City of Lake Forest Park

The Legacy 100-Year Vision

Final Report

May 2008

LAKE FOREST PARK LEGACY
Habitat People Places Natural Drainage Healthy Connections
100 Year Vision for Our City

The Legacy 100-Year Vision Planning Team

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City of Lake Forest Park

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1. Project Introduction

The City of Lake Forest Park has developed a visionary plan that will guide growth and preservation of our unique community resources for the next 100 years. The Lake Forest Park Legacy will strengthen the relationship between the natural and the built environments. The Legacy recognizes that the City's Green Infrastructure is necessary for the community's well-being. This vision of a regenerative framework will create a healthy, vital city while enhancing our cultural and natural environments and maximizing the city's long - term sustainability.

I. Green Infrastructure: A Definition

Green Infrastructure is the natural life support system of the living landscape - a strategically planned and managed network of:

- wilderness, parks, and greenways;
- conservation easements; and
- lands with conservation value that support native species, natural ecological processes, air and water resources.

Green Infrastructure sustains the health and quality of life for communities and people.

A Green Infrastructure network encompasses a wide range of landscape elements, including: natural areas - such as wetlands, woodlands, waterways, and wildlife habitat; public and private conservation lands - such as nature preserves, wildlife corridors, greenways, and parks; and outdoor recreation and trail networks.

According to Webster's New World Dictionary, infrastructure is defined as - *"the substructure or underlying foundation, especially the basic installations and facilities on which the continuance and growth of a community or state depends."* Typically infrastructure is thought of as built , or "gray infrastructure" - roads, electric power lines and water systems as well as social infrastructure, such as schools, hospitals and libraries. However, the concept of Green Infrastructure recognizes that air, land, and water are equally as important as gray infrastructure. Green Infrastructure helps frame the most efficient location for development and growth.

II. Green Infrastructure: The Components

Green Infrastructure provides a framework that can be used to guide land conservation decisions to accommodate population growth and protect and preserve community assets and natural resources. A Green Infrastructure plan can identify key lands for future conservation and restoration efforts and help shape the pattern and location of future growth.

In urban areas, a Green Infrastructure plan describes the processes by which existing green spaces and green networks can be properly designed, conserved, and integrated into community planning. Green Infrastructure is comprised of many individual components. This may include established public parks and protected natural sites, riparian corridors, unmanaged and undeveloped sites, and planned open spaces within new built development.

The following is a partial list of potential planning and design components that can be utilized in a Green Infrastructure plan.

Hubs: *Act as an "anchor" for a variety of natural processes and provide an origin or destination for both people and wildlife.*

Reserves: *Lands that protect significant ecological sites.*

Parks and Open Space Areas: *Landscapes that may protect natural resources and/or provide recreational opportunities. Examples include public parks, natural areas, playgrounds.*

Recycled Lands: *Lands that were previously damaged by intense public or private use and that have since been restored or reclaimed.*

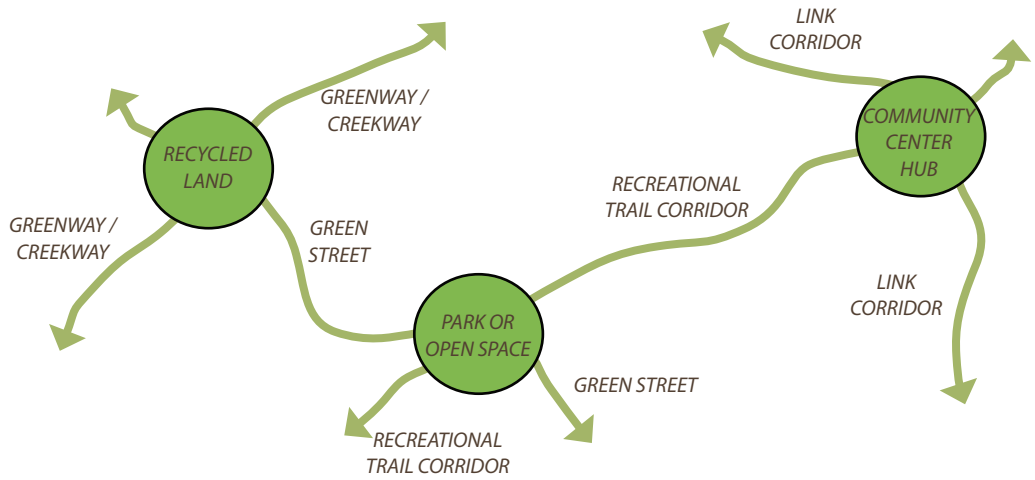
Greenways/Creekways: *Linear areas, such as river and stream corridors, greenways and creekways that serve primarily as biological conduits for wildlife and may provide recreational opportunities.*

Link Corridors: *Open spaces that connect hubs, reserves, parks, and provide sufficient space for native plants and animals to flourish. These linkages may contain cultural elements, such as historic resources, provide recreational opportunities and preserve scenic views that enhance the quality of life in a community or region.*

Green Streets: *Vehicular streets that use vegetation to manage stormwater runoff; improve pedestrian and bicycle safety; and increase urban green space.*

Recreational Trail Corridors: *Pedestrian and bicycling trails through greenways and creekways.*

Conceptual Schematic of A Green Infrastructure System



2. Project Process & Goals

I. Project Approaches

The Jones & Jones team based their planning for the Lake Forest Park's Legacy on hydrological basins, creating connections, community involvement, and setting priorities. This Green Infrastructure approach is called a "healthy systems approach," essentially focusing on the connections among parks and community resources so that the whole becomes greater than the sum of its parts. With the Burke-Gilman Trail and multiple creeks and ridge lines, Lake Forest Park is well positioned to be a shining example of the healthy system approach to Green Infrastructure planning.

APPROACH: HYDROLOGIC BASINS

Every long-term planning project needs an organizational framework to guide the analysis and decision-making process. In Lake Forest Park, the streams and drainage ways provide connections from the upland neighborhoods to the shorelines of Lake Washington. By utilizing delineated hydrological basins or these creeks with existing zoning, parcel ownership, and critical areas, the Lake Forest Park Legacy has a ready-made framework for community involvement that will support watershed health. This framework will serve to reconnect the community with the intrinsic character of these creek basins and the natural setting of the City.

Using a creek basin framework on this project also ensures equitable distribution of future open space investments. This approach will support Lake Forest Park's goals for accessibility, allowing all citizens to be within a reasonable distance of the parks and trails. The tangible connection of people to their creek basins will increase public buy-in for the planning and implementation of a healthy Green Infrastructure system.

Available geographic information system (GIS) data, aerial photography, and field reconnaissance data were used to evaluate the health and functionality of the City's creek basins. Recommendations for open space opportunities and acquisitions can then be made in conjunction with the needs and requirements for healthy watersheds. Urbanization of the watershed makes natural areas necessary for protecting the vital health of the system. At the same time that population growth adds impervious surfaces, the demand for natural and recreation areas increases. Lake Forest Park needs to balance environmental concerns with the spatial requirements of a growing community.

Switching to pervious surfaces and shaping new development around its relationship with natural systems can reduce the burden on impacted creeks. Mapping the existing Green Infrastructure elements contained in each creek basin and having a dialog with the community about their open space needs will suggest opportunities to locate new features and facilities that preserve and enhance healthy ecological functions. Creek basin by creek basin, Lake Forest Park can weave a interconnected network of Green Infrastructure throughout the City.

APPROACH: CONNECTIONS

Another key approach was to use Green Infrastructure to increase connections between existing parks and open space, schools and workplaces which provide multiple sustainable benefits to the community. New alternative mobility methods such as bicycle and pedestrian trail opportunities can create multi-modal access to parks and community amenities. Providing new access to various points in the watershed will connect people with opportunities for activities such as salmon viewing, bird watching, bicycling, running, and dog

walking. By making open space trail connections to the Burke-Gilman Trail and the Interurban Trail, Lake Forest Park could better connect to nearby communities including Bothell, Kenmore, Shoreline, and Edmonds. This creates a Green Infrastructure network that crosses municipal boundaries and helps to bring communities together. The focus on connectivity will create additional opportunities to link people to their history, their environment, and each other.

As part of the Legacy process, citizens identified the kinds of connections they envisioned for the next 100 years. Green corridor links can make park and open space connections for pedestrians, drivers, and bikers as well as for wildlife and water. This planning effort will guide future residential and commercial development in Lake Forest Park so that development becomes an integral part of the Green Infrastructure system. Additionally, as sustainable green building is required to protect diminishing resources, the Legacy will provide a framework for future planning of complete streets, transportation development, increased density, and preservation of natural resources.

APPROACH: COMMUNITY INVOLVEMENT

The project approach was to work with the community to build consensus to help advance projects and ensure long - term commitment. Our process allowed for open communications and collaborative design - both key to successful projects. The community involvement part of the project was primarily led and facilitated by Nancy Rottle, Director of the Green Futures Lab. This took advantage of the valuable experience gained throughout the Open Space Seattle 2100 process and to engage the resources of the University of Washington.

A series of three public events corresponded with key decision making periods of the first three phases. The first event was a Green Infrastructure Festival to educate the public about Green Infrastructure; and to listen to people's ideas about future open space. The second major event was the 100 Year Vision Plan Charrette, a collaborative community session to envision a future Green Infrastructure plan. The third major event was a Public Priorities Forum where community members helped make critical decisions about which projects should move from the Legacy's 20-Year Plan to the City's Six-Year Capital Improvement Plan.

Each of the three main public events was followed by a Web survey. This provided grassroots participation in the planning process, even for people that were unable to attend the large public events. Online participants indicated their preferences and located those decisions on maps. Spatial feedback collected on the Web was integrated as a new layer in our GIS decision - making framework.

APPROACH: SETTING PRIORITIES

A detailed set of implementation strategies to support a Green Infrastructure based Capital Improvement Program (CIP) was developed, which will become the foundation of future actions and funding strategies. The near-term, six-year CIP prioritizes projects by phase, costs, and potential funding sources. An Implementation Toolbox and Rapid Response Checklist were also developed for the CIP to provide a roadmap of near- and long-term action steps for the City. These guides will serve to select projects that conform to the Legacy vision. As such, the team developed a detailed list of potential funding sources.

The team built momentum through an extensive and interactive community involvement process. This momentum served to excite residents about the future of Lake Forest Park's Legacy and assist the City in positioning itself for potential funding options.

It is essential that the Green Infrastructure planning process be recognized as a framework for building partnerships for the health of the whole system. Implementing 6-year priority projects will be a catalyst for, and demonstration of, the kind of broad investment in Green Infrastructure that benefits the entire community.

II. Project Process

The project process was divided into five definitive phases:

PHASE 1: LISTENING TO THE LAND AND THE PEOPLE

The initial phase of work centered around understanding the physical and political planning environment of the City of Lake Forest Park. The project team met with the city staff and project task force to understand and develop the operating parameters and principles by which the project would be governed. Existing planning documents were reviewed and site documentation gathered, to include a GIS inventory, to understanding the physical and community setting for the project.

The first public meeting, the Green Infrastructure Festival, was held to introduce the project and its process, lead discussion of what people want and need in their open space system, record public feedback, and discuss opportunities for ongoing public feedback throughout the process (events and Web surveys).

PHASE II: A 100-YEAR VISION PLAN

Phase 2 began by reviewing the results of the Green Infrastructure Festival to ensure that the team understand what values the public were hoping to integrate into the process. This time was also used to ensure that the project team knew all the existing conditions. A gap analysis was performed to understand where the deficiencies lie in the existing physical structure of the city's open space plan. A visioning charrette, the 100-Year Vision Plan Charrette, was held where the project team interfaced with the public and brainstormed together on potential projects that could fill in the gaps and create a living legacy for the open space plan.

PHASE III: THE CAPITAL FACILITIES PLAN

Based on the feedback received from the 100-Year Vision Plan Charrette, the project team refined the vision plan and then presented the updates as a preliminary series of the potential projects complete with descriptions and lists of green infrastructure components and their benefits. Based on the spatial distribution and inherent meaning behind many of the projects, an overlying green infrastructure planning diagram was created showing a series of hubs, green ways, green streets and lakeways. These results were shared with the Legacy Task Force and City staff and then with the public during a Public Priorities forum.

PHASE IV: MAKING IT REAL

Phase 4 focused on how to get the plan implemented. A logical sequence of phases for the Six-year and 20-year projects were identified and then worked into the city's Capital Improvement Program. Potential funding sources were researched and their respective program requirements identified. The culmination of this phase included the development of a acquisition strategy & toolkit and that included a rapid-response checklist.

PHASE V: LOCAL & STATE ACCEPTANCE

Phase 5 focused on the reality of getting the Legacy 100-year Vision approved and adopted by the City. This phase of work also includes helping the City of Lake Forest Park present the Legacy 100-Year Vision for funding assistance.

III. Project Goals

The Jones & Jones team met with City of Lake Forest Park staff and members of the Legacy Task Force to synthesize the project's proposed actions into a number of easily understood and communicable goals. Four major goals were identified as common to form the core of the City's 100-year Legacy:

GOAL 1: CONNECTIONS

Increase safe, multi-modal networks among parks, open spaces, transportation hubs, neighborhoods, and commercial centers

GOAL 2: NATURAL DRAINAGE

Improve stream and lake water flow and quality, and restore natural hydrologic functions.

GOAL 3: HABITAT

Create and enhance habitat for fish and wildlife

GOAL 4: PEOPLE PLACES

Promote and develop diverse gathering places for our community

3. The Lay of the Land & the People

I. The Physical Setting

The Planning Area

The area specifically addressed in this plan includes all the land within Lake Forest Park's current city limits. Consideration was given to hydrologic impacts to the creek basins of Lake Forest Park from surrounding communities.

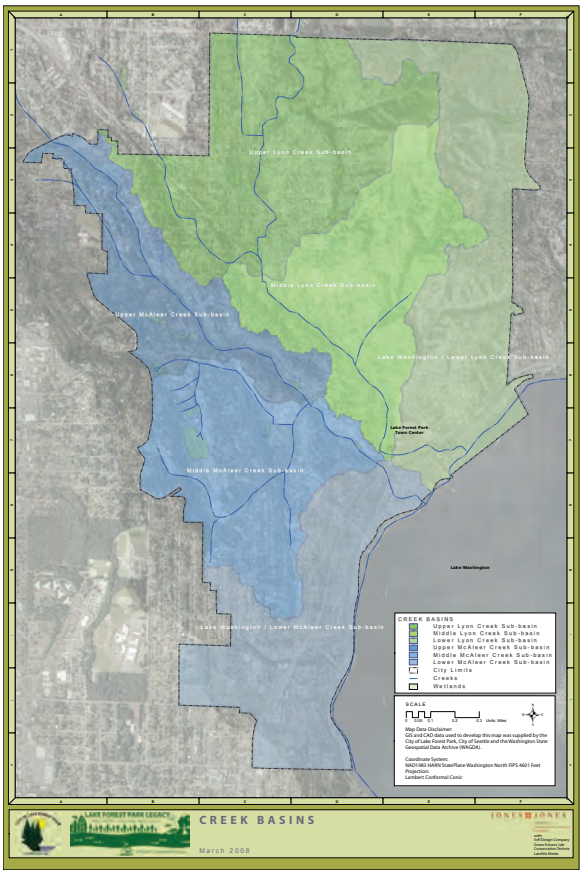


Figure 3-1: The Six Creek Sub-Basins

Lake Forest Park is located in King County, Washington, approximately twelve miles from downtown Seattle on the shore of Lake Washington. Lake Forest Park is almost three and a half square miles in area, bordered by the City of Seattle to the south, the City of Shoreline to the west, the City of Mountlake Terrace and the City of Brier in Snohomish County to the north, and the City of Kenmore to the northeast.

The planning team used a GIS-based tool called ArcHydro to further refine the physical hydrological framework of the City of Lake Forest Park. Utilizing LIDAR-generated (Light Distance and Ranging) digital elevation information, the team was able to define six sub-basins (three each for McAleer and Lyon Creek) as the planning framework (see Figure 3-1). This framework served to organize the spatial information and data collected during public workshops.

Soils

During the last ice age, a massive glacier covered the Puget Sound basin to a depth of 4000 feet over the place that would become Lake Forest Park. The ice and meltwater flowing from it deposited a mix of materials - tills, outwash sands and gravels, and lake and moraine deposits. Following the glacial retreat, stream runoff and downcutting established the current hilly topography and drainage patterns. Vegetation and weathering over the subsequent 10,000 years have led to three categories of soils atop this glacial material - glacial tills composed of a poorly sorted mix of clays, silts, sands, and cobbles; very sandy soils placed by streams fed by glacial melt, and wet organic soils that developed in the poorly drained low-lying areas.

Waterways

Lake Forest Park's topographic setting is shaped largely by the creek basins of two streams - McAleer Creek and Lyon Creek - and their many tributaries. McAleer Creek is the larger and more southerly of the two salmon-bearing streams that arrive at Lake Washington near the Towne Centre. Lyon Creek enters the lake a short distance to the northeast. Both of these streams have their headwaters beyond the political boundary of the City and once met in a marshy complex near the shore of Lake Washington before the lake was lowered and most of the wetlands filled. The City's Lake Washington shoreline is approximately two miles in length and lined primarily by single-family residences.

Habitats

Lake Forest Park is in a maritime climate; most of the weather in the Puget Sound region moves in off the ocean. The Puget Sound lowlands enjoy mild, wet winters and warm, dry summers. The vast coniferous forests that typify the west side of the Cascades have evolved under this climatic influence. From the last ice age to settlement of the region by non-natives in the 19th century, most of Lake Forest Park was covered by this deep, lush forest dominated by Douglas fir, western red cedar, and hemlock. Forest openings created by fire, disease, or windstorms provided temporary opportunities for other trees such as alder and big leaf maple to emerge. Despite a century and a half of significant human impact and its contemporary, highly urbanized surroundings, much of the City's landscape remains forested with large, mature trees.

Environmentally sensitive areas exist throughout the City, especially along the edge of Lake Washington, Lyon and McAleer Creeks, and their tributaries. Steep slopes and landslide hazard areas are located throughout the City, with creeks and wetlands along their bases. These wetlands vary considerably in size and classification. Some exist as riparian corridors and others as headwaters for streams. The nearshore environment along Lake Washington is essential habitat for outmigrating salmonids. The proliferation of bulkheads, amoring and piers represent a significant obstacle to this migration. Salmon returning to creeks need routes that are not blocked by undercut culverts and other impasses.

II. The Community Setting

The City of Lake Forest Park has a population of approximately 13,000 people (2006). The City had its beginnings as one of the first planned communities in King County, Washington. Unlike other suburban cities, Lake Forest Park was platted around natural features and existing terrain. This community was marketed as a residential retreat into nature for professionals of nearby Seattle. Lake Forest Park was incorporated in1961 when residents united in response to increasing development pressure. Today the natural surroundings continue to be preserved in this residential community, and only four percent of the land is zoned for commercial use. The most important characteristics of Lake Forest Park are the identification of its residents with the community, and the sense of permanence due to the preservation of the natural surroundings.

Indian Settlements

In the late 19th century early white pioneers discovered that the land of Lake Forest Park was once a winter village site for Native Americans. A small group of longhouses was used by tribal members. Historical records indicate the village was occupied until 1903.

Early Permanent Settlers

From the 1860s until the turn of the 20th century the forest of the area was actively harvested. Logging operations centered around the lake front and along Lyon and McAleer creeks. Log flumes, skid roads, and eventually a small logging railway were built in conjunction with these operations. By 1910 the majority of the old growth forest had been cut down.

Lake Forest Park was platted in 1909 by the civil engineer B.E. Corlett, hired by developers Ole Hanson and A.H. Reid. Within a few years, Hanson had begun a successful promotion of the residential park that invited anyone who wanted to buy a lot and build a home "where the surroundings are beautiful and cannot be marred by disagreeable things." (Hanson) Saloons, shacks, stores, roadhouses or apartment houses were barred from the development. Many residents commuted to Seattle; and around this same period the paving of the road to Seattle was initiated, further aiding the success of the development. By the 1920s, more than 100 new homes were built, and roads were improved. A school, civic club, and some small businesses began appearing in the area as well. The community continued to grow after the Great Depression and larger lots were subdivided; still, the natural character remained intact as groves of trees grew up around existing homes. The suburban development boom of the 1950s brought apartments and commercial businesses to the community and threatened to destroy the character and natural environment that residents desired to maintain.
Since the City's incorporation in 1961, there have been several annexed additions to the original development. Modern-day boundaries of the city serpentine along the hills and ridges, just as they did when it was first planned.

The Present Day

Bothell Way (which runs parallel to the former logging railway) is a main thoroughfare. Tens of thousands of drivers pass through Lake Forest Park daily, going to and from the towns and cities on the east side of Lake Washington to Seattle on the west side. Lake Forest Park Towne Centre forms the City's commercial core. It includes a public library, police department, town hall, and approximately 30 shops and small businesses. It is also the location of Third Place Commons, a large public space which serves as the City's primary gathering place, and home to Shoreline Community College satellite campus. In the summer, it hosts a large outdoor farmers market. The popular Burke-Gilman Trail runs through Lake Forest Park parallel to the lake shore, following the shoreline into Kenmore to the northeast, and Seattle to the south bringing thousands of bikers through the city annually.

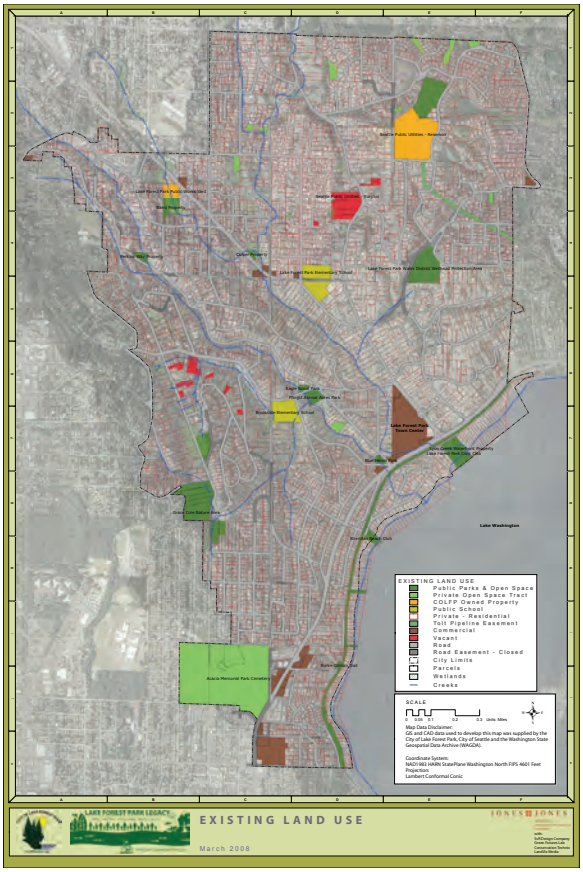


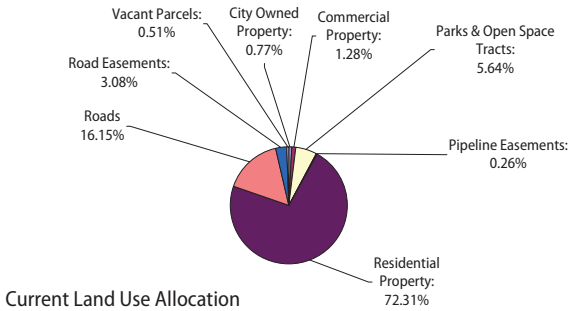
Figure 3-2: Existing Land Use

Existing Land Use

Lake Forest Park's primary land use is private residential. The other major land uses are roads and parks and open space respectively although a fair amount of the park space is owned by private trusts. Due to environmental constraints, the City owns over a tenth-of-a-square-mile in road easements. Towne Centre is the primary commercial core and public meeting place within the City.

An updated land ownership GIS file was used to determine land use coverage of the City. The results of this calculation were:

City Owned Property:	0.03 sq. miles
Commercial Property:	0.05 sq. miles
Parks & Open Space Tracts:	0.22 sq. miles
Pipeline Easements:	0.01 sq. miles
Residential Property:	2.82 sq. miles
Roads	0.63 sq. miles
Road Easements:	0.12 sq. miles
Vacant Parcels:	0.02 sq. miles



Current Land Use Allocation

Population

Historically, population growth in Lake Forest Park was steady throughout the century, with numbers remaining relatively low. A drastic increase in the population during the 1990s was due to the doubling of the city area through annexations that expanded the boundary. According to the census of 2000, the highest density areas of the city are located to the south and southeast.

Population Growth:

1990 Census :	4,031
2000 Census:	13,142
2005 (estimated):	12,476

Source: U.S. Census Bureau

Socioeconomic characteristics

The census data of Lake Forest Park differ from that of King County in many ways. The percentage of owner-occupied housing units was 20% higher than that of King County; and of population aged 25 years and over, the percentage was 51.1% in Lake Forest Park for those with bachelor degrees, compared to 40% in King County (and 24.4% in the U.S.). A higher percentage of men and women are married, and the percentage of families and individuals below the poverty level is significantly lower in Lake Forest Park (1.3 and 3.8% compared to 5.3 and 8.4% in King County, respectively).

Transportation

Bothell Way NE (SR 522) runs through the southeast portion of the City connecting it with Seattle and Kenmore. Ballinger Way NE (SR104) bisects the City east and west. The City of Lake Forest Park is also served by King County Metro and Sound Transit buses . A portion of the Burke-Gilman Trail passes through the City on land formerly owned by the Burlington Northern Railroad.

III. The Green Infrastructure Festival

The first step of engaging the public in the development of a Legacy for the City was the "Green Infrastructure Festival". The goals for the festival included:

GOAL 1: LEARN
Understand what Green Infrastructure is and what are the potential components

GOAL 2: INTRODUCE
Introduce the project process and objectives

GOAL 3: LISTEN
Engage the public on the existing physical conditions of the city

GOAL 4: DISCUSS
Determine what people want and need in their Green Infrastructure system

Green Infrastructure Festival Process

Led by Nancy Rottle of the Green Futures Lab, the main facilitator for the Festival Process, the components of the festival were divided into four stations:

Station 1: Green Infrastructure Bingo Game

This game used a large format poster showing a matrix of the four goals of Green Infrastructure in Lake Forest Park - connections, natural drainage , habitat, and people places. Participants picked a category on the board and then identified what places (or types of places) exist in Lake Forest Park within the chosen category. Whenever a public participant connected a line across, diagonally or down all four categories they got Green Infrastructure Bingo!

Station 2: Lay of the Land: Help us Map Lake Forest Park

On four large maps - one each for connections, natural drainage, habitat, people places – participants were able to draw on an acetate overlay to indicate features or special places that were missed in the mapping process. Questions that guided their mapping included: Where does the water flow? Where are parks and people places? Where do people walk, ride bikes, boat? Where is important habitat?

Station 3: Wishing Tree: Hopes for Lake Forest Park's Future

Participants were able to share their hopes and goals for the future of Lake Forest Park by writing their dreams on paper leaves and then hanging them on a symbolic tree. An option was also provided for children to draw, "What I want Lake Forest Park to be like when I grow up" on the leaves.

Station 4: What are Opportunities and Needs for Lake Forest Park's Green Infrastructure?

Participants at this station noted specific opportunities and needs on the same four maps of Lake Forest Park Green Infrastructure systems. As in Station 2, the maps were covered with acetate and allowed people to make comments on sticky notes. Discussions were facilitated by the station leaders by asking questions such as: *Where are specific opportunities for parks, people places, and habitat enhancements? Where are special places people would like to see preserved (and any parcels they own that they would like to protect?) What are the big connections that need to be made between places like trails, schools, and Towne Centre?*

The Green Infrastructure Festival Results

All the information generated at the Festival and from the Web survey were compiled into geographic information system (GIS) files. A Legacy CD-ROM is available.

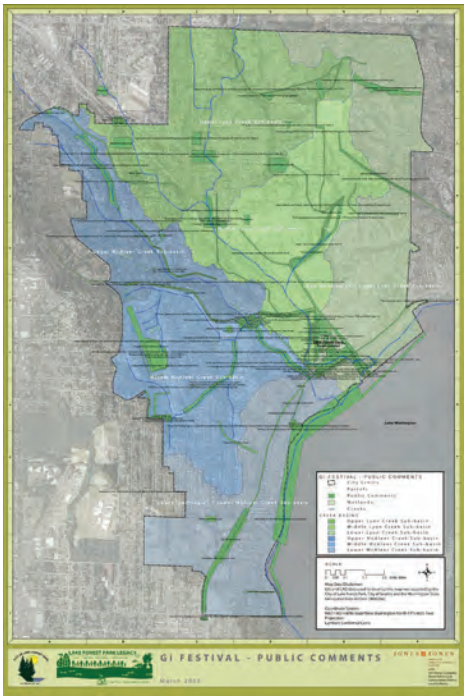


Figure 3-3: Green Infratructure Festival Public Comments

As a summation the results included:

Common Themes and Most Frequent Comments

Common Themes of Overall Wishes & Goals generated by the public during the festival included:

- more public lake access
- no invasive plants
- more bike and walking trails
- more pet parks
- more pea patches / community gardens
- use permeable sidewalks and roads
- make Perkins Way more pedestrian friendly
- improvements on Bothell Way and NE NE 178th
- preserve our wetlands
- enhance our creeks and habitat corridors
- create more affordable housing.

Frequently Repeated Comments from the Opportunity Maps

(Note: These comments did not relate to any specific location)

- Enhance tree cover
- Use native species
- Preserve tree canopy
- More pervious surfaces

Frequently Cited Comments Sorted by Green Infrastructure Layer:

CONNECTIONS

- Improve/fix Burke-Gilman Trail as proposed (especially surfaces and signage oriented to bikers)
- More permeable surfaces
- Walkways separated from traffic and bikes
- Make Perkins one-way and add safe walking space
- Add distinct gateways to city
- Access and walking path along Lake Washington
- Develop walking path/trail along Pipeline
- Connect Horizon View to Towne Centre by trail/bike
- Overpass for pedestrians and bike bridges (NE 170th & Bothell Way, Burke-Gilman, Towne Centre);
- Park & ride for bus commuters
- Add sidewalks (especially on NE 178th) and fix dangerous pedestrian crossings; need safer routes to schools
- Create kayak access to Lake Washington (especially at Civic Club)
- Traffic calming on NE 178th

HABITAT

- Most noted wildlife include: eagles, herons, kingfishers, loons, quails, hawks, robins, owls, woodpeckers, coyotes, deers, mountain beavers, opossums, raccoons, salmon.
- Remove fish obstructions
- Use native species
- Preserve and increase tree canopy
- Nature preserves

NATURAL DRAINAGE

- Creek improvements on McAleer Creek
- More permeable surfaces (especially sidewalks)
- Preserve wetlands
- Restore wetland at edge of Towne Centre

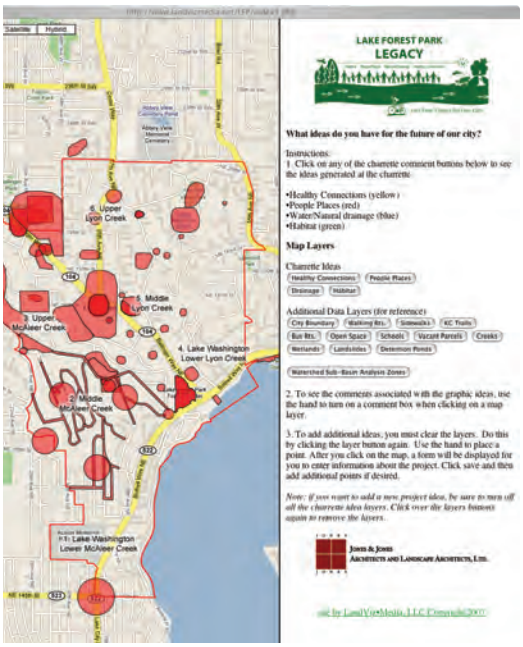
PEOPLE PLACES

- Acquisition of Civic Club for the public
- Add pocket parks
- Add more P-patches

- Create pedestrian scale commercial zone
- Increase/enhance playgrounds
- Create environmental education centers
- Preserve view points

Frequently Repeated Comments from the Web Survey:

- Make Burke-Gilman Trail repairs and improvements
- Install a pedestrian/bike bridge
- Safer routes to schools
- Preserve view locations
- Acquire Civic Club property



Screenshot of the Web Survey page

Green Infrastructure Festival Results Statistical Analysis

The summary of comments generated during the festival and Web-survey underwent a simple word-count statistical analysis. The results from this analysis were used to draw some summary conclusions which were then used to develop some guiding principles for the remainder of the project. The total number of comments generated included:

Map Comments marked as 'Opportunities'	201
Map Comments listed as 'Existing'	391
Web Survey Comments	114
Wishing Tree Comments	178
Green Infrastructure Bingo Comments	200
Total Comments	1084

The following tables identify by map theme a percentage total of the number a words or references to specific phrases that were used by the festival participants:

GOAL: CONNECTIONS Major Comments for Connections	Count	% of Goal	% of Total
New & Enhanced Paths & Trails	127	28.16%	11.72%
Existing Access & Connections	75	16.63%	6.92%
Safety & Signage Issues	46	10.20%	4.24%
Shoreline Access Improvements	34	7.54%	3.14%
New & Enhanced Pedestrian/Bike Bridges	28	6.21%	2.58%
Sidewalk Improvements	25	5.54%	2.31%
Bicycling Improvements	22	4.88%	2.03%
Poor Access	20	4.43%	1.85%
General Street & Access Improvements	16	3.55%	1.48%
Parking - Bike & Auto	10	2.22%	0.92%
Gateways	9	2.00%	0.83%
Traffic Calming	9	2.00%	0.83%
Seating	8	1.77%	0.74%
Maintenance	7	1.55%	0.65%
Public Art	6	1.33%	0.55%
Transit Improvements	5	1.11%	0.46%
Lighting	4	0.89%	0.37%
	451		41.61%

GOAL: HABITAT Major Comments for Habitat	Count	% of Goal	% of Total
Protect Existing Birds, Mammals, Fish	156	59.32%	14.39%
Remove Invasive Plant Species	30	11.41%	2.77%
Protect Existing Habitat Places	22	8.37%	2.03%
Open Space Opportunity	16	6.08%	1.48%
Preserve/Enhance Tree Cover	14	5.32%	1.29%
Native Plant Enhancement	7	2.66%	0.65%
Biodiversity Loss/Change	6	2.28%	0.55%
Bird & Bug Habitat Enhancement	5	1.90%	0.46%
Fish Obstructions	5	1.90%	0.46%
Chemicals	2	0.76%	0.18%
	263		24.26%

GOAL: NATURAL DRAINAGE Major Comments for Natural Drainage	Count	% of Goal	% of Total
Existing Water & Drainage Features	97	51.05%	8.95%
Wetland Restoration, Preservation & Enhancement	26	13.68%	2.40%
Creek Restoration & Enhancement	22	11.58%	2.03%
Enhanced Natural Drainage	15	7.89%	1.38%
Creek Daylighting	8	4.21%	0.74%
Lake & Shoreline Enhancements	6	3.16%	0.55%
Other	6	3.16%	0.55%
Watershed Planning	6	3.16%	0.55%
Water Features	4	2.11%	0.37%
	190		17.53%

GOAL: PEOPLE PLACES Major Comments for People Places	Count	% of Goal	% of Total
Existing People Places (excluding parks)	39	21.67%	3.60%
New & Enhanced Parks	28	15.56%	2.58%
New & Enhanced Playgrounds/Playfields	23	12.78%	2.12%
Property Acquisition	19	10.56%	1.75%
New Community Gardens	15	8.33%	1.38%
Existing Parks	14	7.78%	1.29%
Land Use - Housing	10	5.56%	0.92%
Land Use - Commercial	9	5.00%	0.83%
Other Desired People Places	9	5.00%	0.83%
Views Preservation & Enhancement	8	4.44%	0.74%
New Education Centers	6	3.33%	0.55%
	180		16.61%

IV. GAP ANALYSIS

A gap analysis is a method, using GIS, which identifies the differences between "where we are" and "where we want to be." It benchmarks or assesses existing conditions and compares those conditions to criteria that define the desired goals. The gap between "where we are" and "where we want to be" is essentially "what must be done" to achieve our identified goals.

The gap analysis process for this project was focused on four types of systems:

CONNECTIONS

Where are there pedestrian safety issues when crossing roads?
Where are the trails, sidewalks, and bike trails needed?

NATURAL DRAINAGE

Where do creeks need to be daylighted; or de-armored; and what culverts need to be enlarged or replaced?
How do we mitigate impervious surfaces to reduce runoff?
How do we preserve and enhance wetlands?

HABITAT

Where are the gaps in the urban forest canopy?
Where are the natural habitats and wildlife corridors?

People Places

Where do people go for economic, social, and recreational amenities?
Where are the homes that are not within a certain distance of these amenities?

Connections Gap Analysis

The ability for residents to safely walk through their neighborhoods is dependent on the availability of sidewalks, trails, bus stops, and street intersections with stop lights and safety control measures. The methodology used to identify the gaps was to locate where these elements existed and where they were absent. The analysis also included identifying the types of trails (paved, gravel, etc.). Figure 3-4 identifies the existing sidewalks, trails, and bus stops. Known walking routes without sidewalks are identified as red lines.

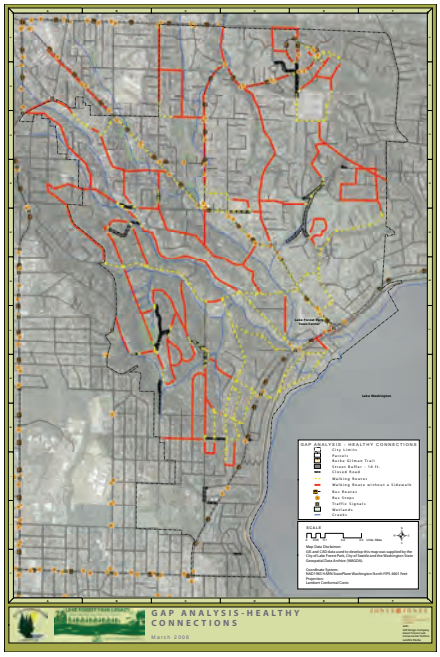


Figure 3-4: Connections Gap Analysis

Natural Drainage Gap Analysis

The methodology for natural drainage focused on identifying where the natural drainage courses are covered and piped. Also, culverts known to be undersized by the City of Lake Forest Park (McAleer and Lyon Creeks Drainage Basin Study by Hammond, Collier, & Wade-Livingstone Associates, Inc., 1999) were digitized into the GIS database. On Figure 3-5, undersized culverts are identified with a red circle and streams which have been covered, either by pavement or roads, are identified with a green swatch.

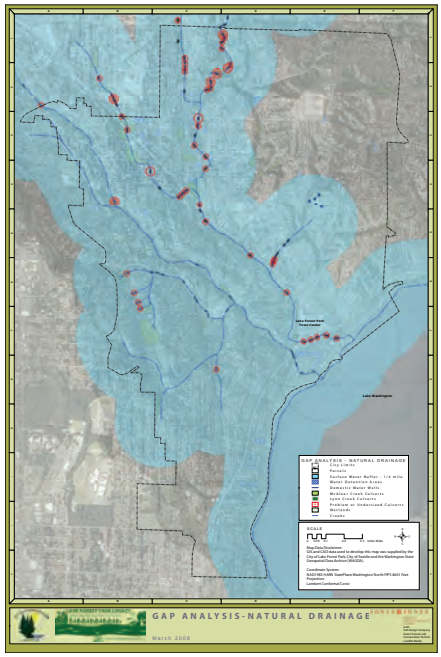


Figure 3-5: Natural Drainage Gap Analysis

Habitat Gap Analysis

The key metric involved with a gap analysis focused on habitat areas in an urban environment is the amount of tree cover. Since the only land-cover data sets were too coarse, two sets of LIDAR (Light Distance and Ranging) geospatial information were used to identify the difference between the bare-earth set and the top-elevation set. As structures would be captured by comparing the two data sets, anything less than 20 feet was ignored. The subsequent calculation determined roughly that approximately 57% of the area within the city limits is covered by trees.

A second analysis was performed to determine where the density of the tree cover was proportionately less. These areas of lower density tree cover or a complete lack of tree cover is shown on Figure 3-6 as the areas without a light green tint.

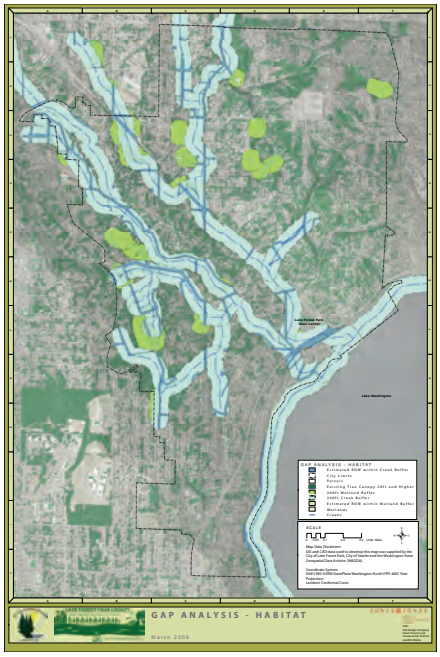


Figure 3-6: Habitat Gap Analysis

People Places Gap Analysis

The methodology used on the gap analysis for People Places (the places that people go to such as shopping centers, parks, trails, open spaces, etc.) was to buffer these areas by 1/4 mile. Given the somewhat extreme slopes and grades within the city limits, the 1/4 mile buffer was determined to be more relevant than the 1/2 mile buffer typically used as a gap measure in an urban environment.

The areas without a light blue tint shown on Figure 3-7 were identified as places without a significant people gathering places.

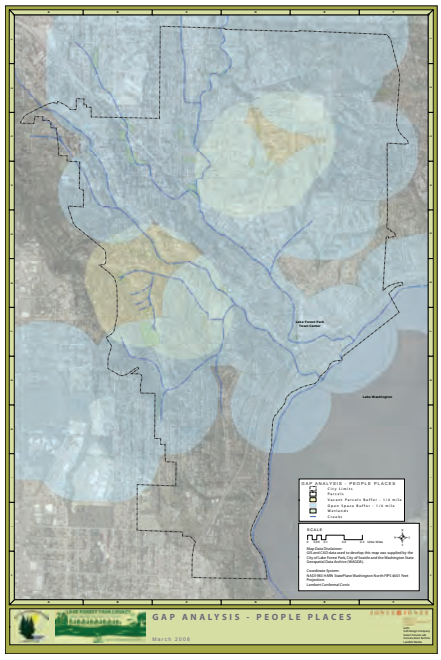


Figure 3-7: People Places Gap Analysis

Gap Analysis Composite

Combining the four separate gap analysis' identifies the areas that are under-served by the existing allocation of parks and open space amenities. For each of the four analyses, the respective gaps were identified and then combined to form a composite gap analysis. A density analysis of the composite gaps is shown in Figure 3-8. The areas highlighted in the graduated orange color identify areas that are in the most need of new parks and open space amenities.

The composite gap analysis will serve as a quality control check to ensure that future parks and open space improvements will resolve these under-served areas within Lake Forest Park.

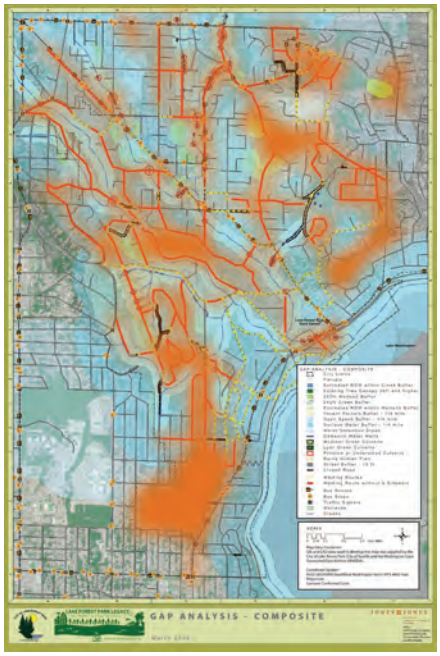


Figure 3-8: Gap Analysis Composite

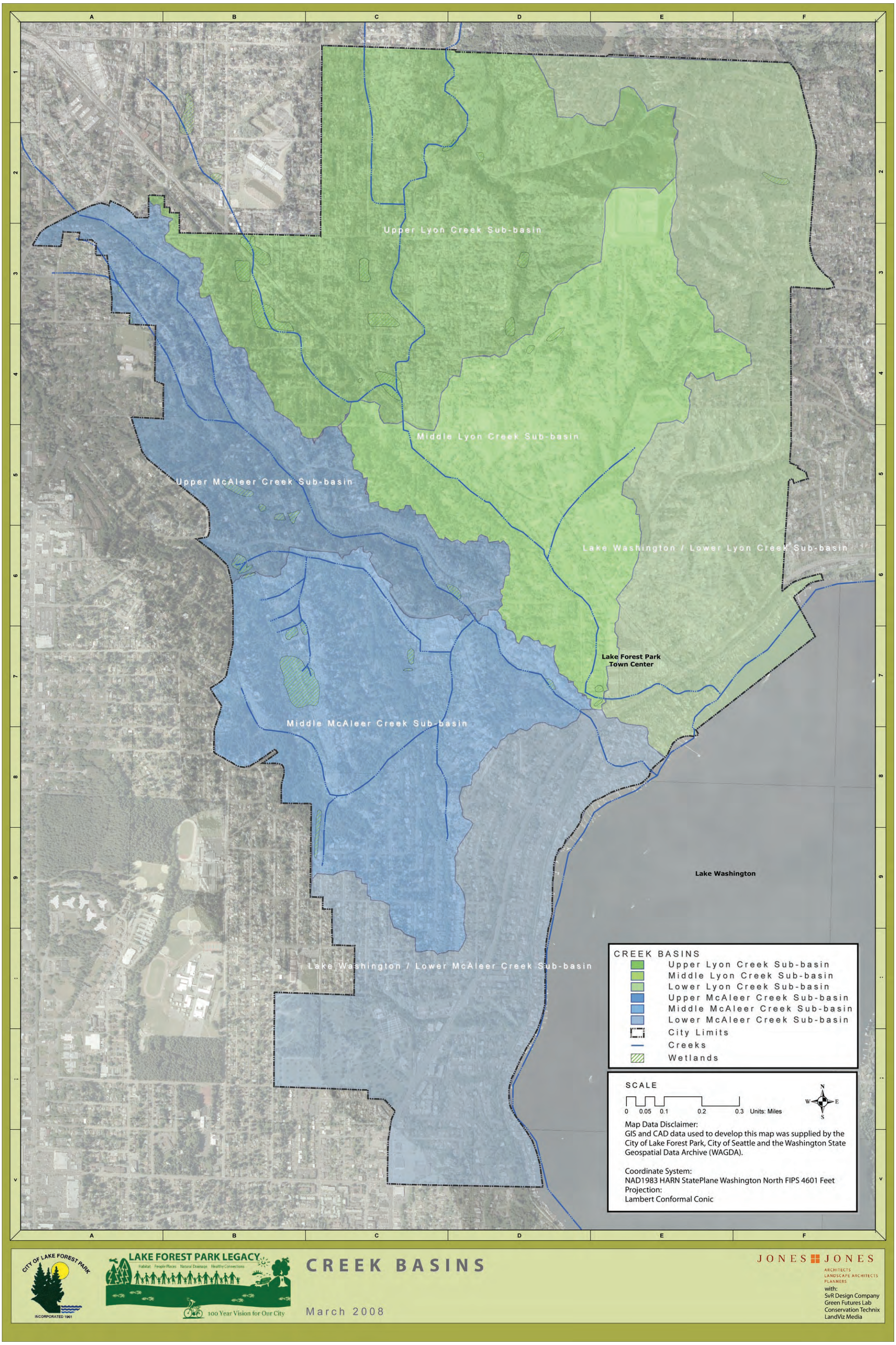


Figure 3-1: The Six Creek Sub-basins

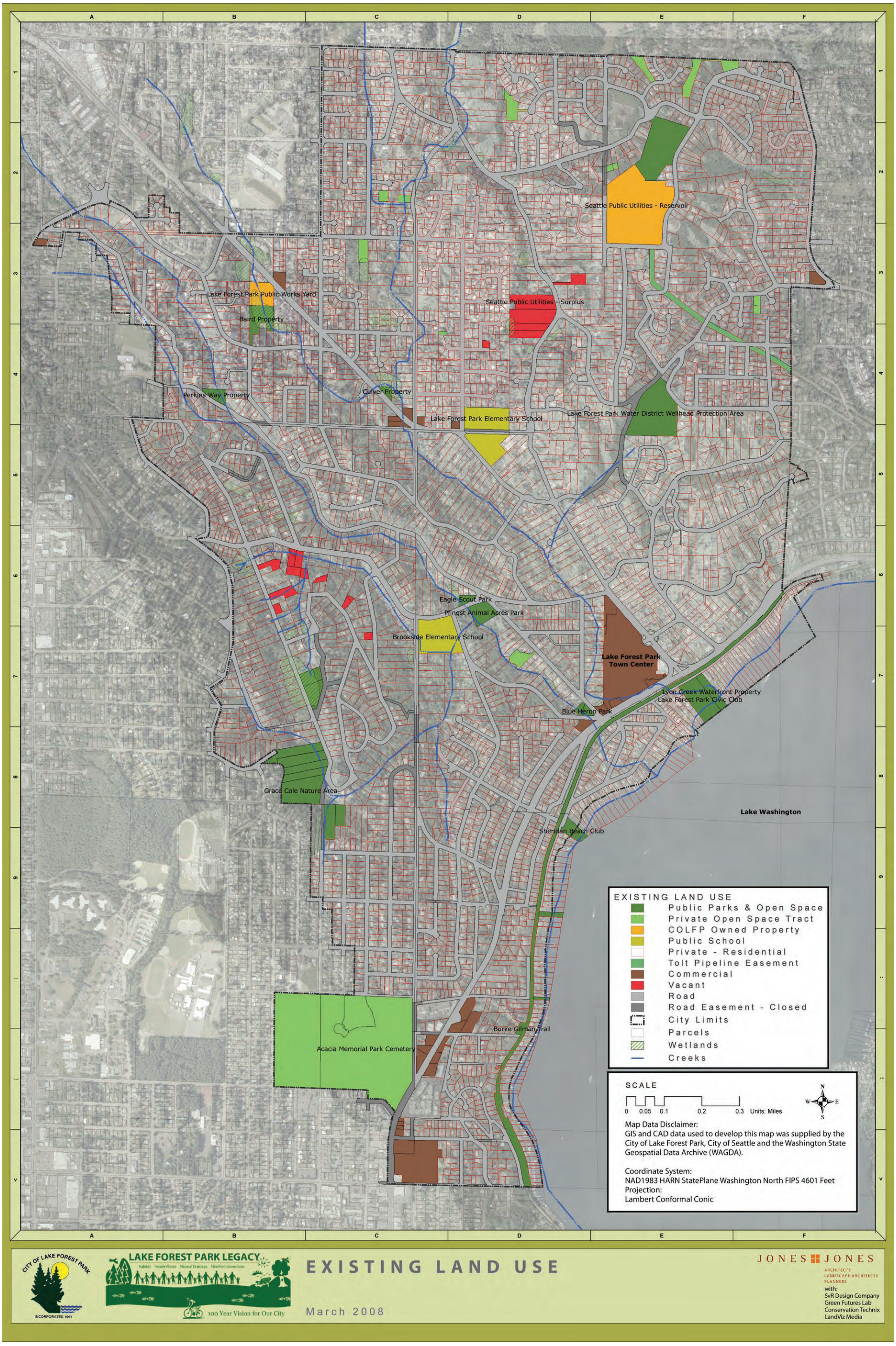


Figure 3-2: Existing Land Use

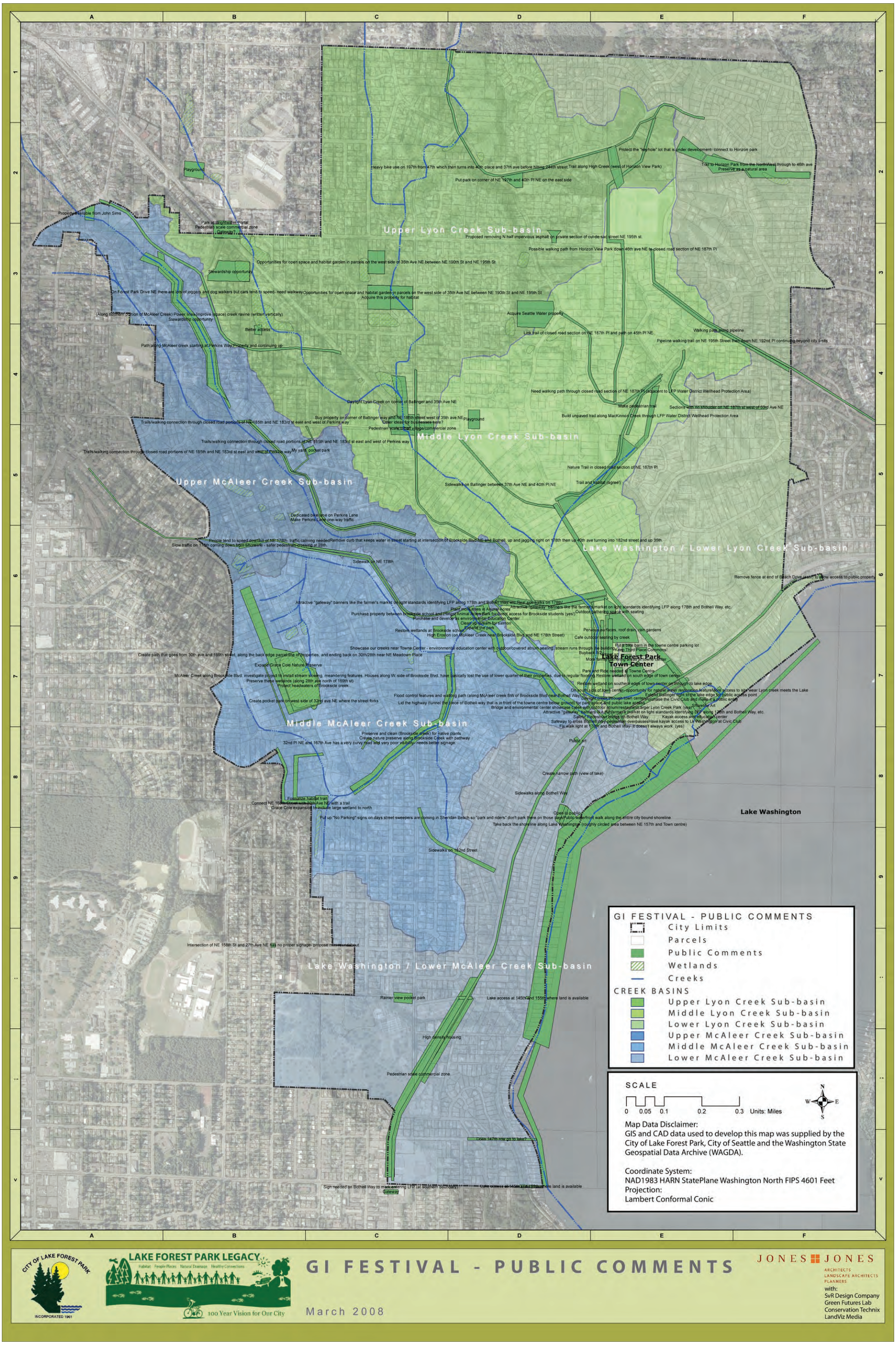


Figure 3-3: Green Infrastructure Festival - Public Comments

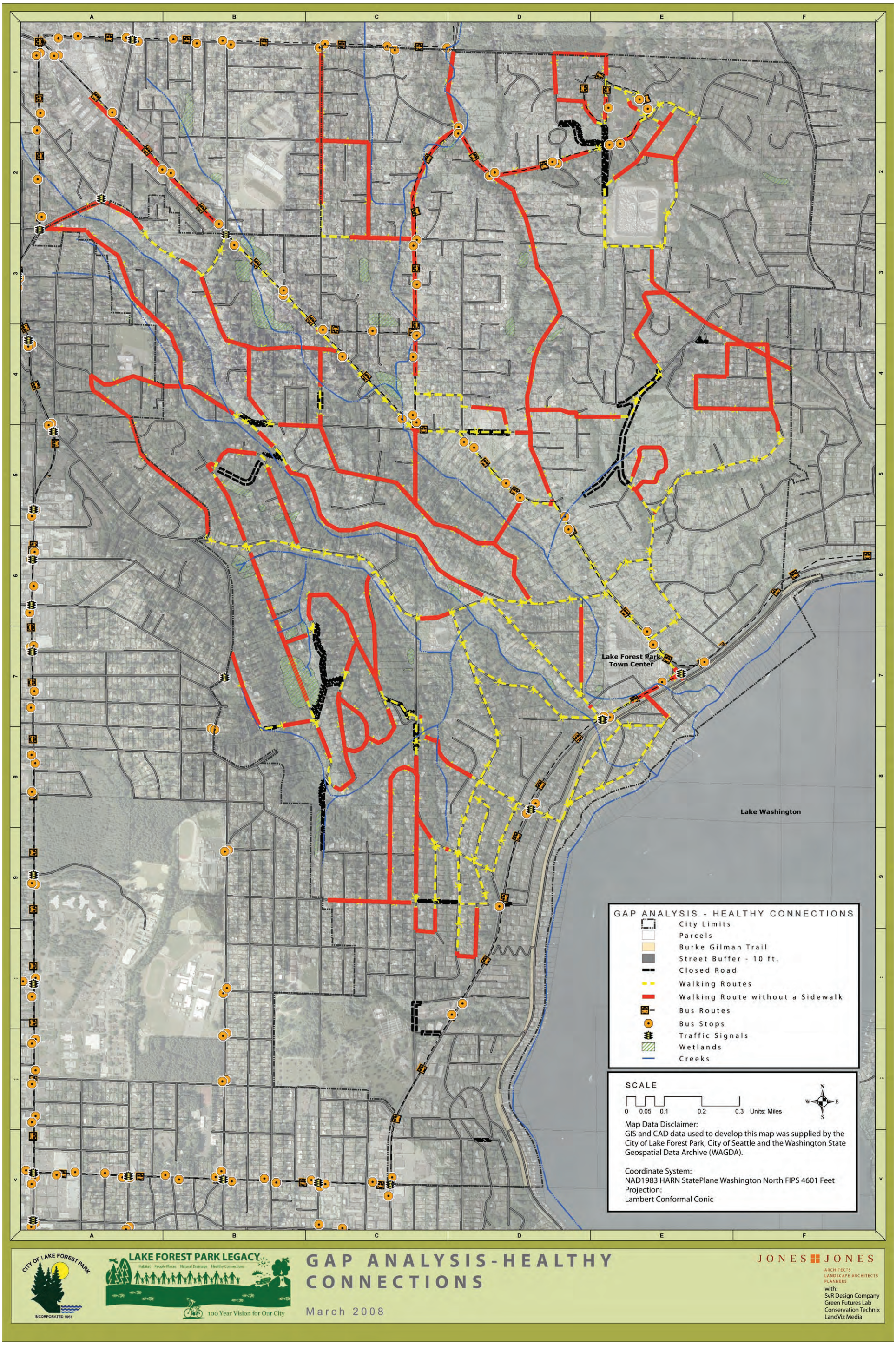


Figure 3-4: Connections Gap Analysis

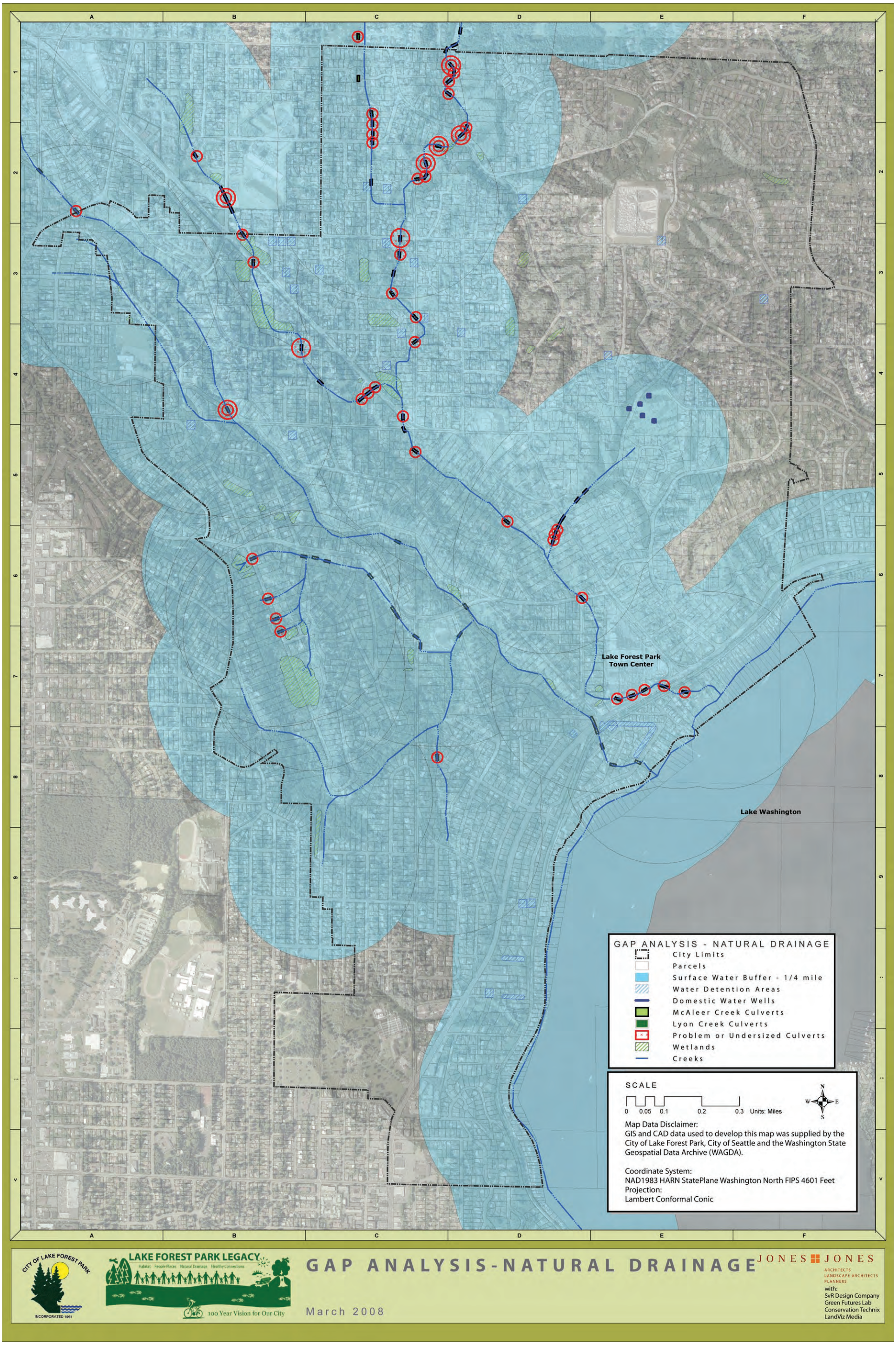


Figure 3-5: Natural Drainage Gap Analysis

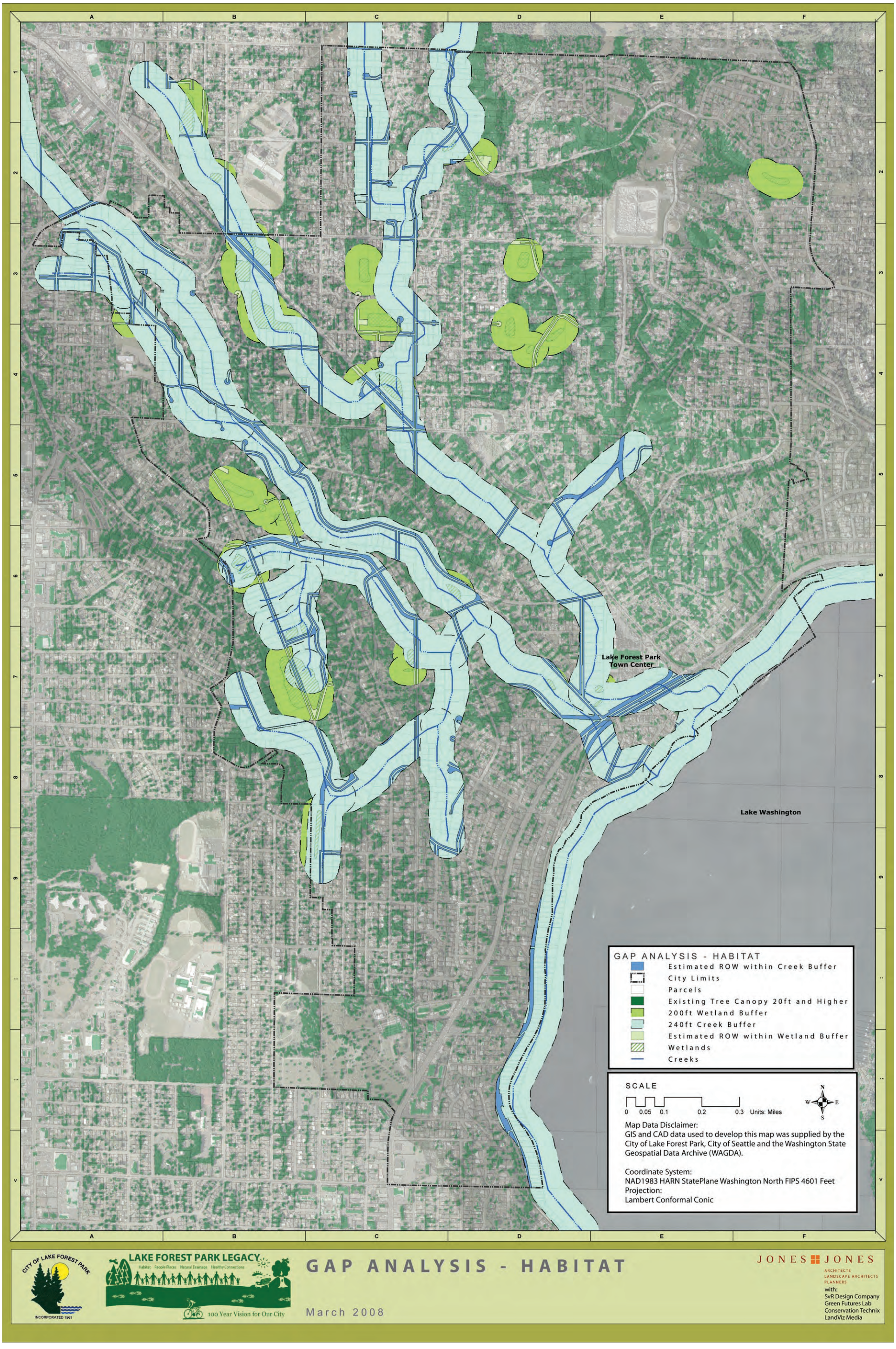


Figure 3-6: Habitat Gap Analysis

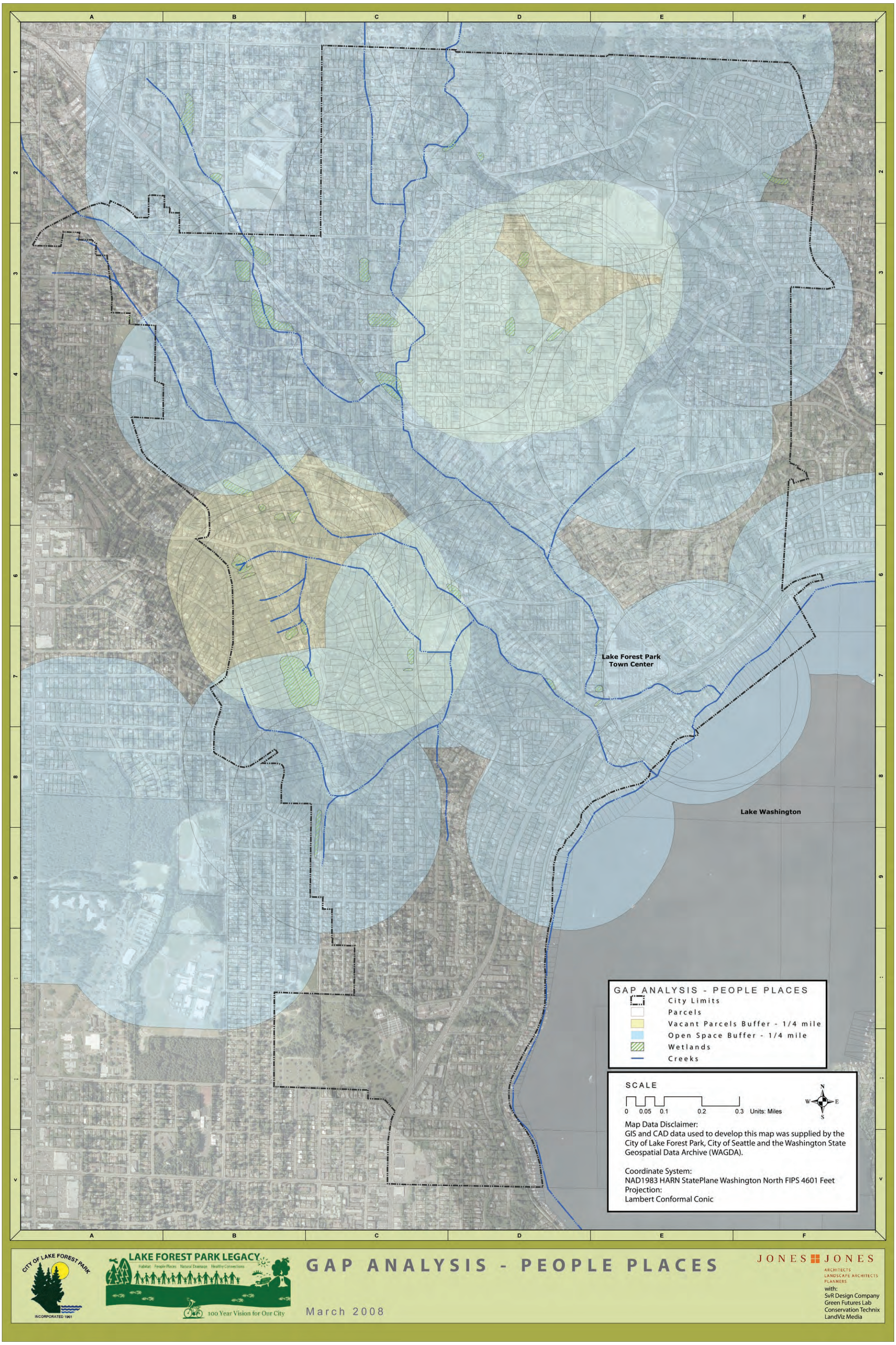


Figure 3-7: People Places Gap Analysis

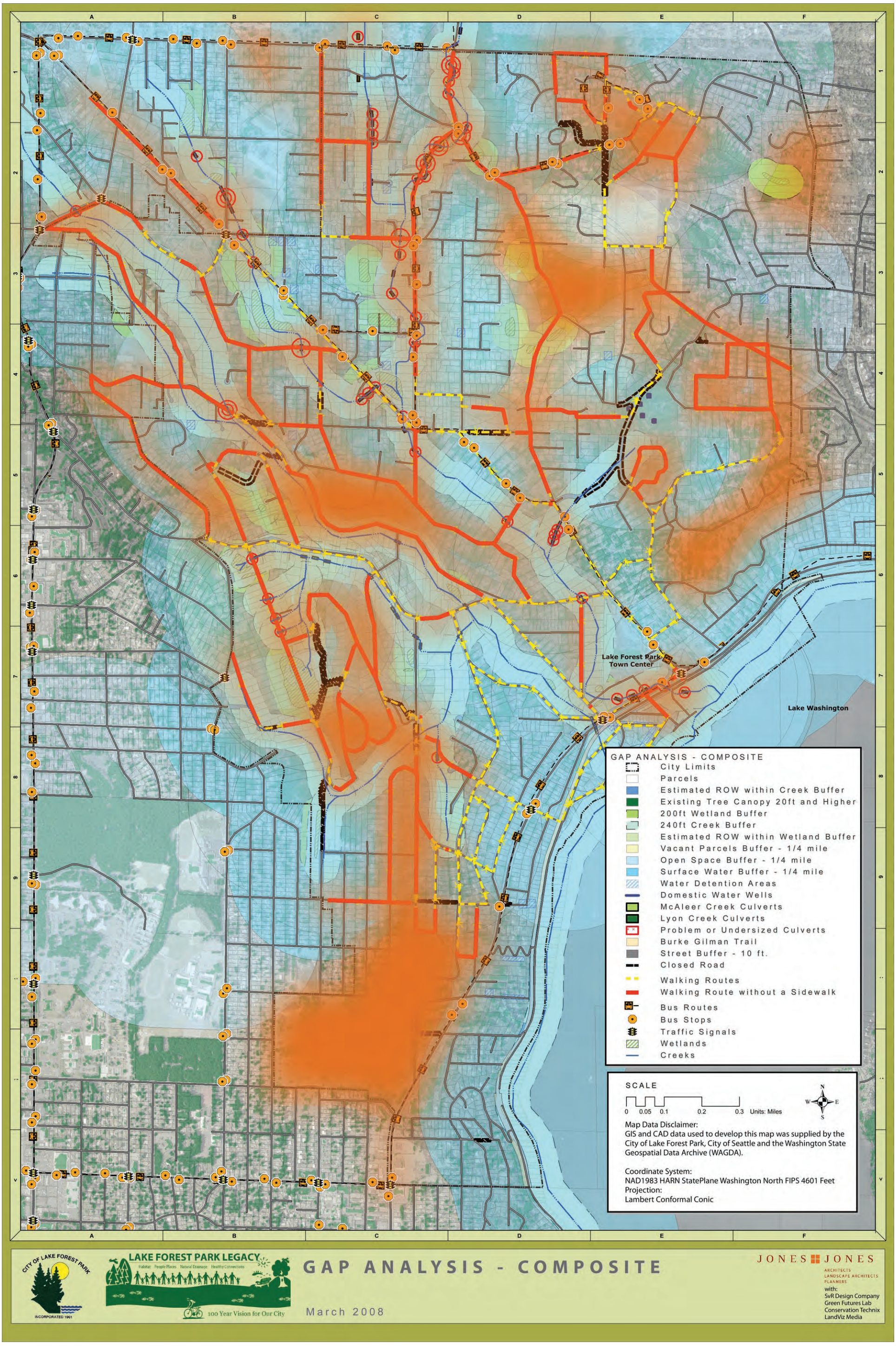


Figure 3-8: Composite Gap Analysis

4. Developing Lake Forest Park's Legacy

I. The 100-Year Legacy Charrette

Principles for Lake Forest Park's Green Legacy

One of gifts that Lake Forest Park Legacy will be handing down to future generations is a long-term vision based on a sustainable balance between people and nature. The following guiding principles for the four goals of the Legacy were derived from the statistical analysis and comments generated at the Green Infrastructure Festival. These principles define the Legacy that will pass to future generations of community members.

Lake Forest Park's Green Infrastructure shall shape the City as a Forested Lakeside Community through the following principles:

Connections

Provide a network of walking and bicycling trails, both within Lake Forest Park and to adjacent communities and region, especially along the lake and along ridgelines. Provide city-wide safe walking routes, including routes for children to walk to school and with connections across heavily-trafficked highways. The Burke-Gilman Trail is a treasured amenity. Augment this regional connection with walking paths, tributary connections to the Towne Centre, local neighborhoods and bicycle lanes. Support and encourage low-impact transportation modes.

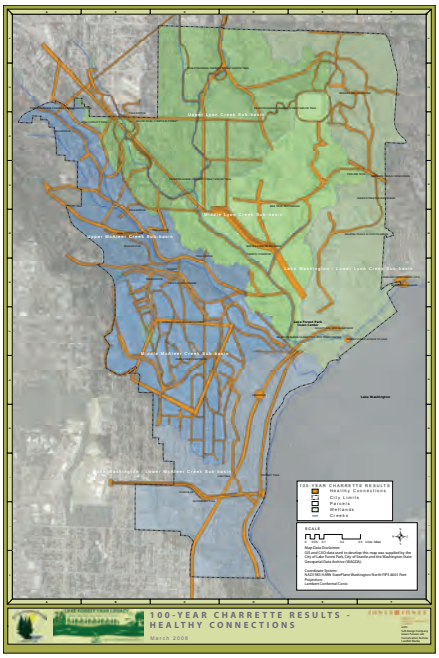


Figure 4-1: 100-Year Charrette Results - Connections

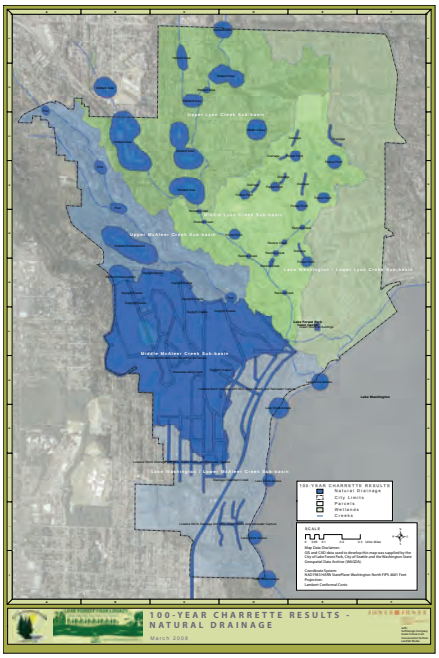


Figure 4-2: 100-Year Charrette Results - Natural Drainage

Natural Drainage

Protect and enhance creeks and Lake Washington. Daylight streams where opportunities exist. Protect water resources through water cleansing, recycling and infiltration, particularly through natural drainage facilities. Manage surface waters for amenity, aquatic health, water supply and flood control. Reduce impervious surfaces and restore perviousness wherever possible. Provide generous and equitable access to Lake Washington, including low-impact boat access to the lake.

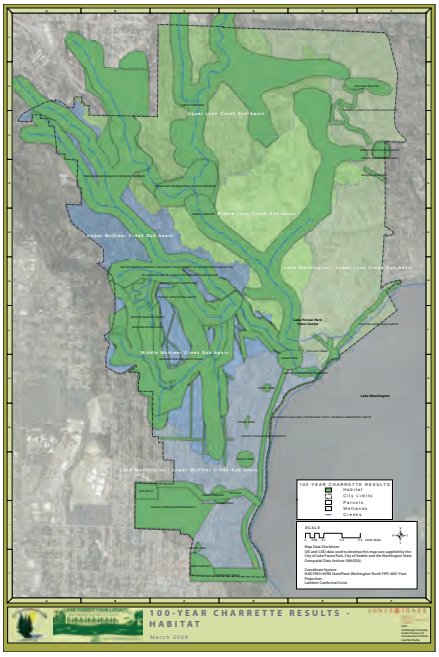


Figure 4-3: 100-Year Charrette Results - Habitat

Habitat

Enhance ecological function of the City, providing continuous corridors and canopy for avian, mammalian, aquatic and amphibious wildlife. Acquire properties and development rights as opportunities arise to protect these connected lands, particularly in the McAleer riparian corridor. Preserve existing trees, restore integrity of existing forests, and protect the area's wetlands. Support "living buildings" that contribute to habitat.
See Figure 4-3: 100-Year Charrette Results - Habitat

People Places

Build on intrinsic qualities to emphasize the uniqueness and "sense of place" of Lake Forest Park's public landscapes: its views, waterfronts, hillsides and urban forest. Provide compelling outdoor places for people - parks, swimming beaches, recreational fields, and places to garden and grow food. Provide educational places for citizens to learn about nature, the area's history and how to steward the land. Concentrate population growth so that large contiguous areas of canopy and open space can be preserved. Encourage equitable, affordable housing choices. Support a local economy; and model sustainable ways of living, with more self-sufficient power, recycling of waste, low-impact development, and local agriculture. Enhance the Towne Centre so that it continues to grow as a vital focus of civic life and serves as a model of sustainable development.
See Figure 4-4: 100-Year Charrette Results - People Places

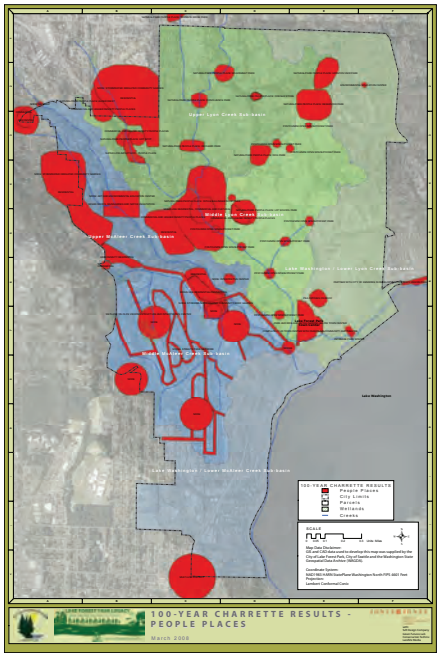


Figure 4-4: 100-Year Charrette Results - People Places

The 100-Year Legacy Charrette and Projects

Armed with the guiding principles, charrette participants were assigned to one of each of the six watershed sub-basins within the city and asked to identify the projects/improvements they feel should be accomplished within the next 100 years. The following is a list of the Legacy 100-Year Vision Projects:

City-Wide Ideas

1. "Celebrate & Publicize Our Community" Develop a city-wide interpretive signage plan , complete with historic names and places

2. "Green Our Schools" - Upgrade schools to be models of green construction and landscaping

3. "Green Our Streets" - Redevelop streets to be "green" by integrating separated sidewalks, habitat, and natural stormwater drainage features

4. "Connect Our Greenways and Open Spaces with Our Neighbor" - Work with adjacent jurisdictions to ensure the habitat areas, greenways, walking trails and sidewalks are connected

5. "Daylight Our Creeks" - Replace or remove culverts in creeks and drainage ways, as appropriate

Lake Washington/Lower Lyon Creek Sub-basin:

6. "Lyon Creek Waterfront" - Expand shoreline access adjacent to the Civic Club

7. "Towne Centre" - Redevelop Towne Centre as a model of sustainable civic architecture with green roofs

8. "Greening 47th Avenue NE" - Develop 47th Avenue NE as a green street

9. "Goat Trail" - Allow safe public access to the trail along NE NE 178th Street

10. "LFP-Kenmore Waterfront Collaboration" - Acquire vacant lots adjacent to Tracey Owens Park and develop as a passive waterfront park

11. "Tolt Pipeline Trail" - Develop a public walking/cycling trail through the Tolt Pipeline easement

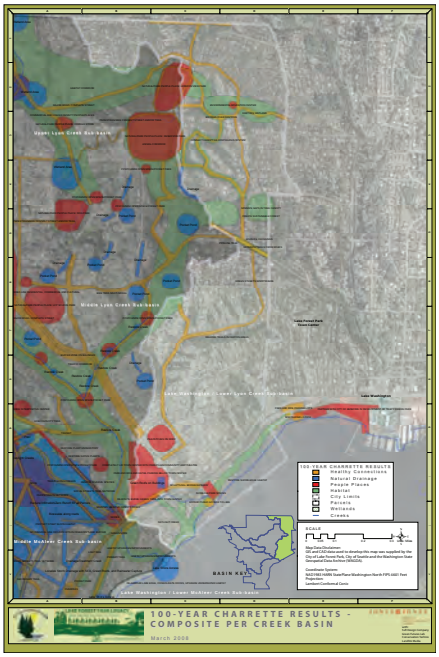


Figure 4-5: Lower Lyon Creek Sub-basin Charrette Results

Middle Lyon Creek Sub-basin:

12. "Horizon View Environmental Center" - Develop a public environmental center

13. "Reservoir Lid Park" - Create new park & open space with view structure

14. "Pilot Pocket Pond and Park"- Create passive park & habitat area

15. "Wellhead Greenway"- Integrate habitat & open space fragments into a contiguous greenway

16. "Middle Lyon Confluence"- Create new environmental education kiosk with boardwalk at the confluence

17. "Lyon Creek Greenway" - Integrate habitat & open space fragments into a contiguous greenway that crosses into Upper Lyon basin

18. "LFP Elementary Green School" - Upgrade the school to be model of green construction, low impact development and landscaping

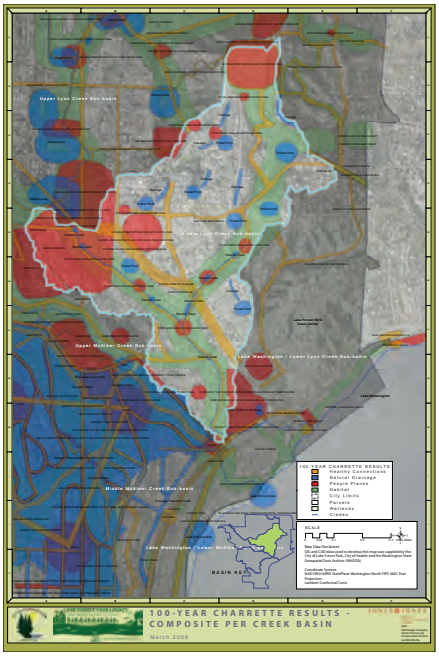


Figure 4-6: Middle Lyon Creek Sub-basin Charrette Results

Upper Lyon Creek Sub-basin:

19. "NE 197th Street Greenway" - Integrate habitat & open space fragments into a contiguous greenway and include low-impact development techniques at the corner store

20. "Blossom Lane Natural Area" - Create a new passive people place while maximizing habitat potential

21. "Ballinger Crossroads" - Develop a new gateway/pocket park utilizing low-impact development techniques near the City-owned property on the north side of Ballinger

22. "Ballinger Way Corridor" - Integrate habitat & open space fragments into a contiguous greenway and include a new gateway hub near Baird's property

23. "Aldercrest Collaboration" - Work with the City of Shoreline to develop a recreation area and/or high-density housing at the old Aldercrest School site

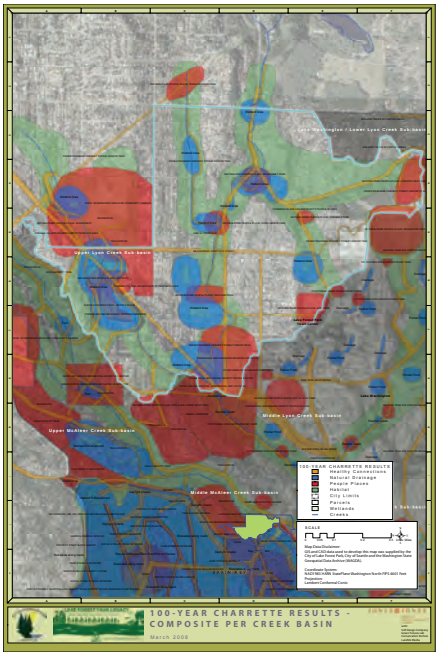


Figure 4-7: Upper Lyon Creek Sub-basin Charrette Results

Lake Washington/Lower McAleer Creek Sub-basin:

24. "Increase Lake Access" - Open available street ends for public access to Lake Washington

25. "Bothell Way Multi-modal" - Further develop Bothell Way as a multi-modal transportation corridor

26. "Burke-Gilman Trail" – Better address runoff issues from neighboring parcels

27. "Bsche'tla Creek + Lake Access" – daylight the creek south of NE 155th Street and provide a viewpoint hub with lake access

28. "LFP Community Gateway" – create a new community gateway at the city boundary

29. "Acacia Park + Viewpoint" – create a new viewpoint park at Acacia

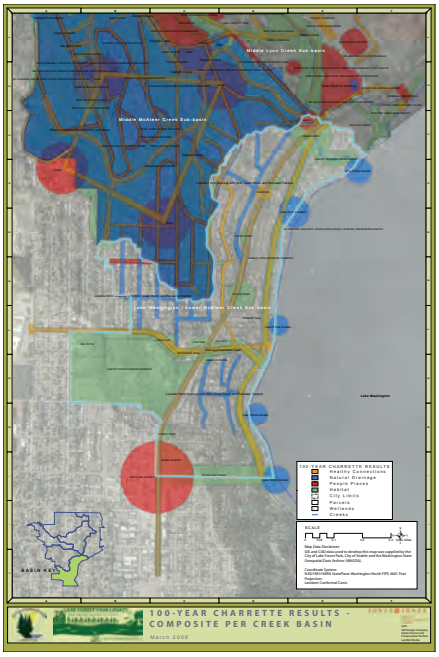


Figure 4-8: Lower McAleer Creek Sub-basin Charrette Results

Middle McAleer Creek Sub-basin:

30. "McAleer Greenway" - Integrate habitat & open space fragments along McAleer Creek into a contiguous greenway with trails and parks

31. "Brookside Green Street Network" - Develop a network of green streets in the Brookside neighborhood

32. "Hillside Greenway" - Integrate habitat & open space fragments into a contiguous greenway with trails and parks

33. "Greening Brookside School" - Upgrade the school to be model of green construction, low impact development and landscaping

34. "Grace Cole Nature Area" – Enlarge Grace Cole Nature Area to include adjacent wetland areas & open space plus interpretive center and trails

35. "Greening NE 158th Street" – Integrate habitat, rain gardens, bioswales, and other low-impact development features with a trail-like sidewalk into a contiguous green street

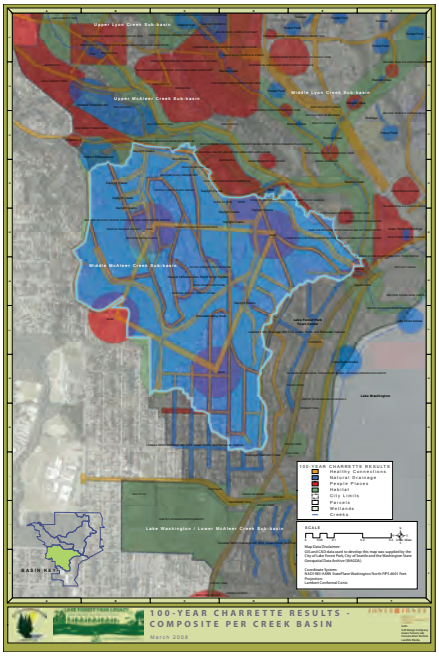


Figure 4-9: Middle McAleer Creek Sub-basin Charrette Results

Upper McAleer Creek Sub-basin:

36. "Perkins Greenway" – Create a Perkins Way segment of the greater body of the "McAleer Greenway"

37. "NE 178th Gateway" – Create a new gateway at NE 178th to include restoration of the adjacent wetland

38. "McAleer Confluence Environmental Education Center" - Create a environmental education center with habitat restoration and trails connecting the two upper sub-basins

39. "LFP-Shoreline Cedarbrook Park" - Create a new park/gateway on the former Perkins Trail between Interurban and Burke-Gilman Trails

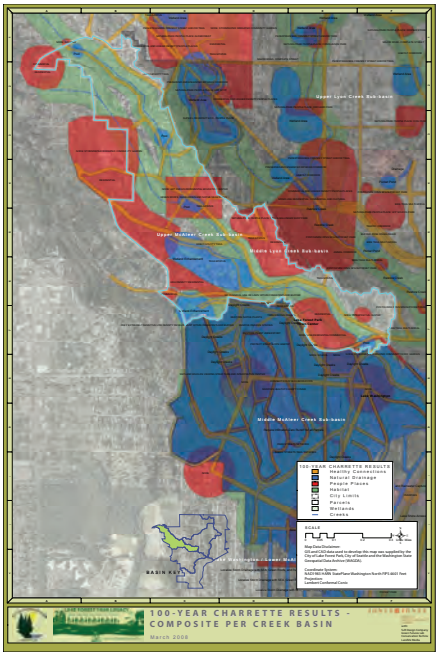


Figure 4-10: Upper McAleer Creek Sub-basin Charrette Results

The 100-Year Legacy as Framework for a Green Future

Green Infrastructure elements became clearly visible when all the ideas generated by residents during the charrette were compiled in one complete plan and the interdependencies were taken into account. The results of the 100-year charrette highlight the Legacy that citizens want to leave for future generations : a series of greenways, green streets, lakeways and "green" destinations (hubs) that reinforce the natural and cultural history of the city.

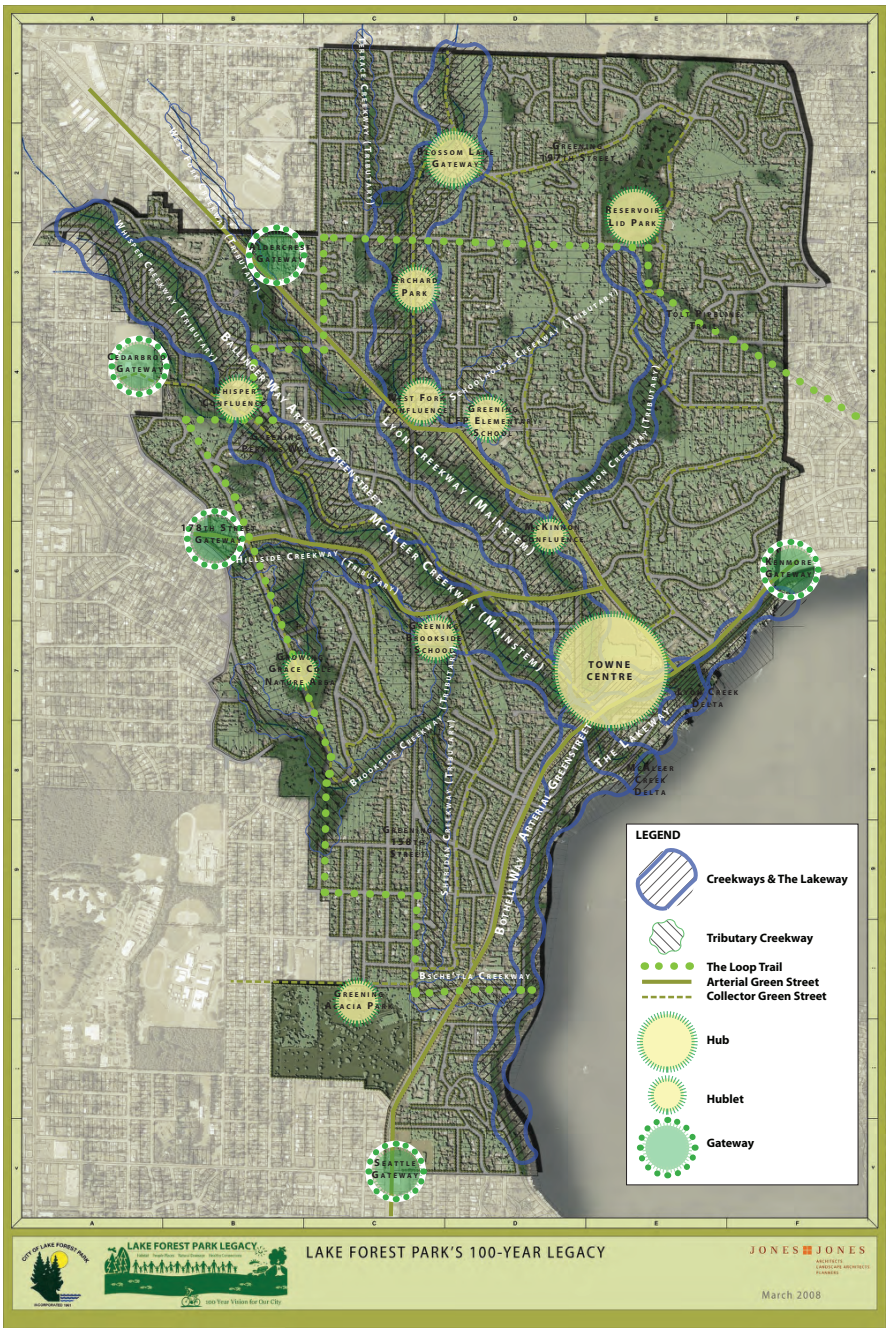


Figure 4-11: Lake Forest Park's 100-Year Legacy

II. The Legacy 20-Year Vision Plan: Green Infrastructure Projects

The following is a list of the 24 projects compiled from the potential 100-Year Legacy Vision Project List. The selection of these projects were determined by the application of the following criteria:

Is the project potentially feasible based on the existing political climate?

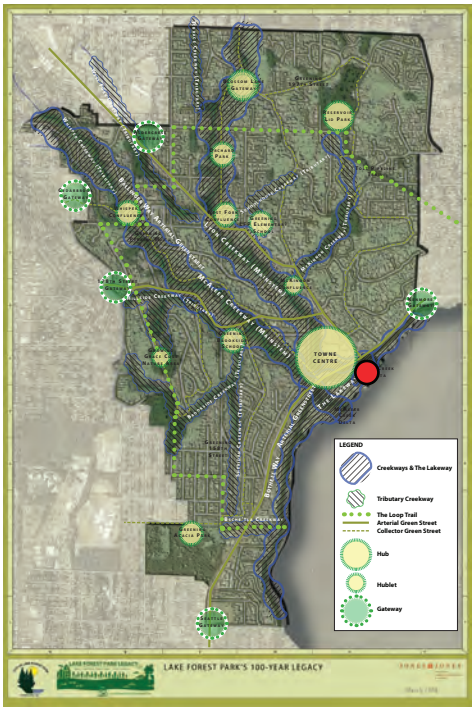
Is the project potentially feasible based on existing funding capacities?

Does the project contain elements that support Green Infrastructure typologies?

Was the project selected and discussed during the 100-year Vision Charrette?

Does the project seem to be supported by public input?

Note: Projects identified with an * are to be integrated into the six-year Capital Improvement Plan



1. Lyon Creek Delta

BASIN NAME: Lower Lyon Creek
PROJECT LOCATION: intersection of the Lyon Creekway and the Lakeway
GREEN INFRASTRUCTURE TYPOLOGY: Creekway/Lakeway

VISIBILITY: medium
CHALLENGE: medium

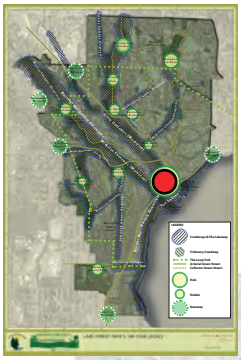
POSSIBLE PROJECT ELEMENTS:

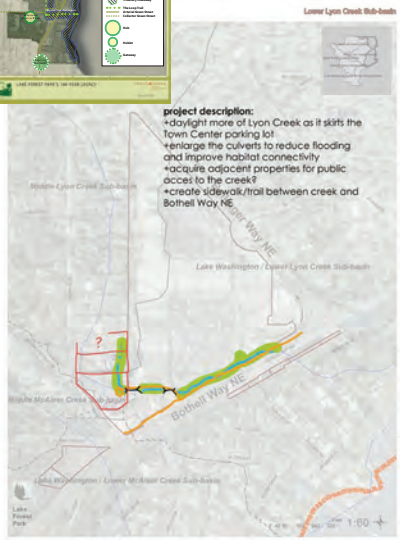
Connections
- *build trail spur between the Burke-Gilman Trail and the shoreline*

Natural Drainage
- *use bioswales, rain gardens, and other LID (Low Impact Development) features to manage run-off from adjacent roads and residences*

Habitat
- *restore and enhance Lake Washington shoreline*
- *create more distributary channels in Lyon Creek delta*

People Places
- *acquire lakeside parcels to increase public access to the shoreline*
- *build park amenities such as picnic shelters and shoreline restrooms for shoreline visitors*





2. Towne Centre*

BASIN NAME: Lower Lyon Creek
PROJECT LOCATION: existing Towne Centre complex
GREEN INFRASTRUCTURE TYPOLOGY: Hub

VISIBILITY: high
CHALLENGE: high

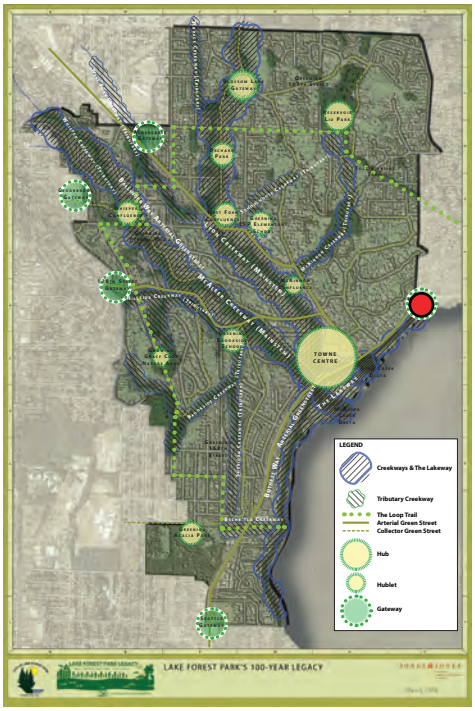
POSSIBLE PROJECT ELEMENTS:

Connections
- *improve sidewalks and crosswalks to connect neighbors to Towne Centre*
- *create trail along Lyon Creekway (start of connection between the Burke-Gilman Trail and Interurban trails)*
- *park & ride facility*

Natural Drainage
- *use bioswales, green roofs, and other LID features to manage parking lot run-off*

Habitat
- *create a wider riparian buffer and remove fish blockages at SR 522 and under Towne Centre*
- *daylight Lyon Creek*

People Places
- *create high-density, mixed-use, transit-oriented development*
- *create a central plaza or civic space for community gathering*



3. Kenmore Gateway

BASIN NAME: Lower Lyon Creek
PROJECT LOCATION: Northeast end of Bothell Way Arterial Green Street and the Lakeway
GREEN INFRASTRUCTURE TYPOLOGY: Gateway

VISIBILITY: high
CHALLENGE: medium

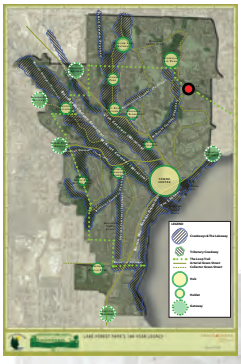
POSSIBLE PROJECT ELEMENTS:

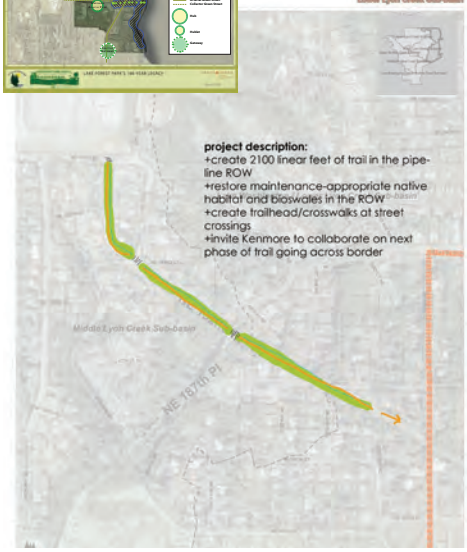
Connections
- *improve access from Bothell Way to the Burke-Gilman Trail*

Natural Drainage
- *use bioswales, rain gardens, and other LID features to manage road run-off*

Habitat
- *restore and enhance Lake Washington shoreline*

People Places
- *acquire lakeside parcels to increase public access*
- *build passive park amenities such as picnic shelters and restrooms*
- *create artful gateway on Bothell Way*





4. Tolt Pipeline Trail*

BASIN NAME: Lower Lyon Creek
PROJECT LOCATION: along existing Tolt Pipeline Easement
GREEN INFRASTRUCTURE TYPOLOGY: Trail

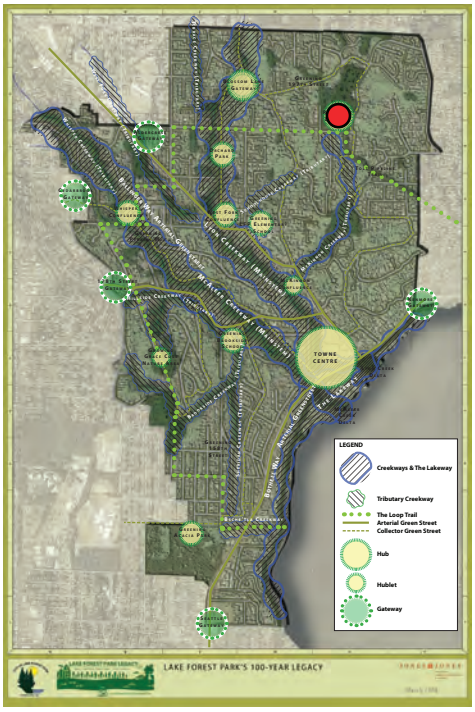
VISIBILITY: low
CHALLENGE: low

POSSIBLE PROJECT ELEMENTS:

Connections
- *build multi-use trail for bikes and pedestrians*

Natural Drainage
- *use bioswales, rain gardens, and other LID features to manage trail run-off*

Habitat
- *restore maintenance-appropriate native habitat in pipeline right-of-way*



5. Reservoir Lid Park

BASIN NAME: Middle Lyon Creek
PROJECT LOCATION: reservoir at the head of the McKinnon Creekway and on the Loop Trail
GREEN INFRASTRUCTURE TYPOLOGY: Open Space / Park Space

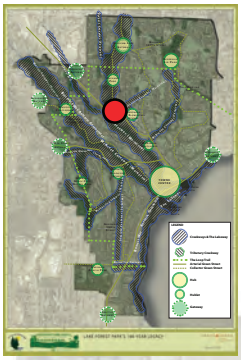
VISIBILITY: medium
CHALLENGE: high

POSSIBLE PROJECT ELEMENTS:

Connections
- *improve trail/track around the reservoir*
- *build part of trail along McKinnon Creekway toward Lyon Creek*

Natural Drainage
- *use bioswales, rain gardens, and other LID features to manage run-off from park*

People Places
- *build ball fields on the reservoir lid's large flat area*



6. West Fork Confluence*

BASIN NAME: Middle Lyon Creek
PROJECT LOCATION: intersection of Lyon Creekway and Ballinger Way Arterial Green Street
GREEN INFRASTRUCTURE TYPOLOGY: Hub

VISIBILITY: high
CHALLENGE: medium

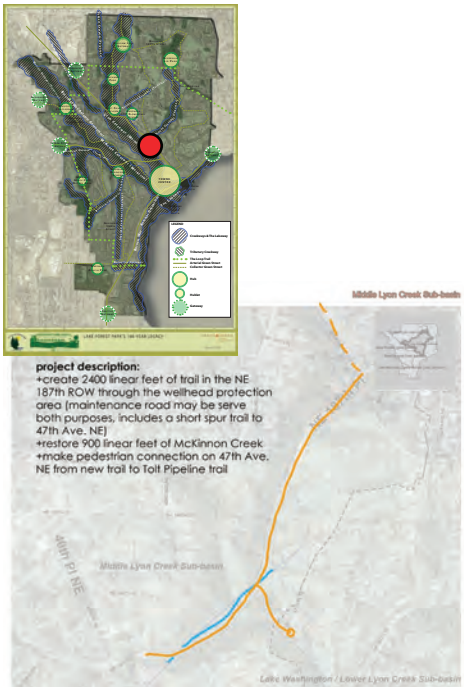
POSSIBLE PROJECT ELEMENTS:

Connections
- *Build part of the trail on the main stem of Lyon Creekway*
- *Redevelop a segment of Ballinger Way as a complete street for bicycles, transit, and pedestrians*

Habitat
- *Improve riparian and wetland habitat around creek confluence*

Natural Drainage
- *Use bioswales, green roofs, and other LID features to manage parking lot run-off from Ballinger Way*

People Places
- *Create incentives for retail such as a market or coffee shop along Ballinger Way*



7. McKinnon Creekway*

BASIN NAME: Middle Lyon Creek
PROJECT LOCATION: confluence of Lyon Creekway and Mckinnon Creekway
GREEN INFRASTRUCTURE TYPOLOGY: Creekway

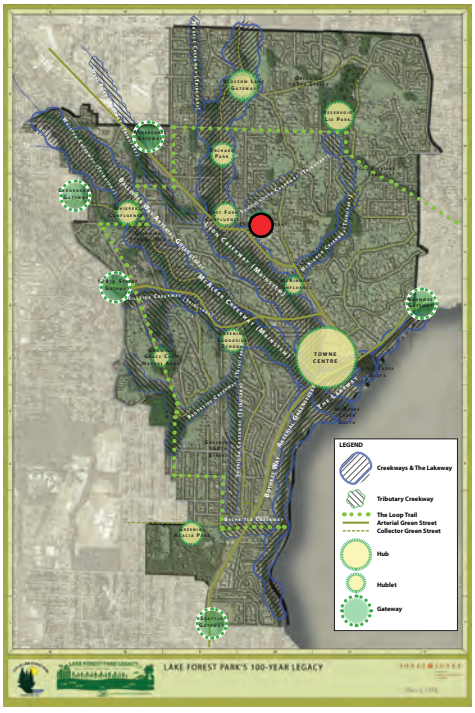
VISIBILITY: low
CHALLENGE: high

POSSIBLE PROJECT ELEMENTS:

Connections
- *build part of the McKinnon Creekway trail*

Habitat
- *improve riparian and wetland habitat around creek confluence*

People Places
- *provide public access to Lyon Creekway at the confluence*



8. Greening Lake Forest Park Elementary School

BASIN NAME: Middle Lyon Creek
PROJECT LOCATION: existing Lake Forest Park Elementary School
GREEN INFRASTRUCTURE TYPOLOGY: Hub

VISIBILITY: high
CHALLENGE: low

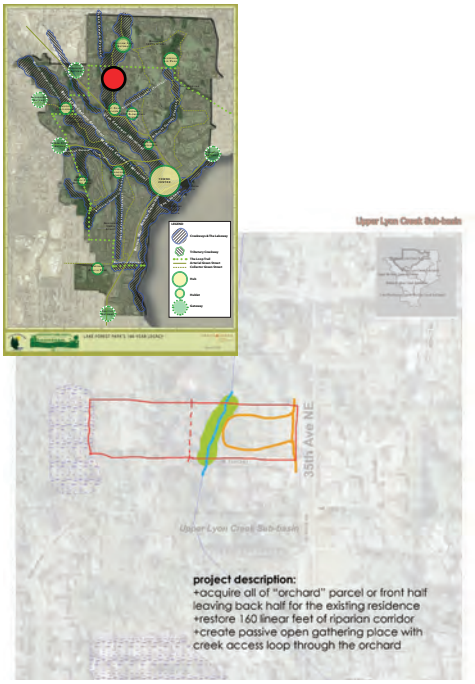
POSSIBLE PROJECT ELEMENTS:

Connections
- *improve safe school walking routes from neighborhood and from Ballinger Way Arterial Green Street*
- *increase public health and physical activity education*

Natural Drainage
- *use green roofs, rain gardens, and other LID features to manage run-off from school*

Habitat
- *daylight Schoolhouse Creek from confluence of McKinnon and Lyon Creeks up to the schoolyard*

People Places
- *increase environmental and green building education*
- *build environmental art with kids to inspire stewardship*



9. Orchard Park Hublet*

BASIN NAME: Upper Lyon Creek
PROJECT LOCATION: existing Orchard Park
GREEN INFRASTRUCTURE TYPOLOGY: Open Space / Park Space

VISIBILITY: low
CHALLENGE: low

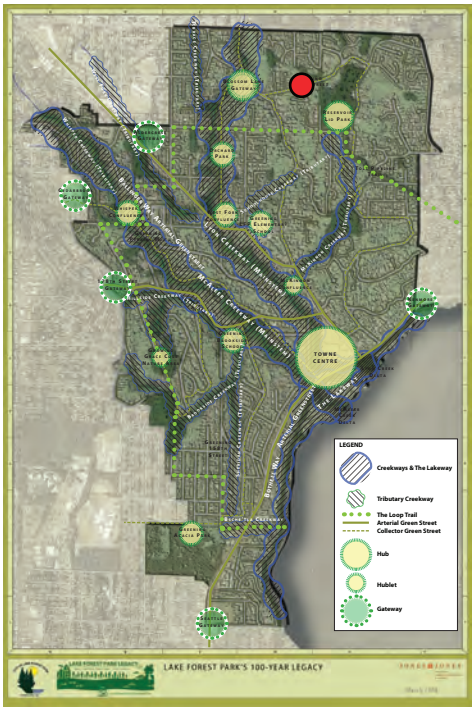
POSSIBLE PROJECT ELEMENTS:

Connections
- *build portion of Lyon Creekway trail;*
- *improve sidewalks and crosswalks near park*

Natural Drainage
- *use rain gardens, bioswales, and other LID features to manage run-off from park and street*

Habitat
- *improve Lyon Creek riparian habitat*

People Places
- *acquire land for park*
- *create orchard-themed passive open space amenities*



10. Greening NE 197th Street

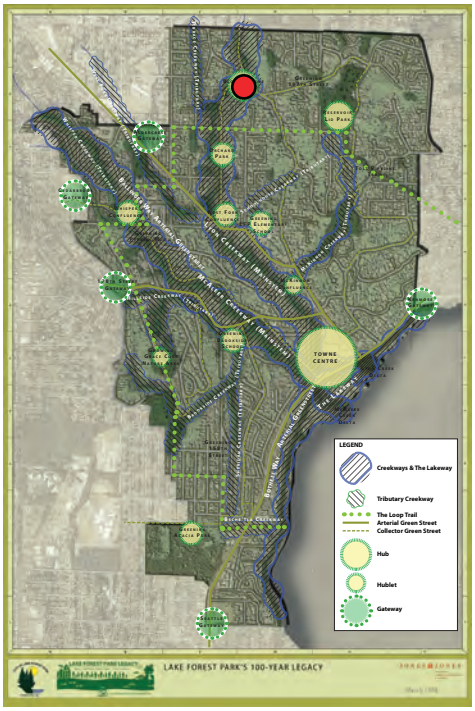
BASIN NAME: Upper Lyon Creek
PROJECT LOCATION: between the Lyon Creekway and Horizon View Park
GREEN INFRASTRUCTURE TYPOLOGY: Green Street

VISIBILITY: medium
CHALLENGE: medium

POSSIBLE PROJECT ELEMENTS:

Connections
- *redevelop NE 197th Street as a complete street for bicycles, transit, and pedestrians*
- *improve sidewalks and crosswalks near park*

Natural Drainage
- *use rain gardens, bioswales, and other LID features to manage run-off from park and street*



11. Blossom Lane Gateway

BASIN NAME: Upper Lyon Creek
PROJECT LOCATION: 35th Avenue NE and 40th Place NE
GREEN INFRASTRUCTURE TYPOLOGY: Gateway

VISIBILITY: medium
CHALLENGE: high

POSSIBLE PROJECT ELEMENTS:

Connections
- *redevelop a segment of 35th Ave. NE Collector Green Street as a complete street for bicycles, transit, and pedestrians*

Natural Drainage
- *use rain gardens, bioswales, and other LID features to manage run-off from street*

Habitat
- *improve riparian and wetland habitat around Lyon Creek at intersection*

People Places
- *acquire land for public access to Lyon Creekway*
- *build creative gateway features*

12. Aldercrest Gateway*

BASIN NAME: Upper Lyon Creek
PROJECT LOCATION: existing Aldercrest Elementary School
GREEN INFRASTRUCTURE TYPOLOGY: Gateway

VISIBILITY: high
CHALLENGE: medium

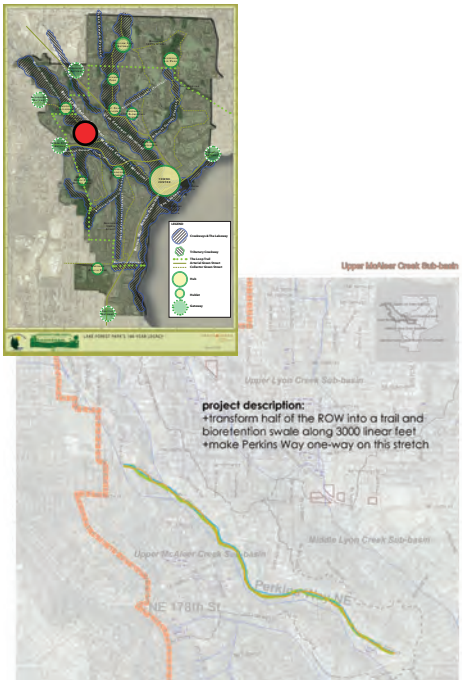
POSSIBLE PROJECT ELEMENTS:

Connections
- redevelop a segment of Ballinger Way Arterial Green Street as a complete street for bicycles, transit, and pedestrians;

Natural Drainage
- use rain gardens, bioswales, and other LID features to manage run-off from street;

Habitat
- improve riparian and wetland habitat along West Fork Creekway;

People Places
- acquire flat school land for park and active recreation uses; and
- build creative gateway features on Ballinger Way.



13. Greening Perkins Way*

BASIN NAME: Upper McAleer Creek
PROJECT LOCATION: existing Perkins Way
GREEN INFRASTRUCTURE TYPOLOGY: Green Street

VISIBILITY: high
CHALLENGE: medium

POSSIBLE PROJECT ELEMENTS:

Connections
- *redevelop Perkins Way as a multi-modal Green Street with a separate trail (on creek side) for bikes and pedestrians*

Habitat
- *improve riparian and instream habitat along McAleer Creekway*

Natural Drainage
- *use rain gardens, bioswales, and other LID features to manage run-off from trail and street*

People Places
- *build benches and overlooks for watching and learning about the creek*
- *build trailhead onto Creekway trail*

14. Greening NE 178th Street

BASIN NAME: Upper McAleer Creek
PROJECT LOCATION: NE 178th Street at city boundary
GREEN INFRASTRUCTURE TYPOLOGY: Gateway / Green Street

VISIBILITY: high
CHALLENGE: low

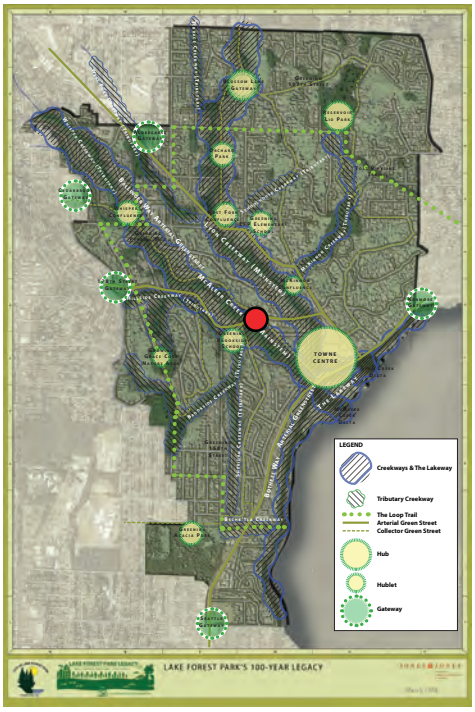
POSSIBLE PROJECT ELEMENTS:

Connections
- *redevelop a segment of the NE 178th Street Arterial Green Street as a complete street for bicycles, transit, and pedestrians*

Natural Drainage
- *use rain gardens, bioswales, and other LID features to manage run-off from street*

Habitat
- *improve wetland habitat in the Hillside Creek headwaters*

People Places
- *build creative gateway elements on NE 178th Street Arterial Green Street*



15. Whisper Confluence

BASIN NAME: Upper McAleer Creek
PROJECT LOCATION: at Whisper Creek and McAleer Creek Confluence and intersection with the Loop Trail
GREEN INFRASTRUCTURE TYPOLOGY: Hub

VISIBILITY: high
CHALLENGE: medium

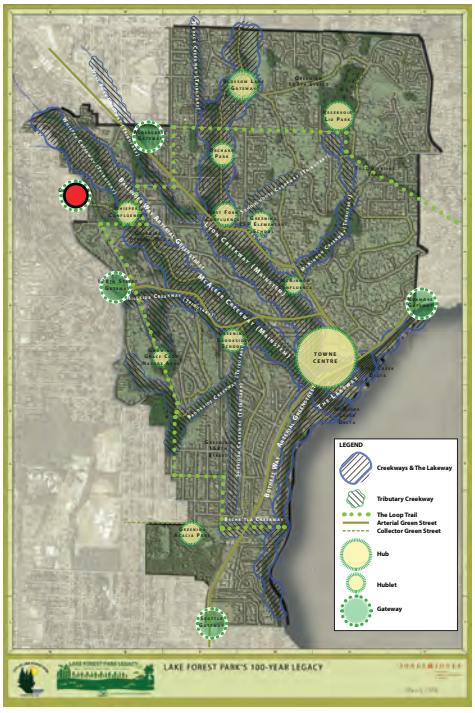
POSSIBLE PROJECT ELEMENTS:

Connections
- *build McAleer Creekway trail between confluence and Lake Forest Park border*
- *build Loop trail between confluence and Ballinger Way*

Habitat
- *improve riparian and instream habitat along McAleer Creekway*

Natural Drainage
- *use rain gardens, bioswales, and other LID features to manage run-off from trail and street*

People Places
- *build environmental education kiosk at trail intersection*
- *build a larger hangout overlook near creek*



16. Cedarbrook Gateway

BASIN NAME: Upper McAleer Creek
PROJECT LOCATION: gateway on McAleer Creekway where Perkins Way reaches Shoreline
GREEN INFRASTRUCTURE TYPOLOGY: Gateway

VISIBILITY: high
CHALLENGE: low

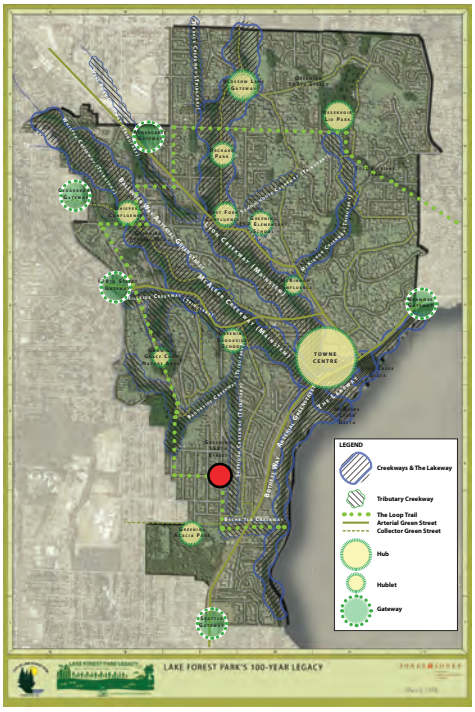
POSSIBLE PROJECT ELEMENTS:

Connections
- *build segment of McAleer Creekway trail from Shoreline to Whisper Confluence (also on connector between the Burke-Gilman Trail and Interurban)*
- *build porous walkways into ravine and/or canopy*

Natural Drainage
- *use rain gardens, green roofs, and other LID features to manage run-off from trail and school lands*

Habitat
- *improve riparian habitat along McAleer Creek and the Whisper Creek headwaters*

People Places
- *acquire flat school land for park, rec., community gardens, and garden support center*
- *build creative gateway features and trailhead on McAleer Creekway trail*
- *create a school district environmental education center*



17. Greening NE 158th Street

BASIN NAME: Middle McAleer Creek
PROJECT LOCATION: between 33rd Ave. NE and 35th Ave. NE in the Sheridan Heights neighborhood
GREEN INFRASTRUCTURE TYPOLOGY: Green Street

VISIBILITY: medium
CHALLENGE: medium

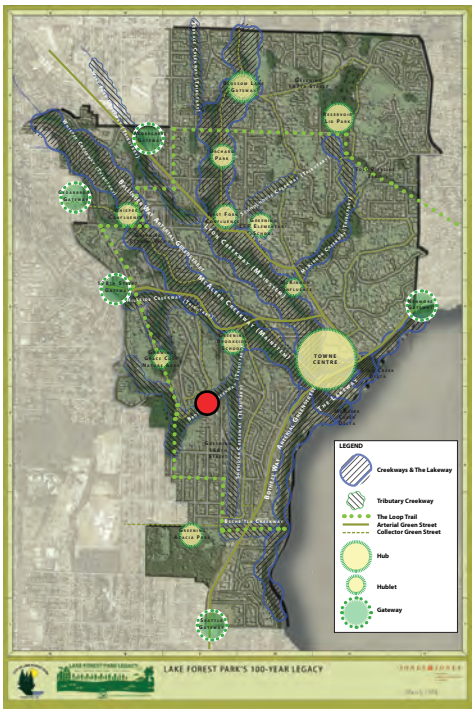
POSSIBLE PROJECT ELEMENTS:

Connections
- *meander street to slow traffic*
- *create trail-like sidewalk*

Natural Drainage
- *use rain gardens, bioswales, and other LID features to manage run-off from street*

Habitat
- *plant native plants for wildlife habitat*

People Places
- *use grouped mailboxes to create mini-gathering places*



18. Brookside Creekway

BASIN NAME: Middle McAleer Creek
PROJECT LOCATION: along Brookside Creek between Grace Cole Nature Area and Brookside School
GREEN INFRASTRUCTURE TYPOLOGY: Creekway

VISIBILITY: low
CHALLENGE: medium

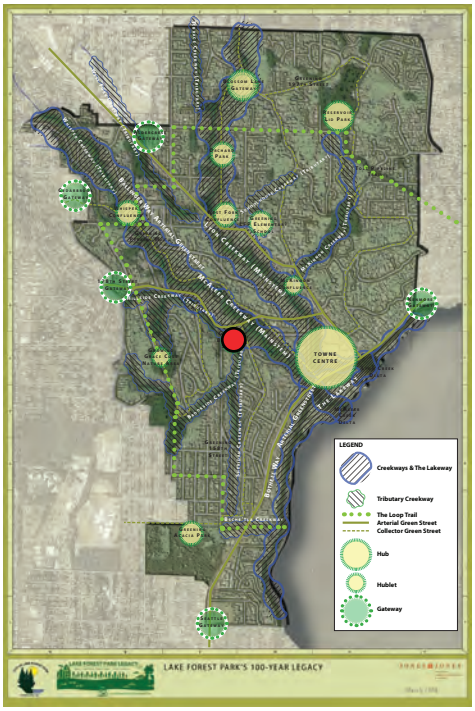
POSSIBLE PROJECT ELEMENTS:

Connections
- *create a trail connection from upper neighborhood south of creek to lower neighborhood north of creek (perhaps using an unpaved right of way)*

Natural Drainage
- *use rain gardens, bioswales, and other LID features to manage run-off from trail and surrounding streets*

Habitat
- *improve riparian habitat along Brookside Creek*
- *create a trail connection from upper to lower creek*

People Places
- *build interpretive kiosk at creek crossing on trail*



19. Greening Brookside School

BASIN NAME: Middle McAleer Creek
PROJECT LOCATION: existing Brookside Elementary School
GREEN INFRASTRUCTURE TYPOLOGY: Hub

VISIBILITY: high
CHALLENGE: low

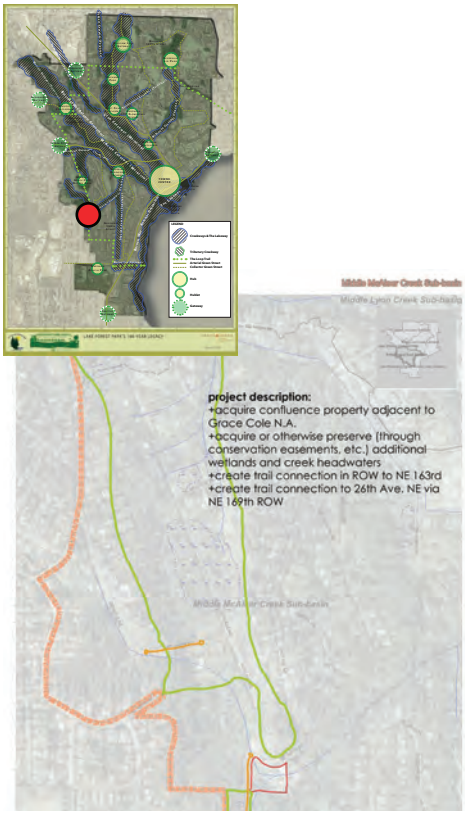
POSSIBLE PROJECT ELEMENTS:

Connections
- *improve safe school walking routes from neighborhood and from NE 178th Street Arterial Green Street*

Natural Drainage
- *use green roofs, rain gardens, and other LID features to manage run-off from school*

Habitat
- *improve riparian and wetland habitat at confluence of local creeks*

People Places
- *increase environmental and green building education*
- *create environmental art to inspire stewardship*



20. Growing Grace Cole Nature Area*

BASIN NAME: Middle McAleer Creek
PROJECT LOCATION: existing Grace Cole Nature Area & adjacent parcels along 28th Ave. NE
GREEN INFRASTRUCTURE TYPOLOGY: Open Space / Park Space

VISIBILITY: medium
CHALLENGE: high

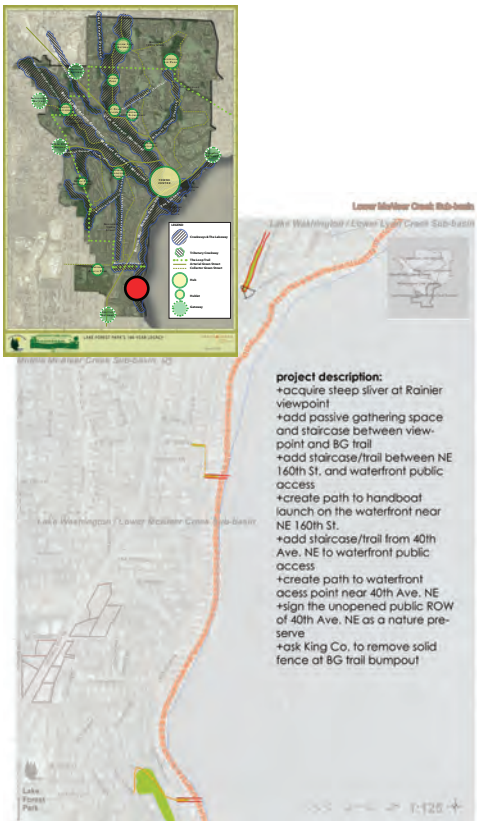
POSSIBLE PROJECT ELEMENTS:

Connections
- *build wetland-sensitive trail loop*

Natural Drainage
- *use bioswales, rain gardens, and other LID features to manage run-off from 28th Ave. NE*

Habitat
- *improve wetland headwaters habitat along 28th Ave. NE*
- *acquire undeveloped parcels along 28th Ave. NE*

People Places
- *build wildlife interpretive stations along wetland trails*



21. Greening the Lakeway*

BASIN NAME: Lower McAleer Creek
PROJECT LOCATION: along the Lakeway between Bsche'tla and McAleer Creeks
GREEN INFRASTRUCTURE TYPOLOGY: Lakeway

VISIBILITY: high
CHALLENGE: low

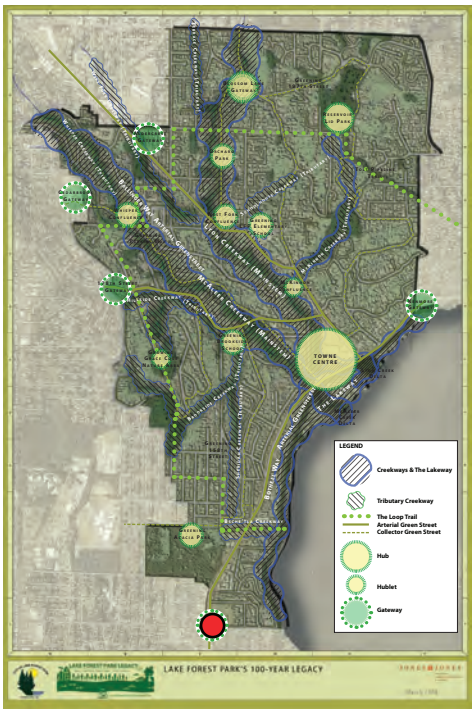
POSSIBLE PROJECT ELEMENTS:

Connections
- *improve the Burke-Gilman Trail*

Natural Drainage
- *use bioswales, rain gardens, and other LID habitat features to manage run-off from streets and areas along Burke-Gilman Trail*

Habitat
- *improve and enhance Lake Washington shoreline habitat*

People Places
- *add more passive open space amenities to the Mount Rainier viewpoint along the Burke-Gilman Trail*
- *acquire more shoreline parcels for public access to the waterfront*



22. Seattle Gateway

BASIN NAME: Lower McAleer Creek
PROJECT LOCATION: at city boundary at Southwest end of Bothell Way
GREEN INFRASTRUCTURE TYPOLOGY: Gateway

VISIBILITY: high
CHALLENGE: medium

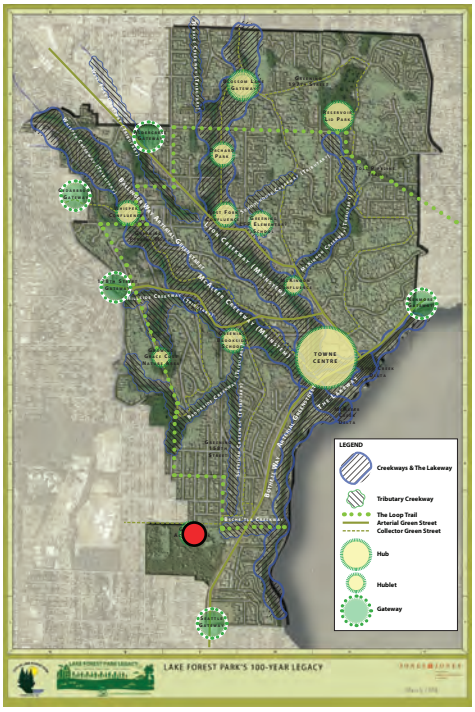
POSSIBLE PROJECT ELEMENTS:

Connections
- *redevelop a segment of Bothell Way Arterial Green Street as a complete street for bicycles, transit, and pedestrians*
- *create a trail spur from gateway to Burke-Gilman Trail to shore*

Natural Drainage
- *use bioswales, rain gardens, and other LID features to manage run-off from Bothell Way*

Habitat
- *plant native species on the Elks property*

People Places
- *acquire Elks property for passive open space*
- *build creative gateway features on Bothell Way*



23. Greening Acacia Park

BASIN NAME: Lower McAleer Creek
PROJECT LOCATION: existing Acacia Park Cemetery
GREEN INFRASTRUCTURE TYPOLOGY: Hub

VISIBILITY: medium
CHALLENGE: low

POSSIBLE PROJECT ELEMENTS:

Connections

- *make cemetery paths more accessible to pedestrians and bikes*
- *encourage use of cemetery in the tradition of historic cemeteries*

Natural Drainage

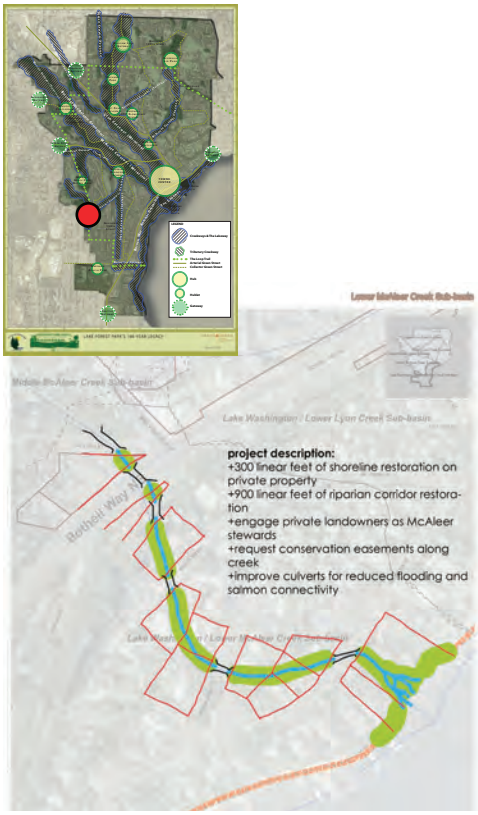
- *use bioswales, rain gardens, and other LID features to manage run-off from cemetery*

Habitat

- *replace sections of open lawn with native habitat for wildlife in the cemetery*
- *develop green cemetery practices such as mow and irrigate less and minimize use of chemicals*

People Places

- *create mini-viewpoint parks at adjacent streetends*
- *create community garden in surplus area*



24. McAleer Creek Delta*

BASIN NAME: Lower McAleer Creek
PROJECT LOCATION: confluence of McAleer Creek to Bothell Way
GREEN INFRASTRUCTURE TYPOLOGY: Creekway

VISIBILITY: medium
CHALLENGE: high

POSSIBLE PROJECT ELEMENTS:

Connections

- *build trail spur between Bothell Way, Burke-Gilman trail, and the shoreline*

Habitat

- *restore and enhance Lake Washington shoreline*
- *create more distributary channels in McAleer Creek*

Natural Drainage

- *use bioswales, rain gardens, and other LID features to manage run-off from adjacent roads and residences*

People Places

- *acquire lakeside parcels to increase public access to the shoreline*
- *build park amenities such as picnic shelters and restrooms for shoreline visitors*

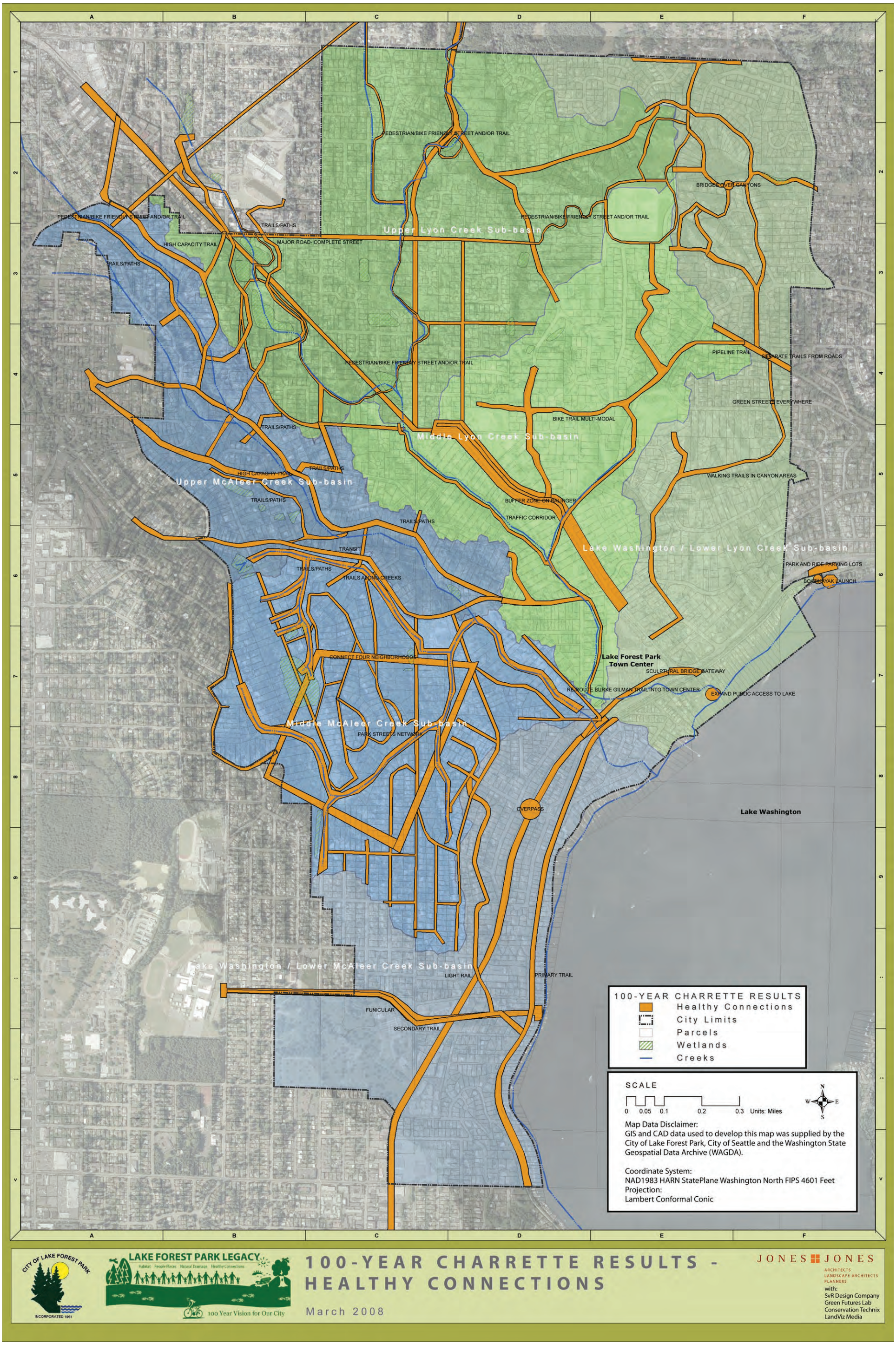


Figure 4-1: 100-Year Charrette Results - Connections

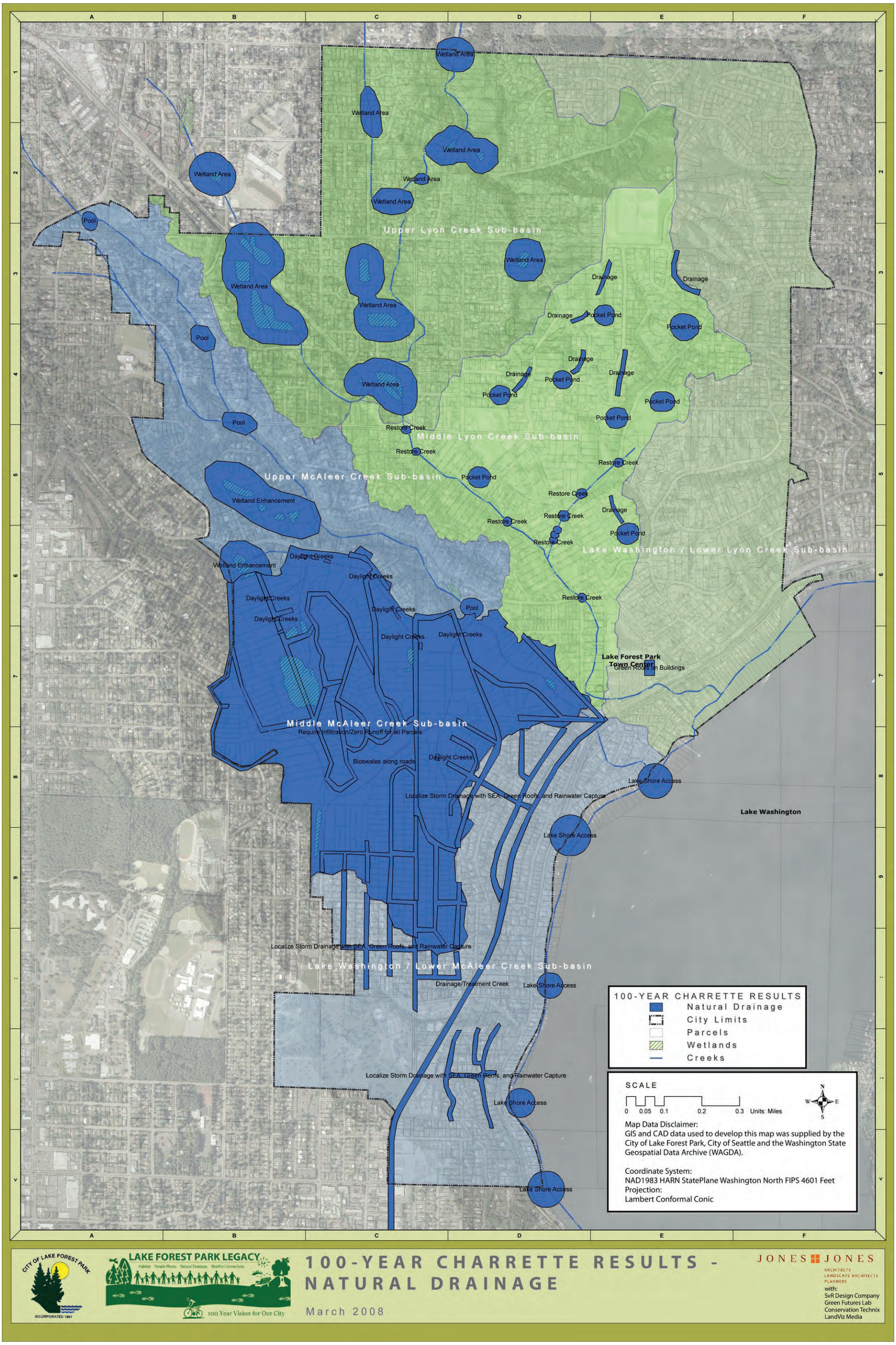


Figure 4-2: 100-Year Charrette Results - Natural Drainage

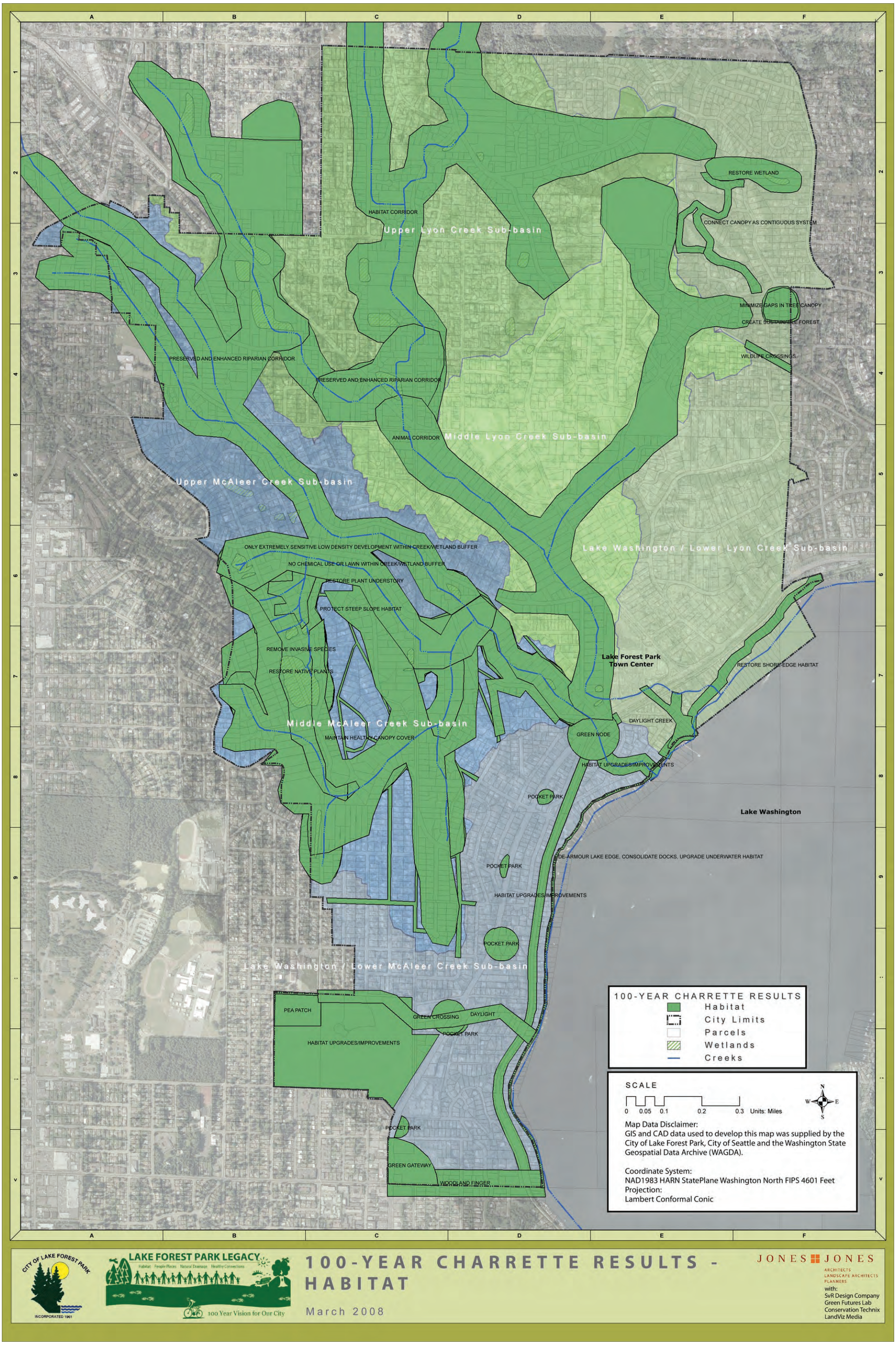


Figure 4-3: 100-Year Charrette Results - Habitat

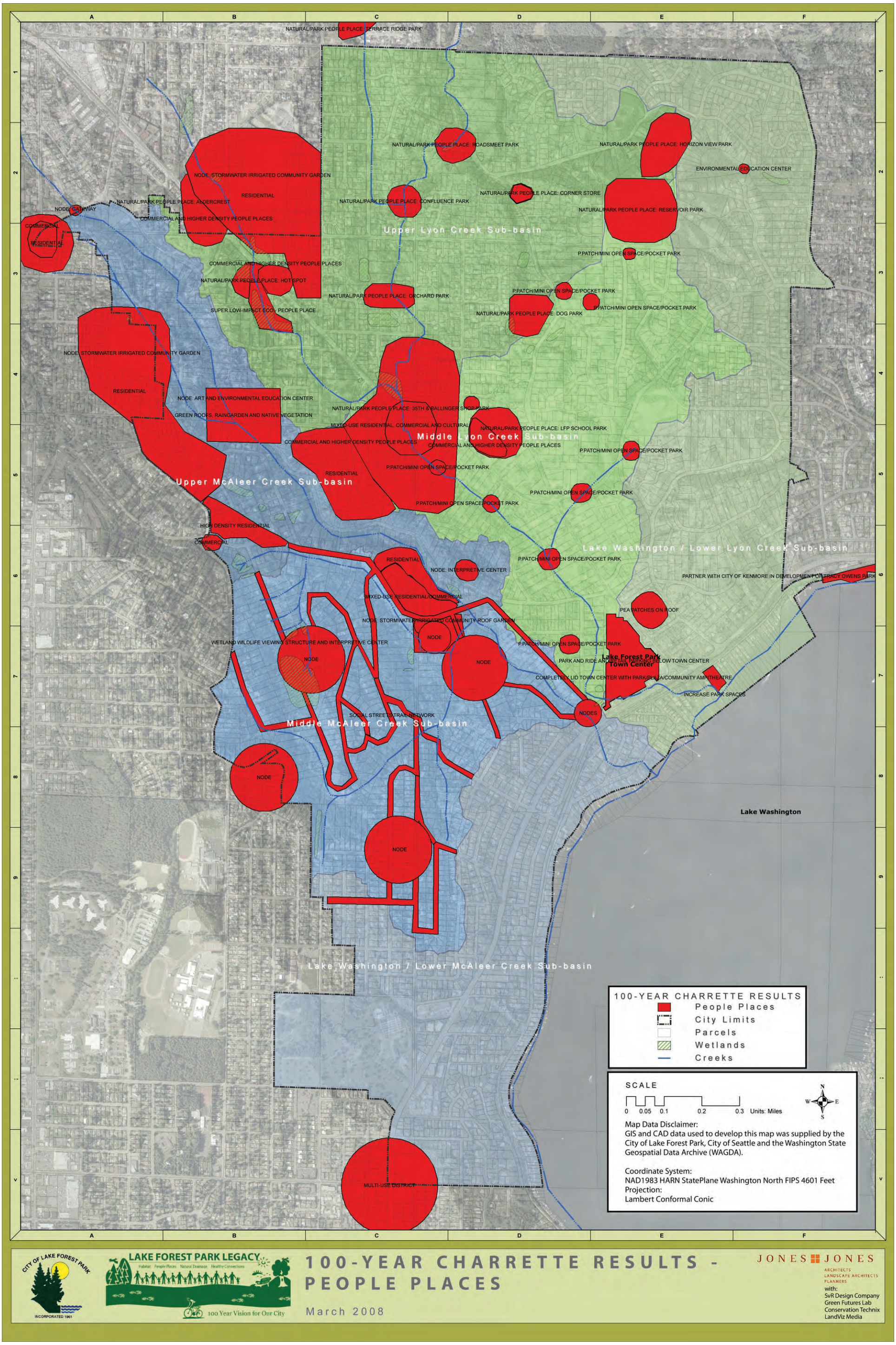


Figure 4-4: 100-Year Charrette Results - People Places

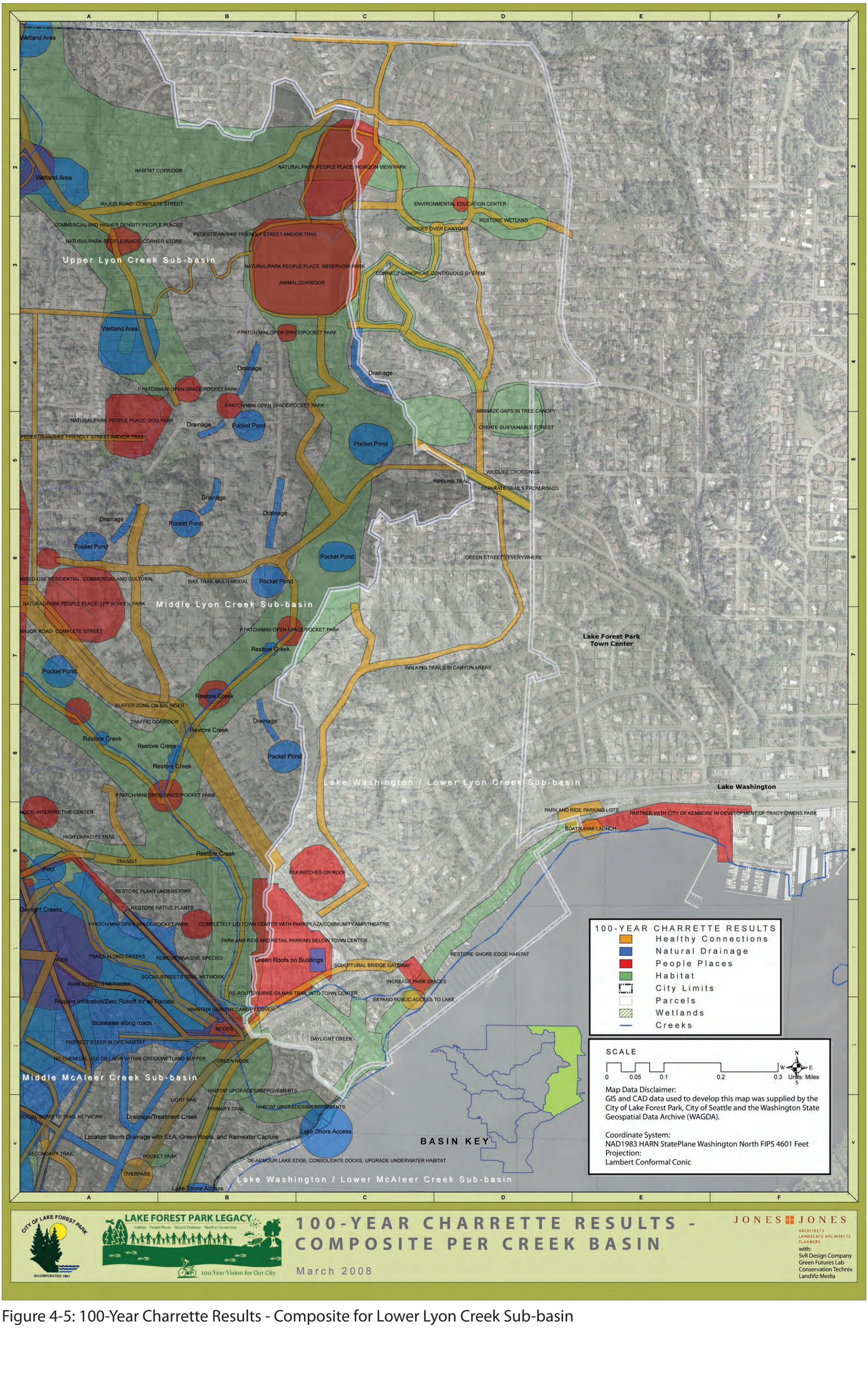


Figure 4-5: 100-Year Charrette Results - Composite for Lower Lyon Creek Sub-basin

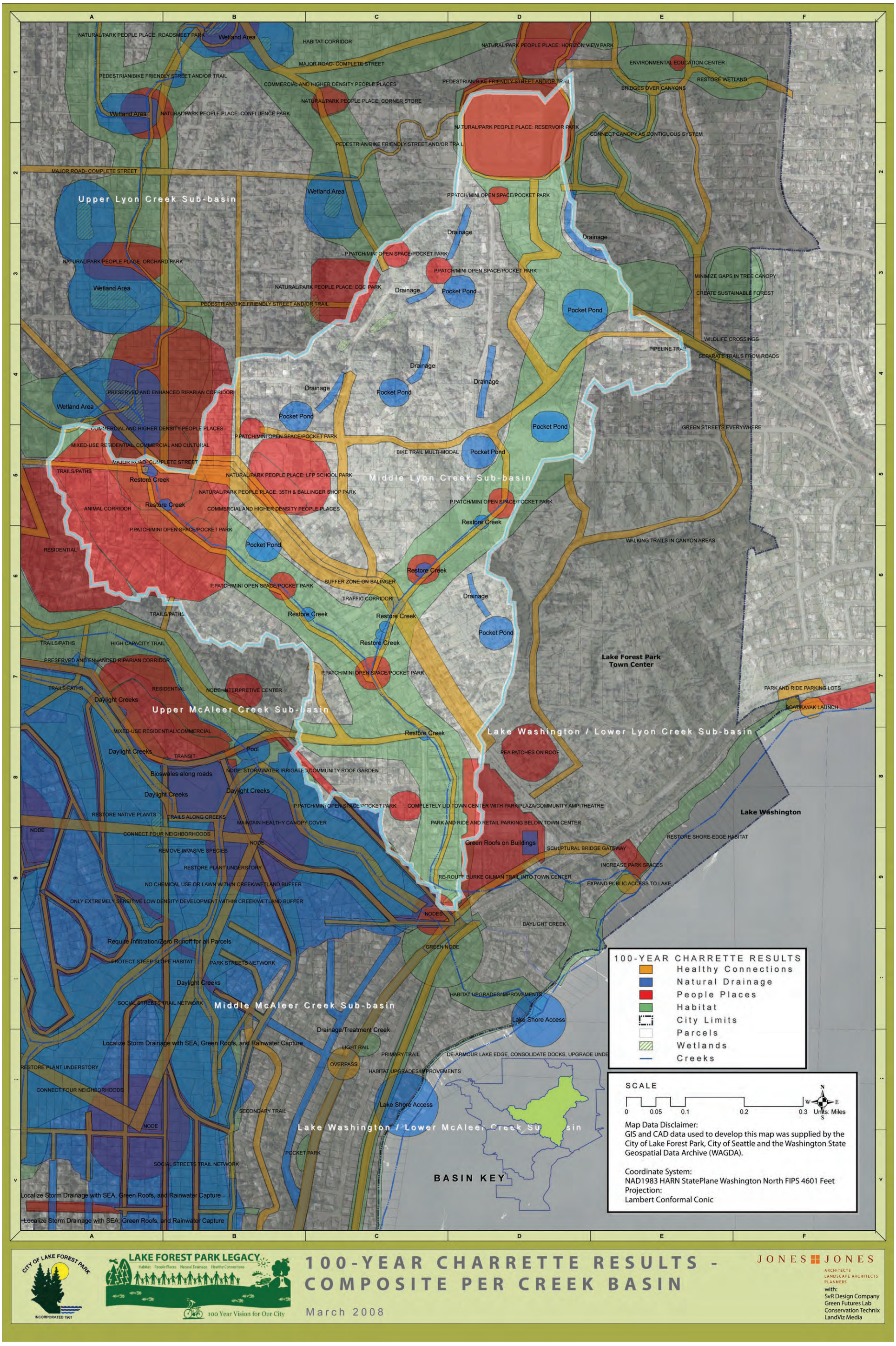


Figure 4-6: 100-Year Charrette Results - Composite for Middle Lyon Creek Sub-basin

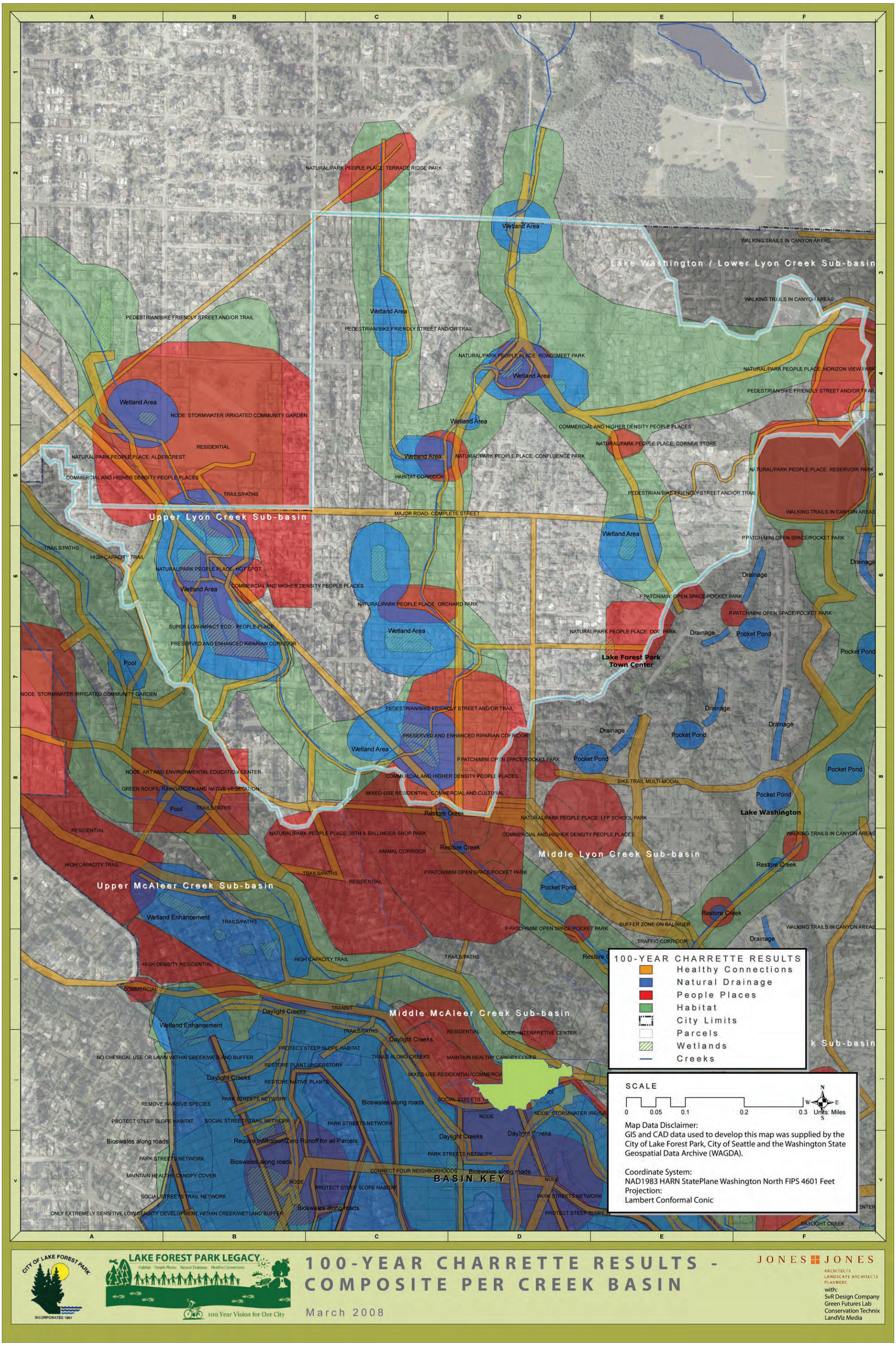


Figure 4-7: 100-Year Charrette Results - Composite for Upper Lyon Creek Sub-basin

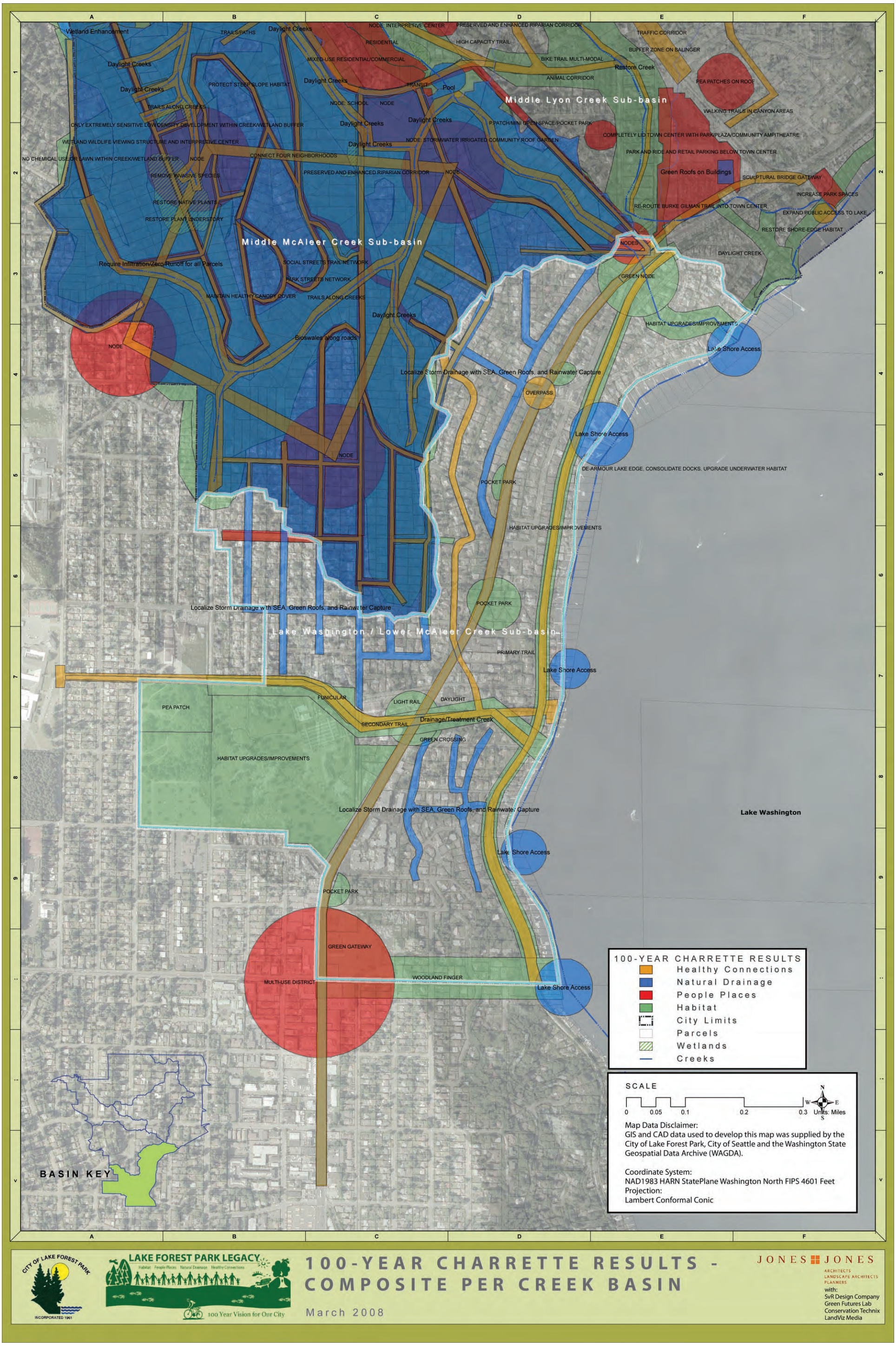


Figure 4-8: 100-Year Charrette Results - Composite for Lower McAleer Creek Sub-basin

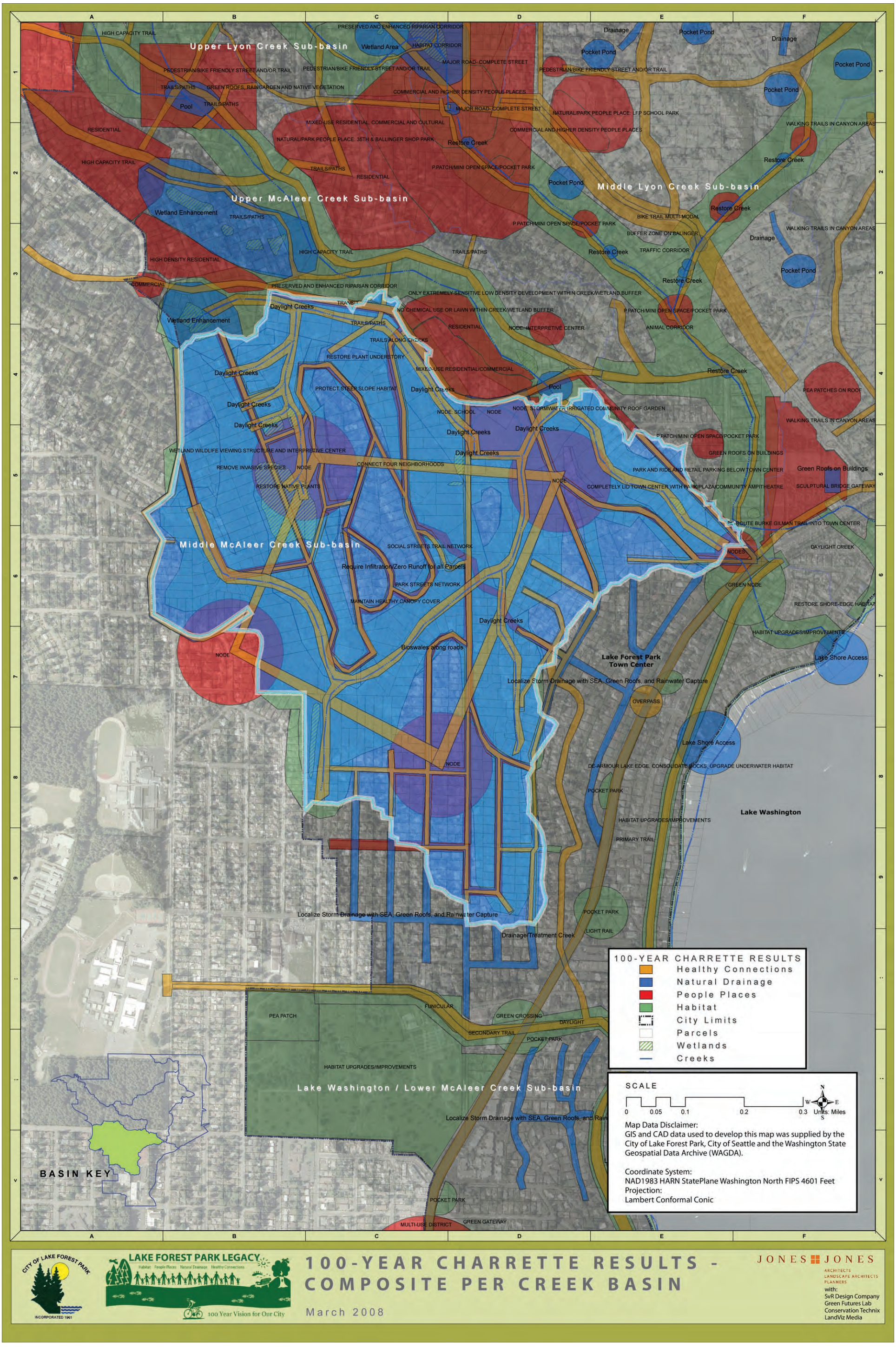


Figure 4-9: 100-Year Charrette Results - Composite for Middle McAleer Creek Sub-basin

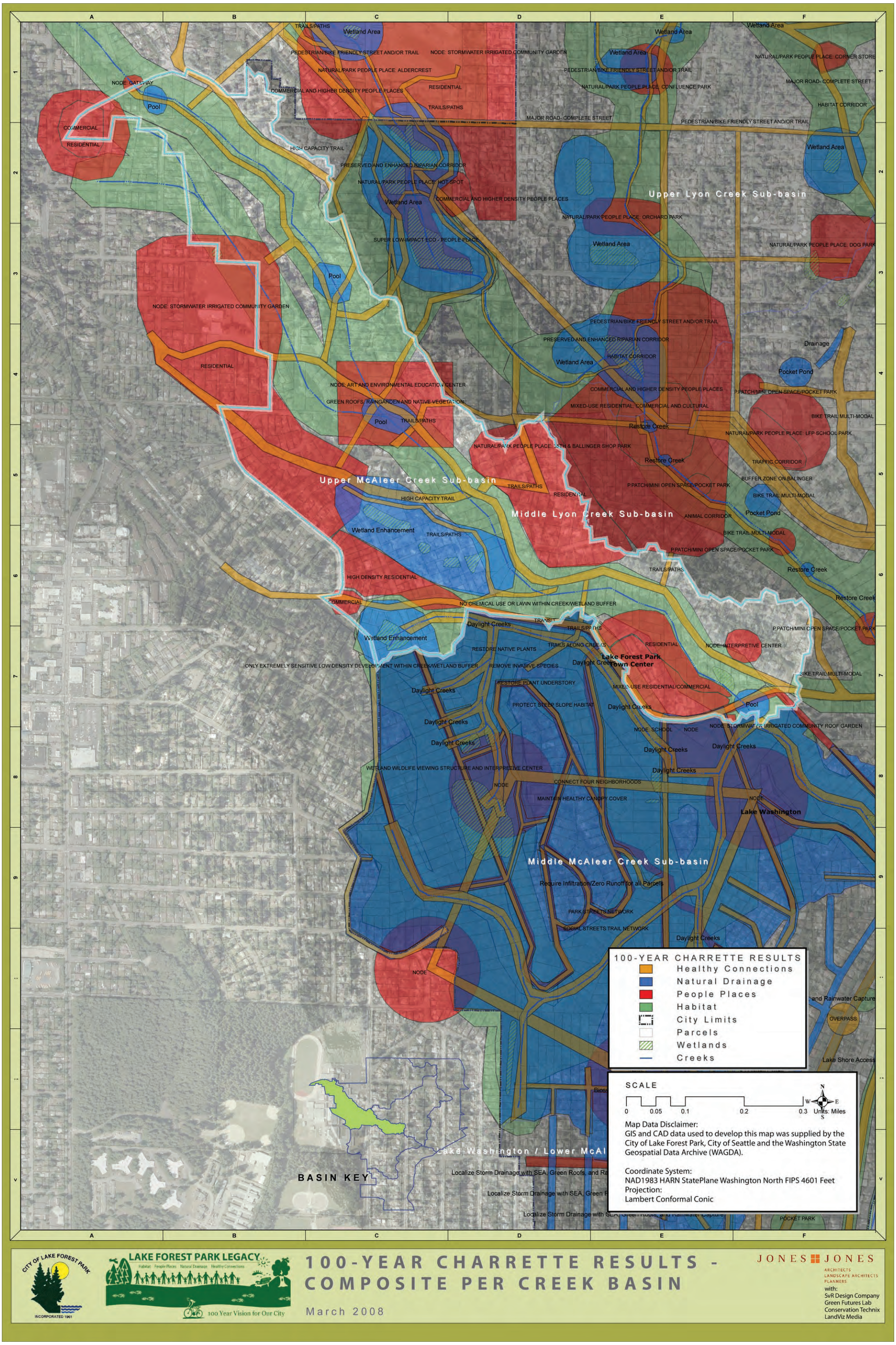


Figure 4-10: 100-Year Charrette Results - Composite for Upper McAleer Creek Sub-basin

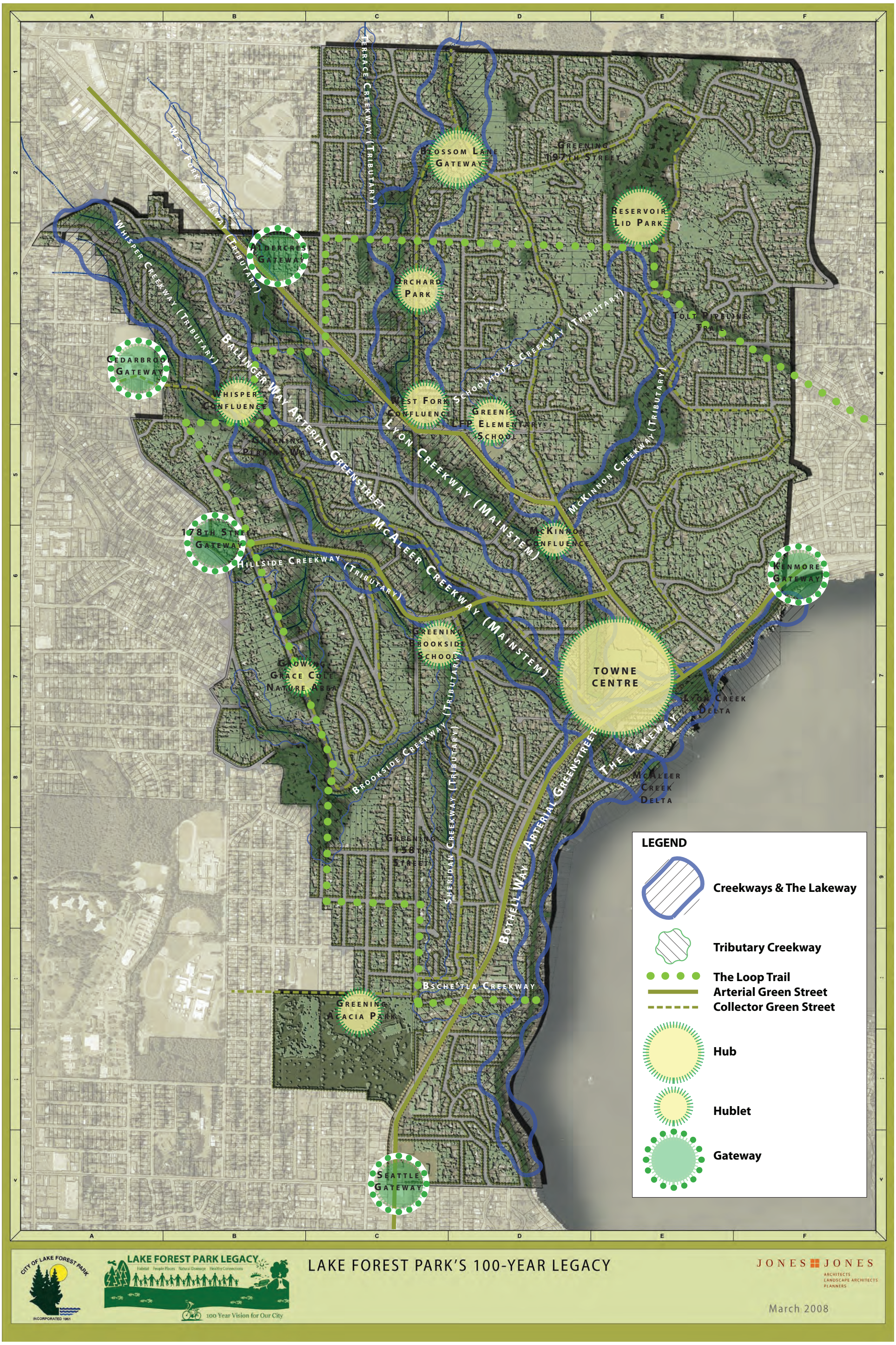


Figure 4-11: Lake Forest Park's Legacy 100-Year Vision

5. Setting Priorities

One of the most crucial and often troublesome steps in the implementation of a long-term planning vision for any city is the establishment of priorities. Choosing which projects to implement is the most critical step in the integration of a Capital Improvement Program (CIP) with visionary planning initiatives. The most successful plans are the ones citizens have had a strong role in developing. Consequently, the project team implemented a participatory process that served to gain public endorsement of potential projects to be integrated into the City of Lake Forest Park's CIP.

I. Capital Improvement Programming

Capital Improvement Programming is the multi-year scheduling of public physical improvements. The scheduling is based on fiscal resources available and the choice of specific improvements to be constructed for a period of six years into the future. Capital improvements include acquisition of property; new or expanded physical facilities that are relatively large in size, expensive, and permanent; and re-development of infrastructure. Some common examples include streets and highways, water and sewer lines, parks, and recreational facilities. Capital improvements should include only those expenditures for physical facilities with relatively long-term usefulness and permanence. This is an important distinction because by definition, Green Infrastructure utilizes the physical, natural structure of a community to provide a long-term framework for capital improvements.

An effective CIP process can ensure that plans for community facilities are carried out; that the improvement proposals are tested against a guiding set of planning principles; that public improvements requiring more than one year to construct are scheduled; and that priority projects are actually implemented.

II. The Priorities Forum

A long-term legacy can only be generated if the citizens inform their governing body of their priorities. Our project team's approach was to engage the public first and present a preliminary Green Infrastructure menu of potential projects (the 24 projects listed in the previous chapter) that were synthesized from the public 100-Year Vision Plan Charrette.

The third public meeting, the Public Priorities Forum, described the 24 potential projects. Everyone was given the opportunity to prioritize his or her top two projects in each sub-basin. Following is a compilation of the results:

Priorities Forum Voting Results

Lower Lyon Sub-basin	# of Votes
1. Lyon Creek Delta	35
2. Towne Centre	49
3. Kenmore Gateway	9
4. Tolt Pipeline Trail	48

Middle Lyon Sub-basin	# of Votes
5. Reservoir Lid Park	45
6. West Fork Confluence	31
7. McKinnon Confluence	52
8. Greening LFP Elem. School	26

Upper Lyon Sub-basin	# of Votes
9. Orchard Park Hublet	67
10. Greening NE 197th Street	28
11. Blossom Lane Gateway	28
12. Aldercrest Gateway	39

Upper McAleer Sub-basin	# of Votes
13. Greening Perkins Way	76
14. NE 178th Street Gateway	17
15. Whisper Confluence	16
16. Cedarbrook Gateway	47

Middle McAleer Sub-basin	# of Votes
17. Greening NE 158th Street	16
18. Brookside Creekway	51
19. Greening Brookside School	23
20. Growing Grace Cole Nature Area.	58

Lower McAleer Sub-basin	# of Votes
21. Greening the Lakeway	68
22. Seattle Gateway	29
23. Greening Acacia Park	3
24. McAleer Creek Delta	41

III. Field Testing the Priority Projects

The Legacy Task Force reviewed the results from the Public Priorities Forum. Together with additional site information and research, the Task Force adjusted the priorities and scope of some of the projects and identified 12 priority projects. The Reservoir Lid Park was postponed to a later time frame, after conversations with Seattle Public Utilities; McKinnon Confluence evolved into "Creekway;" Cedarbrook Gateway/Park is being addressed differently due to jurisdictional complexities; and NE 178th Street Gateway expanded in scope.

The projects included:

Lower Lyon Creek Sub-basin
- 1. Towne Centre
- 2. Tolt Pipeline Trail

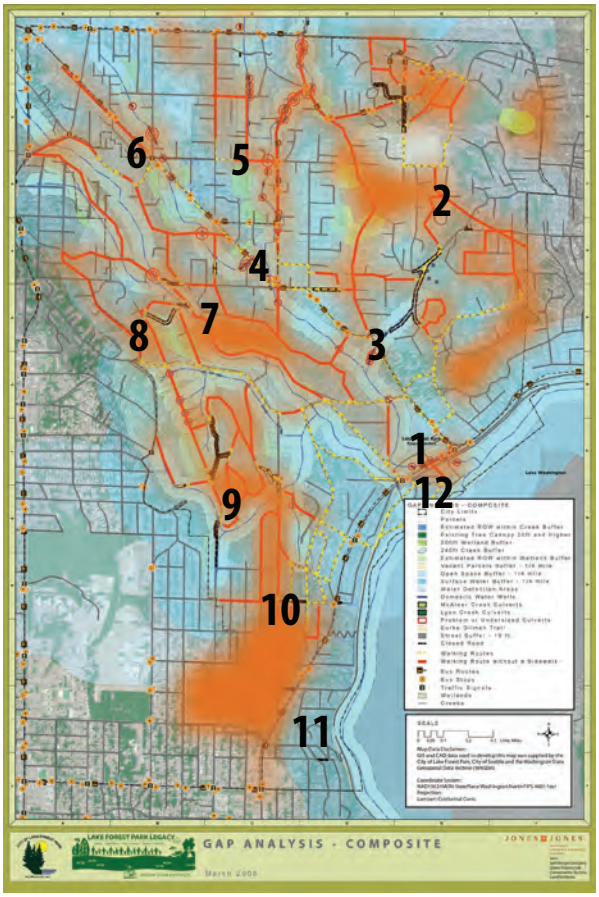
Middle Lyon Creek Sub-basin
- 3. McKinnon Creekway
- 4. West Fork Confluence

Upper Lyon Creek Sub-basin
- 5. Orchard Park Hublet
- 6. Aldercrest Gateway

Upper McAleer Creek Sub-basin
- 7. Greening Perkins Way
- 8. Greening NE 178th Street

Middle McAleer Creek Sub-basin
- 9. Growing Grace Cole Nature Area
- 10. Greening NE 158th Street

Lower McAleer Creek Sub-basin
- 11. Greening the Lakeway
- 12. McAleer Creek Delta



The graphic overlays the 12 priority projects over the composite gap analysis map. This quick analysis confirmed that the projects will help to resolve many of the gaps in the current parks & open space system.

It should be noted that while this project was being carried out, Lake Forest Park experienced substantial flooding - the second major storm event in two years. The storm hit the area with high winds, heavy rains, major river flooding, coastal flooding, and record amounts of mountain snow. The Seattle area experienced the fourth wettest December on record with over nine-inches of rain. Many of the priority projects listed above will potentially mitigate flooding such as that experienced during the December 2007 storm event.

6. Implementation Strategies

I. The Implementation Toolbox

A plan, regardless of how visionary it might be, is only effective if there are necessary tools and strategies in place to support its implementation. This chapter focuses on a clear set of tools to support the implementation of the Lake Forest Park Legacy. There are four components to this toolbox:

1. Financing Mechanisms

The financing tools are a list of potential funding mechanisms that could be tapped to help the City finance Legacy 100-Year Visions. They include:

- Local Financing Options
- Federal and State Grants and Conservation Programs
- Other Methods and Funding Sources

2. Acquisition Tools And Methods

A descriptive list of methods that could be used to acquire potential properties.

3. The CIP Project Potential Funding Matrix

A matrix that recommends potential funding methods that could be used to help finance the Six-year Capital Improvement Program projects.

4. The Opportunity Rapid Response Checklist

A description of how to best respond when opportunities present themselves. This tool includes a checklist of criteria to be used when opportunities outside of the framework established by this plan arise.

II. Local Financing Options

Local financing tools that could be utilized include:

Councilmanic Bonds

Councilmanic bonds may be sold by cities without public vote. The bonds, both principal and interest, are retired with payments from existing city revenue or new general tax revenue, such as additional sales tax or real estate excise tax (REET). The state legislature has set a maximum debt limit for councilmanic bonds of 1½% of the value of taxable property in the city. The City's existing Long Term Bond (Fund #203) used for the construction of city hall is an example; debt service for this 20-year bond is financed with REET 1 and City General Fund dollars. This bond will be retired by 2016.

General Obligation Bonds

For the purposes of funding capital projects, such as land acquisitions or facility construction, cities and counties have the authority to borrow money by selling bonds. Voter-approved general obligation bonds may be sold only after receiving a 60 percent majority vote at a general or special election. If approved, an excess property tax is levied each year for the life of the bond to pay both principal and interest. Lake Forest Park has a maximum debt limit for voter-approved bonds of 2½% of the value of taxable property in the City.
http://apps.leg.wa.gov/RCW/default.aspx?cite=84.52.056

Excess Levy

Washington law allows cities and counties, along with other specified junior taxing districts, to levy property taxes in excess of limitations imposed by statute when authorized by the voters. Levy approval requires 60 percent majority vote at a general or special election.
http://apps.leg.wa.gov/RCW/default.aspx?cite=84.52.052

Regular Property Tax -Lid Lift

Cities are authorized to impose *ad valorem* taxes upon real and personal property. A city's maximum levy rate for general purposes is $3.375 per $1,000 of assessed valuation. Limitations on annual increases in tax collections, coupled with changes in property value, causes levy rates to rise or fall; however, in no case may they rise above statutory limits. Once the rate is established each year, it may not be raised without the approval of a majority of the voters. Receiving voter approval is known as a lid lift. A lid lift may be permanent, or may be for a specific purpose and time period. At the present, Lake Forest Park has $0.20 levy capacity given its current tax rate. At today's assessed valuation and if voters approved a lid lift to the maximum allowable rate that $0.20 capacity translates to approximately $425,000 annually.
http://apps.leg.wa.gov/RCW/default.aspx?cite=84.55.050

Sales Tax

Washington law authorizes the governing bodies of cities and counties to impose sales and use taxes at a rate set by the statute to help "carry out essential county and municipal purposes."The authority is divided into two parts. Cities may impose by resolution or ordinance sales and use tax at a rate of ½% on any taxable event within their jurisdictions. Cities may also impose an additional sales tax at a rate up to ½% on any taxable event within the city or county. In this case, the statute provides an electoral process for repealing the tax or altering the rate. The City of Lake Forest Park currently imposes a total sales and use tax of 1%, which is directed toward the cities General Fund.
http://apps.leg.wa.gov/RCW/default.aspx?cite=82.14

Impact Fees

Impact fees are charges placed on new development as a condition of development approval to help pay for various public facilities the need for which is directly created by that new growth and development. Counties, cities, and towns may impose impact fees on residential and commercial "development activity" to help pay for certain public facility improvements, including parks, open space and recreation facilities. Funds received must be spent on approved capital projects within six years of collection. The City of Lake Forest Park does not assess an impact fee at this time. Recognizing that the City is fairly built-out and that the pace of new construction is slow (0.7% annual increase), the implementation of an impact fee may not be feasible as a source of reliable, consistent funding.
http://apps.leg.wa.gov/RCW/default.aspx?cite=82.02.050

Conservation Futures

The Conservation Futures levy is provided for in Chapter 84.34 of the Revised Code of Washington. King County imposes a Conservation Futures levy at a rate of $0.0625 per $1,000 (6 ¼%) assessed value for the purpose of acquiring open space lands, including green spaces, greenbelts, wildlife habitat and trail rights-of-way proposed for preservation for public use by either the county or the cities within the county. General open space criteria are listed in KCC Section 26.12.025 and are similar to the public benefit rating system identified in the Current Use Taxation program operated by King County. Funds are allocated annually, and cities within the county, citizen groups and citizens may apply for funds through the county's annual competitive grant process. The 2008 King County budget proposes expenditures in excess of $10 million for conservation projects throughout the county.
http://apps.leg.wa.gov/RCW/default.aspx?cite=84.34

III. Federal and State Grants and Conservation Programs

Recreation And Conservation Office (RCO) Grant Programs

The Washington State Recreation and Conservation Office (formerly the Interagency Committee for Outdoor Recreation (IAC)) was created in 1964 as part of the Marine Recreation Land Act. The RCO grants money to state and local agencies, generally on a matching basis, to acquire, develop, and enhance wildlife habitat and outdoor recreation properties. Some money is also distributed for planning grants. RCO grant programs utilize funds from various sources. Historically, these have included the federal Land and Water Conservation Fund, state bonds, Initiative 215 monies (derived from unreclaimed marine fuel taxes), off-road vehicle funds, Youth Athletic Facilities Account, and the Washington Wildlife and Recreation Program.
http://www.rco.wa.gov

RCO1 - Aquatic Lands Enhancement Account (ALEA)

This program, managed through the RCO, provides matching grants to state and local agencies to protect and enhance salmon habitat and to provide public access and recreation opportunities on aquatic lands. In 1998, Department of Natural Resources (DNR) refocused the ALEA program to emphasize salmon habitat preservation and enhancement. However, the program is still open to traditional water access proposals. Any project must be located on navigable portions of waterways. ALEA funds are derived from the leasing of state-owned aquatic lands and from the sale of harvest rights for shellfish and other aquatic resources. These funds could be used to buy land along Lake Forest Park's creekways.

RCO2 - Washington Wildlife And Recreation Program (WWRP)

The RCO is a state office that allocates funds to local and state agencies for the acquisition and development of wildlife habitat and outdoor recreation properties. Funding sources managed by the RCO include the Washington Wildlife and Recreation Program. The WWRP is divided into Habitat Conservation and Outdoor Recreation Accounts; these are further divided into several project categories. Cities, counties, and other local sponsors may apply for funding in urban wildlife habitat, local parks, trails, and water access categories. Certain state agencies may also apply for funding in natural areas, critical habitat, and state parks categories. Funds for local agencies are awarded on a matching basis.

Grant applications are evaluated once each year. However, in 1999, the RCO limited project review in odd-numbered years to local park acquisition. The State Legislature must authorize funding for the WWRP project lists.

RCO3 -Land And Water Conservation Fund

The Land and Water Conservation Fund (LWCF) provides grants to buy land and develop outdoor facilities, including parks, trails, and wildlife lands, for the public. Grant recipients must provide at least 50% matching funds in either cash or in-kind contributions. Grant program revenue is from a portion of Federal revenue derived from sale or lease of off-shore oil and gas resources.

RCO4 -National Recreational Trails Program

The National Recreational Trails Program (NRTP) provides funds to maintain trails and facilities that provide a backcountry experience for a range of activities including hiking, mountain biking, horseback riding, motorcycling, and snowmobiling. Eligible projects include the maintenance and re-routing of recreational trails, development of trail-side and trail-head facilities, and operation of environmental education and trail safety programs. A local match of 20% is required. This program is funded through Federal gasoline taxes attributed to recreational non-highway uses.

Other RCO Grant Programs:
Boating Facilities Program (BFP)

The BFP was created in 1965 by a voter-approved initiative. The program provides grants to acquire, develop, and renovate boating facilities, including launching ramps, guest moorage, and support facilities on both freshwater and saltwater. Local and tribal government grant recipients must provide at least 25% matching funds in either cash or in-kind contributions. The program is funded from a portion of the motor vehicle gasoline tax paid by boaters and not refunded as allowed by law.

Boating Infrastructure Grant (BIG) Program:

The BIG program funds guest boating facilities for recreational boats 26 feet and larger. Grant recipients must provide at least 25% matching funds in either cash or in-kind contributions.

Youth Athletic Facilities (YAF) Program:

The YAF provides grants to develop, equip, maintain, and improve youth and community athletic facilities. Cities, counties, and qualified non-profit organizations may apply for funding, and grant recipients must provide at least 50% matching funds in either cash or in-kind contributions.

Real Estate Excise Tax

Washington law authorizes the governing bodies of counties and cities to impose excise taxes on the sale of real property within limits set by the statute. This authority may be divided into three parts relevant to park systems.
http://apps.leg.wa.gov/RCW/default.aspx?cite=82.46.010

1. A city or county may impose a real estate excise tax (REET 1) on the sale of all real property in the city or unincorporated parts of the county, respectively, at a rate not to exceed ¼% of the selling price to fund "local capital improvements," including parks, playgrounds, swimming pools, water systems, bridges, sewers, etc. Also, the funds must be used "primarily for financing capital projects specified in a capital facilities plan element of a comprehensive plan . . . "
2. A city or county may impose a real estate excise tax on the sale of all real property in the city or unincorporated parts of the county, respectively, at a rate not to exceed ½%, in lieu of a ½% sales tax option authorized under state law. These funds are not restricted to capital projects. The statute provides for a repeal mechanism.
3. A city or county - in counties that are required to prepare comprehensive plans under the new Growth Management Act - are authorized to impose an additional real estate excise tax (REET 2) on all real property sales in the city or unincorporated parts of the county, respectively, at a rate not to exceed ¼%. These funds must be used "solely for financing capital projects specified in a capital facilities plan element of a comprehensive plan."

Lake Forest Park imposes both allowable REETs. REET 1 is allocated toward general capital improvements (Fund 301) to include park and open space projects, and REET 1 has fewer funding restrictions than REET 2 and allows for land acquisitions among other project types. A significant portion of REET 1 collections ($200,000/yr) are being directed to debt service against the Long Term Bond fund for city hall. REET 2 is allocated toward transportation improvements, including pedestrian and trail improvements. Since REET collections are directly tied to the frequency and valuation of real estate transactions, this funding source is widely variable with local real estate conditions.

Real Estate Excise Tax Local Conservation Areas

Boards of County Commissioners may impose, with majority voter approval, an excise tax on each sale of real property in the county at rate not to exceed 1% of the selling price for the purpose of acquiring and maintaining conservation areas. The authorizing legislation defines conservation areas as "land and water that has environmental, agricultural, aesthetic, cultural, scientific, historic, scenic, or low-intensity recreational value for existing and future generations..."These areas include "open spaces, wetlands, marshes, aquifer recharge areas, shoreline areas, natural areas, and other lands and waters that are important to preserve flora and fauna." King County does not currently assess a Conservation REET.
http://apps.leg.wa.gov/RCW/default.aspx?cite=82.46.070

Wetlands Reserve Program (WRP)

The WRP provides landowners the opportunity to preserve, enhance, and restore wetlands and associated uplands. The program is voluntary and provides three enrollment options: permanent easements, 30-year easements, and 10-year restoration cost-share agreements. In all cases, landowners retain the underlying ownership in the property and management responsibility. Land uses may be allowed that are compatible with the program goal of protecting and restoring the wetlands and associated uplands. The NRCS manages the program and may provide technical assistance.

www.nrcs.usda.gov/PROGRAMS/wrp/

Jobs For The Environment (JFE)

The JFE program was created by the state Legislature in 1993. The program promotes the long-term, stable employment of dislocated natural resource workers in the performance of watershed restoration activities. The program provides minimum funding commitments for salaries and benefits for displaced workers, and funding is also available for training. Since its inception, the program has completed many in-stream, riparian, and upland restoration projects. Entities eligible to apply for funding include state and local governments, tribes, and nonprofit organizations. Funding proposals will focus on limiting factors and recovery strategies within all or a portion of a Water Resource Inventory Area (WRIA). Specific projects will then be identified, prepared, and approved for implementation over the life of the grant agreement.

http://wdfw.wa.gov/hab/jfepage.htm

Forest Legacy Program

This program provides funds to acquire permanent conservation easements on private forestlands that are at risk of being converted to non-forest uses such as residential or commercial development. Congress established the program in 1990, and DNR is the lead state agency for the program in Washington State. The program is intended to preserve "working forests," where forestlands are managed for the production of forest products and where traditional forest uses are encouraged. These uses will include both commodity production and non-commodity values such as healthy riparian areas, important scenic, aesthetic, cultural, fish, wildlife and recreation resources, and other ecological values.

www.dnr.wa.gov/htdocs/amp/forest_legacy/intro.html

Washington State Ecosystems Conservation Program (WSECP)

The U.S. Fish and Wildlife Service WSCEP was established in 1990 and is divided into federal- and state-managed components. The federal program focuses funds on projects that help restore habitat for threatened, endangered and sensitive species and, secondarily, for species of concern. In addition, the program attempts to concentrate funds within a limited number of watersheds to maximize program benefits. The program provides funds to cooperating agencies or organizations. These grants, in turn, can be distributed among project sites. The program requires a 50% cost-share from cooperating agencies, and individual landowners at project sites must enter into maintenance/ management agreements that have a 10-year minimum duration.

Community Development Block Grants (CDBG)

U.S. Department of Housing and Urban Development CDBG funds are intended to develop viable urban communities by providing decent housing and a suitable living environment, and by expanding economic opportunities, principally for low and moderate income persons. King County administers CDBG funds on behalf of the King County CDBG Consortium. The Consortium is established under interlocal cooperation agreements between the County and 34 cities and towns and has a Joint Recommendations Committee to advise King County on CDBG funding and program guidelines decisions. Lake Forest Park has not accessed CDBG funds in the recent past.

Transportation Equity Act for the 21st Century (TEA-21)

Federal transportation funding for trail projects is available from the Surface Transportation Program (STP) of the Transportation Equity Act for the 21st Century (TEA-21), which provides increased spending "flexibility" to state and local governments to meet each state's transportation needs provides. STP funding is available for eligible projects in the following categories: regional competition, statewide competition, transportation enhancements and safety. The purpose of the Enhancements program is to address non-traditional transportation investments such as bicycle and pedestrian facilities, scenic and historic highway programs and rehabilitation/operation of historic transportation facilities. The King County Growth Management Planning Council serves as the county-wide board in the allocation of some federal transportation grant funds to projects within King County, through the Puget Sound Regional Council. The source of funds for TEA-21 is the Highway Trust Fund, whose major source of income is the federal motor fuel taxes of 18.4 cents per gallon of gasoline. TEA-21 was recently reauthorized for a five-year period from 2005 to 2009.
http://www.metrokc.gov/permits/codes/GMPC/default.aspx

Grant Exchange (GE)

The Grant Exchange is a clearinghouse of grant and technical assistance programs offered by the King County Department of Natural Resources and Parks with the goals of protecting and enhancing the environment, increasing community stewardship, and providing expertise and consultation to projects. Grants and technical support are an important way in which King County increases opportunities for community stewardship of natural resources. These funds go a long way by developing and strengthening partnerships with community organizations and local governments. On average, every dollar invested through grants is matched by three dollars in cash and in-kind contributions. This leverage makes projects possible that couldn't be done alone.
http://dnr.metrokc.gov/wlr/pi/grants.htm

GE1 - Wild Places In City Spaces

Wild Places in City Spaces provides grants up to $10,000 to volunteer organizations, community groups and government agencies for projects reforesting urban areas and restoring habitat within the urban growth area of King County. Funds are available under the Urban Reforestation and Habitat Restoration Grants Program. Grants support projects to reforest urban areas, remove invasive non-native plant species, or provide wildlife habitats.
http://dnr.metrokc.gov/wlr/pi/grant-exchange/wildplaces.htm

GE2 - Natural Resource Stewardship Network

The Natural Resource Stewardship Network assists urban forestry and watershed stewardship projects and provides grants and technical assistance to projects that involve communities and youth in improving neighborhood green spaces and forests. Grants of up to $20,000 are available for projects within the urban growth area of King County that enhance, protect and manage urban forest, soil and water resources and will reimburse up to 50% of labor and materials costs. Inner-city and low income communities receive priority for support. Funds are provided by the King County Forestry Program and the King Conservation District.

http://dnr.metrokc.gov/wlr/pi/grant-exchange/NRSN.htm

GE3 - Waterworks Grants

Individual grants up to $50,000 are available through King County Department of Natural Resources and Parks for community projects that protect or improve watersheds, streams, rivers, lakes, wetlands and tidewater. Projects must have a demonstrable positive impact on the waters of King County and provide opportunities for stewardship. A minimum of 10 percent cash match is required for awards more than $2,500.

http://dnr.metrokc.gov/wlr/pi/grant-exchange/waterworks.htm

GE4 - Community Salmon Fund

King County Department of Natural Resources and Parks, USFW and National Fish and Wildlife Foundation provide individual grants up to $75,000 for salmon habitat protection and restoration projects that are marked by community involvement and watershed health benefits, and which are consistent with local salmon recovery plans. Established to engage landowners, community groups, tribes, and businesses in salmon recovery within the Cedar River, Lake Washington, Sammamish Watershed (WRIA 8), the Green/ Duwamish and Central Puget Sound Watershed (WRIA 9).

GE5 - Conservation Corps Crew Days

King County Department of Natural Resources and Parks, together with Earth Corps, offers a noncompetitive grant of up to $1200/day for a maximum of 6 days per year for Earth Corps crews to accomplish a wide variety of environmental restoration tasks including trail maintenance, restoration planning, invasive plant removal, removing culverts and restoring stream channels, in-stream habitat reconstruction, erosion control and bank stabilization.

IV. Other Methods & Funding Sources

King County Flood Control Zone District

On April 16, 2007, the Metropolitan King County Council created a new county-wide government, the King County Flood Control Zone District (FCZD). The King County FCZD will implement the 2006 King County Flood Hazard Management Plan, a blueprint for management of flood risks throughout incorporated and unincorporated King County. Funding for the King County FCZD comes from a county-wide property tax assessment of 10 cents per $1,000 of assessed valuation, which translates to approximately $32 million per year for flood risk reduction related projects and programs. Ten percent of all FCZD revenues will be directed to sub-regional flood hazard management projects that are unrelated to main stem rivers and tributaries, many of which are anticipated to be located within incorporated portions of King County. Sub-regional flood risk reduction project funds will be made available to cities through a competitive process.
http://www.kingcounty.gov/council/flood_district.aspx

Metropolitan Park District

Metropolitan park districts may be formed for the purposes of management, control, improvement, maintenance and acquisition of parks, parkways and boulevards. In addition to acquiring and managing their own lands, metropolitan districts may accept and manage park and recreation lands and equipment turned over by any city within the district or by the county. Formation of a metropolitan park district may be initiated in cities of five thousand population or more by city council ordinance, or by petition, and requires majority approval by voters for creation.
http://apps.leg.wa.gov/RCW/default.aspx?cite=35.61

Private Grants, Donations and Gifts

Many trusts and private foundations provide funding for park, recreation and open space projects. Grants from these sources are typically allocated through a competitive application process and vary dramatically in size based on the financial resources and funding criteria of the organization. Philanthropic giving is another source of project funding. Efforts in this area may involve cash gifts and include donations through other mechanisms such as wills or insurance policies. Community fund raising efforts can also support park, recreation or open space facilities and projects.

Business Sponsorships/Donations

Business sponsorships for programs may be available throughout the year. In-kind contributions are often received, including food, door prizes and equipment/material.

Inter-agency Agreements

State law provides for inter-agency cooperative efforts between units of government. Joint acquisition, development and/or use of park and open space facilities may be provided between Parks, Public Works and utility providers.

Mitigation Banks

Mitigation banks are a form of regional compensatory mitigation, with the goal of providing greater resource protection and benefit to the public. Mitigation banking promotes the restoration of large wetlands to provide off-site compensation for multiple small mitigation projects, resulting in economies of scale in planning, implementation and management. A mitigation bank site is a property purchased and developed by a public agency or utility to earn credits to compensate for adverse impacts to wetlands due to development activities of other agencies, utilities or, in specific instances, private sector developers. Credits are generated through the restoration, creation, and/or enhancement of wetlands.

v. Other Methods & Funding Sources

A descriptive list of methods that could be used to acquire potential properties including fee simple and partial property acquisitions. These methods include:

Direct Purchase Methods: Market Value Purchase

Through a written purchase and sale agreement, the city purchases land at the present market value based on an independent appraisal. Timing, payment of real estate taxes and other contingencies are negotiable.

Partial Value Purchase (Or Bargain Sale)

In a bargain sale, the landowner agrees to sell for less than the property's fair market value. A landowner's decision to proceed with a bargain sale is unique and personal; landowners with a strong sense of civic pride, long community history or concerns about capital gains are possible candidates for this approach. In addition to cash proceeds upon closing, the landowner may be entitled to a charitable income tax deduction based on the difference between the land's fair market value and its sale price.

Life Estates and Bequests

In the event a landowner wishes to remain on the property for a long period of time or until death, several variations on a sale agreement exist. In a life estate agreement, the landowner may continue to live on the land by donating a remainder interest and retaining a "reserved life estate." Specifically, the landowner donates or sells the property to the city, but reserves the right for the seller or any other named person to continue to live on and use the property. When the owner or other specified person dies or releases his/her life interest, full title and control over the property will be transferred to the city. By donating a remainder interest, the landowner may be eligible for a tax deduction when the gift is made. In a bequest, the landowner designates in a will or trust document that the property is to be transferred to the city upon death. While a life estate offers the city some degree of title control during the life of the landowner, a bequest does not. Unless the intent to bequest is disclosed to and known by the city in advance, no guarantees exist with regard to the condition of the property upon transfer or to any liabilities that may exist.

Option To Purchase Agreement

This is a binding contract between a landowner and the city that would only apply according to the conditions of the option and limits the seller's power to revoke an offer. Once in place and signed, the Option Agreement may be triggered at a future, specified date or upon the completion of designated conditions. Option Agreements can be made for any time duration and can include all of the language pertinent to closing a property sale.

Right Of First Refusal

In this agreement, the landowner grants the city the first chance to purchase the property once the landowner wishes to sell. The agreement does not establish the sale price for the property, and the landowner is free to refuse to sell it for the price offered by the city. This is the weakest form of agreement between an owner and a prospective buyer.

Conservation Easements

Through a conservation easement, a landowner voluntarily agrees to sell or donate certain rights associated with his or her property - often the right to subdivide or develop - and a private organization or public agency agrees to hold the right to enforce the landowner's promise not to exercise those rights. In essence, the rights are forfeited and no longer exist. This is a legal agreement between the landowner and the city that permanently limits uses of the land in order to conserve a portion of the property for public use or protection. Typically, this approach is used to provide trail corridors where only a small portion of the land is needed or for the strategic protection of natural resources and habitat. The landowner still owns the property, but the use of the land is restricted. Conservation easements may result in an income tax deduction and reduced property taxes and estate taxes.

v. Acquisition Tools & Methods

Current Use Taxation

King County's current use taxation program (KCC 20.36) applies to lands in both incorporated and unincorporated areas and provides tax reductions to land holders in return for maintaining their land in an undeveloped condition. Application for current use is required by the county, through which a public benefit rating value will be determined as the basis for tax reductions. The current use value is expressed as a percentage of market value based on the public benefit rating of the property - in other words, the greater the public benefit, the greater the reduction in market value of the property. The program derives its authority in the 1970 Washington Open Space Taxation Act (RCW 84.34), which establishes procedures for tax deferments for agricultural, timber, and open space lands. Owners of such lands may apply to be taxed according to current use, rather than true market value. When the property is removed from the program, the tax savings realized by the land owners for a period dating back up to seven years, plus interest, are collected. Tax savings dating back further than seven years may not be collected. If the removal of classification or change of use occurs in less than ten years or if the owner fails to provide two years advance notification of withdrawal, an additional 20% penalty is imposed.

Density Bonuses

Density bonuses are a planning tool used to encourage a variety of public land use objectives, usually in urban areas. They offer the incentive of being able to develop at densities beyond current regulations in one area, in return for concessions in another. Density bonuses are applied to a single parcel or development. An example is allowing developers of multi-family units to build at higher densities if they provide a certain number of low-income units or public open space. For density bonuses to work, market forces must support densities at a higher level than current regulations. At the present, Lake Forest Park municipal code does not make allowances for density bonuses.

Transfer Of Development Rights

The transfer of development rights (TDR) is an incentive-based planning tool that allows land owners to trade the right to develop property to its fullest extent in one area for the right to develop beyond existing regulations in another area. Local governments may establish the specific areas in which development may be limited or restricted and the areas in which development beyond regulation may be allowed. Usually, but not always, the "sending" and "receiving" property are under common ownership. Some programs allow for different ownership, which, in effect, establishes a market for development rights to be bought and sold. At the present, Lake Forest Park municipal code does not make allowances for the transfer of development rights.

Purchase Of Development Rights

Under a purchase of development rights (PDR) program, a land owner voluntarily sells development rights of a parcel to a public agency or non-governmental organization, such as a land trust. When a landowner sells his or her development rights, the right to develop or subdivide a parcel is permanently relinquished. However, the landowner still retains all other rights and responsibilities associated with the land. The landowner is compensated for the market value of the development rights to the property.

IRC 1031 Exchange

If the landowner owns business or investment property, an IRC Section 1031 Exchange can facilitate the exchange of like-kind property solely for business or investment purposes. No capital gain or loss is recognized under Internal Revenue Code Section 1031 (see www.irc.gov for more details).

Public Benefit Rating System (PBRS)

King County offers an incentive to preserve open space on private property in the County by providing a tax reduction. If land contains one or more open space resources and is participating in the Public Benefit Rating System (PBRS) then the enrolled land will be assessed at a "current use" value. This assessed value is lower than the "highest and best use" assessment value, which usually applies on land in the County. The reduction in taxable value ranges from 50% to 90% for the portion of the property participating in PBRS. Examples of open space resources include stream buffers, ground water protection areas, threatened or endangered wildlife, farmland, public recreation, historic property and others.

VI. Other Land Protection Options

Land Trusts

Land trusts are private non-profit organizations that acquire and protect special open spaces and are traditionally not associated with any government agency. Land trusts serving the region include the Cascade Land Conservancy, the Nature Conservancy and the Trust for Public Land.

Regulatory Measures

A variety of regulatory measures are available to local agencies and jurisdictions. Available programs and regulations include: Environmentally Sensitive Areas Ordinance, Lake Forest Park; State Environmental Policy Act (SEPA); Shorelines Management Program; and Hydraulic Code, Washington State Department of Fisheries and Department of Wildlife.

Public/Private Utility Corridors

Utility corridors can be managed to maximize protection or enhancement of open space lands. Utilities maintain corridors for provision of services such as electricity, gas, oil, and rail travel. Some utility companies have cooperated with local governments for development of public programs such as parks and trails within utility corridors.

VII. CIP Project Potential Funding Matrix

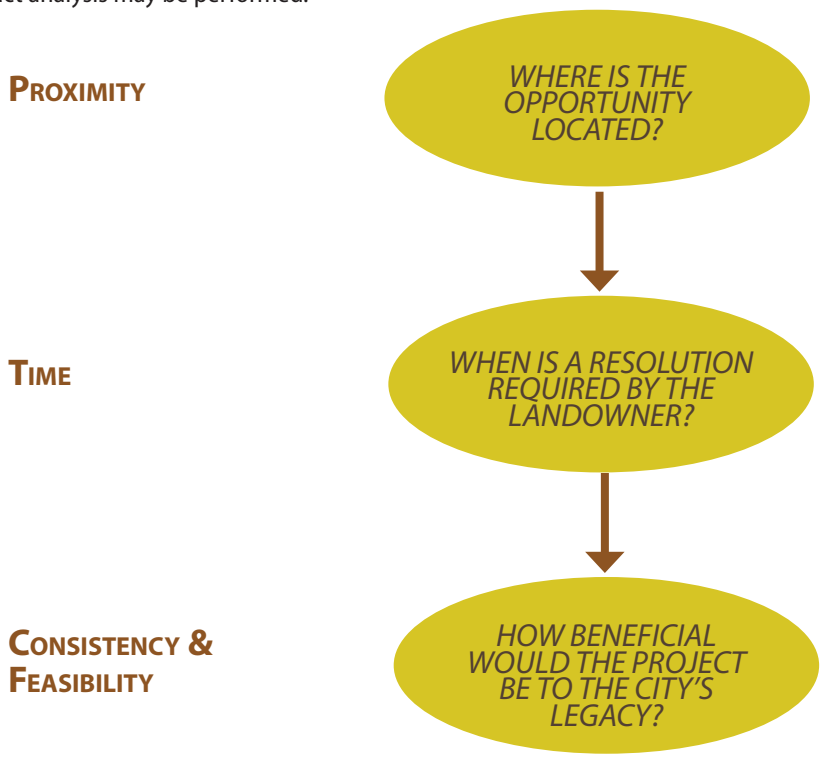
			City Sources								Major Grant Programs							
Sub-Basin #	Sub-Basin	Project	Bond / Levy	REET 1	REET 2	Conservation Futures	Interagency Coordinatio	Donation / Dedication	ALEA	WWRP	LWCF	NRTP	WRP	JFE	TEA-21	Wild Places	NRSN	WaterWorks
1	Lower McAleer	McAleer Creek Delta	*	*				*	*	*			*	*		*	*	*
1	Lower McAleer	Greening the Lakeway	*	*	*		*											
2	Middle McAleer	Growing Grace Cole Natural Area	*	*	*	*	*	*		*			*	*			*	*
2	Middle McAleer	Greening NE 158th Street	*		*		*											
3	Upper McAleer	Greening NE 178th Street	*	*	*		*	*		*					*			
3	Upper McAleer	Greening Perkins Way	*	*	*		*			*					*			
4	Lower Lyon	Tolt Pipeline Trail	*	*			*			*		*						
4	Lower Lyon	Towne Centre	*	*	*			*		*	*			*		*	*	*
5	Middle Lyon	McKinnon Creekway	*	*			*			*		*						
5	Middle Lyon	West Fork Confluence	*		*					*								
6	Upper Lyon	Aldercrest Gateway	*				*											
6	Upper Lyon	Orchard Park Hublet	*	*		*				*	*						*	*

Grant Program Acronyms

ALEA	Aquatic Lands Enhancement Account
WWRP	Washington Wildlife and Recreation Program
LWCF	Land and Water Conservation Fund
NRTP	National Recreational Trails Program
WRP	Wetlands Reserve Program
JFE	Jobs for the Environment
TEA-21	Transportation Equity Act for the 21st Century
Wild Places	Wild Places in City Spaces (King County)
NRSN	Natural Resource Stewardship Network (King County)
WaterWorks	WaterWorks Grants (King County)

VIII. Responding to Opportunities

Since a large majority of the ownership parcels within the City are privately held, to fully implement Lake Forest Park's Legacy 100-Year Vision will require substantial voluntary cooperation with the landowners. Based on the level of public participation and the response generated by the project, citizens of Lake Forest Park seem very interested in helping to contribute to the Legacy . In an effort to develop an implementation strategy that can react to opportunities as they present themselves, a process is needed to facilitate a quick response. This process is first based on proximity, then time and finally a cursory impact analysis may be performed.



Proximity: Where is the Opportunity Located?

The Legacy 100-Year Vision is a collection of discrete projects that together supports the concept of Green Infrastructure. When an a potential project is identified, the first question that should be answered is, "Where is the project located?" Based on its location a rapid assessment can occur as to whether the project will contribute to the overall Green Infrastructure vision for the city. If the project is located within or adjacent to the projects identified in this report, then the project should proceed to the next step in the assessment process. If the opportunity does not spatially support the 100-year vision, then it should be eliminated from priority consideration. However, this does not eliminate proper City outreach to the landowner. The City should work with the landowner to identify what may be accomplished or what other programs might apply to implement conservation strategies on their property.

Time:
Does the property owner require a short-term resolution (< 1 year)?

One way to approach the need for rapid response on property acquisitions and programmatic response is for the City to establish an opportunity account (in reserve and revolving) for use in immediate, critical transactions. These funds can be used on fee-simple acquisitions or conservation easements, and they can be the basis for option fees to property owners to secure a property. Depending on the likelihood of unexpected transactions and City resources, the account could be funded with an amount between $10,000 and $50,000, which would be sufficient for nominal option payments or earnest money deposits. Also, these funds can be returned to such an account at the time full purchase occurs.

With or without a reserve account, the City can enter into an option agreement with owner and include modest payment for option to secure the city's interest in the property. This would allow the City time to secure financing and/or add the project to the CIP via an annual review update to the comprehensive plan. The option agreement can be structured to define property sale and closing details, conditions of a sale and time period for the City to act to close on the transaction. Option agreements can also work for the purchase of easements as a means to delay the final closing of the transaction.

If the prospective site can logically replace a site already listed on the CIP (i.e., close proximity, similar purpose), then the purchase of the property can proceed with the consent of the City Council. This replacement of properties in the CIP should be documented by staff. Additionally, the CIP can be amended during the annual review process to modify project priorities, add additional properties in the area, or reinstate the original project that was replaced.

Additionally, the City should develop a relationship with a local land trust, whereby the trust can act on behalf of the city for rapid response projects that are consistent with priority Legacy 100-Year Visions and hold the property title until the city is able to secure local financing or grant funding to reimburse the land trust.

Can the property owner wait for a modest period of time to complete a transaction (2-3 years)?

Depending on the property owner's interests and financial needs, the City can enter into a longer term option with annual payments, if needed by property owner, to secure the property for purchase while allowing additional time for the City to secure financing and perform necessary due-diligence on the property.

Consistency & Flexibility:
Does the opportunity truly support the Lake Forest Park's Legacy 100-Year Vision?

The immediate risk with jumping onto new opportunities is that they may weaken or sidetrack current implementation efforts. Each project should be quickly analyzed to determine whether it truly supports the vision generated by Lake Forest Park's Legacy 100-Year Vision. To help with these project assessments, an "Opportunity Rapid Response Checklist" was developed and is located on the next page.

IX. Rapid Response Opportunity Checklist

Criteria	Description	Rating (High-3, Medium-2, Low-1)	Weight (High-2, Normal-1, Low-0.5)	Total (Rating * Weight)
Green Infrastructure Typology	Does the project support multiple Green Infrastructure elements?			
Public Health & Safety	Does the project alleviate an existing health or safety hazard?			
External Requirements	Is the project is required by law, regulations, or court mandate?			
Protection of Capital Infrastructure Stock	Is the project critical to save structural integrity of existing City facility or repair significant structural deterioration?			
Economic Development	Does the project encourage capital investment, improve the City's tax base, improve job opportunities, attract consumers to the City, or produce public or private revenues?			
Operating Budget Impact	Will the project result in decreased costs in the City's operating budget?			
Life Expectancy of Project	Does the project meet the needs of community for the next 20 years or more?			
Percentage of Population Served	Does the project serve 50% of the population or more?			
CIP Integration / Relation to Adopted Plans	Is the project included in the CIP or another adopted policy document that has mayor/ council approval?			
Intensity of Use	Will the project be used year-round?			
Scheduling	When can the project be started?			
Benefit/Cost	Is there a potential high return on investment?			
Potential for Duplication	Is the project redundant with other key city facilities?			
Availability of Financing	Does the City have the revenue to immediately implement the project?			
Special Need	Does the project meet a community obligation to serve a special need of the segment of the City's population, such as aged, low-income, minority, or handicapped persons?			
Energy Consumption	Will the project reduce the City's amount of energy consumption?			
Timeliness/External	Will the project allow the City to take advantage of a favorable current situation, such as an acquisition or financing source?			
LFP Legacy Relevancy	Is the project identified in the LFP Legacy?			
LFP Legacy / Public Support	If the project is not identified as a current Legacy project, does it support the goals of the Legacy Project or have the support of the public?			

7. Conclusion

Lake Forest Park Legacy 100-Year Vision is a vision for sustainable green infrastructure for us, our children and our children's children.

The process used to define the Legacy was tailored to the unique needs, resources and capabilities of the City. The project brought citizens together to develop a shared image of what they want their community to become. Through this project, the City of Lake Forest Park has called on its citizens to articulate a long-term plan for a sustainable future, and develop the tools to achieve that vision.

The City of Lake Forest Park has initiated this Green Infrastructure plan at a pivotal time in the City's history. Lake Forest Park Legacy 100-Year Vision strengthens prosperity while advancing community goals toward the conservation of resources, stewardship of the environment and the legacy of the city to future generations. The redevelopment and support of the city's infrastructure as a public amenity will help to maintain clean air and water; reduce the impact of flooding; provide habitat for wildlife; and create neighborhood hubs and linkages.

With Lake Forest Park's 100-Year Legacy Vision, the City is establishing itself as a leader in the integration of Green Infrastructure into its Capital Improvement Plan. Both the City and its citizens will continue to work together to maintain the quality of life they value.

The City of Lake Forest Park is, and always shall be, a forested lakeside community that embraces the city's unique sense of place, protects its incredible natural assets, and honors its citizens with safe walkable ways to experience the city and each other.

"Never doubt that a small group of committed citizens can change the world; indeed, it is the only thing that ever has."

Margaret Mead

JONES JONES

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