

Ballinger Park Master Plan  
Public meeting #3 presentation outline  
2015-07-14  
Berger Partnership

Slide 1 – Introduction – {Guy to lead in} Andy to set up the process to develop a new vision for Ballinger Park.

- We will share with you the vision we have heard from the Community. At the end of the presentation, we will open up to a question / answer and comment period to allow feedback. Next steps we will prepare the plan for a review with City Council and then assemble a final report for approval and adoption!

Slide 2 – Last meeting, we reviewed three site plans. Today, we are going to review a preferred alternative based on feedback we have heard from the community.

Slide 3 – The preferred plan that we will examine tonight. Weaving together people and ecology has become a prevalent theme for the project. The site already holds the power to become a centerpiece for the community. Tonight we will explore how we get there.

Slide 4 – What was once several different components, the project looks to organize and unite the park functions into one:

- Ballfields, play area and parking lot
- Lake Ballinger, boat ramp and beach access with separate parking lot and restroom
- Both of these facilities have functioned separately for years.
- Interurban trail
- Lakeview Trail – a new park edge that provides access to the site

Slide 5 – The heart of the park – at the center of it all –

- Community clubhouse is a great asset. Senior Center remains, but is expanded in the future to accommodate growing needs as funding becomes available.
- We will look at how these are connected, but first we examine the ecological features that shape the site:

Slide 6 – Existing ponds / wetlands

- Great ecological value as they exist today and as they were built for the former golf course.
- Project looks to enhance the ponds and provide opportunities for people to interact with them.
- Increasing Wildlife habitat by creating varied edges will provide more water quality for the site.
- The enhance ponds and wetlands provide opportunities for passive activities on the site such as bird watching, fishing, lake access, contemplative seating areas, trails through vegetation.

#### Slide 7 – Hall Creek & watershed stewardship

- Community wide effort to improve water quality – everyone needs to take steps. How the park can help:
- Improvements to the creek begin to the north out of the culvert by reducing the channelization and providing areas with a widened floodplain.
- The edge along the field is maintained in the present day state – the existing grove of trees helps to shade and cool the water.
- Parking lot is reconfigured where the existing maintenance shop is removed to allow the creek channel to be widened to increase volume and provide better creek habitat.
- Water quality is improved by removing channelization and allowing sediments to drop out of water as the creek flows out onto the site.
- Flooding issues are reduced by directing water away from the Community clubhouse.
- Wildlife habitat is improved by creating more of a floodplain and allowing restoration to occur in a phased approach to limit
- Weir / hypolimnetic intake structure is maintained to continue to provide oxygen rich water to reach the lower oxygen deprived water of Lake Ballinger.

#### Slide 8 – Journey through the site –

- Main pathway connecting Interurban to the Lakeview trail.

#### Slide 9 – On site pathways connecting east side

#### Slide 10 – Trail along the lake, Accessible and dynamic

#### Slide 11 – Connecting the internal loops and goat paths

#### Slide 12 – Cross Country loop trail of 3.1 miles

#### Slide 13 - Park Portals and docks

- Entry points into the site and talk about the fence.
- Boat dock, fishing pier, future wildlife viewing dock.

#### Slide 14 – Ecology

- Improving the watershed and health of Hall Creek, Lake Ballinger, Lake Washington.

#### Slide 15 – People integrated with Ecology

- We **celebrate** the fact that people are part of the urban ecology. This site must be improved for people and habitat.
- *Enhanced human experience and enhanced ecology can coexist and thrive.*

Slide 16 - Preferred Plan graphic – we will now discover what the park has to offer on a day to day basis starting with:

Slide 17 – **The Heart of the site – Community Clubhouse: The Formal Entry and Gathering Place.**

Slide 18 – Details.

- Organization of pathways, including providing a new access route around the westside of the building to providing safer access through the site.
- Welcoming runnel feature through community gardens that is fed from pipes leading from across the street.
- Rain gardens are and water quality for existing parking lot. Pipes are reconfigured under the parking lot.
- Shed is provided for storage of materials.
- Native plant orchard, introducing different varieties of local berries that could be harvested or left for wildlife.
- Gathering spaces and pathways around community center provide for expanded uses in and out of the building.

Slide 19 – Community Clubhouse: The Formal Entry and Gathering Place

- Stairs and accessible ramps that lead from the paved areas around the building down to a formal green – the existing tee box from the golf course.
- Gathering area
- Areas for relaxing, meeting people.

Slide 20 - **The fields – The Game Area**

Slide 21 – Details.

- Keep existing edge at fields and trees
- Introduce creek habitat restoration where tennis courts are.
- Play area is re-defined and a splash pad is considered.
- A new restroom is provided that supports the use of the fields and play area.
- Play is incorporated into sculptural elements.

Slide 22 - **Hall Creek and west side: The Contemplative Side**

Slide 23 — Details

- The topography of the golf course is maintained and celebrated.
- Serpentine walls that grace the pathways and accent movement and discoveries
- Pathways that link the former greens to the south, and lead to a future dock
- Environmental art
- Mow paths through the meadow – All turf on the west side is converted to meadow, and fertilizers not used (not needed).

#### Slide 24 - Hall Creek and west side: The Contemplative Side

- Snags at Hall Creek provide wildlife habitat while also providing an artistic element that leads from the Community club house out to the lake. Drawing people to the waters edge and future lake walkway
- Snags could have bird boxes placed as an Environmental art installation. Coordinated with Arts commission.
- Environmental education and discovery play abounds throughout the area.

#### Slide 25 - Hall Creek and west side: The Contemplative Side

- Boardwalk is low to the ground, and accessible. Provides opportunity to all users to experience Hall Creek and the riparian zone.
- Access to the existing Weir / hypolimnetic intake structure is maintained and is visible from the boardwalk. – Interpretive signage opportunity.
- Environmental art opportunity over water at boardwalk – a program could be developed with Arts commission to select artists to implement temporary installations that do not harm the sensitive ecology of the site.

#### Slide 26 - **Eastside discovery zone, beach and boat ramp: The active side**

##### Slide 27 – Details

- Concrete band features that radiate out from the community center lead to other discoveries on the east side. These could be bands flush with the ground, or raised elements that lead to seating elements, or informal play
- One band becomes a new fishing pier – separates fishing from swimming beach and boat launch activities.
- Swings in the lawn reminisce of old swings from yesteryear.
- Hillside gathering areas provide spots to picnic, or for school groups to gather.
- Lawn is reduced, and provided along with meadow areas to define spaces

##### Slide 28 - Eastside discovery zone, beach and boat ramp: The active side

- Hardened edge at the lake – creative way to armor the shore and provide access to the water
- Improved access to beach areas – stairs prevent erosion, and provide clear areas for people to access the lake. Shoreline restoration is provided between beach areas.
- Shoreline is improved for launching small watercraft (Kayak, canoe,
- Picnic shelter and expanded picnic tables
- Nature themed Play area with tree forts, ropes and climbers
- New boat dock is provided with cleats to tie up boats and facilitate entering the water.
- Boat ramp surface itself is improved to make it easier to access and enter.
- New restrooms with showers and changing areas. Storage is included.

## Slide 29 – Preferred site plan Summary

- Conclusion – Park identity (How people integrate with Nature)
  - What is it about Ballinger Park that makes this site unique in addition to the existing park amenities?
  
  - As we have seen tonight, it is the ecological richness of the site, and its namesake lake, that makes Ballinger Park special. Rather than a heavy handed approach that draws people to the site, the plan looks to a dynamic series of paths and found discoveries that allow mind and body the ability to contemplate, wander and explore. Further opportunities are provided by observing the site in different ways throughout the seasons and throughout the years. (Much like this art installation at Magnusson Park with an observation window carved in stone). It's a place for the community that lives here, and those who are passersby, that cherish a break from our daily routine. It is a place where our future stewards can learn why it's important to care about our environment, and learn to love it!
  
- Open it up to questions and comments about the plan. 15 minutes or so.

Slide 30 – The End!