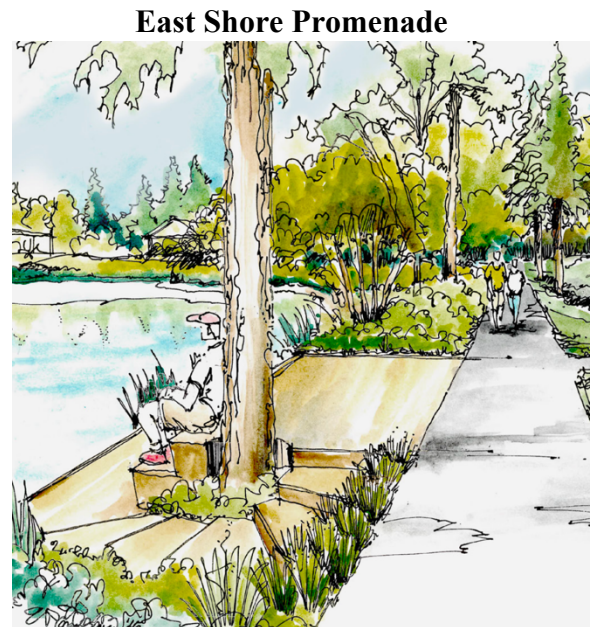


## Lake Boren Park Plan Overview

Garry Kampen, 3/2/24

This document includes excerpts from the **Lake Boren Park Master Plan** (Summary Report, November 14, 2016) on the Newcastle website. The Table of Contents below includes page numbers from the **Plan** (in parentheses). I've added my own comments.

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**1. Introduction** (p1). Text from the Master Plan (below) is distinguished by Calibri font.

Lake Boren Park is the largest city-owned park in Newcastle, Washington. The park is centrally located and serves as the primary destination for organized events and opportunities for play and relaxation.

This master plan responds to the community's changing needs and growth, as well as the park's expansion. The park is currently about 22 acres. The land purchased along Boren Creek in 2016 as well as connections along the east side increase the park to around 31 acres.

The design reflected in this master plan report is the result of extensive community outreach by the design team, the city team, and the Community Activities Commission. This is truly a project and design which has been shaped by the community and responds to the community's needs, hopes, dreams and wishes.

**2. Preferred Plan.** The final Master Plan for the park is shown below in two maps. **Map S** (south half of Plan) shows an **event park** suited to large crowds: expanded parking, an entrance plaza, a wide walkway, and an amphitheater (07), most with added lighting. **Map N** shows a **nature park** on Lake Boren, with a Promenade the along the undeveloped south and east lakeshores. The south boardwalk will be done by May. Newcastle Trails wants the east shore Promenade (31) built next, opening up the entire park area. Needed and optional Promenade amenities (items 32-46) are listed under **2.b.**

**2.a. Map S: South Half of Plan** (p2).



**Note:** I've added a grid to Map S so I can include map locations with items.

For example, items 28 and 12 are shown as follows:

S1 28 Off-leash Area (preferred location)

S12N 12 Cross Park Promenade (accessible) [item 12 has multiple locations]

1	2
3	4

The final Plan is dominated by an amphitheater (07) of terraced grass and rock in an open space area (the north lawn) served by a widened walkway (12), both with added lighting. An expanded parking lot and entrance plaza will serve event visitors and park users. In 2023 the City sought a \$2.2M grant for the amphitheater and a new stage; the effort failed, and the City will try again.



## 2. b. Map N: North Half & Promenade (p3).



**Note:** The map includes items (41-46) suggested by others. I'd give top priority to the trail (31), then trees & site finishings (41 & 37), then viewpoints with shaded benches (42-43).

### Priority

- 1 31 Lake Boren Promenade (5' asphalt) completes Lake Boren Trail around lake.
- 4 32 Lake Boren Promenade Boardwalk (north section; south Boardwalk **done** by May)
- 5 33 Promenade Deck (a fishing dock; roof-bench pavilions 43-44 might get more use)
- 6 34 Lake Boren Stairs

**Done** 35 Lake Boren Dock (swimming dock, **done**)

**Done** 36 Accessible Lake Boren Connection (south Boardwalk & 36 **done** by May 2024)

2 37 Site Finishings (benches, picnic tables, etc.) [**no map location:** applies to entire site]

2 41 Forest (evergreen trees along Parkway, grass and flowering shrubs near the lake)

3 42 Overlook (overlook with benches, roof, wall facing Parkway)

3 43 Moon Viewing Pavilion on the lakeshore (benches, roof, railing)

**Future** 44 Public Art (in forest glades near trail; temporary or permanent displays)

**Future** 45 Climbing wall (also a sound barrier; visible from lake; for climbers & viewers)

**Future** 46 Coal Car Display (a coal car or replica/artwork could mark the SE park entrance)

### Goals:

1. Add the east lakeshore to the park with the Promenade (31) and amenities for walkers.
2. Complete the Lake Boren Trail around the lake close to the public lakeshore.
3. Provide quicker, easier access to park for residents east and north of the park. Residents of the Aegis and Regency retirement homes will have easy access to viewpoints (42 & 43).

## 2.c. Map Items: Program Keynotes (p4).

### Program Keynotes *(see preferred plan)*

#### Infrastructure

- 01 Cross Park Lighting
- 02 Bioretention/Stormwater Facilities
- 03 Parking (expanded from 54 to 129 stalls)
- 04 Drop-off
- 05 North Parking (3 stalls) & Boat Rental Staging Opportunity

#### Park Core Amenities

- 06 Newcastle Plaza (seat-walls, 30'-wide paving)
- 07 Amphitheater (terraced with rock outcrops)
- 08 Stage at the Grove (covered)
- 09 Additional Restrooms
- 10 Plaza Trellis
- 11 Entry Signs
- 12 Cross Park Promenade (accessible)
- 13 North Sweep Boardwalk and Picnic Pavilion
- 14 Beach Boardwalk
- 15 Beach & Boat Launch
- 16 Community Garden (incl. reloc. Fuchsia Garden)
- 17 Shelter Improvements
- 18 Additional Tennis Court
- 19 Tool Storage
- 20 Picnic Area
- 21 Trees

#### Boren Creek Collection

- 22 Boardwalk to Learning Center
- 23 Shelter (learning center)
- 24 Boren Creek Path (5' crushed rock)
- 25 Boren Creek Stairs
- 26 Boren Creek Bridge
- 27 Path around Parking
- 28 Off-leash Area (preferred location)
- 29 Off-leash Area (alternative location)
- 30 Native/Mitigation Planting

#### Lake Boren Connection

- 31 Lake Boren Promenade (5' asphalt)
- 32 Lake Boren Promenade Boardwalk
- 33 Promenade Deck
- 34 Lake Boren Stairs
- 35 Lake Boren Dock
- 36 Accessible Lake Boren Connection

#### Park-wide

- 37 Site Furnishings (benches, tables, bike racks, waste/recycling receptacles)
- 38 Park Identification
- 39 Stair Connection

#### Not Included

- 40 Community Room (potential future location shown dashed)

#### Wetlands

- A Wetland A
- B Wetland B Boundary
- C Wetland C Boundary
- D Wetland D Boundary
- E Wetland E Boundary
- F Lake Boren
- G Boren Creek

#### *Wetland note:*

*The lake, stream and wetlands and their associated buffers have been identified but not delineated in a Wetland/Stream Reconnaissance Report prepared by The Watershed Company dated April 13, 2016. For the purposes of preparing the master plan, the lake, stream and wetland boundaries and associated buffers shown herein have been located approximately and should be used for general reference only.*



### 3. Promenade Sketch (p16).



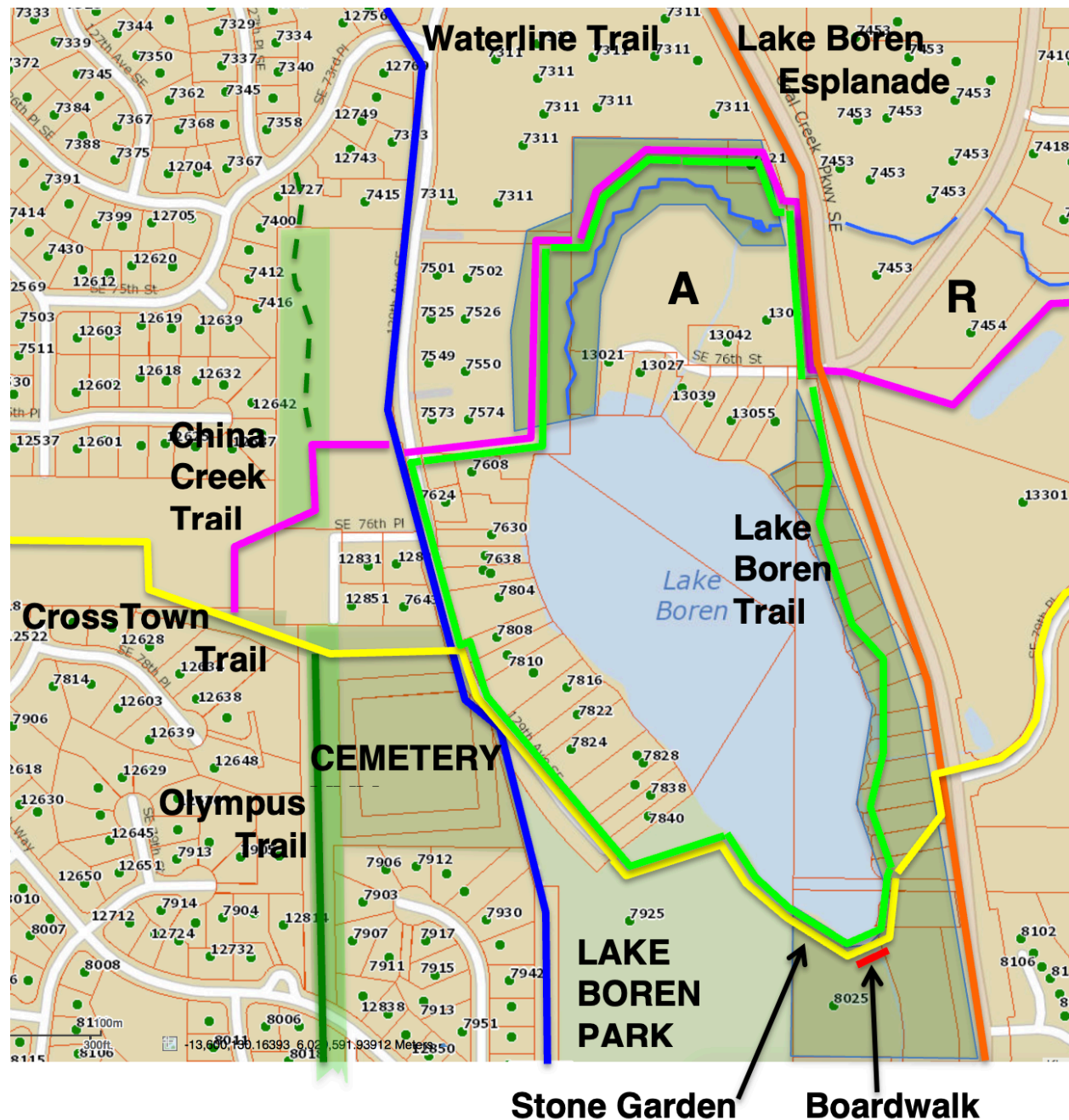
View 5 Lake Boren Promenade

The Lake Boren Promenade winds along the east shore of the lake. It allows pedestrians to get close to the water and provides a connection to the dock, promenade deck, and the Lake Boren stairs at the north end of the park. Lake overlooks and trails along the lake/wetlands provide opportunities for a linear sequence of environmental graphics and interpretive elements revealing the local ecology.

**4. Context: Map and History.** The Master Plan consultants seem to have focused on the existing park with little regard for its geographic and historic context. But both are important.

**Geography.** The original park (light green in map) is distant from the dense population north and east in apartments and retirement homes (Aegis & Regency). The Promenade gives these folk a short walk to a big waterfront park.

**History.** Newcastle's Comprehensive Plan shows that residents wanted trails, parks, and nature (animals, trees, and meadows). In our earliest public meetings, residents wanted more public waterfront on their lake, and a shoreline trail (Lake Boren Trail) around it. The Promenade will complete the trail, expand the park, and greatly expand the walkable waterfront.





**5. Surveys.** Expanding Lake Boren Park around the south and east shores of the lake has been a top priority for Newcastle residents since the City was founded. The surveys in the Plan suggests that it still is.

In the earliest public meetings and surveys (1994-96), Green Lake Park was the model: folks wanted a **nature park** with lawns, trees, and waterfront, and a shoreline trail around the lake (Lake Boren Trail, in every Comprehensive Plan). **Trails** were the top choice for recreation (as in other cities I checked).

The four surveys in the Plan appear on the next four pages. Each survey had its own map, with item names and numbers changing from map to map. To avoid confusion, I've added a new **Item** column to surveys 1, 2A, and 2B. It uses **item numbers** from the final Plan (maps **S & N**) – when I was able to find a match.

**Survey 1** resembles those earlier surveys: folks still want trails, with a focus on **nature** (trees, flowers, gardens) and **activities** (playing, walking, swimming and boating), many water-related. Neither Amphitheater nor Stage appear in Survey 1, but they appeared with increasing prominence in later maps for later surveys.

**Surveys 2A & 2B** treated items 7 & 8 differently. In survey **2A**, where Amphitheater (7) and Stage (8) were combined into one item 7 (5 on **2A** map), item 7 ranked much higher than in **2B**, where 7 & 8 were separate items. The Lakeshore Promenade ranked higher in both cases.

**Survey 3** shows the combined Amphitheater and Stage with rank 1. But when the Promenade components and amenities are combined, they rank higher yet, with a score of 173 vs 113.

**In summary**, a good case can be made for the Promenade as a popular choice. And if you consider (a) costs and (b) the benefit/cost ratio, both favor the Promenade over the Amphitheater.

(a) With the south boardwalk and its trail links nearly done, completing the Promenade would cost far less than the Amphitheater and Stage project.

(b) The benefit/cost ratio favors the Promenade even more, as trails, trees, and benches are in use daily from dawn to dusk – not just during events. And the extra benefit of terraces and rock outcrops is not clear: folks must still bring chairs or blankets.

(c) Added maintenance costs should be considered: mowing the terraces and weeding the outcrops.

(d) There's also an opportunity cost: the Amphitheater replaces the north lawn. But lawns are an essential park feature that can be used for play (running, frisbee tossing) or special events (car show, biergarten). An escape for apartment dwellers. Folks complained about the Amphitheater at the public hearings I attended, but negative scores aren't recorded.

(e) There's no need: the lawn has sufficed over the years; why not just upgrade the stage?

**5.a Survey 1** (p33). Survey 1 was a kiosk survey: park visitors posted suggestions on a bulletin board, and the consultants sorted them into groups. Neither amphitheater nor stage appear in Survey 1, when they became more prominent in the maps for later surveys, they were selected.

#### **Total Comments**

**7%** Keep as is  
**18%** Neutral  
**75%** Pro-Improvement

#### **Top Improvements**

<b>Respondents</b>			
<b>Rank</b>	<b>Item</b>	<b>Item Description</b>	
1	30		Playground improvements or features
2	30	28	Dog park
3	24		Pool / splash park / wading pool -related
4	22	15	Beach / swim dock / clean water -related
5	20		Walking related: more paths and/or lit paths
6	19		Vendor trucks, concessions, or vending machines
7	15	15	Boat-access or launch related, or request for rentals
8	15	18	More tennis courts or lighting for tennis courts
9	14		Skate park
10	14		Bathroom improvements
11	12		General beautification (flowers, trees)
12	10		Zipline
13	10	16	Community garden
14	9		Climbing wall or tower
15	9	35	Fix dock
16	5		Frisbee golf



**5.b. Survey 2A** (p37). Since Stage and Amphitheater were combined in this survey, I've combined the Lakeside Promenade (17) and 2 of the 3 amenities (18-20) that go with it into a new item **0** (bottom line). As a result, the Promenade score rises from 38 to 58.

**Note:** Item **20** (Stone Garden) is bolded because it was in the last 3 survey maps and rankings, but was deleted from the final map. It's been replaced by item 20 (Picnic Area) in **Map S** (S1). It appears in **Phase D** as item 20 (Rockery Railing) at a cost of \$8,750 (4' ht chain link). This attractive jumble of moss-covered stones (a potential Zen garden?) is well-visited (informal trails) and ranks 10-20-28 in surveys 2A-2B-3. I added it to **Map N** in its proper location (west end of south boardwalk).

## Public Survey #2 Summary

Rank your top three favorite elements from Concept A

Respondents				
Rank	Score	Item	Item	Item Description
1	38	19	31	(17) Lakeside promenade
2	38	17	7	(5) Stage & amphitheater bowl with outcrops
3	36	17	14	(11) Trestle boardwalk & natural beach
4	26	12		(4) Opportunity area (dog park, skate park)
5	24	10		(2) Mining play/learning area & level play lawn
6	19	11		(10) Rebuilt dock [west shore, done]
7	18	7		(6) Accessible primary path network
8	18	10		(8) Park entrance with parking
9	17	10		(13) Accessible secondary path network
10	14	6	<b>20</b>	(7) Fern, moss & rock garden
11	14	8	15	(15) Natural beach
12	14	7	35	(18) Rebuilt dock (Lake Boren Dock)
13	11	7		(22) Native plant restoration area
14	11	5		(3) Newcastle plaza & festival tents (ephemeral)
15	11	5	39	(1) Accessible path connection
16	10	6	28	(16) Opportunity area (dog park, skate park)
17	9	5		(21) Improved shelter amenities
18	7	4		(14) Outcrop viewpoint
19	6	3	33	(19) Rebuilt dock platform
20	4	3		(12) Relocated structure and forest meadow
21	4	2		(23) Rain garden/swale
22	3	2	34	(20) Stair connection to existing concrete steps
23	2	1		(9) Maintenance facility screening
	354	177	Score/Respondents = 2	
<b>0</b>	<b>58</b>	<b>29</b>	<b>0</b>	(17) Lakeside promenade with dock (18) & platform (19)

5.c. Survey 2B (p39).

## Public Survey #2 Summary

Rank your top three favorite elements from Concept B.

Respondents				
Rank	Score	Item	Item	Item Description
1	33	15	15	(29) Natural swim beach
2	24	9	18	(8) Expanded sports courts
3	23	12	31	(36) Lakeside promenade
4	23	13	14	(32) Trestle boardwalk
5	20	9	40	(15) Community center
6	20	8	46	(33) Opportunity area (dog park, skate park)
7	18	8		(11) Mining play/learning terraces
8	16	9		(19) Adventure path
9	6	8	3	(5) Expanded parking
10	16	8	7	24) Amphitheater bowl with outcrops
11	14	7		(12) Hillside slides
12	13	6	8	(23) Stage
13	12	5	39	(4) Accessible path connection
14	9	5	2	(9) Underground stormwater vault
15	8	3		(3) Accessible primary path network
16	8	5		(2) Accessible secondary path network
17	7	4		(13) Mining rock scramble
18	7	5		(26) Turnaround park entrance with parking
19	7	4		(31) Native plant restoration area
20	6	3	20	(21) Fern, moss & rock garden
21	6	3	17	(10) Improved shelter amenities
22	5	3		(28) Rebuilt dock
23	4	2	35	(37) Rebuilt dock
24	4	2		(17) Forest edge lawn / community garden
25	4	2		(6) Rain garden/swale
26	3	3		(34) Cabled boat crossing
27	3	1	32	(18) Canopy walk trestle
28	3	2	34	(39) Stair connection to concrete steps
29	3	2		(20) Outdoor living room structure
30	2	1		(16) Newcastle plaza & festival tents (ephemeral)
31	2	1		(25) Maintenance facility screening
32	1	1		(30) Gathering area
33	1	1		(14) Level play lawn
34	1	1	33	(38) Rebuilt dock platform
332	171			



**5.d. Survey 3** (p40). To the original Survey 3 I've added 3 new columns: **Item**, **Phase** (see **8**), and **Cost** (see **8**). I've also added a new top row, with a new composite item (**0**): items needed to complete the East Shore Promenade.

#### **RANK YOUR TOP 3 FAVORITE ELEMENTS**

<b>Rank</b>	<b>Score</b>	<b>Item</b>	<b>Item Description</b>	<b>Phase</b>	<b>Cost</b>
<b>0</b>	<b>173</b>	<b>0</b>	(14 & 31-36) Complete East Shore Promenade		176,500
1	113	7	(7 & 8) Amphitheater & Stage	A2	440,000
2	86	15	(15) Beach	B4	72,000
3	72	28	(31) Off-leash Area	A9	250,000
4	51	3	Parking expansion to 129 stalls	E3	225,000
5	45	14	(14) Beach Boardwalk	B3	154,000
6	44	36	(22 & 23) Canopy Walk Trestle & Span	done	
7	41	21	(21) Trees		
8	27	35	(37) Lake Boren Dock	done	
9	27	17	(17) Picnic Shelter Improvements	A10	30,000
10	26	31	(33) Lake Boren Promenade	D2	32,000
11	21	5	(5) North Parking	A7	64,500
12	21	13	(13) North Sweep Boardwalk	B2	105,000
13	19	12	(12) Cross Park Promenade	A5	433,500
14	18	18	(18) Additional Tennis Court	F6	225,000
15	17	32	(34) Lake Boren Boardwalk	D3	85,500
16	14	24	(27) Boren Creek Path	C4	48,000
17	14	40	(9) Community Room(s)		
18	12	23	(26) Shelter (Learning Center)	C3	100,000
19	11	46	(19) Skate Spot ( <b>not in maps S &amp; N</b> )		
20	10	22	(25) Boardwalk to Learning Center	C2	147,000
21	9	47	(24) Cattail Walk ( <b>not in maps S &amp; N</b> )		
22	8	16	(16) Community Garden	F5	30,000
23	8	6	(6) Newcastle Plaza	A4	154,000
24	8	26	(29) Boren Creek Bridge	C6	48,000
25	7	34	(36) Lake Boren Stairs	D5	32,000
26	7	33	(35) Promenade Deck	D4	27,000
27	5	10	(10) Plaza Trellis	F4	90,000
28	4	<b>20</b>	(20) Stone Garden ( <b>not in maps S &amp; N</b> )	C11	8,750
29	2	27	(30) Path around Parking	C7	18,000
30	0	25	(28) Boren Creek Stairs	C5	24,000

**6. Phases & Costs.** This page and the next include a phase summary and the detailed 2016 cost estimates for phases A, B, and D (which includes the Promenade). Note that a 9.5% tax and 12% design fee are added to cost of each item. And the costs must be adjusted for inflation.

Phase Summary		Total Cost
Phase A: Amphitheater & Newcastle Plaza	A0	2,912,355
Phase B: Beach	B0	985,730
Phase C: Boren Creek	C0	1,444,331
Phase D: Lake Boren Connection	D0	773,348
Phase E: Parking Expansion	E0	1,790,910
Phase F: Entry Plaza	F0	1,793,340

Item	Item Description	Phase	Cost
<b>A</b>			
	Phase A: Amphitheater & Newcastle Plaza	A0	2,912,355
	Site preparation	A1	150,000
7	Amphitheater - terraced, lighting	A2	300,000
8	Stage at the Grove - conc. pad, structure, power	A3	140,000
6	Newcastle Plaza - conc. paving and seat walls	A4	154,000
12	Cross-park promenade (10' asphalt)	A5	433,500
1	Cross-park promenade lighting - 28 fixtures	A6	175,000
5	North parking - 3 stalls, drive aisle, turn around	A7	64,500
11	North and south park entries and signs	A8	20,000
28	Off leash area (optional location)	A9	250,000
17	Shelter - improvements to existing	A10	30,000
37	Site furnishings	A11	20,000
	Planting and irrigation	A12	650,000
	Interpretation	A13	10,000
	Subtotal	AB	2,397,000
	Taxes (9.5%)	AC	227,715
	Design Fees	AD	287,640
	Total	AT	2,912,355



<b>Phase B: Beach</b>		B0	985,730
	Site preparation	B1	36,000
13	Boardwalk - north sweep	B2	105,000
14	Boardwalk at the beach	B3	154,000
15	Beach	B4	72,000
	Lake Boren Promenade Boardwalk (south)	B5	270,000
<b>37</b>	Site furnishings	B6	15,000
	Planting and irrigation	B7	156,000
15	Boat launch path (5' crushed rock)	B8	3,300
	Subtotal	BB	811,300
	Taxes (9.5%)	BC	77,074
	Design Fees (12%)	BD	97,356
	Total	BT	985,730
		C	
<b>Phase D: Lake Boren Connection</b>		D0	773,348
	Site preparation	D1	120,000
31	Lake Boren Promenade - (5' asphalt)	D2	32,000
<b>32</b>	Lake Boren Promenade boardwalk (north)	D3	85,500
33	Promenade deck - rebuilt	D4	27,000
34	Lake Boren stairs - rebuilt	D5	32,000
	Invasive species removal	D6	15,000
	Native/mitigation planting	D7	250,000
<b>37</b>	Site furnishings	D8	15,000
	Native planting, no irrigation	D9	50,000
	Interpretation	D10	10,000
	Subtotal	DB	636,500
	Taxes (9.5%)	DC	60,468
	Design Fees (12%)	DD	76,380
	Total	DT	773,348