

City of Burien
Preliminary Scope of Services
Seahurst Park Master Plan

General Scope of Services

- Gather and review existing data
- Develop new information and data
- Develop and implement a public involvement program
- Prepare design elements of the park master plan
- Other miscellaneous tasks as negotiated

The project involves the development of the Seahurst Park Master Plan with a public involvement process resulting in approval by the Parks Board and City Council. Potential uses on the site include: water access, shore recreation, trails, natural areas, nearshore marine habitat restoration, wildlife restoration and reforestation. The master planning process should explore and examine: the failing seawall, esplanade and nearshore salmon habitat restoration, community park features to serve local and regional residents, neighborhood park features to serve adjacent neighborhoods, promoting tourism, supporting the Highline School District Marine Technology Center, potential development of the Environmental Science Center, and design themes that encompass art, signage and structures.

Master Plan Elements

- Seawall – structural integrity and habitat restoration
- Esplanade – alignment, length and habitat restoration
- Stream and riparian area renovation
- Natural areas – vegetation and wildlife restoration
- Land acquisition
- Trails/gateways
- Water access/shoreline activities
- Regional park features
- Community park features
- Neighborhood park features/gateways
- Parking
- ADA Accessibility
- Tenants – Marine Technology Center, Environmental Science Center
- Signage – informational, interpretive, educational
- Design theme, graphical standards and public art
- Best Management Practices

Gather and Review Existing Information and Data

- Gather and review relevant existing information held by King County, City of Burien, regulatory agencies, natural resource agencies, utilities and others as necessary

- Information to be gathered and reviewed includes, but is not limited to: history of how the park was developed, location of facilities and features (e.g. barge artificial reef, mooring buoy), previous studies and reports, park plans, capital plans, drawings, utility placements, surveys, geotechnical reports, and other relevant information
- Determine existing site conditions and related design information
- Verify adequacy/accuracy of record information

Develop New Information and Data

- Develop additional information and data about the existing conditions of the site and nearby resources as necessary, including but not limited to: nearshore environment, seawalls, vegetation, wildlife, trails, buildings, features, topography, etc. prepare limited surveys and associated base maps as appropriate.

Develop and Implement a Public Involvement Program

- Develop a process encouraging all interested parties to participate in the planning and design process for the park.
- Identify and solicit comment from an extensive list of potential stakeholders, including but not limited to: adjacent neighborhoods, city residents, those employed in the area, park tenants, wildlife viewing and protection groups, bicycle, pedestrian and marine trail user groups, scuba divers, etc.
- Lead the public involvement throughout the master plan process
- Organize at least 5 public meetings, including but not limited to:
 - One early in the planning process for brainstorming and creativity
 - One after consultation with appropriate regulatory, natural resource and other agencies to present the draft plan with cost estimates and permitting issues identified
 - Park Board
 - Council Public Works Committee
 - Public Hearing/City Council.
- Present information to, and gather information from participants
- Prepare narratives, sketches, details and cost estimates as appropriate for public meetings
- Park board, council committee(s), formal public hearing/city council meeting for adoption
- Prepare materials for a web site, with schedule, information and opportunity to comment, responses to comments

Develop Design Elements of the Park Master Plan

- Develop data and analysis into graphic and written formats for presentation and discussion with the public, city entities, natural resource agencies and others as necessary
- Evaluate seawall structural integrity. Prepare preliminary design alternatives that incorporate habitat improvements and the esplanade to determine a preferred design concept. Alternatives include, but are not limited to:
 - Repair/improve at existing location

- Replace and realign
- Construct a new pathway or boardwalk or other trail, including preferred alignment
- Review of various types of bulkhead construction systems
- Prepare preliminary designs for:
 - Pedestrian and multi-modal trail system, rest areas, view points
 - Park gateways and neighborhood or mini-parks adjacent to neighborhoods
 - Restroom renovation
 - Parking improvements
 - Signage – informational, interpretive, educational
- Review preliminary designs with regard to aesthetics, cost, permitability, technical suitability, public involvement, funding options and appropriateness
- Design tasks shall be based on consultation with all appropriate natural resource and regulatory agencies, including but not limited to:
 - Burien City Department of Community Development Services
 - King County Department of Natural Resources/Nearshore Technical Committee
 - National Marine Fisheries Service
 - United States Army Corps of Engineers
 - United States Department of Fish and Wildlife
 - Washington Department of Ecology
 - Washington Department of Fish and Wildlife
 - Washington Department of Natural Resources
- Incorporate preliminary designs into a master plan conceptual drawing to scale. Include preliminary designs for all facilities and street-view renditions of important park areas (i.e., seawall, esplanade, stream/riparian areas, gateways, community and neighborhood park features, water access, parking improvements.)
- Provide cost estimates, permitting and development timelines – itemizing each element for development.
- After receiving city approval of concepts and designs, produce final master plan for the park.
- Identify tasks and projects that can't be accomplished in this effort due to budget and time constraints, or that are best conducted in a future phase (e.g. detailed trail construction plan, detailed graphic standards, etc.)
- If appropriate, develop architectural drawings for selected features or structures, including site preparation specifications, construction specifications, materials lists, etc.

Other Services

- Provide copies of existing and developed information and an index of the material for a library of information for Seahurst Park
- Develop “Best Management Practices” and educational materials, regarding but not limited to: nearshore habitat management, disposition of landslide spoils, stream/riparian area management, beach use (e.g. don't remove material)
- Consulting services for future phases or additional work may be negotiated, e.g. construction drawings, specifications and bid documents, SEPA checklist, permit

applications, construction management services from bidding through construction and close-out.

Client's Responsibilities

The City of Burien shall provide existing pertinent data, documents, topographic survey and other information, as necessary, to complete the work outlined above.