

REGULAR MEETING

January 7, 2025, 6:00 PM

PenMet Parks District Headquarters - 2416 14th Ave NW, Gig Harbor, WA 98335

1 Call to Order

2 Commissioner Roll Call

	Present	Excused	Comment
Maryellen (Missy) Hill, President			
Laurel Kingsbury, Clerk			
Kurt Grimmer			
Steve Nixon			
William C. (Billy) Sehmel			

3 President's Report

4 Nominations and Elections of 2025 Board Officers

5 Executive Director's Report

6 Special Presentations

6.a. Staff MVP (Making Values a Priority) Awards

7 Board Committee Reports

7.a. Park Services Committee

7.b. Finance Committee

7.c. Administrative Services Committee

7.d. Recreation Services Committee

7.e. Campaign Committee

7.f. External Committees

8 Public Comments

This is the time set aside for the public to provide their comments to the Board on matters related to PenMet Parks. Each person may speak up to three (3) minutes, but only once during the citizen comment period. Anyone who provides public

comment must comply with Policy P10-106 providing for the Rules of Decorum for Board Meetings. A copy of the policy is available at each meeting and at www.penmetparks.org

9 Minutes

- 9.a. [Approval of December 3, 2024 Study Session Minutes](#)
- 9.b. [Approval of December 3, 2024 Regular Meeting Minutes](#)
- 9.c. [Approval of December 18, 2024 Special Meeting Minutes](#)

10 Consent Agenda

- 10.a. [Resolution C2025-001 Approving Asset Names for Certain PenMet Parks Recreation Center Campus Facilities](#)
- 10.b. [Resolution C2025-002 Approving Vouchers from December 2024](#)

11 Unfinished Business

- 11.a. [Second Reading of Resolution RR2024-012 Accepting the Master Plan for Peninsula Gardens](#)

12 New Business

- 12.a. Purchasing Resolutions Requiring One Reading for Adoption
- 12.b. Single Reading Resolutions Requiring One Reading for Adoption
- 12.c. Two Reading Resolutions Requiring Two Readings for Adoption

13 Comments by Board

14 Upcoming Board Meetings

- 14.a. January 21, 2025 Study Session at 5 p.m. and Regular Meeting at 6 p.m. at the PenMet Parks District Headquarters - 2416 14th Ave NW, Gig Harbor, WA 98335

15 Adjournment

BOARD OF PARK COMMISSIONERS MEETING PROCEDURES

The Board of Park Commissioners encourages the public to attend its Board meetings. All persons who attend Board meetings must comply with Board Policy P10-106 providing for the Rules of Decorum at Board Meetings. This Policy is to preserve order and decorum and discourage conduct that disrupts,



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disturbs, or otherwise impedes the orderly conduct of Board meetings. A copy of the policy is available at each meeting and at www.penmetparks.org.

STUDY SESSION AGENDA - MINUTES

December 03, 2024, 5:00 PM

Arletta Schoolhouse at Hales Pass Park - 3507 Ray Nash Drive NW, Gig Harbor, WA 98335

Call to Order: 5:00 PM

Commissioner Roll Call:

	Present	Excused	Comment
Maryellen (Missy) Hill, President	x		
Laurel Kingsbury, Clerk	x		
Kurt Grimmer	x		
Steve Nixon	x		
William C. (Billy) Sehmel	x		

Quorum: Yes

ITEM 1 Board Discussion

1a. Tacoma DeMolay Sandspit Design Update

- Capital Projects Manager John Adams introduces Derek Eberle, Principal and Owner of Baumwelt, leader of design and implementation phases.
- Mr. Eberle provides a project overview and visual presentation, noting 30% design plans are complete as of December 3, 2024, 60% design targeted completion by end of January 2025 and 90% targeted completion near end of March 2025; Pierce County Conservation District will manage its own project timeline, while in coordination with PenMet; importance and challenges of tree preservation due to switchbacks and grade.
- **Board Question:** Parks Services Committee reviewed parking at its last meeting, with some located along County right of way; any discussion yet?
Answer: Discussions have begun, with positive response; no formal approval yet; using County provided guidelines for design elements that may work and fall in line with requirements for approval.
- **Board Question:** What material is proposed in beach plaza circle?
Answer: Proposed concrete, asphalt, crushed rock for transition area
- **Board Question:** Any recommended alternatives to tall evergreens, which have been known to eventually tear up sidewalks and roadways? **Answer:** Options could include smaller stock, shorter pines, douglas fir, spruce which offer a similar look; root barriers, could also build in repair estimates for 10, 20 years out.
- **Board Comments:** Exciting, very positive for the community; appreciation attention to addressing shoreline coordination and collaboration with Conservation District.
- **Board Question:** Will the park be closed from August 2025 for Conservation District work through to reopening, or is there any interim?
Answer: Exact schedule, park impacts not determined yet; will have more

definite details further down design process with permit submittal package; public notification with detailed breakdown will be provided.

1b. Spring and Fall Youth Sports Recap

- Recreation Coordinator and Specialist, Zack Brown and Luke Duncan, provide a program overview and visual presentation, noting '3 pillars' of youth sports philosophy: everybody plays, the joy of being active, and build community through sports.
- Other highlights include: improved registration process, coordination with schools, practice schedules and coach assignments ready day of sign-ups, code of conduct and parent handbook development, increased training for officials and coaches, positive coaching alliance sessions, end of season surveys, good parent and coach feedback, focus on customer service for community, parents; updated webpage all in one calendar time table for each sport season registration, start, end dates; Heads Up Concussion Protocol from CDC, 'I love watching you play' philosophy
- **Board Question:** How was attendance for positive coaching clinics?
Answer: Zoom trainings had less, but first in-person had 20, expecting a larger turnout at this Friday's in-person.
- Distributed coach packets at the start of Soccer, Flag Football with practice plans, drills, snack schedule template, other tools; big boost in middle school age group participants for baseball, survey results have gone up in almost every category.
- **Board Question:** How many survey responses, comparable to last year?
Answer: Not exact but believe response was close to 10% as well.
- Rainouts impacted schedules for some fields; shifted so all groups have turf field time; Skills & Drills twice weekly with one night on pitching, one batting w/pitching machine and fieldwork.
- **Board Question:** Do you have just one pitching machine? **Answer:** Yes, only needed for one age group.
- Adult softball had good survey results; some officiating challenges; discussion with WWUA (Western Washington Umpire's Association) found rules not standardized with other surrounding leagues caused some confusion; participation up from 280 to 308; 2025 plan to expand to 24 teams, add some weekend tournaments; high interest in senior league.
- Offering accelerated Flag Football Spring leagues, so kids don't have to choose between baseball and flag football, hold 1-hour practice followed by 1-hr game same day, same field; surveys showed increase in everything but officiating; contract with Dave Ralston's group, officiating for 15-20 years in area; great inclusive program explain rules, guide parents, players.
- Looking to offer indoor/outdoor football and soccer for Fall/Spring; girls high school flag football growing in popularity; also explore hosting pickleball tournaments with South Sound Pickleball or others.
- **Board Question:** Who did we use for officiating when Ralston was unavailable? **Answer:** Staff officiants.



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- Soccer survey results showed all improved; new 6th grade girls division with Dave Gamble, longtime coach created a rotating session with girls playing on different teams was enjoyed by all; will add 6th grade boy soccer in 2025; with no 6th grade options for middle school players, could be good way to fill need; Kindergarten/1st grade will shift to the accelerated model with 1-hour practice and 1-hour game on same night.
- **Board Comment:** Adding a 6th grade soccer division is great; any time there is not an option provided by schools, we want to try and counterbalance that.
- **Board Question:** Do we have agreements with the School District regarding responsibilities, maintenance for school fields we rent space at? Answer: We have language in our Interlocal Partnership Agreement where we can evaluate or look at joint maintenance standards if needed; at this time, practices are all scheduled at Sehmel or other PenMet parks.
- **Board Comment:** Love this philosophy; like to see we are doing a great job of development of youth and adult sports; this Board greatly appreciates it.

ITEM 2 Adjournment

BOARD OF PARK COMMISSIONERS MEETING PROCEDURES

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Approved By the Board on _____

Board President,

Board Clerk,

Attest: Amanda Walston, Board Secretary

REGULAR MEETING MINUTES

December 03, 2024, 6:00 PM

Arletta Schoolhouse at Hales Pass Park - 3507 Ray Nash Drive NW, Gig Harbor, WA 98335

Call to Order

Commissioner Roll Call:

	Present	Excused	Comment
Maryellen (Missy) Hill, President	x		
Laurel Kingsbury, Clerk	x		
Kurt Grimmer	x		
Steve Nixon	x		
William C. (Billy) Sehmel	x		

Quorum: Yes

ITEM 1 President's Report

- Rotary After Hours event on 12/4/24, 4 – 6 pm at PenMet Headquarters; excited to host the public and Rotary for a brief presentation, to visit the facility, offer tours of the Rec Center at 4:15 pm and 5:45 pm.

ITEM 2 Executive Director's Report

- Tonight's meeting held at Arletta Schoolhouse; will continue to periodically host meetings in different venues, inviting the public and Board to visit, join, engage in different parks properties and geographic areas.
- Upcoming movie screening 'Out of My Mind' at Headquarters, 12/6/24, 6 – 8 pm; refreshments provided; discussion after led by Megan Blunk, Olympic Gold Medal Para Athlete and Recreation Coordinator Mindy Gesell-Stanley; registrations welcome but not required.
- Cookies & Cocoa with Mr. & Mrs. Claus at Swift Water Elementary, 12/14/24, 10 am – 2 pm in partnership with Peninsula School District and Kiwanis of Gig Harbor coordinating food and toy drive; Fred Meyer and Starbucks providing in kind donations.

ITEM 3 Special Presentations

3a. Gig Harbor Veteran's Day Celebration

- Executive Director Ally Bujacich introduces Joe Loya, one of the organizers of the Gig Harbor Veteran's Day ceremony and celebration.
- Mr. Loya thanks PenMet and the Board of Commissioners (BoC) for supporting the 7th annual Gig Harbor Veteran's Day event, largest indoor event for Veterans in Washington State with 504 attending, free for all vets; presents Board and Staff with Challenge Coins; President Hill recognized as committee member; thanks to other volunteers and organizations that support this very important, impactful event.

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- Mr. Loya shares visual presentation of event, thanking and featuring volunteers from Kiwanis, Rotary and ROTC, NJROTC, color guard, WWII Veterans in attendance, American Legion tank onsite, 18 piece retired military band performance, War Dogs speakers.
- **Board Comments:** Joe is mastermind behind these very emotional, impactful events every year; the Board confirms and have written into the budget its continued support for this event and thanks Joe and all the volunteers who make it happen; thanks to Joe for an excellent presentation, all his efforts to support military and veterans; noting first concert ever played at Sehmel Homestead Park was a Marine band.

3b. Financial Review September and October 2024

- Staff presentation by Director of Finance Jessica Wigle.

3c. Policy P10-101: Board Policy and Procedures

- Staff presentation by Executive Director Ally Bujacich, noting continuous review and development of policies and procedures; P10-101 most recently amended in October 2022 to include changes to OPMA (Open Public Meeting Act); after review, staff and counsel have no current recommended changes, suggest review in two years, or sooner as needed.

ITEM 4 Board Committee Reports

4a. Park Services Committee – did not meet

4b. Finance Committee

- Committee met 11/20/24.
- Finance specialist joined committee, taking on developing process for unclaimed property in event of cancellations and refunds.
- Compensation Class Study and Schedule were adopted, to be implemented in 2025.
- Final bond draws complete. bond arbitrage calculated.

4c. Administrative Services Committee – did not meet

4d. Recreation Services Committee – did not meet

4e. Campaign Committee – did not meet

4f. External Committees – did not meet

ITEM 5 Public Comments – None

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6a. Approval of the November 19, 2024 Study Session Minutes

- Amended to replace 'Stirrett' with 'Gallaway' on page one.

6b. Approval of the November 19, 2024 Regular Meeting Minutes

- Commissioner moved to adopt the minutes as presented and amended.
- Commissioner seconded
- Roll call vote. Approved unanimously. Motion carried.

ITEM 7 Consent Agenda

7a. Resolution C2024-022 Approving Vouchers from October and November 2024

- Commissioner moved to adopt the consent agenda as presented.
- Commissioner seconded
- Roll call vote. Approved unanimously. Motion carried.

ITEM 8 Unfinished Business – None

ITEM 9 New Business

9.1 Purchasing Resolutions Requiring One Reading for Adoption – None

9.2 Single Reading Resolutions Requiring One Reading for Adoption

9.2a Resolution R2024-015 Adopting the 2025 Legislative Priorities

- Commissioner moved and seconded.
- Executive Director Ally Bujacich provided staff recommendation.

9.2b Resolution R2024-019 Adopting the 2025 Budget Book

- Commissioner moved and seconded.
- Director of Finance Jessica Wigle provided staff recommendation.
- **Board Comments:** Very professional, well done, user friendly, high level; thank you for time and effort for what creates a solid foundation, very proud of this document.

9.3 Two Reading Resolutions Requiring Two Readings for Adoption

9.3a First Reading of Resolution RR2024-012 Accepting the Master Plan for Peninsula Gardens

- Commissioner moved and seconded.
- Second reading will be at the January 7, 2025 meeting.
- Executive Director Ally Bujacich introduces Sarah Singleton Schroedel, from AHBL, Inc., providing presentation, overall design renderings.

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- **Board Question:** If we did get an indoor pickleball court, how many tennis courts would this size accommodate? **Answer:** 3 tennis courts, with flexibility included.
- **Board Comments:** Great work, all the research and outreach for public feedback was successful; odd layout for property but will be great in the end.

This master plan report was excellent, probably the most detailed and well-presented we've seen.

Appreciate concept of setting the table, priming or prepping the space and opening up for public to enjoy; constituents don't like closing parks for development, but we will all be excited when the pieces are added in; moving forward would generally like thought around how to add pieces while still being able to use other pieces at the same time; well done.

Very excited to see this come to life.

- **Board Question:** When developing a parking plan, how will we manage a potential Saturday with multiple games or other activities? **Answer:** Traffic impact and improvement study will need to be completed. Design team uses frequent usage estimates based on comparables.

ITEM 10 Comments by Board

- Commissioner Sehmel notes a lot of social media feedback about temporary dog park closure at Pen Gardens. **Question:** Have we heard from the County to see if they will allow any leeway with the permit? Would it help for an elected Council Member to approach? **Answer:** We have a request in with Pierce County that has not been approved, but we are and will continue pursuing and talking to the County.
- Commissioners Kingsbury and Nixon were appointed to Tacoma Narrows airport advisory commission by Council Member Dammeier; attended council meeting via Zoom; first orientation tomorrow.
- Commissioner Kingsbury enjoyed a game of pickleball at Sehmel with the portable net; instructions were great and very well done; appreciated the court and windshields being in place, though they weren't needed for this nice day at the park. Very proud of this Park District that has come a long way and continues to go forward; appreciate staff and our great properties.
- Commissioner Sehmel saw resident whales at Tacoma DeMolay on Thanksgiving along with about 15 others; lots of compliments on how nice the park is.

ITEM 11 Next Board Meetings

- 11a. **January 7, 2025 Study Session at 5:00 pm and Regular Meeting at 6:00 pm at the PenMet Parks District Headquarters – 2416 14th Ave NW, Gig Harbor, WA 98335**

ITEM 12 Adjournment

- 7:08 pm



PenMet Parks

Parks For All. Parks For Life.

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BOARD OF PARK COMMISSIONERS MEETING PROCEDURES

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Approved By the Board on _____

Board President,

Board Clerk,

Attest: Amanda Walston, Board Secretary

SPECIAL MEETING MINUTES

December 18, 2024, 5:00 PM

PenMet Parks District Headquarters - 2416 14th Ave NW, Gig Harbor, WA 98335

Call to Order Time: 5:01 pm

Commissioner Roll Call:

	Present	Excused	Comment
Maryellen (Missy) Hill, President	x		
Laurel Kingsbury, Clerk		x	
Kurt Grimmer	x		Via Zoom
Steve Nixon	x		
William C. (Billy) Sehmel	x		

Quorum: Yes

ITEM 1 Board Discussion

1a. Nominations of 2025 Board Officers

- **Nominations for Board President: Laurel Kingsbury**
- **Nomination for Board Clerk: Maryellen (Missy) Hill, William C. (Billy) Sehmel**

The Board shall elect its officers after the nominations have been closed and at the first meeting of the new calendar year by a majority vote. The Board members elected as officers shall then immediately take office.

ITEM 2 Adjournment Time: 5:04 pm

BOARD OF PARK COMMISSIONERS MEETING PROCEDURES

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Approved By the Board on _____

Board President,

Board Clerk,

Attest: Amanda Walston, Board Secretary

DISTRICT COMMISSION MEMO

To: Board of Park Commissioners

Through: Ally Bujacich, Executive Director

From: Tracy Stirrett, Director of Development

Date: January 7, 2024

Subject: **Resolution C2025-001 Approving Asset Names for Certain PenMet Parks Recreation Center Campus Facilities**

PenMet Parks has been conducting a capital campaign to support the new Recreation Center. The individuals and entities below have made significant contributions to this campaign and naming certain parts of the facilities after each of the donors would properly recognize their important contributions. The proposed names and locations are as follows:

<u>Name(s)</u>	<u>Location(s)</u>
Marty and Stacy Paul Lobby	PenMet Parks Recreation Center Lobby
Ocean5 Community Room	PenMet Parks District Headquarters

Names would remain on each location for a 20-year period beginning upon project completion.

Pursuant to Park Naming Policy P10-102, the Board must approve the naming of District assets. Staff recommends the approval of the above proposed names and locations.

Staff Contact

If you have any questions or comments, please contact Tracy Stirrett, Director of Development, at tstirrett@penmetparks.org or (253) 858-3400.

Attachments

Exhibit A: C2025-001



Peninsula Metropolitan Park District

RESOLUTION C2025-001

APPROVING ASSET NAMES FOR CERTAIN PENMET PARKS RECREATION CENTER CAMPUS FACILITIES

WHEREAS, PenMet Parks has been conducting a capital campaign to support the new Recreation Center; and

WHEREAS, the individuals and entities below have made significant contributions to this campaign and naming certain parts of the facilities after each of the donors would properly recognize their important contributions. The proposed names and locations for placement of the names are as follows:

<u>Name(s)</u>	<u>Location(s)</u>
Marty and Stacy Paul Lobby	PenMet Parks Recreation Center – Lobby
Ocean5 Community Room	PenMet Parks District Headquarters

WHEREAS, Naming Policy P10-102 provides for responsible management of the naming of District Assets and requires approval from the Board of Park Commissioners before any Asset is named;

NOW THEREFORE BE IT

RESOLVED, by the Board of Park Commissioners that the names and locations for placement of the names specified above are approved.

The foregoing resolution was adopted at a regular meeting by the Board of Park Commissioners of the Peninsula Metropolitan Park District held on January 7, 2025.

Board President

Board Clerk

Attest: Ally Bujacich



Peninsula Metropolitan Park District

RESOLUTION NO. C2025-002

APPROVING VOUCHERS FROM DECEMBER 2024

WHEREAS, the Peninsula Metropolitan Park District Board of Park Commissioners approved the 2024 operating budget in Resolution RR2023-014 and the amended 2024 capital budget in Resolution RR2024-007 on July 16, 2024; and the amended 2024 operating budget in Resolution RR2024-009 on November 5, 2024; and

WHEREAS, expenditures are within the current resource projections at the fund level; and

WHEREAS, the Executive Director or his or her designee has certified that the materials have been furnished, the services rendered, or the labor performed as described, and that each claim represents a just, due, and unpaid obligation against the District;

NOW THEREFORE BE IT

RESOLVED by the Board of Park Commissioners of the Peninsula Metropolitan Park District that vouchers in the amounts and for the period indicated on Attachment "A" be approved for payment.

The foregoing resolution was adopted at a regular meeting of the Board of Park Commissioners of the Peninsula Metropolitan Park District held on January 7, 2025.

Maryellen (Missy) Hill, Board President

Laurel Kingsbury, Board Clerk

Attest: Ally Bujacich

Attachment A to Resolution C2025-002

For the period beginning 12/3/2024 and ending 12/3/2024

Voucher # 241201001 through # 241201024 is approved for payment in the amount of \$173,872.78.

and

For the period beginning 12/17/2024 and ending 12/17/2024

Voucher # 241202001 through # 241202079 is approved for payment in the amount of \$250,188.16.

and

For the period beginning 12/24/2024 and ending 12/24/2024

Voucher # 241203001 through # 241203083 is approved for payment in the amount of \$906,815.33.

and

For the period beginning 12/29/2024 and ending 12/29/2024

Voucher # 241204001 through # 241204045 is approved for payment in the amount of \$82,305.21.

DISTRICT COMMISSION MEMO

To: Board of Park Commissioners

From: Sue O'Neill, Director of Park Services

Through: Ally Bujacich, Executive Director

Date: January 7, 2025

Subject: **Second Reading of Resolution RR2024-012 Accepting the Master Plan for Peninsula Gardens**

Background/Analysis

The Board of Park Commissioners passed Resolution RR2023-015 adopting the 2024 Capital Budget and Capital Improvement Plan (CIP), including the Peninsula Gardens Master Plan project. The project was ranked as priority six in the 2024 CIP. The purpose of the project is to create a master plan for the site of the former Peninsula Gardens.

On February 2, 2024, a Request for Qualifications for A&E services for the Peninsula Gardens Master Plan project was advertised in accordance with Policy P40-102: Purchasing Policy.

Staff received and evaluated qualifications for the purpose of providing design services for the Peninsula Gardens Master Plan project. Three firms responded and AHBL was determined to be the most qualified.

On April 9, 2024, staff finalized contract negotiations with AHBL for Architectural & Engineering services in the amount not to exceed one hundred thirty-nine thousand one hundred ninety and 00/100 dollars (\$139,190.00.)

The Board of Park Commissioners passed Resolution No. P2024-006 authorizing the Executive Director to sign the Agreement for Architectural & Engineering Services for the Peninsula Gardens Master Plan with AHBL.

Since then, AHBL has led a significant public outreach effort including three public meetings and three community pop-up events, prepared three concept design alternatives, worked with PenMet Parks staff and commissioners to develop the draft Master Plan. Over 400 people participated in the public process. The draft Master Plan was presented to the Board

of Park Commissioners at the October 15, 2024 Study Session. The final Master Plan was then updated, prior to the First Board Reading on December 3, 2024, to reflect re-orienting the pickleball courts to North/South and providing an enclosed community gathering space based on feedback received after presenting the draft Master Plan.

Following the First Board Reading on December 3rd, additional feedback was received from the Board and the final Master Plan was further updated to include the cost for designing and installing a septic system for the restrooms in Phase 1, and the cost for installing covers for each of the playgrounds under Subsequent Phases - Additional Amenities.

Policy Implications/Support

1. The Board passed Resolution RR2023-015 adopting the 2024 Annual Capital Budget and Capital Improvement Plan (CIP), where the Peninsula Gardens Master Plan project was ranked at priority six in the 2024 CIP.
2. The Board passed Resolution No. P2024-006 authorizing the Executive Director to sign the Agreement for Architectural & Engineering Services for the Peninsula Gardens Master Plan with AHBL.
3. The Peninsula Gardens Master Plan Project is supported by the following goals and objectives.
 - Deliver high-quality park and recreation facilities.
 - Provide equitable access to recreation facilities.
 - Create master plan designs for park development that add recreational value and address recreation needs.

Staff Recommendation

Staff recommends the Board pass Resolution RR2024-012 accepting the Peninsula Gardens Master Plan at its second reading planned for January 7, 2025.

Staff Contact

If you have any questions or comments, please contact Sue O'Neill at 253-330-2638 or via e-mail at soneill@penmetparks.org.

Attachments

Exhibit A: Resolution RR2024-010 Accepting the Master Plan for Peninsula Gardens

Peninsula Metropolitan Park District

RESOLUTION NO. RR2024-012

ACCEPTING THE MASTER PLAN FOR PENINSULA GARDENS

WHEREAS, the Peninsula Metropolitan Park District (PenMet Parks) was formed in 2004 by a vote of the people and is authorized to deliver parks and recreation services under RCW 35.61; and

WHEREAS, the 2023 Parks, Recreation, and Open Space Plan identifies the goal to identify and pursue park development and land acquisition opportunities that support equitable access to active and passive recreation needs, including creating a master plan that adds recreational value and addresses recreation needs for Peninsula Gardens; and

WHEREAS, the Board of Park Commissioners passed Resolution RR2023-015 adopting the 2024 Annual Capital Budget and Capital Improvement Plan (CIP); and

WHEREAS, Peninsula Gardens Master Plan project was ranked at priority six in the 2024 CIP; and

WHEREAS, the Board of Park Commissioners passed Resolution P2024-006 authorizing the Executive Director to sign the Agreement for Architectural & Engineering Services for the Peninsula Gardens Master Plan with AHBL; and

WHEREAS, the design team worked with the PenMet Parks Board of Commissioners and staff, and the Public to develop a master plan that reflects the needs of the people to be served;

NOW THEREFORE BE IT

RESOLVED, by the Board of Park Commissioners, that PenMet Parks accepts the Peninsula Gardens Master Plan attached substantially as Exhibit A.

The foregoing resolution was heard as a first reading on December 19, 2024 and adopted at a regular meeting of the Board of Park Commissioners of the Peninsula Metropolitan Park District held on January 7, 2025.

Board President

Board Clerk

Attest: Ally Bujacich

Peninsula Gardens Master Plan Report



December 27, 2024



Acknowledgments

Document Organization

Board of Park Commissioners

Maryellen (Missy) Hill, President, Position #2

Laurel Kingsbury*, Clerk, Position #4

Kurt Grimmer, Commissioner, Position #1

Steve Nixon, Commissioner, Position #3

William C. (Billy) Sehmel*, Commissioner, Position #5

*Member of Park Services Committee

PenMet Parks Staff

Ally Bujacich, Executive Director

Sue O'Neill, Director of Park Services

Heather Joy Helbach-Olds, Division Assistant - Parks

Consultants

AHBL Landscape Architecture

AHBL Civil Engineering

AHBL Land Use Planning

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Chapter 1 | Overview

1.1 Project Outline

Overview

This Master Plan Report is intended to provide Peninsula Metropolitan Park District (PenMet Parks) with an analysis of the opportunities and constraints associated with the future development of the Peninsula Gardens site into a community park that will provide recreational opportunities for an underserved area. The 10.59-acre site is located at the intersection of Wollochet Drive and Fillmore Drive NW, in unincorporated Pierce County and within the Gig Harbor Community Plan Area.

This report is organized in the following five chapters:

- Chapter 1: Overview — A general overview of the Master Plan Report and orients the reader to the project's intent.
- Chapter 2: Existing Conditions — Site analysis, zoning regulations, assessor information and aerial imagery.
- Chapter 3: Process — Overview of the public engagement process and details of design decisions.
- Chapter 4: Design Alternatives — Three concept alternatives.
- Chapter 5: Peninsula Gardens Master Plan — Includes description of preferred alternative, site considerations and costs.



Figure 1: Google Earth Aerial

Information and data for this report was collected from June to October 2024. In addition, consultant staff conducted site visits to observe existing site conditions and to review surrounding neighborhood character and land uses. To the best of our knowledge, based upon our research, the information in this report is considered an accurate portrayal of the physical and regulatory factors that would impact the feasibility of constructing a park on the site.

1.2 Project Summary

Overview

In 2010, PenMet Parks acquired the former retail nursery property, known as Peninsula Gardens, as a future park site. An initial master plan process was completed in 2018, but further steps to construct the plan were not undertaken. The acquisition of the former Performance Golf property and the creation of a PenMet Parks Headquarters and Recreation Center allowed for the revisioning of the Peninsula Gardens site with a primary focus on outdoor recreation.

The current master planning effort is to shape the park's site amenities and character through a robust public engagement effort and alignment with PenMet Parks' 2023 Parks, Recreation, and Open Space Plan (PROS Plan). Through the process of identifying desired improvements, a preferred alternative design for the park has been created. Additionally, the Peninsula Gardens Master Plan development is among the highest priorities in PenMet Parks' Capital Improvement Plan and Budget.

1.3 Project Intent

Overview

This master plan envisions future improvements to the Peninsula Garden's site. It includes a preferred overall park design, a description of the public engagement and alternative designs considered by the community, a description of potential user groups and site planning, and an opinion of probable cost for the potential phased improvements.



Figure 2: Vicinity Map

● Peninsula Gardens Site ○ 1 mile radius

As part of the master planning process, PenMet Parks and its consultants hosted a series of public meetings, conducted online community surveys, and attended park events to seek public input on future park amenities at the Peninsula Gardens site. As a result of initial public input, three initial design alternatives were prepared for review and consideration. While there are differences in programming and amenities, each option includes the top five site-appropriate amenities identified in the PROS Plan. These include: (1) walking / hiking trails, (2) playgrounds, (3) picnic and shelter areas, (4) rectangular fields (soccer and football), and (5) outdoor pickleball and tennis.

A preferred alternative design incorporating desired amenities from all three design alternatives was prepared based on the preferred concept layout, PROS Plan guidance, and additional public comments.

Chapter 2 | Existing Conditions

2.1 Site Analysis

Existing Conditions

The following site analysis reviews the project's location and history, site connections and zoning, and consistency with existing planning documents.

The site is located at the intersection of Wollochet Drive and Fillmore Drive NW. The site totals approximately 10.59 acres and is comprised of the following parcels:

Parcel No.	Area
0221183028	~6.27 Acres
0221186001	~2.62 Acres
0221182110	~1.70 Acres

PenMet Parks acquired the site in 2010. The approximately 24,144 square foot building located on Parcel 0221183028 was previously used as a nursery with greenhouse buildings, then as the location for the Gig Harbor Farmers Market and is now currently used for storage purposes. There are approximately 75 parking stalls in the southwest corner of the parcel containing the existing building. Parcel 0221182110 is heavily wooded and undeveloped. Parcel 0221186001 is currently vacant and is mostly cleared.

The site is bounded by Wollochet Drive to the west, Fillmore Drive NW to the south, a church and single-family residences to the east, and single-family residences and a business park to the north. The site is currently accessed at three points, one at the south end of the property along Fillmore Drive NW, another access point on the west end along Wollochet Drive, and a limited access entrance on the north end along Wollochet Drive. Across Wollochet Drive to the west are single family residences and vacant undeveloped land. Across Fillmore Drive NW to the south are single and two-family (duplex) residences.



Figure 3: Parcel map of the Peninsula Gardens site

Historic Places

Per the Department of Archaeology & Historic Preservation's (DAHP) Washington Information System for Architectural and Archaeological Records Data (WISAARD) mapping system, no historic properties or structures were found to be located on the subject property or within the project's vicinity. The southwest portion of the site is mapped a three out of five for likelihood of discovery of archaeological resources, which indicates a Moderate Risk and recommends a survey. The northern and eastern portions of the site are mapped a four out of five for likelihood of discovery of archaeological resources, which indicates a High Risk and highly advises a survey.

Recreation

There are limited parks and recreational opportunities within close proximity of the

subject property, as the project site is located in a rural area. Approximately one mile south of the site is Wollochet Bay Estuary Park, a 20-acre site featuring water views, open space, and fishing opportunities. The private Gig Harbor Golf Club is located approximately 1.5 miles west of the site. Cushman Powerline Trail, a 6.2-mile non-motorized trail, is located approximately 1.5 miles northeast of the site.

In addition to existing parks and recreation opportunities in the vicinity of the site, the Gig Harbor Community Plan Area depicts a proposed trail system, Hunt Wollochet Loop, which would run along the western property line of the site, along Wollochet Drive.



Figure 4: Parcel 022118600, facing south

2.2 Site Connections and Zoning

Existing Conditions

The site is located in the Park and Recreation zone (PR). The Pierce County Zoning Code (Title 18A PCC) identifies the purpose of the Park and Recreation zone classification as an area intended to provide for the siting of public and private-owned facilities and institutions providing park, recreation, open space, and other activities open to the public on an equal basis.

As previously noted, the site is located within the Gig Harbor Community Plan Area. The Gig Harbor Community Plan and implementing regulations were originally adopted by Pierce County on March 12, 2002.

Within the Gig Harbor Community Plan Area, local parks, county parks, and linear parks/trails are permitted outright in the Park and Recreation zone. Local parks include playfields and neighborhood parks with limited facilities that are usually between 5 and 40 acres in size.

County parks include large community parks with a variety of amenities and usually range from 100 to 200 acres. Linear parks are built or natural corridors that allow for non-motorized transportation or supporting facilities such as viewing areas. Regional parks are conditional uses in the Park and Recreation zone and are defined as parks that often exceed 200 acres in size and provide access to significant ecological, cultural, or historical features that attract



Figure 5: Existing west entrance to the subject property off Wollochet Drive



Figure 6: Existing south entrance to the subject property off Fillmore Drive NW

visitors throughout the region. The proposed Peninsula Gardens site fits most closely with the definition of a local park, due to proposed amenities and acreage, and is therefore a permitted use in the Park and Recreation zone.

The density and dimensional standards for the Park and Recreation zone, as identified in Pierce County Code Section 18A.15.040 PCC, are included below:

Setback, Front	25 feet
Setback, Rear ⁽¹³⁾	30 feet
Setback, Interior ⁽¹³⁾	30 feet
Height	40 feet

(13) Landscape buffer requirements of Section 18J.15.040 and 18J.40.060.D may result in setbacks greater than indicated in Table 18A.15.040-2. The site is located along Wollochet Drive approximately 1.3 miles southwest of the intersection of Wollochet Drive and SR 16 within unincorporated Pierce County.

The site currently has two full access points, one off of Wollochet Drive from the west side of the site, and one off of Fillmore Drive NW from the south side of the site. There is also a limited access point near the north end of Wollochet Drive. Wollochet Drive and Fillmore Drive NW are both classified as major arterials under the Pierce County Street Classification System (last updated in 2017).

The posted speed limit for this section of both Wollochet Drive and Fillmore Drive NW is 40 miles per hour. There is an existing sidewalk along Fillmore Drive NW from west of the site access point to the intersection with Wollochet Drive, approximately 200 feet in total. At the intersection, the sidewalk continues north onto Wollochet Drive for approximately 250 feet (only on the side of the street abutting the property), ending south of the existing site access along Wollochet Drive. The sidewalk continues along Wollochet Drive to the south of the site on both sides of the road.

2.3 Consistency with Other Plans

Existing Conditions

Pierce County Comprehensive Plan

The site has a land use designation of Park and Recreation (PR) in the Pierce County Comprehensive Plan. The Pierce County Comprehensive Plan is currently in the 2024 Periodic Update Process; however, the land use designation of the site is proposed to remain as Park and Recreation. The site is located within Pierce County's Gig Harbor Community Plan Area, described in further detail below. As part of the Comprehensive Plan Period Update, the Gig Harbor Community Plan is also in the process of being updated.

The Pierce County Comprehensive Plan contains a Parks and Recreation Element, which includes a number of policies which would be used to guide the mix of uses and conceptual layout of a proposed park. Included within the policies, the Plan notes that recreational uses should occur on land that is readily accessible via existing public roads or roads that can be reasonably extended for site access. The Plan also discusses the importance of connecting parks and trails (where feasible) to uses such as schools, other recreation facilities, civic facilities, and shopping.

Recreational policies contained in the Comprehensive Plan also discuss cooperation of Pierce County and other County agencies, tribes, public agencies, private organizations and businesses, school districts, and adjacent cities for integrated parks and recreation systems.

The Comprehensive Plan defines Open Space as any parcel or area of land or water which is devoted to a functional open space use as defined by the categories shown to the right.

A. Habitat

Open space for the preservation of plant and animal habitat may include habitat for fish and wildlife species; rivers, streams, bays, and estuaries; and coastal beaches, lakeshores, and banks of rivers and streams.

B. Working Lands

Open space used for the managed production of working lands may include forest lands, agricultural lands, and areas of economic importance for the production of food or fiber.

C. Outdoor Recreation

Open space for outdoor recreation may include athletic fields, recreation facilities, playgrounds, picnic areas, meadows, wooded areas, and trails; and access to beaches and shorelines for swimming, fishing, boating, and beachcombing.

D. Community-Defined Values

Open space for community-defined values may include areas used for buffers between communities, respites from the built environments, and for connecting with nature; and areas of outstanding scenic, historic, and cultural value.

E. Public Health and Safety

Open space for public health and safety may include areas used for stormwater management, flood control, water quality for public use, air quality, and carbon sequestering.

Pierce County's Open Space/Greenbelt Map for the Gig Harbor Community Plan Area depicts the site within an open space corridor. The Comprehensive Plan discusses the importance of maintaining corridors of open space with natural features as critical for the preservation of fish and wildlife habitat, wetlands, marine areas, tidal marshes, estuaries, streams, and wooded areas on an ecosystem-wide basis.

The Plan describes open space corridors serving as buffers within and between urban growth areas. Greenbelts also provide buffers between different uses and native planting vegetation opportunities. The Gig Harbor

Community Plan Area depicts a proposed trail system, Hunt Wollochet Loop, which would run along the western property line of the site, along Wollochet Drive.

Gig Harbor Community Plan

The Gig Harbor Community Plan has the following goals associated with design review, per PCC 18J.40.010:

- A. Strive for development that is visually attractive, compatible with the historical marine identity of the community, harmonious with the small town atmosphere and residential character of the area and respectful of the natural environment;
- B. Utilize existing site characteristics such as clusters of trees, vegetative screening and topography to separate potentially conflicting land uses and soften the appearance of new development;
- C. Assure that new development and redevelopment in the Gig Harbor Urban Growth Area (UGA) be designed in a manner that is consistent with the City's design goals and objectives;
- D. Preserve the rural atmosphere and protect the native vegetation and open space characteristics in the area outside Gig Harbor's UGA;
- E. Implement low impact development design standards in areas designated as sensitive resource lands.



Figure 7: Open Space Corridors



Per the Gig Harbor Community Plan design standards, the project will be subject to a Site Development permit, and Administrative Design Review. The design guidelines are applicable to all development activity where building permits and/or development permits would be required.

Per PCC 18J.10.050, if the project cannot meet the applicable design standards, then site plan review will be required. The following design guidelines (further described below) are applicable to a park project:

- Site Design (Section 18J.40.060.A PCC)
- Building Design (Section 18J.40.060.B PCC)
- Color and Material Design (Section 18J.40.060.C PCC)
- Landscape and Planning Design (Section 18J.40.060.D PCC)

The Building Design and Placement guidelines (Section 18J.40.060.B PCC), contain some standards that would be relevant to the redevelopment of a neighborhood park. Reduced scale and natural colors representative of and appropriate to a rural area, and pedestrian oriented design are standards that would be reviewed as a schematic design for the park.

The Landscape Design guidelines (Section 18J.40.060.D PCC), discuss native vegetation

screening and perimeter buffering as a means to preserve and enhance visual appearance, support various environmental systems, and provide a better transition between permitted land uses. Setback areas and open spaces are to be designed to retain native vegetation and perimeter buffers are to utilize existing vegetation with the use of supplemental plantings when an adequate buffer is not achieved by existing plantings.

Pierce County Code

Title 17A of the Pierce County Code establishes criteria for review and analysis of all site development and stormwater drainage. The Pierce County Stormwater Management and Site Development Manual is included within this title of the County Code.

Title 17B of the Pierce County Code governs road construction, access from private property to any public or private road, and shared access facilities and alleyways located on private property. This title would be applicable to



Figure 8: Wollochet Drive and Fillmore Drive NW, facing east

the design of frontage improvements along Wollochet Drive and Fillmore Drive NW.

Title 17C of the Pierce County Code governs construction regulations. This title includes the International Building, Fire, Mechanical, and Plumbing codes as modified by Pierce County.

Parks, Recreation, Open Space (PROS) Plan

PenMet Parks' 2023 PROS Plan is a six-year guide and strategic plan for managing and

enhancing park and recreation services. As the area continues to grow, the plan recommends park development, as well as acquisitions, to reach an adopted level-of-service (LOS) standard.

The PROS Plan identified a master planning effort to be undertaken for the Peninsula Gardens site. Development of the site into a park will significantly increase the LOS goals for the district.

Top Desired Amenities from PROS Plan

Statically valid to +/- 5.9%. Approximately 1,000 community member responses.

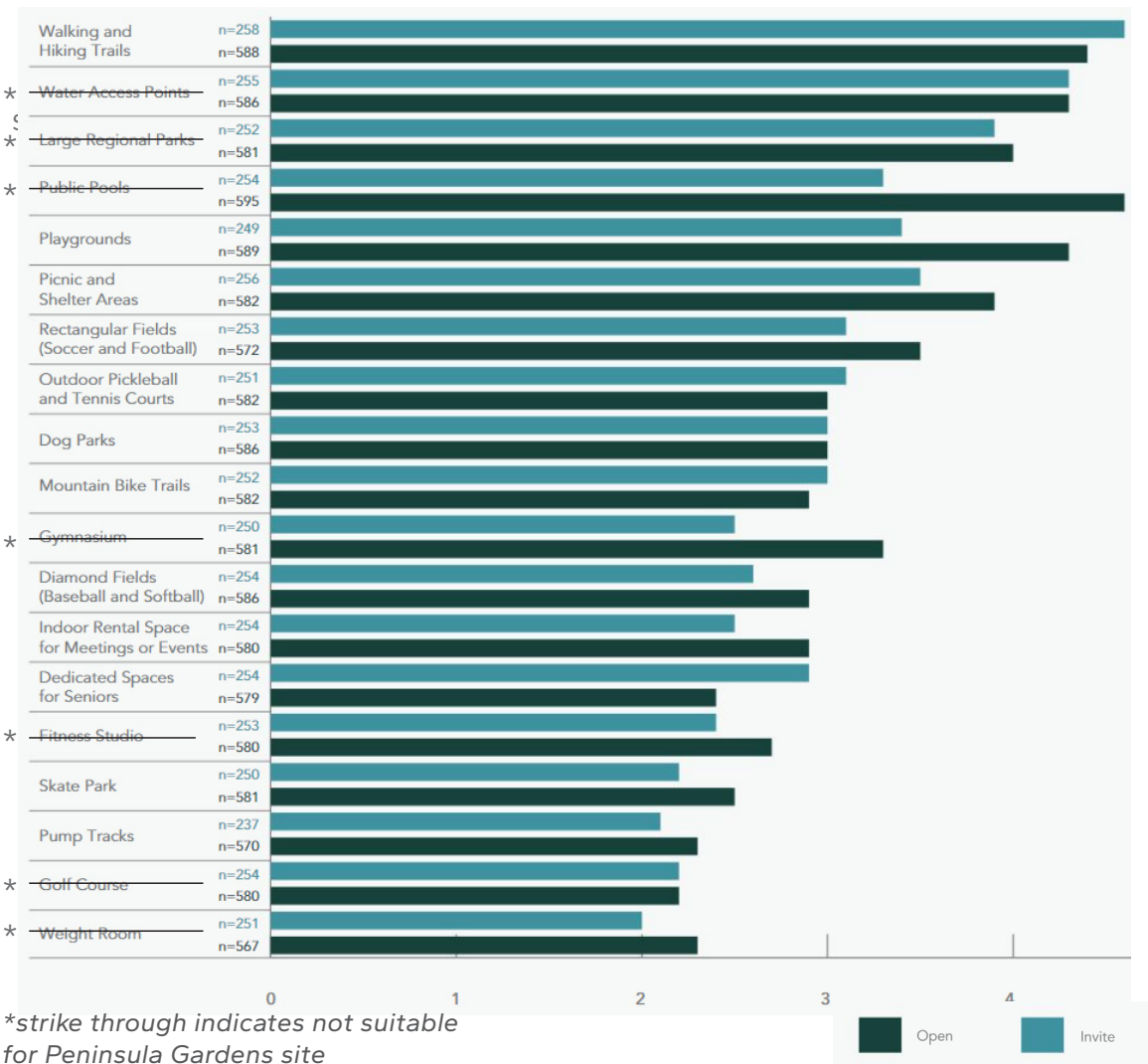


Figure 9: PROS Plan Amenity Survey

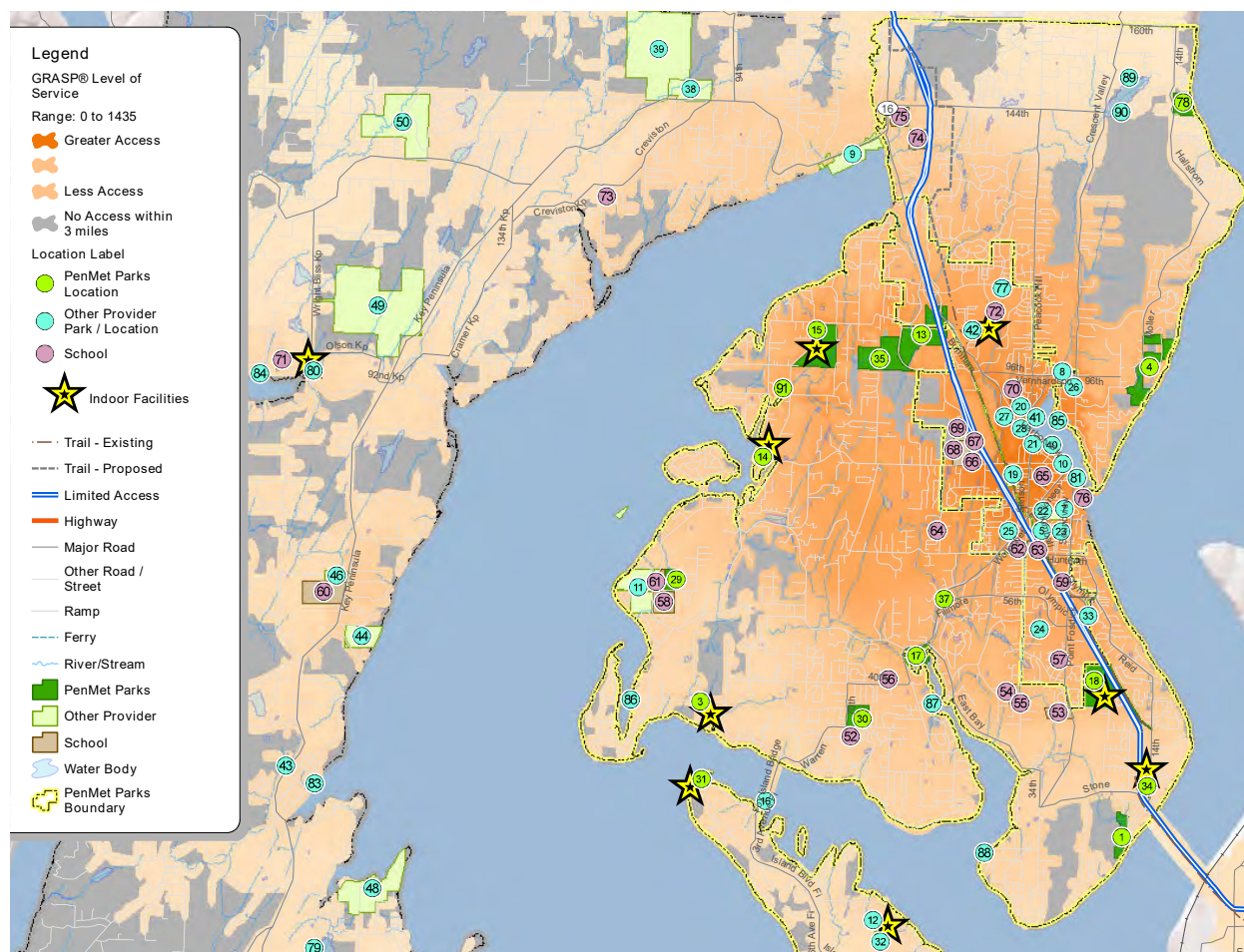


Figure 10: PROS Plan Level of Service Map

2.4 Environmental Studies

Existing Conditions

Wetlands

Chapter 18E.30 of the Pierce County Code governs activities in and around wetlands. The western half and the eastern corner of the site are mapped as possible wetlands per Pierce County GIS. However, none of the site is mapped for wetlands that are CWI delineations or National Wetland Inventory.

Geologic Hazard Areas

The Pierce County Code, (PCC Section 18E.80.030.B.5.a), states that slopes steeper than 20 percent with a vertical relief of 20 feet

or more are classified as potential landslide hazard areas. For sites with potential landslide areas, geotechnical assessment is required. If the geotechnical assessment determines that there are no active landslide hazards within 300 feet of the site, a geotechnical letter can be provided. A geotechnical evaluation shall be provided if there are active landslide hazards within 300 feet of the project area. A geotechnical assessment shall be submitted in the form of a geotechnical report when an active landslide area exists within 300 feet of the project area.

A Geotechnical Report was prepared by GeoEngineers, dated April 27, 2016. The Geotechnical Report concluded that the site has low liquefaction potential, low risk of lateral spreading, and low risk for seismic surface rupture. The Report states that the project site is mostly flat, except the perimeter of the project site. The southwest portion of the site is raised approximately 10 to 12 feet above surrounding grades. From the raised area, the ground slopes down at an approximate 2:1 inclination.

Pierce County GIS data identifies moderate steep slopes (21-50 percent) present along a small portion of the south perimeter of parcel 0221183028 (southeast of the existing building), which continues up to the north through the central portion of the site. (See Figure 11 – Steep Slopes Map).

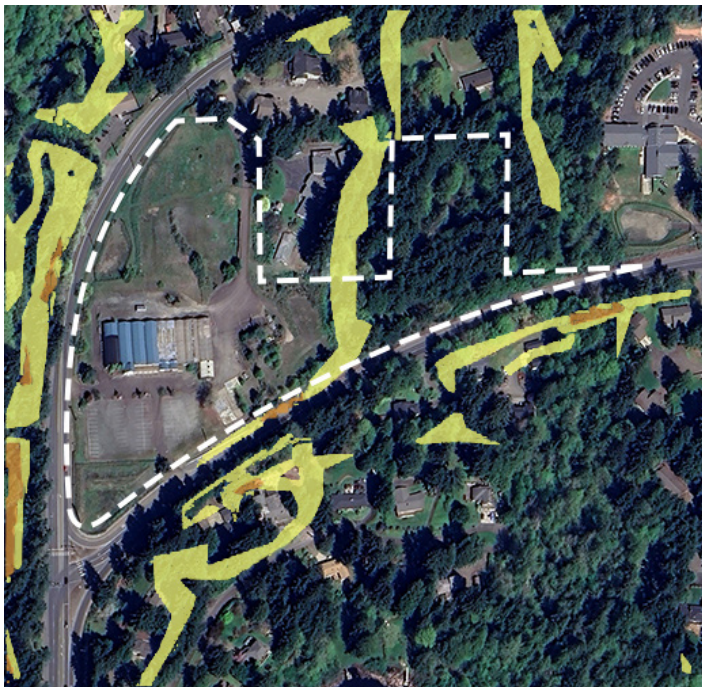


Figure 11: Steep Slopes Map

Moderate
(21%-50%)

High
(51%-99%)

Pierce County GIS mapping identifies areas of landslide susceptibility. Areas of both shallow landslide susceptibility and deep landslide susceptibility are present on the site. Areas of shallow landslide susceptibility range in severity from moderate to high. Areas of deep landslide susceptibility are classified as moderate. Areas impacted are located predominately along the west and south property lines. (See Figure 12 – Landslide Map).

As described in Pierce County's Critical Areas Standards and Development Regulations – Title 18E, potential geologic hazards which might apply to the site include Aquifer Recharge and Wellhead Protection Areas, Volcanic Hazard Areas, Landslide Hazard Areas, Seismic Hazard Areas, Mine Hazard Areas and Erosion Hazard Areas. Based on the Geotechnical Report and review of Pierce County GIS records, there are no Volcanic Hazard Areas, Seismic Hazard Areas or Mine Hazard Areas on the site or adjacent to the site. The Geotechnical Report concluded that the site has low potential for liquefaction, lateral spreading, and seismic surface rupture, based on observations of subsurface and groundwater conditions.

Physical Geography

The site is mostly flat, with the site slightly sloping down to the east in the forested area east of the existing building. The site is heavily forested along the eastern half of the site and is sparsely vegetated throughout the rest of the site. There are two stormwater ponds located in the southwest corner of the site and the central west border respectively.

Soils

From the Geotechnical Report, the on-site soils are characterized as Vashon glacial till, Vashon advance outwash, and pre-Olympia glacial deposits. Glacial till is mapped at higher

elevations surrounding the site and is described as an unsorted mix of silt, sand, gravel and cobbles typically found in a dense to very dense condition.

Advance outwash is shown as covering a majority of the project site and is described as well-bedded sand and gravel with increasing silt near the base of the unit, typically found in a medium dense to dense condition. Pre-Olympia glacial deposits are mapped at lower elevations to the south of the project site and described as silt, sand, and occasional gravel with varying degrees of iron oxide staining, found in a variety of conditions ranging from loose to very dense.

According to the United States Department of Agriculture Soil Survey, the majority of the

site (approximately 80%) consists of Harstine gravelly ashy sandy loam (6 to 15 percent slopes). Approximately 20% of the site consists of Harstine gravelly ashy sandy loam (15 to 30 percent slopes) in the central portion of the site, east of the existing building. Field observations and soil testing by GeoEngineers did not identify any of these soil types.

Hydrology

The site is located within the Kitsap Watershed –WRIA, identified as Water Resource Inventory Area 15 (WRIA 15). The watershed is bounded by the Puget Sound to the east and Hood Canal to the west. It includes Union and Tahuya rivers and various sized creek systems that discharge into the Puget Sound and Hood Canal.

Pierce County GIS indicates that a majority of the site, excluding the southwest corner is located within an aquifer recharge system.

Fauna

Per the Washington State Department of Fish and Wildlife’s (WDWF) Priority Habitats and Species (PHS) system, there are no sensitive species in the vicinity of the site. The stream in the eastern corner of the site is mapped for the presence of Residential Coastal Cutthroat. Across Wollochet Drive to the west of the project site, the stream is mapped for the presence of Residential Coastal Cutthroat. Areas north and northwest of the site, across Wollochet Drive, are mapped as freshwater forested/shrub wetland aquatic habitats.

Flora

A variety of tree species can be found within the site including, douglas firs and alders, as well as sycamores, pines and more ornamental tree species near the existing building. Himalayan blackberry dominates the edges of the forested

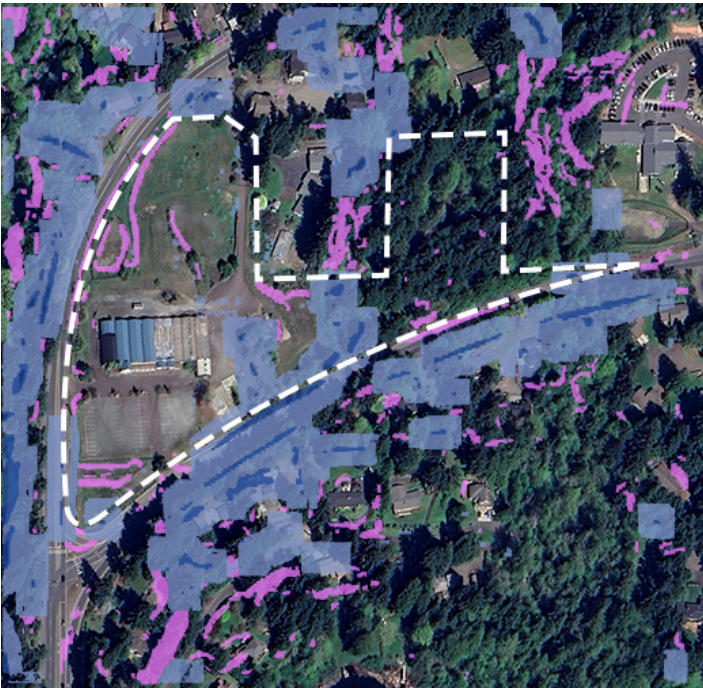


Figure 12: Landslide Map

Shallow Landslide Susceptibility

- Moderate
- High

Deep Landslide Susceptibility

- Moderate



Figure 13: Existing stormwater pond in the southwest corner of the site



Figure 14: Northern undeveloped portion of the site, looking south towards the existing building



Figure 15: Forested area located east of the existing building

parcel. The forest portion of the site contains a mix of Northwest natives including Western sword ferns, salal and snowberry.

Fire Service

Gig Harbor Fire provides coverage to the site, with the closest station being Station 59 Artondale, approximately 1.5 miles from the site. Station 59 Artondale is located at 3828 62nd Ave Ct NW, Gig Harbor, WA 98335.

School Service

The local school district for the project area is Peninsula School District (#401). The school district provides for grades Pre-K through Grade 12 and serves over 8,000 students across 17 schools and covers 120 square miles. The closest school to the project site is Artondale Elementary School, located approximately 1.5 miles away.

Transit Services

The closest bus stop is located approximately 1.8 miles from the project site. This area is currently served by Pierce Transit Route 100 Gig Harbor, which runs from Purdy to Tacoma Community College and provides service Monday through Friday from 6:00a.m. to 9:00p.m., Saturday from 9:45a.m. to 6:30p.m., and Sunday from 9:45a.m. to 7:30p.m.

Chapter 3 | Process

3.1 Project Timeline

Process

The site was originally acquired by PenMet Parks in 2010 with the intent to redesign the property as a recreational space. Existing infrastructure including greenhouses, administration buildings and concrete foundations from the previous commercial Peninsula Gardens plant nursery are still on site.

Since the site's acquisition, steps have been made to develop the property with direct

community engagement. A facilities study was published in 2012 that included an open house public meeting and in-depth site analysis. In 2018 a master plan was developed in conjunction with direct input from the PenMet Parks Board of Commissioners. The master plan was not realized, and the site remains undeveloped. This master plan process began in 2024. See Figure 16 for a detailed development timeline.

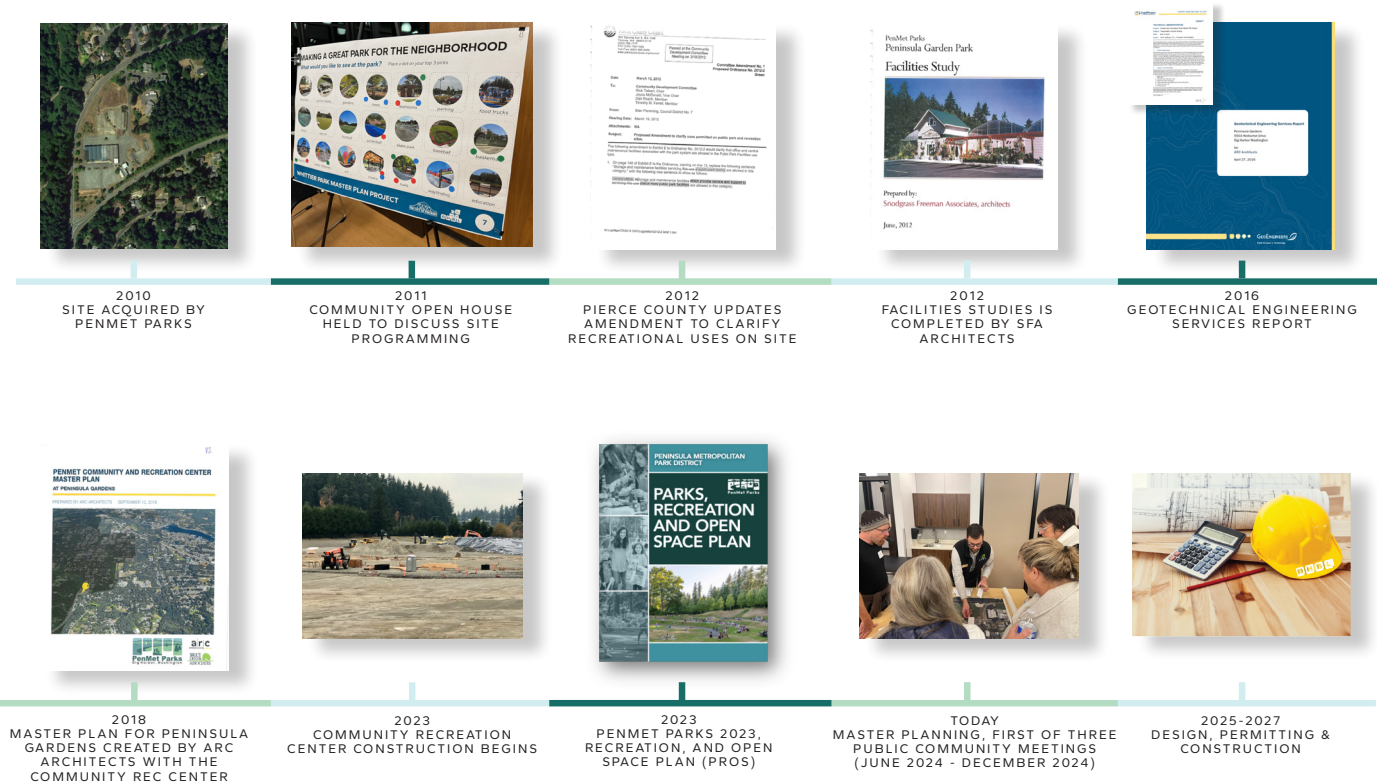


Figure 16: Peninsula Gardens Timeline

3.2 Public Involvement

Process

Input from the community served as the foundation for this master planning process, which started with the 2024 PenMet Parks PROS Plan's statistically valid survey and the list of top desired amenities. Three public meetings and three community pop-up events added new insights and refinement for the master plan project. These forums were also vital to seek input on design alternatives. The following timeline is a description of the public engagement process.

June 12th, 2024, Public Meeting #1

- PenMet Parks staff and their consultant conducted a public meeting to introduce the project to the greater community and to solicit feedback on the types of park improvements the community desired at Peninsula Gardens.

July 25th, 2024, Public Meeting #2

- PenMet Parks staff and their consultant conducted a second public meeting to introduce the project where three design alternatives were introduced to the community. Dot exercises allowed the community to vote on their preferred design alternative as well as select favorite elements from each design alternative that could then be harmonized in the preferred design alternative.

August 2nd, 2024, Community Pop-Up Event #1

- PenMet Parks consultant set up an informative booth at the PenMet Parks Summer Movie family night. The three concept alternatives plans were shared. Consultants invited movie goers to talk



Figure 17: Public Meeting #2

about the concepts and to share their comments on the online survey. Additionally, pamphlets were provided to share future dates for public meetings and community outreach.

August 16th, 2024, Community Pop-Up Event #2

- PenMet Parks consultant shared the three concept alternatives at the PenMet Parks Summer Movie night in an effort to capture input from a diverse set of age groups. Consultant invited movie goers to talk about the concepts and to share their comments on the online survey.

August 28th, 2024, Community Pop-Up Event #3

- PenMet Parks staff set up an informative booth at the Summer Concerts in the Park in the Sehmel Homestead Park Amphitheater. Similar to previous outreach efforts, the concept designs were displayed, and

community members had the opportunity to talk with staff members and were directed to the online survey.

September 19th, 2024, Public Meeting #3

- PenMet Parks staff and their consultant conducted a third public meeting to present the preferred concept alternative for Peninsula Gardens site. Attendees were invited to give their overall opinion of the park and mark their most favorite and least favorite elements of the park.

During this process, two community surveys were also posted online to solicit additional public input with questions in alignment with the public meeting topics. The surveys received over 400 total responses. The feedback from the public was instrumental in developing the preliminary preferred master plan, which combined elements from each design alternative. For a detailed summary of the public engagement process, see Appendices B, C, and D.



Figure 18: Pop-up Event #2

3.3 Public Meetings

Process

Public Meeting #1 and Survey #1

The main objectives of the first public meeting were to understand the community's desired amenities and preferred character for the Peninsula Gardens Master Plan Project.

Forty-six people attended the meeting. The meeting was divided into two parts including a 20-minute presentation of the master planning process followed by an open house format feedback session. Boards containing information about potential park use and amenities were provided for comment.

Participants were invited to provide written feedback on sticky notes and voted on their top preferred amenities with sticky dots. Tables displaying an aerial plan of the site allowed community members to place scaled

amenity cutouts on the existing field space to experiment with preferred layouts of the park. The results of these activities were documented to implement in the first iterations of park concepts.

In an effort to reach as many community members as possible, an online survey was open on the PenMet Parks website for four weeks. The survey contained the same visual materials and questions that were posed at the in-person meeting. For a more detailed summary of Public Meeting 1, please see Appendix B.

Figure 19 combines the votes for the top amenities from Public Meeting #1 and the online survey.

Top Desired Amenities from Public Meeting #1 and Survey #1

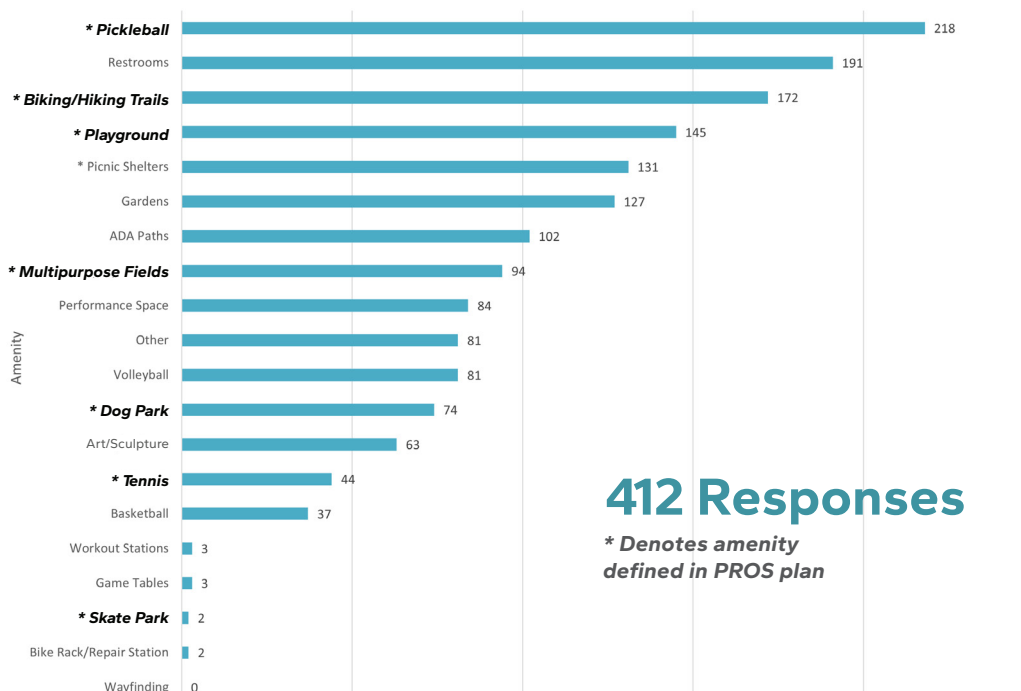


Figure 19: Public Meeting #1 Results

Public Meeting #2 and Survey #2

The second public meeting showcased three concepts that were developed directly from the public engagement data collected from Public Meeting #1 and Survey #1 as well as the PROS Plan priorities. Seventy-one people attended the meeting.

A presentation of the three concepts, titled Reuse, Restore, and Reimagine, was given followed by an open house format feedback session. Participants were given three (3) stars: Gold, Silver, and Green and invited to rank their preferred options. Gold indicated most preferred, followed by silver for second and green for third. Participants also provided written feedback on sticky notes and used sticky dots to select preferred amenity scale through a “This or That” photo comparison.

In an effort to reach as many community members as possible, an online survey was open on the PenMet Parks website for six weeks. The survey contained the same visual materials and questions that were posed at the in-person meeting. For a more detailed summary of Public Meeting #2, please see Appendix C.

To further raise awareness of the project and to invite additional feedback, PenMet Parks and consultants attended three summer events to share the three concept alternatives. The pop-up summer events allowed community members of diverse age groups and backgrounds to share comments in person and to participate in the online survey.

Figure 20 combines the rankings of the three concepts from Public Meeting #2.

Preferred Concept Alternative Ranking from Public Meeting #2 and Survey #2

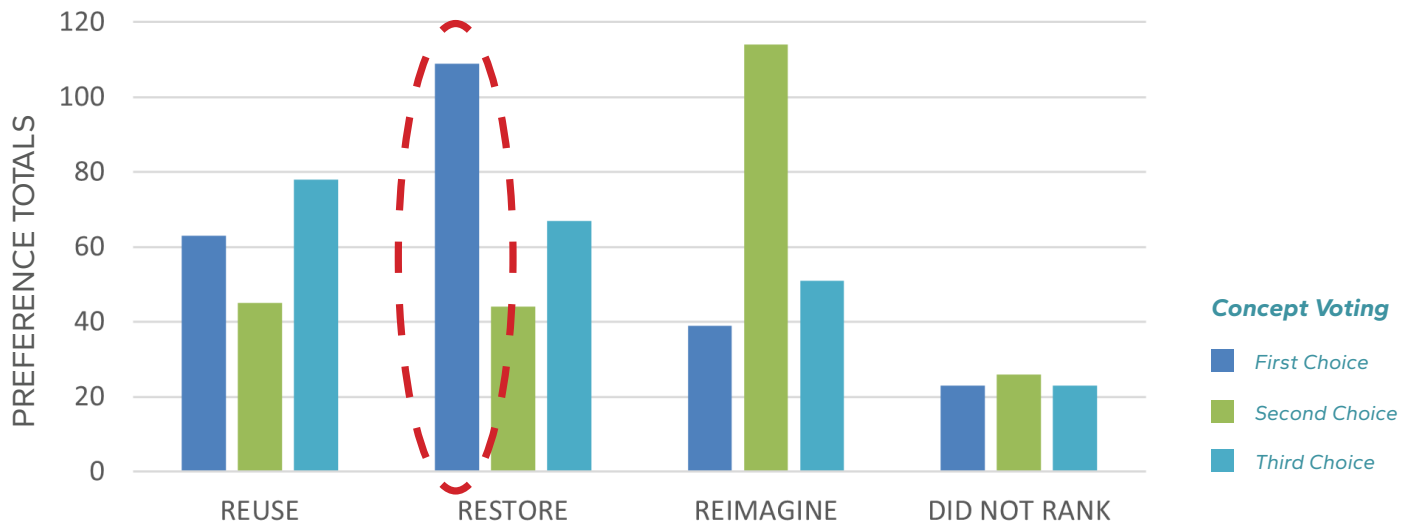


Figure 20: Public Meeting #2 Results

Public Meeting #3

The third public meeting exhibited the preliminary preferred alternative plan derived from the responses from the previous public meetings and online surveys.

A presentation of the preliminary preferred alternative plan along with character images of the proposed site amenities was given followed by an open house format question and answer session. Thirty-five community members attended with 30 individuals attending in person and five individuals attending virtually. Several summary boards were used to review community input from previous outreach efforts to support the design decisions made in the

preliminary preferred alternative. Participants were invited to share their thoughts on the preliminary preferred alternative plan and give additional feedback on individual amenities through a written questionnaire provided at the meeting.

Figure 21 showcases the most favorite amenities recorded from Public Meeting #3. For a more detailed summary of Public Meeting #3, please see Appendix D.

Favorite Amenities from Public Meeting #3

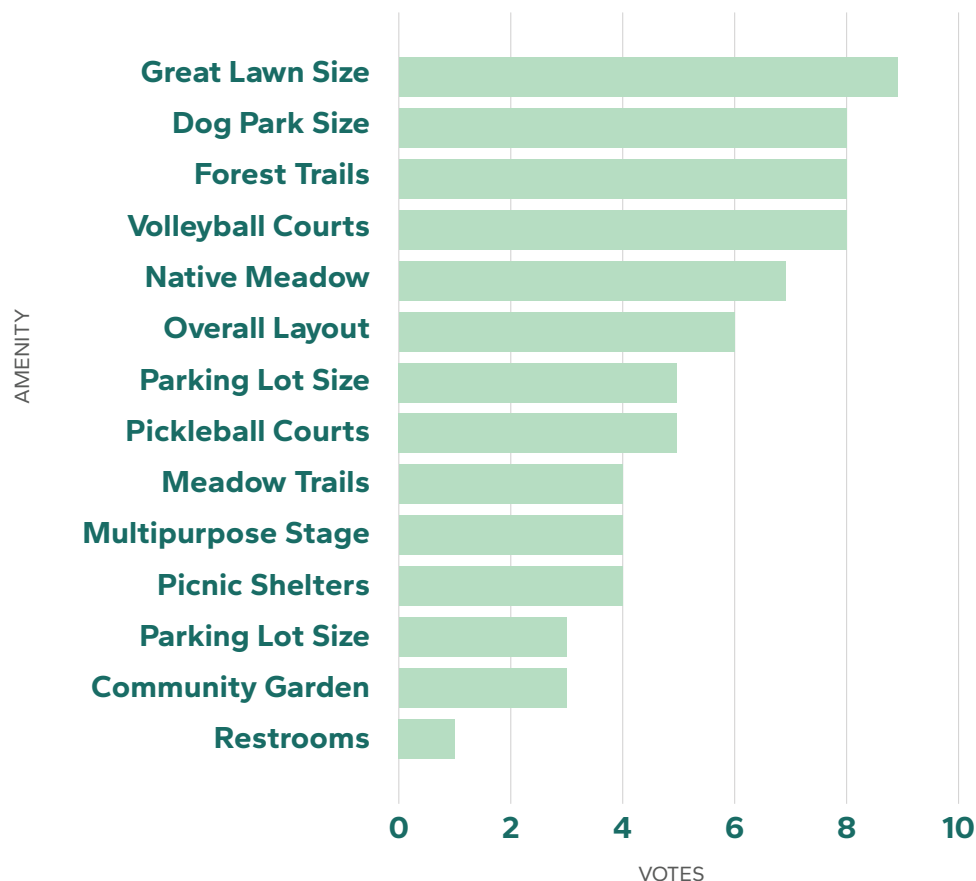


Figure 21: Public Meeting #3 Results

Chapter 4 | Design Alternatives

4.1 Design Alternative Matrix

Design Alternatives

Three design alternatives were prepared to depict what the full build out of the park could look like and to allow PenMet Parks to plan for and implement park elements as funding becomes available. The three design alternatives were developed and reviewed through a public process including public meetings, surveys, and referencing back to

the PROS plan. The matrix below shows how each amenity varies across each of the three options. A preferred alternative was prepared that combines elements of each alternative in addition to the long term service gap goals. The key elements of the preferred alternative plan are discussed in Chapter 5.

PARK AMENITIES	REUSE	REIMAGINE	RESTORE
Parking	Maintain Existing 44 Stalls	Revise Parking 60 Stalls	Revise Parking 60 Stalls
Great Lawn	Multi-Purpose Field <i>Picnic Area, (1) Size U-12 Soccer or (2) U-6 Soccer, Outdoor Yoga</i>	Multi-Purpose Field <i>Picnic Area, (1) Size U-12 Soccer or (2) U-6 Soccer, Outdoor Yoga</i>	Multi-Purpose Field <i>Performance Space, Picnic Area, (1) Size U-12 Soccer or (2) U-6 Soccer, Outdoor Yoga</i>
Picnic Shelters	1 Large, 3 Small	3 Large, 3 Small	2 Large, 2 Small
Community Gardens	Medium Size	Small Size	Large Size
Playgrounds	Separate Playground <i>(Ages 2-5 & 5-12)</i>	Large Traditional Playground	Nature Playground
Dog Parks	None	Agility Course Dog Park	Forest Dog Park
Courts	6 Pickleball, 2 Tennis Courts	6 Pickleball Courts, 2 Tennis Courts, 1 Sand Volleyball Court	4 Pickleball Courts, 2 Sand Volleyball Courts
Unique Amenities	Vegetative Trusses	Pickleball Windscreens and Fences	Native Meadow and Orchard

Figure 22: Concept Matrix

4.2 Concept Reuse

Design Alternatives

The Reuse concept alternative was designed around reusing as much of the existing site features as possible and creating a garden like park that nods to the site's history as a plant nursery.

The existing parking lot is improved and maintains two entry access points. To the north of the existing parking lot, we've proposed six pickleball courts. Three of the courts would repurpose the suitable portions of the existing foundation. Existing metal trusses from the existing building's breezeway, would be reused as a trellis structure. Picnic areas would be below. East of the trellis trusses is a playground. The playground would be separated by age groups (2-5 and 5-12). Additionally,

the playground would be accessible and integrated for children of all abilities. North of the playground is a great lawn surrounded by a meandering, accessible walking loop and picnic shelters.

South of the playground is a centrally located restroom facility. South of the restrooms are two tennis courts. Additionally, this concept alternative proposed a larger community garden with a native plant demonstration garden with perhaps a gazebo and small activity lawn for outdoor exercise classes like yoga or tai chi. This area acts as the trail head to the forested area that would have developed trails and small sitting area.

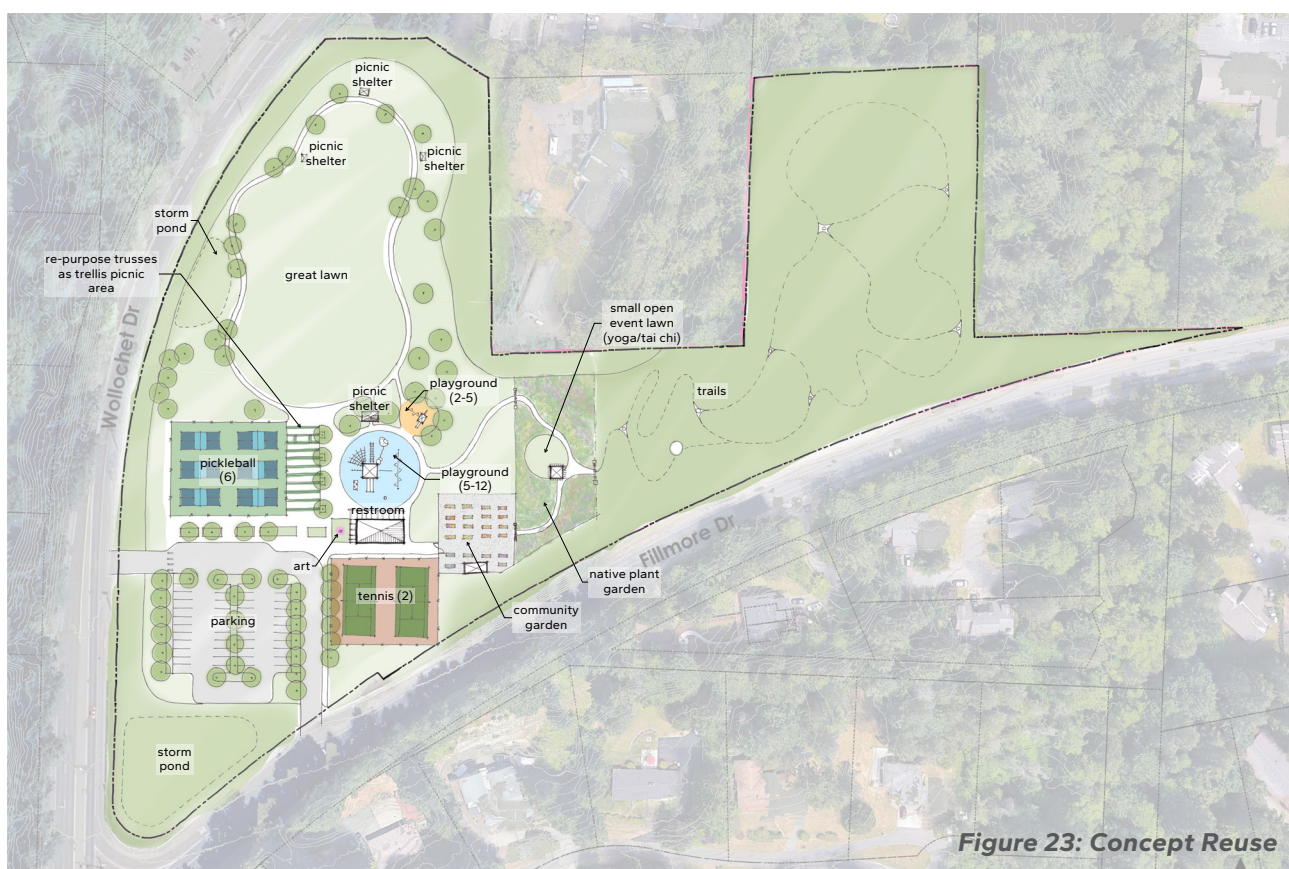


Figure 23: Concept Reuse

4.3 Concept Restore

Design Alternatives

The Restore alternative is based on the public's expressed desire to maintain the rural character of the site.

This concept reduces the entry to one access point from Wollochet. Once you enter the parking lot, directly in front of you will be a large playground with adjacent restrooms and picnic shelters, surrounded by lawn and a sidewalk and then ringed by shade trees. To the north of the parking lot are two sand volleyball courts and picnic shelter, a great lawn to the north with performance shelter and picnic shelters. To the right of the playground is a fenced, off-leash dog area. Access to a new trail system from the dog park area is provided. To the south of the playground is a large community garden with

orchard and small storage shelter, and then to the south of the parking lot are four pickleball courts with a picnic shelter.

A native meadow surrounding the circular paths with camas and tall, native grasses created habitat for birds, butterflies, and insects. This concept also proposed extending the existing forested edge near the dog park with native shrubs and trees.

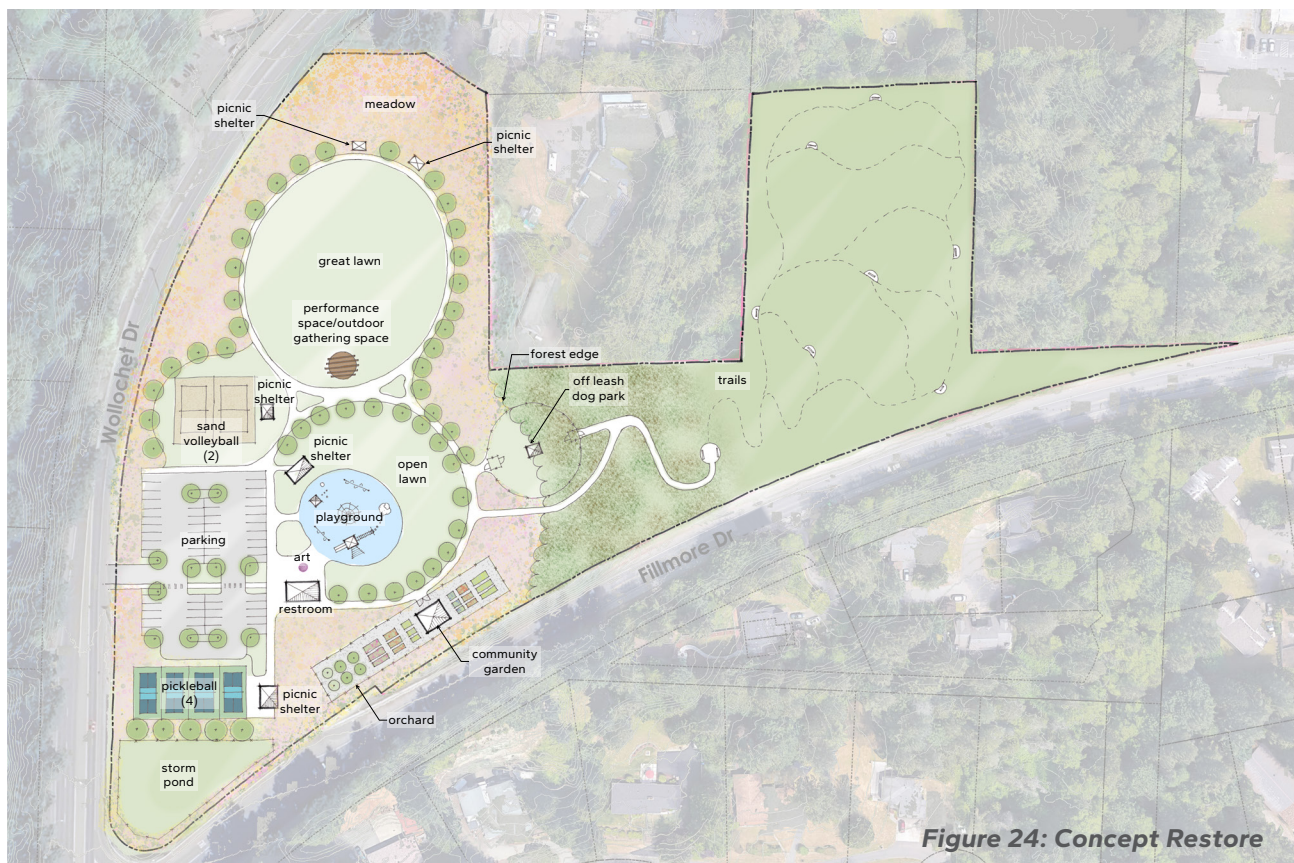


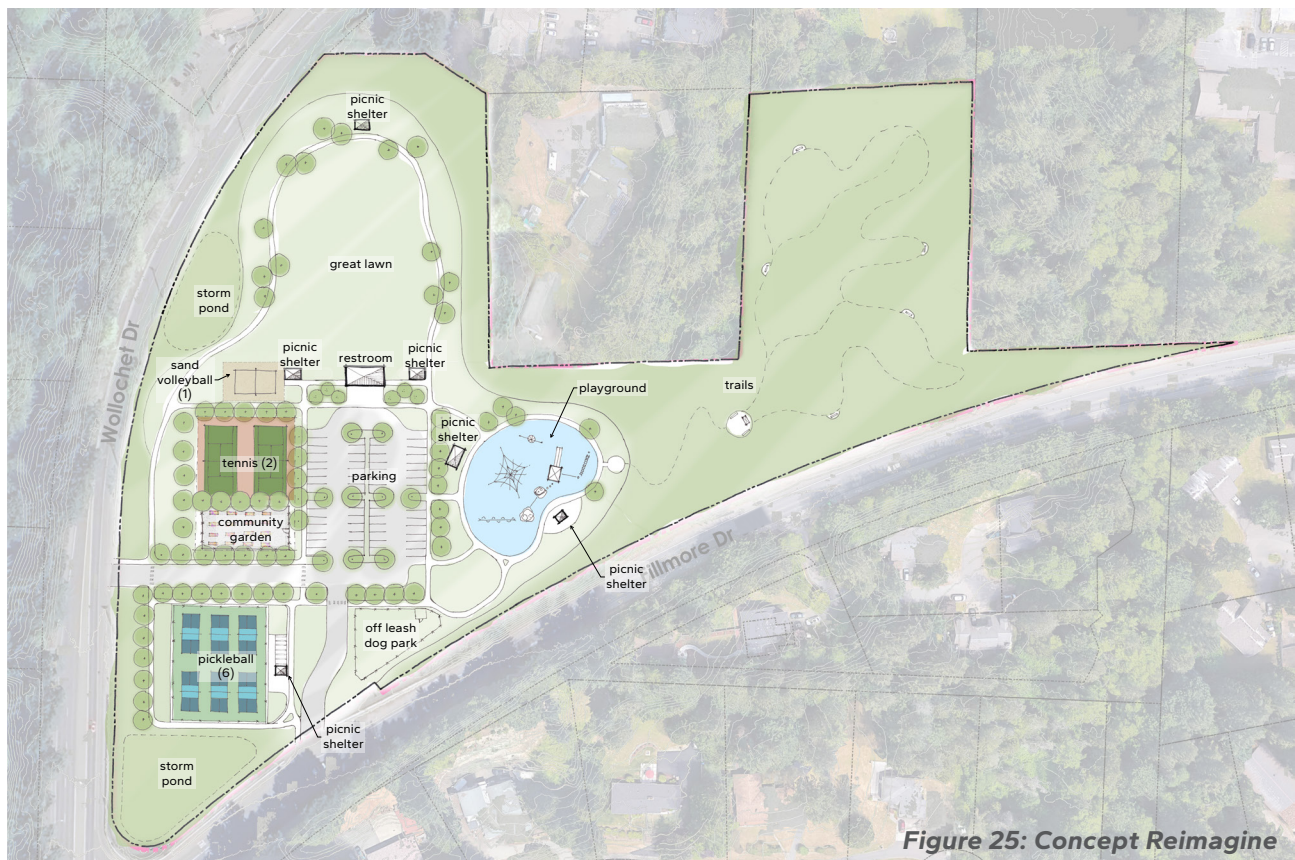
Figure 24: Concept Restore

4.4 Concept Reimagine

Design Alternatives

The Reimagine alternative explores a traditional park arrangement where the parking lot is more centrally located, and site amenities radiate out around the parking. Two entrances are maintained. To the left of the parking is a community garden, two tennis courts, and one sand volleyball court. Adjacent to the volleyball court is a picnic shelter. Central to the site is a restroom and to the north a great lawn open to multiple activities with an accessible sidewalk looping around the site. To the right of the parking area is a large playground with picnic shelters surrounding an accessible path that

leads to the trail system. To the south of the parking area is a small, fenced off-leash dog park. There are also six pickleball courts with a small picnic shelter and shaded area.



Chapter 5 | Peninsula Gardens Master Plan

5.1 Design Narrative

Preferred Alternative

The design process to arrive at a preferred alternative began with a thorough review of community input from public meetings and written comments, as well as both in-person and online surveys. Extensive input was gleaned from Public Meeting #2 when the three concept alternatives were presented.

There was a strong preference for the Restore and Reimagine concepts. Restore's rural meadow character, combination of site amenities and relationships between elements were identified as highly preferred. The balance of site amenities from pickleball to playgrounds to the multipurpose field were all highly rated. This then formed the basis to build the preferred alternative.

With this information in mind, the formal design process began with a thorough site analysis and assessment by the civil engineering team. The civil review assessed the site utilities and identified a transformer which requires access from Fillmore Drive NW. Additionally, civil review noted a need to maintain vehicular access from Fillmore Drive NW to the storm pond.

Access, Parking & Off-site Improvements

Park user access may be limited to Wollochot Drive. Access off of Fillmore Drive NW will be

dedicated for maintenance access. This will allow vehicular access to the existing storm pond and to the existing transformer. In the planning and civil engineering review of Pierce County code, it is highly likely that street improvements including sidewalks will be required. The updated master plan proposes two potential pedestrian access points.

The preferred alternative reuses much of the site's existing parking, while expanding it north to take advantage of the site's existing grades. A total of 60 parking stalls are proposed. Additionally, the existing south storm pond was evaluated and found to be suitable to be reused with the addition of a biofiltration area between the parking lot and the existing storm pond. Additional biofiltration and rain gardens throughout the parking lot will be needed.

Central Area: Playgrounds, Restrooms & Pickleball

An entry plaza provides picnic table seating, shade trees, and potential location for the expressed desire for art. This space creates a welcoming entry into the central area of the park. A restroom facility is located with proximity to the playground and pickleball courts. Park wayfinding and signage could also be located here.

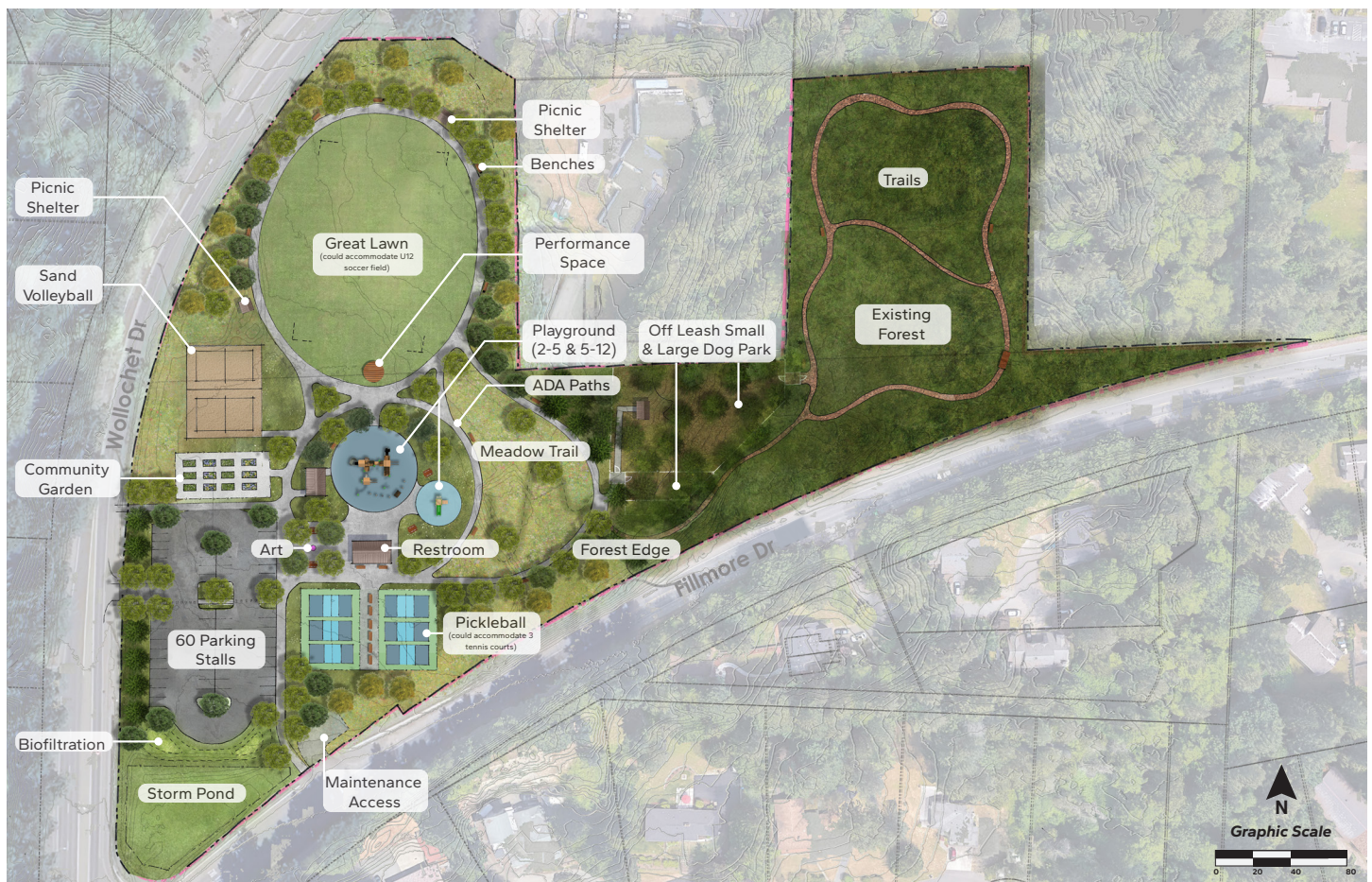


Figure 26: Preferred Alternative Master Plan

The playground is divided into two separate play areas by age (2-5 and 5-12 years old). The playground is surrounded by lawn and a looping path. The playground for 2-5 year olds is located furthest from the parking area as an added layer of safety. The playground should meet and exceed accessibility requirements by providing inclusive and engaging play experiences for children of all ages and abilities. Additionally, the playground for 2-5 year olds is located with closest proximity to the restrooms for the youngest park users' needs. A covered picnic shelter is located adjacent to the playground area to host birthday parties and other events.

The plan identifies 6 dedicated pickleball courts (alternative for 3 shared tennis/6 pickleball courts) to the south the restrooms. Pickleball

is located further away from other site elements to address concerns of noise and the expressed desire for a separated area. Additionally, a central path provides several benches to allow for spectators and gathering spaces.

A covered pickleball court would allow for year-round play and may be considered for a future phase. North-south orientation for pickleball courts is preferred; however, may impact the proposed total number of courts.

To explore the expressed needs of the pickleball community, an offsite study of the existing courts at Sehmel Homestead Park was undertaken. See Appendix E for alternative studies and cost estimate.

This area incorporates key elements from the PROS Plan and public engagement including: accessible paths, playgrounds, pickleball/tennis courts, picnic shelters, art and restrooms.

Community Garden & Sand Volleyball

The desired amenity of sand volleyball and community gardens are located along the eastern side of the park. The community garden has easy access to the parking area for any gardening supply deliveries. The sand volleyball is surrounded by lawn to allow for spectators and shade tents.

This area incorporates key elements from the public engagement process including: community garden and sand volleyball.

Great Lawn: Multipurpose Field, Performance Space, & Accessible Paths

The great lawn to the north is encircled by an accessible walking path. Shade trees line the edge of the path. Benches and picnic shelters are strategically located around the walking trail perimeter to allow for spaces to rest. A native meadow edge extends from the perimeter of the path to the edges of the park property. Informal trails could weave through the perimeter meadow planting both for walking paths and ease of maintenance.

Within the great lawn circle is a traditionally maintained lawn. This area is sized to host up to a U-12 soccer field. It is also large enough for an outdoor pool although further feasibility for that use would be required. This multipurpose lawn can additionally provide space for picnics, kite flying, informal pick up games and seating for the performance space.

The performance space is an amenity that was identified in the public engagement process. The performance space would be designed to host small musical or theatrical productions or group exercise classes such as yoga or tai chi. PenMet Parks may want to consider a larger enclosed pavilion in a future phase to accommodate larger community events that builds off the performance space or restroom area similar in size and scale to Sehmel Homestead Park's Volunteer Vern Pavilion (capacity for 120 people). See page Appendix A for cost estimate.

This area incorporates key elements from the PROS Plan and public engagement including: accessible paths, rectangular fields (soccer and football), picnic shelters, and performance space.

Sloping Meadow, Off-leash Dog Park, & Trails

Sidewalks frame a sloping meadow, allowing park users to climb gently to the park's high point. The top of the slope is home to the fenced, off-leash dog park. The dog park is divided into large and small dog areas. A small shelter provides weather protection for people. The master plan vision is to expand the forested area to include the dog park. This will build on the restoration intent and provide a visual buffer to the adjacent northern property.

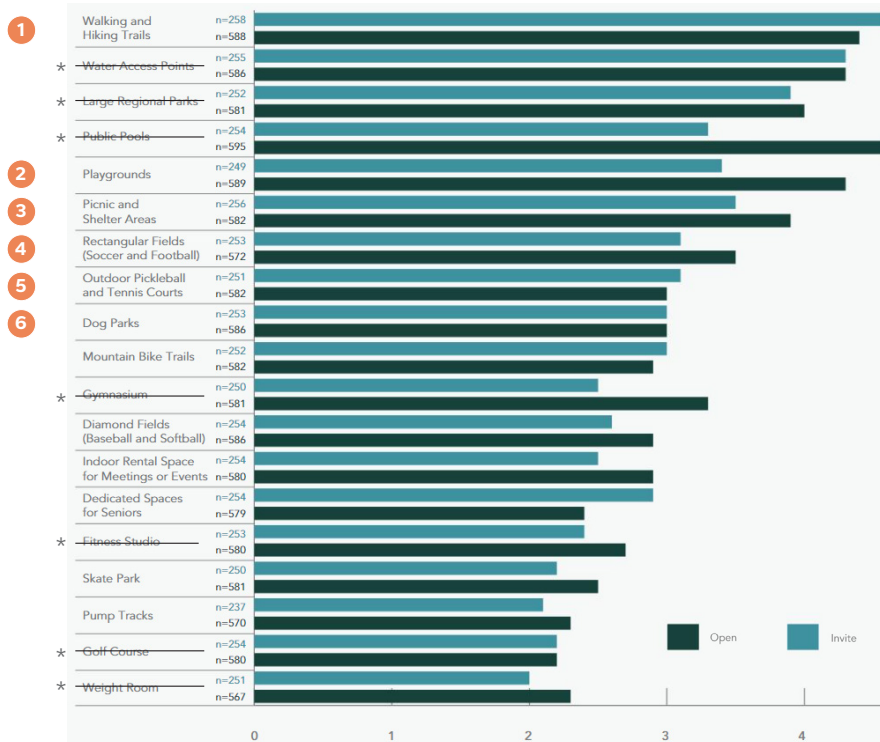
Also, at the top of the hill, park users will find access to nature trails to enter the existing forest. A network of five to six foot wide trails will provide two looping paths through the forested area. Invasive plant material will be removed. Boardwalks may be provided over seasonally wet areas to improve access and protect sensitive areas.

5.2 Master Plan Alignment

Preferred Alternative

Top Desired Amenities from PROS Plan

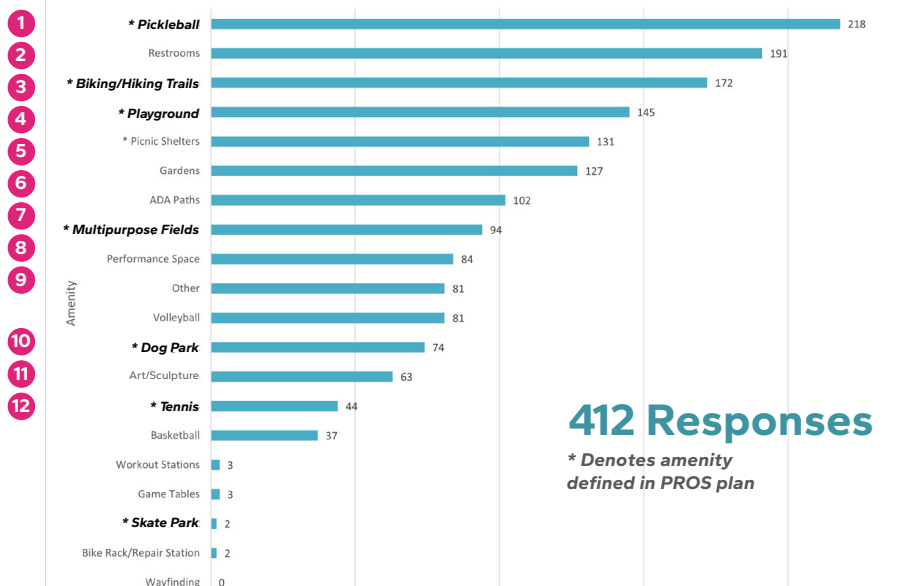
Statically valid to +/- 5.9%. Approximately 1,000 community member responses.



*strike through indicates not suitable for Peninsula Gardens site

Figure 9: PROS Plan Amenity Survey

Top Desired Amenities from Public Engagement



412 Responses

* Denotes amenity defined in PROS plan

Figure 19: Public Meeting #1 Results

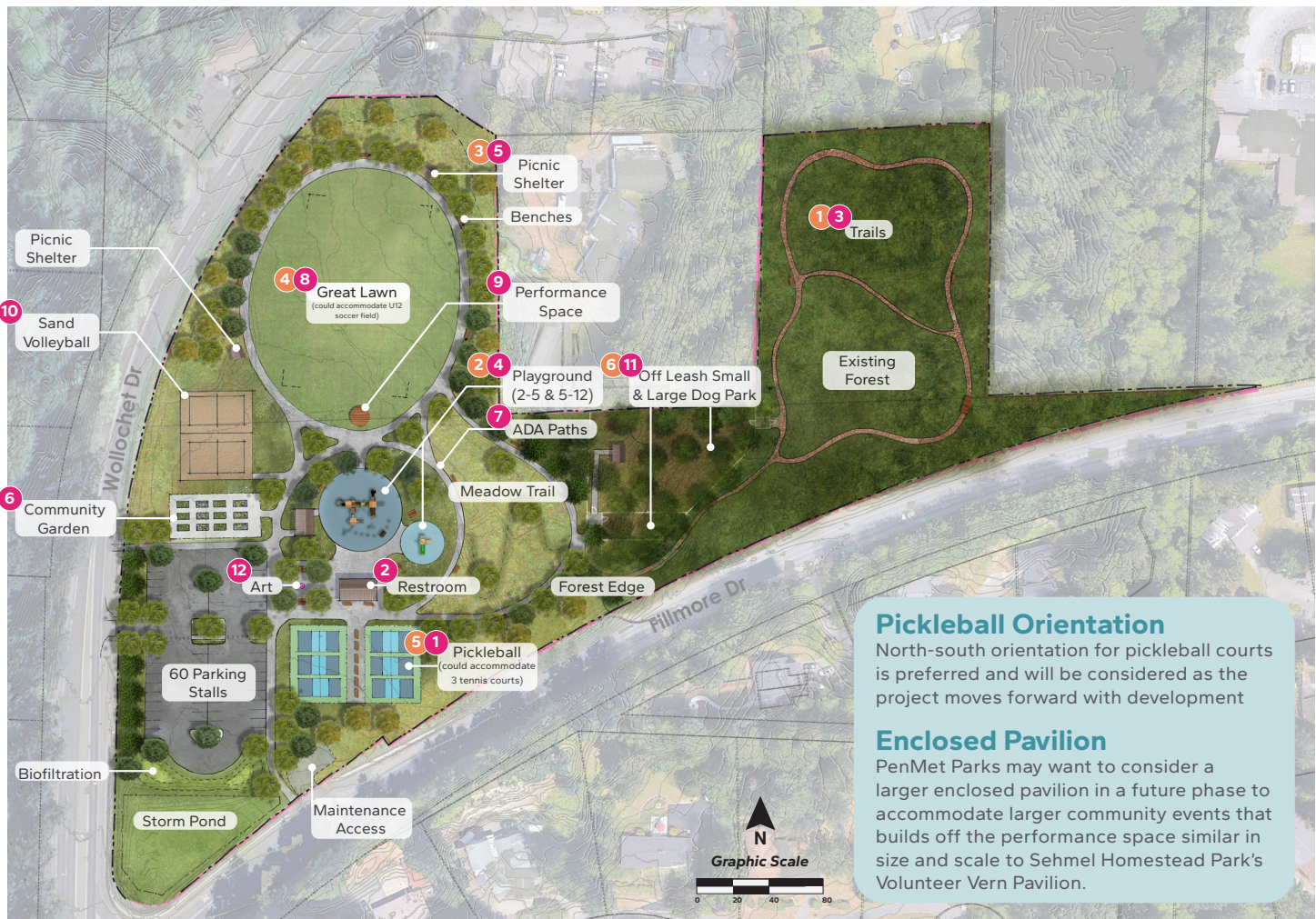


Figure 27: Master Plan Alignment

The priority in the Preferred Alternative Master Plan was to adhere to community responses from the public engagement process and the feedback in the PenMet Parks PROS Plan. The top amenities in the public engagement process and the PROS Plan were used as a foundation for the site layout.

The PROS Plan collected data from over 1,000 individuals to create a statistically valid survey. Taking into account the results from that survey helped ensure that more community members' needs were represented. The top desired amenities reported in the PROS Plan (See Figure 27 - Master Plan Alignment) were

analyzed for suitability on site. Amenities that required water access or large indoor space were deemed not suitable based on physical site limitations. The Preferred Alternative Master Plan provides the top six suitable amenities aligning with the PROS plan.

The public engagement process also yielded over 400 responses directly relating to amenities on site. The Preferred Alternative Master Plan provides the top twelve amenities aligning with the public engagement process with the exception of the "other" category. Five of these amenities aligned with the top amenities from the PROS Plan.

5.3 Site Considerations

Preferred Alternative

Grading & Erosion Control

The site generally slopes down from east to west. Existing site grades will be slightly modified because of the project improvements, but slope patterns will generally be preserved.

The proposed project will exceed one acre of disturbed area and will require a Department of Ecology Construction Stormwater General Permit. The contractor must adhere to the requirements of the project-specific Construction Stormwater Pollution Prevention Plan (CSPPP) and must install and maintain temporary erosion and sediment control best management practices (BMPs).

Stormwater

Stormwater from the site is collected and directed to either of two existing storm ponds. Most of the site's stormwater runoff is collected and conveyed to the detention pond located in the southwest corner of the site. The existing pond includes a bioswale that provides treatment and storm control structure that releases stormwater at a controlled rate to the County storm system in Fillmore Drive NW.

The proposed master plan improvements will reduce the amount of impervious and pollution-generating impervious surfaces. The County will consider the amount of site work proposed to be a substantial redevelopment.

Because the proposed project improvements involve more than 5,000 square feet of new and replaced impervious surfaces, the project is required to meet all of the Pierce County minimum requirements for stormwater design

and permitting. The project will be required to provide flow control and water quality treatment and will be designed to meet the 2021 Pierce County Stormwater Management and Site Development Manual.

It is likely the site's existing south storm pond can be restored and reused. The existing pond and water quality facilities will need to be updated to meet current stormwater codes and standards.

A review of the 2016 Geotechnical Report indicates infiltration is unlikely due to the site's soils. An updated geotechnical report will be required to verify these assumptions.

Paving & Surfacing

Paving for the proposed improvements will include architectural concrete for the plazas/entrances/courtyards, asphalt paving for the new parking area, and standard concrete for standard sidewalk and ADA route improvements.

The parking lot drive aisles will be required to be heavy duty hot mix asphalt to support fire and emergency vehicles.

Frontage & Offsite Improvements

The site is fronted by Fillmore Drive NW and Wollochet Drive. The majority of the frontages have paved or gravel shoulders. There is existing curb gutter and sidewalk along the frontage at the intersection.

We anticipate that the project will be required to provide offsite or frontage improvements

per the authority having jurisdiction. A pre-application meeting with Pierce County will be required.

Without a pre-application meeting it is difficult to determine the exact scope and extents of offsite improvements that will be required. The Master Plan estimate assumes new concrete curb, gutter, and six-foot sidewalk will be required where there is currently no sidewalk. The installation of curb, gutter, and sidewalk may require stormwater improvements in the right of way to account for the additional offsite impervious areas.

A traffic impact analysis (TIA), will be required to determine if any road improvements are warranted.

Sewage Disposal

The site is in a rural zoning district outside of the Gig Harbor Urban Growth Area. Per the Peninsula Garden Park Facilities Studies prepared by Snodgrass Freeman Associates, dated June 2012, a community drain field serves the site. The PenMet Parks site sanitary sewer is connected to an on-site septic tank that outlets to a pump tank that pumps the sewage to the offsite community drainfield. This community drain field is located off site to the north and is used by the PenMet Parks property and multiple adjacent commercial buildings.

The capacity provided by the community system is not known. The existing system was previously designed for occupancies of the existing site.

For the project development, there are two (2) options available:

1. Remove the existing building's plumbing connections from the existing community

system and provide a new septic system and drain field for the proposed restroom building.

2. Connect the new restroom to the existing septic system. This option would require additional research and confirmation that the existing system has capacity for the proposed improvements.

The master plan estimate assumes that a new septic system and onsite drainfield would be designed for the new restroom facility, most likely located in one of the large lawn areas.

Water Service

Water is provided to the site by the Stroh's Water Company. Per previous site studies, the site is served by an 8" main in Fillmore Drive NW. Existing as-built drawings were not identified in the site research. Based on the available documents, the site does have existing domestic and fire services that serve the existing buildings.

The project will require existing waterlines be located. It is assumed that new water main and service lines re-routing will be required to serve the new restroom and the other covered structures. New fire hydrants will need to be installed to provide proper coverage for the parking and new restroom building.

New irrigation and domestic meters and connections will also be required.

5.4 Entitlement and Vesting

Preferred Alternative

The permitting of a park at the subject site would require applications for:

- Site Development permit
- Administrative Design Review or the Site Plan Review process
- Building Permits
- State Environmental Policy Act (SEPA) environmental review

The design guidelines that would be applicable to a community park would include Site Design (Section 18J.40.060.A PCC), Building Design (Section 18J.40.060.B PCC), Color and Material Design (Section 18J.40.060.C PCC), and Landscape and Planning Design (Section 18J.40.060.D PCC).

Per Section 18D.20.010 PCC, Pierce County utilizes the maximum flexible thresholds for minor new construction as established in WAC 197-11-800(1)(c). SEPA environmental review is required for recreational projects constructing a building with a total floor area of 12,000 square feet or more and 40 or more parking stalls.

A building permit submittal would be needed for improvements such as restrooms and would be the only application component that would vest current standards and guidelines to the site design.

Pierce County Code allows for the vesting of certain land use regulations, referred to as “existing nonconforming”. Per PCC 18A.70.040, the following thresholds apply for maximum allowable percent of expansion for nonconforming civic uses in a rural and resource area (Park and Recreation):

Nonconforming use:

- 10% expansion: Permitted Outright
- 25% expansion: Administrative Nonconforming Use Permit
- More than 25% expansion: Nonconforming Use Permit

Nonconforming development:

- 25% expansion: Permitted Outright
- 33% expansion: Administrative Nonconforming Use
- More than 33% expansion: Nonconforming Use Permit

Stormwater requirements are not considered land use regulations under Pierce County Code and are therefore applicable for vesting under the land use code. Stormwater design will need to be consistent with the current Pierce County Stormwater and Site Development Manual. The Pierce County Stormwater and Site Development Manual adopted in July 2021, is currently in the process of being updated. In the future, if new structures or other impervious surfaces are added to the site, the surface water management facilities will need to be designed consistent with the Pierce County Stormwater Management Manual that is current at that time.

5.5 Phasing and Implementation

Preferred Alternative

The future park site improvements will occur in phases. Based on currently available funding sources, the initial phase includes site studies, construction document development, and construction of only a portion of the master plan amenities. Subsequent phases, which are dependent on future funding sources, include the remaining park improvements and site amenities to complete the master plan vision.

Summary of Phase 1 Improvements

Phase 1 begins with several required site studies. These include a pre-application meeting with Pierce County, preparation of a comprehensive site survey, geotechnical report, traffic impact analysis study, critical areas reports and arborist study. These studies will then allow for design and permitting to proceed. With these essentials complete, the design process will continue from schematic design to construction documents.

Off-site frontage improvements likely include curb, gutter and sidewalks. Due to grade changes along frontages, retaining walls along the public sidewalk are likely.

On-site infrastructure work will include demolition, site grading, stormwater, a new septic system, and other necessary infrastructure. Site grading activities will strive to balance the cut and fill to maintain the excavated material on-site rather than hauling and disposing of the material off-site.

The stormwater system will also address the rehabilitation of the existing south storm pond. Other infrastructure will include potable water and fire service lines with hydrants. Phase 1 site

work will also include an updated parking lot with county-required parking lot plantings.

The remaining Phase 1 items include final grading, accessible sidewalks, and planting. Planting will be predominately lawn with perimeter tree plantings. At the end of Phase 1, the new park site will feature a parking lot, the great lawn for multi-use activities and walking trails.

The design, permitting and construction of Phase 1 is estimated at \$4.06 million. The following exhibit provides a detailed cost breakdown of probable construction costs.

Phase 1



Figure 28: Proposed Phase 1 Condition

Phase 1 Cost Estimate				
Site Preparation				
Description	No.	Units	Unit Price	Cost
Clearing and Grubbing (half of site is vegetated)	5	AC	5,000.00	\$25,000.00
Remove Asphalt / Concrete Pavement	4000	SY	10.00	\$40,000.00
Remove Gravel	5000	SY	10.00	\$50,000.00
Remove Buildings	1	LS	100,000.00	\$100,000.00
Rough Grading	40000	CY	3.00	\$120,000.00
Subtotal				\$335,000.00
Erosion Control				
Description	No.	Units	Unit Price	Cost
TESC Allowance	10	AC	5,000.00	\$50,000.00
Subtotal				\$50,000.00
Storm Drainage Systems				
Description	No.	Units	Unit Price	Cost
Storm Piping / Catch Basins	3000	LF	40.00	\$120,000.00
Detention Pond - regrading	20000	SF	3.00	\$60,000.00
Water Quality Treatment	1	LS	50,000.00	\$50,000.00
Subtotal				\$230,000.00
Surfacing				
Description	No.	Units	Unit Price	Cost
Asphalt Pavement	40000	SF	2.00	\$80,000.00
Cement Concrete Sidewalk (Assume 8-ft width)	24000	SF	5.00	\$120,000.00
Subtotal				\$200,000.00

Water System				
Description	No.	Units	Unit Price	Cost
Fire Hydrants	3	EA	5,000.00	\$15,000.00
Water line relocation(s)	1	LS	75,000.00	\$75,000.00
Domestic Water and Irrigating Service Line Meters - Assume three (3)	3	EA	10,000.00	\$30,000.00
Remove Buildings	1	LS	100,000.00	\$100,000.00
Subtotal				\$120,000.00
Retaining Walls				
Description	No.	Units	Unit Price	Cost
Retaining Walls - Allowance	1	EA	25,000.00	\$25,000.00
Subtotal				\$25,000.00
Septic System				
New Septic System for Restroom	1	EA	350,000.00	\$350,000.00
Disconnection of Existing Septic System	1	EA	25,000.00	\$25,000.00
Septic System Feasibility and Schematic Design	1	EA	16,500.00	\$16,500.00
Subtotal				\$391,500.00
Frontage Improvements				
Description	No.	Units	Unit Price	Cost
Curb, Gutter, Sidewalk (Fillmore Drive)	1000	LF	40.00	\$40,000.00
Curb, Gutter, Sidewalk (Wollochet Drive)	800	LF	40.00	\$32,000.00
Storm Drainage	2400	LF	30.00	\$72,000.00
Power pole relocation - if required	2	EA	100,000.00	\$200,000.00
Subtotal				\$344,000.00

Planting				
Description	No.	Units	Unit Price	Cost
<i>Trees - 1.5" cal.</i>	<i>150</i>	<i>EA</i>	<i>635.00</i>	<i>\$95,250.00</i>
<i>Reforestry Evergreen Trees - 6' ht.</i>	<i>30</i>	<i>EA</i>	<i>635.00</i>	<i>\$19,050.00</i>
<i>Shrubs/Groundcover</i>	<i>70000</i>	<i>SF</i>	<i>1.50</i>	<i>\$105,000.00</i>
<i>Lawn (Hydroseed)</i>	<i>133000</i>	<i>SF</i>	<i>0.35</i>	<i>\$46,550.00</i>
<i>Shrub/Lawn Soil - 6" depth</i>	<i>3580</i>	<i>CY</i>	<i>55.00</i>	<i>\$196,900.00</i>
<i>Bio-Infiltration Pond Topsoil - 12" depth</i>	<i>380</i>	<i>CY</i>	<i>80.00</i>	<i>\$30,400.00</i>
Subtotal				\$493,150.00
Irrigation				
Description	No.	Units	Unit Price	Cost
<i>Irrigation Point of Connection</i>	<i>1</i>	<i>LS</i>	<i>7,000.00</i>	<i>\$7,000.00</i>
<i>Irrigation for Shrub, Groundcover and Lawn Area</i>	<i>205500</i>	<i>LF</i>	<i>1.25</i>	<i>\$256,875.00</i>
Subtotal				\$263,875.00
Site Amenities				
Description	No.	Units	Unit Price	Cost
<i>Litter and Recycling Receptacles</i>	<i>5</i>	<i>EA</i>	<i>2,000.00</i>	<i>\$10,000.00</i>
<i>Picnic Tables</i>	<i>5</i>	<i>LS</i>	<i>2,000.00</i>	<i>\$10,000.00</i>
Subtotal				\$20,000.00
Permitting (Assuming 2025 Amounts)				
Description	No.	Units	Unit Price	Cost
<i>Environmental Review SEPA Determination</i>	<i>1</i>	<i>LS</i>	<i>1,490.00</i>	<i>\$1,490.00</i>
<i>Commercial/Industrial Building Permit (Planning Review)</i>	<i>1</i>	<i>LS</i>	<i>1,020.00</i>	<i>\$1,020.00</i>
<i>Commercial/Industrial Demolition Permit (Planning Review)</i>	<i>1</i>	<i>LS</i>	<i>145.00</i>	<i>\$145.00</i>

"Commercial Site Development Permit: Small Development (5,000-25,000 sf imp., <25,000 cubic yards)"	1	LS	3,245.00	\$3,245.00
Site Plan Review	1	LS	500.00	\$500.00
Customer Information Meeting	1	LS	520.00	\$520.00
Commercial/Industrial Building Permit (Engineering Review)	1	LS	190.00	\$190.00
Traffic Impact Analysis Review (up to 44 peak hour trips)	1	LS	980.00	\$980.00
Traffic Impact Analysis Review (more than 44 peak hour trips) – per peak hour trip	1	LS	35.00	\$35.00
Off-site Public Road Improvements (Base Fee)	1	LS	3,600.00	\$3,600.00
Habitat Assessment Report Review	1	LS	1,800.00	\$1,800.00
Geological Assessment Report Review	1	LS	1,080.00	\$1,080.00
Subtotal				\$14,605.00
Combined Total				\$2,487,130.00
Mobilization (10%)				\$248,713.00
Construction Contingency (25%)				\$621,782.50
Design Fees (20%)				\$497,426.00
Sales Tax (8.1%)				\$201,457.53
Grand Total:				\$4,056,509.03

Summary of Improvements for Subsequent Phases

Depending on funding sources, subsequent phases will work to fill in the remaining park amenities, including the central area amenities and the renovation of the park's natural area. The intent is for the remaining amenities to be built in one or more future phases as funding becomes available.

The remaining central area spaces, delineated by the sidewalk placement in Phase 1, include the two playgrounds, picnic shelter, restroom facilities, pickleball and sand volleyball courts,

additional site furnishings, and the community garden.

The natural area with trails and the dog park represents an opportunity to phase this portion of the future park in a contained way. Work in this area could be done so as not to impact the previously completed portions of work.

The total probable construction cost of the subsequent phase improvements is \$7.3 million. The following table illustrates the breakdown of the probable construction costs.

Subsequent Phases



Figure 29: Proposed Subsequent Phase Conditions

Subsequent Phases Cost Estimate**Surfacing**

Description	No.	Units	Unit Price	Cost
<i>Court Pavement</i>	9000	SF	3.00	\$27,000.00
<i>Gravel Trails</i>	1500	LF	20.00	\$30,000.00
<i>Subtotal</i>				\$57,000.00

Planting

Description	No.	Units	Unit Price	Cost
<i>Garden Bed Topsoil - 12" depth</i>	70	CY	55.00	\$3,850.00
<i>Garden Gravel - 6" depth</i>	580	SY	9.50	\$5,510.00
<i>Wood Chips - 6" depth</i>	31250	SF	1.00	\$31,250.00
<i>Subtotal</i>				\$40,610.00

Site Amenities

Description	No.	Units	Unit Price	Cost
<i>Benches (Pickleball)</i>	4	EA	3,000.00	\$12,000.00
<i>Entrance Sign</i>	1	EA	75,000.00	\$75,000.00
<i>Wayfinding Signage</i>	1	EA	40,000.00	\$40,000.00
<i>Park Benches</i>	15	EA	2,000.00	\$30,000.00
<i>Dog Waste Station</i>	1	EA	300.00	\$300.00
<i>Bike Rack</i>	2	EA	750.00	\$1,500.00
<i>Restroom Building</i>	1	EA	575,000.00	\$575,000.00
<i>Picnic Shelter - 20' x 16'</i>	3	EA	70,000.00	\$210,000.00
<i>Picnic Shelter - 20' x 30'</i>	1	LS	120,000.00	\$120,000.00
<i>Performance Space</i>	1	LS	250,000.00	\$250,000.00

Boardwalk - 3' x 90'	1	EA	50,000.00	\$50,000.00
Raised Garden Boxes - 10' x 16'	12	EA	750.00	\$9,000.00
Art & Base	1	LS	25,000.00	\$25,000.00
Subtotal				\$1,397,800.00
Fence and Gates				
Description	No.	Units	Unit Price	Cost
Chainlink Fence - 10' ht.	375	LF	55.00	\$20,625.00
Chainlink Fence - 8' ht.	300	LF	48.00	\$14,400.00
Chainlink Fence - 6' ht.	300	LF	30.00	\$9,000.00
Chainlink Fence - 4' ht.	600	LF	20.00	\$12,000.00
Gate - 10' ht x 4' width	2	EA	900.00	\$1,800.00
Gate - 8' ht x 4' width	1	EA	750.00	\$750.00
Gate - 4' ht x 4' width	4	EA	550.00	\$2,200.00
Subtotal				\$60,775.00
Concrete Curbs				
Description	No.	Units	Unit Price	Cost
Mow Curb - 6" width	300	LF	32.00	\$9,600.00
Subtotal				\$9,600.00
Playground				
Description	No.	Units	Unit Price	Cost
Safety Surface - Pour-in-place	9050	SF	40.00	\$362,000.00
Play Equipment	1	LS	500,000.00	\$500,000.00
Subtotal				\$862,000.00

Sport Court				
Description	No.	Units	Unit Price	Cost
<i>Court Surface & Striping</i>	12000	SF	12.00	\$144,000.00
<i>Pickleball Net System</i>	6	EA	3,600.00	\$21,600.00
<i>Volleyball Net System</i>	2	EA	6,500.00	\$13,000.00
<i>Beach Sand</i>	470	CY	90.00	\$42,300.00
<i>Subtotal</i>				\$220,900.00
Additional Amenities				
Description	No.	Units	Unit Price	Cost
<i>Pickleball Cover 110x75'</i>	1	EA	515,000.00	\$515,000.00
<i>Pickleball Cover Lighting</i>	1	LS	150,000.00	\$150,000.00
<i>Pavilion 2000sf (120 Capacity)</i>	1	LS	650,000.00	\$650,000.00
<i>Large Playground Cover</i>	1	EA	\$386,000.00	\$386,000.00
<i>Small Playground Cover</i>	1	EA	\$129,000.00	\$129,000.00
<i>Subtotal</i>				\$1,830,000.00
Combined Total				\$4,478,685.00
<i>Mobilization (10%)</i>				\$447,868.50
<i>Construction Contingency (25%)</i>				\$1,119,671.25
<i>Design Fees (20%)</i>				\$895,737.00
<i>Sales Tax (8.1%)</i>				\$362,773.49
Grand Total:				\$7,304,735.24

The background of the page is a photograph of a dense forest of tall evergreen trees. In the mid-ground, several utility poles with cross-arms and wires are visible. The foreground is filled with lush green foliage, including large-leafed plants and grass. A semi-transparent teal overlay covers the entire image, and a white rectangular border is positioned around the central text area.

Appendix A | Combined Cost Estimate

Combined Cost Estimate

Appendix A

Site Preparation				
Description	No.	Units	Unit Price	Cost
Clearing and Grubbing (half of site is vegetated)	5	AC	5,000.00	\$25,000.00
Remove Asphalt / Concrete Pavement	4000	SY	10.00	\$40,000.00
Remove Gravel	5000	SY	10.00	\$50,000.00
Remove Buildings	1	LS	100,000.00	\$100,000.00
Rough Grading	40000	CY	3.00	\$120,000.00
Subtotal				\$335,000.00
Erosion Control				
Description	No.	Units	Unit Price	Cost
TESC Allowance	10	AC	5,000.00	\$50,000.00
Subtotal				\$50,000.00
Septic Systems				
Description	No.	Units	Unit Price	Cost
New Septic System for Restroom	1	EA	350,000.00	\$350,000.00
Disconnection of Existing Septic System	1	EA	25,000.00	\$25,000.00
Septic System Feasibility and Schematic Design	1	EA	16,500.00	\$16,500.00
Subtotal				\$391,500.00
Water System				
Description	No.	Units	Unit Price	Cost
Fire Hydrants	3	EA	5,000.00	\$15,000.00
Water line relocation(s)	1	LS	75,000.00	\$75,000.00

Domestic Water and Irrigation Service Line Meters - Assume three (3)	3	EA	10,000.00	\$30,000.00
Subtotal				\$120,000.00
Retaining Walls				
Description	No.	Units	Unit Price	Cost
Retaining Walls - Allowance	1	EA	25,000.00	\$25,000.00
Subtotal				\$25,000.00
Storm Drainage Systems				
Description	No.	Units	Unit Price	Cost
Storm Piping / Catch Basins	3000	LF	40.00	\$120,000.00
Detention Pond - regrading	20000	SF	3.00	\$60,000.00
Water Quality Treatment	1	LS	50,000.00	\$50,000.00
Subtotal				\$230,000.00
Frontage Improvements				
Description	No.	Units	Unit Price	Cost
Curb, Gutter, Sidewalk (Fillmore Drive)	1000	LF	40.00	\$40,000.00
Curb, Gutter, Sidewalk (Wollochet Drive)	800	LF	40.00	\$32,000.00
Storm Drainage	2400	LF	30.00	\$72,000.00
Power pole relocation - if required	2	EA	100,000.00	\$200,000.00
Subtotal				\$344,000.00
Planting				
Description	No.	Units	Unit Price	Cost
Trees - 1.5" cal.	150	EA	635.00	\$95,250.00
Reforestry Evergreen Trees - 6' ht.	30	EA	635.00	\$19,050.00
Shrubs/Groundcover	70000	SF	1.50	\$105,000.00
Lawn (Hydroseed)	133000	SF	0.35	\$46,550.00

Shrub/Lawn Soil - 6" depth	3580	CY	55.00	\$196,900.00
Bio-Infiltration Pond Topsoil - 12" depth	380	CY	80.00	\$30,400.00
Garden Bed Topsoil - 12" depth	70	CY	55.00	\$3,850.00
Garden Gravel - 6" depth	580	SY	9.50	\$5,510.00
Wood Chips - 6" depth	31250	SF	1.00	\$31,250.00
Subtotal				\$533,760.00
Irrigation				
Description	No.	Units	Unit Price	Cost
Irrigation Point of Connection	1	LS	7,000.00	\$7,000.00
Irrigation for Shrub, Groundcover and Lawn Area	205500	LF	1.25	\$256,875.00
Subtotal				\$263,875.00
Site Amenities				
Description	No.	Units	Unit Price	Cost
Benches (Pickleball)	4	EA	3,000.00	\$12,000.00
Entrance Sign	1	EA	75,000.00	\$75,000.00
Wayfinding Signage	1	EA	40,000.00	\$40,000.00
Litter and Recycling Receptacles	5	EA	2,000.00	\$10,000.00
Park Benches	15	EA	2,000.00	\$30,000.00
Dog Waste Station	1	EA	300.00	\$300.00
Bike Rack	2	EA	750.00	\$1,500.00
Picnic Tables	5	LS	2,000.00	\$10,000.00
Restroom Building	1	EA	575,000.00	\$575,000.00
Picnic Shelter - 20' x 16'	3	EA	70,000.00	\$210,000.00
Picnic Shelter - 20' x 30'	1	LS	120,000.00	\$120,000.00
Performance Space	1	LS	250,000.00	\$250,000.00

Boardwalk - 3' x 90'	1	EA	50,000.00	\$50,000.00
Raised Garden Boxes - 10' x 16'	12	EA	750.00	\$9,000.00
Art & Base	1	LS	25,000.00	\$25,000.00
Subtotal				\$1,417,800.00
Fencing and Gates				
Description	No.	Units	Unit Price	Cost
Chainlink Fence - 10' ht.	375	LF	55.00	\$20,625.00
Chainlink Fence - 8' ht.	300	LF	48.00	\$14,400.00
Chainlink Fence - 6' ht.	300	LF	30.00	\$9,000.00
Chainlink Fence - 4' ht.	600	LF	20.00	\$12,000.00
Gate - 10' ht x 4' width	2	EA	900.00	\$1,800.00
Gate - 8' ht x 4' width	1	EA	750.00	\$750.00
Gate - 4' ht x 4' width	4	EA	550.00	\$2,200.00
Subtotal				\$60,775.00
Concrete Curbs				
Description	No.	Units	Unit Price	Cost
Mow Curb - 6" width	300	LF	32.00	\$9,600.00
Subtotal				\$9,600.00
Playground				
Description	No.	Units	Unit Price	Cost
Surfacing, Pour in place	9,040	SF	40.00	\$361,600.00
Play Equipment	1	LS	500,000.00	\$500,000.00
Subtotal				\$862,000.00
Sport Court				
Description	No.	Units	Unit Price	Cost
Court Surface & Striping	12000	SF	12.00	\$144,000.00

Pickleball Net System	6	EA	3,600.00	\$21,600.00
Volleyball Net System	2	EA	6,500.00	\$13,000.00
Beach Sand	470	CY	90.00	\$42,300.00
Subtotal				\$220,900.00
Additional Amenity Costs				
Description	No.	Units	Unit Price	Cost
Pickleball Court Cover (110' x 75')	1	EA	\$515,000.00	\$515,000.00
Pickleball Court Lighting	1	LS	\$150,000.00	\$150,000.00
2,000 SF Pavilion (120 person capacity)	1	LS	\$650,000.00	\$650,000.00
Large Playground Cover	1	EA	\$386,000.00	\$386,000.00
Small Playground Cover	1	EA	\$129,000.00	\$129,000.00
Subtotal				\$1,830,000.00
Permitting (Assuming 2025 Amounts)				
Description	No.	Units	Unit Price	Cost
Environmental Review SEPA Determination	1	LS	1,490.00	\$1,490.00
Commercial/Industrial Building Permit (Planning Review)	1	LS	1,020.00	\$1,020.00
Commercial/Industrial Demolition Permit (Planning Review)	1	LS	145.00	\$145.00
"Commercial Site Development Permit: Small Development (5,000-25,000 sf imp., <25,000 cubic yards)"	1	LS	3,245.00	\$3,245.00
Site Plan Review	1	LS	500.00	\$500.00
Customer Information Meeting	1	LS	520.00	\$520.00
Commercial/Industrial Building Permit (Engineering Review)	1	LS	190.00	\$190.00
Traffic Impact Analysis Review (up to 44 peak hour trips)	1	LS	980.00	\$980.00

Traffic Impact Analysis Review (more than 44 peak hour trips) – per peak hour trip	1	LS	35.00	\$35.00
Off-site Public Road Improvements (Base Fee)	1	LS	3,600.00	\$3,600.00
Habitat Assessment Report Review	1	LS	1,800.00	\$1,800.00
Geological Assessment Report Review	1	LS	1,080.00	\$1,080.00
Subtotal				\$14,605.00
Combined Total				\$6,965,815.00
Mobilization (10%)				\$696,581.50
Construction Contingency (25%)				\$1,741,453.75
Design Fees (20%)				\$1,393,163.00
Sales Tax (8.1%)				\$564,231.02
Grand Total:				\$11,361,244.27



Appendix B | Public Meeting #1 Summary



PROJECT MEMO

TO:	Sue O'Neill Heather Joy Helbach-Olds PenMet Parks	DATE:	June 28, 2024
FROM:	Sarah Singleton-Schroedel Tacoma - (253) 383-2422	PROJECT NO.:	2240122.40
		PROJECT NAME:	Peninsula Gardens Master Plan
SUBJECT:	Public Meeting #1 Summary Report		

Overview – Public Outreach Efforts

As part of the Peninsula Gardens Master Plan public outreach, AHBL conducted an open house to share information about the master planning process and gather community feedback. Additionally, a questionnaire survey was posted online. The survey received over 300 comments. The following is a detailed description of the feedback from the open house. Also included are the online survey results.

Public Meeting #1: Community Workshop Summary of Findings

PenMet Parks and AHBL hosted a public meeting on June 12, 2024, to introduce preliminary visions for the Peninsula Gardens Master Plan Project. Forty-six (46) people signed in. The meeting was split into two parts: a 20-minute presentation of the master planning process, followed by an open house format session. The open house format includes boards around the room with AHBL staff members. Participants were invited to share their ideas, comments, and concerns. Participants provided feedback on sticky notes, dot exercises, by visually placing cutouts on a scaled site plan and shared their ideas with staff members. The following summarizes the community feedback for each informational board.



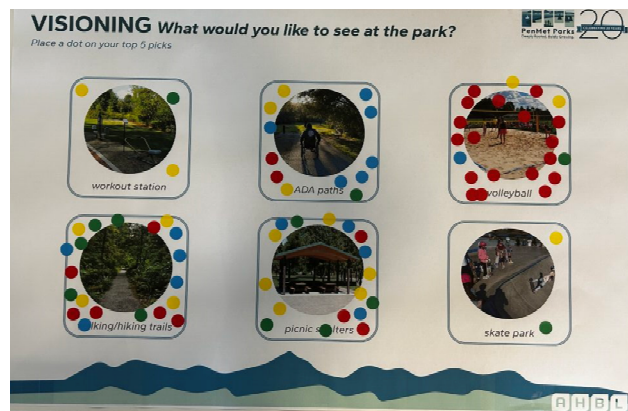
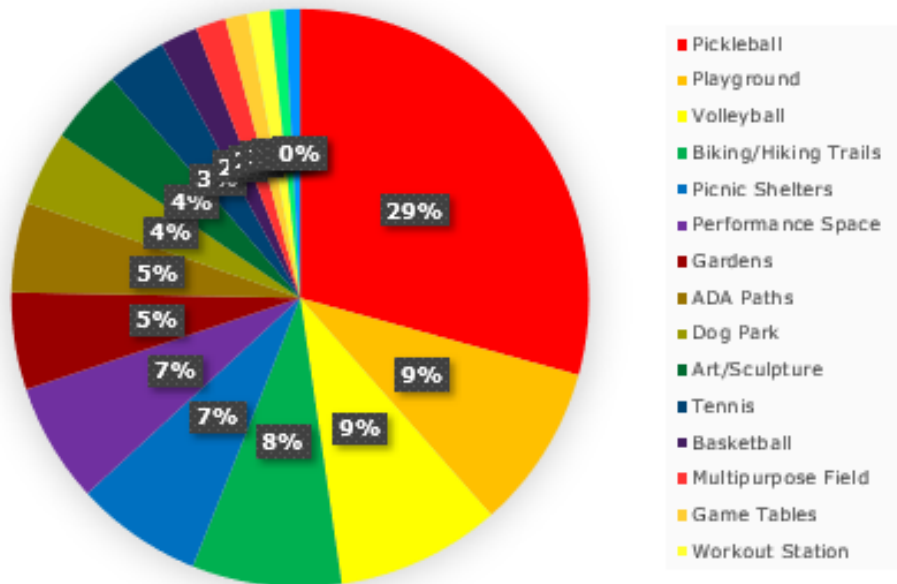
Photos from Open House



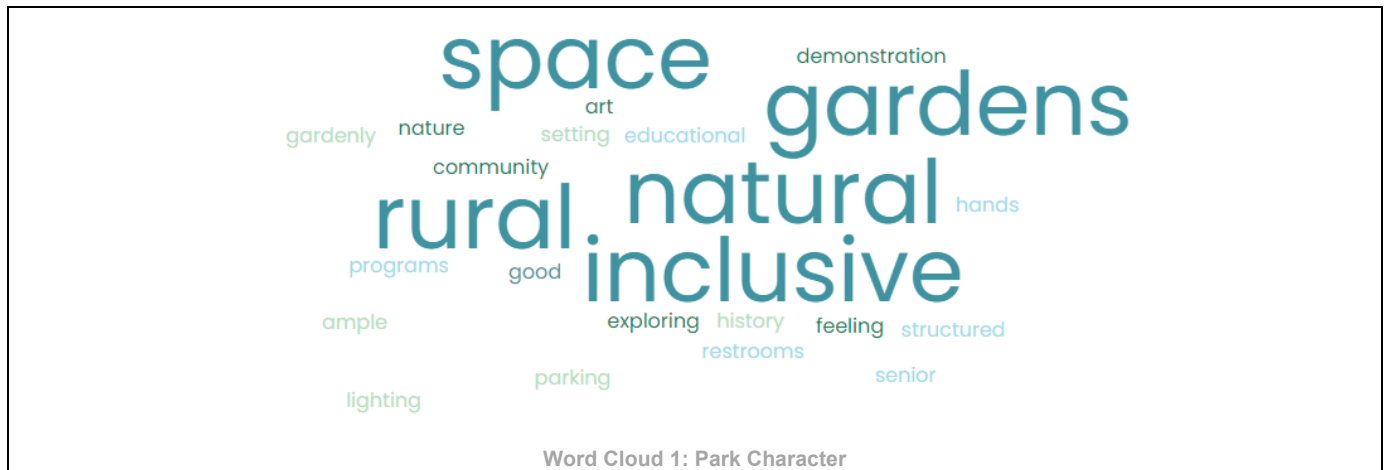
Board 1: Visioning

In this exercise, community members were shown three boards with multiple park amenities. They were given five (5) sticky dots and asked to place their dots next to their preferred amenity.

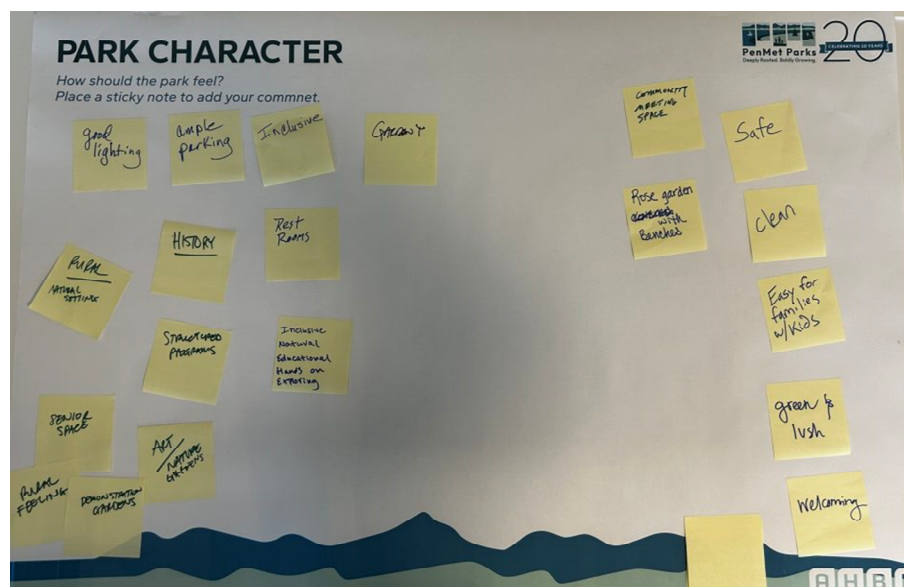
Elements Summary	Dots
Pickleball	70
Playground	22
Volleyball	22
Biking/Hiking Trails	20
Picnic Shelters	17
Performance Space	16
Gardens	13
ADA Paths	12
Dog Park	10
Art/Sculpture	10
Tennis	8
Basketball	5
Multipurpose Field	4
Game Tables	3
Workout Station	3
Bike Rack/Repair Station	2
Skate Park	2
Wayfinding	0



In this exercise, community members were asked to provide on a sticky note, how they hoped the park will feel. Responses included the following:



- Good lighting
- Ample parking.
- Inclusive.
- Gardenly.
- Rural natural setting.
- History.
- Restrooms.
- Structured programs.
- Senior space.
- Inclusive natural educational hands on exploring.
- Art/nature gardens.
- Rural feeling.
- Demonstration gardens.
- Community meeting space.
- Rose garden with benches.
- Safe and clean.
- Green and lush.
- Easy for families with kids.
- Welcoming



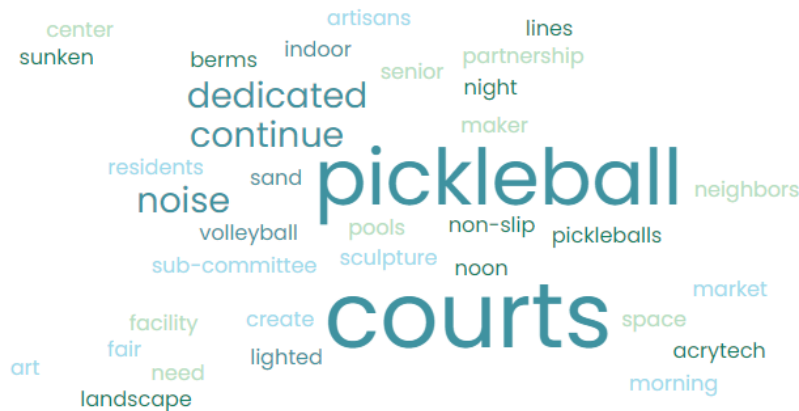




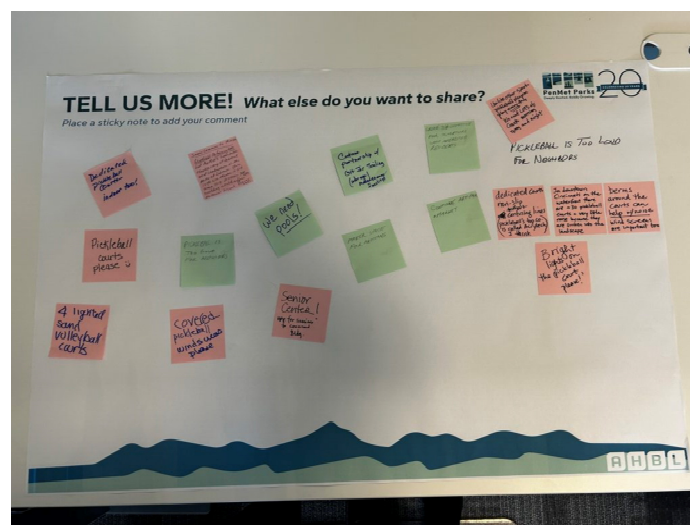
Board 4: Tell Us More: What else do you want to share?

Responses included the following:

- Dedicated pickleball courts, indoor too.
- 4 lighted sand volleyball courts.
- Pickleball is too loud for neighbors.
- We need pools.
- Senior center.
- Continue partnership with GH Jr sailing (storage) maintenance facility.
- Maker space for artisans.
- Continue art fair and market.
- Create sub-committee for sculpture with interested residents.
- Pickleball played in morning, noon and night.
- Dedicated courts non-slip without confusing lines, Pickleballs top co. is called Acrytech I think.
- Downtown Cincinnati on waterfront there are around 30 pickleball courts with very little noise because they are sunken into the landscape. Berms around the courts can help with noise, windscreens are important too.
- Bright lights on pickleball courts please.



Word Cloud 3: Tell Us More





Board 5: The Site Today: What is your experience here?

Responses included the following:

- Rose or other formal garden/wedding venue
- Covered kids play structure/playground (maybe garden themed)
- Kids forest playground like Curious By Nature's playground and trails
- Concession stand
- Shop & garden?





Verbal Feedback: *What we heard*

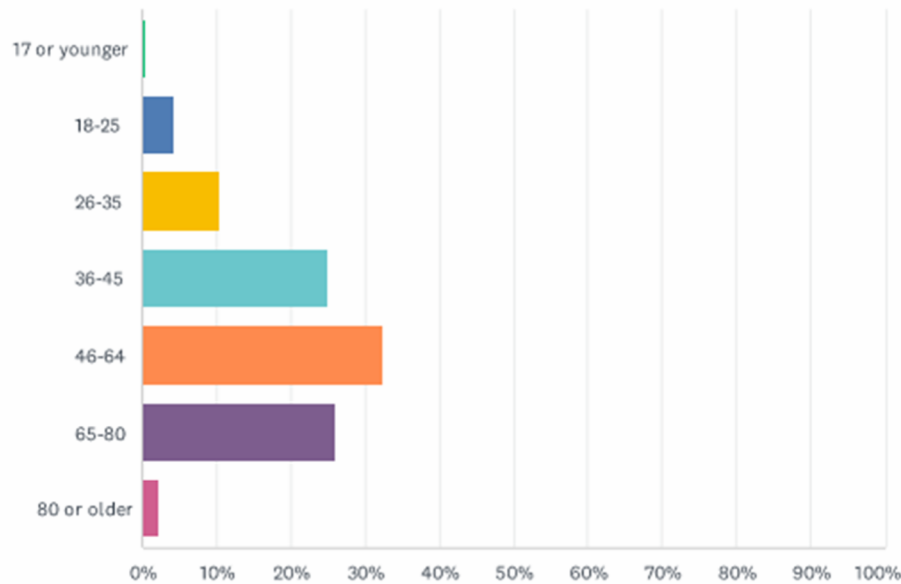
The following is a summary of what AHBL staff members heard through conversations with participants:

- A big and creative playground (not your typical playground equipment) possibly covered.
- Nature play. (in forest area)
- Some sort of outdoor performance space for local plays and musicians.
- The current nearest pickleball courts are very busy, especially when sunny out.
- Beach Volleyball. A large group of people from this group attended the meeting, they were very hopeful that they can get some more courts at this park. They don't have many but there is a large community that lives in gig harbor.
- Some people wanted more dots. The options were all too good. If we can find a way to include workout stations, bike repair, etc. then some of these people that were in this dilemma would be happy.
- Someone wanted an outdoor covered area. Taking the footprint of the building and convert it into an entire covered area in order to have picnic tables, playground, pickleball, all be covered.
- Nature play was well received, and they would like that in the forest. There is a daycare in the area that takes kids to the forest for that type of play.
- Some seniors practice Thai chi and need a place that is:
 - Covered
 - Quiet
 - Has a firm floor, but not pavement
 - Looks at something beautiful
- Most folks wanted to talk about the exact amenities they wished to see. The consensus I heard was in the vein of a rural aesthetic, if anything I heard comments referencing a past agrarian character of the region. Secondly there was a bit of talk about the rich history of Gig Harbor (ie. Native communities, maritime industry, and PNW forests). This was expressed through the desire to see the community history in any commissioned artwork, interactive children's play elements, and informational "signage". A couple people talked about "barn-like" playgrounds, and native plant or watershed gardens. This Pen Gardens site seemed to fall somewhere in the middle of the more modern Waterfront/Uptown public spaces, and the very natural shorelines/forests that most Pen Met parks feel like.
- At the base map/layout station, most people reiterated which items they voted for at other stations. Most comments I heard revolved around pickleball or volleyball. Below is my summary:
 - Provide lighting for evening pickleball and volleyball play & safety
 - Provide covered pickleball courts
 - The pickleball courts should have 4' fences separating each court
 - Provide restrooms and benches near the pickleball courts
 - Reusing the existing nursery pavement and roof structure for pickleball was suggested
 - A volleyball advocate informed me 2-4 courts would be ideal to support the current amount of play in the area



Q1 What age range represents you?

Answered: 364 Skipped: 0

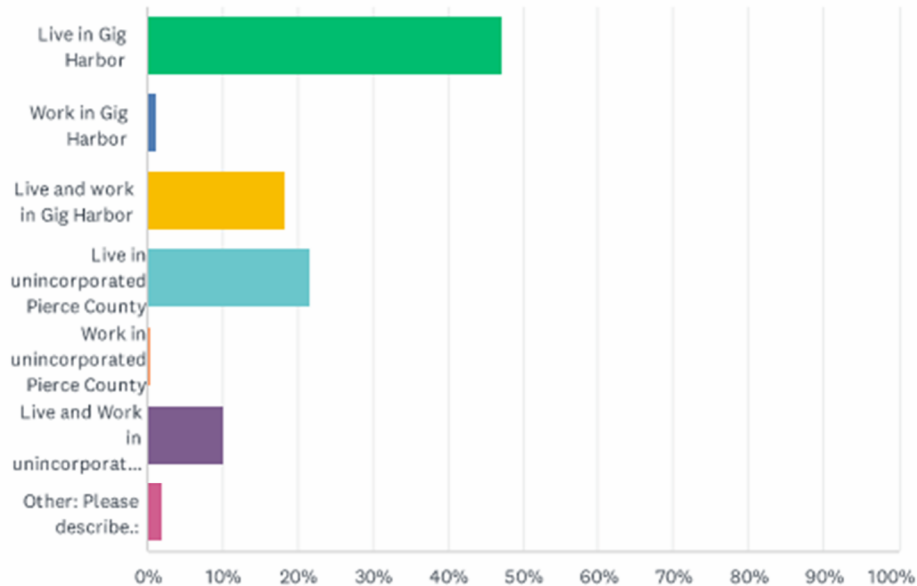


ANSWER CHOICES	RESPONSES	
17 or younger	0.27%	1
18-25	4.12%	15
26-35	10.16%	37
36-45	25.00%	91
46-64	32.14%	117
65-80	26.10%	95
80 or older	2.20%	8
TOTAL		364



Q2 Do you...

Answered: 363 Skipped: 1

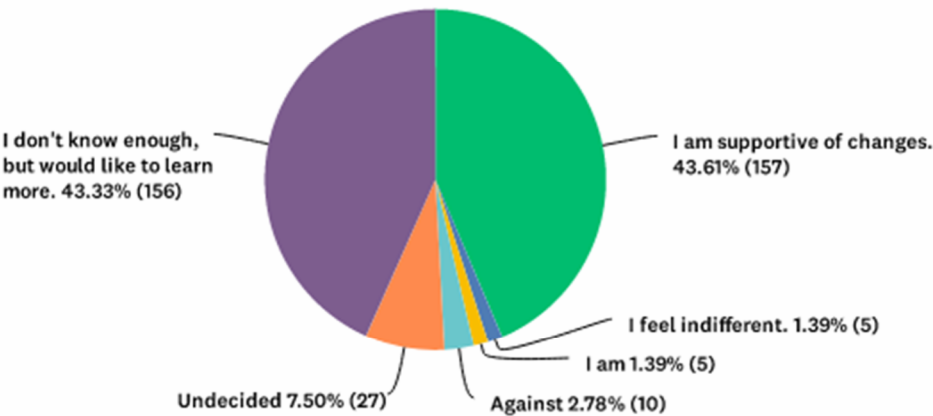


ANSWER CHOICES	RESPONSES	
Live in Gig Harbor	47.11%	171
Work in Gig Harbor	1.10%	4
Live and work in Gig Harbor	18.18%	66
Live in unincorporated Pierce County	21.49%	78
Work in unincorporated Pierce County	0.28%	1
Live and Work in unincorporated Pierce County	9.92%	36
Other: Please describe:.	1.93%	7
TOTAL		363



Q3 How are you currently feeling about the Peninsula Gardens Park 2024 Master Plan?

Answered: 360 Skipped: 4

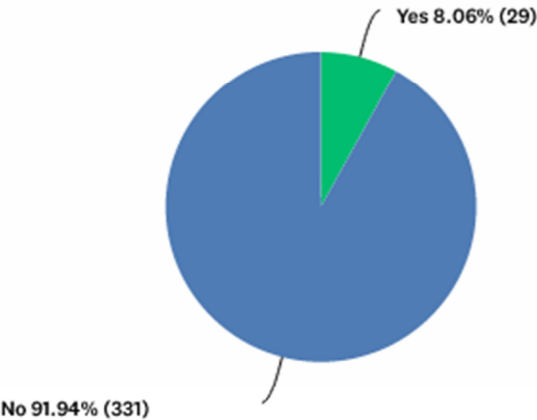


ANSWER CHOICES	RESPONSES	
I am supportive of changes.	43.61%	157
I feel indifferent.	1.39%	5
I am	1.39%	5
Against	2.78%	10
Undecided	7.50%	27
I don't know enough, but would like to learn more.	43.33%	156
TOTAL		360



Q4 Did you participate in the previous programming efforts for Peninsula Gardens?

Answered: 360 Skipped: 4



ANSWER CHOICES	RESPONSES	
Yes	8.06%	29
No	91.94%	331
TOTAL		360



Q5 If yes, what were your favorite parts that you hope to see in the Master Plan?

Answered: 78 Skipped: 286

Did you participate in the previous programming efforts for Peninsula Gardens?	If yes, what were your favorite parts that you hope to see in the Master Plan?
No	4 beach volleyball courts with lights!!
No	4 volleyball courts and lights
No	A dedicated pickleball court complex with 12-14 courts, with one sized for ADA access. Covered if possible (tensioned fabric structure). Wind screens on the fences. Amenities appropriate for all the different facets of pickleball: daily play by the public, daily play by organized groups, clinics, inter-club matches, DUPR matches, leagues, ladders, and large-scale tournaments. Paddle queues (movable), space to hang gear bags and store personal property such as wallets and phones, rest rooms, water fountains, shaded seating and social area, walkways between court clusters with a gate into each fenced court. Pickleball as a sport is so much more than recreational play.
No	A pool
No	A space for Gig Harbor Junior Sail Program
Yes	A year round produce and craft market, use of the greenhouse to grow food for the FISH Food Bank, Pierce County Master Gardener classes on gardening.
No	ADA INDOOR OUTDOOR ADAPTED BICYCLE COURSE AND STORAGE FOR ADAPTED BICYCLES.
No	Addition of sand volleyball courts
Yes	Additional Sand volleyball courts
No	As many Pickleball courts as possible due to lack of them currently and popularity of the sport
No	Beach volleyball courts
Yes	Beach volleyball courts with lighting
No	Community garden.
No	Community place to go
No	Community space, gardens, food truck village, event space.
No	Continued Junior Sailing boat storage is really important for this community nonprofit that serves 600+ youth each year.
Yes	Continued partnership with Gig Harbor Junior Sailing for boat and equipment storage.
No	Covered pickleball
Yes	dedicated pickleball courts with wind screens and lights beach volleyball courts are also needed in Gig Harbor
Yes	Dedicated, covered/enclosed pickleball courts
Yes	Developing/building out of existing properties
Yes	Disc golf and pickle ball



Yes	Dog Park & Playground
No	Food options! A sandwich shop
Yes	Frisbee Golf, of disc golf, covered picnic spaces
No	Green space and play space
Yes	Hoped senior services would be provided; dedicated space for seniors. This is an ideal space for seniors; accessible, good parking. Better location than CRC (which is not bad)
No	I didn't see it (we moved here two years ago) but I think a playground is a must as there is no playground nearby in this area of town. I would love one for elementary age, not just a toddler sized one.
No	I heard you were considering pickleball courts. I'm a huge supporter of using the space for recreational pickleball . There is a huge need for it ! Especially indoors. It's very popular yet we have a hard time finding a court available.
Yes	I participated in pool options but am interested in all parks proposals!
No	I think I recall a spray park or water feature which would be nice. A small heated indoor pool lap/play would be fabulous
No	I want something that involves families
Yes	I would like to see indoor pickleball courts
Yes	I would really like to see some volleyball courts
No	Increased #of indoor and outdoor pickleball courts
Yes	Indoor / covered spaces. Keeping seniors in mind. Farmers market would be great, places to hold meetings & crafts for seniors
No	Indoor and outdoor pickle ball if possible.
Yes	Indoor and outdoor Pickleball - dedicated! With parking!
No	Indoor and Outdoor Pickleball Courts
No	indoor and outdoor pickleball courts
No	Indoor and outdoor pickleball courts
No	Indoor and outdoor pickleball courts
No	Indoor pickleball courts
No	It would be helpful to link to the existing master plan in this survey.
Yes	It's time you recognized the need for pickleball with more players than soccer or soccer or tennis ... please.
No	Just bought a home in March 2024. Avid pickleball player!
No	Make it a public covered pool.
No	Need zoom options for meetings, end of school year is really tough for parents to attend
No	New sand volleyball courts
Yes	None
Yes	Open spaces, and multi use facilities that every age group can benefit from.
Yes	Outdoor pool similar, if not identical to the Fircrest Pool. We need an outdoor pool in Gig Harbor that doesn't require a \$2k membership (I.e. Canterwood). We should not need to drive over to Fircrest to access this amenity. We are an affluent city and can afford our own outdoor pool. Kids and adults alike need sunshine and a place to swim in the warm summer months. The water temp at our beaches even in summer is too cold to swim.
No	Park and event space
Yes	Park space, splash pad since we don't have a community pool s splash pad would be a great alternative.



Yes	Pickleball both indoor and outdoor dedicated courts
No	Pickleball courts
No	Pickleball courts
Yes	Pickleball courts!
No	Pickleball courts!!
No	Pickleball courts. Would like to see enough courts to hold tournaments in Gig Harbor which would then bring additional people to Gig Harbor and subsequently increases revenues for local small businesses.
Yes	Pickleball!
No	Pickleball!!!
No	Pickleball.
No	Playground!! Indoor and outdoor! Splash pads for summertime! Event spaces for the community, performance center, walking trails, picnic shelters, there's so much space to do it all!! Please include family oriented additions! Gig harbor is booming with children and not enough play areas!
No	Playground, splash pad, picnic areas for parties, walking trails, gardens, public pool/kid pool zones
No	Please continue supporting the Gig Harbor Youth Sailing partnership by providing a boat storage and maintenance location. Is it greatly appreciated!! Thank you!
No	Please continue the partnership with Gig Harbor Junior Sail for a storage/maintenance space on this property.
No	Pool
Yes	Preserving the wooded area for possibly hiking or even a small biking path. I like the idea of various activities since there are not any parks in the surrounding area. A place for families to gather, picnic and play.
Yes	Public pool!!!!
No	Splash pad/ outdoor pool.
No	The new courts
No	Undeveloped forest land. There is too little of that in GH these days.
No	Volleyball courts
No	Volleyball courts
No	Volleyball courts. 4. With lights
No	Volleyball, walking trails, park area



Q6 Do you have any concerns about the Master Plan update process that you'd like to share?

Answered: 91 Skipped: 249

Concern that the most vocal groups will determine the outcome. Please evaluate the current amenities in Gig Harbor, including non-Penmet Park controlled properties
Continued partnership with Gig Harbor Junior Sailing for boat and equipment storage.
Current process doesn't provide access for all input. It appears that working families' views weren't represented at the process. Who is speaking on children's behalf? Are partnerships that serve children being considered?
Dog park, this place is way closer to us that live in Artondale, Cromwell, Bayview etc
Ensuring ADA access should be a key consideration with paths, hiking trails, and playgrounds.
Facebook was the first I heard about it. I would like to see a copy of any existing draft plans / current ideas
Hard to participate
How many pickleball courts does a community need! I see that is being a big "want" but honestly the pickleball people have space in phase 1b of the GH sports complex. Build a green space for everyone and make it stroller and mobility friendly. [redacted]. When you have the meetings do you intentionally try to get you[n]g families? Can you meet at schools on open house days etc?
Hurry up and build beach volleyball courts
I am concerned that PenMet will give in to the efforts of a very small but loud spoken group of people. While I do think that pickle ball courts would be a good addition, tennis courts should be a priority over pickleball courts as tennis courts can serve both tennis and pickle ball players
I am hoping that Gig Harbor Junior Sailing will be able to partner with PenMet Parks on a long-term on-water facility and/or storage/maintenance facility--to be located on PenMet Parks property.
I couldn't find another place to add this and it's not given as an option in question 7 below but I'd like to see a kids splash park. I missed the first meeting and will be out of the state for the July meeting. I'm sorry. I'm very interested and would like to see the notes from meetings so I can stay in informed. I'll sign up for emails.
I didn't know it was happening. I feel that the building would best serve the community as a hands on art center with ceramics/sculpture, wood working and metal working. There is a large art community that could be brought together at this location. It is a missed opportunity for arts education as well.
I didn't see an option for people to vote for a Frisbee golf course.
I do not see any allocation for Junior Sail Program, the largest youth sport program in Pierce County I understand.
I don't feel it fits the need of the area. I understand you have a smaller budget for this project but this seems like a wasted opportunity. We need a community pool, indoor play area, splash pads, and an indoor event space for birthday parties, school concerts, etc.
I feel like the needs of the community have changed since the last plan was talked about for this place. Its central location and ample parking could make this a really valuable resource for PenMet. I would love to see the community gardens expanded there.
I feel that there is often too much accommodation for all user groups to have everything everywhere. I think it is ok to have dedicated use facilities while also have the local and larger regional facilities that can accommodate more. As long as the master plan shows that groups will eventually get what they want, it think small dedicated use facilities are good and actually provide better quality in the long run.
I have not seen the plans but would love to see a good size splash park
I like the open meetings with brainstorming



I really wanted to make use of the established greenhouses, but no significant work has been done on them and they look to be in bad shape.
I think you guys should add some volleyball courts with lights to this location, as well as maybe adding some lights to the existing courts.
I would like a community pool
I would like a continued partnership with GHJS for a storage/maintenance space on this property. It is essential for the kids who benefit from this program throughout the year.
I would like the partnership to continue with Gig Harbor Junior Sailing for equipment storage. GHJS serves over 750 kids every summer in their sailing programs and they want to continue to serve the community. Sailing is part of Gig Harbor's identity and this is a cornerstone for ongoing child development regarding water safety, independence, lifelong skill building, and joy on the water.
I would like to see a year-round farmers market at the old Peninsula Gardens site. It would be convenient and would serve more community members, both vendors and consumers alike.
I would like to see PenMet continue the partnership with GHJS for a storage/maintenance space on this property. Especially until they can get a waterfront location and increase community access to water.
I would like to see the art/literary plan that was created 15 years ago by Mark Hopper.
I would love to see a public indoor swimming pool (25 yards) for all ages, so that we (adults and elderly and kids) have somewhere to lap swim. Please please please do an indoor aquatic center! Would do anything for one.
I'd love to see a something the whole community could benefit from. A community garden would be amazing!
I'm not in favor for more kids places, not all of GH. Have kids. We have an aging group that also needs to be heard
I'd like to see the space used for a year-round farmers market, community gardens, and community/kids garden classes. The YMCA, various gyms, existing sports complexes & new recreation center already serve the community for athletics. We don't need those resources in Artondale and pickleball is a trend that will fade out. Community gardens can last and last in serving the area! I also don't want to see the undeveloped forest land on the property get torn down.
If a pool is part of the project, I would like to be part of that planning of the design
If there isn't a pool here, could there be a "wet station" like an in ground sprinkler like we have in downtown Gig Harbor? The kids love getting wet!
I'm concerned that people might not recognize the importance of having volleyball sand courts.
Inclusion of tennis courts is needed. Pickleball players have taken over tennis courts as the sport has exploded but tennis is still an active sport in our community and more courts in the area are needed, especially during the school season. We should not have to drive to Tacoma because all the GH courts are filled with PB players. There will be more PB courts next to the YMCA and at the park at the old driving range. What happened to tennis? And I love the idea of community swimming pool for our kids too.
Increased traffic
Increased traffic at that intersection
It seems that pickleball enthusiasts dominated the meeting. I am concerned that we not over build courts in response to a fad. Courts are currently be built by many other entities besides the parks district. So be mindful of all resources that are being dedicated to servicing the pickleball community.
It would be nice if it could be made into a community garden. Since there's already the greenhouses you could grow year-round. With cost of food going up and the need for healthier food options. You could make it some sort of co-op. People could "buy" in at a low cost to help with the cost of seeds, water, ect. Everyone should have volunteer to help keep the garden maintained and then people could have a schedule where they can go and harvest from the garden. I obviously don't know all the logistics, but seems like it could be a space to not only help feed residents, but you could



also give any surplus to FISH or Backpacks for Kids. Another bonus, is it could help teach kids how to garden and where their food comes from.
Just bought a home in March 2024. Avid pickleball player!
Listen to the citizens
Make sure there is adequate parking and access from both streets.
More taxes and cannot afford.
Must include area for Pickleball courts.
My main concern is just entrance and exit feasibility. I would also love to see some sort of splash pad area with a playground, since water play availability is scarce in town. We live very close to Peninsula Gardens and would go there frequently, as opposed to the splash pad on the Key Peninsula that we've never gone too, due to distance.
Need a public pool!!!!
No I have zero concerns
None- Let's make this happen!
Nope! No dog park please
Not addressing wants of the community in respect to dedicated pickleball. Enough with all the ball fields that are empty while we beg for PB court access. How many more play grounds!!????!!
Not at this time.
Not aware of a master plan
Not enough sand volleyball courts
Parking
Pickle ball courts"! . Ehhh! There is zero food options on this area
Pickleball courts
Please build 4 beach volleyball courts with lights!
Please do it sooner than later
Please include sand volleyball courts! 4 would be wonderful!
Please suspend any plans involving peninsula gardens.
Please take a look at Star Center in Tacoma (metro parks). Indoor playground, event space, gyms, outdoor playgrounds, splash pads--it has it all!! We need this!! Especially the indoor playground! There is so much space to do a lot of wonderful things! Star center is a great reference!!
Quite a distance to grocery stores so a Whole Foods would be great
See above, lacking funds for a building, at least suitable outdoor space for senior activities. I have not lost hope that PenMet will provide a Dedicated Space for Seniors with a membership fee structure. Does the CRC fill that need???
Senior center and a pool
Several Parks offer the same amenities that are planned here. Is this the best use of resources? Please include walking areas that are easily accessible for adults with mobility issues. There is a large population of retirees/seniors in the mid-lower Gig Harbor area.
So tired of hearing about pickleball!
the amount of noise it will cause for the people that live in the surrounding areas.
The community really needs 4 volleyball courts and lights. The courts at crescent creek are amazing, but they are so popular there is always a wait. It is great to have so many people utilizing the community parks, but the demand is high and supply is low.

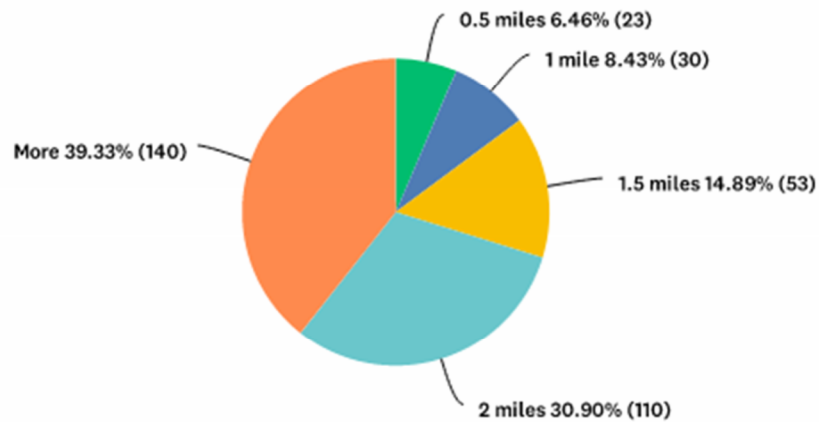


The outdoor pool at the Peninsula Gardens site was brought up many times by the steering committee for the future Aquatics Facility and was pretty much completely ignored by the contractor that carried out the feasibility study.
This is a very central location to most of Gig Harbor, as opposed to some of the other parks like Sehemel. I would prefer to not lose the existing forest space, and to find a balance to have adequate parking for small-medium sized groups.
This is an important part of the GH Junior sailing Program which benefits over 700 kids and their families each year. Displacing them will have a large effect on how this program runs and what they are able to provide the community each year. While the general community and even those it benefits is not easily seen it does have great effect on the community.
To be honest- I haven't heard much about this, so I was surprised to hear that plans were being considered. So better notice or marketing? Maybe a banner (like downtown) or even a sign out front of the site? I drive by it quite often. Our area desperately needs a better/permanent/non-weather dependent space for a farmers market! It would be such a wonderful community resource! And it would be something even my mom (who lives in Sequim) would come down for.
Traffic- lots in this area. Careful planning for safe entry/ exit.
We don't need any more Pickle ball courts and that is such a niche sport. It doesn't appeal to enough demographics.
We feel like there are already a bunch of park options around Gig Harbor. There are also community pickles and tennis courts that the community does not contribute to the upkeep, why spend more money on new courts. The community of Gig Harbor really needs a community pool option which could also include a park on the ground.
We have so many sports -ball oriented facilities in this town already, I would love to see something that encouraged more creative endeavors like theater/dance, creative spaces for groups to meet in, maybe a nature playground with mud kitchen, space for kids to ride wheels and/learn to ride a bike.
We need a community pool so badly. This wasn't included in the rec center design. It would be nice to have another space for indoor activities.
We need an outdoor pool
we need more pickleball courts for more time.
We need to keep GH green, lush, a green space and keep what makes GH so beautiful, peaceful, and pleasing.
We want 4 sand volleyball courts with lights
What will happen to the boat storage for junior sailing?
Why does everything have to be about sports? Peninsula gardens should also make space to stop and enjoy peace and nature.
Why is the only info available a map of the site? I can't find what is being constructed.
Worried that only the pickleball group will have their voices heard , haha!
Would like to ensure that the plan considers and continues the existing partnership with GHJS for storage/maintenance space on this property.
Would like to see both indoor and outdoor pickleball courts
Would like to see shared combinations for both garden, pickleball for all ages.



Q7 How far do you live from Peninsula Gardens?

Answered: 356 Skipped: 8

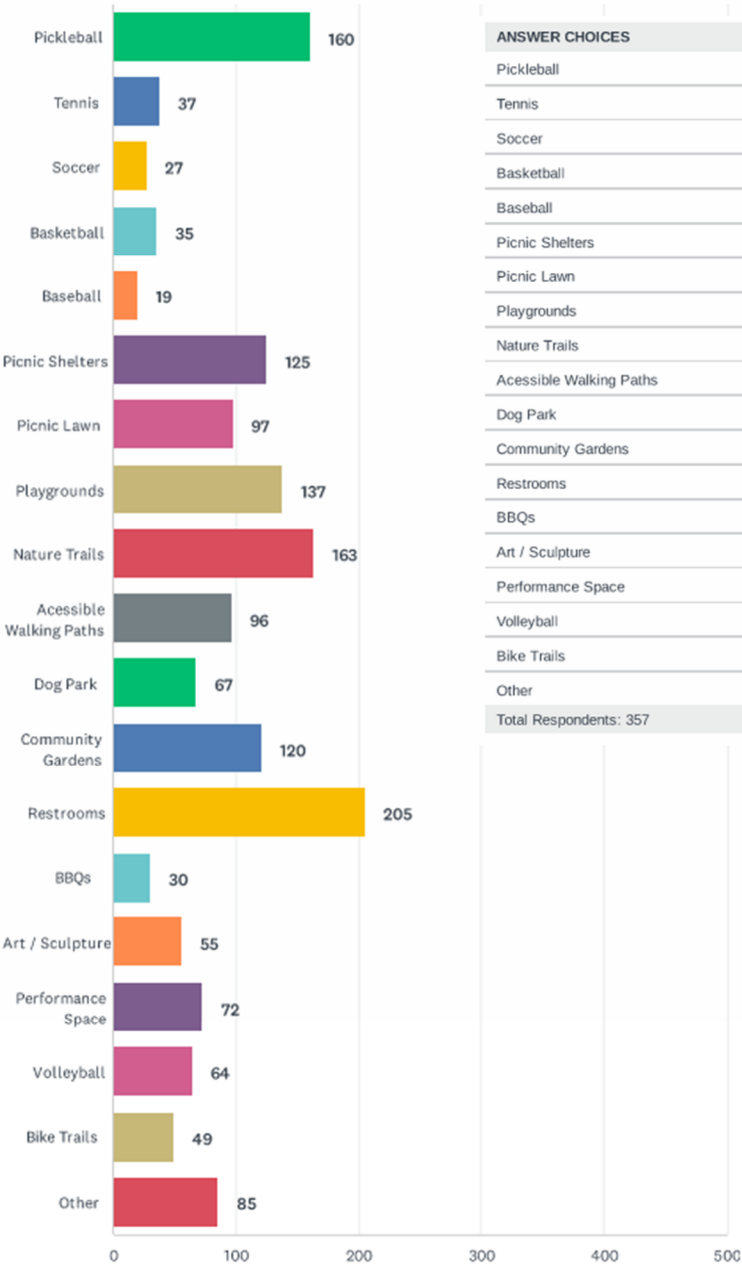


ANSWER CHOICES	RESPONSES	
0.5 miles	6.46%	23
1 mile	8.43%	30
1.5 miles	14.89%	53
2 miles	30.90%	110
More	39.33%	140
TOTAL		356



Q8 What amenities would you like to see incorporated into the Peninsula Gardens Park? Please check all that apply.

Answered: 357 Skipped: 7



ANSWER CHOICES	RESPONSES
Pickleball	44.82%160
Tennis	10.36%37
Soccer	7.56%27
Basketball	9.80%35
Baseball	5.32%19
Picnic Shelters	35.01%125
Picnic Lawn	27.17%97
Playgrounds	38.38%137
Nature Trails	45.66%163
Acessible Walking Paths	26.89%96
Dog Park	18.77%67
Community Gardens	33.61%120
Restrooms	57.42%205
BBQs	8.40%30
Art / Sculpture	15.41%55
Performance Space	20.17%72
Volleyball	17.93%64
Bike Trails	13.73%49
Other	23.81%85
Total Respondents: 357	



Q9 Are there any amenities you would NOT like included at Peninsula Gardens?

Answered: 112 Skipped: 252

Ball fields
A dog park
A large car parking. Do bike racks, do lawns, do anything outdoors, dedicated courts. No baseball as there are plenty of baseball fields not being used all the time. Baseball can be used for like 5 things on the list.
A park. Yes, Peninsula gardens should NOT be a park.
A place for activities and classes such as gardening, basket weaving, etc.
Another playground. And [redacted] please no more pickleball! I feel like this is a trend that will eventually die down. We have a pickle ball court in our neighborhood and it's used *maybe* three times a week. I'm all about soccer fields too, but there are areas better served for that I think. And I have busy elementary aged twins and LOVE playgrounds, courts, and soccer fields. I'd really love to see something different than what we already have. A permanent space for a farmers market and a large community lawn space/performance space with decent accessibility would amazing. The waterfront is so beautiful, but a few more multi-use and community-oriented "perks" on this side of the freeway are certainly needed. The waterfront is actually getting harder and harder for us to enjoy for lack of parking and accessibility. I now completely skip the current farmers market and the concerts because of it, which is such a shame. Also, a performance space is desperately needed. I think the schools are now even having to utilize local churches for performances. There should be better facilities available for our ever growing school population. And we miss our little Theater! Seriously though- no more pickleball!
Another soccer field
Anything causing a lot of noise or excessive traffic in the area
Anything that costs me more taxes.
Art
Baseball
Baseball soccer tennis . Pen met had not provided any spaces for seniors or aquatics.
Between all of the facilities already open, I don't feel like a dedicated Pickleball facility is in the communities best interest or use of the space at peninsula gardens.
Community pool or splash pad.
Courts
Covered or indoor pickleball courts. Pool
Dog park
Dog park
Dog park
dog park
Dog park



Dog park Live dogs, but already two parks in the harbor area
Dog park or dogs off leash in any fashion
Dog park would mean most/many families would not be able to enjoy the space.
Dog Park, Bike Trails, Nature Trails, Soccer, Baseball, Basketball, Performance Space, Tennis and Playgrounds.
Dog park.
Duplicate sports courts
Enough is enough with the sporting areas and playgrounds! No more dog parks, no pickleball!!
Farmers market. There's already a wonderful local farm store less than a mile down the street, please don't impact their small family business!
Fast food
Hoping this will focus on pickleball only as the sport
I don't believe we need any additional recreation areas. With the new one being developed in the city as well as the areas already in the area I don't believe that is the best use of our tax paying dollars. I would like to see more of a farmers market of sorts with season food options or food trucks. Nothing out in these areas for that.
I don't want to see it become a giant pickle ball court and nothing else! That's trendy now sure but think about the whole community and the future. Also love the idea of using the property for community education, like having a community garden and community kitchen where people can learn to cook and feed those in need.
I know that a lot of gig harbor residents are fond of pickle ball and would like to see more courts available, however there are plans to build a large pickleball court by the GH YMCA and there are plenty of other courts throughout gig harbor already! I feel like we are lacking indoor friendly play spaces which is surprising because we live in WA where it rains a lot out of the year. I would personally like to see more indoor friendly playgrounds/structures for kids as well as some indoor courts but more for basketball or volleyball like in Fircrest!
I think the space is too small to accommodate parking and larger team sports fields. We are already getting a lot of that at the new development near the YMCA.
I think we have enough dog parks. I'd love a spot for older kids, arts and entertainment, adults.
I WOULD like food trucks and fire pits
I would like to ensure there is still forested space. I would bike to it if there were safe bike lanes from my house on Sehmel.
I would not like anything that requires removing all the natural forested area
I would NOT like to have Pickleball take the majority of the space. I would like to have a space for Gig Harbor Junior Sailing to continue to store some equipment.
I would not support anything other than pickleball courts
If GH is developing the new sports complex, I think it would be a waste to create more sports fields/courts. I also feel like performance space is often unused unless a solid plan is already in place.
Large sports fields
More ball fields and playgrounds. We have a multi-generation population. Address out needs >50 as well!
No BBQ's



No dog park
No dog park
No dog park If there will be children play areas
no dog park- I'm hoping for a playground and I don't think dog parks should be near playgrounds.
No dog parks
No dog parks
No electric car charging- not necessary
No houses, gas stations
No more pickleball courts. Kids sports need more field space
No more soccer, baseball fields and no additional playgrounds. There playgrounds in the area that are currently underutilized
No offense, but we are getting a lot of sports fields and pickle ball in GH North so it would be nice to have a more natural space.
No Pickeball, no more sports fields, we have enough.
NO soccer , baseball, dog park,
No sports fields or pickleball or tennis courts. Mostly us older folk that live out here, we have pets.
No to any skate park
No. I think that the various sports fields should be added as can be accommodated.
Not a dog park.
Not specifically.
Only for adults benefits hope it doesn't as be geared towards our kids
Only Pickleball please !
performance space. This is a neighborhood. A quiet, pleasant neighborhood with schools, walkers, bikers, etc. No crazy traffic is wanted, or noise, or chaos.
Pickelball
Pickle ball
Pickle ball - its just a fad.
Pickle ball - there is absolutely no need for more pickle ball courts. There are plenty available around the area. Get over it already
Pickleball
Pickleball
Pickleball
Pickleball courts



Pickleball courts are easy to come by and install. This is a very trendy sport with interest that will likely fade over time. Other sports like soccer require the space available at peninsula gardens.
Pickleball only courts.
Pickleball.
Pickleball. They have plenty of places to play. Kids and families need access to nature, gardening, art, tennis and basketball. These amenities are lacking at our current parks.
Pickleball. We have enough. Why isn't a pool listed as an option? This space would make a great spot for an outdoor pool which our town desperately needs and deserves. It's a profitable option that everyone can enjoy. Build an outdoor pool here!
playground, ball park.
Pool
skateboard park
Soccer baseball basketball pickle ball
Soccer fields
Soccer, baseball, basketball, tennis
Splash pad/kid water zone
Sport fields
Sports facilities. These have been a big focus at Sehmel and new sports complex.
sports field
Sports fields
Sports fields or courts.
sports fields, tennis courts, pickle ball courts, basketball, baseball. So much lands go for these already.
Sports.
Storage/maintenance for GHJS
tennis courts seem to be everywhere and are under used as it is, so we need dedicated pickleball courts so the lines are clear
Tennis, skate park, soccer, basketball, baseball
Tennis, soccer, basketball, baseball
Unbelievably the outdoor pool did not even make the above list as an option! We do not need any more pickleball courts or sports fields in this town other than those already in work and/or under construction.
Water pad
we need areas for seniors to feel supported and appreciated.
With the Y expanding, don't we have enough pickleball courts already?
Would like to see aquatics center also



Would love to have a water park such as a wading pool or spray fountains for children.

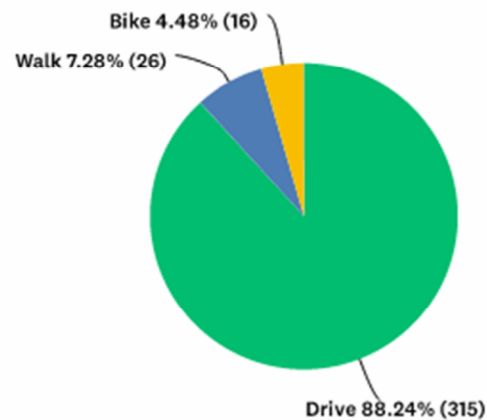
You allow for "Other" above but give no option to provide "Other" ideas. This suggests you want us to only select options from the curated list. I'd suggest nature based learning amenities and a splash or interactive water play area.

You don't ask what I do want, but what we don't have is an indoor play space for kids when the weather is bad.

Youth sport fields

Q10 In the future, how will you access the park?

Answered: 357 Skipped: 7

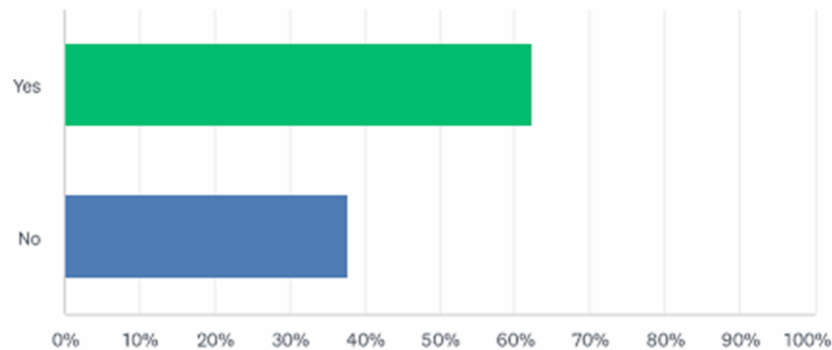


ANSWER CHOICES	RESPONSES	
Drive	88.24%	315
Walk	7.28%	26
Bike	4.48%	16
Other	0.00%	0
TOTAL		357



Q11 Are you interested in being on the mailing list for Pen Gardens Master Plan

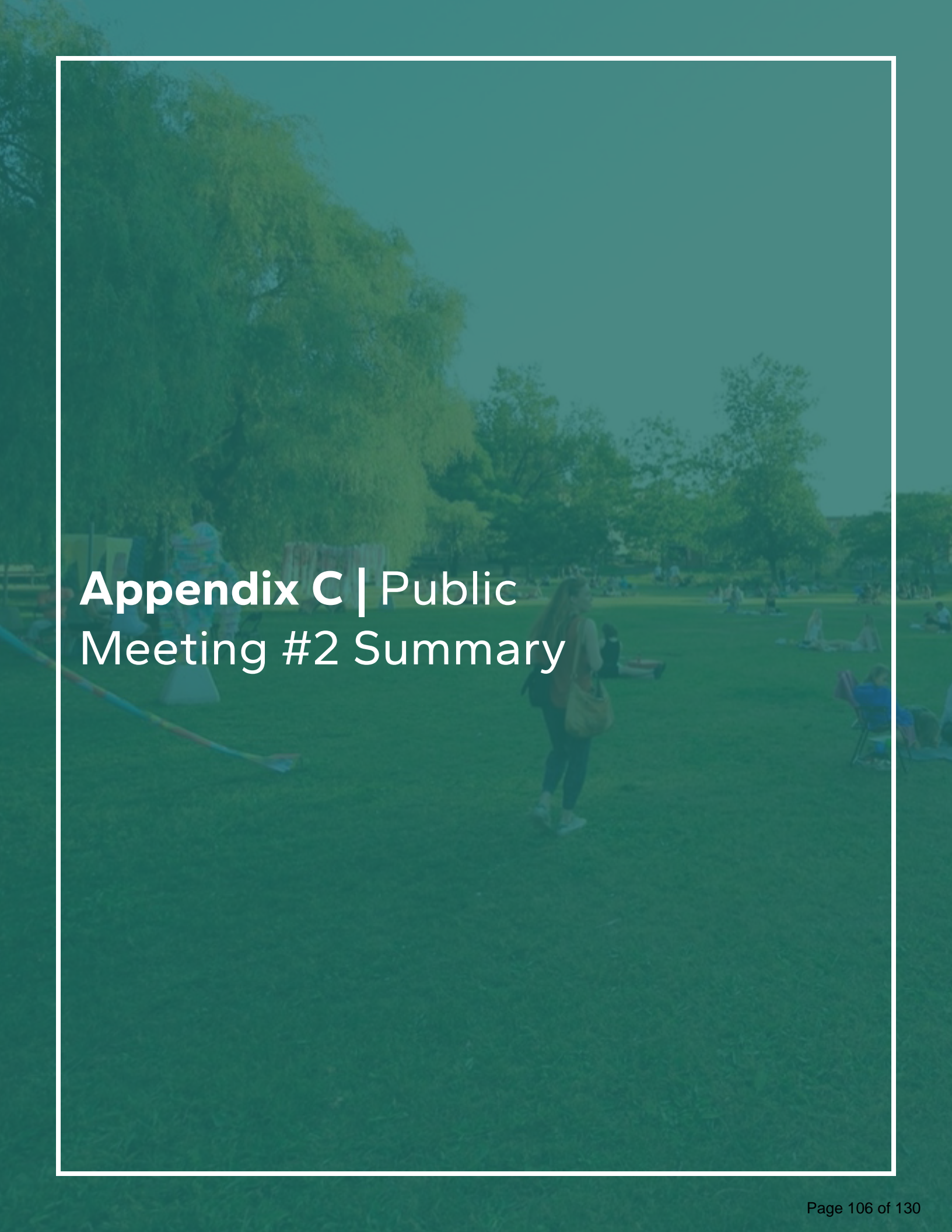
Answered: 350 Skipped: 14



ANSWER CHOICES	RESPONSES	
Yes	62.29%	218
No	37.71%	132
TOTAL		350

TH/sss

c: Sue O'Neill – PenMet Parks



Appendix C | Public Meeting #2 Summary

PROJECT MEMO



TO:	Sue O'Neill Heather Joy Helbach-Olds PenMet Parks	DATE:	July 29, 2024
FROM:	Sarah Singleton-Schroedel Tacoma - (253) 383-2422	PROJECT NO.:	2240122.40
		PROJECT NAME:	Peninsula Gardens Master Plan
SUBJECT:	Public Meeting #2 Summary Report		

Overview – Public Outreach Efforts

As part of the Peninsula Gardens Master Plan Public Outreach efforts, AHBL prepared three (3) concept alternatives to share with the public based on feedback from Public Meeting #1 and the online preferred amenities survey. On July 25, 2024, AHBL facilitated Public Meeting #2 as an open house style meeting to present concepts and received feedback. On July 29, 2024, an online survey was posted for public comment and to rank preferred concepts. The online survey will be open for one (1) month. During the Concept Alternative Phase, AHBL also hosted two (2) Community Outreach events at the PenMet Parks sponsored Summer Movie Nights on August 2 and August 16th to bring the concepts to a wider community. The following is a summary of the outreach and documentation of the feedback.

Public Meeting #2: Community Workshop Summary of Findings

PenMet Parks and AHBL hosted a public meeting on July 25, 2024. The meeting started with a 20-minute presentation by AHBL to share the master planning process, report back on the feedback from Public Meeting #1 and the online survey, and present three (3) concept alternatives. After the presentation there were approximately 20 minutes of questions and answer, followed by an open-house format where participants were invited to review the three concept alternatives, provide feedback on the concepts and site amenities through various exercises. Seventy-one (71) people signed in. The open house format includes boards around the room with AHBL staff members. Participants were invited to share their ideas, comments, and to vote on their favorite concepts. Participants were given three (3) stars: Gold, Silver, and Green and invited to rank their preferred options. Gold indicated most preferred, followed by silver for second and green for third. Participants provided feedback on sticky notes, dot exercises and shared their ideas with staff members. The following summarizes the community feedback for each board.

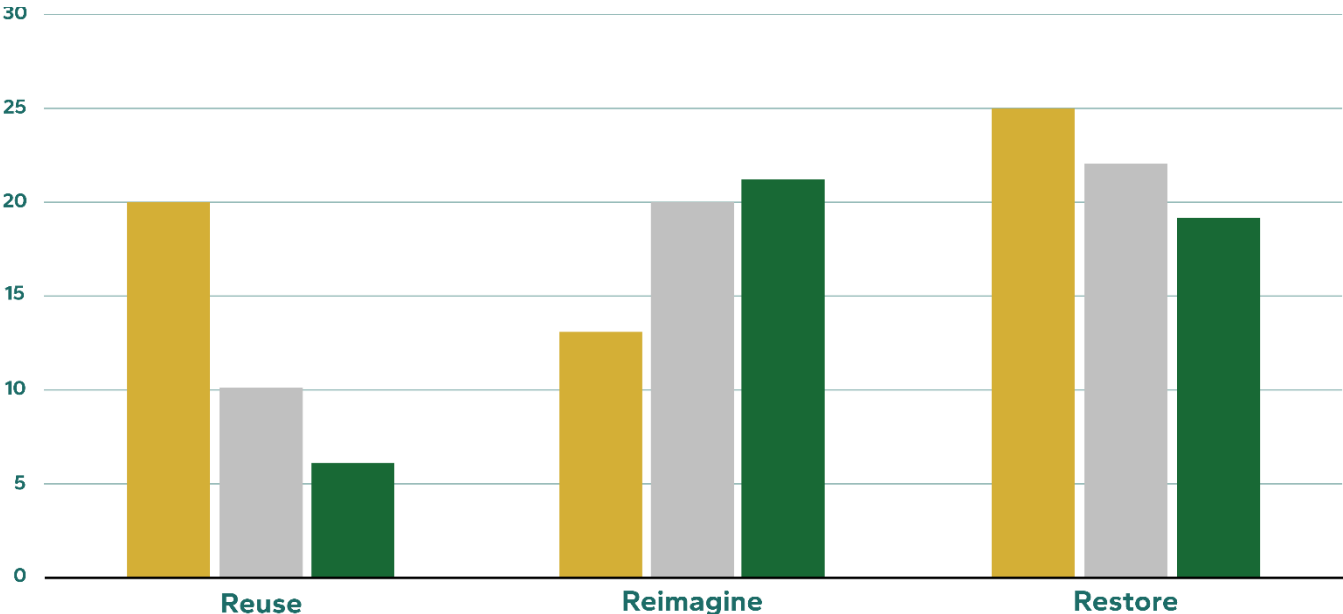


Photos from Open House June 25, 2024



Board 1: Concept Voting

In this exercise, community members were shown three different concepts based off the feedback from the first public meeting. They were given three (3) stars, one green (bronze), one silver and one gold. Gold was first choice, silver was second choice, and green was third choice.



Board 1: Concept Voting

REUSE

Site Plan & Imagery

1st 2nd 3rd

REIMAGINE

Site Plan & Imagery

1st 2nd 3rd

RESTORE

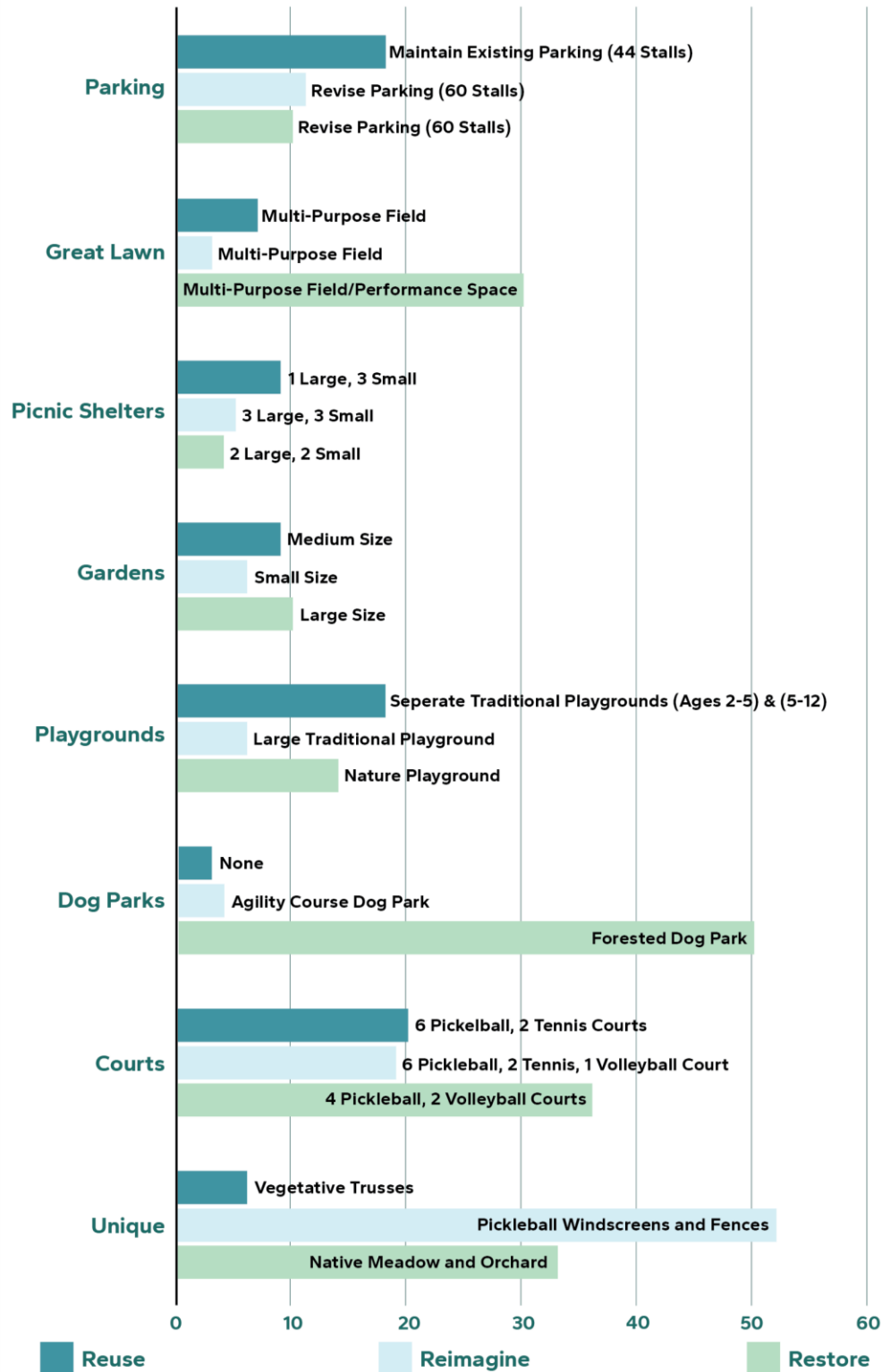
Site Plan & Imagery

1st 2nd 3rd



Board 2: Concept Comparison

In this exercise, community members were given eight (8) small dots and asked to place their dots next to their preferred amenities.





PenMet Parks
Deeply Rooted. Boldly Growing.

PARK AMENITIES	REUSE	REIMAGINE	RESTORE
Parking	Maintain Existing 44 Stalls	Revise Parking 60 Stalls	Revise Parking 60 Stalls
Great Lawn	Multi-Purpose Field Picnic Area, (1) Size U-12 Soccer or (2) U-6 Soccer, Outdoor Yoga	Multi-Purpose Field Picnic Area, (1) Size U-12 Soccer or (2) U-6 Soccer, Outdoor Yoga	Multi-Purpose Field Performance Space, Picnic Area, (1) Size U-12 Soccer or (2) U-6 Soccer, Outdoor Yoga
Picnic Shelters	1 Large, 3 Small	3 Large, 3 Small	2 Large, 2 Small
Community Gardens	Medium Size	Small Size	Large Size
Playgrounds	Seperate Traditional Playground for Ages 2-5 & 5-12	Large Traditional Playground	Nature Playground
Dog Parks	None	Agility Course Dog Park	Forest Dog Park
Courts	6 Pickleball, 2 Tennis Courts	6 Pickleball Courts, 2 Tennis Courts, 1 Sand Volleyball Court	4 Pickleball Courts, 2 Sand Volleyball Courts
Unique Amenities	Vegetative Trusses	Pickleball Windscreens and Fences	Native Meadow and Orchard

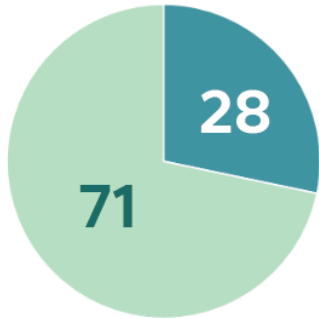
more
more
covers
greenery?

these need \uparrow
(COVERS
GREGORY?)



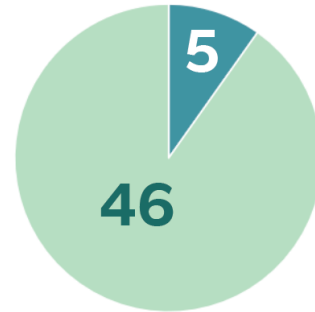
Board 3: This or That: What should the park look like?

In this exercise, community members were given six (6) dots and asked to place their dots next to their preferred amenity size.



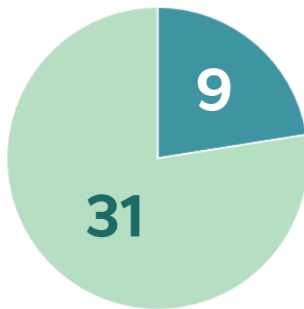
6 Fenced and Screened Pickleball Courts

2-4 Pickleball Courts



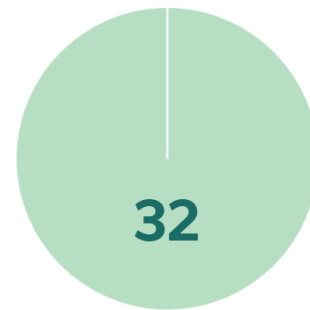
Forested Dog Park

Agility Course Dog Park

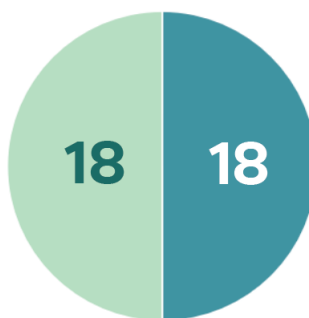


Large Performance Space

Small Performance Space

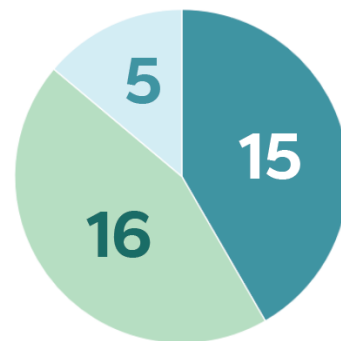


Large Restroom



Community Garden

Community Garden with Orchards



Gateway Park

Sehmel Homestead Park

Chambers Bay Park



Site Amenity Comparison Board with Dots



Board 4: Feedback: Let's Make a Great Park

Responses included the following:

- Covered pickleball (x2).
- Sidewalks and crosswalks.
- Do like the reuse design, would think it would be neat to have a stage/gathering space in this design.
- Art building for creative, teaching, writing like barn on Bainbridge Island.
- Keep scale appropriate to the neighborhood & maintain rural character.
- How about a large indoor facility that houses (1) dedicated pickleball courts + (2) sailing storage? We really need the courts to be covered or indoors. The 3 forthcoming indoor courts are not good enough (gym floors are slippery) and all of the outdoor courts in Gig Harbor are useless 6 months of the year.
- Pool for kid swim lessons
- We need a pool for kids so they can learn to swim. We live in a maritime city where drowning is a big safety issue. If kids can swim the risk is lower.
- Looks like very minimal parking on all 3 designs. Any idea of an "overflow" lot?
- Considering our weather – how about more covered areas – picnic, gathering [areas], gazebos.
- Lighting on courts
- Aquatics center
- Please consider on the water facility to serve the many maritime sports.
- 12-14 pickleball courts. (x2)
- Youth sailing.
- Sand volleyball away from pickleball.
- Preserve forest & increase native foliage. Accessible paths in green space so all can experience nature.
- No tennis courts.
- Jr sail work building.
- Considering this is WA state... my concern is there are no indoor spaces in this park – that limits its use in 3 seasons of the year... perhaps one of the "shelters" could become more of a "pavilion."
- Your team did a very nice, open presentation. Thanks for that.
- Take an inventory of existing uses.





- We really need a pool, preferably outdoor, to enjoy in the summer.
- Community maker space.
- For the love of sailing sigma.
- If there are 2 other parks planning to put in pickleball courts plus there is Sehmel, does Pen Gardens park need pickleball courts?
- Bro bro bro bro I like sailing.
- This park is “relatively” small – if you want to preserve its legacy for nature... fewer pickleball courts and more multi-purpose and open nature spaces would be better. This location doesn’t make the best “pickleball central” for Gig Harbor.
- Gig Harbor Junior Sailing facility!! You have proposed a park that could be found anywhere but Gig Harbor is a maritime community – let’s embrace what makes us special.
- 9-18 yrs gap needs to be addressed.
- Pickleball courts have to be covered to be useful.
- Less pickleball.
- Any idea needs indoor multipurpose space... please.
- Maritime facility for youth growth and education.
- Going to youth sailing is the best thing ever for my brother don’t you dare take it away from him bro.
- Volleyball (4 great).
- If it’s not there (sailing) then where?
- Gig Harbor Junior Sailing storage facility.
- You will make lots of political points if you can find a space for the sailing team. I’d look closer to the water for the warehouse space? Build a pole building in a bigger park.
- Gig Harbor Junior Sailing storage facility.
- Storage facility for sailing storage & covered area for work.
- Program idea: maker space similar to barn on Bainbridge Island.
- Taking away sailing is taking away my brothers favorite thing in life.
- Gig Harbor Junior Sailing for adult and junior (youth sailing programs)
- Love the concepts of reuse, recycle, etc... will the location still be named Peninsula Gardens...park? Or re-named.
- Give priority to PenMet residents needs, wishes, ideas, etc.
- Provide storage & maintenance space for Gig Harbor Junior Sailing. So we can serve almost 700 youth offer over \$30,000 in scholarships and work toward our vision to provide better community access to the water.
- Don’t try to be everything to everybody. Keep the scale appropriate to the rural venue.
- Need place for literary arts.
- Add building for sails storage & maintenance.
- Because of congestion & traffic snarls, please consider Z exits & entrances to the facility. Also... large-style events & traffic would be a nightmare. Consider large-style events elsewhere.
- Storage facility for Gig Harbor Junior Sailing.
- Not everyone is all about pickleball!! There are so many courts being created in Gig Harbor – How many does one town need?! More arts facilities, maker spaces, etc.

Extra Sticky Notes:

- 4 volleyball courts.
- Makers space.
- Change survey to in person survey. See in person need. 4 volleyball.
- Sandpit is a good alt.
- 8-12 pickleball [courts]



- Arts + sail
- Restore: 1 verbal comment (on the way out)
- Educational needs.
- Makers space.
- Gardens not a huge need feed ppl that need it.
- Place to store boats (15-20) and work on boats. This is a relation that has been broken.
- Sailing program indoor storage. Large community. 700,000 youth. Small storage building.
- 12-14 courts pickleball. (tournaments) (ADA court) (phasing opportunity)

Community Outreach #1: Summer Movie Series at Sehmel Homestead Park



On Friday, August 2nd 4-8pm, AHBL staff hosted an informative booth at a PenMet Parks Summer Movie event. The three concept plans were set out. Staff invited movie goers to talk about the concepts and to share their comments on the online survey. Additionally, pamphlets shared future dates for public meetings and community outreach.

Community Outreach #2: Summer Movie Series at Sehmel Homestead Park



On Friday, August 16th 5-8pm, AHBL attended a summer movie night to







Appendix D | Public Meeting #3 Summary

PROJECT MEMO



TO: Sue O'Neill
Heather Joy Helbach-Olds
PenMet Parks

FROM: Sarah Singleton-Schroedel
Tacoma - (253) 383-2422

SUBJECT: Public Meeting #3 Summary Report

DATE: September 27, 2024

PROJECT NO.: 2240122.40

PROJECT NAME: Peninsula Gardens Master Plan

Overview – Public Outreach Efforts

As part of the Peninsula Gardens Master Plan Public Outreach efforts, AHBL prepared one (1) preliminary preferred alternative site plan to share with the public based on feedback from Public Meetings #1 & #2, the online preferred amenities survey, the online preferred concept survey, and verbal feedback from in person pop-up events. On September 19, 2024, AHBL facilitated Public Meeting #3 as an open house style meeting to present concepts and received feedback. The site plan was presented alongside character images, potential walking path options, and frequently asked questions from previous meetings. The following is a summary of the outreach and documentation of the feedback.

Public Meeting #3: Community Presentation Summary of Findings

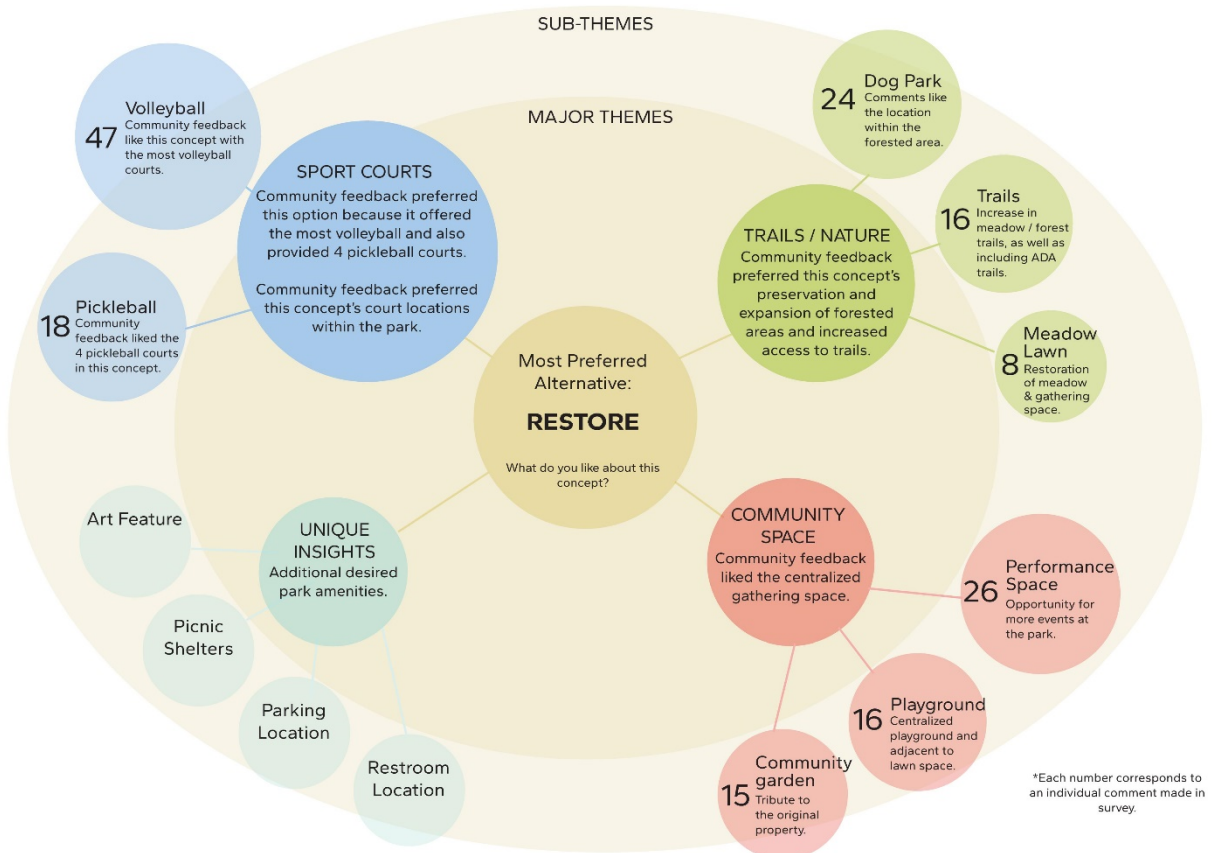
PenMet Parks and AHBL hosted a public meeting on September 19, 2024. The meeting started with a 20-minute presentation by AHBL to share the master planning process, report back on the feedback from Public Meeting #1 & #2 and the online surveys, and preliminary preferred alternative site plan. After the presentation there were approximately 20 minutes of questions and answer. Participants were then invited to review the preliminary preferred alternative site plan and provide feedback on the proposed site amenities. There was a total of 35 community members present at this public meeting with 29 individuals attending in person and 6 individuals attending virtually. Several summary boards were used to review community input from previous outreach efforts to support the preliminary preferred alternative. Participants were invited to share their ideas, comments, and provide written feedback at the end of the session.





Board 1: Concept Summary

In this summary board, community members were shown the major themes found from the public meeting #2 online survey. Comments were taken from the Restore concept which had the highest preference total.



Board 2: Preliminary Preferred Alternative

Based off of all of the community feedback, the PROS plan, and direct consultation with PenMet Parks, a preliminary preferred alternative site plan was developed.



Feedback Form Results: Overall Park Feeling

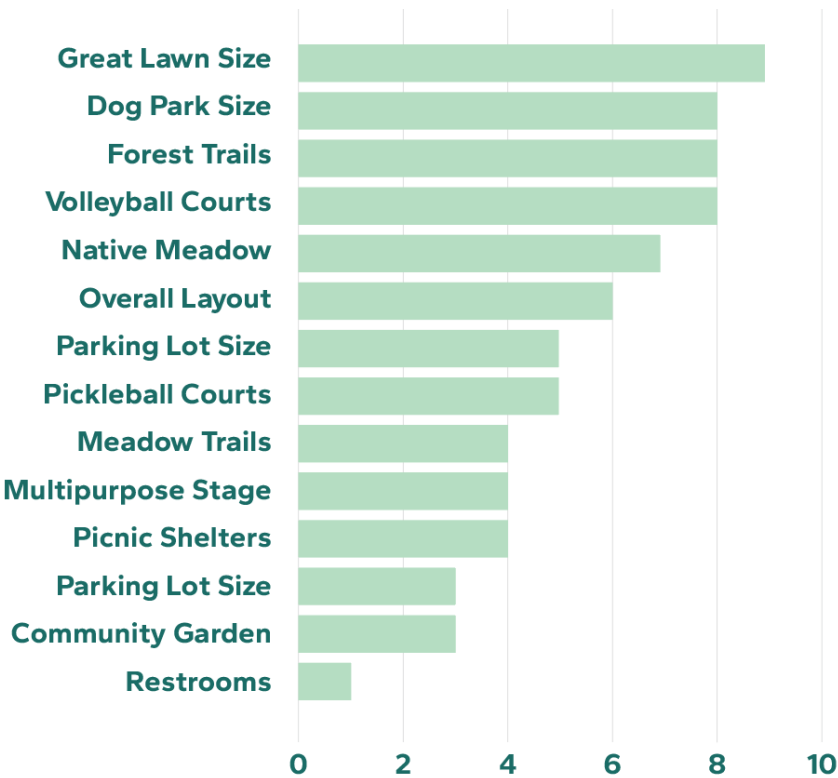
Participants were asked what their overall feeling of the preliminary preferred alternative was on a scale of very happy to very unhappy. These were recorded on a sliding scale from 1-5 and averaged to get an overall score of 3.74 out of 5.





Feedback Form Results: Favorite Concept Elements

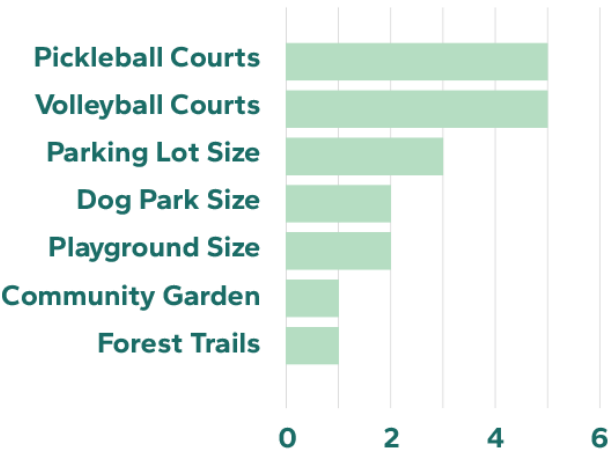
Participants were asked to check the box of the elements that were their most favorite from the preliminary preferred alternative.



Feedback Form Results: Least Favorite Concept Elements

Participants were asked to check the box of the elements that were their least favorite from the preliminary preferred alternative.

****Many votes related to courts were due to there not being enough of the amenity, not the dislike of the element****





Feedback Form Results: Write in Feedback

Responses included the following:

- Lights for meadow
- Likes big kid and little kid playground
- Not enough pickleball
- Feel the weather will decrease the use of the park
- How is the great lawn going to be regulated for use? Example: Does it need to be scheduled?
- Sand volleyball courts - how is the sand going to be kept up? Example: Animals to use as a "cat box?"
- Overflow parking? This probably will be a ____?
- Can bikes/skateboards/scooters be used on the circle walking path
- Who is going to be responsible for the community garden?
- Not enough volleyball courts
- Need 4 volleyball courts
- Great concept Great use of space and amenities
- Sidewalks!
- Need 4 volleyball courts
- I still have hope for pickleball - dedicated, covered, lighted tennis court surface
- Happy to see some courts but unhappy because not being covered
- The process of these public forums has been great, but... uncovered outdoor courts can only be used about 5 months out of the year and the indoor courts in GH are/will be substandard - slippery wooden floors with too many confusing lines (basketball, volleyball, etc).
- So, despite feeling heard at these meetings, I'm feeling discouraged by the current park plans. Can covered courts be put elsewhere in GH?
- Pickleball indoor courts shared with basketball are not desirable because: gym courts are slippery; lines are confusing; air circulation is poor
- Outdoor courts are great, but unless covered, are undesirable in fall/winter/spring if not covered because wet courts are dangerous
- In my opinion, 2 covered courts would be better than 4 outdoor courts that aren't covered
- Under present proposal, I am not likely to ever use the Peninsula Gardens facility (so the idea of diminished demand may be a self-fulfilling prophesy)
- Maybe just 1, not 2 got to have covers!
- a ____ dedicated space seems more functional
- One more issue for the pickleball enthusiasts is that outdoor wet courts are non functional
- Also combined pickleball/basketball/____ courts are confusing because basketball and pickleball do not use the same lines. This creates chaotic game.
- Third, in order to get access to courts people have to go to Tacoma & pay both bridge fees and court rental fees - that seems simply unfair to Harbor folks
- Here's my suggestions since this is the major issue for these users--- if you can't find the \$.. Find a donor of [at minimum] an overhead canvas/nylon/open tent structure... perhaps a local company who can get advertising credit... [start a go fund me donation for a cover] [revisit using the greenhouse structure for cover]



- p.s. Pickleball players say the likelihood of injury is greater on a basketball court...!!
- Lighting on beach volleyball courts would be appreciated. This enables afternoon and early evening play during the fall, winter, and early spring
- Sprinklers on beach volleyball courts would be appreciated. This enables play during the hot sunny days
- With the beach volleyball courts near the road, it is essential that the courts be bordered with 20ft tall netting
- Unlike pickleball, beach volleyball is played all year around and during the rain. If these pickleball courts aren't used for 6 months out of the year, then replace them with 3 more beach volleyball courts
- Like to see community garden greenhouse
- Not enough pickleball courts



Appendix E | Offsite Pickleball Study

Offsite Pickleball: Sehmel Homestead Park

Appendix E

Demolition				
Description	No.	Units	Unit Price	Cost
<i>Demolish Concrete Wall</i>	<i>240</i>	<i>SF</i>	<i>30.00</i>	<i>\$7,200.00</i>
<i>Haul & Dump Off Site</i>	<i>71</i>	<i>CY</i>	<i>22.00</i>	<i>\$1,562.00</i>
<i>Subtotal</i>				<i>\$8,762.00</i>
Paving				
Description	No.	Units	Unit Price	Cost
<i>Concrete</i>	<i>40</i>	<i>SY</i>	<i>50.00</i>	<i>\$2,000.00</i>
<i>Subtotal</i>				<i>\$2,000.00</i>
Fencing and Gates				
Description	No.	Units	Unit Price	Cost
<i>Fence (4'-0" Height Chainlink)</i>	<i>232</i>	<i>LF</i>	<i>20.00</i>	<i>\$4,640.00</i>
<i>Fence & Gates (8'-0" Height Chainlink)</i>	<i>456</i>	<i>LF</i>	<i>40.00</i>	<i>\$18,240.00</i>
<i>Fence & Gates (12'-0" Height Chainlink)</i>	<i>306</i>	<i>LF</i>	<i>60.00</i>	<i>\$18,360.00</i>
<i>Subtotal</i>				<i>\$41,240.00</i>
Sport Court				
Description	No.	Units	Unit Price	Cost
<i>Court Surfacing Coat & Striping</i>	<i>19,720</i>	<i>SF</i>	<i>12.50</i>	<i>\$246,500.00</i>
<i>Pickleball Net Systems</i>	<i>10</i>	<i>EA</i>	<i>3,560.00</i>	<i>\$35,600.00</i>
<i>Subtotal</i>				<i>\$282,100.00</i>

Offsite Pickleball: Sehmel Homestead Park

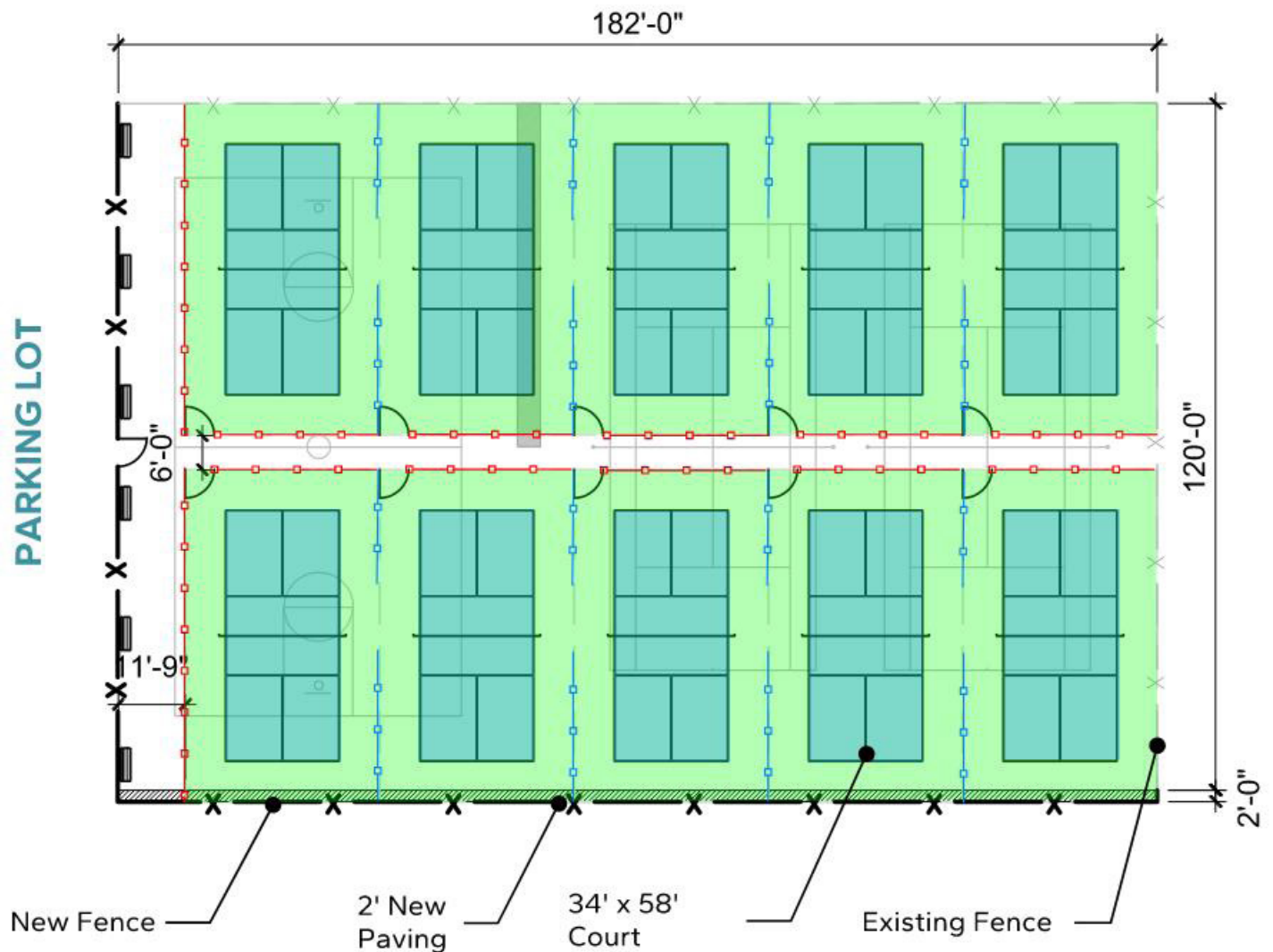
Appendix E

Structure				
Description	No.	Units	Unit Price	Cost
Pickleball Court Cover (182' x 120')	1	EA	\$1,500,000.00	\$1,500,000.00
Pickleball Court Lighting	1	LS	\$450,000.00	\$450,000.00
Subtotal				\$1,950,000.00
Combined Total				\$2,284,102.00
Contingency (25%)				\$571,025.50
Grand Total				\$2,855,127.50

Offsite Pickleball: Sehmel Homestead Park

Appendix E

EXISTING SOCCER FIELD



EXISTING PLAYGROUND

Exhibit: Pickleball courts overlaid on existing Sehmel Homestead Park tennis courts (Scale 1" = 30')

