RESOLUTION NO. 2023-01

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COVINGTON, WASHINGTON, ADOPTING THE UPDATED JENKINS CREEK PARK MASTER PLAN.

WHEREAS, the Covington Parks and Recreation Department, together with consultants, have prepared a revision to the master plan previously adopted through resolution No. 2018-04; and

WHEREAS, the previous master plan identified a potential property acquisition to provide parking, the revised master plan instead includes a larger property the city was able to purchase for the purpose of creating a main park entrance that will provide the much-needed street visibility, parking, and access to leverage community use of the overall park; and

WHEREAS, the Covington Parks Commission recommended the adoption of the amended Jenkins Creek Park Master Plan Summary Report at its January 18, 2023, meeting; and

WHEREAS, the previous master plan included a draft SEPA checklist, the revised master plan includes a (non-draft) SEPA checklist and received notice of programmatic SEPA threshold determination of nonsignificance (DNS);

NOW THEREFORE, the City Council of the City of Covington, King County, Washington, resolves as follows:

Section 1. Jenkins Creek Park Master Plan Adopted. The "Jenkins Creek Park Master Plan Summary Report" dated March 27, 2018 and revised June 24, 2022, which is attached hereto as Exhibit A and incorporated by this reference, is hereby adopted.

Section 2. Severability. If any section, paragraph, sentence, clause, or phrase of this resolution, or its application to any person or situation, be declared unconstitutional or otherwise invalid for any reason, or should any portion of this ordinance be pre-empted by state or federal law or regulation, such decision or preemption shall not affect the validity of the remaining portions of this resolution or its application to other persons or situation. The City Council of the City of Covington hereby declares that it would have adopted this resolution and each section, subsection, sentence, clauses, phrase, or portion thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, phrases, or portions be declared invalid or unconstitutional.

Section 3. Corrections. Upon the approval of the city attorney, the city clerk and the codifiers of this resolution are authorized to make any necessary corrections to this resolution including, but not limited to, the correction of scrivener's/clerical errors, references, resolution numbering, section/subsection numbers, and any reference thereto.

Section 4. Ratification. Any act consistent with the authority and prior to the effective date of this resolution is hereby ratified and affirmed.

Section 5. Effective Date. This resolution shall be effective immediately upon passage by the City Council of the City of Covington.

Passed by the City Council of the City of Covington this 28th day of February, 2023.

Signed in authentication of its passage this 28th day of February, 2023.

Jeff Wagner, Mayor

AUTHENTICATED:

Krista Bates, City Clerk

APPROVED AS TO FORM:

Mark Orthmann, City Attorney







PREPARED FOR CITY OF COVINGTON

JENKINS CREEK PARK MASTER PLAN
SUMMARY REPORT

MARCH 2018 | REVISED JUNE 2022







EXHIBIT A

EXHIBIT A

Jenkins Creek Park Master Plan: Summary Report

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March 27, 2018
REVISED June 24, 2022

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Photo credits: All photos by The Watershed Company unless otherwise noted. Cover photos: top left by BERK, top right and bottom left by M. Gardocki.

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ACKNOWLEDGEMENTS

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Joseph Cimaomo, Jr. - Position #4
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EXHIBIT A

Table of Contents

CHAPTER 1. OVERVIEW 1

Introduction to the Master Plan Process

Regional Context

Regional Connectivity

Regional Recreation Trends and Outlook

CHAPTER 2. BACKGROUND 9

Park History

Park Character

Natural Resources

Cultural and Historical Resources

Scenic and Aesthetic Resources

Regulatory Context

CHAPTER 3. PUBLIC PARTICIPATION PLAN 15

Overview of Planning Process

Phase 1 – Site Inventory and Assessment

Phase 2 – Schematic Design and Implementation Program

Outreach Goals and Strategies

Community Stakeholders

Outreach and Notification

Notification Tools

Public Participation Opportunities

CHAPTER 4. FUNDING SITUATION ASSESSMENT 23

Methodology and Assumptions

Historical Parks and Recreation Department Capital Funding

Options for Funding the Jenkins Creek Park Master Plan

Next Steps

EXHIBIT A

CHAPTER 5. CONCEPTUAL LAND USE PLAN 33

Site Analysis

Visitor Experience

SWOC Analysis: Strengths, Weaknesses, Opportunities, and Challenges

Park Program

Park Program Development

CHAPTER 6. DESIGN ALTERNATIVES EVALUATION 45

Evaluation Criteria

Design Alternatives and Preliminary Cost Estimates

Alternatives Scoring

CHAPTER 7. MASTER PLAN DESIGN & IMPLEMENTATION 57

Final Design Schematic and Cost Estimate

Master Plan Design: Restorative Nature Park & Gathering Space

Implementation Plan

Permit Path

Funding Strategy

Phasing

Grant Funding

Financing

Additional Sources

TABLE INDEX

Table 1.1: Proximity Analysis of Public Recreation Opportunities

Table 2.1: Wetland and Stream Classification and Buffer Summary

Table 3.1: Community Engagement Targets and Strategy

Table 3.2: Schedule of Outreach

Table 3.3: Summary of Notification Tools

Table 5.1: Key Concerns and Design Objectives

Table 5.2: Evaluation of Primary and Secondary Park Program Elements

Table 6.1: Evaluation Criteria

Table 6.2: Comparison of Design Alternatives

EXHIBIT A

Table 7.1: Priority Recommendations

Table 7.2: Permit Summary

Table 7.3: Phased Costs

FIGURE INDEX

Figure 1.1: Regional Connectivity Map

Figure 1.2: Park Proximity Map

Figure 2.1: Wetland and Stream Features

Figure 5.1: Site Analysis Map

Figure 5.2: Development Feasibility Map

Figure 5.3: Strengths and Opportunities Map

Figure 5.4: Weaknesses and Threats Map

Figure 6.1: Alternative A Plan

Figure 6.2: Alternative A Costs

Figure 6.3: Alternative B Plan

Figure 6.4: Alternative B Costs

Figure 7.1: Master Plan Schematic

Figure 7.2: Master Plan Cost Estimate

Figure 7.3: Phasing Plan

APPENDICES

Appendix A. References

Appendix B. Summary of Public Workshops and Stakeholder Interviews

Appendix C. Inventory of Public Comments

Appendix D. Approved State Environmental Policy Act (SEPA) Checklist

ADDENDA

Addendum 1. June 2022 Revisions

EXHIBIT A

EXHIBIT A

Chapter 1. Overview

Introduction to the Master Plan Process

An in-depth understanding of Jenkins Creek Park, its surrounding landscape and context, and the community of Covington is necessary to develop an appropriate master plan that both meets the needs of residents and fits the character of the City of Covington. To achieve this, the planning process was broken down into two phases.

Phase 1. Inventory and Site Assessment, Development of a Park Design Program

The objective of Phase 1 was to establish a basis of information that would support the master plan design and frame the design vetting process. A four-part approach was adopted for this undertaking, comprising a thorough public participation effort, landscape assessment and site analysis, background research and review, and a detailed funding situation assessment. Specifically, Phase 1 consisted of close collaboration between City staff and project team, regular engagement and interaction with the public, check-ins and updates with stakeholders and decision makers of the Parks and Recreation Commission and City Council, along with ongoing research and reconnaissance by the project team.

Phase 1 efforts culminated in the synthesis of all parts into two guiding components: the Development and Program Feasibility Analysis and a Preliminary Park Design Program. These two documents, in tandem with the Funding Situation Assessment, served as the framework for developing and evaluating the subsequent design exercises.

Phase 2. Schematic Design and Implementation Program

Building on the work completed, and operating within the feasibility and design framework established in Phase 1, Phase 2 of the master plan process began with development and evaluation of design alternatives. Incorporating public and City review, the design alternatives were refined into a single preferred master plan design. The Master Plan schematic design was then expanded with supporting documentation to guide its implementation through funding, permitting, and construction.

The capstone of the Master Plan process is contained within this Summary Report.

EXHIBIT A

Regional Context

Jenkins Creek Park is a 22-acre community park, located at 18050 SE 267th Street, which features paved and natural surface walking trails, a picnic table, park benches, lawn, woodlands, Jenkins Creek and Spring Pond. The park is adjacent to developed residential neighborhoods, with neighborhood entrances on multiple sides. It also provides a trail connection to Jenkins Creek Elementary School and is adjacent to a large commercial development and a senior living facility. Jenkins Creek Park is located near the center of the City of Covington in southeast King County.

Historically, several native tribes—including the Stkamish, Smulkamis, and Skopamish people—inhabited the Covington area and relied upon its fish, animal, and plant resources, particularly along the region's waterways. Post European settlement, these tribes were resettled onto what is now the Muckleshoot Reservation. Jenkins Creek, the namesake of the park, became a popular location for lumber mills (City of Covington, et al., 2016) and agricultural land uses, such as berry farms and dairies.

In the decades following, the Covington area grew from a rural farming community, into a suburb, and was eventually incorporated as a city in 1997 (City of Covington, et al., 2016). Its landscape is divided by three major creek drainages: Soos Creek, Little Soos Creek and Jenkins Creek. In most of the city, natural greenbelts are retained around these features.

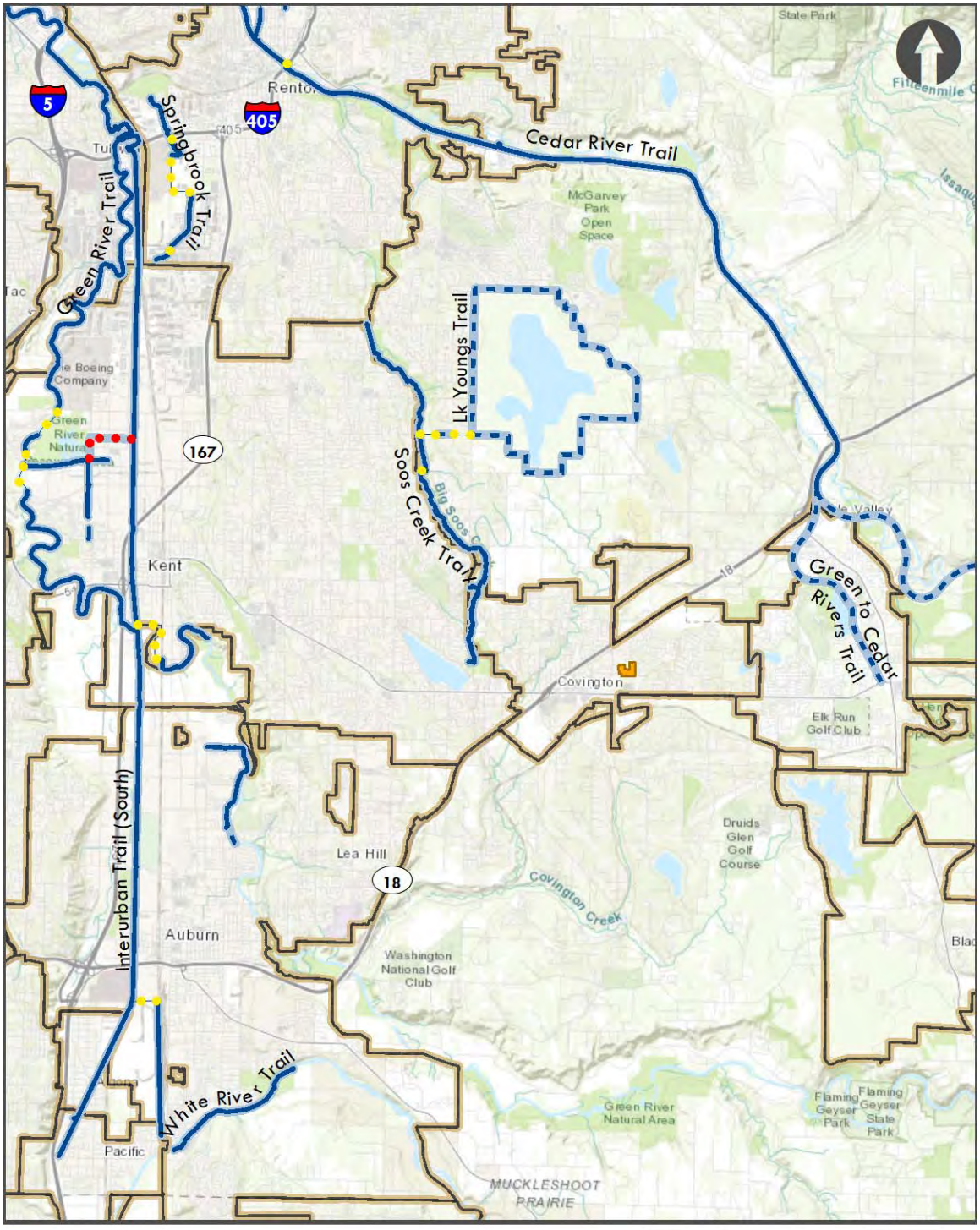
Since its incorporation the population has increased from 12,762 in 1997 to 19,850 in 2017 [City of Covington, Office of Financial Management (OFM)] and has grown more quickly than King County as a whole in recent years. Population growth is expected to continue. The city's population is comprised of relatively young residents with a median age of 34.7. Residents are predominantly white (76.1%) and almost half of all households have children under 18 (46.5%) (City of Covington, 2016). The city is attractive for moderate to high income residential home buyers and has established many small private parks and greenspaces as residential neighborhoods have developed (City of Covington, 2016).

The city of Covington has traditionally been a bedroom community with modern and well-kept single-family neighborhoods interspersed with parks, open space, and schools. Covington has seen rapid population growth since the city's incorporation, resulting in a suburban development pattern. Current land use is dominated by single-family residential development, parks and schools, and commercial uses that are primarily focused around the downtown area, which lies approximately a half mile southwest of Jenkins Creek Park. The majority of residential development within the city of Covington is low-density single-family located mostly north of SR-516, and within 1.5 miles of Jenkins Creek Park. The city's current retail core is located along the SR-516 corridor, between Highway 18 and SE Way road.

To maintain the quality of single-family neighborhoods and to help protect environmentally sensitive areas, Covington has identified areas of focused growth in its town center and downtown area. There the City intends to facilitate compact mid-rise mixed-use residential, and commercial developments with gathering spaces and gridded streets. Secondarily, the Lakepointe Urban Village Subarea will offer an urban village with both regional and local commercial opportunities as well as mixed-use retail and multifamily, townhomes, and single-family homes (City of Covington, et al., 2016). Both the Town Center and Lakepointe Urban Village Subarea are within approximately a half mile of Jenkins Creek Park.

EXHIBIT A

Figure 1.1: Regional Connectivity Map



REGIONAL CONNECTIVITY

Regional vehicle connectivity for existing single-family residents within Covington are linked by collector and arterial streets. These streets link up with Highway 18, which passes through the west side of the city, and serves as a connection to Interstate 5 to the west and Interstate 90 to the east. This highway provides strong regional connectivity to major metropolitan areas of Tacoma, Auburn, Kent, Renton, Bellevue, and Seattle.

Trails and bikeways are key links in Covington's transportation system – connecting people to parks, schools, downtown, and other key destinations (City of Covington, 2016). Covington is a comparatively new city with few built paths, but is fortunate to be situated in the heart of an existing regional trail network that includes the Green River, Interurban, Green to Cedar, and Maple Valley and Soos Creek trails. The city's location as a hub for the regional trail network affords its residents with numerous opportunities for alternatives to driving, while providing for access to a variety of public amenities citywide.

One such amenity is Jenkins Creek Park. Its proximity to the regional trail network is complemented by its central location within the City of Covington, making the park both valuable as a destination and strategic as a neighborhood connection. Currently, there are recreational trails meandering throughout Jenkins Creek Park, the largest of which is the asphalt shared-use path that runs east-west through the south portion of the park, connecting Jenkins Creek Elementary school to the east with SE 267th Pl to the west. The 2015 Proposed Capital Facilities – Capital Improvements plan identifies this portion of shared-use path as connecting with the Jenkins Creek Trail, which would provide direct access to many amenities in the community, including the proposed Town Center and proposed SR 18 Trail which would provide connectivity to the Lakepointe Urban Village.

REGIONAL RECREATION TRENDS AND OUTLOOK

According to the 2013 – 2018 Washington State Comprehensive Outdoor Recreation Plan, or SCORP, walking and hiking continue to be the most popular recreation activities nationally and regionally, with approximately 90% participating in these activities based on statewide data (City of Covington, 2016). In 2014, Washington State was named the nation's number one "Bicycle Friendly State" by the League of American Bicyclists for the eighth year in a row. Statewide, walking and hiking have become the most popular outdoor recreation activity with almost 74% of residents participating. (Washington State Recreation and Conservation Office, 2013)

Further, the SCORP outlines four key findings about regional recreation trends that are of particular interest to the City of Covington and that should be considered in the planning of Jenkins Creek Park. These findings were based on an analysis of customer participation, expectations, and needs, combined with data about funding, supply of land and existing recreation facilities, and other key factors such as sustainability, access, and maintenance. (Washington State Recreation and Conservation Office, 2013)

Finding 1: Outdoor recreation improves the health, economy, and environment in Washington.

In 2011, outdoor recreation contributed more than $22.5 billion in consumer spending to Washington's economy, as well as $1.6 billion in state and local tax revenue. Outdoor recreation has many important benefits, including social interaction, physical and mental health benefits, educational value, economic contributions, and environmental stewardship. Finally, research suggests that outdoor recreationists are more connected to natural resources and tend to have more care and concern for the environment.

Finding 2: Most state residents participate in outdoor recreation, it is varied, and their interests are changing.

Outdoor recreation is an integral part of life in Washington State. About 8 out of every 10 Washington residents visited a county, city, or state park within the past year.

Top Ten Outdoor Recreation Activities:

- Picnicking, barbecuing, or cooking out
- Walking or hiking
- Wildlife viewing / photographing
- Sightseeing
- Gardening
- Camping
- Swimming or wading
- Aerobics or fitness activities
- Bicycle riding
- Playground use

Finding 3: Increased population and demographic changes will create new recreation needs and interests.

Census data indicate that the state is becoming more urban. Urbanization limits the amount of open space available for recreation and raises complex issues, such as proximity and accessibility to facilities and opportunities. Increases in minority populations result in a greater need to meet the recreation demands unique to those groups. Research suggests that it is not enough to increase opportunities generally and expect to increase outdoor recreation participation among minorities. Marketing recreation opportunities specifically in minority communities is important because research shows that people tend to participate in activities within their own communities. Although recreation activities may decline with age, many older Washington residents remain very active and involved in outdoor recreation throughout the state. Research has found that the most important outdoor recreation considerations for aging populations include clean and maintained facilities, proximity to home, low cost, and safety.

Over the next five years, recreation providers will face many challenges as they attempt to match the supply of recreation opportunities and facilities with this ever-increasing and changing demand. These challenges include:

- The current supply of recreation facilities does not meet demand;
- Funding for facilities development and maintenance is unpredictable; and
- Ensuring access to outdoor recreation facilities and opportunities is a concern for providers and the public.

Finding 4: Providing recreation opportunities promotes environmental stewardship.

Local recreation providers estimated that only about 58 percent of their sites support sustainable recreation, while federal, state, and nonprofit recreation providers estimated that their average is about 86 percent of sites. Clearly, there is a need for more sustainable recreation opportunities, especially among local providers. There also appears to be a need for education, as some recreation providers seem to be unclear as to what sustainable opportunities are and how they can meet sustainability goals while also providing quality recreation opportunities.

Source: WA SCORP, 2013.

The findings of the SCORP support the City's decision to pursue improvements to the existing infrastructure at Jenkins Creek Park and to consider expanding the program of recreational opportunities that the park offers. Enhancement of the park in these ways will allow the park to better meet the recreational needs of the neighboring community. Further, improved access to the park, and preservation of the park's natural features, will assist the City in its goal to provide a high quality-of-life for its current residents, while helping to maintain this standard of living as its population continues to grow.

In addition, as enhancement of the park's infrastructure could address regional recreational facility gaps, improvements might increase its attractiveness for the regional community of recreation users. Increased visitation by regional users is likely to exhaust the on-street parking available at the park's neighborhood

entrances. To support increased park visitation, additional designated parking areas as well as restroom facilities may be required.

Relationship to Community Recreation system

Parks are the foundation of the City of Covington's park and recreation system. To better understand the benefits that Jenkins Creek Park can provide to the Covington community, it is important to understand where the park fits within the citywide system. the City of Covington classifies its city-maintained parks into distinct categories (City of Covington, 2016):

- **Neighborhood Park** – Designed for unstructured, non-organized play and limited active and passive recreation with a minimum size of 1.5 acres, though generally between 3 to 5 acres in size. Generally, developed neighborhood parks include amenities such as pedestrian paths, picnic tables, benches, play equipment, a multi-use open field for informal play, sports courts or multi-purpose paved areas and landscaping. As of the date of this report, the City has two city-maintained neighborhood parks: Crystal View Park and Evergreen Park.
- **Community Park** – Large park site that generally includes a wide array of both passive and active recreation facilities. In general, community parks are designed for active and structured recreation activities and sports, although complementary passive components such as pathways, picnic areas, and natural areas provide passive, structured opportunities for individual and family activities. Community parks are generally 15 to 30 acres in size, and should meet a minimum size of 20 acres when possible, and serve residents within a 1-mile drive, walk or bike ride from the site. As of the date of this report, the City has two city-maintained community parks: Covington Community Park and Jenkins Creek Park.
- **Natural Area or Greenspace** – Natural areas are preserved to remain natural in character. While low-impact recreation uses may be provided, the primary purpose is to provide habitat and ecosystem value and for the protection of critical areas, such as wetlands and streams. Greenspaces are designated for passive-use recreation without development amenities or structured function, such as open space or lawn.

In addition to dedicated City-owned park spaces, several other properties provide open or limited-access recreation opportunities in the vicinity of Jenkins Creek Park, including natural areas, schools, and regional trails. In order to provide diversity of recreational experiences for residents and visitors to the City, an inventory of recreational facilities and uses in proximity to the park was conducted and is presented in the table below.

Table 1.1: Proximity Analysis of Public Recreation Opportunities

Facility Name	Size / Classification	Recreation Type / Uses	Owner / Access	Proximity to Jenkins Creek Park
Jenkins Creek Trail	4.2 acres – Natural Area	Passive use, walking trail	City of Covington, Public	0.6 miles
Covington Legacy Greenspace	10.2 acres– Greenspace	Passive use, limited	City of Covington, Public	0.4 miles

Evergreen Park	1.7 acres – Neighborhood Park	Passive use, open space natural area	City of Covington, Public	1.3 miles
Gerry Crick Skate Park	0.16 acres – Special Facility	Active use; skate park, restroom	City of Covington, Public	1.5 miles
Crystal View Park	2.2 acres – Neighborhood Park	Active use; basketball half-court, lawn, play structure	City of Covington, Public	1.6 miles
Friendship Park	0.6 acres – Neighborhood Park	Active use; play structure, swing set, basketball half-court, lawn	City of Covington, Public	1.6 miles
Cedar Valley Park	6.8 acres – Natural Area	Passive use, open space natural area	City of Covington, Public	1.7 miles
South Jenkins Creek Open Space	10.1 acres – Greenspace	Passive use, limited	City of Covington, Public	1.9 miles
Covington Community Park	29.9 acres – Community Park (Phase two currently under construction)	Active use; athletic field, restrooms, tennis court, play area, outdoor stage and amphitheater, picnic shelters, trails, fitness area, habitat features, interpretive kiosk, art elements	City of Covington, Public	2.2 miles

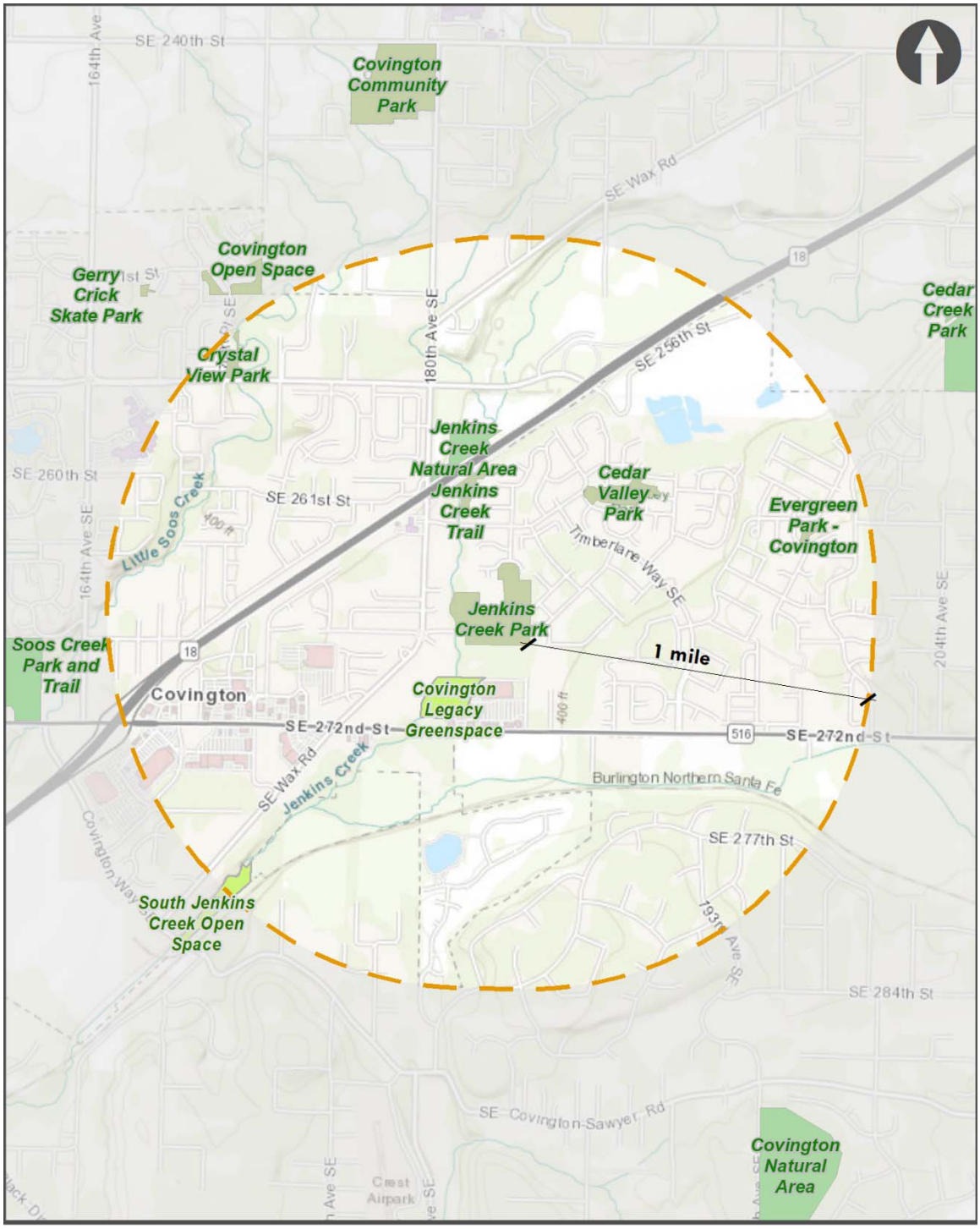
Source: City of Covington, 2017.

While currently classified as a "community park," attributes and the character of Jenkins Creek Park are not suited to the community park designation. At the time of this master planning effort, City staff are reevaluating the current park classification.

Under the current designation, according the City's description for "community park" facilities, the critical service area for Jenkins Creek Park is one mile. The service area is dominated by single-family residential uses, but also includes Jenkins Creek Elementary School and extends to include a segment of greenbelt along Jenkins Creek and the edge of the City's downtown core. Within the current one-mile service area, the park represents a substantial natural area that is both publicly-accessible and protected from development.

EXHIBIT A

Figure 1.2: Park Proximity Map



Chapter 2. Background

Park History

Jenkins Creek Park was acquired by Covington from King County in early 2003. The 2003 deed states the property shall continue to be used for open space, park, and/or recreation facility purposes. It also indicates that an easement for a drainage facility is reserved on the property. Subsequent to its acquisition by the City, in 2003 and 2008, the City acquired additional parcels near the park, including 1.8 acres adjacent to the north and a discontinuous 9.7-acre parcel to the south. Like Jenkins Creek Park, both parcels feature undeveloped greenspace and are likely to contain regulated critical areas, including steep slopes, wetland, and streams.

The park was closed in 2006 due to a lack of funding to fight vandalism and maintain safe conditions. A largely volunteer effort led to the re-opening of the park in 2010. In the years following, volunteer efforts and service projects helped to sustain the operations and maintenance of the parks landscape and facilities. Despite the collective efforts of the City and community to maintain the park, several amenities, including overlook platforms, interpretive signs, and the pedestrian bridges fell into disrepair, leading to eventual failure and removal.

In 2015, the pedestrian bridge over Jenkins Creek and a second pedestrian bridge near the outlet of Spring Pond were replaced. The bridge replacement was accompanied by upgrades to the park's primary through-trail that connects the bridges. Permanent and temporary wetland and stream buffer impacts related to these upgrades were mitigated by removal of old paths through the buffer, placement of large woody debris habitat features, and enhancement with native plants. As established mitigation areas must generally be protected in perpetuity, the recent improvements to the park both expand and constrain its potential for future development. Mitigation areas developed for the 2015 bridge and trail improvement project are depicted on Figure 2.1.

Park Character

The unique character of Jenkins Creek Park is underscored by its intrinsic resources that are both tangible and experiential. In addition to central location, history, and cultural importance, Jenkins Creek Park

boasts natural features and habitat, as well as scenic and aesthetic resources that are unparalleled by park properties in the City of Covington.

NATURAL RESOURCES

Jenkins Creek Park is rich in natural resources. The park is located in the Middle Green River Sub-watershed. Jenkins Creek, the park's namesake, is a tributary to Soos Creek which eventually joins the Green River. Jenkins Creek flows north to south along the western border of the park. In addition to Jenkins Creek, two unnamed tributaries (represented as Streams B and C in this report) to Jenkins Creek and three wetlands are present within the park boundaries. Wetlands and streams were identified and evaluated by The Watershed Company in July of 2017. Two of the wetlands, identified as Wetland A and Wetland B during the site evaluation, are riverine, palustrine forested and shrub wetlands associated with Jenkins Creek and its tributaries. The third wetland, Wetland C, known locally as Spring Pond, is a depressional wetland containing palustrine scrub-shrub vegetation and open water. Steep slopes are present on the eastern side of Spring Pond, and floodplains are found along Jenkins Creek.

Classification of wetlands using the *2014 Update to the Western Washington Wetland Rating System* (Ecology publication #14-06-029) determined that Wetlands A and B are Category I wetlands, and Wetland C is a Category II wetland. The City requires buffer areas adjacent to wetlands and streams to protect functions. Buffer widths for wetlands are determined by the wetland classification and habitat score. Buffer widths for streams are determined based on a stream's type. Required buffers for the wetlands and streams in Jenkins Creek Park are summarized in Table 2.1 below.

Table 2.1: Wetland and Stream Classification and Buffer Summary

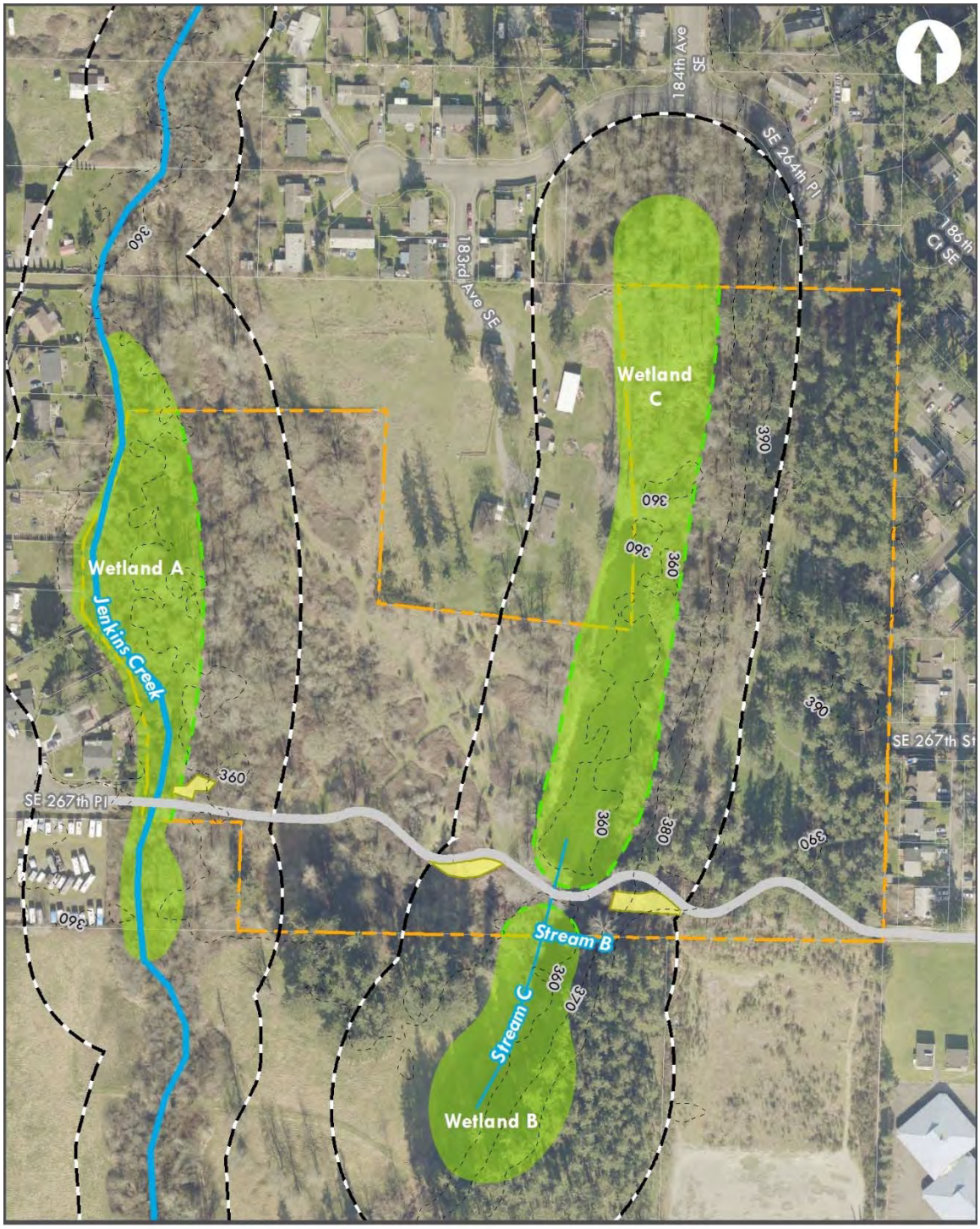
Critical Area	Classification	Habitat Score	Buffer*
Wetlands			
Wetland A	Category I	6	165
Wetland B	Category I	6	165
Wetland C	Category II	6	165
Streams			
Jenkins Creek	Type F	NA	115
Stream B	Type F	NA	115
Stream C	Type F	NA	115

*Buffer widths per City of Covington Code (CMC 18.65.360.1 and 18.65.320)

Non-wetland areas within the park are a mix of lawn, meadow, shrub, and forest. Forested areas outside of the wetlands are characterized by bigleaf maple, red alder, western redcedar, and Douglas-fir. Shrub patches commonly contain hawthorn, snowberry, salmonberry, and osoberry mixed with non-native Himalayan blackberry vines, and bracken fern. Meadow areas contain mixed grasses, wildflowers, and weedy herbaceous plants. Prairie plants have been documented near the middle of the property.

EXHIBIT A

Figure 2.1: Wetland and Stream Features



Jenkins Creek is a salmonid bearing stream which provides habitat for Endangered Species Act (ESA) listed species. The unnamed streams on site are also presumed to be fish-bearing.

Due to permitting obstacles and the need to mitigate for development impacts, the presence and prevalence of regulated critical areas within Jenkins Creek Park is somewhat limiting for recreational facilities development. Fees associated with permitting and mitigation, such as for larger active-use recreational facilities, may vastly inflate their overall cost compared to installation elsewhere. Further, the space required for mitigation may reduce the open space available for public recreation. To ensure the best use of City funds and the maximum yield of publicly-accessible park space, land use restrictions regarding critical areas must be carefully considered.

CULTURAL AND HISTORICAL RESOURCES

The park has rich cultural and historical importance that could provide content for interpretive programs or serve as inspiration for unique elements, such as public art or restoration. The park is a remaining piece of what was once a larger natural area—called Jenkins Prairie—that was important first to its tribal inhabitants, then later to European settlers that brought the railroad and timber industry (Perasso, 2018). Signs of these historical uses are still apparent in the park's landscape. For example, native prairie species, including common camas (*Camassia quamash)* and chocolate lily (*Fritillaria lanceolate*), that have been observed in the lower meadow (Dorner, 2017) are a reminder that the land was once managed as a prairie community. In addition, due to the area's fertile soils and abundance of agriculturalism, the park may have been used for farming, which may have been the reason for the deepening of the wetland known as Spring Pond.

SCENIC AND AESTHETIC RESOURCES

The natural features of Jenkins Creek Park are not just vital for wildlife habitat, but are also scenic and aesthetic resources to the surrounding community. Many of these natural features are ephemeral in nature, changing color, shape, and texture through the seasons. Vistas from above the forested steep slopes provide a scenic aerial perspective of Spring Pond and the lower meadow. Mature coniferous forests along the eastern portion of the park provide a restorative atmosphere and help screen views of adjacent residential uses. In the northwest portion of the park are Oregon White Oaks; their wiry, gnarled branch structure provides visual interest and shade to the meadow below.

At the entrance from SE 267th Street, the new bridge over Jenkins Creek provides opportunities to interact with the natural stream. From the bridge, visitors have open views of the stream, where they can also hear the sounds of the creek.

Regulatory Context

Land Use

Development in the City of Covington is guided by the City's Comprehensive Plan and development regulations contained in the Covington Municipal Code (CMC). The park property is zoned R-8 (High Density Residential- 8 dwelling units per acre). As the park must be maintained for recreational use in accordance with the transfer deed from King County, the park cannot be developed for residential uses; therefore, the City is considering redefining the park properties to a new designation to align with the

Comprehensive Plan's future land use of the property which is "Public Parks, Recreational Facilities, and Schools."

Surrounding the park to the west and east are single-family residences, the majority of which were built in the 1970s. To the north of the park is a 6.51-acre parcel zoned R8 residential. To the south of the park are two single-family residential parcels which are 15.31 and 3.85 acres respectively. One commercial parcel is located directly adjacent to the park, which is under development review for a self-storage facility. The City is working with the developer to include a trail easement and connection to 185th Ave SE.

To the southwest of the park is Jenkins Creek Elementary School. According to the Jenkins Creek Elementary School 2014 – 2015 Annual Report, the majority of the school is White (54.1%), followed by Hispanic / Latino of any race (17.6%), two or more races (14.2%), Asian (7.1%), Black / African American (4.5%), Native Hawaiian / other Pacific Islander (2.1%), and American Indian / Alaskan Native (0.5%). 43.9% of students are enrolled in Free or Reduced-price meals; 20.1% are enrolled in special education. (Kent School District, 2015)

Guidance from Planning Documents

The Comprehensive Plan acknowledges that the extent of developable land within the park is limited by the critical areas on site. Critical areas including wetlands, streams, and steep slopes are regulated under CMC Chapter 18.65- Critical Areas. Certain waterbodies designated as Shorelines of the State are regulated by the City of Covington's Shoreline Master Program (SMP). Portions of Jenkins Creek are designated as a shoreline, however the portion through the park property is not. Therefore, SMP regulations are not applicable to the development of the park. Other chapters of CMC Title 18, the zoning code, may also be applicable to development of the park outside of critical areas including trail corridor design requirements contained in Chapter 18.35, landscape design standards contained in Chapter 18.40, tree preservation and protection standards contained in Chapter 18.45, and any upcoming development standards implemented by the City.

In general, impacts to critical areas and their buffers must be avoided. However, some actions are permitted outright as exemptions to the critical areas regulations of CMC 18.65. Such exempt actions include operation, maintenance, or repair of existing public improvements, parks or trails if the activity does not further alter or increase impact to critical areas or buffer, as well as normal maintenance and repair of existing structures (CMC 18.65.047). Other alterations, which are not permitted outright as an exemption, may be allowed if the action complies with sequential steps to mitigate the impacts on critical areas. Allowed alterations, subject to mitigation requirements, within wetland and stream critical areas and buffers include construction of a new publicly-accessible nonmotorized trail, subject to certain conditions (18.65.050.6).

Park development in Covington is also guided by the Parks, Recreation & Open Space Plan (PROS Plan). This plan, updated in 2016, identified Jenkins Creek Park as one of just two partially developed community parks, the other being Covington Community Park. Like the Comp Plan, the PROS Plan recognizes that developable area within Jenkins Creek Park is limited by the presence of the critical areas. Nevertheless, several potential renovations are identified as priorities including addressing deteriorating trails, bridges, signage and benches. The lack on on-site parking is also identified as a barrier to the significance the park can play in the City's overall park system, even though it is the second largest park (City of Covington, 2016).

Public outreach that was conducted leading up to the PROS Plan update revealed that the visitation to Jenkins Creek Park was significantly lower than other City parks and trails. The plan follows up with recommendations for park improvements.

- "19% of respondents to the Community Interest and Opinion Survey conducted in 2015 indicated they had used Jenkins Creek Park versus 36% that has used Covington Community Park Trails. 25% had used the Covington Community Park Sports Field and 21% had used the Jenkins Creek Trail." *(Excerpted from PROS Plan)*

The plan recommends a concerted effort to enhance the trail network, provide for picnicking, disc golf and/or off-leash dog areas, and incorporate environmental education opportunities. Specifically, the lower section of the park is identified as a potential area for interpretive signage to increase public awareness of the role of natural areas within the urban environment. Public input received during the PROS plan process also indicated that a play area and parking are two primary improvements the community would like to see at Jenkins Creek Park.

The master planning process for Jenkins Creek Park will evaluate each of the program elements that are recommended by the PROS Plan—either for enhancement of the City's park system as a whole or specifically for development of Jenkins Creek Park—to determine whether they are suitable and appropriate for the site's landscape and that they align with the community's vision for park development. For each recommended program element, multiple factors will be considered, including facilities construction, permit feasibility, consistency with adjacent uses (including aesthetic and noise concerns), and operations and maintenance, such as waste management and utility requirements.

EXHIBIT A

Chapter 3. Public Participation Plan

Introduction

A key component of the Jenkins Creek Park Master Plan effort is engagement and outreach to the Covington community—including residents, stakeholders, City staff, and park users. Deliberate and focused interaction with the public throughout the master plan process builds public support and ensures that the end result is informed by the end users, and is respective of the comments and concerns of the community. In addition, documentation of the public participation provides transparency and accountability for the park planning process.

Overview of Planning Process

PHASE 1 – SITE INVENTORY AND ASSESSMENT

This phase of the planning process focused on understanding of the park's existing conditions and of the community's needs and concerns. In addition to the background research and evaluation of park conditions, the public was engaged to share their history, knowledge, and experiences with the park. With a focus on information gathering, the public provided open-ended comments through multiple channels of engagement, including an online comment form, and in-person workshops and meetings. A parallel objective of the Phase 1 outreach effort was to inform the public about the master plan effort and build support for the public process.

PHASE 2 – SCHEMATIC DESIGN AND IMPLEMENTATION PROGRAM

Building on the foundation established in Phase 1, the second phase of the planning process explored the future of Jenkins Creek Park through the development and evaluation of design alternatives. Components and elements of each alternative were guided by the information generated from the Phase 1 public outreach effort. In Phase 2, the primary focus of outreach was to present the design alternatives and solicit constructive feedback on the information presented.

Outreach Goals and Strategies

The following goals and strategies were adopted to guide both phases of the outreach process.

- **Learn about the community's preferences for Jenkins Creek Park development.**
  - Seek insights and perspectives from stakeholders to address the range of options and possibilities for Jenkins Creek Park to arrive at a preferred Design Alternative.
  - Establish on-going long-term relationships with project stakeholders and members of the community.
- **Stay in touch – inform and involve.**
  - Keep stakeholders and the public informed on the status of the planning initiative.
  - Identify a point of contact(s) who will be responsible for ongoing communication and updates on the project.
  - Maintain current lists of organizations and groups identified in the Stakeholders section.
  - Communicate with key stakeholders on project process, updates, and upcoming outreach and engagement activities.
  - Update project information and status in a timely manner.
  - Use multiple avenues, such as in-person outreach and interviews, social media, post, and email, to engage diverse user groups. See the Notification Tools section.
- **Be inclusive.**
  - Select activities, locations, and times that are accessible, consider busy schedules, and best create opportunities for inclusive engagement to reach a broad group of participants.
  - Make sure that the community is broadly heard and that input represents the community's demographics and neighborhood.
  - Create multiple ways to engage, whether on-line or in-person, and through multiple outreach activities.
- **Learn from outreach efforts to improve and document feedback.**
  - Keep records of outreach attendance.
  - Make time to reflect on the outcome of each activity – what went well, what could be improved, and what was learned.
  - Document feedback and incorporate summary information into the public participation plan.

Community Stakeholders

Outreach to the City and community yielded several stakeholder groups to target in the public participation campaign. Representatives in each group were contacted using an array of outreach methods. Messages conveyed included updates on the master plan process and progress, invitations to participate and provide feedback, and opportunities to engage with City staff and the project team. The following table describes key stakeholder groups that were involved during public outreach and engagement activities.

EXHIBIT A

Table 3.1: Community Engagement Targets and Strategy

Key Stakeholder Groups	Specific Outreach Targets	Participation Strategy

Covington Residents	▪ Covington residents
	▪ Neighborhood residents and property owners
	  ▫ Timberlane Homeowners Association
	  ▫ Homeowners who share the park boundary
	▪ Park users
		▪ Covington Days booth
		▪ Postcard mailer
		▪ Email list
		▪ Stakeholder interview participation or invitation
		▪ Online survey
		▪ Web form
		▪ Engagement at public workshops

Business Community	▪ Nearby business owners, employers and employees	▪ Postcard mailer ▪ Email list ▪ Stakeholder interview participation or invitation ▪ Online survey
Community Organizations	▪ MultiCare Health Systems – MultiCare Covington Medical Center ▪ Covington Days and Kidsfest coordinators	▪ Covington Days booth ▪ Email list ▪ Stakeholder interview participation or invitation ▪ Online survey ▪ Web form ▪ Engagement at public workshops
Environmental Stakeholders	▪ Green River Coalition ▪ Mid Sound Fisheries Enhancement Group ▪ Notable park stewards and past volunteers	▪ Covington Days booth ▪ Postcard mailer ▪ Email list ▪ Stakeholder interviews ▪ Online survey ▪ Web form ▪ Engagement at public workshops
City Officials	▪ Covington City Council ▪ Parks and Recreation Commission	▪ Email list ▪ Online survey ▪ Engagement at public workshops ▪ Presentations to the PRC and Council

Key Stakeholder Groups	Specific Outreach Targets	Participation Strategy
City Departments and Committees	▪ Public Works ▪ Finance (Capital Facilities) ▪ Parks and Recreation (parks and trails, recreation, athletics) ▪ Park and Recreation Priorities Advisory Committee ▪ Police ▪ Arts Commission	▪ Email list ▪ Stakeholder interview participation or invitation ▪ Online survey
Youth Organizations	▪ Jenkins Creek Elementary School ▪ Youth Council ▪ Neighborhood residents and families ▪ Park users with young children and teens	▪ Covington Days booth ▪ Postcard mailer ▪ Email list ▪ Invitation to or participation in stakeholder interviews ▪ Online survey ▪ Web form ▪ Engagement at public workshops

Outreach and Notification

Acknowledging the varying communication needs and styles of community members, the project team outlined several avenues for notifying the public about opportunities to participate in the master plan process. Outreach was scheduled with consideration for the timing and sequence of the planning effort in order to focus discussions and prime the expectations of the public. Specific opportunities for public comment included attendance at workshops and public meetings; participation in workshop exercises, walking tours, and discussions; direct interviews; online survey; and open forum comments through online form, comment box, or emails.

Table 3.2: Schedule of Outreach

Date	Activity
July 15-16	Information booth at Covington Days Festival
Late July – Early August	Launch project information webpage, sign-up page, and online interest and open comment form
August	Email and website announcement of public workshop #1
August 9	Public Workshop #1 with walking tours of Jenkins Creek Park
August 16	1st Presentation to Parks and Recreation Commission

EXHIBIT A

Date	Activity
September 12-30	Structured online survey
September 1-15	Conduct targeted stakeholder interviews
September 12	1st Presentation to City Council
September 25	Postcard mailer sent out
Early October	Email and website announcement of public workshop #2
October 18	Public Workshop #2
October 18	2nd Presentation to Parks and Recreation Commission
December 8	Email and website announcement of public workshop #3; postcard mailer sent out
December 20	Online publication of design alternatives for review and comment via online forum
January 10	Public Workshop #3
January 17	3rd Presentation to Parks and Recreation Commission
January 23	Final design developed and reviewed by City staff
February 13	Final deliverables submitted to City staff
February 14	Online publication of preferred design
February 27	3rd Presentation to City Council, informational presentation of master plan process and final deliverables
March 27	City Council approval of Master Plan documents
March 30	Online publication of approved Master Plan documents

NOTIFICATION TOOLS

The following table describes additional methods of notification that were used to provide the public with project information and inform them of public participation opportunities throughout the planning process.

Table 3.3: Summary of Notification Tools

Notification Tool	Format and Message
Web Page	A project web page was established as a home base for accessing information on upcoming public meetings; documents available for review; additional project information; open commenting; and email sign-up.
Posters and Ads	Displayed in and around Jenkins Creek Park, such as at the park entrances.
Postcard Mailing	Approximately 1,000 postcards were mailed to residential addresses, homeowner associations, and business addresses near the park with key project info, the project's website address, and a "save the date" message for upcoming public workshops.
Email Notices	Emails about upcoming public events and workshops and project updates were sent to more than 120 individuals to information them of project progress. The email list was composed of a project listserv (opt-in from web form and survey respondents, as well as workshop attendees), other existing city listservs, and key stakeholder groups and contacts. Email recipients were encouraged to share content to other interested parties and spread the word.
Social Media Messages	Notices were posted to the City's Facebook page to engage target residents and area stakeholders.

Public Participation Opportunities

As noted in the outreach schedule above, the master plan effort provided numerous opportunities for public participation throughout the planning process. A recap of these opportunities is provided below. Appendix C provides a detailed inventory and categorization of individual comments that were received throughout the public participation effort.

Covington Days (July 15-16, 2017)

To kick-off the planning effort, the City hosted a booth at Covington Days to educate the public about the start of the Jenkins Creek Park Master Plan effort. Outreach tools included a park map with preliminary results from site reconnaissance of park's critical areas, a flyer with a link to the project information page, and a sign-up sheet for park updates. The City also collected public input on preferred meeting times for upcoming workshops and events at Covington Days and through the online project link.

Online Comment Form (July 2017 – Feb 2018)

Throughout the plan process, an online comment form was available for the public to opt-in to project updates and to submit general comments on the park master plan development. The online comment form was launched in July 2017 and remained open for the duration of the project. To date, 15 responses were received.

Online Survey (Sept 12-30, 2017)

Following the 12-question format of the one-on-one stakeholder interviews, the project team developed an online survey to broaden the reach of the interview questions and feedback. The survey link was emailed to more than 120 individuals who had opted in to the project email list or city listserv, along with an invitation to provide their feedback. In addition, the survey link was posted on the City's website and project webpage. In total, 34 survey responses were received, yielding 408 public comments.

City Council and Park and Recreation Commission Meetings

Coinciding with milestones and progress in the planning effort, the project team provided updates to the Covington City Council and the Parks and Recreation Commission (PRC). The content of each presentation included progress, timeline, and next steps. The project team also identified emerging themes and comments that were uncovered through the public outreach effort. At each meeting of the PRC and City Council, time was allotted for public comment.

The role of the City Council was to oversee the overall planning process, provide approval and general insight, and uphold accountability of the project team; therefore, presentations to the City Council focused primarily on project progress. The PRC took a more integral role in the master plan effort; often providing comprehensive and direct feedback on park issues and elements, and engaging in in-depth discussions affecting the planning process.

Parks and Recreation Commission	Covington City Council
▪ August 16 (Phase 1)	▪ September 12 (Phase 1)
▪ October 18 (Phase 1)	▪ November 14 (Phase 2)
▪ January 17 (Phase 2)	▪ February 27 (Phase 2)

Stakeholder Interviews (August – September 2017)

As part of the engagement process for the Jenkins Creek Park Master Plan, stakeholder interviews were conducted to hear from City departments and community individuals and organizations that have an interest in Jenkins Creek Park. Stakeholders were identified by the City project team, and BERK conducted the interviews in August and September 2017. Thirteen interviews were completed. A detailed summary of the feedback and questions from the stakeholder interviews is provided in Appendices B and C.

Public Workshops (August 2017 – January 2018)

Three public workshops were conducted throughout the planning process. Each public workshop was facilitated by the consultant team and attended by City staff. To orient attendees with the master plan effort and to focus the scope of the discussion, each workshop was opened with an introduction to the project and an update on the project status. Public workshops featured visual aids illustrating the planning progress and interactive activities were used to engage visitors and solicit their feedback. Detailed summaries of the content presented and feedback received at each workshop is provided later in Appendices B and C.

EXHIBIT A

Public Workshop Date and Venue

- August 9, 2017, at Jenkins Creek Park (Phase 1)
- October 18, 2017, at City Council Chambers (Phase 1)
- January 10, 2018, at City Council Chambers (Phase 2)

EXHIBIT A

Chapter 4. Funding Situation Assessment

Introduction

Jenkins Creek Park is one of the City of Covington's parks capital priorities. The City has estimated $2 million in necessary funding as an initial cost of the Park's physical development, however only $65,000 of the amount (the share funding the Master Plan's development) has been funded and applied. It is expected that the master planning process will lead to a much more precise cost estimate for development of the Park, and that final project costs may exceed that target and create a need for additional funding for the project. Additional funding for this project will need to be considered within the broader context of the City's capital improvement needs. As part of the Funding Situation Assessment, we'll identify the revenues available for the project based on current policies as well as potential new policies.

An understanding of both the current and additional funding available supports creation of a cost-sensitive plan for Park development. This ensures that the final master plan is feasible and actionable.

Methodology and Assumptions

Budget assumptions were based on 10 years of financial data provided by the City of Covington, as well as the City's current financial policies.

Financial data is presented as both year of expenditure dollars (YOE$) and inflation-adjusted 2018 dollars (2018$). YOE$, or nominal dollars, present non-inflation adjusted dollars for the actual year – this is essential for actuals, so that figures match the historical record. Inflation-adjusted dollars (in this case, 2018$) use the Consumer Price Index, holding the purchasing power of the dollars constant to allow for comparison of the purchasing power of the financial data over time.

Current population, employment, and housing estimates were drawn from the Washington State Office of Financial Management's postcensal estimates. Future projections are from the *City of Covington's Comprehensive Plan* as adopted in 2016 and shown in Exhibit 1.

EXHIBIT A

Exhibit 1. City of Covington Historical and Projected Population, Employment, and Housing Estimates, 2015 and 2035

	City of Covington	
	2015 Base (Actual)	**2035 Target (Estimate)**
Population	18,520	27,645
Housing Units	6,374	10,294
Households*	5,957	9,826
Employment*	4,753	8,459

Sources: BERK Consulting, 2017; City of Covington, *Comprehensive Plan*, 2015-2035. Note: *Households and jobs are 2013 estimates.

Historical Parks and Recreation Department Capital Funding

The City of Covington funds capital projects across all departments, including parks capital projects, through the Capital Investment Program Fund. Revenues in this fund are from seven main sources:

- **Mitigation Fees and Fees in Lieu**
- **Interlocal Funding**
- **Parks Expansion Levy**
- **Bond Proceeds**
- **Private Donations**
- **Grants**
- **Other, including:**
  - **Charges for Goods and Services**
  - **Interest Income**
  - **Miscellaneous Revenues**

EXHIBIT A

Exhibit 2. City of Covington Parks Revenues, 2006 to 2016

	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
Mitigation Fees and Fee in Lieu	$ 26,107	$ 34,920	$ -	$ -	$ 28,993	$ -	$ -	$ -	$ 24,750	$ -	$ 81,243	$ 196,013
Interlocal Funding	$ 50,000	$ -	$ 20,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 70,000
Parks Expansion Levy	$ -	$ -	$ -	$ -	$ -	$ 111,212	$ 46,297	$ -	$ 34,534	$ 69,275	$ 36,267	$ 297,586
Bond Proceeds	$ -	$ -	$ 308,068	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 308,068
Grants	$ -	$ -	$ 344,750	$ -	$ -	$ 386,036	$ 876,608	$ 59,344	$ 283,300	$ 380,622	$ 1,657,655	$ 3,988,315
Private Donations	$ -	$ -	$ -	$ -	$ -	$ 25	$ -	$ -	$ -	$ 2,500	$ -	$ 2,525
Other	$ 56,000	$ 25,980	$ 119,298	$ 525,420	$ 2,183	$ -	$ 199,711	$ 70,659	$ -	$ 1,029,056	$ 851,357	$ 2,879,664
TOTAL	**$ 132,107**	**$ 60,900**	**$ 792,116**	**$ 525,420**	**$ 31,175**	**$ 497,273**	**$ 1,122,616**	**$ 130,003**	**$ 342,584**	**$ 1,481,453**	**$ 2,626,523**	**$ 7,742,171**

Source: City of Covington, 2017

Exhibit 3. City of Covington Parks Expenditures, 2006 to 2016

	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	TOTAL
Cedar Creek Park	$ 6,000	$ 3,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 9,000
Skate Park Facility	$ -	$ 13,764	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,000	$ 125,430	$ 140,195
Covington Aquatic Center	$ 126,107	$ 1,200	$ 56,319	$ 30	$ -	$ -	$ -	$ -	$ -	$ 11,655	$ 244,333	$ 439,644
Crystal View Park	$ -	$ 195	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 195
Jenkins Creek Park	$ -	$ 1,221	$ -	$ -	$ -	$ -	$ -	$ -	$ 69,581	$ 705,744	$ 10,605	$ 787,151
Friendship Park	$ -	$ 31,500	$ 9,928	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 41,428
DOT Pit Park	$ -	$ 5,719	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 5,719
Calhoun Pit Park	$ -	$ 1,556	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,556
Covington Pit Park	$ -	$ 2,744	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 2,744
Covington Comm Park	$ -	$ -	$ 70,000	$ 525,390	$ 28,993	$ 497,273	$ 46,394	$ 130,003	$ 238,469	$ 136,897	$ 695,551	$ 2,368,970
South Covington Park	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 34,534	$ 69,275	$ 1,208,755	$ 1,312,564
Gerry Crick Skate Park	$ -	$ 13,764	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,000	$ 125,430	$ 140,195
TOTAL	$ 132,107	$ 74,664	$ 136,247	$ 525,420	$ 28,993	$ 497,273	$ 46,394	$ 130,003	$ 342,584	$ 925,571	$ 2,410,104	$ 5,249,360

Source: City of Covington, 2017

Historically, the City of Covington has been extremely successful in acquiring grants for parks capital projects; a summary of the grant funding collected to support parks capital between 2011 and 2017 is provided in Exhibit 4 below:

Exhibit 4. Grant Funding Acquired for Parks Capital Projects, 2011-2018

Parks Capital Projects	Grant Acquired	2011	2012	2013	2014	2015	2016	2017	2018
Covington Community Park Phase 1	Legislative Appropriation (WA Department of Commerce Grant)	$691,250							
Covington Community Park Phase 1	Washington Wildlife and Recreation Program (WA Recreation and Conservation Office)	$500,000							
Covington Community Park Phase 1	King County Youth Sports Facility Grant		$ 75,000						
Aquatic Center Renovations	WA Department of Commerce Grant		$388,000						
Covington Community Park Phase 2	Legislative Appropriation (Department of Commerce Grant)			$2,050,000		$ 4,950,000			
SoCo Park	King County Conservation Futures Tax (CFT) Program				$200,000	$ 450,000	$150,000	$260,000	
SoCo Park	Washington Wildlife and Recreation Program (WA Recreation and Conservation Office)					$ 558,915			
Covington Community Park Phase 2	Federal Land and Water Conservation Fund (WA Recreation and Conservation Office)						$500,000		
Covington Community Park Phase 2	Washington Wildlife and Recreation Program (WA Recreation and Conservation Office)						$500,000		
SoCo Park	*Pending:* WA State Capital Budget: Washington Wildlife and Recreation Program (WA Recreation and Conservation Office)								$592,362

Source: City of Covington, 2017

Additionally, the City has recently implemented an additional capital revenues source specific to parks funding:

- **Parks Impact Fees.** The City completed a rate study for impact fees in October 2015 and adopted these fees in early 2017. The current rate for park land impact fees is $3,922 per single family dwelling unit, and $2,760 per multi-family dwelling unit.[1] These rates are based on a 2014

[1] Rate Study for Park Land Impact Fee for City of Covington, October 29, 2015.

population of 18,480 and a projected population growth of 1,209 from 2015- 2020. The rate study calculates a net cost per person of $1,453. Using these numbers yields an estimated potential revenue of $1.8 million over the next 5 years.

1,209 x $1,453 per person = $1.8 million in potential revenue over 5 years

The City plans to update its parks impact fees in sequential alignment with other City impact fees. Any increase to parks impact fees would result from the City's update process.

Options for Funding the Jenkins Creek Park Master Plan

The Jenkins Creek Park Redevelopment project was projected to cost approximately $2 million. Currently, the project is funded at $65,000 for the development of the Master Plan. There are plans to pursue grants and other funding after completion of the Master Plan. It is expected that the total costs for this project will exceed this estimate.

PRIORITIZING JENKINS CREEK PARK REDEVELOPMENT WITHIN EXISTING PARKS CAPITAL FUNDING COMMITMENTS

The 2016-2021 PROS Plan provides a six-year CIP, listing all proposed park and facility projects over the next six years. The CIP proposes approximately $45.5 million (2018$) of investment in acquisition, development, and renovation of the parks system. The PROS Plan notes that this reflects Covington residents' interest in park upgrades and trail construction as short-term priorities. The City is currently in the process of developing an updated 2018 to 2023 CIP which should be available in Spring 2018. Exhibit 1

Exhibit 5 shows the 2016 Parks CIP in year of expenditure dollars (YOE$), while Exhibit 6 shows the CIP in 2018 inflation-adjusted dollars (YOE$).

EXHIBIT A

Exhibit 5. 2016 Parks Capital Improvement Plan, 2016-2021 (YOE$)

Project	CIP #	2016	2017	2018	2019	2020	2021	6-Year Total
Covington Aquatic Center Renovation	2010	$ 250,000						$ 250,000
Covington Community Park Phase 1	1010	$ 31,000						$ 31,000
Covington Community Park Phase 2	1010	$ 1,177,000	$ 7,023,000					$ 8,200,000
Covington Community Park Phase 3	1010					$ 1,500,000	$ 17,500,000	$ 19,000,000
South Covington (SoCo) Park	1019	$ 1,428,000		$ 1,000,000				$ 2,428,000
Town Center Park Plaza	2011		$ 65,000					$ 65,000
Jenkins Creek Park	1014		$ 50,000		$ 2,000,000			$ 2,050,000
Gerry Crick Skate Park Renovation	1013	$ 121,000						$ 121,000
Friendship Park Renovation	2002				$ 175,000			$ 175,000
Crystal View Park Renovation	1094					$ 200,000		$ 200,000
Pipeline Trail North	1101				$ 478,000			$ 478,000
Jenkins Creek Trail	1110		$ 20,000	$ 30,000	$ 30,000			$ 80,000
Cedar Creek Park Clean-up	2008		$ 45,000					$ 45,000
Community Park #3	1178				$ 2,010,000	$ 2,500,000		$ 4,510,000
Evergreen Park	1093				$ 573,000			$ 573,000
Community/Recreation/Aquatic Center Study	3006		$ 60,000					$ 60,000
Hawk Park	1009						$ 1,071,000	$ 1,071,000
Suncrest Park	1011						$ 1,592,000	$ 1,592,000
Neighborhood Park NH-1	2003				$ 960,000			$ 960,000
Neighborhood Park NH-2	2004					$ 960,000		$ 960,000
Neighborhood Park NH-3	2005						$ 960,000	$ 960,000
Revolving Repail and Maintenance								$ -
		$ 3,007,000	$ 7,263,000	$ 1,030,000	$ 6,226,000	$ 5,160,000	$ 21,123,000	$ 43,809,000

Source: Covington PROS Plan, 2016.

Exhibit 6. 2016 Parks Capital Improvement Plan, 2016-2021 (2018$)

Project	CIP #	2016	2017	2018	2019	2020	2021	6-Year Total
Covington Aquatic Center Renovation	2010	$ 238,222	$ -	$ -	$ -	$ -	$ -	$ 238,222
Covington Community Park Phase 1	1010	$ 29,539	$ -	$ -	$ -	$ -	$ -	$ 29,539
Covington Community Park Phase 2	1010	$ 1,121,548	$ 6,855,566	$ -	$ -	$ -	$ -	$ 7,977,113
Covington Community Park Phase 3	1010	$ -	$ -	$ -	$ -	$ 1,574,164	$ 18,813,784	$ 20,387,948
South Covington (SoCo) Park	1019	$ 1,360,722	$ -	$ 1,000,000	$ -	$ -	$ -	$ 2,360,722
Town Center Park Plaza	2011	$ -	$ 63,450	$ -	$ -	$ -	$ -	$ 63,450
Jenkins Creek Park	1014	$ -	$ 48,808	$ -	$ 2,048,846	$ -	$ -	$ 2,097,654
Gerry Crick Skate Park Renovation	1013	$ 115,299	$ -	$ -	$ -	$ -	$ -	$ 115,299
Friendship Park Renovation	2002	$ -	$ -	$ -	$ 179,274	$ -	$ -	$ 179,274
Crystal View Park Renovation	1094	$ -	$ -	$ -	$ -	$ 209,889	$ -	$ 209,889
Pipeline Trail North	1101	$ -	$ -	$ -	$ 489,674	$ -	$ -	$ 489,674
Jenkins Creek Trail	1110	$ -	$ 19,523	$ 30,000	$ 30,733	$ -	$ -	$ 80,256
Cedar Creek Park Clean-up	2008	$ -	$ 43,927	$ -	$ -	$ -	$ -	$ 43,927
Community Park #3	1178	$ -	$ -	$ -	$ 2,059,090	$ 2,623,607	$ -	$ 4,682,697
Evergreen Park	1093	$ -	$ -	$ -	$ 586,994	$ -	$ -	$ 586,994
Community/Recreation/Aquatic Center Study	3006	$ -	$ 58,570	$ -	$ -	$ -	$ -	$ 58,570
Hawk Park	1009	$ -	$ -	$ -	$ -	$ -	$ 1,151,404	$ 1,151,404
Suncrest Park	1011	$ -	$ -	$ -	$ -	$ -	$ 1,711,517	$ 1,711,517
Neighborhood Park NH-1	2003	$ -	$ -	$ -	$ 983,446	$ -	$ -	$ 983,446
Neighborhood Park NH-2	2004	$ -	$ -	$ -	$ -	$ 1,007,465	$ -	$ 1,007,465
Neighborhood Park NH-3	2005	$ -	$ -	$ -	$ -	$ -	$ 1,032,070	$ 1,032,070
Revolving Repail and Maintenance		$ -	$ -	$ -	$ -	$ -	$ -	$ -
		$ 2,865,330	$ 7,089,844	$ 1,030,000	$ 6,378,058	$ 5,415,124	$ 22,708,774	$ 45,487,131

Source: Covington PROS Plan, 2016; and BERK Consulting, 2017.

Currently, only some of the parks capital projects (at an approximate value of $21.5 million in 2018$) in the 6-year CIP are projected to be funded; the projects in blue do not yet have planned funding (at an approximate value of $26.0 million in 2018$). These include:

- Covington Community Park Phase 3
- South Covington (SoCo) Park Phase 3
- Aquatic Center Renovation Phase 2 (Renovation or Replacement)
- Town Center Park Plaza
- Friendship Park Renovation
- Crystal View Park Renovation
- Pipeline Trail North
- Jenkins Creek Trail
- Jenkins Creek Park

With the 2018 Parks CIP revision, it is anticipated that the top priorities within that evaluation will be the Covington Community Park (Phase 3), Jenkins Creek Park redevelopment, and SoCo Park acquisition and development.

FUNDING AND FINANCING SOURCES FOR JENKINS CREEK PARK REDEVELOPMENT

Increase Existing Revenues

The City of Covington can increase its general revenues to support additional funding for parks capital projects, like the Jenkins Creek Park Redevelopment. The City is in the process of evaluating its citywide revenues through a Citywide funding prioritization plan expected to be completed in April 2018. This plan will identify needed increases to citywide general revenues.

New Dedicated Revenue Sources

There are very few dedicated revenue sources for parks capital. The only such tool that is available for parks capital in Covington at this time is a property tax levy lid lift, described below:

- **Property Tax Levy Lid Lift.** The City could increase property taxes in the city to pay for parks capital. Cities are currently limited to a 1% increase in property tax revenue without a public vote. A property tax levy lid lift occurs when taxing jurisdictions with a tax rate less than their statutory maximum rate ask voters to increase their tax rate to an amount equal to or less than the statutory maximum rate, effectively lifting the lid on the levy rate. The taxing jurisdiction then collects more revenues because of the higher levy rate.

State and Federal Competitive Grants

The City of Covington already funds a significant portion of its parks capital project through competitive grants. Further, it is expected that this master plan will be designed and timed to support participation in the 2018 Washington State Recreation and Conservation Office grant application cycle; this implies that the City expects that grants will be a likely source for funding some or all of the Jenkins Creek Park Redevelopment.

There are state and federal grant programs which could provide some funding from outside the region. These programs are extremely competitive; however, any grant funding that could be made available would significantly improve the funding feasibility of the Jenkins Creek Park, since these funds would reduce the amount needed from local public sources. Grant funding sources include:

State Level

- **Washington Recreation and Conservation Office (RCO) Washington Wildlife and Recreation**

Program (WWRP). To fund land protection and outdoor recreation, including park acquisition and development, habitat conservation, farmland and forestland preservation, and construction of outdoor recreation facilities.

- Approximately $94 million available in 2019-21 cycle. As part of the Outdoor Recreation Account, local parks can receive up to $1 million in acquisition, $500,000 in development, or $1 million for combination projects (no more than $500,000 for development).
- 50% match required. 10% of total project cost must be from non-state, non-federal contribution.

Federal Level

- **Washington Department of Natural Resources (DNR) Community Forestry Assistance Grant.** Funded through USDA Forest Service to assist communities to develop urban forest planning and programming tools and activities.
  - Grant cap of $15,000 per community.
  - 1:1 match (in-kind or financial) required.
- **Land and Water Conservation Fund (LWCF).** To preserve and develop outdoor recreation resources, including parks, trails, and wildlife lands.
  - Approximately $1.6 million available for 2019-21 cycle.
  - 50% match required. For local agencies and special purpose districts, 10% of total project cost must be from non-state, non-federal contribution.
- **Land and Water Conservation Fund (LWCF) Outdoor Recreation Legacy Partnership Program.** To fund buying or developing public lands for outdoor recreation in areas with over 50,000 people, or in areas with too few parks and significant populations of people who are poor, minorities, or young.
  - Up to $15 million available for 2019-21 cycle. Grant cap of $720,323 for Legacy Program.
- **Salmon Recovery Funding Board Estuary and Salmon Restoration Program (ESRP).** To protect and restore Puget Sound near-shore ecosystem processes and functions.
  - Approximately $10 million available for 2019-21 biennium cycle. No grant cap.
  - 30% match required, some of which must be non-state funds.

County Level

- **King County Conservation Futures Tax (CFT) Program.** To protect forests, shorelines, greenways, and trails from development. Currently incorporated cities within King County receive a share of these annual property tax revenues. An additional increment of the funding collected is available for competitive grants, for which the City of Covington is eligible.
- **King County Youth and Amateur Sports Grants (YASG).** To invest in programs and capital projects that reduce barriers to access physical activity.
  - **Sports Facilities Grant** funds capital projects and improvements to increase access to physical activities in historically underserved communities. $1.5 million available, with a minimum request

of $25,000 up to a maximum request of $300,000.

- **Youth Physical Activity Grant** funds programs that increase access to physical activity for historically underserved youth up to 24 years old. $5,000 minimum request.

Legislative Allocations

In addition to the grant programs, some infrastructure funding is allocated through the state budget process. As with grants, these discretionary funds are limited, subject to state appropriation, and highly competitive. The City of Covington has been very successful in obtaining legislative allocation for Parks and Recreation Department projects.

Private Sources and Fundraising

It is possible that community members and businesses might be interested in contributing privately to the development of Jenkins Creek Park. Private fundraising is most effective when it is led by a nonprofit organization that allows private donations and other charitable contributions to be tax deductible. Nonprofit organizations might include community foundations or "friends of" organizations.

- **Crowdfunding.** Crowdfunding is an emerging parks and recreation funding phenomenon that has potential for capital projects with a high visibility or demand in the community. Crowdfunding can be executed using online donation sites where stakeholders can pledge donations online to a specific project and will only be charged in the event that the funding target is reached and the project moves forward. Crowdfunding is best suited for small popular or novel projects and installations, and could be successfully implemented to support such a component within the Jenkins Creek Park Redevelopment master plan.
- **Private Donations and Partnerships.** Because Jenkins Creek Park is adjacent to a small commercial development, as well as several residential developments, the City may find that there are individuals who are willing to privately support redevelopment of the park.

FINANCING OPTIONS

The City of Covington follows Washington State law in its use of financing sources. The city prefers a conservative debt planning strategy, only issuing debt that can be backed up by a stable, dedicated revenue stream. As of December 31, 2016, the City of Covington has $9,602,397 in outstanding limited tax general obligation debt. This is a small share (approximately 20%) of its overall debt capacity: $49,601,443 based on the city's 2016 assessed value.

The City can levy additional debt through two main financing tools:

- **Limited Tax General Obligation (LTGO) Bonds.** Councilmanic bonds that must be repaid from existing resources, as there is no dedicated source of new revenue for debt service. These bonds can be issued by the City Council without going out to residents for a public vote.
- **Unlimited Tax General Obligation (UTGO) Bonds.** Voted bonds that must be approved by a vote of the City's residents, and are paid off by a new city property tax levy. This type of bond issue is usually reserved for municipal improvements that are of general benefit to the public, such as arterial streets, bridges, lighting, municipal buildings, firefighting equipment, and parks. As the money is raised by an assessment levied on property values, the business community also provides a

fair share of the funds to pay off such bonds.

A consideration related to taking on additional bond debt is the possible effect on the City's credit rating. While the calculation of City's credit rating is complex, one of the many factors is the amount of debt capacity utilized. We cannot estimate how a specific bond issuance will specifically affect the City's credit rating; however, it is a factor to consider in the amount of debt issued to support parks capital projects plan.

Next Steps

Currently, only $65,000 of the Jenkins Creek Park Redevelopment Park is funded. It is expected that the cost of executing the Jenkins Creek Master Plan will exceed the $2,050,000 that is currently planned to be allocated for the project. These additional costs will need to be prioritized among the City's existing parks capital priorities, of which there are currently $24 million in unfunded priorities in the current 2016 PROS Plan CIP. As well, there is a significant chance that additional revenues will need to be identified to support the project.

Once the expected cost of the Jenkins Creek Park Master Plan is identified, we'll use this initial situation assessment to support a planning-level assessment to identify the additional revenues needed to support the plan and potential sources for generating those revenues.

These findings will be incorporated into the master planning process providing a funding strategy for the plan. As part of that funding strategy, we'll present considerations related to phasing and implementation based on the funding sources identified, including expected impacts to the City and residents.

EXHIBIT A

Chapter 5. Conceptual Land Use Plan

Site Analysis

A well-defined public space has a distinct character, identity, and "sense of place" that is anchored in the landscape, history, and culture of its surroundings. It is the result of relationships between people, landscape, and the built environment. The synthesis of the initial stages of the master planning effort is the site analysis. Building on the information gathered in the background research, site assessment, and public involvement effort, the site analysis helps to guide discussions about the park's conditions and lay the framework for development of design alternatives.

Certain features may guide development of the park property, such as regulated critical areas and limitations to access, by restricting development of certain features or by complicating the process to the extent that it is threatening to cost feasibility. As described in the funding situation assessment, resources for implementation of park projects are limited; therefore, elements within the park should be laid out so as to avoid potential complications and increased costs. While permitting, mitigation, and engineering studies are anticipated to be required to a degree, development should be arranged to avoid triggering additional requirements which can result in increased costs. To aid in this objective, an evaluation of development feasibility was conducted. Together with the Site Analysis Map (Figure 5.1), the Development Feasibility & Constraints Map (Figure 5.2), begins to paint a picture of where development of the park can be focused.

Figure 5.1: Site Analysis Map

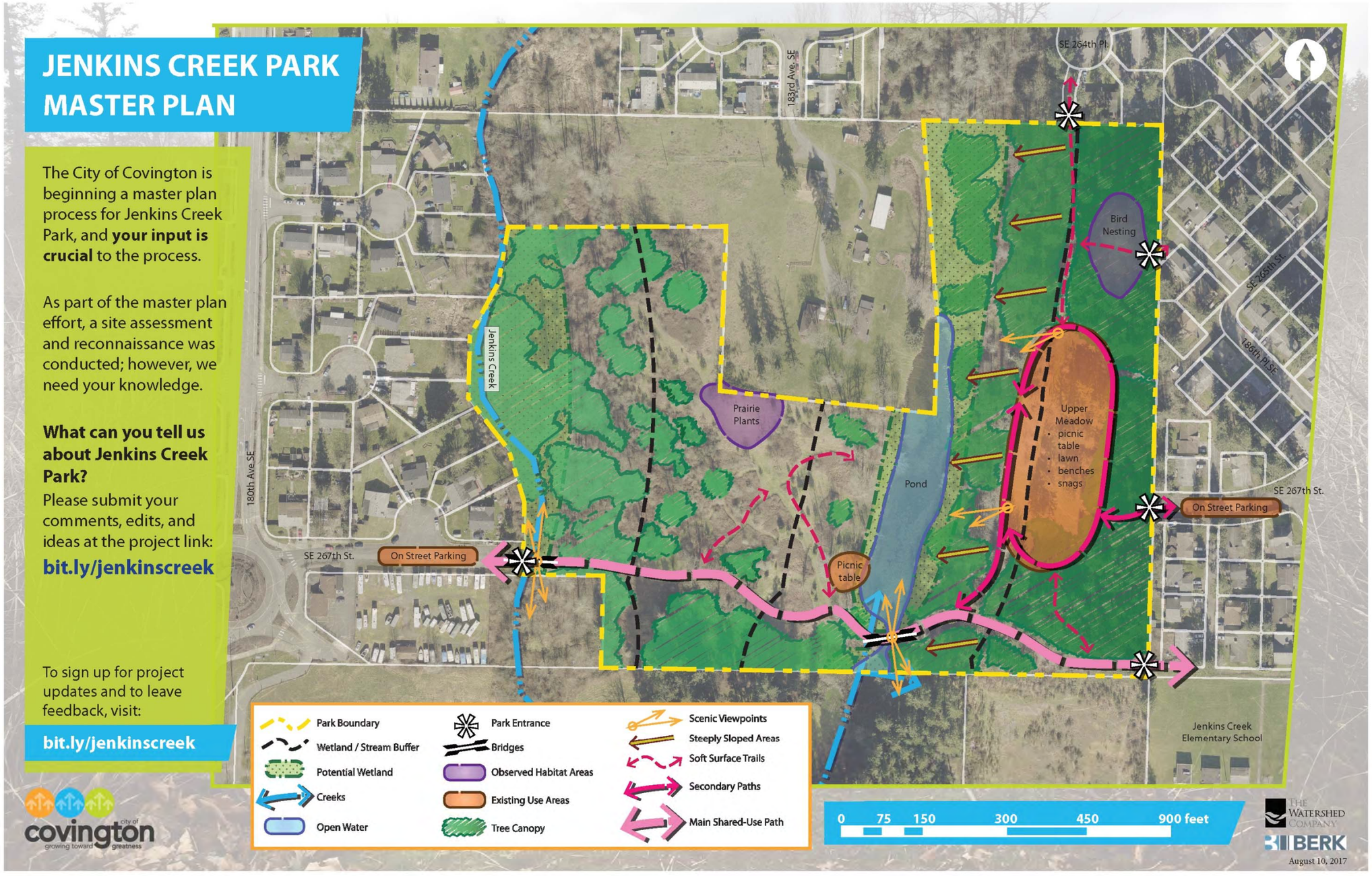


EXHIBIT A

Figure 5.2: Development Feasibility Map

JENKINS CREEK PARK MASTER PLAN

Development Feasibility & Constraints

Development Feasibility Types

High Feasibility
Areas that are well suited to development of new park amenities and where new development is likely to be cost and permit feasible.

High feasibility areas are typically outside of regulated critical areas and their buffers and have or are near existing amenities, paths, and entrances.

Amenities to consider for high feasibility areas could include:

- Specialized use or equipment, such as a playground or fitness stations
- Park structure, like a picnic shelter or pavilion
- Main shared-use trails for bikes and walking

Moderate Feasibility
Areas suitable for new park development, but that are constrained by site conditions.

Amenities to consider for moderate feasiblity areas could include:

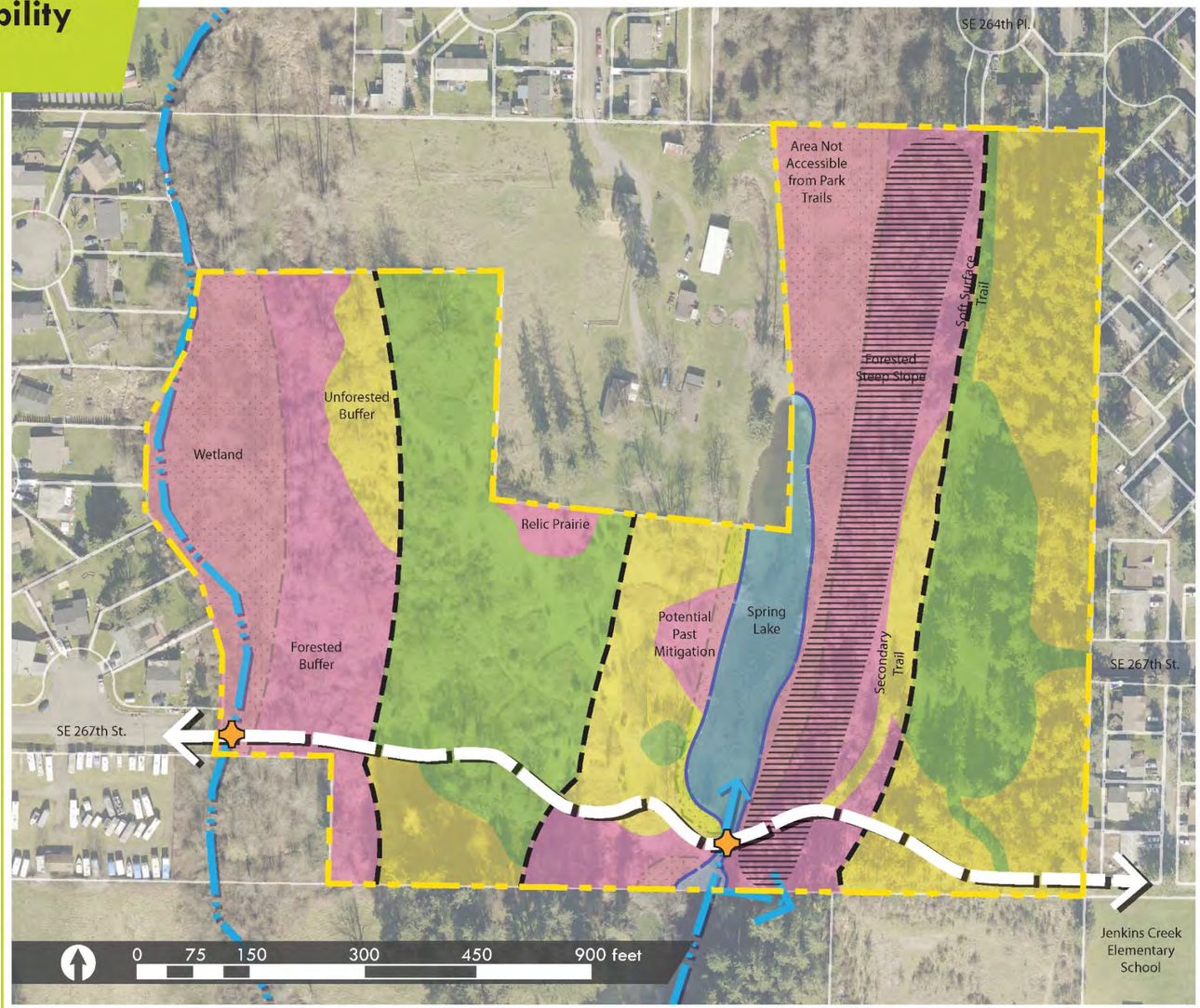
- Site furniture, like benches or picnic tables
- Interpretive or educational signs
- Secondary trails and walking paths
- Landscaping improvements
- Open space or lawn

Low Feasibility
Areas where new park development is constrained by issues like: permitting, such as due to habitat or critical areas present; access, such as for construction or maintenance; or, where natural features are especially vulnerable to impacts from development.

Amenities to consider for low feasiblity areas could include:

- Wildlife and nature viewing
- Soft-surface walking trails
- Scenic overlook or viewpoint
- Restoration and landscaping with native plants

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Undeveloped and open spaces, especially when accessible by existing paths, provide opportunities for expanded programming.


Critical area regulations apply to wetlands, streams, and steep slopes, requiring special permits for development in and around these features.


While changes to recent construction is not cost feasible, it may be appropriate to connect or integrate new amenities with these features.


Some features are not suitable for development, but offer scenic and experiential value, making them ideal for adjacent development.

Development Constraints:
Several existing features constrain or limit new development at the park.

- Park Boundary
- Wetland/Stream Buffer
- Wetland
- Creek
- Bridge
- Steep slope
- Main Shared-Use Path

THE WATERSHED COMPANY
BERK

Visitor Experience

Conveying concerns and conditions of the visitor experience is a crucial role of the community. At the workshops and through interviews and surveys, the community provided input on what qualities and elements of the park add to or detract from enjoyment of the park's resources. Specifically, the public was invited to speak openly to share their concerns and ideas.

Analysis of the public's comments on visitor experience revealed several concerns that have substantial impact on the quality of experience for park visitors. These key concerns were refined into design objectives that guide design development and can be used to vet the overall effectiveness of the final design.

Table 5.1: Key Concerns and Design Objectives

Key Concern	Design Objective
Safety and crime reduction The public perceives the park to be unsafe, citing low-visibility as a primary reason for this perception. Many comments describe concerns about crime and recalled past occurrences of undesirable activities, including vandalism, theft, and graffiti. More serious crimes, including drug use and encampments, were also cited and were keyed to specific areas of the park where these activities have been observed.	• **Improve visibility** in and out of designated use areas and plan for clear sightlines into the park at the main park entrances, improving the ease of park security checks by City staff and police. • **Conspicuously locate amenities** and infrastructure to discourage opportunities for vandalism, and use durable lower-maintenance materials to the extent feasible. • **Activate interior spaces and corners of the park** with appropriate recreation to eliminate "dead-end" spaces and hiding places, especially in areas where undesirable behaviors are known to occur.
Connectivity The park's central location and proximity to the City's commercial center was noted as a key attraction to the park. Many commenters noted that they use the main paved path as a crucial east-west walking connection. Secondary paths and neighborhood entrances provide off-street walking and biking connections between adjacent residential areas, Jenkins Creek Elementary, the city center, and nearby regional trails.	• **Improve connectivity** by maintaining existing connections and adding new paths where feasible, and by identifying and planning for future connections, especially to regional trails and larger trail networks.
Wayfinding The public noted a lack of knowledge about the park's internal trail network and outside	• **Implement a wayfinding program** that includes maps, mile markers, and directional signage. • **Formalize and improve park entrances** by installing signage and signature entry

connections. Coupled with safety concerns and a desire for increased connectivity, wayfinding in the form of maps, mile markers, and directional signage could bring significant benefit to visitor experience in the park.	features that feature the park's name and could provide opportunity for public art.
Range of users and activities Park users and the public specifically requested family- and youth-friendly spaces that allowed for flexible programming, where kids could run and play, but that were also suitable for gathering in large groups and coordinated events. Background information on the demographics of area residents supports including facilities that cater to all ages groups, including young children and seniors. Commenters also requested shared-use facilities that would be suitable for walking, running, skateboarding, and biking, as well as stroller- and pet-friendly.	• **Serve a diversity of users** by providing a range of recreational activities and facilities that are suitable for users of all ages and abilities, using universally-accessible features where feasible. • **Incorporate gathering spaces** that allow for flexibility in group size and activity.
Preserve the natural character The community expressed strong positive feelings for the park's natural character, making specific requests to preserve large trees and natural areas. Comments related to park program showed a preference for passive recreational activities with low infrastructure requirements, such as walking trails, open space and play areas, and picnicking. Concerns were also expressed regarding potential overdevelopment of the park, specifically regarding athletic facilities construction or too much pavement or signage.	• **Preserve natural features**, including large trees, scenic views, wildlife habitat, and unique natural communities, and plan for elements that complement, enhance, and educate about the park's natural environment. • **Incorporate passive recreational activities and programming** that are consistent with the natural character of the park.

SWOC Analysis: Strengths, Weaknesses, Opportunities, and Challenges

In order to distill the range of ideas received from the public into actionable items that guide the design development, public input was divided into two categories: Strengths and Opportunities—those qualities that enhance the visitor experience and should be accentuated or complemented—and Weakness and Challenges—those qualities that diminish visitor experience and should be addressed through the master plan design. A summary of public input in each category is presented in Figures 5.3 and 5.4.

Figure 5.3: Strengths and Opportunities Map



Figure 5.4: Weaknesses and Challenges Map



Park Program

An effective master plan for Jenkins Creek Park will respect the park's intrinsic character, aiming to identify, enhance, and complement the park's unique features, rather than replace them. Prior to site-specific planning, park development was explored at the higher conceptual level, by looking generally at the character of the park and assessing its assets and threats. Then, through the lens of the park's current condition, specific uses and elements were evaluated for broad appropriateness and suitability. This process yields a refined hierarchy of elements, amenities, and uses that elevate the park's strengths and resolve or mitigate its weaknesses. This park program formed the framework for the subsequent site-specific schematic design.

Park Program Development

Throughout the public involvement effort, the public was invited to share ideas for the park's development. Feedback from the public participation effort generated a comprehensive list of potential park development ideas. The list was then ranked based on the community response. Details of the Public Participation Plan are provided in Chapter 3 and Appendix B; an inventory of the feedback received is included in Appendix C.

Three elements emerged as the preferred recreation program according to the community outreach effort, including trails, playground or play area, and nature-based activities, such as communing with nature, birdwatching, and wildlife or nature viewing. These activities will serve as the primary program elements and will be prioritized for inclusion in the design alternatives.

Secondary program elements—those that were mentioned favorably repeatedly in public discussions, but were not closely ranked to the primary program elements—should be incorporated where feasible and appropriate to complement the primary recreation program. Secondary program elements that respond to the key public concerns described in Table 5.1, that are identified as long-term needs by the City, or are unique to the park service area

EXHIBIT A

Table 5.2: Evaluation of Primary and Secondary Park Program Elements

Rank from Public Input	Program Element	Responds to Design Objectives	Consistent with PROS Plan Recommendations
Primary	**Trails**, including paved or soft-surface trails	✓ Connectivity, activation	✓ Expansion and improvement of the trail network at Jenkins Creek Park is recommended by the PROS Plan and is consistent with the community's vision for park development. Further, trails development at the park will help to address a citywide level of service (LOS) deficiency for trails and linkages.
	Playground or play area	✓ User diversity	✓ A play area at Jenkins Creek Park is recommended by the PROS Plan; however, facilities construction and site location within the park will be crucial. Location of critical areas must be considered to ensure permit feasibility. Facilities must be conspicuously placed to deter undesirable activity, while also respecting noise concerns of adjacent residential landowners.
	Nature-based activities, specifically, communing with nature, scenic overlook, birdwatching, wildlife viewing, access to pond and creeks, foraging, or geocaching	✓ Preservation of natural character, passive activity	✓ Nature-based activities, environmental education, and interpretation at Jenkins Creek Park is recommended by the PROS Plan and is consistent with the community's vision for park development.
Secondary	**Picnicking**, including benches, picnic tables and grills, could be covered or uncovered	✓ Gathering, user diversity, passive activity	✓ Picnicking activities at Jenkins Creek Park is recommended by the PROS Plan and is consistent with the community's vision for park development.

EXHIBIT A

Rank from Public Input	Program Element	Responds to Design Objectives	Consistent with PROS Plan Recommendations
	Dog park, fully-fenced and designated for off-leash use		✓ While identified as a need for the City of Covington in the PROS Plan and from community feedback, several factors, including permit feasibility, space requirements, waste management, noise abatement, and infrastructure requirements (parking and water), indicate that an off-leash dog area may not be appropriate or feasibility for inclusion at Jenkins Creek Park.
	Greenspace or open space, such as lawn or informal fields	✓ Visibility, gathering, flexible programming, user diversity, preservation of natural character	✓ Greenspace or open space is consistent with the community's vision for park development, and its incorporation into the park helps to support the City's adopted LOS standard for Natural Areas and Greenspaces.
	Parking, located in the park or on acquisition property	✓ User diversity	✓ Expanded parking at Jenkins Creek Park is recommended by the PROS Plan; however, facilities construction and site location will be crucial to ensure permit feasibility. Regulated critical areas, existing access constraints, and impacts to adjacent land owners significantly constraint the suitability of existing parkland for parking development. Therefore, acquisition of adjacent property should be explored for parking development.
	Fitness stations or exercise equipment		*Fitness stations are not specifically recommended by the PROS Plan, but they support general community health goals.*
	Benches	✓ User diversity, passive activity	✓ Renovation of benches at Jenkins Creek Park is recommended by the PROS Plan and is consistent with the community's vision for park development.
	Natural area restoration	✓ Preservation of natural character	*Natural area restoration is not specifically recommended by the PROS Plan.*

EXHIBIT A

Rank from Public Input	Program Element	Responds to Design Objectives	Consistent with PROS Plan Recommendations
	More developed playground, such as a lighted playground, splash pad or spray park	✓ User diversity	*More developed play facilities are not specifically recommended by the PROS Plan, but they would support recommendations for overall playground development.*
	Educational components, such as outdoor classroom, educational programs, learning corridor, historical elements, interpretive signs	✓ User diversity, preservation of natural character	✓ Environmental education and interpretation at Jenkins Creek Park is recommended by the PROS Plan and is consistent with the community's vision for park development. Facilities construction and location are primary considerations for permit feasibility.
	Disc golf		✓ The PROS Plan proposed disc golf at Jenkins Creek Park; however, space requirements and infrastructure requirements (parking) may affect suitability and feasibility.
	Public art	✓ Wayfinding	*Public art is not specifically recommended by the PROS Plan.*
	Wayfinding elements, including entrance signs, park and trail maps, directional signage	✓ Wayfinding	✓ Renovation of signage at Jenkins Creek Park is recommended by the PROS Plan and is consistent with the community's vision for park development.
	Tennis court		*Tennis courts are not specifically recommended by the PROS Plan.*
	Trash receptacles		✓ Trash receptacles are recommended generally by the PROS Plan for inclusion at trailheads and parks.

A third-tier of program elements was also identified in the public involvement effort, including basketball court, bike racks, maintenance area or storage, pickleball court, pump track (an off-road terrain track designated for BMX bicycle riding), RC track, restrooms, skate park, and WIFI. These elements were mentioned in the public comments, but seldom when compared with primary and secondary elements. Third-tier elements will not be prioritized in the design for Jenkins Creek Park, but could be added, if determined to be well suited to the park landscape, cost feasible, and complementary to the preliminary design layout.

Although not considered priority for the current planning effort, several third-tier elements are identified as long-term needs and need or desire for these facilities was documented through the public involvement

process. Therefore, this information should be considered for future projects at other parks or properties within the City of Covington.

EXHIBIT A

Chapter 6. Design Alternatives Evaluation

Evaluation Criteria

Building on the criteria applied to the park program, the master plan design must be both cost and permit feasible. Further, due to potentially limited resources available for park construction and maintenance, preference may be given to improvements with a high likelihood of acquiring additional funding, such as by improving grant eligibility, or by requiring relatively low maintenance costs.

Table 6.1: Evaluation Criteria

Evaluation Criteria	Description
Supported by Public Input	Design responds to the recreational program priorities developed through the public involvement effort and is supported by feedback received at Public Workshop #3 where the design alternatives were presented.
Addresses Key Community Concerns	Design addresses key concerns and design objectives that are described in Table 5.1. Specifically, to improve safety and discourage or reduce crime, improved connectivity and wayfinding, serve a range of users, and preserve natural character.
Benefit to Park System and Consistency with Long-term Planning Goals	Design is consistent with the long-term goals and objectives of the City of Covington and its park system, including having support of City staff and the Parks and Recreation Commission, and being consistent with the information and guidance presented in the City's 2016 PROS Plan.

Evaluation Criteria	Description
Maintenance Needs	Maintenance of the proposed improvements is consistent with current needs of the park system and does not require capital expenses, such as equipment or expertise beyond the current resources of the City's Parks and Recreation Department.
Utility infrastructure and service requirements	Initial and long-term utility requirements of proposed improvements are manageable and will not put an ongoing strain on City resources.
Permit Feasible	Layout of proposed improvements are permit feasible and avoid and minimize the need for additional permits or mitigation, to the extent feasible.
Increases Funding or Grant Eligibility	Proposed improvements or elements of the proposed design have the potential to increase eligibility for funding or grants.
Cost	The value of improvements and the cost of implementation aligns with the expectations of the City.

Design Alternatives and Preliminary Cost Estimates

Through the public involvement effort and collaboration with the City and stakeholders, several common themes emerged for the vision for Jenkins Creek Park. Public input trended towards creating a safe family-friendly place that is respectful of the unique natural features offered at the park. The community called for the preservation of large trees, as well as increased visibility and unscripted open spaces that would be suitable for a range of activities, including gathering and play.

Two alternatives were developed to meet these goals. While each alternative has a different design focus, there are many elements which carry across the two options due to the support they received. For example, a paved, universally-accessible trail loop is proposed in each alternative, but the layout of either path is different. Another example is pond access. The community desired access to Spring Pond, but the way that access is proposed is different in each alternative. For both alternatives the park is divided into three areas: the eastern upper bench, the central spine and pond, and the western lower bench.

Park Safety

Park safety is an overarching concern for Jenkins Creek Park. Several safety measures could be implemented in both alternatives that would increase the overall security of the park, including increased visibility, perimeter fencing, and surveillance cameras. These improvements are guided by four principles: natural surveillance, natural access control, territorial reinforcement, and maintenance. In addition to physical changes to the park, increased police patrols and community programming are options for improving park safety.

The principle of natural surveillance refers to the idea that visibility and the perception of being seen discourages criminal behavior. Both design alternatives propose landscapes with open views, clear sightlines, and reduced hiding places. In addition, lighting and security cameras could be strategically

placed to keep visibility high even when park use is low. Further, regular police patrols would maintain a human presence and increase eyes on the park. Alternatively, by increasing community programming in the park through organized events, citizens can make the park feel safer through their increased presence.

The principle of natural access control proposes that by creating clear boundaries, entrances and pathways at the park, it becomes obvious when a person is out of place, thus discouraging undesired access. Related to natural access control, the principle of territorial reinforcement asserts that by installing distinct programming and facilities, such as fencing, paved paths, signs and plantings, the public area and its uses are clearly defined, establishing a clear sense of use and ownership that discourages undesirable behavior. Both design alternatives propose perimeter fencing and entrance signage to help achieve this.

The last principle of maintenance recognizes that well maintained public spaces—kept free of trash, quick resolution of disrepair and damage, and maintaining lawns and landscape—communicate a sense of care and safety. Both alternatives consider maintenance concerns in the layout and selection of site materials, finishes, and landscaping.

ALTERNATIVE A. COMMUNITY GATHERING SPACE

The design of Alternative A focuses on creating highly visible open spaces. These open spaces would be loosely programmed to allow for a multitude of passive recreation options. Activities like picnicking, kick-ball, frisbee, or gatherings, such as cook-outs and reunions, would activate these flexible areas. These larger spaces are connected by a paved trail system, and all areas would be fully accessible. Even though open views would dominate the park experience, the perimeter areas would give visitors the opportunity to experience restored natural areas.

Eastern Upper Bench

The eastern upper bench design of Alternative A greets the neighborhood entrance from SE 267th Street with a **grand lawn**. This nearly one-and-a-half-acre level lawn area is encircled by an **accessible paved pathway system** and includes a **covered pavilion** area for group events. While not sized or designated as an official sports field, this large space could be used informally for many different low-impact athletic recreation purposes, such as lawn bowling or playing catch. In addition, picnicking amenities such as site furniture would be placed around the grand lawn.

The eastern upper bench entrances from 186th Place SE and SE 264th Place would build upon the existing natural character of the site with a **paved accessible path** through the restored forest. A **forested nature walk** connection between the entrances would allow for opportunities to bird watch or observe installed habitat features, such as bird nesting boxes and tree snags. This forested canopy along the northern edge of the eastern upper bench transitions to a second, smaller open lawn area. This nearly half-acre open space is also looped by the **accessible paved trail** and provides overflow space for multiple large groups to use this park area at once.

The two lawn areas are separated by a **forested adventure playground**. This "nature play" experience will use natural materials such as logs, boulders, and earthen mounds to give children the opportunity for unstructured play. A tall tree canopy and low groundcover in this play area will give the sense of immersion without compromising open views through the site.

At the southern end of the grand lawn the paved trail connects to the existing Safe Routes to School trail. This intersection is designed as a focal point that will feature a **community art installation**. The

landscape design will focus on open views around this connection, drawing the eyes of visitors towards a clear path through the park to the next area, the central spine and pond.

Central Spine and Pond

One of the distinct design proposals of Alternative A is the removal of the existing pathway that connects the eastern upper bench to the pond along the steep slope. With Alternative A's focus on separating open space from restoration areas, this proposal removes pedestrian access from the steep slope in order to maximize restoration here. By creating a **natural preserve** along this central spine adjacent to the pond, there will be opportunities to create more distinct interior habitat for local flora and fauna. Nearly two acres of wetland and steep slopes will be protected.

On the western shore of the pond, **restoration of the pond edge** is proposed. The pond is a popular amenity at Jenkins Creek Park. In order to continue to provide access to the pond while protecting habitat, Alternative A proposes to concentrate visitor access to a single **restored beach**. As an enhanced version of the existing access, this beach area will have open views and habitat features such as large woody debris, boulders, and spawning gravel. Visitors can sit on logs and boulders and observe the natural core of the park.

Western Lower Bench

The goal of the design for Alternative A in the western lower bench area is to activate and open views to every corner of the park space between the riparian buffer and the pond. Lawn areas and oak prairie restoration areas combine to establish open views across a five-acre expanse. A **paved accessible trail loop** brings visitors along the perimeter of this open area into every corner of the western lower bench.

Three **open lawn areas** are separated by **pathways** and would be maintained as loosely programmed, level, passive recreation areas. Picnicking, badminton and other outdoor games would be possible in these highly flexible spaces. While not large enough to provide a full or half course, the northernmost lawn area could host a **disc golf putting course** nested among the trees. The southernmost lawn area provides a separated space that would be suitable for group activities, gatherings, or other low-impact passive uses.

The **oak prairie restoration area** is a highly distinct natural feature of both alternative plans. Alternative A proposes an **interpretive walk** and **boardwalk trail** with an overlook over nearly three-quarter acres of this unique ecosystem. This boardwalk is located at the intersection between the two main lawn areas and an **accessible play area**. The accessible play area would include a new play structure, a **covered picnic area**, and open views through the site.

The perimeter landscape of the open lawn and prairie areas would preserve existing mature trees and restore the riparian forest of Jenkins Creek. Areas would also be vegetated where privacy and separation are desired, such as along the property lines. Along the creek buffer where informal trails currently exist, a formalized **unpaved trail** is proposed to bring visitors into the riparian forest and concentrate impacts. This forested nature trail would connect to the main paved trail loop, but provide a more natural immersive trail experience.

Finally, at the west entrance off SE 267th Street, Alternative A proposes acquiring a single-family residential parcel for annexation to the park. Removal of the existing structure would allow for the creation of a **small gravel parking area** and the restoration of the riparian buffer to Jenkins Creek.

Figure 6.1: Alternative A Plan



EXHIBIT A

Figure 6.2: Alternative A Costs

Item No. / Description		Est. Quantity	Unit	Unit Price (numeric)	Extended Amount (Qty x Unit Price) (numeric)
SCHEDULE					
1	Clearing and Site Preparation	4.5	AC	$11,000.00	$49,500.00
2	Hexagon 2-tier Shelter (Includes Installation)	1	LS	$71,000.00	$71,000.00
3	Play Structure (Includes Installation)	1	LS	$76,000.00	$76,000.00
4	Covered Picnic Shelter	1	LS	$28,000.00	$28,000.00
5	Multi-use Paved Trail (Asphalt 10 ft Wide)	4827	LF	$28.00	$135,156.00
6	Multi-use Unpaved Trail (Gravel or Mulch 5 ft Wide)	2094	LF	$12.50	$26,175.00
7	Boardwalk (5ft wide)	225	LF	$370.00	$83,250.00
8	Sod Installation and Irrigation System	287974	SF	$4.15	$1,195,092.10
9	Landscape Installation and Irrigation System	100000	SF	$11.00	$1,100,000.00
10	Prairie Installation and Irrigation System	72917	SF	$7.50	$546,877.50
11	Property Acquisition	1	LS	$226,000.00	$226,000.00
12	Structure Demolition	1390	SF	$17.00	$23,630.00
13	Parking Lot	1	LS	$28,000.00	$28,000.00
14	Large Woody Debris	7	EA	$1,000.00	$7,000.00
15	Earthwork for Play Area	1	LS	$10,000.00	$10,000.00
16	Boulders for Beach and Play Area	1	LS	$15,000.00	$15,000.00
17	Streambed Cobble 4" (WSDOT spec)	168	TON	$72.00	$12,096.00
18	Asphalt Trail Removal	1010	SY	$13.00	$13,130.00
19	Site Furnishings	1	LS	$30,000.00	$30,000.00
20	Interpretive Signage for Boardwalk (design and install)	1	LS	$20,000.00	$20,000.00
21	Disc Golf Putting Course	1	LS	$10,000.00	$10,000.00
22	Wayfinding Signage	1	LS	$25,000.00	$25,000.00
Additional Alternate Features					
23	Perimeter Fencing and Gates (8ft cyclone)	4750	LF	$45.00	$213,750.00
24	Security Cameras	1	LS	$3,500.00	$3,500.00
25	Police Patrols (repeating annual cost)	1	LS	$34,055.00	$34,055.00
45	Subtotal of Schedule (Items 1 through 25)				$3,982,211.60
46	Mobilization, Survey Staking, and Clean-up @ 15% of Subtotal (Item 45)				$597,331.74
47	Sales Tax @ 8.9% of Construction Subtotal (Items 45 and 46)				$407,579.36
48	**Estimated Construction (Items 45 through 47)**				**$4,987,122.70**
49	**Design, Engineering, and Permitting @ 30% of Construction (Item 48)**				**$1,496,136.81**
50	**Estimated Project Total (Items 48 and 49)**				**$6,483,259.51**

NOTE: Acquisition cost is based on Assessor's total appraised value at time this estimate was compiled. If needed, contingency and Construction Management are not included in this estimate. Approximate costs are provided in 2017 dollars. To project cost in future years, a minimum escalator of 3.5 - 5% per year is advised.

DISCLAIMER: Estimates are provided with the acknowledgement that The Watershed Company has no control over costs of labor, materials, competitive bidding environments and procedures, unknown field conditions, financial and/or market conditions or other factors affecting the cost of the construction, all of which are beyond Watershed's control and are unavoidably in a state of change. Watershed cannot and does not make any warranty, promise, or representation, either express or implied that proposals or bids will not vary substantially from probable cost estimates.

ALTERNATIVE B. RESTORATIVE NATURE PARK

The design of Alternative B focuses on immersing visitors into the natural features of Jenkins Creek Park. These restored natural features would be designed in a way that balances the need for safety by increasing legibility of trail networks, maintaining open views between the ground layer and tree canopy, and carefully placing amenities throughout the park to draw users to every corner. Similar to Alternative A, open spaces would be loosely programmed and encourage a range of uses. Also, this alternative proposes expanding a park-wide accessible paved trail system throughout each area.

Eastern Upper Bench

The eastern upper bench design of Alternative B greets the neighborhood entrance from SE 267th Street with a picturesque open lawn interspersed with large specimen trees. A **primary paved trail** surrounds and bisects the lawn to create three distinct gathering spaces in a mosaic of sun and shade. New tables and grills activate the spaces and encourage gatherings. Similar to Alternative A, the southern end opens onto the existing Safe Routes to School paved trail. This direct connection encourages movement through the park. In contrast, the northern end opens onto a **forested nature play area** and **unpaved trail network**. This play area will include trees, large boulders, logs, earthen mounds, and ample seating. Vegetation will be managed to maintain views through the play area across to the lawn. A **grand pavilion** is proposed at the northern end of the lawn area adjacent to the play area to facilitate large family gatherings.

The remaining forested corner adjacent to the entrances from 186th Place SE and SE 264th Place would be restored and maintained as habitat. New **unpaved trails** will connect these entrances to the play area and the main paved trail loop. Alternative B proposes an additional trail loop down the slope towards the central spine of the park. This loop would begin at the intersection of the new unpaved trails and the forested play area.

Central Spine and Pond

To continue Alternative B's theme of immersion, new access is proposed in the central sloped spine and pond area. In addition to the existing trail connection up the slope, a new **unpaved trail** further north would weave through the north central portion of the park. This area is currently inaccessible, and this alternative design would introduce visitor access as well as widespread restoration of the habitat. This trail would offer visitors a more immersive experience than the open paved trails.

On the western edge of the pond the immersive experience continues. As in Alternative A, the riparian vegetation would be restored; however, Alternative B proposes access in the form of a new **boardwalk path and overlook** to bring visitors to the pond edge. The boardwalk would allow access while reducing impacts to the sensitive edge habitat. An accessible overlook with seating would allow all users to enjoy an unobstructed view of the pond and wildlife.

Western Lower Bench

Similar to Alternative A, the goal of Alternative B in the western lower bench is to encourage access and use of all areas of this portion of the park. A new **paved trail loop** would bring visitors from the pond, to the northern corner of the western lower bench, then back down to the existing Safe Routes to School trail. This loop would weave through nearly three and a half acres of flexible lawn areas and two acres

of **restored oak prairie habitat** with trees throughout. More dense forest habitat and trees would be located along the edges of the park to make the boundaries more distinct.

Alternative B proposes a larger area of oak prairie habitat restoration than Alternative A. This restoration of a very unique ecosystem will both create habitat as well as maintain views across the site. Visitors on the paved trail will have a distinct experience passing through this habitat compared to the lawn areas. This larger restoration area is not physically accessible to visitors but instead dedicates a more significant area to allow rare plants and songbirds to successfully establish here.

In the **lawn areas** with existing mature trees there are no formalized structures or play areas proposed; instead the space is left passive, flexible, and informal. Large group gatherings and outdoor games can take place among the oaks within clear view of the paved trails from one end of the park space to the other. Finally, similar to Alternative A, a formalized **unpaved trail** is proposed along Jenkins Creek to bring visitors into the riparian forest and concentrate impacts.

Figure 6.3: Alternative B Plan



JENKINS CREEK PARK MASTER PLAN

Alternative B: **Restorative Nature Park**

Legend

- Park Boundary
- Opportunity for Public Art
- Improved Entrance Feature
- Opportunity for Interpretive Element
- Potential Future Trail Connection
- Primary Viewshed
- 1.0 ac. — Flexible Space for Low-impact Recreational Uses *Such as croquet, badminton, lawn bowling, and frisbee; with approximate acreage.*

Additional Alternate Features *(not shown)*:

- Perimeter fencing and gates
- Security Cameras
- Regular security patrols

EXHIBIT A

Figure 6.4: Alternative B Costs

Item No. / Description		Est. Quantity	Unit	Unit Price (numeric)	Extended Amount (Qty x Unit Price) (numeric)
SCHEDULE					
1	Clearing and Site Preparation	4.5	AC	$11,000.00	$49,500.00
2	Hexagon 2-tier Shelter (Includes Installation)	1	LS	$71,000.00	$71,000.00
3	Multi-use Trail Paved (Asphalt 10 ft wide)	4760	LF	$28.00	$133,280.00
4	Multi-use Trail Unpaved (Gravel or Mulch 5 ft wide)	5267	LF	$12.50	$65,837.50
5	Boardwalk (5ft wide)	418	LF	$370.00	$154,660.00
6	Sod Installation and Irrigation System	255000	SF	$4.15	$1,058,250.00
7	Landscape Installation and Irrigation System	100000	SF	$11.00	$1,100,000.00
8	Prairie Installation and Irrigation System	85000	SF	$7.50	$637,500.00
9	Large Woody Debris	3	EA	$1,500.00	$4,500.00
10	Boulders for Play Area	1	LS	$15,000.00	$15,000.00
11	Asphalt Demolition	840	SY	$13.00	$10,920.00
12	Site Furnishings	1	LS	$30,000.00	$30,000.00
13	Interpretive Signage (design and install)	1	LS	$20,000.00	$20,000.00
14	Wayfinding Signage	1	LS	$25,000.00	$25,000.00
Additional Alternate Features					
15	Perimeter Fencing and Gates (8ft cyclone)	4500	LF	$45.00	$202,500.00
16	Security Cameras	1	LS	$3,500.00	$3,500.00
17	Police Patrols (repeating annual cost)	1	LS	$34,055.00	$34,055.00
45	Subtotal of Schedule (Items 1 through 17)				$3,615,502.50
46	Mobilization, Survey Staking, and Clean-up @ 15% of Subtotal (Item 45)				$542,325.38
47	Sales Tax @ 8.9% of Construction Subtotal (Items 44 and 45)				$370,046.68
48	**Estimated Construction (Items 45 through 47)**				**$4,527,874.56**
49	**Design, Engineering, and Permitting @ 30% of Construction (Item 48)**				**$1,358,362.37**
50	**Estimated Project Total (Items 48 and 49)**				**$5,886,236.92**

NOTE: Acquisition cost is based on Assessor's total appraised value at time this estimate was compiled. If needed, contingency and Construction Management are not included in this estimate. Approximate costs are provided in 2017 dollars. To project cost in future years, a minimum escalator of 3.5 - 5% per year is advised.

DISCLAIMER: Estimates are provided with the acknowledgement that The Watershed Company has no control over costs of labor, materials, competitive bidding environments and procedures, unknown field conditions, financial and/or market conditions or other factors affecting the cost of the construction, all of which are beyond Watershed's control and are unavoidably in a state of change. Watershed cannot and does not make any warranty, promise, or representation, either express or implied that proposals or bids will not vary substantially from probable cost estimates.

Alternatives Scoring

The design alternatives were presented to the public at a public workshop on January 10, 2018. Subsequently, the design alternatives and public responses were presented to and discussed with the Parks and Recreation Commission on January 17, 2018. Incorporating the feedback from both groups, as well as from city staff, each alternative was scored according to the evaluation criteria described in Table 6.1. Scoring for each alternative is summarized in Table 6.2 below. The following symbols are used to illustrate scoring: a checkmark (✓) indicates that an alternative satisfies the target or goal set by the evaluation criteria; an equals sign (=) indicates that both alternatives respond equally to the evaluation criteria; and, a plus sign (+) indicates when one alternative performs better than the other under a certain criterion.

Table 6.2: Comparison of Design Alternatives

Evaluation Criteria	Alternative A. Community Gathering Space	Alternative B. Restorative Nature Park
Supported by Public Input	✓ The public and PRC expressed strong preference for the design of the Eastern Upper Bench as presented in Alternative A. In addition, both groups supported acquisition of the single-family residential parcel for parking for inclusion in the final plan.	✓ The public and PRC expressed strong preference for the design of the Western Lower Bench and Central Spine as presented in Alternative B.
Addresses Key Community Concerns	✓ The design addresses the public's desire for visibility and activation; hidden spaces are dramatically minimized. An array of flexible open spaces and gathering spaces provide opportunities that serve multiple groups and user types. The trails network is expanded with improved entrances and opportunities for wayfinding and interpretive signage. Many mature trees and forested areas are preserved; restoration of natural areas and features is proposed. Specific elements, including fencing, security cameras, and police patrols, are designed to increase safety and reduce crime. Park features are sited to maximize visibility and discourage undesirable behaviors and activities.	✓ The design balances the public's desire for visibility and activation with its desire for natural area preservation. Flexible open spaces and gathering spaces are provided within the context of natural greenspace; allowing for preservation of mature trees and substantial natural area restoration. The trails network is expanded with improved entrances and opportunities for wayfinding and interpretive signage. Specific elements, including fencing, security cameras, and police patrols, are designed to increase safety and reduce crime. Park features are sited to provide clear sightlines between use areas and to discourage undesirable behaviors and activities.

EXHIBIT A

Evaluation Criteria	Alternative A. Community Gathering Space	Alternative B. Restorative Nature Park
Benefit to Park System and Consistency with Long-term Planning Goals	✓ The park design provides a varied experience that complements the developed character of Covington Community Park while minimizing duplicative elements. Several elements respond directly to the PROS Plan, including the disc golf putting course, play areas, parking, picnicking, interpretive opportunities, and expanded trail network.	✓ The park design prioritizes resource-based passive recreation opportunities that contrast with the offerings at Covington Community Park. Several elements respond directly to the PROS Plan, including play areas, picnicking, interpretive opportunities, and expanded trail network.
Maintenance Needs	= While maintenance activities for both alternatives are consistent with those currently performed by City staff and volunteers, it is anticipated that maintenance needs will increase due to proposed park improvements in either design. Additional City resources may be required for landscape maintenance, trash removal, and ongoing park maintenance.	
Utility infrastructure and service requirements	= Efforts were made to minimize ongoing utility service and needs; however, electric and water service will be required for operation of security cameras (evenings year-round, or as necessary) and irrigation system (dry season only), which will represent increases in ongoing operations costs. Increased police patrols will also result in an increased annual cost.	
Permit Feasible	✓= Both alternatives respect the findings of the Development Feasibility Map. While permits will be required in either alternative, no unfeasible elements are proposed.	
Increased Funding or Grant Eligibility	✓ Designated funding or grants may be available for improvements to the trails network, educational interpretive signage, acquisition, disc golf putting area, play areas, and natural areas restoration.	✓ Designated funding or grants may be available for improvements to the trails network, educational interpretive signage, play areas, and natural areas restoration.
Cost	✓ Project implementation for Alternative A is estimated at $6.48M.	✓+ Project implementation for Alternative B is estimated at $5.89M.

EXHIBIT A

Chapter 7. Master Plan Design & Implementation Plan

Introduction

Based on public, stakeholder, and City discussion on the design alternatives, a clear direction emerged for development of the final master plan design. In addition to the design guidance that informs the final schematic design, several broad-scale recommendations came out of the master planning effort. While beyond the scope of the current master plan effort. However, information uncovered during the public outreach, background research, and stakeholder engagement process revealed several actionable items considered to be priority recommendations for the implementation effort. While somewhat independent of the development program outlined in the final design, the recommendations stated below will help to further the goals and objectives of the master plan process by better aligning with the vision of Jenkins Creek Park; thus, providing a framework for future decision making throughout and beyond master plan implementation.

Table 7.1: Priority Recommendations

Recommendation	Description
Park System Reclassification	The current classification as a "Community Park" may not align with the prevalence of natural features at Jenkins Creek Park or the community's desires to see the park property reserved for low-impact, passive recreational uses.
Arboretum Evaluation	Due to the high diversity of woody plant species found within Jenkins Creek Park, coupled with its history as an educational center—both for collegiate and elementary programs—the park may qualify as an arboretum. Comments received in the public involvement effort said that a botanical survey of the park was performed that confirmed its eligibility for arboreta designation; however, documentation of this survey was not found. While no fee is currently required for arboretum accreditation, human resources will be required to complete the evaluation and accreditation

	process. This could be an opportunity for volunteer effort or collaboration with a learning institution. As an arboretum, Jenkins Creek Park would continue to serve and function as a municipal park, while also directly stating its role as an environmental learning center. The focus of the park's landscape could continue to be native species, including historically significant prairie species that may have been prevalent throughout the landscape at one time. If arboreta designation is entertained, if should be a consideration when developing the planting plan for the construction design effort.
Hydrological Assessment of Spring Pond	Throughout the master plan effort, several comments were received regarding Spring Pond and what opportunities exist for its restoration and enhancement. Some actions, such as restorative planting along the western shoreline of Spring Pond, are prescribed in the master plan design; however, a comprehensive evaluation should be conducted to determine whether additional measures are appropriate. It is recommended to conduct a hydrological assessment of Spring Pond to determine and evaluate its historical and current hydrology, as well as its connection to Jenkins Creek. An assessment should identify any water quality issues and determine their relationship to the Soos Creek basin. Further, the study should look at fish use of Spring Pond, with consideration of viable fish habitat or potential barriers that could exist downstream.
Citizen Support Organization	Several comments were received suggesting the formation of a citizen support organization, such as the "Friends of Jenkins Creek Park." This would be an organized group of volunteers who are focused on park issues. While not managed by the City, the group would have a City liaison who would ensure that the group is acting in the City's best interest and advocating for City goals. Typical roles of a citizen support organization are to coordinate and promote park events, such as volunteer work days; make the City or stakeholders aware of park issues; and, coordinate fundraisers or apply for grants.
Vegetation Management and Maintenance Plan	To coordinate the efforts of City staff, volunteers, and other groups, development and adoption of a Vegetation Management and Maintenance Plan is recommended. A vegetation management plan would outline a maintenance prescription for each zone of the park, including recommended activities, frequency, and schedule. This plan would ensure the efforts of volunteers and community groups, such as planting and landscape maintenance, align with the overall goals of the City and help to further the objectives outlined in the park's master plan.
Expand Park Boundary	It is recommended that the three city-owned parcels located adjacent to the park's northern boundary be annexed into the park. These parcels include an existing bioswale stormwater facility, a large NGPE that is heavily encumbered by critical areas, and a narrow parcel that contains an existing park entrance off SE 264th Place. Including these parcels would provide

	additional street frontage, allowing for the City to delineate the park boundary and assert its ownership of the park. With these improvements, the existing chain link fence around the bioswale should be removed and the full park boundary demarcated with appropriate fencing, such as wooden split-rail.

Final Design Schematic and Cost Estimate

The strongest components of each design alternative, as identified by community feedback, were combined to create one comprehensive final schematic design. Like the preliminary alternatives, the final design was developed to address the community's foremost desires and concerns for the park, including provision of safe family-friendly spaces, respecting the park's unique natural features, preserving healthy mature trees, while opening sightlines and increasing visibility, and activating the park with flexible and formal spaces for gathering and play.

The narrative describing the final schematic design is presented in four pieces. Overall safety improvements are discussed first. Then, the vision for the park landscape is discussed in three areas: the eastern upper bench, the central spine and pond, and the western lower bench.

Park Safety

A central theme of discussion around Jenkins Creek Park is park safety. Improving the perception of the park as a safe place will be crucial to the success of redesign efforts. To address safety issues, a suite of safety measures is proposed to increase the overall security of the park. Measures proposed respond to CPTED (Crime Prevention Through Environmental Design) principles of natural surveillance, natural access control, territorial reinforcement, and maintenance, which have been demonstrated as effective for improving security in public spaces.

Several security improvements, such as increased visibility, perimeter fencing, and surveillance cameras, are proposed as elements of initial park construction. Additionally, increased police patrols, regular park maintenance, and community programming are tools for improving and maintaining park safety after construction.

In the proposed master plan design, CPTED principles have been applied to formalize the park boundary. Improvements to each of the park's four existing entrances are proposed, including an entry monument and signage. Signage should convey ownership of the park by the City of Covington and park rules (including opening and closing hours). Entry features, such as perimeter fencing, archways, or other monuments, should be appropriately styled for a municipal park, while also clearly demarcating the park's boundary and ownership.

Within the park landscape, CPTED is employed throughout the design. Elements are sited to provide clear views between key features. Construction of the pavilion, picnic shelter, boardwalk platform, and play structures are open on all sides to allow complete visibility and are sited to be visible from all directions. Trails, paths, and open spaces are laid out to increase visibility and minimize hiding places. Further, in the construction design phase of master plan implementation, resiliency and resistance to vandalism should be considered in the selection of site materials, including furnishings, finishes, and landscaping materials.

EXHIBIT A

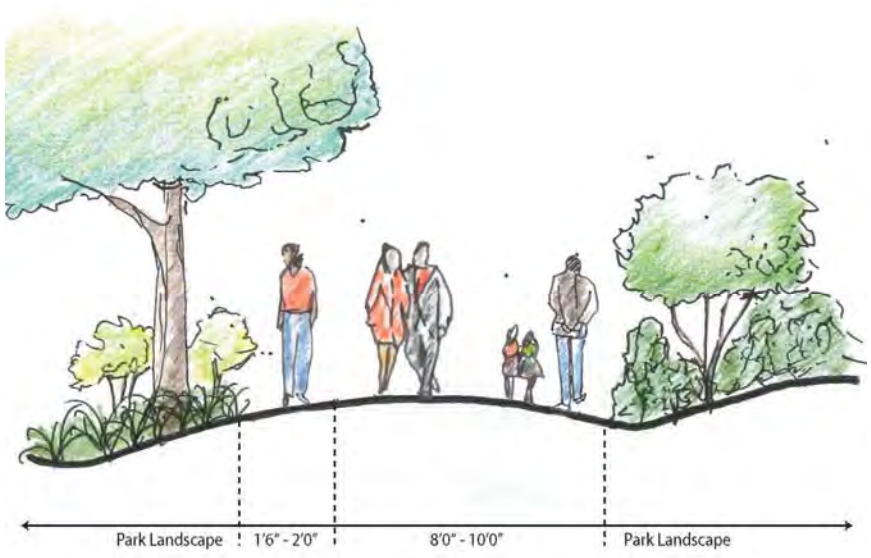
MASTER PLAN DESIGN: RESTORATIVE NATURE PARK & GATHERING SPACE

The master plan design mixes highly visible open spaces with immersive nature-based experiences allowing visitors to enjoy the natural features of Jenkins Creek Park. Open spaces would be loosely programmed to allow for a multitude of passive recreation options. Flexibility in programming invites park visitors to use the space creatively. Activities like picnicking, kick-ball, frisbee, or gatherings, such as cook-outs and reunions, provide a setting to serve a multitude of users, both in large and small groups. Paired with the **open space areas, restored natural features** would be designed to balance the need for restorative nature-based recreation opportunities with resource sensitivity and visibility concerns. Features would be sited to avoid critical areas and minimize impacts to buffers. Healthy mature trees would be preserved, and lower limbs and understory vegetation would be pruned to **improve sightlines**.

Open spaces and natural areas would be connected by a hierarchy of **paved and unpaved trails**. The primary trail system, including the existing through-trail and two large loops, would consists of nearly a mile of accessible asphalt paths. These primary trails would encircle the upper and lower benches in the park, bringing activation and visibility throughout the park. Off the main paths, secondary trails would provide access to park amenities. Secondary trails would be constructed in crushed rock or boardwalk. Finally, single-track earthen-surfaced trails would allow visitors to experience the park's forests and wilderness areas.

Eastern Upper Bench

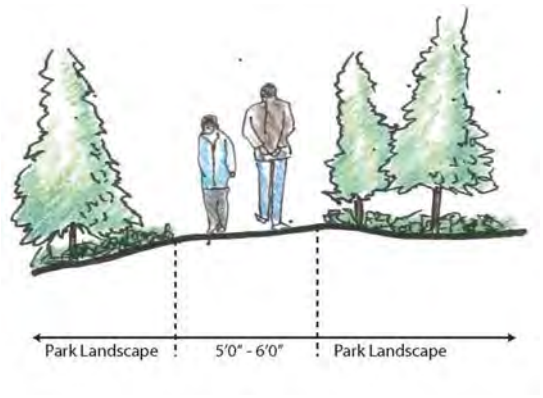
Visitors arriving at the park through the neighborhood entrance from SE 267th Street are greeted with a **grand lawn** that is encircled by an **accessible paved pathway system**. A **grand pavilion** that is perfect for large events, is located near the edge of the park's north-south topographic ridge, providing unobstructed views down to Spring Pond and into the western lower bench. It is also situated just off the **main accessible path** for easy portage of picnicking supplies from any of the park's entrances. While the grand lawn is not sized or designated as an official sports field, its nearly one-and-a-half-acre area could be used informally for a range of low-impact athletic recreation purposes, such as lawn bowling or



***Primary paths** will feature an eight to ten-foot-wide asphalt surface, with an optional gravel shoulder on the outside of the main park loops.*

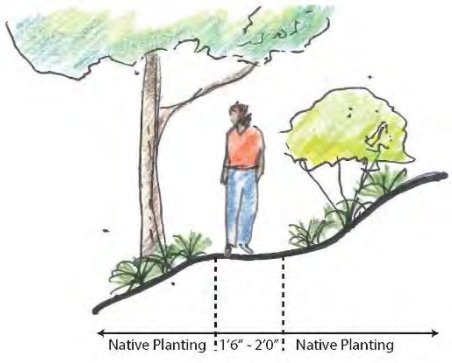
playing catch. In addition, picnicking amenities, such as **site furniture**, would be placed around the grand lawn.

At the northern end of the eastern upper bench, three city-owned parcels are annexed into the park, completing the park boundary out to SE 264th Place. A **split-rail wood fence** rings the roadway edge, bearing **new signage** announcing that this is Jenkins Creek Park. An interpretive sign in this area informs the public about the role of the bioswale and Native Growth Protection Easement (NGPE) in the protection and preservation of the park's natural features.



Secondary paths *will be narrower than primary trails, with crushed rock or boardwalk surfacing.*

Both neighborhood entrances at the north end—the northern entrance off SE 264th Place and the eastern entrance off 186th Place SE—are formalized with new **entry monuments** and **accessible trail surfacing**. Although these trails would be paved, their width would be reduced to reflect their status as secondary circulation paths and to minimize impacts to the mature trees and vegetation found in this area. These entrance paths would also be straightened to extend sightlines in and out of the park. A **forested interpretive nature trail** connects the two entrances, allowing opportunities for birdwatching and observation of installed habitat features, such as bird nesting boxes and tree snags. This forested canopy along the northern edge of the eastern upper bench transitions to a second, smaller **open lawn area**. This nearly one-acre open space is looped by the **accessible paved trail** and provides direct access to the forested adventure play area. A **covered picnic table** located near the play area is perfect for birthday parties and family picnics.



Single-track earthen trails *will weave through forested areas, providing an immersive nature experience.*

The grand lawn and smaller lawn areas are separated by a **forested adventure playground**. This "nature play" experience will use natural materials such as logs, boulders, and earthen mounds to give children the opportunity for unstructured play. A tall tree canopy and low groundcover in this play area will give the sense of immersion without compromising open views through the site. Mulched trails provide circulation throughout the forested adventure playground, and benches are provided for the comfort of parents and caretakers.

At the southern end of the grand lawn the paved trail connects to the existing Safe Routes to School trail. This intersection is designed as a focal point that will feature a **community art installation**. The landscape design will focus on open views around this connection, drawing the eyes of visitors towards a clear path through the park to the next area, the central spine and pond.

Central Spine and Pond

Just west of the upper bench, reconfigured trails are proposed in the sloped areas of the central spine and new access is provided on the western shore of Spring Pond. An **earthen nature trail** uses the

alignment of the old steep asphalt trail and brings visitors along the slope through native trees and vegetation. A loop of earthen wilderness trail extends north-northeast of Spring Pond, using the alignment of the existing unsanctioned footpaths to weave through the north central portion of the park. **Trail signs** mark the distance and remind users to stay on the trails. By welcoming visitors to hike on primitive trails in this area, their presence increases "eyes-on-the-park," discouraging others from using the area to engage in undesirable behaviors.

On the western edge of Spring Pond, **riparian vegetation** is restored and a new **boardwalk path** brings visitors to enjoy water viewing, while preventing uncontrolled access to the sensitive habitat at the pond edge. An **accessible overlook** with seating would allow all users to enjoy an unobstructed view of the pond and its wildlife. For added security and to establish a visual connection to the upper meadow, the overlook platform is sited to be within view of the grand pavilion.

Western Lower Bench

A new **paved trail loop** brings visitors from the pond, to the northern corner of the western lower bench, then back down to the existing Safe Routes to School trail, activating all corners of this portion of the park. As the loop trail weaves through nearly two acres of **open space** and two acres of **restored oak prairie habitat**, mature trees provide dappled shape and frame views throughout the park interior. Dense forest habitat and trees along the park edge define the park boundary and screen views of adjacent development.

A large area of oak prairie restoration creates habitat and helps to maintain **clear views** throughout the park's landscape. Restoration of this unique community also reaffirms the connection between today's park users and use of the land by Tribal members in days past. A crushed rock trail leads visitors to interpretive signs that describe the cultural significance of the oak prairie community and the history of Jenkins Prairie. Visitors on the **interpretive prairie trail** and paved loop trail will have a distinctly different experience when passing through this habitat from what is offered on the other park paths. A large part of the restoration area is not physically accessible to visitors; instead it is dedicated to allow rare plants and songbirds to successfully establish here. An **art installation**—perhaps one that relates to the Tribal history of this area—is set within the prairie, in sight but out of reach from park visitors.

Existing **mature trees** shade **open lawn areas**, which are left passive, flexible, and informal. Large group gatherings and outdoor games can take place among the oaks within clear view of the paved trails from one end of the park space to the other. In clear view, an **accessible play structure** is located south of the main path, with benches and picnic tables nearby. A formalized **unpaved trail** is proposed along Jenkins Creek to bring visitors into the riparian forest and concentrate impacts.

Finally, at the west entrance off SE 267th Street, a commercial parcel is annexed into the park. The existing structure is removed, allowing for creation of a **small parking area** and restoration of the riparian buffer to Jenkins Creek. A paved driveway off 180th Ave SE leads to a universally-accessible parking area and trailhead.

EXHIBIT A

Figure 7.1: Master Plan Design



EXHIBIT A

Figure 7.2: Master Plan Cost Estimate

Item No. / Description		Est. Quantity	Unit	Unit Price (numeric)	Extended Amount (Qty x Unit Price) (numeric)
SCHEDULE					
1	Property Acquisition	1	LS	$226,000.00	$226,000.00
2	Clearing and Site Preparation	11.5	AC	$9,255.00	$106,432.50
3	Asphalt Trail Removal	1,010	SY	$13.00	$13,130.00
4	Structure Demolition	1,390	SF	$17.00	$23,630.00
5	Sod Installation and Irrigation System	5.7	AC	$180,774.00	$1,023,180.84
6	Landscaping and Restoration (Installation and Irrigation)	2.0	AC	$479,160.00	$958,320.00
7	Prairie Installation and Irrigation System	3.2	AC	$326,700.00	$1,035,639.00
8	Multi-use Paved Trail (Asphalt 10 ft Wide)	3,883	LF	$28.00	$108,724.00
9	Multi-use Unpaved Trail (Gravel or Mulch 5 ft Wide)	972	LF	$12.50	$12,150.00
10	Multi-use Unpaved Trail (Earthen/Mulch 2.5 ft Wide)	2,560	LF	$6.25	$16,000.00
12	Parking Lot	1	LS	$28,000.00	$28,000.00
11	Boardwalk (5ft wide)	350	LF	$370.00	$129,500.00
13	Large Woody Debris	7	EA	$1,500.00	$10,500.00
14	Earthwork for Play Area	1	LS	$5,000.00	$5,000.00
15	Earthwork for Lawn / Trails	31,944	SY	$0.99	$31,624.56
16	Boulders for Play Area	1	LS	$15,000.00	$15,000.00
17	Hexagon 2-tier Shelter (Includes Installation)	1	LS	$71,000.00	$71,000.00
18	Accessible Play Structure (Includes Installation)	1	LS	$81,000.00	$81,000.00
19	Covered Picnic Shelter	1	LS	$28,000.00	$28,000.00
20	Site Furnishings	1	LS	$72,000.00	$72,000.00
21	Interpretive Signage for Boardwalk (design and install)	1	LS	$20,000.00	$20,000.00
22	Wayfinding Signage	1	LS	$25,000.00	$25,000.00
Additional Alternate Features					
23	Perimeter Fencing and Gates (8ft cyclone)	2,951	LF	$45.00	$132,795.00
24	Perimeter Fencing (split rail / post rail)	2,077	LF	$21.00	$43,617.00
25	Security Cameras	1	LS	$3,500.00	$3,500.00
45	Subtotal of Schedule (Items 1 through 25)				$4,219,742.90
46	Mobilization, Survey Staking, and Clean-up @ 15% of Subtotal (Item 45)				$632,961.44
47	Sales Tax @ 8.9% of Construction Subtotal (Items 45 and 46)				$431,890.69
48	**Estimated Construction (Items 45 through 47)**				**$5,284,595.02**
49	**Design, Engineering, and Permitting @ 30% of Construction (Item 48)**				**$1,585,378.51**
	Select Additional Operating Costs				
50	-- Police Patrols (repeating annual cost, beginning at Year 1)				$34,055.00
51	**Estimated Project Total (Items 49 through 50)**				**$6,904,028.53**

NOTES: "Property Acquisition" is based on Assessor's total appraised value at time this estimate was compiled. If needed, contingency and Construction Management are not included in this estimate. Increases in operating and maintenance costs are anticipated as a result of park improvements, such as for irrigation and landscape maintenance; no effort was made to capture these costs. Approximate costs are provided in 2017 dollars. To project cost in future years, a minimum escalator of 3.5 - 5% per year is advised.

DISCLAIMER: Estimates are provided with the acknowledgement that The Watershed Company has no control over costs of labor, materials, competitive bidding environments and procedures, unknown field conditions, financial and/or market conditions or other factors affecting the cost of the construction, all of which are beyond Watershed's control and are unavoidably in a state of change. Watershed cannot and does not make any warranty, promise, or representation, either express or implied that proposals or bids will not vary substantially from probable cost estimates.

Implementation Plan

Due to the features and conditions at Jenkins Park, as well as the regulatory environment in Covington, several studies will be required in order to implement the master plan design. Specifically, the following investigations may be required:

- Topographic survey by a licensed surveyor, including identification of steep slopes (those exceeding 40%)
    - The survey should locate all existing trees, underground and above-ground utilities, structures and development (including fences), property lines and easements, and wetland and stream boundaries, as flagged in the field by qualified ecologists. For cost efficiency, the survey should focus on the areas where modifications are proposed in the master plan. Specifically, one-foot topography should be provided for the upper and lower benches, acquisition parcel, and the boardwalk area. Approximate alignment and two-foot contours should be provided for all existing trails, including those through the sloped and riparian areas. Where no modifications are proposed, such as the Greenspace/NGPE parcel, two- to four-foot topographic contours should suffice.
- Wetland and stream delineation
    - Delineation studies are considered valid for a period of five years; therefore, it is recommended that the delineation study be ordered in preparation for filing development permits.
- Tree inventory, completed by a certified arborist
- Archaeological and/or cultural resource assessment
- Geotechnical assessment, completed by a geotechnical engineer

Permit Path

Several permits will be required in order to proceed with master plan implementation. A summary of local, state, and federal permits that may be required is presented in Table 7.2 below.

Table 7.2: Permit Summary

Regulatory Body	Permit / Description
City of Covington	▪ Pre-application meeting with the City of Covington to review the proposed master plan development and advise on permit requirements ▪ Critical Areas Review – Critical areas review and approval by the City will be required due to development in and around the parks wetlands, streams, steep slopes, and regulated buffers. Critical areas delineations, a critical area report, and potential mitigation and monitoring will likely be required. ▪ Major Tree Clearing Permit – Required for removal of trees on sites that are two acres or larger ▪ Grading Permit ▪ Building Permit
WA State Department of Fish and Wildlife	▪ Hydraulic Project Approval (HPA) – Required for most work occurring in, over, or adjacent to state waters, such as the Spring Pond restoration and boardwalk.
US Army Corps of Engineers (USACE)	▪ Clean Water Act Section 404 Permit – A Joint Aquatic Resources Permit Application (JARPA) form may be necessary to apply for approval by the USACE if any fill is proposed within streams or wetlands.
National Marine Fisheries Service and US Fish and Wildlife Service	▪ Biological Evaluation (BE) – If a USACE permit is required, or federal funding is used, a BE may be necessary to demonstrate compliance with the Endangered Species Act (ESA).

As part of the City review, and prior to applying for an HPA, a State Environmental Policy Act (SEPA) determination may be required. As the lead agency, the City can provide guidance on SEPA requirements at the pre-application meeting. A draft SEPA checklist for the final master plan is provided as Appendix D.

Funding Strategy

The estimated capital costs of executing the Jenkins Creek Master Plan is $6,869,973.53 (2018$). In addition, it is anticipated that once the final Park is completed it will require additional operating costs, specifically approximately $34,055 per year in additional police monitoring and enforcement. While we anticipate additional operating and maintenance costs (to support things like landscaping, vegetation management, etc.) those costs have not been estimated as part of the master planning process.

According to the six-year CIP, $2,050,000 was previously identified as the initial cost of the Park's physical development, however only $65,000 of the amount (the share funding the Master Plan's development) has been funded and applied. The additional, previously identified costs will need to be

funded, and the additional costs will need to be prioritized as part of the City's already heavily prioritized PROS Plan CIP. As of the current 2016 PROS Plan CIP, there are already $26 million in unfunded priorities in that Plan, which illustrates the funding challenge.

This funding strategy identifies additional revenues needed to support implementation of the plan and potential sources for generating those revenues.

PHASING

The City can phase these project costs over five years. Below are the phased costs, excluding operating costs, over five years.

Table 7.3: Phased Costs

Year 0	Pre-design	$283,031.10
Years 1-2	Design Development	$1,585,378.51
Year 3	Phase 1 Construction	$4,389,634.95
Year 4	Phase 2 Construction	$611,928.97
Total Cost		**$6,869,973.53**

A detailed breakdown of phasing costs by year, including regular police patrols for years 1-4, is presented in Figure 7.3 at the end of this chapter.

Phasing Strategy

The preferred phasing strategy seeks to minimize cost over the longer term by streamlining investigations, design, permitting, and mitigation. For example, by permitting improvements for both construction phases at once, the City can use the planned restoration actions to mitigate for potential development impacts. In addition, this approach prioritizes efficient use of consultant effort for design and permitting, as well as labor hours for City review and coordination. Further, proposing two consecutive phases of site construction allows for the ability to streamline costs for construction mobilization and site work activities, such as erosion control and fencing.

If the City desires, an alternate phasing strategy could be employed that would allow for a smaller construction project in Years 0 and 1. This alternate strategy would be to acquire the single-family parcel and move into design, permitting, and construction of the proposed parking area prior to beginning any of the larger park improvements. Although this would increase the total cost over the long term, it would allow for completion of an interim development project in advance of full master plan buildout. If alternate phasing is pursued, it would be important to permit the structure removal and riparian buffer restoration proposed on Jenkins Creek along with development of the parking area, in order to get mitigation credit for restorative actions.

POTENTIAL FUNDING SOURCES

Increase Existing Revenues

The City of Covington can increase its general revenues to support additional funding for parks capital projects, like the Jenkins Creek Park Redevelopment. The City is in the process of evaluating its revenues through a city funding prioritization plan expected to be completed in April 2018. This plan will identify needed increases to citywide general revenues.

New Dedicated Revenue Sources

There are very few dedicated revenue sources for parks capital. The only such tool that is available for parks capital in Covington at this time is a property tax levy lid lift, described below:

- **Property Tax Levy Lid Lift.** The City could increase property taxes in the city to pay for parks capital. Cities are currently limited to a 1% increase in property tax revenue without a public vote. A property tax levy lid lift occurs when taxing jurisdictions with a tax rate less than their statutory maximum rate ask voters to increase their tax rate to an amount equal to or less than the statutory maximum rate, effectively lifting the lid on the levy rate. The taxing jurisdiction then collects more revenues because of the higher levy rate.

Grant Funding

The City of Covington already funds a significant portion of its parks capital project through competitive grants. While these state and federal grant programs are extremely competitive, grant funding would significantly improve the funding feasibility of the Jenkins Creek Park. Based on the project plan, we suggest pursuing the following grants:

- **Washington Recreation and Conservation Office (RCO) Washington Wildlife and Recreation Program (WWRP).** To fund land protection and outdoor recreation, including park acquisition and development, habitat conservation, farmland and forestland preservation, and construction of outdoor recreation facilities.
  - Approximately $94 million available in 2019-21 cycle. As part of the Outdoor Recreation Account, local parks can receive up to $1 million in acquisition, $500,000 in development, or $1 million for combination projects (no more than $500,000 for development).
  - 50% match required. 10% of total project cost must be from non-state, non-federal contribution.
  - *This grant can be used to renovate community parks, develop regional trails, and conserve habitats, making Jenkins Creek Park an attractive project. Covington has successfully acquired this grant in prior years for Covington Community Park and SoCo Park (pending).*
- **Land and Water Conservation Fund (LWCF).** To preserve and develop outdoor recreation resources, including parks, trails, and wildlife lands.
  - Approximately $1.6 million available for 2019-21 cycle.
  - 50% match required. For local agencies and special purpose districts, 10% of total project cost must be from non-state, non-federal contribution.
  - *Jenkins Creek Park will include paved and unpaved trails, making the project a great candidate for the LWCF grant. Covington has successfully acquired this grant in prior years for Covington Community Park.*
- **Salmon Recovery Funding Board Estuary and Salmon Restoration Program (ESRP).** To protect and restore Puget Sound near-shore ecosystem processes and functions.
  - Approximately $10 million available for 2019-21 biennium cycle. No grant cap.
  - 30% match required, some of which must be non-state funds.

- *Jenkins Creek provides habitat for salmon, and these grants support salmon habitat restoration. The theme of salmon habitat restoration came up repeatedly during the public engagement process.*

- **King County Conservation Futures Tax (CFT) Program.** To protect forests, shorelines, greenways, and trails from development. Currently incorporated cities within King County receive a share of these annual property tax revenues. An additional increment of the funding collected is available for competitive grants, for which the City of Covington is eligible.
  - *Jenkins Creek Park's trails could be supported by the King County CFT Program. Covington has successfully acquired this grant in prior years for SoCo Park.*

FINANCING

As of December 31, 2016, the City of Covington has $9,602,397 in outstanding limited tax general obligation debt. This is a small share (approximately 20%) of its overall debt capacity: $49,601,443 based on the city's 2016 assessed value.

The City can levy additional debt through two main financing tools, Limited Tax General Obligation (LTGO) Bonds and Unlimited Tax General Obligation (UTGO) Bonds. LTGO bonds will impact the General Fund, while UTGO bonds will have an additional tax burden. The loan schedules used in this analysis assume a 4% interest rate, over a 20-year period, and a bond issuance fee of 1.5%.

- **Limited Tax General Obligation (LTGO) Bonds.** Councilmanic bonds that must be repaid from existing resources, as there is no dedicated source of new revenue for debt service. These bonds can be issued by the City Council without going out to residents for a public vote.
  - LTGO bonds could be taken out in two phases. The Design, Engineering, and Permitting costs would be taken out during Phase 1 for the 20-year period from year 1 through year 20. Construction costs would be taken out during Phase 2 for the 20-year period from year 2 through year 21. The LTGO bonds would have a total impact on the General Fund of $10,261,745 over the bond's lifecycle.

- **Unlimited Tax General Obligation (UTGO) Bonds.** Voted bonds that must be approved by a vote of the City's residents, and are paid off by a new city property tax levy. This type of bond issue is usually reserved for municipal improvements that are of general benefit to the public, such as arterial streets, bridges, lighting, municipal buildings, firefighting equipment, and parks. As the money is raised by an assessment levied on property values, the business community also provides a fair share of the funds to pay off such bonds.
  - UTGO bonds would be taken out at one time, and they would have an estimated tax burden of approximately $0.23 per 1,000 of assessed value (including total debt service) based on the City's most recently available assessed valuation ($2,211,247,603 in 2017). This translates to approximately $62.38 for a homeowner with Covington's median home value of $271,200. Over a 20-year bond lifecycle, the cost to homeowners will decline over time as the value of the tax dollar decreases – as such the cost to homeowners would be greatest in the first year of the bond.

It is important to consider that taking on additional bond debt will affect the City's credit rating. We cannot estimate how a specific bond issuance will specifically affect the City's credit rating, but the

amount of debt capacity utilized does affect this rating, and it is a factor to consider in determining the amount of debt issued to support parks capital projects plan.

Additional Sources

- **Legislative Allocations.** In addition to the grant programs, some infrastructure funding is allocated through the state budget process. As with grants, these discretionary funds are limited, subject to state appropriation, and highly competitive.
- **Crowdfunding.** Because crowdfunding is best suited for small popular or novel projects and installations, it could be successfully implemented to support such a component within the Jenkins Creek Park Redevelopment master plan.
- **Private Donations and Partnerships.** Because Jenkins Creek Park is adjacent to a small commercial development, as well as several residential developments, the City may find that there are individuals who are willing to privately support redevelopment of the park.

EXHIBIT A

Figure 7.3: Phasing Plan

Item No. / Description		Est. Quantity	Unit	Unit Price (numeric)	Extended Amount (Qty x Unit Price) (numeric)
SCHEDULE					
Year 0 / Pre-design					
1	Property Acquisition	1	LS	$226,000.00	$226,000.00
A	Real Estate Contingency @ 15% of Acquisition Cost				$33,900.00
B	Sales Tax @ 8.9% of Above				$23,131.10
C	**Estimated Total for Year 0 / Pre-Design**				**$283,031.10**
Years 1-2 / Design Development					
1	Design, Engineering, and Permitting (for Phases 1 & 2) @ 30% of Anticipated Construction				$1,585,378.51
2	Police Patrols (repeating annual cost, Year 1)				$34,055.00
3	Police Patrols (repeating annual cost, Year 2)				$34,055.00
A	**Estimated Total for Years 1 and 2 / Design Development**				**$1,653,488.51**
Year 3 / Phase 1 Construction					
1	Clearing and Site Preparation	11.5	AC	$9,255.00	$106,432.50
2	Asphalt Trail Removal	1,010	SY	$13.00	$13,130.00
3	Structure Demolition	1,390	SF	$17.00	$23,630.00
4	Sod Installation and Irrigation System	5.7	AC	$180,774.00	$1,023,180.84
5	Landscaping and Restoration (Installation and Irrigation)	2.0	AC	$479,160.00	$958,320.00
6	Prairie Installation and Irrigation System	3.2	AC	$326,700.00	$1,035,639.00
7	Multi-use Paved Trail (Asphalt 10 ft Wide)	3,883	LF	$28.00	$108,724.00
8	Multi-use Unpaved Trail (Gravel or Mulch 5 ft Wide)	972	LF	$12.50	$12,150.00
9	Multi-use Unpaved Trail (Earthen/Mulch 2.5 ft Wide)	2,560	LF	$6.25	$16,000.00
10	Parking Lot	1	LS	$28,000.00	$28,000.00
11	Perimeter Fencing and Gates (8ft cyclone)	2,951	LF	$45.00	$132,795.00
12	Perimeter Fencing (split rail / post rail)	2,077	LF	$21.00	$43,617.00
13	Security Cameras	1	LS	$3,500.00	$3,500.00
A	Subtotal of Schedule (Items 1 through 13)				$3,505,118.34
B	Mobilization, Survey Staking, and Clean-up @ 15% of Subtotal (Item A)				$525,767.75
C	Sales Tax @ 8.9% of Construction Subtotal (Items B and C)				$358,748.86
D	**Estimated Construction (Items A through C)**				**$4,389,634.95**
E	**Select Additional Operating Costs:** Police Patrols (repeating annual cost, Year 3)				$34,055.00
F	**Estimated Project Total for Year 2 / Phase 1 Construction (Items D and E)**				**$4,423,689.95**

NOTES: "Property Acquisition" is based on Assessor's total appraised value at time this estimate was compiled. If needed, contingency and Construction Management are not included in this estimate. Increases in operating and maintenance costs are anticipated as a result of park improvements, such as for irrigation and landscape maintenance; no effort was made to capture these costs. Approximate costs are provided in 2017 dollars. To project cost in future years, a minimum escalator of 3.5 - 5% per year is advised.

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EXHIBIT A

Figure 7.3: Phasing Plan (continued)

Year 4 / Phase 2 Construction					
14	Boardwalk (5ft wide)	350	LF	$370.00	$129,500.00
15	Hexagon 2-tier Shelter (Includes Installation)	1	LS	$71,000.00	$71,000.00
16	Accessible Play Structure (Includes Installation)	1	LS	$81,000.00	$81,000.00
17	Covered Picnic Shelter	1	LS	$28,000.00	$28,000.00
18	Large Woody Debris	7	EA	$1,500.00	$10,500.00
19	Earthwork for Play Area	1	LS	$5,000.00	$5,000.00
20	Earthwork for Lawn / Trails	31,944	SY	$0.99	$31,624.56
21	Boulders for Play Area	1	LS	$15,000.00	$15,000.00
22	Site Furnishings	1	LS	$72,000.00	$72,000.00
23	Interpretive Signage for Boardwalk (design and install)	1	LS	$20,000.00	$20,000.00
24	Wayfinding Signage	1	LS	$25,000.00	$25,000.00
A	Subtotal of Schedule (Items 14 through 24)				$488,624.56
B	Mobilization, Survey Staking, and Clean-up @ 15% of Subtotal (Item A)				$73,293.68
C	Sales Tax @ 8.9% of Construction Subtotal (Items B and C)				$50,010.72
D	**Estimated Construction (Items A through C)**				**$611,928.97**
E	**Select Additional Operating Costs:** Police Patrols (repeating annual cost, Year 4)				$34,055.00
F	**Estimated Project Total for Year 3 / Phase 2 Construction (Items D and E)**				**$645,983.97**

NOTES: "Property Acquisition" is based on Assessor's total appraised value at time this estimate was compiled. If needed, contingency and Construction Management are not included in this estimate. Increases in operating and maintenance costs are anticipated as a result of park improvements, such as for irrigation and landscape maintenance; no effort was made to capture these costs. Approximate costs are provided in 2017 dollars. To project cost in future years, a minimum escalator of 3.5 - 5% per year is advised.

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EXHIBIT A

Appendix A: References

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EXHIBIT A

EXHIBIT A

Appendix B: Public Participation Plan Summary Details

Summary of Stakeholder Interviews

Objectives

- Obtain feedback from key stakeholders to help inform the site inventory and assessment.
- Gain insights into the strengths, opportunities, and challenges of the Jenkins Creek Park site.
- Obtain feedback on community's current park and recreation desires and needs.

Interviewees

Thirteen interview subjects were identified based on the stakeholder list and demographic groups identified early in the process. Interviewees included 8 representatives of City departments (internal subjects) and 5 representatives of community groups and organizations (external subjects).

Stakeholder Groups Represented in Interviews

Internal	External
▪ Police Department	▪ Park volunteers
▪ Public Works/Park Maintenance	▪ Nearby/adjacent businesses
▪ Arts Commission	▪ Environmental organizations (Green River Coalition, Mid Sound Fisheries Enhancement Group)
▪ City Management	
▪ Director of Community Development	
▪ Planning Department	
▪ Parks and Recreation	

EXHIBIT A

Interview Summary

How is the park used today? What activities happen there?

- The most common response among interviewees was that the park is used as a connection/pass-through/trail between residential areas, the school, and downtown Covington.
- The park is mainly used for passive recreation, such as a hangout spot for youth, walking, skateboarding, or dog walking. Active recreation is not currently available in the park.
- The park is under-utilized and often feels empty. Interviewees have not observed large numbers of users in the park. Some interviewees commented that they have not seen a lot of families in the park, although one or two have seen parents and children playing near the pond. One interviewee said they rarely see people in the Lower Meadow, and those that have been seen might have been using drugs or camping illegally.
- The park is sometimes used by Jenkins Creek Elementary School for educational purposes. The City and the Green River Coalition will send someone to go out and talk to students. They will do this at least once a year for outdoor and science education. The City also holds occasional events in the park, such as Arbor Day events.
- Illegal activities were also mentioned as occurring in the park, including vandalism, drug use, and occasional encampment. However, police question the public perception of "drug users," and they may be misrepresenting who is a drug user. According to police, there are some drug users, but not as prevalent as the public thinks there are. Vandalism included graffiti, the destruction of newly planted trees, and the destruction of park facilities, such as picnic tables and benches.

How is the park accessed?

Not many interviewees commented on how the park is accessed. Those that did comment identified the east and west entrances as the main entrances to the park. Some commented that there is no obvious park entrance, and entrances are not very welcoming. Access to the park is a challenge because of the lack of available parking. The park is also not visible from a main arterial road.

What is the perception of the park?

The community's perspective of the park is different than that of City staff. Among community stakeholders, the perception of the park is that it is not well-known, and there are some negative public perceptions and opinions of the park. Many residents don't know that the park even exists, in part because the park was closed for many years while the bridge was being repaired. After the park re-opened, people were not aware. It's not visible from any arterial street.

There is also public perception and memories of the park as scary, dark, unwelcoming, and potentially unsafe. The City has heard from residents that many times during the early morning and late night, it is used for activities that are prohibited—such as drug use in overgrown areas of the park. According to the police, public perception does not always reflect police data, which shows that while there is some vandalism and illegal activities in Jenkins Creek Park, it is not as prevalent as the public thinks. It also ebbs and flows, rather than being a constant problem. The public also feels that the park is neglected

due to overgrown areas and lack of maintenance. This has been changing as more work is being done on the park.

Among City staff, they feel the park has potential to be a great asset for the community and the city, given its location, size, and natural areas, although there are numerous challenges. They see it as a green oasis in a growing urban area.

What are the park's strengths?

The park's natural features were mentioned by almost all the interviewees. Environmental groups highlighted that Jenkins Creek Park may once have had a prairie ecology. It may be one of the few prairie remnants this far north. According to one stakeholder, "You can tell by the plant community. There is a soil type that is conducive to prairie, and Native Americans would burn areas off to maintain the prairie. By burning the area on occasion, it would keep the Doug fir/Cedar/Hemlock species down, allowing camas (main food staple). It was part of larger Jenkins Creek Prairie, which extended the park's current location." Environmental groups also highlighted salmon as a park strength.

The park's central location to the downtown core, the elementary school, and neighborhoods is also a major strength. It's a natural setting in an urbanizing area. The size of the park is an asset.

City staff highlighted the park's features and amenities, including the bridge, picnic tables, and trails that are used for passive recreation.

What are the park's challenges?

- **Parking access.** There is a lack of parking available for people to access the park.
- **Entrances** need to be improved to feel more welcoming.
- **Vandalism and illegal activities**, such as drug use and illegal encampments is a problem. This might be accomplished once there are more users in the park, or if there was better visibility into the park and along park trails.
- **Park visibility and sight lines.** It is difficult to see into the park and often feels isolated. The Lower Meadow is not visible from upper meadow, and there is a maze of trails with easy places to hide. This is particularly important to police for them to patrol the area. They can't see into the park from the patrol car and would have to get out of the vehicle and walk on foot into the park.
- **Ongoing maintenance issues.** There is not enough City staff and they have to rely on volunteers, which can present challenges. From the city's perspective, ideally it would be great to have more staff hired for upkeep and maintenance. Making sure park amenities or features are easy to maintain. For example, materials that can't be easily graffitied, or easy to remove graffiti.
- **Critical areas.** Some city staff said critical areas could be a challenge to park programming and development. According to environmental groups, ecological restoration in this park is also challenging, as there may be methods and goals needed for salmon habitat restoration that may conflict with maintenance, safety, or other park features or development ideas.
- **Public perception of the park and lack of awareness.** Lack of maintenance and overgrowth, contributed to problem of people not knowing it was there. It was a great place in middle of city to

go and hide. The fact that it was neglected over the past many years is something that the park has to overcome.

What are the park's opportunities?

- Trail improvement opportunities to connect to local and regional trail networks, develop a trail system that links neighborhoods to the east to downtown, or build boardwalk areas in the Lower Meadow to protect natural areas.
- Park expansion was also a highlighted opportunity, if the City can purchase more land. There were suggestions for expansion areas to the north and south of the current park boundaries. There should also be a vision for what could be done with more park land.
- Environmental groups highlighted opportunities for restoration and protection of natural systems, including restoring the Lower Meadow to prairie ecology, restoring habitat, restoring wetlands, and maintaining tree coverage.
- Improve and expand parking and access at the east and west entrances of the park.
- Active recreation uses may be suitable for the Upper Meadow.
- Educational opportunities and city pilot projects. The park could lend itself to an outdoor classroom, or there may be an opportunity for other demonstration projects led by the City, such as a food forest or learning corridor.
- Additional park amenities, such as a restroom, maintenance storage, and park shelters.

What needs does your group/organization (or the community) have in terms of parks and recreation?

Environmental needs:

- Plant trees, cool stream water down, salmon habitat restoration.

City's perspective on community needs:

- The park needs to be safe and accessible and that it can be seen by nearby homes and businesses. The park also needs safe parking that is accessible and visible, have an ongoing maintenance plan.
- Having a place for kids to go, such as a community center or gym, where kids and teens can go for classes or to congregate. Lots of programs for younger kids that city offers, but older kids (middle and high school) want more a place to be. A lot of kids that live to the east need active recreation. They live in a dense, old neighborhood on small lots and need a place to play.
- Trails was identified in PROS Plan as one of the highest wants and needs in the community. This could be part of trails connection - could connect to downtown, and internal trails, informal or mowed trails.
- A dog park keeps coming up, not sure if that is a good fit for this park, but may want to consider it just to rule it out.
- Picnic shelters and a playground as well. Is there a good site in JCP? Or does it just encourage vandalism and increase costs for maintenance?

- Active recreation ideas: Pump track (in Leavenworth). Something else that could be a draw in the park beyond just trails, but also depending on fit/size.

Maintenance needs:

- Plants that are easier to maintain (grass is better than shrubs).
- Materials for amenities that are not susceptible to vandalism and graffiti.
- Desire to have the park be a place that people have pride in and maintain it at a level that meets those expectations. Don't want it to be neglected. Don't have a particular vision for what is necessary, but just address maintenance needs of the facilities.

Police needs:

- Visibility. Right now, police must get out of police cars and walk into park to really see into it. From back of Home Depot, they must get out on foot, as well as from Timberlane. It would be great if the police could stay in vehicle to see into park, or drive through the park.

What do you think is the best use of Jenkins Creek Park?

- From the environmental groups perspective, they would like to see salmon habitat restoration and passive recreation uses within the park. Jenkins Creek Park contains habitat features that should be recognized and protected, as well as a connector/trail to other parts of the city. The bridge and trail work is in alignment with this vision. There are active recreation uses in other areas of the city, and therefore should not be pursued in Jenkins Creek Park.
- From City staff's perspective, the park looks very accessible and surrounded by residential developments. It could be a great gathering space like Green Lake in Seattle, which does not have a lot of infrastructure, but contain numerous interesting gathering spaces. They see Jenkins Creek Park as a peaceful, tranquil park with good places for families and groups to picnic, use trails, passive recreation. They also do not envision active recreation uses, like ball fields, there.
- From the community's perspective, this park would be better utilized as walking trails, nature park. Maybe an outdoor pad for classes, but not a lot of infrastructure should be built. It should not be used for sports fields or other types of active recreation. Many community stakeholders would like to see some playground equipment in the Upper Meadow. However, due to vandalism, they would hate to see the City spend money on park infrastructure and it be vandalized.

Tell me about previous efforts at park development. What would make this master plan process a success?

Most interviewees did not know of previous efforts at park development. Those that did mentioned King County's role, as they previously owned the park before handing it over to the City when Covington incorporated. Interviewees mentioned community buy-in, community involvement, meeting the needs of different groups, and public support as markers of a successful process.

Are you aware of any issues, conflicts, or concerns that could emerge during the public involvement or master planning process?

- **Conflicting ideas about park use.** There are some potential conflicts between different park use views, an active use of the park versus a passive, natural use of park. It is the hope that the Master Plan will offer that guidance to help resolve these issues in the future. Make sure plans or projects align with the Master Plan.
- **Overcoming public perception.** Many people don't have many fond memories of using the park, or just use it as a cut-through. It will be important to showcase why the park and its unique features are important and valuable to the community.
- **Help set expectations about what is feasible.** Make sure the public understands that potential changes might still be several years out or more. Small things could happen more immediately, but major changes or additions may be more further out. Be clear on what's feasible about what could happen here. Within the City, there will be concern about development that is hard to maintain. Does this make any improvements to dissuade unwanted behavior? If we invest in this park, will it just encourage bad behaviors?
- **Getting the public involved during the process now.** Get residents involved now as opposed to last-minute so that there is clear support for the project, design, etc.

Do you have any ideas or thoughts around potential funding sources for continuing work on Jenkins Creek Park?

- Environmental stakeholders provided ideas for funding from King County and King Conservation District.
  - GRC has raised thousands of dollars for projects within Covington. Funding sources through grants, and building partnerships with organizations that have access to funding/grants for work within the City. Making sure that there are good connections with partners that are doing the work now.
  - King County has grants for salmon habitat recovery. There are a couple of different sources through the County that specific local environmental groups could help to get.
  - King County: CFT (conservation future tax program) is one source of money that City can apply to acquire property
  - KC: Parks bond- city gets some amount of money.
  - Salmon recovery funding sources - enhancements to Jenkins Creek.
  - City has access to resources that are acquisition-oriented that would help them get access. County's Open Space push- what other places should we be supporting for remaining best places to protect?
- Other funding sources for prairie and oak restoration, the stakeholder would have to ask around, if that is a possibility. Stakeholder would be happy to help if this was the direction that the park wanted to go.

- Cooperative watershed management program- could apply to do restoration for fish components or habitat- for restoration or acquisition.
- State program- ALEA would be good source for JCP. State DNR program, includes public access and outreach component.
- Urban WRP from state RCO office

City perspective:

- Take money out of general fund from City, might not be able to do it through grants alone.
- State and federal grants
- Safe routes to school grants

Summary of Public Workshops

Public Workshop #1 (August 9, 2017)

Based on public feedback gathered at Covington Days and through the online form, the workshop was held on August 9, 2017 from 5:30 to 7:30pm at Jenkins Creek Park. It was an open house format, and notifications about the workshop was distributed in a variety of ways to reach key stakeholders (see Notification Tools).

Objectives

- Inform the public about the project, discuss the project approach and desired outcomes
- Present the Site Analysis and gather public input on:
  - Existing uses and user behaviors
  - Opportunities and Constraints
  - Preliminary Park Design Program
- Build public support and encourage public participation in the Master Plan process

Public Workshop #1 Summary

The workshop was held in the Upper Meadow of the park at the picnic table. There were approximately 15 to 20 attendees, as well as additional conversations with park users. The workshop included two walking tours, games for kids, and question prompts and a large park map to gather feedback. This document provides summary themes that were heard in the feedback, as well as the detailed comments collected in each of the activities.

Summary Themes

The following themes emerged from the public comments received: safety; operations and maintenance (O&M); park program and facility needs; natural resources, including habitat and wildlife; park history and background; interpretation and wayfinding; circulation and connectivity; parking; and acquisition or expansion.

What People Like About the Park

- **People enjoy the natural landscape of the park** – the trees, the pond, the wildlife (birds and ducks), the feeling of being in nature and away from the city. Many love the large trees and wooded areas. Some come for bird watching or to feed the ducks. Others like it as a place to hang out with friends or to walk the dog.
- **Connectivity.** Many participants walk or bike through the park to reach other parts of the community.

Things to Improve

The following items are current park features and amenities that participants would like to see improved:

- **Park entrances and parking.** Participants would like to see improvements to the various park entrances to make them more inviting, attractive, and visible. There doesn't seem to be a "main" park entrance. Many participants mentioned the need for parking. The public provided several ideas for properties that could be acquired for parking; however, the general consensus was that existing areas of the park should not be converted to parking.
- **Park maintenance and safety.** Participants were interested in controlling invasive species, as well as regularly maintaining park trails by mowing or clearing brush. Regular maintenance would also support visibility and park safety. Trash, garbage and pet waste should also be removed regularly.
- **Wayfinding and interpretation.** There is a lack of wayfinding and signage on the park trails, and participants said they get lost on the park trails. Because many people like and use the nature trails, they also suggested adding more interpretive signage.
- **Vandalism, safety, and illicit activities.** Many participants identified areas of the park where they witnessed illegal activities, such as graffiti, vandalism (e.g., broken tree saplings, broken signs, burning and melting park benches and tables, etc.) drug use, nudity, and homeless encampments. They would like to see these activities abated.
- **Natural Habitat**. While most commenters spoke highly of the park's natural areas, many pointed out area for improvement, including restoration and improvements to upland and aquatic habitats.
- **Outreach and awareness of the park**. Many participants, some who have been long-time Covington residents, did not know the park existed. The park is not searchable on major web browsers.

Wish List Ideas

Participants shared many ideas of what they would like to see in Jenkins Creek Park. The following ideas are some of those provided by meeting participants.

- More park facilities, like restrooms, bike racks, trash cans, picnic tables and benches
- Balancing restored natural areas with more lawn areas and open spaces
- Playground or spray park for younger children
- Off-leash dog park/area
- Potentially expanding the park beyond its current boundaries

- Botanical park or arboretum area

Potential Challenges/Opportunities

- Balancing natural, "wild" landscape with open lawns, natural trails versus paved paths and roads
- Potential permitting or cost implications of working in and around the park's critical areas, such as stream, wetland, and buffer restoration activities
- Increasing "eyes in the park" and discouraging illicit activities while also being sensitive to the removal of trees, plants and natural habitat

Workshop Activities

Walking Tour

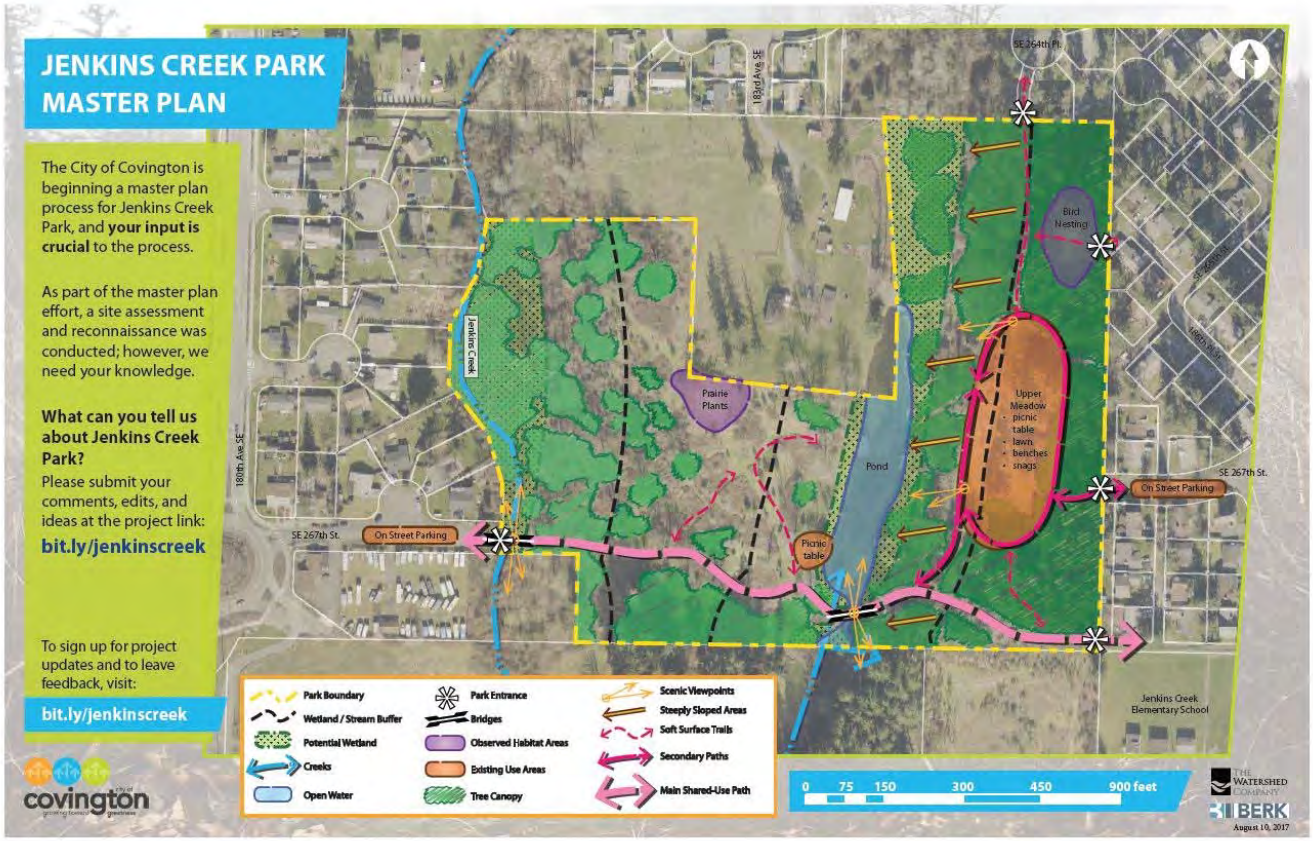
Two walking tours of the park were held at 5:45pm and 6:45pm. The tour was led by The Watershed Company. Because comments were collected along the tour route, many of the public comments responded to specific locations and features of the park.

Comment Themes	Sample Comments
Safety	▪ Park lacks critical mass of people to keep "eyes on the park" ▪ Shrubs encroaching on path have changed feel of path = not inviting. Wish there was better visibility ▪ Illicit activities under the bridge, people do drugs by the pond
Operation and Maintenance	▪ Lots of people leave trash around, like by the benches. ▪ Park signs have been vandalized, park benches have been melted ▪ Tree saplings have been broken ▪ Removing graffiti ▪ Pet waste
Program and Facility Needs	▪ Kids playground ▪ Splash pad or spray park ▪ Off-leash dog area ▪ More lawn areas ▪ Bike racks ▪ Nature trails
Natural Resources / Habitat / Wildlife	▪ Would like to see more cedars ▪ Control invasive species ▪ People love bird watching, the wildlife, the big trees ▪ Bridge is fish barrier. Fish can't return home. ▪ Wish the pond was restored to a stream wetland and the fish passage barrier removed

EXHIBIT A

Comment Themes	Sample Comments
History	▪ Restore historical plant species (oak savannah, big leaf maple) ▪ Restoring pond to original stream wetland habitat
Interpretation and Wayfinding	▪ Include interpretive signs on nature trail ▪ Add more signs on trails for wayfinding, people get lost on trails ▪ Better signage at park entrances to make them more obvious ▪ Create a main entrance
Circulation / Connectivity	▪ Park users walk or ride bikes to access other parts of the city
Parking	▪ Parking is a big problem of the park ▪ Should be more parking
Acquisition / Expansion	▪ City should acquire northern property for park entrance off northwest side. ▪ Thought that one of residential lots on west side was for sale, city should buy it for parking and to expand park entrance area.

Jenkins Creek Park Site Map



Intercept Interviews

Interviewed people in the park about their experience.

- One resident comes to Jenkins Creek Park frequently to walk her dog. She comes in the early morning and early evening. For a long time, she didn't know the park was here, and she has lived in Covington for 15 years. She usually walks to the park but occasionally drives. She uses the Upper Meadow Entrance most often. She sometimes sees teens hanging out at the picnic tables and benches. Some illicit activity she has noticed is drug use and homeless individuals.
- A young man walking through the Upper Meadow to lower meadow gave some of his thoughts on the park. He said he is currently homeless and lives in his truck at his mother's house nearby. He comes to the park to get some space and time alone, to think, to exercise, or to hang out. He also uses the new path (biking and walking) to travel to other parts of town. He would like to see the graffiti and trash cleaned up from under the bridges.
- Two boys were walking along the main path from lower meadow to upper meadow. They live nearby and said they like to come to the park to eat snacks and hang out. One boy wished that there were more park benches and tables, and that the graffiti and tags would be cleaned up. He also thought it would be nice to have playground for the kids.
- A teenage girl was on her first visit to the park to dog walk. She entered the park through the west entrance and was walking east along the main path.

Table Prompts

Several table prompts asked participants to share their ideas on what they like about the park currently and what they would like to see in the future.

Table Prompt	Comments
What I love most about Jenkins Creek Park is…	▪ The pond area and feeding the ducks ▪ Ride bikes on the upper path ▪ The wildlife, like the ducks, fish, herons, frogs, squirrels, etc. ▪ The peaceful feeling of being out in nature. When we are in the park, we feel like we are away from the city. ▪ The history ▪ The bridges, updated garbage cans, signs
Jenkins Creek Park would be amazing if…	▪ There was a nature trail ▪ There was more visibility within the park ▪ There was a real bathroom ▪ There was a playground or splash pad, or both ▪ The park in general was cleaned up, watered, and generally maintained ▪ More obvious entrances ▪ The pond was restored to a stream (like it was historically) and the fish passage barrier was removed

Table Prompt	Comments
	▪ Transitioned the upper forest to trees that are resistant to root rot- like cedars and hemlock ▪ The size of the park was expanded to the SW (parking), and NW to have the entire pond and meadow in the park ▪ There could be access to the north end of the lower meadow ▪ The lower park as a botanical park
I wish I could _____ in Jenkins Creek Park	▪ Have more benches to sit on and tables ▪ Walk my dog off leash ▪ Find my way ▪ Not walk through weeds ▪ Have even paths everywhere ▪ Go to the bathroom in a real bathroom ▪ Let my kids play on a playground ▪ See more of the park (remove bushes for visibility) ▪ Play in a spray park ▪ See wildlife

Public Workshop #2 (October 18, 2018)

Public workshop #2 was held on October 18, 2017 from 5:00-6:00pm. About 25-30 people attended. The workshop provided an opportunity for the Covington community to learn about public comments collected to date and invite additional feedback and comments on the park's strengths, opportunities, and challenges, and ideas for park programs, activities, and facilities. Workshop activities included:

- Informational maps to explain and summarize public comments on the park's strengths, challenges, and opportunities, as well as a development feasibility analysis.
- Interactive board activity "Design Your Ideal Park" to collect feedback on ideas for park programs, activities, and facilities.
- Short presentation to workshop attendees summarizing engagement efforts and providing instructions for the workshop activities.

Workshop Activities

Mapping Activities

Attendees wrote additional comments on two maps that summarized public comments, one that showed comments on Park Strengths and Opportunities, and one on Park Weaknesses and Challenges.

EXHIBIT A

Mapping Activity





Mapping Activity Comment Themes

Comment Themes	Sample Comments
Safety (12)	▪ More lighting for safety ▪ More police presence ▪ Comments about closing gate at night
Operation and Maintenance (3)	▪ More trash cans ▪ Volunteer clean-up
Program and Facility Needs (12)	▪ Picnic shelters, bathrooms, water fountains ▪ Dog park
Natural Resources / Habitat / Wildlife	▪ Keep it natural, no sports field of any type ▪ Preserve natural areas ▪ Best features are the natural features or park
History	▪ Revert the lake/pond back to a stream
Interpretation and Wayfinding	▪ Natural education center ▪ Nature talks and guides
Circulation / Connectivity	▪ More paved paths ▪ Bike lanes
Parking	▪ Add parking to both east and west entrances of SE 267th Street
Acquisition / Expansion	▪ Acquire more park land to improve access, connections, and parking
Implementation / Master Plan Recommendations	▪ Establish a "Friends of Jenkins Creek Park" group

EXHIBIT A

Design Your Ideal Park

Participants were asked to design their ideal vision of Jenkins Creek Park by placing recreation icons on a map of the park showing the development feasibility analysis. Participants commented that the park was limited in size, and that the development feasibility also limited certain kinds of development. While maps differed in where recreation programs and activities took place (e.g. Upper Meadow vs. Lower Meadow), participants were for the most in agreement with the kinds of activities they felt best suited Jenkins Creek Park. This included more passive recreation, such as trails, wildlife viewing, picnic shelters, and wildlife viewing. Of the active use activities, people were interested in a dog park, playground equipment, exercise equipment, spray park, geocaching, disc golf, and a bike pump track. Activities and facilities not included were things like a basketball or tennis courts.

After the workshop activities, the Parks and Recreation Commission held a regularly scheduled meeting and also participated in one of the mapping workshop activities. Their thoughts on the kinds of activities best suited for Jenkins Creek Park were similar to the public comments heard in the workshop. Commissioners thought picnic shelters, playground, and exercise equipment were suitable for the Upper Meadow, and dog walking, trails, natural areas, and wildlife viewing were well-suited for the Lower Meadow.

Example of Design Your Ideal Park Activity



Public Workshop #3 (January 2018)

Public Workshop #3 was held on January 10, 2018 from 5:00-6:00pm. About 15-20 people attended, and the workshop was advertised through postcards and email. The workshop engaged the Covington community to learn about the two design alternatives for the park master plan and to provide feedback on a preferred alternative. Workshop activities included:

- A presentation of the plan and outreach process to date; how public comment, existing conditions, and the development feasibility study informed the design alternatives; and narrative that described the features of both design alternatives.
- Informational and interactive boards on each design alternatives (Alternative A and Alternative B), with places for the public to write comments and suggestions for improvements or changes to the designs.
- A voting box to select a preferred design alternative.

Workshop Activity Results

Most workshop attendees preferred a combination of Alternative A and Alternative B, with many participants wanting to combine the Upper Meadow design from Alternative A with the Lower Meadow design in Alternative B. Suggested changes included adding parking and restrooms.

Preferred Alternative Votes

Alternative A (1)	Alternative B (1)	Combination (7)
▪ Like A – love the pavilion, but add forest trees, trails between both.	▪ B – but with the parking added	▪ Alt A for Upper Meadow and Alt B for Lower Meadow ▪ Alt A for Eastern/Upper Bench, Alt B for Western/Lower Bench. Include restrooms! ▪ Alt A for Upper Section, Alt B for Lower Section ▪ I vote for Plan B, except use Plan A's Eastern Upper Bench. ▪ Top A, Bottom B ▪ Grand Lawns in A, Trails and Lower Meadow in B ▪ A for Upper level, B for Lower level and trails





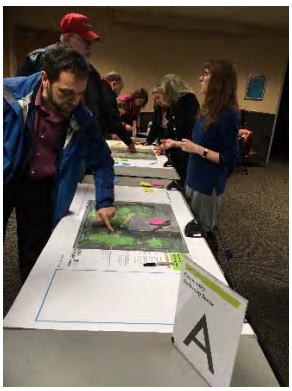


EXHIBIT A

EXHIBIT A

Appendix C: Inventory of Public Comments

The public involvement effort yielded 862 data points that were categorized according to ten emergent content themes, with some comments responding to more than one theme. A summarization of comments is shown below. The full inventory of comments is included on the subsequent pages.

Comment Themes

Program / Facilities	329
Natural Resources / Habitat/ Wildlife	191
Safety	178
Master Plan (MP) Recommendations	164
Operations and Maintenance (O&M)	139
Circulation / Connectivity	139
Interpretive / Wayfinding	101
Parking	59
History	52
Acquisition	21
Total Comments	**862**



EXHIBIT A

	A	B	C	D	E	F	G	H	I	J	K	L	M	N
1	Date	Via	Comment	Site Specific	Safety	O&M	Program / Facilities	Natural Resources / Habitat / Wildlife	History	Art / Interpretive / Wayfinding	Circulation / Connectivity	Parking	Acquisition / Expansion	Implementation / MP Recommendations
2	**Walking Tour Comments**													
3	8/9/2017	PW#1	Would like to see viewing platforms replaced. Platform at lake removed 2 yrs ago; upper meadow platform 10+ years ago.	Upper meadow			x							
4	8/9/2017	PW#1	Has been volunteer for 8 years, last year committed >1000 hrs to park			x								
5	8/9/2017	PW#1	Mows lower meadow twice a year	Lower meadow		x								
6	8/9/2017	PW#1	Assisted other group w/ snag creation in upper meadow; trees were failing, snagged due to concerns that they would fall down. Park has lots of wood peckers.	Upper meadow		x		x		x				
7	8/9/2017	PW#1	Conducted invasive removal, especially RCG around pond edge, to allow lake access. Other invasives being managed: HBB, Scot's broom, archangel, hawthorne are some of the invasive on-site; *herb Robert* controlled by mowing. City managed cinquefoil	Pond		x		x						
8	8/9/2017	PW#1	In the past, people have asked for fenced-in off-leash area.				x							
9	8/9/2017	PW#1	Dog parks are damaging to the natural landscape.					x						
10	8/9/2017	PW#1	There is a value to the park as a connection between neighborhoods		x						x			
11	8/9/2017	PW#1	Parking is a big problem of the park				x					x		
12	8/9/2017	PW#1	Park is considered a hidden gem amongst those who use it											
13	8/9/2017	PW#1	Expressed interest in places to take photos, said this is an activity that young adults look for, such as weddings/prom/events. Suggested setting elements/vignettes could be added to park				x			x				
14	8/9/2017	PW#1	Park belonged to King County, was given to City when City incorporated. Could check King County archives for background info, history, any historic photos of park or farmstead						x	x				
15	8/9/2017	PW#1	Main entrance from SE 267 St. feels like jail	SE 267th St Entrance	x	x					x			
16	8/9/2017	PW#1	This entrance is not always closed at dusk	SE 267th St Entrance	x	x								
17	8/9/2017	PW#1	There was an abandoned vacuum and bicycle at entrance	SE 267th St Entrance		x								
18	8/9/2017	PW#1	Trash had not been dumped lately and was one of the first smells encountered upon entering the park	SE 267th St Entrance		x								
19	8/9/2017	PW#1	Gate is intimidating, looks like prison. Uninviting.	SE 267th St Entrance	x					x				
20	8/9/2017	PW#1	Very off-putting, not welcoming.	SE 267th St Entrance										
21	8/9/2017	PW#1	Garbage, refuse, makes it seem like people don't care.	SE 267th St Entrance	x	x								
22	8/9/2017	PW#1	Didn't realize this was park entrance.	SE 267th St Entrance						x				
23	8/9/2017	PW#1	Lawn appears in poor health.	Upper meadow		x								
24	8/9/2017	PW#1	Like open lawn, such as for events. Should have movies and music events, like at Community Park, to increase awareness of park.	Upper meadow			x							
25	8/9/2017	PW#1	Lawn great for picnicking, would return to use lawn.	Upper meadow			x							
26	8/9/2017	PW#1	Would like a balance of lawn and natural areas.				x							
27	8/9/2017	PW#1	Park lacks critical mass of people to keep "eyes on the park"		x									
28	8/9/2017	PW#1	Varity of homeless encampments have been in the park. Encampments moved out of park by City several years ago.		x									
29	8/9/2017	PW#1	Regular mowing of lower meadow and brush clearing makes area feel safer, more open.	Lower meadow	x	x								
30	8/9/2017	PW#1	At other community park the police asked for all trails to be wide enough and built to accommodate a police vehicle. Folks would not like that to happen at JCP if possible		x	x					x			
31	8/9/2017	PW#1	Opportunity to restore oak savannah	Lower meadow			x	x	x	x				
32	8/9/2017	PW#1	Coho and Steelhead have been known to be in Jenkins Creek	Creek				x		x				
33	8/9/2017	PW#1	Shrubs encroaching on path have changed feel of path = not inviting		x	x					x			
34	8/9/2017	PW#1	Any trees left within the vicinity of Covington considered special as development is clearcutting many forests				x							
35	8/9/2017	PW#1	Don't clear trees for lawn				x							
36	8/9/2017	PW#1	Small primitive trails in woods are of interest				x			x	x			

Key to abbreviations:
PW Public Workshop / INT Interview
OS Online Survey / WF Web-based Comment Form
CC City Council / PRC Parks Rec Commission

	A	B	C	D	E	F	G	H	I	J	K	L	M	N
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37	8/9/2017	PW#1	Wayfinding is something the park lacks and is important							x				
38	8/9/2017	PW#1	The park is not too scripted, so will be important to not encourage sign pollution							x				
39	8/9/2017	PW#1	Did not know trails lead to another park entrance. Trails and entrance map/sign could be helpful	SE 264th St Entrance			x			x	x			
40	8/9/2017	PW#1	Entrance from cul-de-sac at SE 264th Pl. feel a bit rundown	Pond	x									
41	8/9/2017	PW#1	Like archway at SE 264th, but doesn't say "park"	SE 264th St Entrance						x	x			
42	8/9/2017	PW#1	Did not realize arch was park entrance	SE 264th St Entrance						x	x			
43	8/9/2017	PW#1	264th entrance is not right for parking, wouldn't be fair to neigbors, but should remain as bike/ped entrance.	SE 264th St Entrance			x					x		
44	8/9/2017	PW#1	Restoring pond into stream wetland (how it once naturally was) is an option, but may not be popular	Pond				x	x	x				
45	8/9/2017	PW#1	Investigate when pond was established	Pond					x					
46	8/9/2017	PW#1	Could look for 1936 aerial photograph. King County doesn't have it, but area is covered in 1936 historical photos						x					
47	8/9/2017	PW#1	Site has Everett soils which is consistent with remnant prairie, and could make the site great for restoring as savannah-oak-woodlands/prairie community.	Lower meadow			x	x	x	x				
48	8/9/2017	PW#1	Camas is on-site	Lower meadow				x	x	x				
49	8/9/2017	PW#1	Field trip to Fort Lewis might be nice to witness prairie community in-tact					x						
50	8/9/2017	PW#1	Prairie community is heavily managed, is cultural landscape. Was managed by tribes through foraging and burning. Mowing is helpful to community management if burning isn't an option. Mowing could be timed to occur after seed heads to mature and cast seeds.					x	x	x				
51	8/9/2017	PW#1	Planted spruce and cedars don't typically occur in prairies; young trees could be relocated elsewhere in park.	Lower meadow			x	x		x				
52	8/9/2017	PW#1	Has observed camas at park.	Lower meadow					x	x				
53	8/9/2017	PW#1	Camas populations can decline if not foraged.				x		x	x				
54	8/9/2017	PW#1	Color of bridge is something considered aesthetically pleasing	Bridge			x							
55	8/9/2017	PW#1	Freshwater mussels are known to be in Jenkins Creek	Creek				x		x				
56	8/9/2017	PW#1	Folks do not want road through natural area				x	x			x			
57	8/9/2017	PW#1	Two developments to north do not share access points	SE 264th Pl. entrance			x				x			
58	8/9/2017	PW#1	20-something male stopped by and indicated he was homeless and used the park for an escape from his car. Likes to come to the park to exercise, or walk or ride bike to other parts of town.				x				x			
59	8/9/2017	PW#1	Park is not searchable on Google. Need to make it so			x								
60	8/9/2017	PW#1	Like to ride bike and walk on forested trails as a kid.				x				x			
61	8/9/2017	PW#1	Lived in neighborhood 20 years, didn't know park was here			x				x				
62	8/9/2017	PW#1	Would like more lawn, suggest cutting down some trees to open space.				x							
63	8/9/2017	PW#1	Tennis courts		x		x							
64	8/9/2017	PW#1	There are no bike racks in the park.				x				x			
65	8/9/2017	PW#1	Confusion about which is the "main" entrance and about what is the "front" of the park. Park doesn't have a front.							x	x			
66	8/9/2017	PW#1	Should be more parking				x					x		
67	8/9/2017	PW#1	With all of the neighborhood entrances, parking might not be needed. So many people can just walk or bike to the park.				x					x		
68	8/9/2017	PW#1	Too much gravel was put underneath the new bridge and reinforcement of the rock weir are barriers to fish. Coho fry used to reach creek and pond.	Pond				x						
69	8/9/2017	PW#1	Many of trees in lower meadow were planted as part of Tree City USA anniversary celebration. May have record of trees planted. Ash tree was part of this effort.	Lower meadow		x			x					

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70	8/9/2017	PW#1	Planted area by pond in lower meadow was PSE mitigation planting, but not sure of extent or plan or monitoring requirement. Maybe check with King County to see if plan exists.	Lower meadow		x								
71	8/9/2017	PW#1	Due to encampments, there was push for by PD for heavy CPTED and developed paths at Community Park. Would hate to see that happen here.		x	x	x							
72	8/9/2017	PW#1	Have heard that storage lot near roundabout will be acquired for roadway connection and bridge. Might be an opportunity for parking and new entrance. Main entrance should be off west side.	Adjacent property			x			x	x	x	x	
73	8/9/2017	PW#1	Fishing prohibited zone – sometime see random people fishing	Creek		x	x	x						
74	8/9/2017	PW#1	Small kid playground				x							
75	8/9/2017	PW#1	Use park to walk to get snacks and hang out								x			
76	8/9/2017	PW#1	Very familiar with the park, but don't really hang out there. Mainly use the main trail as a connection; walk through the park all the time.	Main trail							x			
77	8/9/2017	PW#1	Lower part of the park with paths and bridges seem to be newer and better cared for. Upper parts of park seem older, less maintained.			x								
78	8/9/2017	PW#1	Signs about creek would be neat, to tell people about the creek and other natural features.	Creek			x			x				
79	8/9/2017	PW#1	Did a lot of work to clear RCG from pond edge to allow access to pond. Really think other restoration work, willow planting, will overgrow that area. Looks like a mess.	Pond		x		x						
80	8/9/2017	PW#1	They should use Home Depot site for parking.									x	x	
81	8/9/2017	PW#1	Home Depot could be good site for parking									x	x	
82	8/9/2017	PW#1	I don't believe that salmon use this stream. It can't be true.	Stream				x						
83	8/9/2017	PW#1	Very glad that bridges were replaced! Use the park all the time for geocaching. There are 15 geocaches found in the park.	Bridge	x	x	x							
84	8/9/2017	PW#1	We love the nature trails in the lower meadow!	Lower meadow			x				x			
85	8/9/2017	PW#1	Bird watching and watching ducks at the pond is wonderful! So relaxing.	Pond			x	x						
86	8/9/2017	PW#1	Would love to bring family here for bird watching.				x	x						
87	8/9/2017	PW#1	The large trees are amazing, would be great to picnic under.				x							
88	8/9/2017	PW#1	City should acquire northern property for park entrance off northwest side.	Adjacent property		x					x		x	
89	8/9/2017	PW#1	Park is great for foraging, berries, etc.				x							
90	8/9/2017	PW#1	It is clear that main entrance should be at Jenkins Creek side. "Jenkins Creek" and "Jenkins Creek Park," it's perfect!	Creek			x			x	x			
91	8/9/2017	PW#1	Thought that one of residential lots on west side was for sale, city should buy it for parking and to expand park entrance area.	Adjacent property			x				x		x	
92	8/9/2017	PW#1	Would like additional dog waste stations at other entrances.			x								
93	8/9/2017	PW#1	Never been to park before.											
94	8/9/2017	PW#1	Resident, neighbor of park 18 years. Know park very well.											
95	8/9/2017	PW#1	Bridge is fish barrier. Fish can't return home.	Stream				x						
96	8/9/2017	PW#1	Park used to have a lot of interpretive signs, but they were vandalized and destroyed.		x	x	x			x				
97	8/9/2017	PW#1	Like the wild nature of the park.				x							
98	8/9/2017	PW#1	New path has been graffitied	Main trail		x								
99	8/9/2017	PW#1	Graffiti on new bridge over Jenkins Creek.	Bridge	x	x								
100	8/9/2017	PW#1	Some people ride dirt bikes through the park.		x	x								
101	8/9/2017	PW#1	Move sign near 267th St.	267th St. entrance						x				
102	8/9/2017	PW#1	Lower meadow trail dead ends at the northwest corner of the park.	Lower meadow	x						x			
103	8/9/2017	PW#1	Illicit activities under(?) bridge.	Bridge	x	x								
104	8/9/2017	PW#1	Dog walkers let their dogs off leash and don't pick up after them.			x								
105	8/9/2017	PW#1	There was a former viewing platform by the pond; could watch ducks(?)	Pond			x				x			
106	8/9/2017	PW#1	264th entrance has a sign.	264th entrance						x				

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107	8/9/2017	PW#1	Park needs more benches, less graffiti, and put the decks/platforms back.		x	x	x							
108	8/9/2017	PW#1	Bird boxes were boy scout project.					x						
109	8/9/2017	PW#1	Northeast entrance doesn't have a park rules sign.	SE 264th Pl. entrance	x	x				x				
110	8/9/2017	PW#1	Was an old viewing platform off the upper meadow.	Upper meadow			x							
111	8/9/2017	PW#1	Picnic table in the upper meadow was melted.	Upper meadow	x	x								
112	8/9/2017	PW#1	Lots of people leave trash around, like by the benches.			x								
113	8/9/2017	PW#1	Would like to see more cedars.				x	x						
114	8/9/2017	PW#1	There should be a "no motor vehicles" sign by the school entrance.	School entrance						x				
115	8/9/2017	PW#1	A storage project is coming near the school.	Adjacent property			x							
116	8/9/2017	PW#1	Maples removed	Main trail		x			x					
117	8/9/2017	PW#1	Cedars could be planted to block former trail.			x		x						
118	8/9/2017	PW#1	Area near main trail and pond bridge collect water with rain.	Pond		x								
119	8/9/2017	PW#1	People do drugs by the pond; take a trail down from upper meadow.	Pond	x						x			
120	8/9/2017	PW#1	There is a log where people sit and do meth. "Meth log"	NE forested area	x									
121	8/9/2017	PW#1	The pond is not natural. Keeping water ponded increases the water temp. There is a draft temp TMDL for this system	Pond				x	x					
122	8/9/2017	PW#1	Somewhere around here [lower meadow, near pond edge] is a tree with about 12 trunks that my kids love to climb on.	Lower meadow			x	x						
123	8/9/2017	PW#1	Ash [at SE corner of pond] is specifically part of the 10th Tree City anniversary planting.	Lower meadow					x					
124	8/9/2017	PW#1	Coho fry make it to the artificial blockage at the crossing [trib south of pond]. This is a fish passage barrier.	Bridge				x						
125	8/9/2017	PW#1	King County has done benthic invert sampling in creek near bridge [over Jenkins Creek].	Creek				x						
126	8/9/2017	PW#1	Freshwater mussels have been found in the creek near the bridge [over Jenkins Creek].	Creek				x						
127	8/9/2017	PW#1	PSE mitigation planting done out here [northern part of lower meadow].	Lower meadow				x	x					
128	**What I love most about Jenkins Creek Park is...**													
129	8/9/2017	PW#1	The ducks and the beach	Pond				x						
130	8/9/2017	PW#1	Ride bikes on the upper path	Upper meadow			x							
131	8/9/2017	PW#1	Feed the ducks					x						
132	8/9/2017	PW#1	The wildlife, like the ducks and the fish					x						
133	8/9/2017	PW#1	The pond and the ducks. The wildlife we see around the ducks (herons, frogs, squirrels, etc.)	Pond				x						
134	8/9/2017	PW#1	The peaceful feeling of being out in nature. When we are in the park, we feel like we are away from the city.					x						
135	8/9/2017	PW#1	The history						x	x				
136	8/9/2017	PW#1	The bridges, updated garbage cans, signs			x				x	x			
137	**Jenkins Creek Park would be amazing if...**													
138	8/9/2017	PW#1	There was a nature trail				x	x						
139	8/9/2017	PW#1	There was more visibility within the park		x		x							
140	8/9/2017	PW#1	There was a real bathroom				x							
141	8/9/2017	PW#1	There was a playground or splash pad, or both!				x							
142	8/9/2017	PW#1	The park in general was cleaned up, watered, and generally maintained			x								
143	8/9/2017	PW#1	If there was a playground				x							
144	8/9/2017	PW#1	More obvious entrances							x	x			
145	8/9/2017	PW#1	The pond was restored to a stream (like it was historically) and the fish passage barrier was removed					x	x					
146	8/9/2017	PW#1	Transitioned the upper forest to trees that are resistant to root rot- like cedars and hemlock					x						

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147	8/9/2017	PW#1	The size of the park was expanded to the SW (parking), and NW to have the entire pond and meadow in the park					x			x	x	x	
148	8/9/2017	PW#1	There could be access to the north end of the lower meadow				x	x					x	
149	8/9/2017	PW#1	The lower park as a botanical park				x							
150	**I wish I could ____ in Jenkins Creek Park**													
151	8/9/2017	PW#1	Have more benches to sit on and tables				x							
152	8/9/2017	PW#1	Walk my dog off-leash				x							
153	8/9/2017	PW#1	Find my way							x				
154	8/9/2017	PW#1	Not walk through weeds			x		x						
155	8/9/2017	PW#1	Have even paths everywhere				x				x			
156	8/9/2017	PW#1	Go to the bathroom in a real bathroom				x							
157	8/9/2017	PW#1	Let my kids play on a playground				x							
158	8/9/2017	PW#1	See more of the park (remove bushes for visibility)		x	x		x						
159	8/9/2017	PW#1	Play in a spray park				x							
160	8/9/2017	PW#1	See wildlife					x						
161	**Weaknesses and Challenges**													
162	10/16/2017	PW#2	Encampments	Lower meadow	x									
163	10/16/2017	PW#2	Old fencing- lack of privacy	Lower meadow	x	x								
164	10/16/2017	PW#2	Don't close gates	Lower meadow		x								
165	10/16/2017	PW#2	More police presence	Lower meadow	x									
166	10/16/2017	PW#2	Need big gate closed after hours	SE 267th St Entrance	x	x								
167	10/16/2017	PW#2	Move post that prevents vehicle access to bottom of ramp	SE 267th St Entrance		x								
168	10/16/2017	PW#2	Stolen items frequently found under bridge	Lower meadow	x									
169	10/16/2017	PW#2	Pave section from bridge to road to increase bike/wheelchair access	SE 267th St Entrance		x					x			x
170	10/16/2017	PW#2	Purchasing adjacent lots to improve access/connection and parking	SE 267th St Entrance (w)										
171	10/16/2017	PW#2	Speed bumps to slow traffic	SE 267th St Entrance (w)	x	x								
172	10/16/2017	PW#2	Parking and restroom	SE 267th St Entrance (w)			x					x		
173	10/16/2017	PW#2	More trash cans and lighting (on main path)	Lower meadow	x	x	x							
174	10/16/2017	PW#2	No lighting (on main path)	Lower meadow		x								
175	10/16/2017	PW#2	Trash cans and lighting (on main path)	Lower meadow		x	x							
176	10/16/2017	PW#2	Leverage best features (nature) - use as natural education center	Pond			x	x						x
177	10/16/2017	PW#2	Dredging lake would help water quality and temperature	Pond				x						
178	10/16/2017	PW#2	Letting the lake be a stream again would solve temperature-dredging will not help	Pond				x						
179	10/16/2017	PW#2	Add art to park that uses the natural features- earth works, long grass for temp art	Upper meadow				x		x				
180	10/16/2017	PW#2	Replace overlooks in upper and lower park	Upper meadow			x							
181	10/16/2017	PW#2	Solar lighting for safety	Upper meadow		x								
182	10/16/2017	PW#2	Parking	SE 264th St Entrance								x		
183	10/16/2017	PW#2	Parking	SE 264th St Entrance								x		
184	10/16/2017	PW#2	Better cameras for police to access in forest area	Upper meadow	x									
185	10/16/2017	PW#2	Parking, picnic shelters, bathroom, water fountain	Upper meadow			x					x		
186	10/16/2017	PW#2	Parking	SE 267th St Entrance (e)								x		
187	10/16/2017	PW#2	Parking	SE 267th Entrance €								x		
188	10/16/2017	PW#2	Basetball court - get those kids busy	Upper meadow			x							
189	10/16/2017	PW#2	More marketing to increase community awareness and volunteer cleanup							x				x
190	10/16/2017	PW#2	Keep it natural, no sports field of any type					x						
191	10/16/2017	PW#2	Lighting to help stop crimes		x									
192	10/16/2017	PW#2	Plants-all other native plants					x						
193	10/16/2017	PW#2	A community orchard											
194	10/16/2017	PW#2	Plants- all other native plants											
195	10/16/2017	PW#2	A community orchard											
196	**Strengths and Opportunities Map**													

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197	10/16/2017	PW#2	Wild flowers					x						
198	10/16/2017	PW#2	Establish a "Friends of Jenkins Creek Park" group - maintain, clean up gather											x
199	10/16/2017	PW#2	Motion camera at strategic locations		x									
200	10/16/2017	PW#2	Preserve as much natural areas as possible. Remember this is home to many animals.				x	x						
201	10/16/2017	PW#2	More than one [picnic] area	Upper meadow			x							
202	10/16/2017	PW#2	Dog Park (fenced)	Upper meadow			x							
203	10/16/2017	PW#2	I've never seen people play in this space, but it would be perfect for a dog park.	Upper meadow			x							
204	10/16/2017	PW#2	Solar lighting for safety	Upper meadow	x									
205	10/16/2017	PW#2	This park has several geocaching caches!	Upper meadow			x	x						
206	10/16/2017	PW#2	Buy lot for parking	Upper meadow near school								x	x	
207	10/16/2017	PW#2	Bike lane	Main path							x			x
208	10/16/2017	PW#2	Bird blinds	Lower meadow				x						
209	10/16/2017	PW#2	Great connector path for friends on both sides of the park	Main path							x			
210	10/16/2017	PW#2	Volunteer guides for nature talks and was for scheduled groups	Lower meadow				x						x
211	10/16/2017	PW#2	Uncrowded, quiet area	Lower meadow			x	x						
212	10/16/2017	PW#2	Community orchard, feed birds	Lower meadow			x	x						
213	**Alternative A: What do you like?**													
214	1/10/2018	PW#3	Parking	SE 267th St Entrance (W)								x		
215	1/10/2018	PW#3	Like upper meadow design in Alt A	Upper meadow										x
216	1/10/2018	PW#3	Forested adventure playground	Upper meadow			x							
217	1/10/2018	PW#3	Oak prairie	Lower meadow				x						
218	1/10/2018	PW#3	Grand pavilion	Upper meadow			x							
219	1/10/2018	PW#3	Forest adventure playground!	Upper meadow			x							
220	**Alternative A: What would you change?**													
221	1/10/2018	PW#3	Add benches on trails				x							
222	1/10/2018	PW#3	Boardwalk is/could be high maintenance. Make one of the areas into a meadow w/ a central art piece.							x	x			
223	1/10/2018	PW#3	Make the restored shoreline pop more	Pond				x						
224	1/10/2018	PW#3	Don't like the disc golf course	Lower meadow			x							
225	**Alternative B: What do you like?**													
226	1/10/2018	PW#3	Boardwalk closer to the pond	Lower meadow			x	x						
227	1/10/2018	PW#3	Forested playground	Upper meadow			x							
228	1/10/2018	PW#3	Like: more preservation of nature. Boardwalk and gravel are nice walking surfaces.	Lower meadow				x			x			
229	1/10/2018	PW#3	We would like restoration of camas and blueberry grounds that sustained native people here.	Lower meadow				x	x	x				
230	1/10/2018	PW#3	Really nice lower meadow design	Lower meadow										x
231	1/10/2018	PW#3	Really like forested nature trails in upper meadow	Upper meadow				x			x			
232	1/10/2018	PW#3	Like forested nature trails				x	x			x			
233	1/10/2018	PW#3	Picnic area in lower meadow	Lower meadow			x							
234	1/10/2018	PW#3	What is trail mileage? I like the one with the most trails.				x				x			
235	**Alternative B: What would you change?**													
236	1/10/2018	PW#3	Add restrooms/porta-potties			x	x							
237	1/10/2018	PW#3	Salmon science fishery staff assignment stream survey					x						x
238	1/10/2018	PW#3	More oak prairie restoration and less lawn in the lower areas. Can do lots of interpretation about ecology and cultural history.	Lower meadow				x	x	x				
239	1/10/2018	PW#3	Like upper meadow open areas in Alt A	Upper meadow										x
240	1/10/2018	PW#3	Concern for what is fed to lawn areas (ie-chemicals); run-off			x		x						x
241	1/10/2018	PW#3	Add interpretive signs to loop trail throug prairie	Lower meadow						x				
242	1/10/2018	PW#3	Education-wise: red huckleberry, june plum. Take out sick fir trees.					x		x				
243	**Which alterative do you prefer?**													

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244	1/10/2018	PW#3	Alt B lower section; Alt A upper section											x
245	1/10/2018	PW#3	B, with more picnic tables				x							x
246	1/10/2018	PW#3	B - lower, B - trails, A - upper level											x
247	1/10/2018	PW#3	Like: Grand lawn A; trails in B; lower meadow B											x
248	1/10/2018	PW#3	Top A; bottom B											x
249	1/10/2018	PW#3	Love pavilion. Like A, but add forest trees trails between both				x				x			x
250	1/10/2018	PW#3	Plan B, but with the parking added									x		x
251	1/10/2018	PW#3	I vote for Plan B, except use Plan A's eastern upper bench											x
252	1/10/2018	PW#3	Plan B - Western lower bench; Plan A - Eastern upper bench. Restrooms!			x	x							x
253	1/10/2018	PW#3	I favor development in upper meadow as in Plan A; lower meadow as in Plan B											x
254	**General Public Comments**													
255	1/10/2018	PW#3	I am the great-grandson of [...] who fough alongside his relative Leschi in our first treaty war. His wife [...] was the granddaughter of [...] who lived in the village at Maple Valley and whose sons owned the long houses in this vicinity. Our extended family thrived on the rich resources of q'a-a'a?adi, now know as Jenkins Prairie. This place was cultivated by our family, with controlled fires, to produce massive crops of blueberries. Camas, the main source of carbohydrates in our diet, thrived here. This was our bread basket, if you will. Our relatives came from east of the mountains, from Snoqualmie and elsewhere to race horses, buy wives, and gamble here. Last weekend, we walked through the park and appreciated the native plantings. It brought back many memories for me. The park is full of medicines that I have used to cure a variety of ailments. Red willow, crab apple, squirrel tail to name just a few. I want to thank each of you for setting aside this land, for the loving care it receives today, and for opening the way to restore a park of the rich abundance that was here.						x	x					x
256	10/17/2017	PRC Mtg	Spring Pond should be restored to stream wetland in order to reduce heat in the basin. It's bad for fish. Also, fish barrier exists at bridge south of Spring Pond. Recommend City to get 1936 aerial photograph to confirm what pond was and to restore to that. Also, I encourage City to acquire property for parking; there is no good place for parking in the park, but parking is needed.	Pond				x	x			x		x
257	1/17/2018	PRC Mtg	Prefer Alternative B with some modifications. Expand oak prairie restoration area. Relocate spruce and evergreen trees out of this area. They don't belong if [this] will be truly restored to oak prairie. Add more trees around boardwalk at edge of Spring Pond to create more shade on pond. For west shoreline of spring pond: extend restoration plantings along more of west shoreline. Could do modified restoration to maintain viewshed by planting taller trees that can provide shade for the pond but not block the view below. Possible trees: bigleaf maple, Oregon ash. For oak prairie restoration, could extend furhter south based on historical condition--great opportunity for community education about the history and cultural importace. Opportunity to partner w/ Muckleshoot Tribe for signage, interpretation, restoration, and maintenance.	Lower meadow				x							x
258	1/17/2018	PRC Mtg	Restore Spring Pond to stream wetland; origin of pond is unclear, but likely is naturally a stream wetland. This would help to reduce high temperatures in the Soos Creek basin. Bridge at outlet of Spring Pond is a fish barrier and needs to be restored. Gravel shoreline in Alternative A is not appropriate to Spring Pond. Boardwalk in Alternative B doesn't need to be as developed and shouldn't extend into pond. Trails should be kept out of riparian areas to minimize disturbance to critical areas. Acquisition for parking is good. In upper meadow, grand pavilion should be located closer to entrance where people may be unloading coolers and things.	Pond			x	x			x	x			x

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2	**Parks & Recreation Commission**													
3	8/16/2017	PRC	Southwest of the park, the planned access road off Wax Rd (to Home Depot) is not moving forward. The proposed development is not moving forward, and the City doesn't have the funds to purchase the property or an easement to complete the road.	SW corner								x		
4	8/16/2017	PRC	Parking had been considered for lower SW corner of park, but, without an access road, there is no vehicle access to the area.	SW corner								x		
5	8/16/2017	PRC	The park is surrounded by neighborhoods and is mostly a walk-in park. Is additional parking needed? It's a picnicking park.				x				x	x		
6	8/16/2017	PRC	The park may be passive use restricted by the deed. Any proposed improvements would have to respect deed restrictions.				x							
7	8/16/2017	PRC	The park is heavily encumbered by wetland and buffers. Development is likely to be infeasible over much of the park, especially for parking.				x	x				x		
8	8/16/2017	PRC	Parking should be considered. The lack of parking limits the programming opportunities at the park, and may put a strain on street and street-end parking in adjacent neigborhoods.				x					x		
9	8/16/2017	PRC	According to the PROS plan, the City is deficient in park space per citizen, so parks must be opened up for more use. Parking could attract users from outside of adjacent neighborhoods.				x					x		
10	8/16/2017	PRC	According to the PROS plan, the City is deficient in trails. The park has great potential for trails development.				x							
11	8/16/2017	PRC	The mature maples in the lower meadow are beatiful. They could be incorporated into trails planning, for aesthetics and shade.				x	x						
12	8/16/2017	PRC	The park's maples are nearing the end of their lives. We should plan for succession of the forest with other plantings.					x						
13	8/16/2017	PRC	A tree survey was done by a volunteer group--the Green River Group. It doesn't cover the whole park, but may include spots of survey with the park. Tree survey coverage would have been intermittent.					x	x					x
14	8/16/2017	PRC	Would like to preserve the loop trail in the upper meadow. It's great for bike riding, especially for younger kids. It's also a good exercise loop.				x							
15	8/16/2017	PRC	It would be fun to add measurements and routes to the trails. It could be an opportunity for a project by the Arts Commission.				x			x				x
16	8/16/2017	PRC	New trails should be added, but don't take existing trails away.				x							
17	8/16/2017	PRC	People are pretty jaded about the park. They think it is unsafe.		x									
18	8/16/2017	PRC	We should incorporate trees into the trails in the lower meadow.	Lower meadow			x							
19	8/16/2017	PRC	Create loop trails in the lower meadow, and use trails to activate the dead space.	Lower meadow			x							
20	8/16/2017	PRC	Keep asphalt [on the trails] for strollers. Maybe go with crushed rock paths as an alternate.				x							
21	8/16/2017	PRC	Remove the asphalt [on the trails]; prefer to go with compacted crushed rock.				x							
22	8/16/2017	PRC	Keep asphalt on the main paths and primary-use trails, and use crushed rock on secondary trails.				x							
23	8/16/2017	PRC	There aren't really any areas within the park that are good for parking.									x		
24	8/16/2017	PRC	Where is driveway access to the park already? Road access is only feasible on the upper lawn, but the upper lawn isn't suitable to redevelop as parking. It would be likely to meet resistance, and the upper lawn is one of the most widely used areas of the park.	Upper meadow								x		
25	8/16/2017	PRC	The pond should not be altered. It is a favorite part of the park for many people. What can be done with restoration that will keep the pond?	Pond			x	x						
26	8/16/2017	PRC	Would like to see as much access to the water as possible--both the pond and to Jenkins Creek.	Pond, Jenkins Creek			x	x						

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27	8/16/2017	PRC	Earlier plans discussed a dog park, which may not be appropriate, but [people] may not want a dog park here anymore.				x							
28	8/16/2017	PRC	It wouldn't be appropriate to have lawns for both kids and off-lease [dog] use.				x							
29	8/16/2017	PRC	People have safety concerns. Talk to the police chief. The police should have stats.		x									
30	8/16/2017	PRC	Open up some areas with thinning, but not clear cutting. Although, police may want more clearing; it helps.		x									
31	8/16/2017	PRC	Incorporate picnicking and play elements to open up the dead areas.				x							
32	8/16/2017	PRC	Mostly younger kids and young families use the park and live around the park.											
33	8/16/2017	PRC	A playground might be good. Is it an active or passive use? If a playground is included, it should be related to natural character of the park.				x							
34	8/16/2017	PRC	Fitness stations could be a good addition around the upper meadow.	Upper meadow			x							
35	8/16/2017	PRC	The platforms [from old structures] are used as picnic tables. More picnic tables and benches would be good.				x							
36	8/16/2017	PRC	A dog park was proposed for the lower meadow.	Lower meadow			x							
37	8/16/2017	PRC	Walmart and the Scouts planted trees in the lower meadow. [A volunteer] cleared around them to open sight lines.	Lower meadow		x			x					
38	8/16/2017	PRC	The lower meadow might be best place for a play area.	Lower meadow			x							
39	8/16/2017	PRC	A self-storage project is coming south of the park. The City requested a twelve-foot dedication along the line with the school property.								x		x	
40	8/16/2017	PRC	Funding must come first, then whole engineering and design phase would be needed before construction. Other parks took 5-10 years. In the cost estimates (Phase 2), escalation should be incorporated into the cost estimate at 3-5% per year.											x
41	8/16/2017	PRC	Master plan could include phasing discussion with a method/plan for coordinating volunteering efforts or small cost/donation projects, such as benches, tree planting, and restoration.			x								x
42	8/16/2017	PRC	Residential properties might be best or most likely candidate for acquisition for parking. One, it's lower cost, also its located on creek and within buffers. Could talk to homeowners about it. Good location for main entrance off [SE Wax Rd] roundabout, rather than the neighborhoods.									x	x	
43	8/16/2017	PRC	Shoulder parking is okay. The neighborhoods use the shoulder parking too.									x		
44	8/16/2017	PRC	In the meantime, the solution [for parking] is likely to be intermittent parking at streetend entrances to the park.									x		
45	**City Council**													
46	9/12/2017	CC	Councilmember commented on the importance of considering public art for the park. [We need to ensure that the Arts Commission has opportunity for input and document that input. EN]				x			x				x
47	9/12/2017	CC	Councilmember commented on how great it will be for the city to have a passive park (with Jenkins Creek Park) to compliment its active use park (Covington Community Park).				x							
48	9/12/2017	CC	Question asked about the survey being developed. [It was unclear to me at the end of the discussion if the survey is intended to be targeted and limited to only the stakeholder groups, or if it is intended to be a survey to anyone interested in taking it.											x
49	**Parks & Recreation Commission**													
50	10/16/2017	PRC	Must consider public's request for fenced dog area. Might not be feasible/appropriate at JCP, but should investigate other efforts to meet need.				x							x
51	10/16/2017	PRC	Trails and open space address specific needs in PROS plan.				x							x
52	10/16/2017	PRC	Some items requested by public, like geocaches and environmental education programs, could go anywhere. Don't really need to be shown in park plan.											x
53	**Parks & Recreation Commission**													
54	1/17/2018	PRC	Prefer boardwalk on Spring Pond over gravel shoreline in Alternative A	Pond			x	x						

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55	1/17/2018	PRC	Should include acquisition for parking	SE 267th St Entrance (W)								x	x	
56	1/17/2018	PRC	Don't care for the figure-eight path; prefer the loop trail in Alternative A	Upper meadow										
57	1/17/2018	PRC	Should expand park boundary to include city-owned NGPE/stormwater parcel located north of park	SE 264th Pl Entrance									x	x
58	1/17/2018	PRC	Potential parking acquisition might be suitable for restrooms eventually	SE 267th St Entrance (W)			x						x	x
59	1/17/2018	PRC	Prefer lower meadow in Alternative B and upper meadow in Alternative A, with central trails in Alternative B.											x
60	1/17/2018	PRC	What is total trail miles? Should include as many trails as possible and appropriate. Nature trails in sensitive areas must respect natural features, but these should be included in master plan design.				x							x
61	**Alternative A: What do you like?**													
62	1/17/2018	PRC	Accessible play area	Lower meadow			x							
63	1/17/2018	PRC	Love the forested adventure playground	Upper meadow			x							
64	1/17/2018	PRC	Like the larger upper loop trail	Upper meadow			x							
65	1/17/2018	PRC	Forested adventure playground is a good idea	Upper meadow			x							
66	1/17/2018	PRC	The grand lawn can be used by people for picnics, sports, kite flying, and a lot more	Upper meadow			x							
67	**Alternative A: What would you change?**													
68	1/17/2018	PRC	Move the grand pavilion closer to the playground so parents using it have better supervision of playing children	Upper meadow			x							
69	1/17/2018	PRC	Second (smaller) shelter on norther section of adventure playground	Upper meadow			x							
70	**Alternative B: What do you like?**													
71	1/17/2018	PRC	[No comments]											
72	**Alternative B: What would you change?**													
73	1/17/2018	PRC	Add playgound in lower meadow	Lower meadow			x							

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2	**Tell me about your or your organization's/group's use/relationship/interest in Jenkins Creek Park.**													
3	8/23/2017	INT	Used Jenkins Creek Park since the 6th grade (and he is now almost 60)											
4	8/23/2017	INT	Did first restoration in park before Covington was a City, it was then owned by KC. They are now on their 3rd or 4th restoration. GRC along with Midtown Fishery received a green grant from KC to do restoration along edge of the lake (pond).	Pond				x	x					
5	8/23/2017	INT	One of the few prairie remnants this far north - you can tell by the plant community. There is a particular soil type that is conducive to prairie, and Native Americans would burn areas off to maintain the prairie. By burning the area on occasion it would keep the Doug fir/Cedar/Hemlock species down, allowing camis (main food staple). It was part of larger Jenkins Creek Prairie, which extended down to where park is currently.	Lower meadow				x	x					
6	8/23/2017	INT	The police gets some call there - see transients camping in the park, couple of sexual assualt, strong armed robberies. Most often, police officers go on a short walk and go there to talk to ppl in there. No actual address for park so hard to pull data.		x	x								x
7	8/23/2017	INT	Police will sporadically patrol the park. In the past, park was fully fenced, duties used to be to unlock and lock the park at night. Now, bc its not fenced, patrols are less routine, but also made it more difficutl bc the access is wide open from many points. Makes it more accessible park,		x	x					x			
8	8/23/2017	INT	Used to be reason for officers to go. KC sheriff's office - contract to cover Covington.		x	x								
9	8/23/2017	INT	Also helps that there is no bathroom facility in JCP. If there was a bathroom that had to be locked, that could be a KC officer duty, or someone else on city staff would do it.			x	x							
10	8/25/2017	INT	Work in 3 watersheds, we go around and find folks to work with in the community to work on salmon habitat projects, getting grant funds, working with local groups. That is how we ended up working in Jenkins Creek Park, just started working on this project in January. Previous director had put together grant application through KC called Green the Green to provide more shade to the Green River, where lack of shade causes problems for salmon habitat.					x	x					
11	8/25/2017	INT	Our group received a grant to do tree plantings at Green River and Jenkins Creek Park. Grant aims to complete plantings by early 2018. Part of grant was already implemented last fall, they put in willow cuttings along the pond/lake where there is not a lot of trees to keep the water cool (riparian border along creek). They had started putting in plantings last fall, and do additional plantings this fall to add to initial planting.	Pond				x	x					
12	8/25/2017	INT	Willow plantings not a good idea for the lake. There was a letter of support from the City allowing the group to plant. We can put the plantings on hold until the plan is finished.					x						
13	8/25/2017	INT	Thesis on prairie communities, opportunities in the Lower Meadow for passive recreation to also educate people about the cultural ecological history of the area. Cedar and spruce are not the right species. Camis was the Native Americans' potatoes. Did regular burnings to maintain landscape to cultivate camis. It's a rare landscape, because most was easily developed.	Lower meadow				x		x				
14	8/25/2017	INT	There is a little patch of camis in the park.	Lower meadow				x						
15	8/25/2017	INT	Everett soil in the park. Have to have the right soil for prairie ecology	Lower meadow				x						
16	8/29/2017	INT	Multicare is backed up to the park, but there is no access to the park. Has had long relationship with city through coalition for healthy communities, to make healtherier options that is more easy choice for population.		x						x			

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17	8/31/2017	INT	I think it's a really key link in how our park system bc its so close to the downtown. Our department is heavily involved in recreating the image of our downtown- switching from auto oriented suburban downtown (which it has been for a long time) and changing DT to more urban environment with sense of place with mixed use and multistory in DT. With JCP and trails, and links to SoCo Park (4-5 blocks south of JCP), we would like to tie it all together with our other parks and the downtown. In XX years, we hope to have more people living downtown as well as connecting neighborhoods east and west. Linking it in with future vision for DT								x			x
18	8/31/2017	INT	I would really hate to [lose] the tree components of the park. I think there are many limitations of the park, and that there is a disconnect between what public wants and what can be done.					x						x
19	8/31/2017	INT	Much of lower half of the park, pond, there is not a lot of active use that is possible.	Lower meadow			x	x						
20	8/31/2017	INT	Tree ordinances- there will not be many trees left in the City in 20 years. Would be great to leave park more natural esp. that it is centrally located in the middle of the city.					x						x
21	8/31/2017	INT	Salmon recovery perspective - there is a TNDL study for Soos Creek by DOE for water temperature. That study has been delayed for a long time,					x						
22	8/31/2017	INT	The [berm] that is by the boardwalk is a fish passage barrier, I don't know if anyone has tested the water temperature above or below. This pond was ignored bc didn't know it was connected to Jenkins Creek. Doesn't show the pond connecting to the Creek. It is not recognized that it is a stream, [berm] under the bridge was made of earth and rock, when they restored the bridge, they added a lot of gravel, so they may have caused the water to no longer flower overground, but underground. There is no spawning habitat for adults there. There is a lack of rearing habitat, this a good site for juveniles, but the water temperature itself could be an issue. No broader temperature problem in the Soos Creek system- Covington could help address this.	Pond				x						
23	9/5/2017	INT	In 2010, they had an Earth Day project that volunteers came in to pick up litter, Public Works came in.			x			x					
24	9/5/2017	INT	The lower part of the park was all blackberry from the pond/lake going north. Couldn't even use a tractor to get in. Last year alone, I loaded up 30 dumpsters by hand of blackberry and snoberry.	Lower meadow		x		x		x				
25	9/5/2017	INT	Right now we don't invest in a lot of maintenance in that park. We have a lack of resources, in terms of staff. We are limited to vegetation, mowing, and responding to issues. Outside of that, there is not a lot of planned workd. We also pick up litter and garbage. With master plan, we will get a better understanding of where we want to invest and level of service needed.			x								x
26	9/7/2017	INT	Make it more of a regional draw, right now it seems to be more a residential pass-through. Has potential to be a regional park. Access is an issue- parking, no good spot to park, on-street parking. More of a community park, not just the immediate surrounding. Just don't know about it.									x	x	x
27	8/29/2017	INT	Multicare is backed up to the park, but there is no access to the park. Has had long relationship with city through coalition for healthy communities, to make healtherier options that is more easy choice for population.											
28	8/31/2017	INT	Been in Covington for 11 years ago. One of first things I did was inventory JCP and work with local groups, clear out invasive species, so I am intimately familiar					x	x					
29	9/5/2017	INT	Planning and development- work with parks dept. I work closely with parks dept in role as development review and meeting growth standards, parks portion. One of the many places we overlap.											
30	8/29/2017	INT	City, park owners, owned park since 2004.											
31	**How is the park used today? What activities happen there? Who uses the park? How is it accessed?**													

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32	9/5/2017	INT	It's a passive recreation park. A lot of critical areas (stream, pond, wetlands) which would have development impacts…					x						
33	9/5/2017	INT	Used as a cut-through for residents from Timberlane to downtown core. We are looking at that need holistically as commercial need moves in towards south of the park. Mostly walking, bird-watching				x	x			x			
34	9/5/2017	INT	Public Works dept- they do the arbor day stuff, stormwater mgmt.			x								
35	9/5/2017	INT	Have mostly seen older crowd using that, but might see more children using it to get to the school.											
36	8/31/2017	INT	Not a lot going on there today except for excellent trail system for residences. Primarily used for area to walk, and also used by students since it is near the school.								x			
37	8/31/2017	INT	Access to it is difficult bc there is no parking. No place to develop a parking lot, so most of the access is pedestrian, although there are a few on-street parking. So that's going to be a challenge if active uses are developed there. So that is something that is going to be thought about.									x		
38	8/31/2017	INT	PROS plan, surveys, Parks and Rec studies for variety of uses. Dog park suggested. I personally don't think that a dog park would be a good fit for this location. I would hate to see it be used for that. A dog park becomes a regional attraction, not just a local attraction- there are residents from neighboring communities (Maple Valley, etc) [who want] to develop a dog park so they can use it!				x							x
39	8/31/2017	INT	Would like to see it used/activated for kids that wolk through area and for the nearby schools.				x				x			
40	8/31/2017	INT	If there are a lot of active uses, need to think about access/parking.									x		
41	8/23/2017	INT	Since they put the new bridge in, its become a passageway for kids to get to school. Before then, wasn't a safe place for kids to be.		x						x			
42	8/23/2017	INT	Homeless encampment problems, vandalism issues, not a very welcoming place. Throwing things into the pond.		x									
43	8/23/2017	INT	Not an obvious entrance into the park. Entry points that do exist are not very welcoming.		x						x			x
44	8/23/2017	INT	Most people don't seem to know that it's there.							x				
45	9/5/2017	INT	I was around when the County took that over and started making it a park. Then the County neglected it and gave it to the City. Then a						x					
46	9/5/2017	INT	Lower park was abandoned, and they put a gate on it to keep people out	Lower meadow					x					
47	9/5/2017	INT	Earth Day was the start of park redevelopment/maintenance (in 2010)			x			x					
48	9/5/2017	INT	But couldn't use it because it was so overgrown- no paths, no trails, totally not usaable.	Lower meadow	x	x	x	x	x					
49	9/5/2017	INT	Today, Moms and kids come down and do story time, let kids play and explore. Kids from the school come down. Asphalt path also has helped bring in more people. My goal was to increase usability.			x					x			
50	9/5/2017	INT	Maintenance is mostly a volunteer effort. If I need to poison something, then I contact the city because I can't do that.			x		x						
51	9/5/2017	INT	If someone puts grafitti down, I can't take care of that. But I take care of other grafitti, such as bridge abutments. But that's about it as far as support. They give me equipment and loan me stuff that I need. But by and large the lower park is my baby.	Lower meadow	x	x								
52	9/5/2017	INT	Until there's a real plan, I am just maintaining what I have done so far. Once park plan is designed, they will need to decide who does what. Spend about 20 hours per week on park maintenance. It varies. Mainly work in the Lower Meadow, mowing in Upper Meadow is done by the City. Basically I stay in lower park.	Lower meadow		x								x
53	9/5/2017	INT	City has done a few volunteer events over the years, but not many. Not an annual event.						x					

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54	9/5/2017	INT	Not too familiar with how it's being used. See people walking through, and see teenage kids hanging out at picnic tables. I don't see any recreational use (ball, frisbee). Typically see kids hanging around and smoking.		x									
55	9/5/2017	INT	With the school nearby, there are times when I see a group of kids, planned events where kids come in with teachers.							x	x			
56	9/5/2017	INT	Access: main access points. Most from SE 267th access or access on the east side.								x			
57	9/7/2017	INT	I've only see people walk through the park, not many. People use it as a pass through to get from one side to the other, or as a path to get to school. Some dog-walking.								x			
58	9/7/2017	INT	Bridge replacement has helped to increase use.											
59	8/24/2017	INT	Most people who use park are young people who use it as a cut through								x			
60	8/24/2017	INT	Occassionally see families down by pond	Pond										
61	8/24/2017	INT	See a lot graffiti		x									
62	8/24/2017	INT	Occassionally see homeless people, but officers are pretty good about sweeping through.		x									
63	8/24/2017	INT	Don't see a lot of families using it,											
64	8/24/2017	INT	Vandalism trends - when they first put in the dock, the city was worried that it would get vandalized. Graffiti seems to go in waves. Once the taggers are identified they will stop or move out of city.		x									
65	8/24/2017	INT	Public perception of "drug users" may be mis-representing who actually is a drug user. There are some drug users, but not as prevalent as public perception is.		x									
66	8/24/2017	INT	Mischevious teens running through breaking off branches is more likely.		x									
67	8/24/2017	INT	Public perception is not true in terms of police data - there are some vandalism, illegal activities, but it is not as bad as public thinks it is. It's also an ebb and flow thing, police will check and activity will check. Not constant check.		x									
68	8/25/2017	INT	Haven't spent enough time to know much about this park. It was pretty quiet the times she went - weekday mornings, mid-days. Saw some kids walk through on the main trail, passing through.								x			
69	8/29/2017	INT	MultiCare has been there a number of times, and did a fun run in the park with interest of activating park. Fun run held at high school, but toyed with idea of holding it in park, bc it's close to where Multicare patients are. (Just an idea)				x				x			
70	8/29/2017	INT	Have seen encampments, dog-walking		x									
71	8/29/2017	INT	Did not see any kids and families											
72	8/29/2017	INT	Observations are that it is used for: Preferred activities: Connection/trail/pass-through to school, other parts of community, dog-walking, passive recreation use. Volunteer maintains the park. Not heavily used, which is why city wants to reinvest in the Park. Largely used by residents				x				x			x
73	8/29/2017	INT	Observations are that it is used for: Drug use, encampments, etc.; school uses it for field trips; Arbor Day with City		x					x				
74	8/29/2017	INT	City had to close the park, and up to that point it had fallen into a state of neglect. The bridge was damaged/destroyed. So now is better than it was 10 years ago, but it is only partially maintained		x				x					
75	**What is the perception of the park among your group/organization, or among the community?**													
76	8/29/2017	INT	City Council perception- envisions this being a jewel of the City. Central to a lot locations, it's a large parcel, so they envision it to be something great.								x			x
77	8/29/2017	INT	Public perception - currently the public doesn't know it's there, or they know about it but is concerned about safety. Might believe there is great potential		x					x				
78	8/29/2017	INT	Parks Department view - while it has a great location, it has many challenges - lack of parking, lack of frontage along streets, a lot of wetlands and critical areas, so it's a very challenging site.		x			x				x		x

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79	8/29/2017	INT	People don't know about it. The bridge was out for years. Colleen was lifetime resident, but didn't know about it until recently. People who are out looking for trails know about it but most don't know about it.							x				x
80	8/29/2017	INT	Couple of colleagues will go there for lunch to walk				x				x			
81	8/29/2017	INT	Jenkins Creek Park a little gem that's hidden							x				x
82	8/31/2017	INT	We have heard a lot from ppl that many times during early morning, late night its used for activities that are prohibited -drug use, needles, which is also from a lot of overgrown areas. As more eyes on the park, and more park maintenance/visiblity, that park will go away. If I go in morning/evening I might see that as well.		x	x								
83	8/31/2017	INT	Volunteers over the years have helped clear out vegetation, rebuilt bridge,			x			x					
84	8/31/2017	INT	People want to feel that it's safe.		x					x				
85	8/31/2017	INT	Other than nearby neighborhoods, people just don't know that it's there. It's not visible from any arterial street.			x				x	x			
86	8/31/2017	INT	East and west entrances are used the most (Wax Road, and on the east in Timberlane)								x			
87	8/25/2017	INT	Good example of prairie ecology.					x		x				
88	8/25/2017	INT	Salmon stream, and it's an important one for the Green/Duwamish Recovery Plan. It's not random that we chose to work on this creek. Jenkins Creek is part of the Soos Creek Basin, which then flows into the Green River. And there are salmon					x		x				
89	9/5/2017	INT	Parks Commission sees it as hidden gem, and the Planning perspective sees it that way too. Great opportunity to tie the commercial core of the downtown to the residential uses north and east. Planning has identified it as a connection point, and provide ways to get through JCP to downtown. That is built into our plans.								x			x
90	9/5/2017	INT	Directly south of the park a storage facility is going in and would build a connection from their site into the park.								x			x
91	9/5/2017	INT	Home Depot has a trail corridor constructed- they have set aside the easement that would connect to JCP. We have been acquiring pieces of the trail corridor, through easements, but hasn't been formalized. If you see Home Depot site plan, you would see trail easement set aside.								x		x	x
92	9/5/2017	INT	Road Connection- 185th if you pull CIP from Public Works. 185th would wrap to the round-about, at one point, the three depts talked about if that road went through there would be a parking lot, or on-street parking, or connections via sidewalks or through different trail corridors. Project 1124. This is a theoretical roadway. How could this provide more vehicle access to the park. http://www.covingtonwa.gov/docs/Project_Descriptions.pdf								x	x	x	x
93	8/23/2017	INT	Mostly negative perception because people don't feel welcome. That has changed somewhat since ongoing work. Without ongoing presence of people, has a feeling of neglect.		x	x								
94	9/7/2017	INT	Community's perception, I'm not sure. Most wouldn't know about the park. Many have not been back there. I think there are a few that love the park and are passionate about it.							x				
95	9/5/2017	INT	My perception is that it's a neat park- lots of room, can do lots of things.											
96	9/5/2017	INT	Community doesn't even know it's there. Some neighbors have been here for 20 years in Timberlane and didn't know it was there.							x				
97	9/5/2017	INT	Park is not advertised or publicized. Only time it got advertised was when the new bridge went in Lower Meadown- re-opening, dedicated bridge to George and Susan. People know about park from Word of Mouth.							x				x
98	9/5/2017	INT	Community's perception: criminal activity happens in park, so a bit of a negative perspective.		x									

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99	9/5/2017	INT	Maitenance group: JCP and area most people don't have a great opinion of it, especially how it's used by the public. Nothing really to do there, doesn't get used much. Vandalism and how it's treated lends to negative perception. With the work that the maintenance group does gets destroyed.		x	x								
100	**What are the park's strengths?**													
101	8/29/2017	INT	Great as a connection from neighborhoods to other parts of the city								x			
102	8/29/2017	INT	Potential for passive use park - because of the critical areas/wetlands, lends itself to being a natural area park with trails/paths, picnic shelters, as opposed to active recreation for ball courts, etc.				x	x						
103	8/29/2017	INT	The green space is fabulous. I think the trails around it are great, and could be enhanced. It's beautiful with the bridge and the pond.				x	x						
104	8/31/2017	INT	Small lake and pond- the lake was just like it was since that last 11 years. Our work has not dammed up the stream, that's been around a long time. Might be good to find out when the pond was formed. Richard thinks its been there for decades	Pond				x	x					
105	8/31/2017	INT	Jenkins creek drainage system					x		x				
106	8/25/2017	INT	Salmon					x		x				
107	9/5/2017	INT	From planning pov, I like the location - it's a central park. Where you go to walk, observe. That it is in the middle of the city. Visually, it looks very accessible and surrounded by residential, could be a great gathering space. Central Park, Green Lake- not a lot of infrastructure but interesting								x			
108	8/23/2017	INT	The lower area could be restored to more natural condition- stream corridor for Jenkins Creek, pond restoration (turn back to creek, or keep as pond but improve), prairie component would be unique feature and possibly a draw - native prairie habitat restoration. Could engage Muckleshoot Tribe on the prairie restoration- would be an interesting relationship and open up funding sources	Lower meadow				x	x	x				
109	8/23/2017	INT	Upper Meadow could have some play equipment, or something more active use- frisbee golf or something of that nature, or a dog park. It's so nondescript at this point, it could take on another activity. Work off other previously polling for parks and rec needs. (Trails was something that came up).	Upper meadow			x							
110	9/7/2017	INT	Centrally located, in the heart of the community. It's got the creek, wooded, trails, nice bridges.				x				x			
111	9/5/2017	INT	Good sized parcel. Natural vegetation. Location to elementary school is a positive.					x			x			
112	9/5/2017	INT	It's a really pretty park- wildflowers, trees, paths, trails, for people to take their dog, kids to explore. It's not a playground.				x	x						
113	**What are the park's challenges? Opportunities?**													
114	8/29/2017	INT	Sight lines within the park are not great - if an officer were to go into the park, it's a maze of trails so there are lots of places for people to hide		x	x	x	x			x			
115	8/29/2017	INT	Wetlands/critical areas					x						
116	8/29/2017	INT	Parks department - perspective of trying to protect the natural space of the park (extreme is protect it all and return to natural state), with the perspective of those who want to do more maintenance (...). So a bit of a clash of these perspectives. Also a clash of protecting the natural environment, with also preventing encampments		x	x		x						
117	8/29/2017	INT	Fabulous opportunities for parking and access and if park could be enlarged- there are grounds near it that could be included. Communities of Timberlane and school would have great access to this park.								x	x	x	
118	8/31/2017	INT	Develop a trail system that links neighborhoods to east to DT so ppl have a safe place to walk.				x				x			
119	8/31/2017	INT	Change in elevation from upper area and lower area is unique					x						
120	8/24/2017	INT	Park is very isolated right now. Really not a lot of visibility.		x									

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121	8/24/2017	INT	There is a storage facility going into behind Home depot which may add more lighting.				x							
122	9/5/2017	INT	Challenges: that it's so inhabited with critical areas. Narrative around the park needs to be very clear.					x		x				
123	9/5/2017	INT	Being surrounded by residential component is nearby residents being comfortable if it does become a more activated space- the sight lines are not very clear from adjacent parcels. Whose eyes are on the park?		x					x				x
124	9/5/2017	INT	Park feels isolated. Some parts feel inviting, and others do not.		x					x				
125	9/5/2017	INT	Opportunities: gathering space, central gem, to and through could be more enhanced. Strong narrative of what the park will be will help get people get behind it.				x			x	x			x
126	9/5/2017	INT	From city planniing perspective, are there opportunities for pilot projects (wetlands, stormwater), like a learning corridor that's passive (edible forest, etc.) that's not a huge cost or maintenance, but for the schools or Green River College			x	x	x						
127	9/5/2017	INT	There is some native camis in the lower meadow that the Muckleshoot tribe has said that it needs to be protected. Used for food and trading (?) When we did planning for Home Depot, the Muckleshoot identified it as a					x		x				
128	8/25/2017	INT	[...] gravel they put in during bridge construction unintentionally cut off the creek, which is now running dry. Probably was originally a wetland. Ideally, if you were really restoring would put that back in wetland. A pond would increase water temperatures may affect salmon habitat. One of the most significant problems for salmon - they need cold water to be healthy.	Pond				x	x	x				
129	8/25/2017	INT	Opportunity to restoring natural systems in lower park and creating passive recreation and signage for education - cultural history of landscape, salmon habitat, prairie ecology. Neat way to understand the history and landscape of the place where they live.	Lower meadow			x	x		x				
130	8/25/2017	INT	Challenge -work is needed for restoration, and vandalism. Do it in a way that people appreciate it and don't take care of it.		x	x		x		x				x
131	8/25/2017	INT	Chocolate lily was also an important food source for native americans. Resident saw it in the park a few years and then one year she saw that someone had dug it up.					x		x				
132	9/5/2017	INT	Has some issues with vandalism. Grafitti is a constant issue. Operations and Maintenance will go in and remove.		x	x								x
133	9/5/2017	INT	Vandalism with trees. Every time do Arbor Day event, within a month all the trees are destroyed.		x	x		x						
134	9/5/2017	INT	Garbage, bikes, shopping carts thrown into pond/lake.		x	x		x						
135	9/5/2017	INT	Homeless encampments - 3-4 times a year.		x	x								
136	9/5/2017	INT	Grafitti- weekly or bi-weekly		x	x								
137	9/5/2017	INT	Vandalism- monthly		x	x								
138	9/5/2017	INT	Maintenance challenge: Volunteers. Only have 1 full time and 1 seasonal employee for all parks. We have relied on volunteers to maintain over the past 10 years. Positives of volunteers: saves money, challenges with volunteers- they come in with their own agenda of what they want to do, so you have to work around that, and they work on their own schedule. They may or may not communicate well, and they don't get along well with other volunteers. They may not be reliable, I can't count on them to always be there. Whereas with an employee it's their job.			x								x
139	9/5/2017	INT	Communication with Parks Dept could be improved. Anything that is put into a park needs to be maintenance friendly. (For example, there was a new picnic table that they wanted to put in, and it was a concrete table that is easily grafitted. Other types of picnic table materials would have been a better choice. We are good at that with bigger park ideas, but with small things like this communication not as good.)			x								

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140	9/5/2017	INT	I think that an educational component would be a good opp, esp. considering its proximity to the school. You have a stream, wetland, wildlife. Outdoor classroom environment- covered shelter with picnic table (but also consider vandalism, homelessness encampments). If you can get out of rain and still have classroom setting.		x		x			x				
141	9/5/2017	INT	Native American site or encampment in area? Recognizing historical component of park.				x			x				
142	9/5/2017	INT	Trail connections to larger trail system				x				x			
143	9/5/2017	INT	Maintenance spot- having a place within park dedicated to maintenance tool storage/ bins.			x	x							
144	9/5/2017	INT	Restrooms might be a good idea.				x							
145	9/5/2017	INT	Challenge- keeping vandalism out. Many young trees have been pulled out of the ground or broken that were planted 3 left out of 24 that are left.		x	x								
146	9/5/2017	INT	Maintenance crew came in to put straps in but kids came in and broke them off. Teenagers and early 20s, young adults. There is a small group of young anarchists that live in upper Timberlane that do the tagging and may have broken trees. The vandalism happens at night.		x	x								
147	9/7/2017	INT	Challenges- accessibility to the park								x			
148	9/7/2017	INT	Opportunity- it could become a real gem in the heart of the community								x			
149	8/23/2017	INT	Improve entry points on west and east end, might need to acquire additional property for better entrances.							x			x	
150	8/23/2017	INT	I think that creating a boardwalk system, where access is tightly controlled in lower area, you can create a unique experience while protecting the natural environment. Don't provide too many opportunities for people to be stupid.	Lower meadow			x	x						
151	8/23/2017	INT	Increase access and visibility, but also don't want it to get overused and abused- so a managed approach about where people should be.		x		x							x
152	8/23/2017	INT	I don't think the bridge was designed to handle cars- perhaps the police could ride bikes through the park.		x	x								
153	**What needs does your group/organization (or the community) have in terms of parks and recreation?**													
154	9/5/2017	INT	Have heard a lot about needs for active recreation from community (ball fields, etc.),				x							
155	9/5/2017	INT	Trail needs- people want places to go walk (like at Green Lake), and people want something like that. Making connections and wayfinding possible.				x			x	x			
156	8/25/2017	INT	Plant trees, cool water down, meet grant deliverables.				x	x						x
157	9/7/2017	INT	Hear need for more active use parks, more space for active use. Currently use the school facilities or Community Park				x							
158	9/7/2017	INT	Trails- Soos Creek Trail is very popular								x			
159	9/5/2017	INT	Upper Meadow could lend itself to more active recreation (ball fields). Any equipment should be maintenance friendly. We have had picnic tables burned and melted in the past.	Upper meadow	x		x							
160	9/5/2017	INT	Vandalism to that degree always happens in JCP, where they are burning and destroying park property and amenities.		x	x								
161	8/25/2017	INT	Salmon habit				x	x						
162	8/31/2017	INT	Parks an rec				x							
163	8/31/2017	INT	A lot of kids that live to the east need active recreation. They live in a dense, old neighborhood on small lots and need a place to play. If the park was activated				x				x			
164	8/29/2017	INT	The Parks Planning Commission outlined some questions of what people would like. People want walking trails, preferably paved, or rock or dirt.				x							
165	8/29/2017	INT	Trails has been identified in PROS Plan as one of the highest wants and needs in the community. This could be part of trails connection - could connect to downtown, and also internal trails, informal or mowed trails.				x				x			

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166	8/29/2017	INT	A dog park keeps coming up, but I don't think this is a particularly good fit for JCP, but may want to look into it just to rule it out.				x							
167	8/29/2017	INT	Picnic shelters and a playground as well. Is there a good site in JCP? Or does it just encourage vandalism and increase costs for maintenance?			x	x							
168	8/29/2017	INT	Pump track (in Leavenworth). Something else that could be a draw in the park beyond just trails, but also depending on fit/size.				x							
169	8/29/2017	INT	RC track (Seatac)				x							
170	8/29/2017	INT	Playground				x							
171	8/29/2017	INT	Non-traditional soccer field/courts				x							
172	8/29/2017	INT	Picnic tables/benches/parking				x							
173	8/29/2017	INT	Smart park - bringing wifi to parks				x							
174	**Tell me about previous efforts at park development. What would make this master plan process a success?**													
175	8/31/2017	INT	When park was acquired from KC, the city focused its efforts on the Community Park, so this one was left alone for the last 15 years to develop later.						x					x
176	8/31/2017	INT	Lack of maintenance, overgrowth, contributed to problem of ppl not knowing it was there. It was a great place in middle of city to go and hide. So fact that it was neglected over the past many yrs is something that the park has to overcome.			x								
177	8/31/2017	INT	Actively getting citizens involved											x
178	9/7/2017	INT	No previous plan development, maybe something prior to [my] time here.											
179	9/7/2017	INT	Success- looking for some direction after community input for best for that park space and a plan on how to do it.											x
180	9/5/2017	INT	KC came through and built bridge/boardwalk and built those out of logs. The log bridge over creek collapsed about 9 years ago.			x		x	x					
181	9/5/2017	INT	Saw some plan rolls from King County. There was one showing another pond being put in, and another picnic shelter.				x		x					
182	9/5/2017	INT	Success: community buy-in.											x
183	8/23/2017	INT	Making suggestions for expanding some components of the park/area to make it better- look at vision for ownership. Suggestions for expansion areas (entryway areas), cleared property to the northwest that has a corner of the pond might be good to acquire for more contiguous ownership. Ownership to the south of the park- there is a forested piece before it gets to Home Depot, and there is a parcel below that owned by City- make contiguous piece in that direction. City could incorporate existing piece to south and one in middle, would make broader vision of natural space in lower park. There should be vision for what could be done to do more with more ownership. City has access to resources that are acquistion-oriented that would help them get access- County, future opps that the County could provide. County's Open Space push- what other places should we be supporting for remaining best places to protect					x					x	x
184	8/29/2017	INT	Previous park development - one with King County years ago						x					
185	8/29/2017	INT	Bridge replacement several years ago			x			x					
186	8/29/2017	INT	Master plan process a success - continue with process as planned											x
187	9/5/2017	INT	I have been here 11 years, but nothing has been developed for this park. Connections to downtown and residential.								x			
188	9/5/2017	INT	Having the people involved. If there is opportunity to look at park beyond "park" silo. Is there opportunity to showcase public works or planning pilot projects mentioned earlier.			x								x
189	9/5/2017	INT	Should be thinking too about future for parking and roadways								x	x		
190	**What activities, park features, etc. would you or your group/organization want to see in Jenkins Creek Park? What do you envision for the best use of the park?**													
191	8/29/2017	INT	This park would be better utilized as walking trails, nature park. Maybe an outdoor pad for classes. But not a lot of infrastructure built.				x			x				

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192	9/5/2017	INT	Making sure that there is access for police patrols. Access from 267th on the west side. But once you get in to lower section, can't get across to Upper Meadow with police vehicle. So vehicle access is broken into two pieces.		x	x	x				x			x
193	9/5/2017	INT	Fields and grass are easier to maintain than shrubs.			x								
194	9/5/2017	INT	Biggest challenge is managing the volunteers- any time a conflict arises. Ideal situation would be to have more full time staff and have supplementary volunteer base for project driven work or event or community service (court-ordered, or student needs)			x								x
195	9/7/2017	INT	Peaceful, tranquil park. Good places for families and groups to picnic, use trails, passive recreation. Don't envision ball fields there.				x							
196	9/5/2017	INT	Not use it for sports fields/active recreation				x							
197	9/5/2017	INT	Would like to see some playground equipment in Upper Meadow. However, due to vandalism, would hate to see City spend money and it be destroyed.	Upper meadow		x	x							x
198	9/5/2017	INT	Also see garbage trash.			x								
199	9/5/2017	INT	Picnic tables have been vandalized- burned and melted.		x	x	x							
200	8/25/2017	INT	Salmon habit					x						
201	**Are you aware of any issues, conflicts, or concerns that could emerge during the public involvement or master planning process?**													
202	8/29/2017	INT	Haven't heard of any issues. There is some concern of making sure we have kid-friendly spaces. Also people who want paved walking trails they can't trip over.		x	x	x							
203	8/25/2017	INT	[…] It would be great to come to an agreement about it. [One] point of view was that Mid Sound wants more shade for the pond. [One] is interested in maintaining human access to the shore, so come to a compromise between these two visions.					x						x
204	9/7/2017	INT	If something very drastic change, then maybe hear from people.											x
205	9/5/2017	INT	Different groups want different things. One group might insist on having playground equip, dog park, etc. Might have conflicting ideas for use.				x							x
206	8/23/2017	INT	Make sure the public understands that potential changes might still be several years out or more, bc Community Park will still take priority over JCP for finishing.											x
207	8/23/2017	INT	Small things could happen more immediately, but major recreational may be more further out.											x
208	8/23/2017	INT	Help set expectations											x
209	8/29/2017	INT	[…] We don't have a master plan or a vison of what the park will be. So hope that the MP will offer that guidance to help resolve these issues in the future. Make sure plans or projects align with the Master Plan.					x						x
210	8/29/2017	INT	Within the City, there will be concern about development that is hard to maintain. Does this make any improvements to disway unwanted behavior? If we invest in this park, will it just encourage bad behaviors?		x	x	x							x
211	8/29/2017	INT	Neighborhood interest - getting them involved now as opposed to last-minute							x				x
212	8/29/2017	INT	Staff not tied to any particular end result for this project											
213	9/5/2017	INT	Can't think of anything. These parks have sat for so long that people will hopefully be eager											
214	9/5/2017	INT	Be clear on what's feasible about what could happen here.											x
215	9/5/2017	INT	Showcasing why the park and its features are so important. Hyping up unique feature of park.											x
216	**Do you have any ideas or thoughts around potential funding sources for continuing work on Jenkins Creek Park?**													
217	8/31/2017	INT	Take money out of general fund from City, might not be able to do it through grants alone.											x
218	8/31/2017	INT	State and federal grants											x
219	8/25/2017	INT	KC has grants for salmon habitat recovery. There are a couple of different sources through the County.					x						x
220	8/25/2017	INT	Other funding sources for prairie and oak restoration,.					x						x
221	9/7/2017	INT	Other than grants, not sure. Legislative appropriation we could work on….											x

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222	9/5/2017	INT	No											
223	9/5/2017	INT	Prepack Committee (?) We need to find money because the tax base won't be enough. The roadway and bridges were by grants											x
224	8/23/2017	INT	City has access to resources that are acquistion-oriented that would help them get access- County, future opps that the County could provide. County's Open Space push- what other places should we be supporting for remaining best places to protect											x
225	8/23/2017	INT	KC: CFT (conservation future tax program) - pots of money that City can apply to to acquire property											x
226	8/23/2017	INT	KC: Parks bond- city gets some amount of money											x
227	8/23/2017	INT	Salmon recovery funding sources - enhancements to Jenkins Creek					x						x
228	8/23/2017	INT	Cooperative watershed management program- could apply to do restoration for fish components or habitat- for restoration or acquistion.											x
229	8/23/2017	INT	State program- ALEA would be good source for JCP. State DNR program, includes public access and outreach component.											x
230	8/23/2017	INT	Urban WRP from state RCO office											x
231	9/5/2017	INT	How are the depts going after grants and funding- e.g. safe routes to school grant if it's providing a route to school. Those types of ways of looking at it. Thinking of some of the planning and transportation grants.											x
232	**Who else should we talk to?**													
233	8/29/2017	INT	Chambers contact info@covingtonchamber.org											x
234	8/29/2017	INT	Principal at Cedar Heights (middle school that is not far away											x
235	9/7/2017	INT	Councilmembers -											x
236	9/5/2017	INT	On the environmental groups: They put in 6 rows of willows, but it's now hard to get in and mow. I disagree on their perspective on their plan of action. Mowing and maintenance. Put the stakes in and walked away. No one is doing anything about smart weed, and with stakes in the way it's hard to get to. Doing upkeep on invasives is now difficult.					x						x
237	8/23/2017	INT	Residents within a quarter mile gets a postcard with invitation to next open house. If there is opposition, they would be good.											x
238	8/23/2017	INT	Covington pool - there is a notice board there where a lot of parents wait for their kids. Covington Library would be good place to have a display/poster- more eye-catching?											x
239	9/5/2017	INT	Parks Commission											x
240	**Follow up interview**													
241	1/22/2018	INT	Stormwater property north of park is an NGPE and receives stormwater. Must remain as natural area, but could be restored or invasives cleaned up. There are three (3) separate parcels north of the park. East is storm pond, center is NGPA, west is access tract. Remove the chain link fence around the storm pond parcel. Integrate all parcels to appear as part of the park. Stormwater facility was recently improved into a bioswale.	SE 264th Pl Entrance				x					x	x
242	1/22/2018	INT	The outfall that was constructed needs to be corrected. It currently does not function properly. The parcel south of the outfall is marshy and should be looked at to see if it is fish passable. Green River College has used the park for a classroom for about 20 years, and have done studies. Believe they have a survey of the [southern adjacent] property (by students) that shows some of the shallowness of the property.	Pond				x						x
243	1/22/2018	INT	Way back the property was Weyerhauser logging, then was homesteaded by [someone] who owned much of the surrounding area. Eventually was sold to King County.	Pond				x	x					

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244	1/22/2018	INT	Not sure about origin of Spring Pond, but have seen design drawings from the 1970s about the "replacement of concrete with log weir", which tells you that there has been an impoundment for a long time. Also, have seen permits from 100 years ago referring to dredging the entire length of Soos Creek in order to move logs down stream. A larger study is needed. Maybe consider restoration designed to maintain historic pond levels.	Pond				x	x					

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2	**Tell me about your or your organization's/group's use/relationship/interest in Jenkins Creek Park.**													
3	9/30/2017	OS	Local church Renting out Jenkins Creek Elementary											
4	9/30/2017	OS	I have been the primary caretaker of the park for the past 8 years											
5	9/30/2017	OS	I live near one of the entrances to the park (in the Timberlane Division)											
6	9/30/2017	OS	Personal											
7	9/30/2017	OS	I want City of Covington to consider adding fenced, off-leash space for citizens to run their dogs. Not everyone has kids or plays in a sports field, but as a dog owner, I'd love to have a safe, off-leash spot to play with my dog. A water feature, pond, or stream would be the cherry on top.				x							
8	9/30/2017	OS	Work for the City!											
9	9/30/2017	OS	Resident											
10	9/30/2017	OS	I use it											
11	9/30/2017	OS	A place where I can walk, relax away from cars and noise, a place to walk my dog.				x							
12	9/30/2017	OS	Play with my kids											
13	9/30/2017	OS	Local business. The park is a value added for Covington residents (especially apartment dwellers).								x			
14	9/30/2017	OS	Parent											
15	9/30/2017	OS	We are the park's next door neighbors											
16	9/30/2017	OS	I like to walk there				x							
17	9/30/2017	OS	Our interest is in having an off leash dog park in Covington.				x							
18	9/30/2017	OS	?											
19	9/30/2017	OS	Live near the park											
20	9/30/2017	OS	I live close to the area in Timberlane (186th Ave) and my husband and I walk our dog through Jenkins Creek park regularly.				x							
21	9/30/2017	OS	A family park				x							
22	9/30/2017	OS	I live close to the park and use it often, my group has had many outings in the park over the years, geocaching, service projects and just general park use.				x		x					
23	9/30/2017	OS	Our organization would use the space if there was a designated space for soccer practices (along with parking ideally)				x							
24	9/30/2017	OS	I live close enough to the park to walk there.				x							
25	9/30/2017	OS	We have gone a couple times , once for field trips. Its close by and would like to see it developed a bit				x							
26	9/30/2017	OS	I live adjacent to the park and am concerned that the park is being used more by criminals and drug addicts than by law abiding citizens.		x									
27	9/30/2017	OS	Citizen with interest in amenities in Covington											
28	9/30/2017	OS	It is the closest park to my home.											
29	9/30/2017	OS	Our division will provide recreation programming for this park.			x								
30	9/30/2017	OS	I will be leading the maintenance program of the park			x								
31	9/30/2017	OS	It is awesome! Public Works does some of the maintenance.											
32	9/30/2017	OS	Owner of the park.											
33	9/30/2017	OS	One of our board members and her husband are intensely dedicated to the park. I would like to see it be a community/family gathering place and reduce risk of crime/drugs.		x		x							
34	9/30/2017	OS	Park planning to meet the needs of the community											
35	**How is the park used today? What activities happen there? Who uses the park? How is it accessed?**													
36	9/30/2017	OS	Walkers, moms pushing strollers, dog walkers, kids walking to school, a bird watcher, a master's level botonist, illegal campers, heroin addicts. There are 4 access points to the park.		x		x				x			

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37	9/30/2017	OS	The park seems dreary and unsafe. The benches are rotting, so they are unused. Park doesn't seem to offer any productive play area, just a bumpy cement path that is being destroyed by tree roots. Some residents access this park through the sketchy, rundown entrance on Timberlane Dr. SE I do not know who uses the park, but it looks like a great place for crime to fester. I feel unsafe going there, so I avoid it.		x	x								
38	9/30/2017	OS	By walkers, for walks with dogs or children				x							
39	9/30/2017	OS	Its an open space that has flexibility for use. Open to public and accessed easily!								x			
40	9/30/2017	OS	Drug use crime		x									
41	9/30/2017	OS	Reidents use it and also people up to no good.		x									
42	9/30/2017	OS	I haven't been through in a couple of years...not since the entrances both became kind of sketchy.							x	x			
43	9/30/2017	OS	I want to see a play area.				x							
44	9/30/2017	OS	People walking - groups, groups with pets, singles with pets --- generally accessed on foot.				x				x			
45	9/30/2017	OS	It's a walking park or picnic style environment, the people I've notice who use it are mostly homeless or close neighboring residents		x		x							
46	9/30/2017	OS	Transients use drugs, camp, litter and kids also drink alcohol. Some walk pets, others ride bikes and occasionally motorized bikes.		x		x							
47	9/30/2017	OS	Kids and parents get together there to play & explore. Folks run, walk or just stroll through and watch native wildlife, or use it as a pedestrian connection to town.				x	x			x			
48	9/30/2017	OS	I walk/run through it. I've seen others do the same and kids/teens hanging out				x				x			
49	9/30/2017	OS	Joggers, walkers,				x							
50	9/30/2017	OS	Aside from the regulars who use it to walk their dogs or just enjoy the park in general, we notice a lot of suspicious and illegal activity. My family has owned a house right in the cul-de-sac of 267th pl at the west entrance of the park for almost 40 years. It was pretty quiet on our street up until the re-opening of the park. Now the and its parking spaces are used all hours of the night. When the city came door to door canvassing the neighbors we pleading with them not to re-open the park due to all the anticipated activity. Now along with legitimate use of the park during park hours, we have all the people using the park after hours. I'm woken up 2-3 times a week by activity just at the parking spot on our street. I've placed 20 or so non emergency calls to 911 in the last 12 months. Drug deals, people doing drugs in front of our house, people trying to camp in RVs in front of our house, people dropping off homeless people living in the park. Kids drinking and being loud right in front of my house. TRASH. Car prowlers on a regular basis. Our whole block is tired of it.. We've had people try to steal my kid's bikes from them in the park, we have drug addicts making deals at the enterance of the park. There's homeless and addicts living in the park. There's syringes where kids play.Why where there no gates installed to stop traffic? They were there before and it deterred all but the most determined. I used this park but I want to use it and I want my neighbors to use it and feel safe. We don't feel safe.		x	x	x				x	x		x
51	9/30/2017	OS	As far as I know people only use it as a short cut or to walk dogs				x				x			
52	9/30/2017	OS	Nice to walk through and sit/play by the lake. Main access is through the Timberlane neighborhood				x				x			
53	9/30/2017	OS	We see mostly groups of kids hanging out at the picnic tables and families or people out walking dogs like us on the paths.				x							
54	9/30/2017	OS	Not used											
55	9/30/2017	OS	beautiful natural walking paths, nice field for events in the upper section. bridges and lake are lovely.				x	x						

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56	9/30/2017	OS	open space park, dog walkers, joggers, bikers. Access is one of the big issues I have heard discussed in the past regarding this project.				x				x			
57	9/30/2017	OS	We walked through it once with my son. There's nothing really there, some trash around. I would t feel comfortable there too late on the day.		x		x							
58	9/30/2017	OS	Its always empty when we go there and a little scary		x									
59	9/30/2017	OS	I walk my dogs in the park. I also cut through the park to get from SE 267th Place to the Covington Esplanade shopping center. I observe people walking through the park between dusk and dawn every night of the week. I've observed vehicles drive up the ramp, which is closed to vehicle traffic. My son and his friends have been playing at the creek and found drug paraphernalia by the creek. My son and his friends were riding bikes, with me about 500' behind them, and a young adult male attempted to steal bikes from the boys.		x	x	x				x	x		
60	9/30/2017	OS	I have only recently been made aware of what a gem thus park is. With a few improvements it could be so much more user friendly.				x							
61	9/30/2017	OS	My son's elementary teacher from Cedar Valley uses it to release salmon into the creek every Spring. We use it to walk, explore,hunt for rocks on occasion. It's also a nice way to cut through to the Starbucks from our neighborhood.				x	x	x	x	x			
62	9/30/2017	OS	Neighboring school access corridor, nature walks, species & ecosystem science discovery, stream habitat. Park users are students and neighbors.				x	x		x	x			
63	9/30/2017	OS	Use of the trails, dog walking				x				x			
64	9/30/2017	OS	Resident uses the park											
65	9/30/2017	OS	Lawful uses include being a pedestrian/bike connection between neighborhoods, folks walking dogs or folks just walking/running/passively enjoying park. Unlawful uses include vandalism, drug-activity, illegal encampments, and trespassing when park is closed.		x	x	x				x			
66	9/30/2017	OS	I have only been there a few times. The entrances are very hidden and you have to know they are there to find it.							x				
67	9/30/2017	OS	I believe it is accessed from two primary points. On the east and west								x			
68	**What is the perception of the park among your group/organization, or among the community?**													
69	9/30/2017	OS	Most in the community have no idea the park exists.							x				
70	9/30/2017	OS	Sketchy area for drug dealers and a place for crime to happen or people who commit crimes to hang out. Unuseable.		x									
71	9/30/2017	OS	Not much there. But a hidden gem for locals who use it											
72	9/30/2017	OS	All my neighbors have a dog or dogs, like myself, and would like the City to add space for our dogs to play.				x							
73	9/30/2017	OS	A nice green space, definitely enjoy going there!				x							
74	9/30/2017	OS	Drug use crime unsafe		x									
75	9/30/2017	OS	It's not a good park. And not really very safe.		x									
76	9/30/2017	OS	It started feeling unsafe to me, so I've avoided it.		x									
77	9/30/2017	OS	Small, dangerous		x									
78	9/30/2017	OS	They regard it as the crown jewel of Covington.					x						
79	9/30/2017	OS	It's getting better but still needs love		x									
80	9/30/2017	OS	secluded cut through used by people who don't want to be seen		x						x			
81	9/30/2017	OS	Those who have discovered it value open green space, some of which is a bit wild.				x	x						
82	9/30/2017	OS	I think people think drug addicts hang out there or it's very dark like a forest trail. Couple be a bit scary I guess. I think it's beautiful		x			x						
83	9/30/2017	OS	As a kid it was viewed as a bad area and not safe. Currently not sure how the park is viewed.		x				x					
84	9/30/2017	OS	It's not a safe place to let our kids play. There's druggies, thieves and who knows what else in and out of the park at all hours.		x									
85	9/30/2017	OS	Not a good park											

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86	9/30/2017	OS	Overgrown not maintained park. Not safe at night.		x	x								
87	9/30/2017	OS	There have been times when I know there was recent drug use. I also have found needles that my dog almost stepped on. I definitely enjoy the new park enhancements and the path is definitely much improved.		x		x				x			
88	9/30/2017	OS	We didn't know it was there until the master plan highlighted it											
89	9/30/2017	OS	its beautiful and naturally rustic and private. I love it that way.					x						
90	9/30/2017	OS	sketchy, homeless people camping out, no parking, hard to find		x					x	x	x		
91	9/30/2017	OS	I didn't know it existed until after we'd lived here for a few months. Honestly, I wouldn't feel comfortable sending my kids to play there when they're old enough alone-- too enclosed and not the best people hang around there.		x					x				
92	9/30/2017	OS	That its scary		x									
93	9/30/2017	OS	The community perception is that it was a terrible idea to rebuild the washed out bridge. Crime on our street has skyrocketed. In the two years prior to the bridge opening, we did not experience any property crime on our property. Since the bridge opened we have experienced car prowlers, a vehicle break in, and property prowlers coming up to our house. We have also experienced a surge in abandoned vehicles, and vehicles parked after dark while people drink and do drugs in their cars.		x	x	x				x	x		
94	9/30/2017	OS	Untapped resource.											
95	9/30/2017	OS	There's nothing to do there.				x							
96	9/30/2017	OS	Jenkins Creek Park has great potential although some users view it as unsafe due to obstructed sightlines and the absence of lighting.		x		x							
97	9/30/2017	OS	High vandalism, anything that gets put in gets ruined, a lot of problems		x									
98	9/30/2017	OS	We love it. We would like to see more people start to use it. With the completion of the bridges, it has helped.				x							
99	9/30/2017	OS	Many folks do not even know about the park, it attracts illegal activity, it functions as a connection between neighborhoods.		x					x	x			
100	9/30/2017	OS	That is has drug activity at the entrance.		x									
101	9/30/2017	OS	Many are not aware of its existence. Most use it for passive rec and dog walking. Unfortunate criminal activity has taken place there as well as well as graffiti.		x		x			x				
102	**What are the park's strengths?**													
103	9/30/2017	OS	Roads and trails, open spaces, over 145 species of plants and trees, more than 70 species of birds				x	x				x		
104	9/30/2017	OS	Space and location to the school. Could be a great community gathering place, skate park, dog park, residential walking path from Timberlane Dr SE/Jenkins Creek school to Home Depot. I'd love to walk to home depot and the other businesses in that area since they are so close, but avoid the park because it appears unsafe.		x		x				x			
105	9/30/2017	OS	Few other users. It feels like nature, please don't chop down all of the wonderful trees to make open space				x	x						
106	9/30/2017	OS	It's beautiful, well-maintained, and close enough to my home to be useful.		x	x		x						
107	9/30/2017	OS	An open feeling with a lot of versatility in the space.				x							
108	9/30/2017	OS	Easy access for police		x						x			
109	9/30/2017	OS	It's 22 acres											
110	9/30/2017	OS	It's a very much needed bit of greenspace and quiet.				x	x						
111	9/30/2017	OS	Nature					x						
112	9/30/2017	OS	Natural beauty - walking trails				x	x						
113	9/30/2017	OS	It's open it has flat area good trail opportunities eild life				x	x						
114	9/30/2017	OS	A lot of trees, history, trails				x	x	x					
115	9/30/2017	OS	There is a contrast between the upper more groomed park and the lower more native meadow. Access (parking) can be a problem and some worry about safety.		x		x	x				x		
116	9/30/2017	OS	It's beauty and peaceful calming affect				x	x						

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117	9/30/2017	OS	Space				x							
118	9/30/2017	OS	It's a beautiful park! The paved paths are fantastic.				x	x			x			
119	9/30/2017	OS	Location, easy access. Plenty of space				x				x			
120	9/30/2017	OS	The Creek, Spring lake, and old established trees are wonderful natural features that should be able to be capitalized on to make a nice inviting open space park.				x	x	x					
121	9/30/2017	OS	The walking path is much nicer now and the I like the more open feel of the park				x				x			
122	9/30/2017	OS	Proximity to our house, we live in Tall Timbers								x			
123	9/30/2017	OS	natural beauty. close to home, a path from home to walk into town.				x	x			x			
124	9/30/2017	OS	open space, love the pond and bridge				x	x						
125	9/30/2017	OS	It has a fantastic location, close to a lot of residential housing.								x			
126	9/30/2017	OS	Its big and really pretty				x	x						
127	9/30/2017	OS	It's large enough to renovate into a place that people will want to use.				x							
128	9/30/2017	OS	Central location, several areas for varied uses- grounds suitable for family outings and picnics, trails and natural habitat.				x	x			x			
129	9/30/2017	OS	It's beautiful. The bridges and the landscaping look great!				x	x						
130	9/30/2017	OS	Jenkins Creek Park is a beautiful natural area.					x						
131	9/30/2017	OS	Beautiful location, close to school, close to neighborhoods, easy to walk to, good way to travel into town by foot					x			x			
132	9/30/2017	OS	Its Central Park. Its the heart of the City.								x			x
133	9/30/2017	OS	It's natural elements and central location in the city.					x			x			
134	9/30/2017	OS	It is beautiful, has the small lake/river, and is much larger than it appears when you drive around.					x						
135	9/30/2017	OS	It's "hidden treasure" appeal of a forest in the middle of town.					x			x			
136	**What are the park's challenges? Opportunities?**													
137	9/30/2017	OS	Keeping vandals and drug users out of the park Finding the money necessary to maintain the park. To this point the city has relied almost exclusively on a volunteer for all maintenance		x	x								
138	9/30/2017	OS	Could be a great local park that Covington doesn't seem to have (like Lake Meridian park)											x
139	9/30/2017	OS	Challenge: it is unknown, little parking. Opportunity: playground would draw in more users				x			x		x		
140	9/30/2017	OS	See above comments. It needs a space for citizens to bring their dogs.				x							
141	9/30/2017	OS	Would be nice to have more running/walking trails through the city. More bike friendly as well. Would like to see encouragement to exercise in the park, like little workout stations or something.				x				x			
142	9/30/2017	OS	Drug use transients crime		x									
143	9/30/2017	OS	Weird access, it needs a playground, it need security		x		x				x			
144	9/30/2017	OS	Keeping it cleaned up, avoiding having it turn into a trashed-out hangout.		x	x								
145	9/30/2017	OS	Shady people hang out there.		x									
146	9/30/2017	OS	Lack of parking, crime.		x							x		
147	9/30/2017	OS	The trails are broken and slanted in spots there is only one bench with a table There is no play equipment or workout equipment			x	x							
148	9/30/2017	OS	Keeping people out at night when closed. safer trails cleaned of needles for families and pets to relax in.		x	x	x							
149	9/30/2017	OS	There are opportunities to bird watch, explore different native environments. The much improved path connecting neighborhoods and Covington is a big plus. There is a challenge keeping down the trash and graffiti and access / parking can be a challenge.		x			x			x	x		
150	9/30/2017	OS	It's not visible		x					x				
151	9/30/2017	OS	Access and parking								x	x		
152	9/30/2017	OS	Trash, drugs, homeless camps and overall unsafe environment.		x	x								

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153	9/30/2017	OS	Not kid friendly. Kind of creepy.		x		x							
154	9/30/2017	OS	It is very overgrown, there is little parking, and no lighting to make any areas safe at night. Very little recreation other than passive sitting my the lake/creek is available. You can tell it has a lot of natural beauty but that only goes so far.		x	x	x	x				x		
155	9/30/2017	OS	It would be helpful to have more security and maybe a couple more police make rounds every once in a while		x									
156	9/30/2017	OS	how ever you develop or improve this park please keep the natural beauty and trees. It is what defines this park and I'd hate to see it changed too much.				x	x						
157	9/30/2017	OS	parking, homeless camps. Opportunities for use if there was a designated space for soccer practices		x		x					x		
158	9/30/2017	OS	I'm concerned with the safety of the park, and I would love to see something there-- a playground, a dog park, benches or a place for parties.		x		x							
159	9/30/2017	OS	The challenges might be that its a bit hidden and there isnt much parking							x	x	x		
160	9/30/2017	OS	Challenges include uncontrolled littering, no locking gates to prevent indigent individuals from coming and going at night, poor lighting along the path, easy access to spaces under the bridges where thieves can dump and rummage through stolen items. I see an opportunity to build a dog park in the upper meadow. This space is under utilized.		x	x	x	x						
161	9/30/2017	OS	Parking, parking, parking and general access-not easy to find. Keeping riff-raff out.		x					x	x	x		
162	9/30/2017	OS	Parking, access, vandalism. Because there's nothing there, there's a lot that can be added.		x					x	x	x		
163	9/30/2017	OS	Security		x									
164	9/30/2017	OS	Vandals, crime, accessibility for police. I think improving features and accessibility would help to displace the vandals and crime		x									
165	9/30/2017	OS	Maintenance and Parking. Demand could be higher.			x						x		
166	9/30/2017	OS	Challenges include how to reduce illegal activity, how to increase community awareness/use of the park, and how to increase parking/access to the park. Opportunities include the potential for a sizable, largely passive park in the central area of the city that provides an area for users to enjoy the natural environment.		x		x	x		x	x	x		
167	9/30/2017	OS	Access is too hidden.							x	x			
168	9/30/2017	OS	Keeping vandalism and crime away during evening hours.		x									
169	**What needs does your group/organization (or the community) have in terms of parks and recreation?**													
170	9/30/2017	OS	We are short a lot of park space/open space based on population											x
171	9/30/2017	OS	Speak with local HOA in this regard.											x
172	9/30/2017	OS	Personal use.											
173	9/30/2017	OS	See above comments. It needs a space for citizens to bring their dogs.				x							
174	9/30/2017	OS	See number 7. :)											
175	9/30/2017	OS	Crime free recreation		x		x							
176	9/30/2017	OS	Not enough compared to maple valley. We need more thing for kids to do.				x							
177	9/30/2017	OS	A please to walk, to get away from noise, to walk my dog.				x	x						
178	9/30/2017	OS	Play area for kids babies-teens				x							
179	9/30/2017	OS	Walking space and trees in an area that is rapidly losing them.				x	x						
180	9/30/2017	OS	Not much for parks with play structures and workout for adults who use it too				x							
181	9/30/2017	OS	Safe clean places for parents and kids to play, for exercise and gather outdoors		x		x							
182	9/30/2017	OS	Dog park, parking lot				x					x		
183	9/30/2017	OS	Off leash dog areas are lacking in the covington area. Especially.with the community and dog friendly area.				x							
184	9/30/2017	OS	Playground				x							

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185	9/30/2017	OS	Our kids need places to play and run while we watch and enjoy the surroundings. I like the natural look of the park but it is too overgrown for our kids to be able to just run and play. A playground for younger kids would be nice but also more control of the underbrush so that while it maintained its natural feel things could be more open so that we didn't have to worry about younger kids being too out of sight and "lost" in the trails.			x	x	x						
186	9/30/2017	OS	I would like to feel comfortable walking in the park alone without my husband		x		x	x						
187	9/30/2017	OS	Walking paths, play structures				x							
188	9/30/2017	OS	it would be so cool for there to be one weekend a year that scouts could camp in JCP but I'm not sure what that would entail. It would be so awesome! Obviously would need some port o potties for that day. They could also do a park wide service project that weekend!				x	x		x				x
189	9/30/2017	OS	We need more public children's playgrounds. We need a dog park. I'd love a splash park (but I hear that's later for Covington Community Park). An exercise park.				x							
190	9/30/2017	OS	A great parjs and rec dept			x								
191	9/30/2017	OS	I need a park space that isn't a growing dumping ground for abandoned drug syringes and stolen goods.		x	x								
192	9/30/2017	OS	Would like a safe, clean attractive park for relaxation, outings, walking, etc.		x	x	x							
193	9/30/2017	OS	We need playgrounds and reservable picnic space				x							
194	9/30/2017	OS	Recreation and athletics programming.				x							
195	9/30/2017	OS	A nice Jenkins Creek Park would be a huge asset to the community. It has the potential to be a great gathering area for the community and a nice place for people to go that is close to home. It would also benefit those who may not be able to travel to a state park or such to have something similar so close to home				x				x			
196	9/30/2017	OS	We love them!											
197	9/30/2017	OS	Per the city's PROS Plan, the following have been identified as high needs of the Covington community (listed in order of greatest need to least need and limited to items that potentially could be incorporated into the park): paved walking/biking trails, large community parks, playgrounds, soft surface trails, outdoor picnic shelters, offleash dog park, interpretive trails, tennis court, basketball court, disc golf, pickleball courts.				x			x				
198	9/30/2017	OS	More open and active. Not hidden and quiet. It's kind of scary walking around there when no one is around.		x		x			x				
199	9/30/2017	OS	Safe and clean passive areas. Possibly a playground.		x	x	x							
200	**Tell me about previous efforts at park development. What would make this master plan process a success?**													
201	9/30/2017	OS	Almost all funding and manpower has been allocated to the Covington Community Park and as long as that is the case I don't see this plan succeeding. Period			x								x
202	9/30/2017	OS	Unknown											
203	9/30/2017	OS	N/a											
204	9/30/2017	OS	Timely work done in a eco-conscious manner.			x		x						x
205	9/30/2017	OS	Unsure											
206	9/30/2017	OS	Previous input ignored											x
207	9/30/2017	OS	Not sure											
208	9/30/2017	OS	None											
209	9/30/2017	OS	Keep it simple.											x
210	9/30/2017	OS	Not sure of previous development plans											
211	9/30/2017	OS	Encouraging participation seems to be a key -- making it simple to do.											x
212	9/30/2017	OS	Not sure about them											
213	9/30/2017	OS	No previous efforts											

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214	9/30/2017	OS	Design a way to mitigate the problems surrounding a generally unsafe environment. I don't let the kids go into the park alone anymore. I'm afraid of kidnappers and rapist.		x									x
215	9/30/2017	OS	N/a											
216	9/30/2017	OS	Reaching out to the community on the communities terms and where they naturally are not just expecting the community to come to you.											x
217	9/30/2017	OS	More advertisement for the park?							x				x
218	9/30/2017	OS	Sorry, I don't know. I know the scouts have planted grass seeds and done several eagle projects adding benches and picnic tables. I know there were bridge and path improvements last year or the year before and they look great.					x	x					
219	9/30/2017	OS	I don't know.											
220	9/30/2017	OS	No experience											
221	9/30/2017	OS	Lock the park at night. Don't let it be so easy for indigent individuals and thieves to stroll through the park. Add more trash cans, and implement recycle bins.		x	x	x							x
222	9/30/2017	OS	Reconfigure parking. May have to cut onto the park entry way to make spaces. Consider another entry with parking from the north (where trailers are). Directions signs from major thoroughfares to park. Keep and improve natural habitat- signage as to native plant and animal species. Maybe consider volunteer guides or docents to take groups on walking tours to explain and teach about the flora and fauna- similar to what NW Trek does. Picnic tables, garbage cans and a little more grass in southeastern part (where one picnic table located). Consider a proposal to council with advice of police chief on codes for enforcing itinerants from loitering, vandalizing and otherwise misusing the park. Will definitely need to continue clearing out their hiding spots so all is visible. Possibly an entrance from the Jenkins Creek Elementary side and some type of easement from the west for some parking.		x	x	x	x		x	x	x	x	x
223	9/30/2017	OS	HUGE community engagement effort. Plaster requests for information everywhere. I don't know if it's possible from a city staffing standpoint, but go door to door at every home within 0.5 mile of the park.											x
224	9/30/2017	OS	N/A											
225	9/30/2017	OS	Public involvement, being realistic											x
226	9/30/2017	OS	Community involvement. Business involvement.											x
227	9/30/2017	OS	The city strives to engage the public and stakeholders in all park development projects.											x
228	9/30/2017	OS	Continuous engagement with the community and communication with all as we proceed with each phase.											x
229	**What activities, park features, etc. would you or your group/organization want to see in Jenkins Creek Park? What do you envision for the best use of the park?**													
230	9/30/2017	OS	I would love to see a children's play structure. I haven't found a park in Covington that my kids are interested in for the play structure. A water/sprinkler pad would also be amazing??				x							
231	9/30/2017	OS	I think putting any kind of features in this park without improved security and increased funding and manpower would be a waste of time and money. I have seen tables and benches destroyed, tables, retaining walls and roads covered with graffiti and 12 out of 15 newly planted trees pulled out or broken off.		x	x	x	x						
232	9/30/2017	OS	dog park, children's playground, safe space for socializing outside when it is nice, WALKING or BIKING PATHS!				x							
233	9/30/2017	OS	N/a											
234	9/30/2017	OS	See above comments. It needs a space for citizens to bring their dogs and play off-leash, preferably with some kind of small water feature.				x							
235	9/30/2017	OS	More trails, running/walking paths, more accessibility points throughout the park. More benches. Leave as much of the natural beauty as possible.				x	x			x			
236	9/30/2017	OS	Open area secure lighting playgrounds		x		x							

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237	9/30/2017	OS	Play ground, splash pad				x							
238	9/30/2017	OS	Keep it as a generally open city park. Trails to walk, maybe a small playground. Mostly room to walk or run, places to sit and relax. Don't take up big tracts of it with sports field.				x							
239	9/30/2017	OS	Nature trials/play area				x	x						
240	9/30/2017	OS	Keep it natural - make it a nice place to walk, keep it accessible. It's very nice as it is.					x			x			
241	9/30/2017	OS	Playground Or a workout spot with bars and agility structures				x							
242	9/30/2017	OS	Part of of could be a good place for a picnic pavillion				x							
243	9/30/2017	OS	Dog park would be nice				x							
244	9/30/2017	OS	Safe area for children and families. Open space and areas to explore with family or trees and unpaved trails. Also area for dogs.		x		x	x			x			
245	9/30/2017	OS	Geocaching, better access to the pond, maybe some toys or a playground for the kids. OFFLEASH DOG PARK! Covington does not have a dog park.				x							
246	9/30/2017	OS	Playground				x							
247	9/30/2017	OS	I think the best use of the park is as a fairly open natural park with large trails through the natural area. Open enough for parents to be comfortable letting their kids run free but enough natural brush/bushes that kids feel it is an adventure. Lots of open space near the lake for families to spread out blankets and picnic while the kids run around and are for simple recreation like frisbee, botchee, or catch. In the upper meadow it seems like a playground would be appropriate and opening up of the space under a lot of the trees. Possibly a few gravel paths through the trees to help open the space and provide areas for kids to run.				x	x						
248	9/30/2017	OS	Family-friendly environment.				x							
249	9/30/2017	OS	maybe allow a summer daycamp to make more families aware of the park. I guess bathrooms would improve the usability of the park for families but I'm also aware that bathrooms bring other problems to the park like keeping it clean and free from vandalism.		x	x	x							
250	9/30/2017	OS	Playground or a dog park feature. Running path.				x							
251	9/30/2017	OS	A dog park , a nice trail, a dog park!				x							
252	9/30/2017	OS	I envision a play structure and fenced in dog park. I think that if the park is more welcoming for law biding individuals, then our increased presence in the park will discourage criminals from using the park.		x		x							
253	9/30/2017	OS	Family outings, nature trails, walking trails				x	x						
254	9/30/2017	OS	dog park, frisbee golf, playground, maybe even some salmon education boards				x			x				
255	9/30/2017	OS	Trails, passive recreation and play areas.				x							
256	9/30/2017	OS	Things that can stand vandalism. Durable materials. Have realistic features that are maintainable by city staff so that the park can stay nice and not degrade		x	x	x							x
257	9/30/2017	OS	A playground				x							
258	9/30/2017	OS	See response to #8. Additionally, any elements that would increase park usage (more eyes in the park would hopefully reduce illegal activity), drive-able paths, so police could drive-thru, and surveillance cameras.		x	x	x				x			
259	9/30/2017	OS	Playground structure, interpretive trail, gazebo or stage of some sort for events. Maybe even a fitness trail.				x			x				
260	9/30/2017	OS	Passive, nature education, play features, secure perimeter fencing, more "eyes" on the park for self-patrol		x		x	x						
261	**Are you aware of any issues, conflicts, or concerns that could emerge during the public involvement or master planning process?**													
262	9/30/2017	OS	Lack of interest, lack of adequate information and unrealistic expectations from the people who live here.											x
263	9/30/2017	OS	Parking/access to park on Timberlane Dr. SE and safety of park during the day and ways to avoid homeless or drug dealers to use it at night		x						x	x		x
264	9/30/2017	OS	N/a											

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265	9/30/2017	OS	No											
266	9/30/2017	OS	Just that others would have differing opinions and there would be different priorities depending on who you talk to.											x
267	9/30/2017	OS	Lack of funding											x
268	9/30/2017	OS	No											
269	9/30/2017	OS	No											
270	9/30/2017	OS	No											
271	9/30/2017	OS	No											
272	9/30/2017	OS	Bringing high traffic to the area											x
273	9/30/2017	OS	No											
274	9/30/2017	OS	Yeah, bureaucracy and money.											x
275	9/30/2017	OS	No											
276	9/30/2017	OS	Nope											
277	9/30/2017	OS	no. I go there often. I always feel safe there.											x
278	9/30/2017	OS	Safety of the area? Vandalism		x									
279	9/30/2017	OS	Possibly parking and securitt		x									
280	9/30/2017	OS	I'm sure that any residents who live nearby will raise the issue of crime in the park.		x									x
281	9/30/2017	OS	Lack of available land (expense) for parking an adequate access. Constraints on police action to get rid of unwelcome interlopers.		x									x
282	9/30/2017	OS	concern for vandalism for anything that is put in three; and maintenance costs related to any improvements		x	x								x
283	9/30/2017	OS	The safety of park users.		x									
284	9/30/2017	OS	No											
285	9/30/2017	OS	nope											
286	9/30/2017	OS	The challenge of balancing protecting natural areas, providing a park the community will enjoy, and design a park that will help reduce illegal activity.		x	x	x							x
287	9/30/2017	OS	local residents in the area could be challenge by making the entrances more active.							x	x			x
288	9/30/2017	OS	the amount of wetland and the ability to find a place to develop parking					x				x		x
289	**Do you have any ideas or thoughts around potential funding sources for continuing work on Jenkins Creek Park?**													
290	9/30/2017	OS	We submitted possible funding sources to city council with little response											x
291	9/30/2017	OS	Community Fundraiser or resident tax increase (which I would support)											x
292	9/30/2017	OS	N/a											
293	9/30/2017	OS	I'd suggest, if an off-leash park is being considered, reach out to the local pet stores and hardware stores. They have been great about working with other dog parks in surrounding municipalities.				x							x
294	9/30/2017	OS	Not at this time!											
295	9/30/2017	OS	Prison work detail.											x
296	9/30/2017	OS	No											
297	9/30/2017	OS	the city council keeps adding retail...isn't that a funding source?											x
298	9/30/2017	OS	No											
299	9/30/2017	OS	Crowd fund / Engage local volunteers. You'll get more mileage out of that than taxes/bonds.											x
300	9/30/2017	OS	See what volunteer options for building structures and donations for play equipment for kids ask local businesses like Home Depot what they can do				x							x
301	9/30/2017	OS	No											
302	9/30/2017	OS	None at this time											
303	9/30/2017	OS	I'm not sure if there are canine-centric agencies that offer grants or funding for dog park developments but it wouldn't hurt to look. KCCD or one of those conservation groups.				x	x						x
304	9/30/2017	OS	No											

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305	9/30/2017	OS	I would support a reasonable tax to provide funding and maintenance for Jenkins Creek Park.			x								x
306	9/30/2017	OS	sorry I do not.											
307	9/30/2017	OS	A fun run? I would donate or even pay more in taxes.				x							x
308	9/30/2017	OS	Not sure											
309	9/30/2017	OS	Dog parks are frequently community supported through donations and work parties. Require the Timberlane HOA to better maintain the connection trail from Jenkins Creek Elementary to the south east park entrance. Tax new developments for "community development" to maintain Jenkins Creek Park. Covington gives a dreadful first impression to visitors, with our plethora of strip malls and stoplights, and minimal and invisible green space.				x				x			x
310	9/30/2017	OS	Not really. Grants, public awareness and donations, city funds.											x
311	9/30/2017	OS	Soliciting donations from businesses in Covington Esplanade. The new hospital is within walking distance and perhaps they'd be willing to fund some improvements.				x				x			x
312	9/30/2017	OS	No											
313	9/30/2017	OS	No											
314	9/30/2017	OS	King County Community Development Block Grant.											x
315	9/30/2017	OS	RCO grants, voter approved funding (levy, MPD)											x
316	9/30/2017	OS	RCO											x

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2	**What I love most about Jenkins Creek Park is...**													
3	8/7/2017	WF	We need a space for dogs to be off leash in Covington, if there was water access, even better. But as our area continues to grow, the need for an off-leash park will grow with it. This is a priority for myself and my family, and I'd like to see it become a priority for our City leaders as well. I unfortunately cannot attend the meeting so I would appreciate if my comments are passed along to the appropriate parties.				x							
4	8/14/2017	WF	That it is an oasis in the community, beautiful paths and bridges.					x			x			
5	8/28/2017	WF	Walking my child to school, when weather permits and seeing the ducks								x			
6	9/23/2017	WF	its accessibility.											
7	9/27/2017	WF	How close it is to my house!											
8	**Jenkins Creek Park would be amazing if**													
9	8/14/2017	WF	more paths, funded so George has help with maintenance!			x								x
10	8/28/2017	WF	If it didn't cater to drug use and unwanted foot traffic in our neighborhood. We have police in our neighborhood at least once or twice a week. We don't feel as safe since the bridge was put back in.		x									
11	9/23/2017	WF	it had benches to sit on and observe wildlife				x							
12	9/27/2017	WF	It was well lit, had areas for recreation, and a disc golf course :)		x		x							
13	**Have a general comment about the park master plan?**													
14	8/14/2017	WF	Thank you for your work!											x
15	8/28/2017	WF	Add lighting to the pathways and entrances / exits.		x						x			
16	9/23/2017	WF	It looks well planned so far.											x
17	**Which design alternative do you prefer? (You can write "A", "B", or "Combination". If choosing combination, please explain.)**													
18	1/16/2017	WF	I prefer Alternative B because we already have a community gathering place at Covington Community Park; but, we don't have a nature park. It would be great to have a place to take my grandkids that is native and as natural as possible.				x	x						x
19	1/22/2017		I prefer A because of the additional parking, accessible playground, and disc golf. I LOVE that both options have improved entrances, forest adventure playground, security added, and potential for art installations. THANK YOU THANK YOU for all of the work and opportunities for public input.				x							x
20	**What do you like about Alternative A? What would you change?**													
21	1/22/2017	WF	I would add a dog park				x							
22	**What do you like about Alternative B? What would you change?**													
23	1/22/2017	WF	I would add a dog park				x							

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EXHIBIT A

Appendix D: Approved State Environmental Policy Act (SEPA) Checklist

EXHIBIT A

EXHIBIT A

City of Covington | 16720 SE 271st St. Suite 100 | Covington, WA 98042
City Hall – 253.480.2400 | www.covingtonwa.gov

PROGRAMMATIC SEPA THRESHOLD DETERMINATION OF NONSIGNIFICANCE (DNS)

Application Name:	Jenkins Creek Park Master Plan
File Numbers:	LU22-0030, CIP 1014, and SEPA22-04.
Applicant:	City of Covington, c/o Ethan Newton 16720 SE 271st Street #100 Covington, WA 98042 Phone: (253) 480-2481 Email: enewton@covingtonwa.gov
Date of DNS Issuance:	September 1, 2022
Comment Period:	This DNS is issued under WAC 197-11-340(2), and the comment period ends September 15, 2022.

Project Location: The project is located at 18050 SE 267th Pl, King County Tax Parcel numbers 3022069068 and 3022069052. SW Quarter of Section 30, Township 22N, Range 6E in the City of Covington, King County, WA.

Project Description: Programmatic SEPA review for Jenkins Creek Master Plan. The proposal is a non-project action described in WAC 197-11-704(2)(b).

Documents Reviewed: SEPA Checklist with Addendum, Archaeological Monitoring Plan for the Jenkins Creek Park Expansion Project (ASM Affiliates Inc, 2022), Covington Parks—Zeleznik Critical Areas Report (Otak, 2021), Draft Cultural Resources Assessment for the Jenkins Creek Park Expansion Project (ASM Affiliates Inc, 2021), Jenkins Creek Park Trail and Parking Geotechnical Report (PanGEO Inc, 2022), and Phase I Environmental Site Assessment (EHSI, 2021).

Lead Agency/:	City of Covington
SEPA Official:	c/o Salina Lyons, AICP - Community Development Director 16720 SE 271st Street, Suite 100 Covington, WA 98042 Phone: 253-480-2441 Email: slyons@covingtonwa.gov

We reviewed the attached Environmental Checklist, dated August 19, 2022, and the document on file with the lead agency and determined this proposal will not have a probable significant adverse impact on the environment, and mitigation measures adequately address potential impacts. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). Email comments on this DNS to dhernandez@covingtonwa.gov (please include reference No. LU22-0030).

Project documents are available online through Citizens Connect: permits.covingtonwa.gov/citizen – Search LU22-0030. The documents are available under the Associated Files. Email permitservices@covingtonwa.gov for assistance with Citizen Connect.

Appeals Process: *Any notice of appeals must be filed in writing with the required filing fee paid and received within 14 calendar days of the end of the comment period at Covington City Hall Offices. The SEPA appeals process is outlined in CMC 16.10 State Environmental Policy Act.*

Signature of Responsible Official: Salina K Lyons, AICP Date: 09/01/2022

EXHIBIT A

7City of Covington | 16720 SE 271st St. Suite 100 | Covington, WA 98042
City Hall – 253.480.2400 | www.covingtonwa.gov

RECEIVED
08/19/22
CITY OF COVINGTON

Permit LU22-0030

CITY OF COVINGTON ENVIRONMENTAL CHECKLIST

The State Environmental Policy Act (SEPA), chapter 43.21C RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply." Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Use of checklist for nonproject proposals:

For nonproject proposals complete this checklist and the supplemental sheet for nonproject actions (Part D). The lead agency may exclude any question for the environmental elements (Part B) which they determine do not contribute meaningfully to the analysis of the proposal.

For nonproject actions, the references in the checklist to the words "project," "applicant," and "property or site" should be read as "proposal," "proposer," and "affected geographic area," respectively.

A. BACKGROUND

1. Name of proposed project, if applicable:
Jenkins Creek Park Master Plan

2. Name of applicant:
City of Covington Parks and Recreation Department

3. Address and phone number of applicant and contact person:
Ethan Newton
Parks and Recreation Director
16720 SE 271st St, #100
Covington, WA 98042
(253) 480-2400

4. Date checklist prepared:
June 29, 2022

5. Agency requesting checklist:
City of Covington

6. Proposed timing or schedule (including phasing, if applicable):
Projects to implement the Master Plan are proposed to be installed over the next several years, subject to funding availability. Construction is generally anticipated to occur in two phases.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.
Projects to implement the Master Plan are proposed to be installed over the next several years, subject to funding availability.

Additionally, trail connections could be built from the existing and proposed trails in the park to the off-site Jenkins Creek trail and/or other neighborhood pedestrian areas.

Throughout the master plan effort, several comments were received regarding Spring Pond and what opportunities exist for its restoration and enhancement. Some actions, such as restorative planting along the western shoreline of Spring Pond, are included in the current project proposal. Future plans include a hydrological assessment of Spring Pond to determine and evaluate its historical and current hydrology, as well as its connection to Jenkins Creek. The assessment would identify water quality issues and fish use, with consideration of viable fish habitat or potential barriers that could exist downstream.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.
A wetland and stream reconnaissance evaluation was conducted in July of 2017 to inform the master plan process and determine wetland and stream categories and regulated buffer widths. The existing condition of the park and regulated critical areas are summarized in the Jenkins Creek Park Master

Plan: Summary Report (The Watershed Company and Berk 2018).

Other environmental information has been, or will be, prepared to support projects that implement the Master Plan. Other such environmental information that has been prepared includes:

- Archaeological Monitoring Plan for the Jenkins Creek Park Expansion Project (ASM Affiliates Inc, 2022)
- Covington Parks—Zeleznik Critical Areas Report (Otak, 2021)
- Draft Cultural Resources Assessment for the Jenkins Creek Park Expansion Project (ASM Affiliates Inc, 2021)
- Jenkins Creek Park Trail and Parking Geotechnical Report (PanGEO Inc, 2022)
- Phase I Environmental Site Assessment (EHSI, 2021)

Other such environmental information that will be prepared in the future includes, but is not necessarily limited to, wetland and stream delineation reports, arborist studies, and critical area reports.

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.
There are no known pending approvals of other proposal related to the subject property(ies).

10. List any government approvals or permits that will be needed for your proposal, if known.
Anticipated approvals or permits that will be needed to implement Master Plan projects in the future include:

- Hydraulic Project Approval (WA WDFW)
- Environmental Review (City of Covington)
- Grading Permit (City of Covington)
- Building Permit (City of Covington)
- Major Tree Clearing Permit (City of Covington)
- Section 404 Permit (US Army Corps of Engineers) (potentially, dependent on final design)

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)
The Master Plan process initially produced two alternative designs for the park. Based on public, stakeholder and City discussions on the design alternatives, a clear direction emerged for development of the final Master Plan design. The Master Plan design mixes highly visible open spaces with immersive nature-based experiences allowing visitors to enjoy the natural features of Jenkins Creek Park. Open spaces would be loosely programmed to allow for a multitude of passive recreation options. Flexibility in programming invites park visitors to use the space creatively. Activities like picnicking, kick-ball, frisbee, or gatherings, such as cook-outs and reunions, provide a setting to serve a multitude of users, both in large and small groups. Paired with the open space areas, restored natural features would be designed to balance the need for restorative nature-based recreation opportunities with resource sensitivity and visibility concerns. Features would be sited to avoid critical areas and minimize impacts to buffers. Healthy mature trees would be preserved, and lower

limbs and understory vegetation would be pruned to improve sightlines. Open spaces and natural areas would be connected by a hierarchy of paved and unpaved trails. The primary trail system, including the existing through-trail and two large loops, would consists of nearly a mile of accessible asphalt paths. These primary trails would encircle the upper and lower benches in the park, bringing activation and visibility throughout the park. Off the main paths, secondary trails would provide access to park amenities. Secondary trails would be constructed in crushed rock or boardwalk. Finally, single-track earthen-surfaced trails would allow visitors to experience the park's forests and wilderness areas.

Specifically, proposed park improvements under the final Master Plan include:

- Two new paved loop trails, one in the "upper bench" of the park property (.37 mile) and one in the "lower meadow" area (.31 mile). Both would connect to the existing "central spine" trail, yielding a total of .90 total mile of main trail.
- Creation of forested nature trails adjacent to Jenkins Creek and in the north central portion of the parcel currently inaccessible.
- Riparian restoration and a new boardwalk adjacent to the western edge of Spring Pond.
- Restoration of remnant oak prairie habitat in the western portion of the park, including interpretive trail and signage.
- Natural area restoration.
- A grand pavilion and open lawn areas along the eastern portion of the park.
- Picnic areas.
- An accessible play area.
- A forested adventure playground with natural materials such as logs, boulders, and earthen mounds.
- Parking and park entrance improvements on an adjacent parcel (acquisition of parcel 4311700010 was originally contemplated for these improvements; however, parcel 3022069052 has been acquired by the City instead).

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

The project is located at Jenkins Creek Park in the southwest quarter of Section 30, Township 22 North, Range 6 East W.M. The park address is 18050 SE 267th Pl, Covington. Currently the park encompasses parcel 3022069068. Implementation of the proposed master plan development would extend the park through recently acquired parcel 3022069052.

B. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site (circle one): Flat, rolling, hilly, steep slopes, mountainous, other.

The site has varied terrain, including flat areas, rolling and hilly topography, and some steep slopes.

b. What is the steepest slope on the site (approximate percent slope)?
The steepest slopes on site are estimated at around 40%.

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long- term commercial significance and whether the proposal results in removing any of these soils.
The USDA Web Soil Survey indicates soils on site are sandy loams. Specifically, Everett very gravelly sandy loam, on 0 to 8 percent slopes are mapped within the majority of the site, with Norma sandy loam mapped surrounding Jenkins Creek and a portion of the site identified as Wetland C in the northeast corner of the property.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.
There is no known history or indication of unstable soils in the vicinity.

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.
A main objective of this project will be to balance cut and fill on-site. The purpose of any cut or fill will be to establish finish grades which meet accessibility standards (for trails, play area, parking, etc) and to improve drainage and recreational quality (for lawn areas). All fill is expected to come from on-site excavation and should not exceed 5,592 CY (assumes approx. 32,000 SY of earthwork, with average excavation of 6" deep).

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.
Erosion as a result of grading or other construction activities could occur during periods of prolonged and/or intense wet weather events that may occur during construction. However, the potential for erosion to occur will be minimized by use of best management practices (BMPs) and seasonal limitations (primarily working in the dry season) on grading. All final grades will be stabilized to prevent erosion after final construction. A Temporary Erosion and Sedimentation Control (TESC) Plan will be submitted to permitting agencies for approval prior to work. Erosion control measures will meet Department of Ecology requirements. High visibility silt fencing and construction limit fencing will be used and stabilized construction entrances created.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?
Approximately 6% of the site. This includes a 10' multi-use paved trail, 5' multi-use unpaved trail, parking lot, and play area.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:
Erosion control will be continually required as a part of the project. Grading activities will implement Department of Ecology best management practices (BMPs) during construction and a Temporary Erosion and Sedimentation Control (TESC) plan will be implemented to minimize sediment transport and erosion during and after construction occurs. Additionally, the Contractor will be required to comply with all other permit requirements. BMPs include, but are

not limited to: use of silt fences, compliance with a timing restriction to coincide with the summer dry season, and storage of materials away from wetlands and streams. Following grading, disturbed areas will be seeded or covered with erosion control fabric until the site can be permanently revegetated.

2. Air

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

Construction activities may temporarily affect local air quality as a result of vehicular emissions from constriction equipment and dust. These impacts are expected to be minimal and temporary. No additional air emissions will be present due to the final project.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

There are no known off-site sources of emissions or odor that would affect the proposal.

c. Proposed measures to reduce or control emissions or other impacts to air, if any:

Construction dust emissions will be mitigated using best management practices (BMPs). Dust control measures, such as cleaning, sweeping, sprinkling water, or other suitable means will be used as necessary. All construction vehicles and equipment shall be required to be maintained in good repair.

3. Water

a. Surface:

1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

The following surface water bodies are located in the immediate vicinity of the project site:

- Jenkins Creek flows north to south near the western boundary of the park. It is a tributary to Soos Creek and is a salmonid-bearing stream. Jenkins Creek is a Type F stream per City of Covington regulations.
- Stream B originates on site within Jenkins Creek Park from a piped drainage culvert near the pond in the middle of the park (Wetland C described below). It joins Stream C described below. Stream B is presumed to be a perennial fish-accessible stream. Stream B is a Type F stream per City of Covington regulations.
- Stream C originates from the on-site pond (Wetland C described below) in the middle of Jenkins Creek Park. It is presumed perennial. Stream C appears to flow into Jenkins Creek approximately 800 feet south of the park property. Stream C is presumed to be fish-accessible. Stream C is a Type F stream per City of Covington regulations.
- Wetland A is a riverine wetland along Jenkins Creek. It is a palustrine forested wetland. Wetland A is a Category I wetland per City of Covington regulations.

- Wetland B surrounds the confluence of Streams B and C. It is a riverine wetland comprised of palustrine forested and scrub-shrub vegetation. Wetland B is a Category I wetland per City of Covington regulations.
- Wetland C is the on-site pond (Spring Pond) in the middle of Jenkins Creek Park. It is identified on the National Wetland Inventory as a Palustrine Unconsolidated Bottom wetland, permanently flooded, diked/impounded. It is a depressional wetland. Its outfall is Stream C described above. Wetland C is a Category II wetland per City of Covington regulations.

2) Will the project require any work over, in or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

Yes, the proposal includes nature trails, interpretive trails, boardwalks, seating, viewpoints and natural area restoration within 200 feet of all of the wetlands and streams on-site. The proposal aims to create a restorative nature park and gathering space which protects and enhances the aquatic features on site, while also allowing for their enjoyment by park users. Higher impact park features (lawn, playgrounds) have been located further from the site's wetlands and streams. The proposal includes voluntary enhancement of natural areas adjacent to the wetlands and streams on site. Compensatory mitigation will also be provided as necessary for any impacts to wetland, stream or buffers.

Direct impact to wetlands will be avoided to the extent possible. Paved trails and all park structures will be located to avoid wetland fill. However, some wetland impact may occur through formalizing the existing nature trails which are currently present through wetland areas. These trails would remain as earthen, seasonal, trails. Riparian restoration and a boardwalk and viewing platform are also proposed at the edge of Spring Pond.

3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

The project intends to avoid direct wetland or stream impact. Actions directly affecting wetlands or streams would be limited to restoration activities and the formalizing of existing unpaved nature trails though wetland areas. It is not anticipated that fill or dredge material will be placed in or removed from any surface waters or wetlands. In the case that final design necessitated wetland fill, permits would be obtained from the US Army Corps of Engineers and compensatory mitigation would be provided.

Riparian vegetation restoration and boardwalks with viewing platform are proposed adjacent to Spring Pond and Jenkins Creek. The boardwalk would be used to avoid wetland fill in this area.

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

The proposal will not require surface water withdrawals or diversions.

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

Yes, limited work may occur within the floodplains of Jenkins Creek and/or Streams B and C.

6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.
No waste materials will be discharged to surface waters.

b. Ground:

1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well? Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.
The proposed project will not require the withdrawal of groundwater or discharge to groundwater.

2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals...; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.
Waste materials will not be discharged to groundwater as a result of this project.

c. Water runoff (including stormwater):

1) Describe the source of runoff (including stormwater) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.
Runoff from the site will consist of runoff from the proposed parking areas, trails, play areas, and other proposed impervious surfaces. The proposed project will preserve the existing drainage patterns to the maximum extent feasible. Whenever feasible, runoff from the trails will be dispersed into the natural areas adjacent to the trails. No significant areas will be diverted from their existing discharge points. Some runoff may need to be collected and re-dispersed in a controlled manner. The project will be in compliance with applicable surface water management regulations.

2) Could waste materials enter ground or surface waters? If so, generally describe.
With the use of construction equipment to complete this project, the possibility of construction related waste materials (i.e. diesel, gasoline, oil, etc.) accidentally entering the ground or surface waters is present. A spill response kit will be present at the construction site to deal with those accidents should they occur. If hazardous materials are found to be in the soils during construction they will be handled according to requirements. Appropriate best management practices (BMPs) will be utilized to minimize ground and stormwater impacts if waste materials are encountered.

3). Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.
Drainage patterns in the vicinity of the site will not be markedly altered or affected.

d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:
All clearing and grading would be in accordance with City of Covington Clearing &

Grading Regulations (Chapter 14.60), permit conditions, and all other applicable codes, ordinances, and standards. As needed, the contractor will install temporary erosion and sedimentation control measures such as wattles and catch basin inserts. A silt fence would be installed around exposed soils as necessary to prevent silt-laden water from entering receiving waters during rainfall events. Disturbed native areas shall be covered with weed free straw mulch until they are planted with permanent vegetation.

4. Plants

a. Check the types of vegetation found on the site:

✓ **Deciduous tree: alder, maple, aspen, other**

✓ **Evergreen tree: fir, cedar, pine, other**

✓ **Shrubs**

✓ **Grass**

_____ **Pasture**

_____ **Crop or grain**

_____ **Orchards, vineyards or other permanent crops.**

✓ **Wet soil plants: cattail, buttercup, bulrush, skunk cabbage, or other**

✓ **Water plants: water lily, eelgrass, milfoil, or other**

✓ **Other types of vegetation:** Remnant prairie plants

b. What kind and amount of vegetation will be removed or altered?

The proposal includes some vegetation clearing primarily for creation of lawn and picnic areas, as well as oak prairie restoration and trail construction. Vegetation removal will be focused on the eradication of invasive and non-native species. It is suspected that laminated root rot (*Phellinus weirii*) exists on-site, primarily in the Douglas-fir stand in the eastern portion of the site. Some of these trees will be removed and understory restoration, which will include establishing seedlings of laminated root rot-resistant species, will be planted. Removal of meadow grass in the western portion of the site is also anticipated in order to achieve oak prairie restoration. Vegetation removal within critical area buffers will be for the purpose of invasive eradication, and native species will be planted. In total, 11.5 acres of vegetation will be altered or removed. Of this, 5.7 acres are anticipated for sod improvements as the majority of this area is already lawn. Two acres are anticipated to be landscaped with naturalized species or restored with native plans, and 3.2 acres will be restored to an oak prairie.

c. List threatened or endangered species known to be on or near the site.

No threatened or endangered plant species are known to be on or near the site.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

The park is designed as a nature park and will preserve and enhance the natural character of the critical areas present. The proposal includes natural area restoration which may include invasive species removal, and native tree and shrub planting, as well as native prairie restoration.

e. List all noxious weeds and invasive species known to be on or near the site.
Reed canarygrass (*Phalaris arundinacea),* Himalayan blackberry (*Rubus bifrons*), Scotch broom (Cytisus scoparius), yellow archangel (*Lamium galeobdolon*), and Robert's geranium (*Geranium robertianum*).

5. Animals

a. Circle any birds and animals, which have been observed on or near the site or are known to be on or near the site:
Birds: hawk, heron, eagle, songbirds, or other: _____
Mammals: deer, bear, elk, beaver, or other: Racoon, opossum
Fish: bass, salmon, trout, herring, shellfish, or other: _____

b. List any threatened or endangered species known to be on or near the site.
Three listed salmonid species are known to be on or near the site:
Fall Chinook salmon – Threatened
Coho salmon – Species of Concern
Winter steelhead trout – Threatened

The project lies in the geographic range of the following additional listed species which may be present on site, but presence has not been documented:
Bull trout – Threatened
Oregon-spotted frog – Threatened
Yellow-billed cuckoo – Threatened

c. Is the site part of a migration route? If so, explain.
Yes. The fish species listed above may migrate upstream through the project area to spawn, and juveniles would later migrate downstream as they head to the ocean. Western Washington is also part of the Pacific Flyway for migratory birds.

d. Proposed measures to preserve or enhance wildlife, if any:
The proposed project will enhance wildlife habitat through the removal of invasive species and the planting of native species, including oak prairie restoration, within the project area.

e. List any invasive animal species known to be on or near the site.
European starling, house sparrow, eastern gray squirrel, fox squirrel, and domestic cats are all recorded in King County and may be present within the project area.

6. Energy and natural resources

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.
Electricity will be used to power existing parking area lighting and proposed security cameras at the park entrances and for restroom lighting and amenities. No other energy is expected to be necessary for the completed project.

b. Would your project affect the potential use of solar energy by adjacent properties? If so,

generally describe.
This project will not affect the potential use of solar energy by adjacent properties.

c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:
Existing parking area lighting is anticipated to be upgraded to incorporate energy efficient technologies.

7. Environmental health

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.
There is a small chance hazardous materials could be found during construction. The extreme west and east ends of the project limits have been in use as a road for many years, so minor hydrocarbon contamination might be present from oil leaks. The remainder of the project has been used as a public park for many years, with no known contamination. Contract documents will require proper management and disposal of hazardous materials if encountered on the project site. Following construction, no exposure to toxic chemicals, risk of fire and explosion, spills, hazardous waste, or other environmental health hazards should result from this project.

1) Describe any known or possible contamination at the site from present or past uses.
The extreme west and east ends of the project limits have been in use as a road for many years, so minor hydrocarbon contamination might be present from oil leaks. Moreover, there has been historical use and storage of heating oil on the western property acquired for this project (parcel 3022069052). There is also historic use of recreational vehicles in the same property. However, no issues of contamination were identified in the Phase 1 Environmental Site Assessment conducted by EHSI (2021).

2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.
No such chemicals/conditions are known.

3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.
During project construction, typical construction equipment and materials may be stored, used, or produced. These materials and equipment may include toxic or hazardous chemicals. For example, construction equipment may use petroleum-based products such as fuels and lubricants.

4) Describe special emergency services that might be required.
No special emergency services are anticipated to be required other than those typically required for construction activities and what is already available to the site (i.e. medical, fire and police).

5) Proposed measures to reduce or control environmental health hazards, if any:
A Spill Prevention, Control and Countermeasures Plan will be required to be prepared by the Contractor and approved by the City of Covington.

b. Noise

1) What types of noise exist in the area which may affect your project (for example traffic, equipment, operation, or other)?
No specific types of noise exist in the area that will affect this project.

2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.
Short-term noise from construction equipment during working hours will occur over the course of construction. Construction hours are generally from 7:00 a.m. to 5:00 p.m., Monday through Friday. Following construction, the park will continue to be used for recreation, as it currently is. Improvements may increase the number of recreational users and may generate a slight increase in noise during the daylight hours. However, since lighting is not proposed within the park, noise will not be generated after dark, as use of the park at night is not anticipated.

3) Proposed measures to reduce or control noise impacts, if any:
Construction is anticipated to occur during daytime hours (generally from 7:00 a.m. to 5:00 p.m.) during the weekday to reduce construction-related noise impacts in the evening and at night. All construction equipment will be equipped with mufflers and will be turned off when not in use.

8. Land and shoreline use

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.
The current use of the project area is predominately city park. A parcel acquired for parking and park entrance improvements has recently been used as a storage lot, including for recreational vehicles.

Adjacent properties include residential use and an elementary school. Uses on adjacent properties will not be affected.

b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?
The site has not been used for agriculture or forestry in recent times. However, due to the area's fertile soils and abundance of agriculturalism, the park may have been used for farming, which may have been the reason for the deepening of the wetland known as Spring Pond. No agricultural or forest land of long-term commercial significance will be converted into other uses.

1) **Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:**
No, the proposal will not affect or be affected by surrounding working farm or forest land business operations.

c. Describe any structures on the site.
In 2015, the pedestrian bridge over Jenkins Creek and a second pedestrian bridge near the outlet of Spring Pond were replaced. The bridge replacement was accompanied by upgrades to the park's primary through-trail that connects the bridges. Other structures currently in the park are limited to a picnic table and park benches.

d. Will any structures be demolished? If so, what?
Structures currently present on parcel 3022069052, which was acquired for parking and park entrance improvements, would be demolished. No permanent structures currently present in the park would be demolished. The existing picnic table and benches will be replaced and/or repositioned within the park.

e. What is the current zoning classification of the site?
The park property is zoned R-8 (High-Density Residential - 8 dwelling units per acre). The park must be maintained for recreational use in accordance with the transfer deed from King County, the park cannot be developed for residential uses. Park. CMC 18.25.040 permits Parks in the R-8 zone. The parcel acquired to accommodate the park's parking entrance improvements is zoned mixed commercial (MC), which is also permitted in the MC zone.

f. What is the current comprehensive plan designation of the site?
The Comprehensive Plan designation for future land use of the existing park property is Public Parks, Recreational Facilities and Schools. The Comprehensive Plan designation of the parcel acquired for parking and park entrance improvements is MultiFamily Residential.

g. If applicable, what is the current shoreline master program designation of the site?
Not applicable. (Portions of Jenkins Creek are designated as a shoreline, however the portion through the park property is not.)

h. Has any part of the site been classified as a critical area by the city or county? If so, specify.
Yes, Jenkins Creek, two other streams and three wetlands are within the project area. Additionally, steep slopes are present in portions of the site.

i. Approximately how many people would reside or work in the completed project?
No people would reside or work in the completed project. City employees would occasionally work on site to maintain the park.

j. Approximately how many people would the completed project displace?
The proposal does not impact any residential properties in residential use; therefore, no people would be displaced.

k. Proposed measures to avoid or reduce displacement impacts, if any:
No measures are proposed**.**

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:
This proposal was developed through the Jenkins Creek Park Master Plan process. This process included an in-depth evaluation of Jenkins Creek Park, its surrounding landscape and context, and the community of Covington in order to ensure an appropriate master plan that both meets the needs of residents and fits the character of the City of Covington. The planning process included review and incorporation of Comprehensive plan and PROS plan considerations, and extensive community outreach.

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:
No measures are proposed**.**

9. Housing

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.
No housing units would be provided.

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.
No housing units would be eliminated.

c. Proposed measures to reduce or control housing impacts, if any:
No measures are proposed.

10. Aesthetics

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?
The tallest height of any proposed structure is expected to be the 2-tier picnic shelter and is not expected to stand taller than 25’. Material will be powder- or enamel-coated steel.

b. What views in the immediate vicinity would be altered or obstructed?
No views in the immediate vicinity would be altered or obstructed.

c. Proposed measures to reduce or control aesthetic impacts, if any:
The proposed project will not result in negative aesthetic impacts. No measures to control aesthetic impacts are being proposed with the project.

11. Light and glare

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?
No new lighting is proposed as part of the completed project. Lighting during construction activities may occur but construction will mainly occur during daytime hours (generally from 7:00 a.m. to

5:00 p.m.) during the weekday. Light from use of the park is anticipated to be minor as use of the park is limited to daylight hours.

b. Could light or glare from the finished project be a safety hazard or interfere with views?
No.

c. What existing off-site sources of light or glare may affect your proposal?
No existing off-site sources of light or glare will affect construction or operation of the proposed project.

d. Proposed measures to reduce or control light and glare impacts, if any:
No measures are necessary.

12. Recreation

a. What designated and informal recreational opportunities are in the immediate vicinity?
The project proposes improvements to Jenkins Creek Park, which currently offers passive park activities, such as a walking path.

b. Would the proposed project displace any existing recreational uses? If so, describe.
No existing recreational uses would be displaced. Rather, existing uses would be enhanced through trail system improvements; and additional uses would be added including play areas, picnic areas, interpretive trails, and public art installations.

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:
No measures to reduce or control impacts on recreation are necessary. The project proposes enhancement and expansion of recreational opportunities

13. Historic and cultural preservation

a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe.
No places or objects are known to be listed on, or proposed for, preservation registers on or near the site.

b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation. This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.
The park is a remaining piece of what was once a larger natural area that was important first to its tribal inhabitants, then later to European settlers that brought the railroad and timber industry. Signs of these historical uses are still apparent in the park's landscape. For example, native prairie species, including common camas (*Camassia quamash*) and chocolate lily (*Fritillaria lanceolate*), that have been observed in the lower meadow (Dorner, 2017) are a reminder that the land was once managed as a prairie community. In addition, due to the area's fertile soils and abundance of agriculturalism, the park may have been used for farming, which

may have been the reason for the deepening of the wetland known as Spring Pond.

c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.
The proposal plans to enhance and preserve the park's cultural and historical importance through interpretive programs such as public art and oak prairie restoration and an interpretive prairie trail.

d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.
The proposal plans to enhance the existing camas meadow through restoration plantings, maintenance, and monitoring of the resource.

14. Transportation

a. Identify public streets and highways serving the site or affected geographic area, and describe proposed access to the existing street system. Show on site plans, if any.
Jenkins Creek Park is located north of Highway 516. Access will be provided via SE 267th Pl.

b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?
Yes. The closest transit stop is on SE Wax Road/180th Ave SE and SE 267th Pl, Metro Route 168, approximately 0.1 mile from a park entrance.

c. How many additional parking spaces would the completed project or nonproject proposal have? How many would the project or proposal eliminate?
The park does not currently include any dedicated parking spaces and no parking spaces would be eliminated by this project. Thirty-seven new gravel parking spaces would be created on the parcel adjacent to SE 267th Pl which has been acquired for the purpose of providing parking for the park.

d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).
Master Plan implementation is anticipated to require frontage improvements adjacent to SE 267th Pl and the proposed extension of 180th Ave SE.

e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.
The proposed project will not use, or occur in the immediate vicinity of water, rail, or air transportation.

f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?

The project may generate additional vehicular trips due to the improved and expanded park amenities and addition of a parking area. The park currently does not have a designated parking area. However, the existing and proposed trail network, including the existing Safe Routes to School trial, are also intended to provide pedestrian access from the surrounding neighborhoods.

g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.
The proposal will not impact the movement of agricultural and forest products on roads or streets in the area.

h. Proposed measures to reduce or control transportation impacts, if any:
The park currently does not have a designated parking area. Installation of parking area will provide designated parking area for park users and reduce neighborhood transportation impacts. Master Plan implementation is anticipated to require frontage improvements adjacent to SE 267th Pl and the proposed extension of 180th Ave SE.

15. Public services

a. Would the project result in an increased need for public services (for example: Fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.
No increased need for public services is anticipated.

b. Proposed measures to reduce or control direct impacts on public services, if any.
A central theme of discussion around Jenkins Creek Park is park safety. To address safety issues, a suite of safety measures are proposed. Measures proposed respond to CPTED (Crime Prevention Through Environmental Design) principles of natural surveillance, natural access control, territorial reinforcement, and maintenance, which have been demonstrated as effective for improving security in public spaces. Several security improvements, such as increased visibility, perimeter fencing, and surveillance cameras, are proposed as elements of initial park construction.

16. Utilities

a. Circle utilities currently available at the site: Electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.
Utilities are not currently present on the site but are available in the surrounding neighborhood.

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.
Electricity for the project's proposed security cameras and restrooms, as well as water for irrigation of landscaping and restoration areas will be required. Electricity and water hookups will be via street end connections where these utilities are available to the surrounding neighborhoods.

C. SIGNATURE

I DECLARE UNDER PENALTY OF THE PURJERY LAWS THAT THE INFORMATION I HAVE PROVIDED ON THIS FORM/APPLICATION IS TRUE CORRECT AND COMPLETE. I UNDERTAND THAT THE LEAD AGENCY IS RELYING ON THEM TO MAKE ITS DECISION.

Signature:



Mark J. Daniel, AICP
The Watershed Company

Date Submitted:

August 19, 2022

D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (DO NOT USE THIS SHEET FOR PROJECT ACTIONS)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. **How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?**
   The proposal would be unlikely to increase discharge to water or increase production, storage, or release of toxic or hazardous substances. However, increased vehicular emissions to air may accompany the proposal due to the improved and expanded park amenities and addition of a parking area. Short-term noise from construction equipment during working hours will occur over the course of construction. After construction, improvements may increase the number of recreational users and may generate a slight increase in noise during the daylight hours.

   Proposed measures to avoid or reduce such increases are:
   Construction is anticipated to occur during daytime hours (generally from 7:00 a.m. to 5:00 p.m.) during the weekday to reduce construction-related noise impacts in the evening and at night. All construction equipment will be equipped with mufflers and will be turned off when not in use.

2. **How would the proposal be likely to affect plants, animals, fish, or marine life?**
   The park is designed as a nature park and will preserve and enhance the natural character of the critical areas present, which is anticipated to generally be beneficial to plants, animals and fish. Marine life is not present.

   Proposed measures to protect or conserve plants, animals, fish, or marine life are:
   The proposal includes natural area restoration which may include invasive species removal, and native tree and shrub planting, as well as native prairie restoration.

3. **How would the proposal be likely to deplete energy or natural resources?**
   The proposal would not be likely to deplete energy or natural resources.

   Proposed measures to protect or conserve energy and natural resources are:
   No measures are proposed.

4. **How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, flood plains, or prime farmlands?**
   The proposal is for improvements to a city park. The proposal plans to enhance and preserve the park's cultural and historical importance through interpretive programs such as public art and oak prairie restoration and an interpretive prairie trail. The park includes environmentally sensitive areas including streams, wetlands, and associated buffer areas, as well as flood plains, which may be affected by certain park improvements.

Proposed measures to protect such resources or to avoid or reduce impacts are:

The proposal includes voluntary enhancement of natural areas adjacent to the wetlands and streams on site. Impacts to environmentally sensitive areas from park improvements will be avoided to the extent feasible. Unavoidable impacts will be mitigation consistent with all applicable local, state, and federal laws.

5. **How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?**
The proposal would convert one parcel that has been recently used as a storage lot, including for recreational vehicles, into a parking area for the park.

Portions of Jenkins Creek are designated as a shoreline, however the portion through the park property is not. Therefore, shoreline use will not be affected.

Proposed measures to avoid or reduce shoreline and land use impacts are:
No measures are proposed.

6. **How would the proposal be likely to increase demands on transportation or public services and utilities?**
The project may generate additional vehicular trips due to the improved and expanded park amenities and addition of a parking area. No increased need for public services is anticipated. Minimally increased demand on utilities (water and electricity) is anticipated to serve park development.

Proposed measures to reduce or respond to such demand(s) are:
No measures are proposed.

7. **Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.**
The project will comply with all applicable local, state, and federal laws. Project-specific impacts will be addressed as projects to implement the Master Plan move through the development process.

EXHIBIT A

Addendum 1: June 2022 Revisions

EXHIBIT A

EXHIBIT A

Jenkins Creek Park Master Plan: Summary Report

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EXHIBIT A

Table 7.1: Priority Recommendations

Table 7.2: Permit Summary

Table 7.3: Phased Costs

FIGURE INDEX

Figure 1.1: Regional Connectivity Map

Figure 1.2: Park Proximity Map

Figure 2.1: Wetland and Stream Features

Figure 5.1: Site Analysis Map

Figure 5.2: Development Feasibility Map

Figure 5.3: Strengths and Opportunities Map

Figure 5.4: Weaknesses and Threats Map

Figure 6.1: Alternative A Plan

Figure 6.2: Alternative A Costs

Figure 6.3: Alternative B Plan

Figure 6.4: Alternative B Costs

Figure 7.1: Master Plan Schematic

Figure 7.2: Master Plan Cost Estimate

Figure 7.3: Phasing Plan

APPENDICES

Appendix A. References

Appendix B. Summary of Public Workshops and Stakeholder Interviews

Appendix C. Inventory of Public Comments

Appendix D. ~~Draft~~ State Environmental Policy Act (SEPA) Checklist

ADDENDA

Addendum 1. June 2022 Revisions

alignment of the old steep asphalt trail and brings visitors along the slope through native trees and vegetation. A loop of earthen wilderness trail extends north-northeast of Spring Pond, using the alignment of the existing unsanctioned footpaths to weave through the north central portion of the park. **Trail signs** mark the distance and remind users to stay on the trails. By welcoming visitors to hike on primitive trails in this area, their presence increases "eyes-on-the-park," discouraging others from using the area to engage in undesirable behaviors.

On the western edge of Spring Pond, **riparian vegetation** is restored and a new **boardwalk path** brings visitors to enjoy water viewing, while preventing uncontrolled access to the sensitive habitat at the pond edge. An **accessible overlook** with seating would allow all users to enjoy an unobstructed view of the pond and its wildlife. For added security and to establish a visual connection to the upper meadow, the overlook platform is sited to be within view of the grand pavilion.

Western Lower Bench

A new **paved trail loop** brings visitors from the pond, to the northern corner of the western lower bench, then back down to the existing Safe Routes to School trail, activating all corners of this portion of the park. As the loop trail weaves through nearly two acres of **open space** and two acres of **restored oak prairie habitat**, mature trees provide dappled shape and frame views throughout the park interior. Dense forest habitat and trees along the park edge define the park boundary and screen views of adjacent development.

A large area of oak prairie restoration creates habitat and helps to maintain **clear views** throughout the park's landscape. Restoration of this unique community also reaffirms the connection between today's park users and use of the land by Tribal members in days past. A crushed rock trail leads visitors to interpretive signs that describe the cultural significance of the oak prairie community and the history of Jenkins Prairie. Visitors on the **interpretive prairie trail** and paved loop trail will have a distinctly different experience when passing through this habitat from what is offered on the other park paths. A large part of the restoration area is not physically accessible to visitors; instead it is dedicated to allow rare plants and songbirds to successfully establish here. An **art installation**—perhaps one that relates to the Tribal history of this area—is set within the prairie, in sight but out of reach from park visitors.

Existing **mature trees** shade **open lawn areas**, which are left passive, flexible, and informal. Large group gatherings and outdoor games can take place among the oaks within clear view of the paved trails from one end of the park space to the other. In clear view, an **accessible play structure** is located south of the main path, with benches and picnic tables nearby. A formalized **unpaved trail** is proposed along Jenkins Creek to bring visitors into the riparian forest and concentrate impacts.

Finally, at the west entrance off SE 267th Street, a ~~single-family residential~~commercial parcel is annexed into the park. The existing structure is removed, allowing for creation of a **small parking area** and restoration of the riparian buffer to Jenkins Creek. A paved ~~circular~~ driveway off ~~SE 267th Street~~180th Ave SE leads to a universally-accessible parking ~~space~~ area and ~~several gravel parking spaces~~trailhead.

Figure 7.1: Master Plan Design

