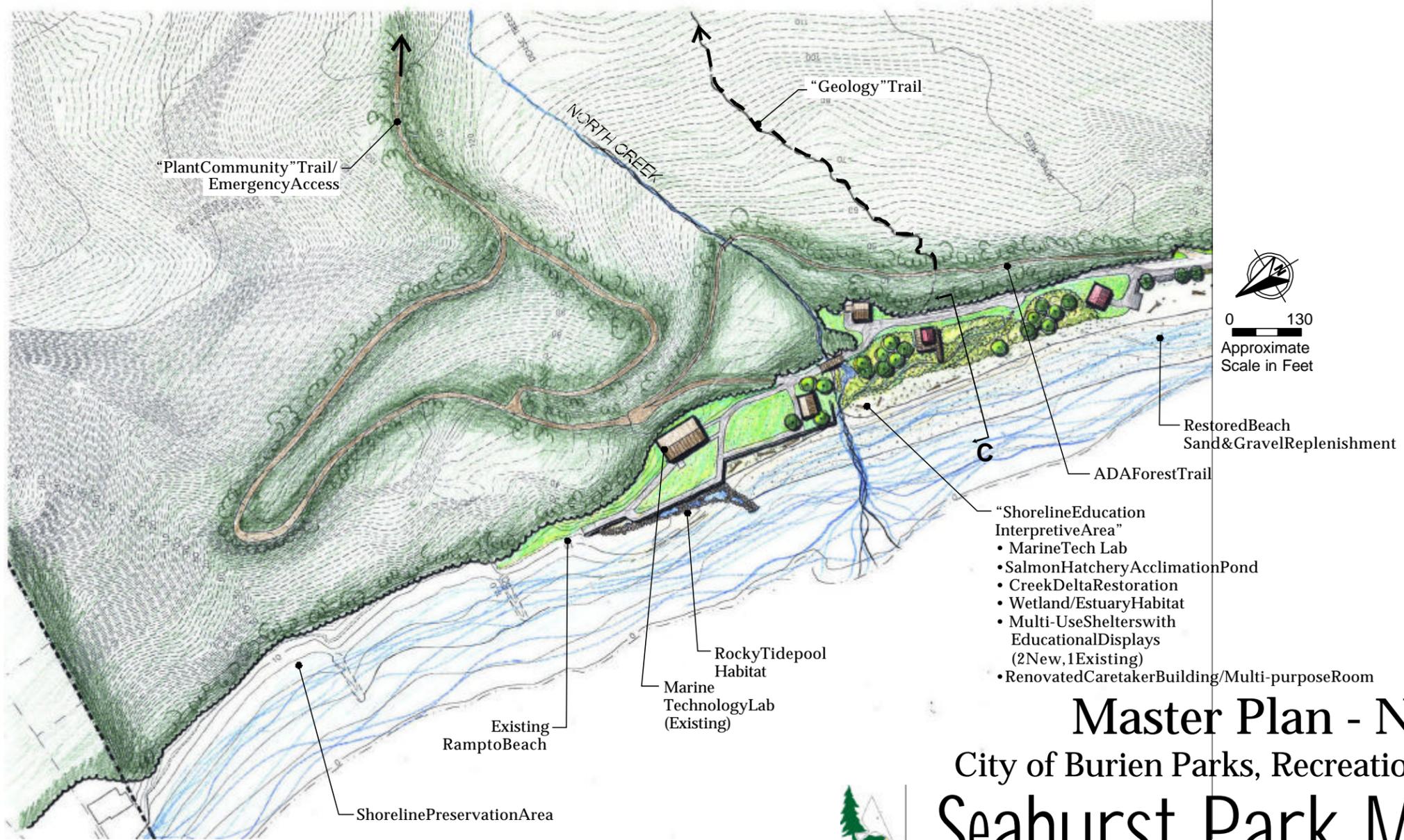
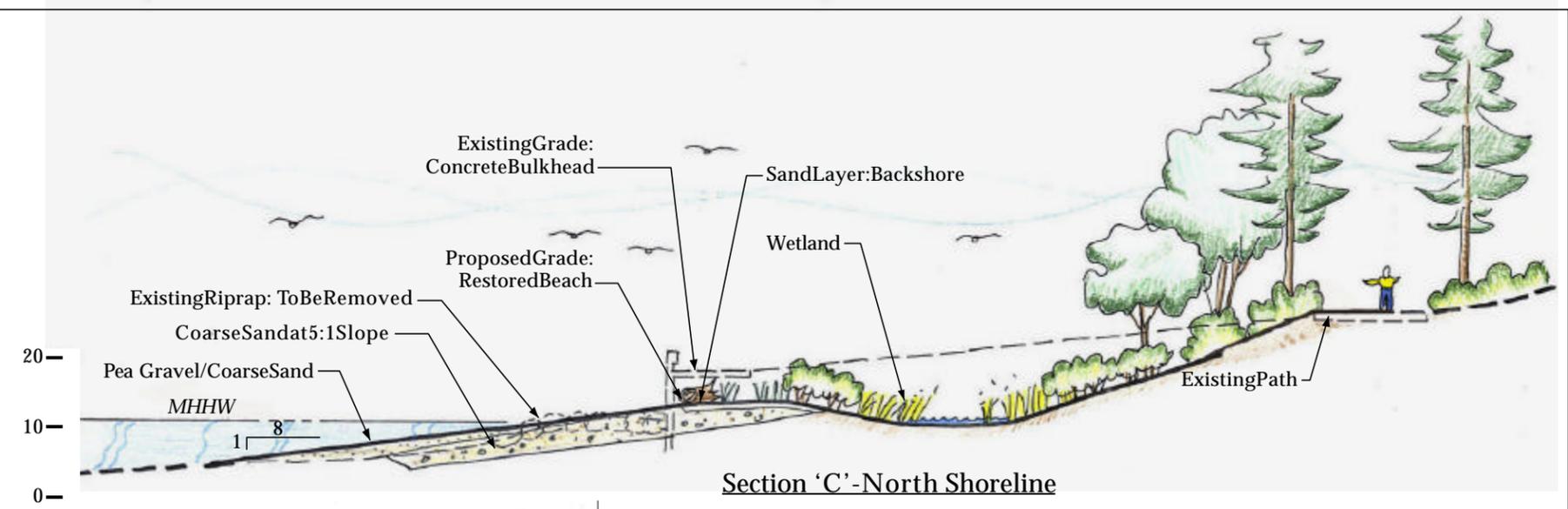


Master Plan - Parking Area

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Master Plan - North Shoreline

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Before



After

Peter Hummel

Master Plan - Conceptual Illustration of Central Shoreline
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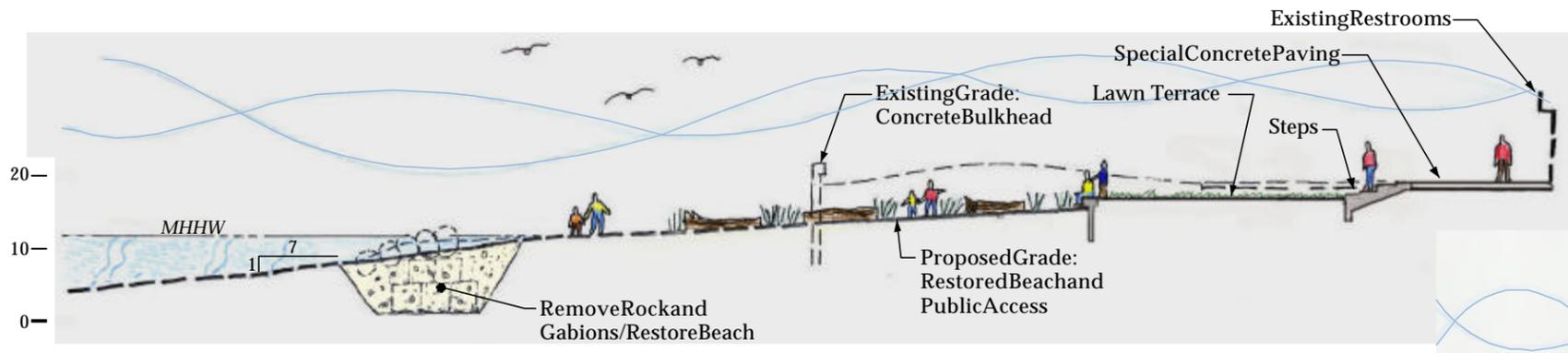


Seahurst Park Master Plan

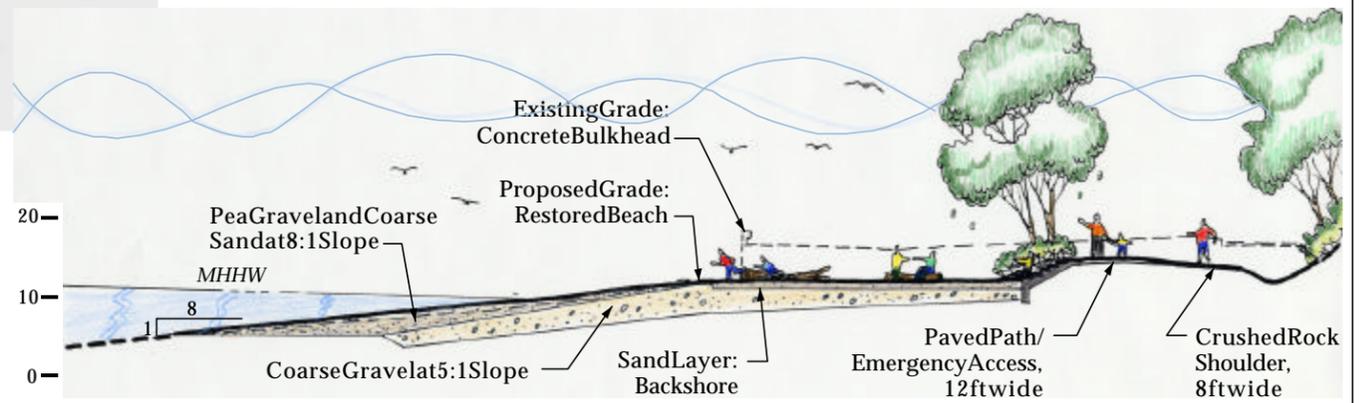
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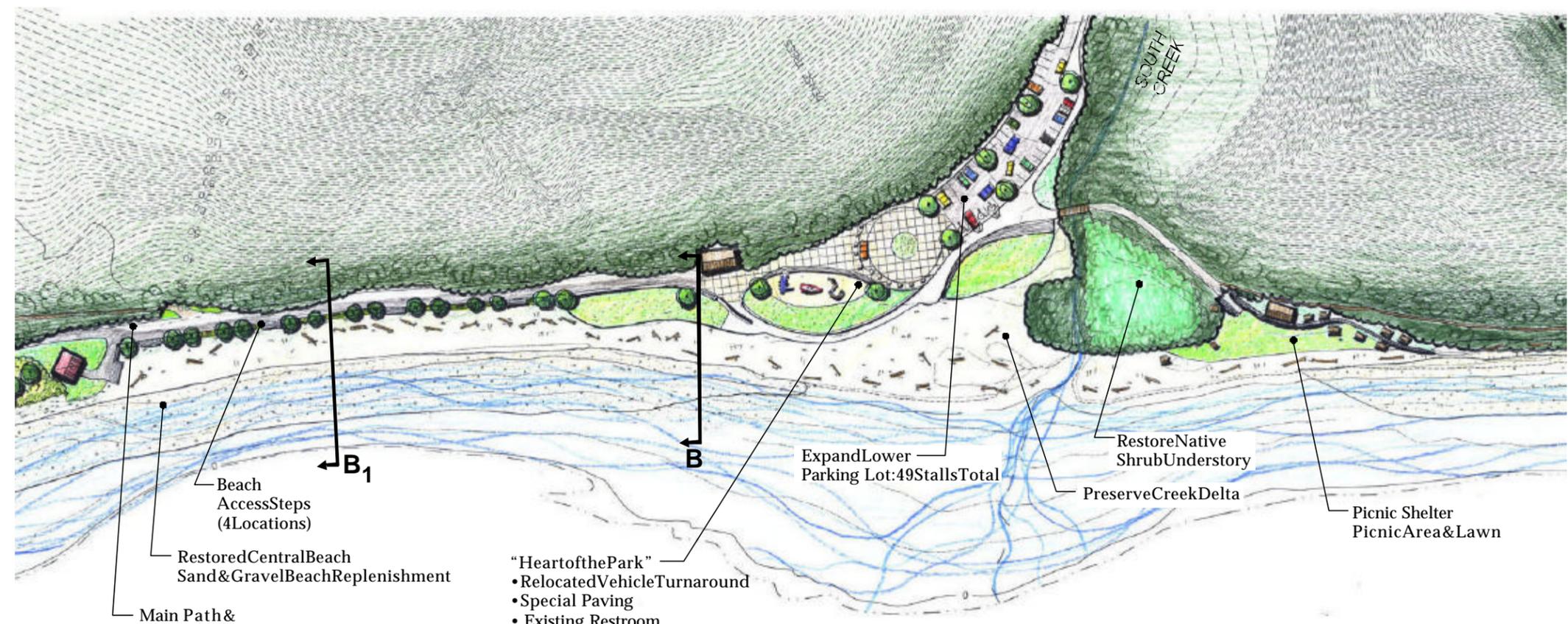
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Section B - Central Shoreline



Section B1 - Central Shoreline



- "Heart of the Park"**
- Relocated Vehicle Turnaround
 - Special Paving
 - Existing Restroom
 - Children's Play Area
 - Beach Access Ramps
 - Lawn Terraces (3)
 - Seating - Steps & Seawall

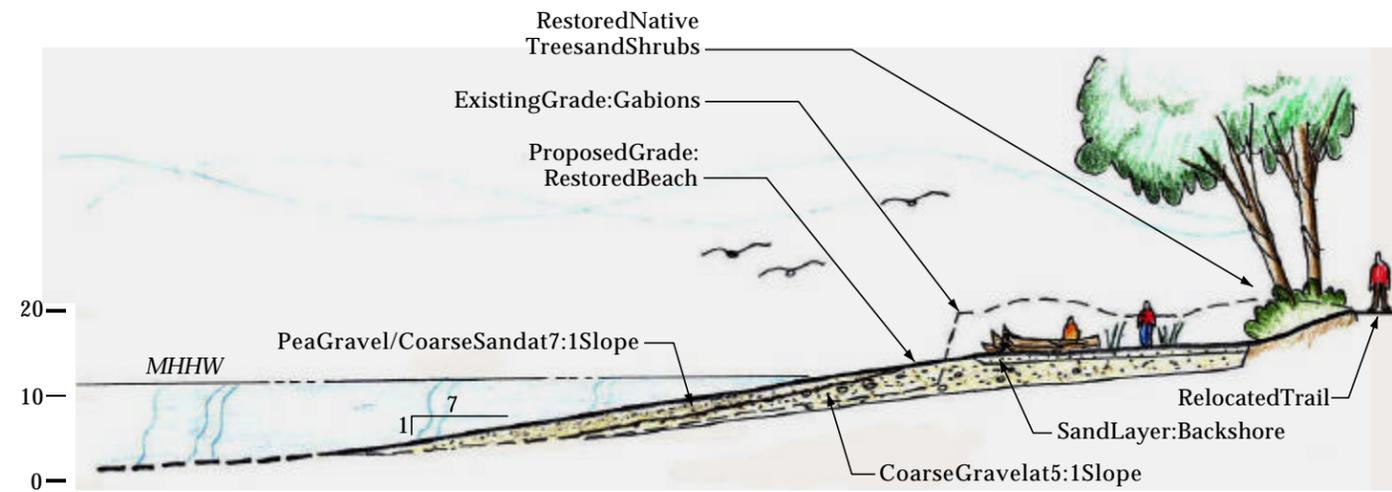
Master Plan - Central Shoreline

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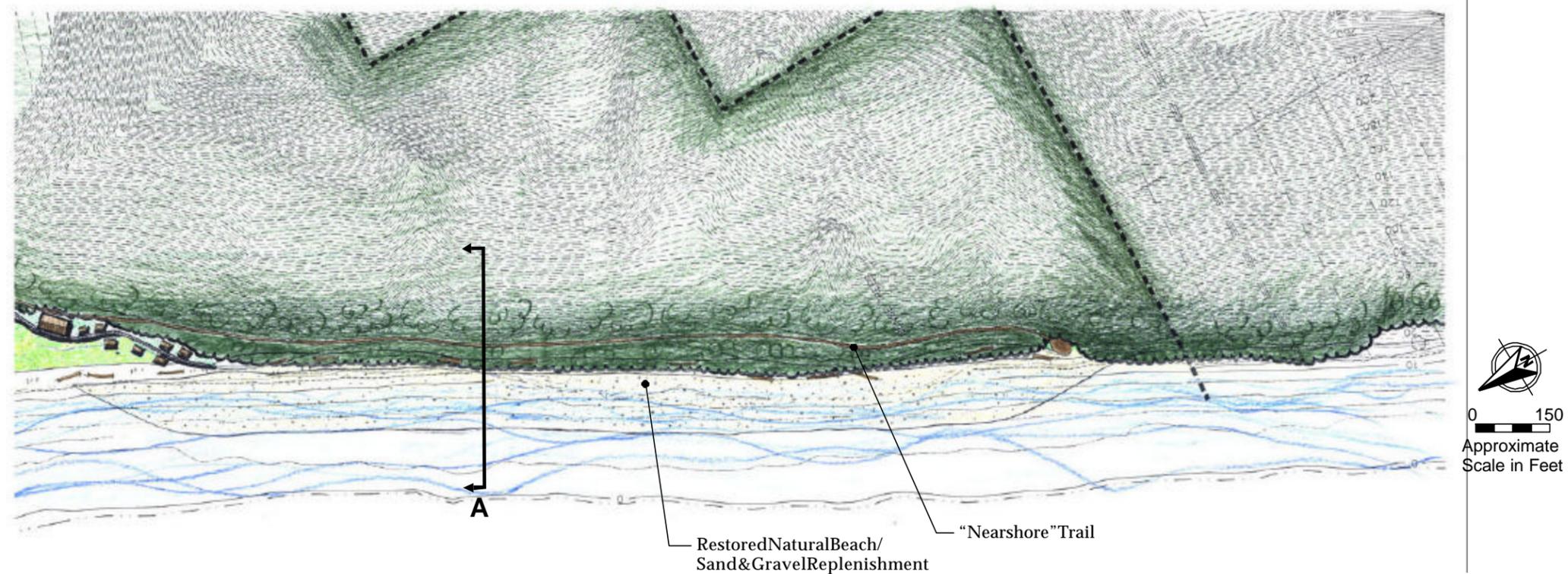
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Section A - South Shoreline



Master Plan - South Shoreline

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