

April 14, 1989
0636D/TC:clt

Introduced by: WILLIAM WOODS

Proposed No: 89 - 320

MOTION NO. 7570

A MOTION approving the updated Fort Dent Master Plan.

WHEREAS, Fort Dent Park is an existing major athletic facility developed with Forward Thrust bond funds sold in 1976, and

WHEREAS, user needs for athletic facilities have increased and changed since the park was originally developed, and

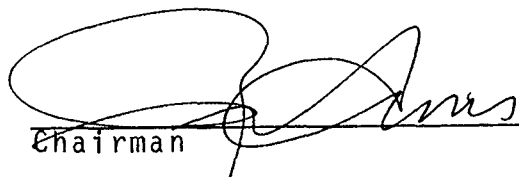
WHEREAS, the natural resources and parks division has, based on a consideration of this site's natural constraints and opportunities and changed user needs, developed a master plan update for the park which has as its major features, space for a Duwamish Tribal Center to be funded by private funds, a rehabilitated softball cloverleaf, additional volleyball and basketball courts, additional group picnic shelters, an additional softball field, a rehabilitated soccer field, trail improvements including river access, retention pond enhancements and landscape improvements;

NOW, THEREFORE, BE IT MOVED by the Council of King County:

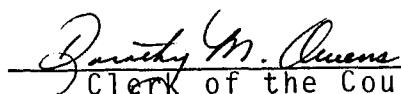
The master plan update proposed by the natural resources and parks division as attached is approved.

PASSED this 19th day of June, 1989.

KING COUNTY COUNCIL
KING COUNTY, WASHINGTON


Chairman

ATTEST:


Clerk of the Council

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PLANNING
DIVISION
KING COUNTY

PROJECT
NUMBER

7570



FORT DENT PARK MASTER PLAN UPDATE



PREPARED FOR
NATURAL RESOURCES & PARKS DIVISION
KING COUNTY, WASHINGTON

JONES & JONES

SEPTEMBER 9, 1988

SEP 9, 1988

**FORT DENT PARK
MASTER PLAN UPDATE**

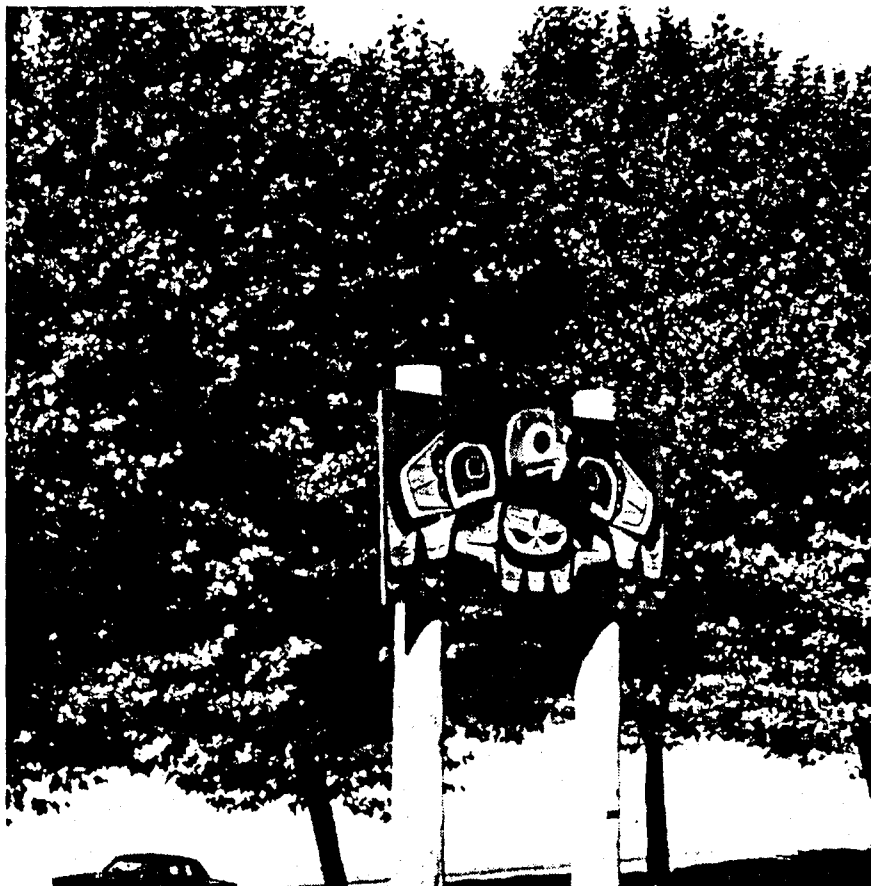
**PREPARED FOR:
NATURAL RESOURCES & PARKS DIVISION
KING COUNTY, WASHINGTON**

**PREPARED BY:
JONES & JONES
WILSEY & HAM**

SEPTEMBER 9, 1988

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I. INTRODUCTION

The Fort Dent Park Master Plan Update was initiated by King County Natural Resources and Parks Division in March, 1988. This park master plan is an update to the South Area Park and Athletic Facility Master Plan prepared by Wilsey & Ham, Inc. in 1973. The first phase of the park was constructed in 1975 and officially opened in 1977. This report, with accompanying plan and cost estimate, is a documentation of the process leading to the recommended update of the park master plan.

The park site is located about 1/2 mile north of the intersection of Interstate 405 and Interurban Avenue in Tukwila, Washington. More specifically, the site is just upstream of the confluence of the Green and Black Rivers, on the eastern and inside curve of the Green River. A series of railroad tracks form the east boundary of the site. The site consists of approximately 51.5 acres of land and includes about 4,000 feet of riverbank.

BACKGROUND

The South Area Park and Athletic Facility complex was specified as an element of the overall Forward Thrust Park and Recreational Facilities Bond Proposition approved by the voters of King County in 1968. The complex was designed to meet the needs of the City of Seattle and other agencies for athletic facilities and provide the county with a major open space park. Following passage of the proposition, a site selection process was initiated which ultimately led to the identification and selection of a park site at the "Riverview Dairy Farm" just upstream of the junction of the Green and Black Rivers. While being located within the corporate limits of the City of Tukwila, the site was purchased and facilities constructed with matching funds by King County and administered and maintained by the City of Seattle until 1988. At that time, administration and maintenance activities were turned over to King County.

SOUTH AREA PARK AND ATHLETIC FACILITY MASTER PLAN (1973)

In 1973, and 1974 a Master Plan and Phased Development Plan was prepared for the site by Wilsey & Ham, Inc. The Master Plan report included a record of investigations, conclusions and design rationales and was organized into the following sections: Background Studies, Site Access Investigation, Master Plan and First Phase Development Plan Program, and Cost Estimates.

The Master Plan was developed following interpretation of the activities program and incorporation of design concepts formulated through a series of alternatives. The following is a brief description of the facilities and features of the 1973 Master Plan. See the report, South Area Park & Athletic Facility (1973), and the map of the master plan for a detailed discussion of the park program and location of facilities on the site.

1. **Stadium Complex:** Development of a common earth form for both a soccer and baseball stadium and the running track. The earth form would be used for seating as well as the central locker room/shower/restroom and storage complex.
 - a. Baseball Stadium and seating for 2000 spectators.
 - b. Soccer Stadium and seating for 2000 spectators.
 - c. Track & Field (Football): 440 Yd. (1/4 Mile) Running track with football playing surface in the interior.
 - d. Shower/Locker/Restroom Complex.
2. **Softball Cloverleaf:** Located at the northwest corner of the site. Two lighted fields would share lighting facilities with the softball fields. An earth form between the four fields would be used for seating and as a base for a restroom/concession structure in the center, which would be located above the 100-year flood level. A second level of the building would be provided for scorekeepers. Pedestrian access to this area would be provided by ramps and stairs. A permanent 8' high fence would be provided around the entire cloverleaf complex. The perimeter outside the fence would be planted with trees and shrubs to provide a background for batters and noise buffer for passive use areas in the park.
 - a. 4 fields: 285' outfield fence on three fields, 320' outfield fence on one field.
 - b. 4 bleachers to be provided at each field
 - c. 1 restroom/concession building
3. **Practice Fields (Football/Soccer/Field Hockey):** The majority of the practice fields would be located along the west side of the site.
4. **Tennis Courts:** Six lighted tennis courts would be located in close proximity to the pond.
5. **Archery Range:** To be located at the east side of the site away from pedestrian circulation routes and activity centers.
6. **Central Administration/Restroom Complex:** A centrally located administrative facility would serve as the administrative center of the park, possible control point for admission to the stadium complex, and centralized public restroom facility.
7. **Caretaker's House:** To be located near the entrance of the park to control access after closing hours.

8. Parking & Vehicular Circulation: Parking for approximately 500 cars would be provided. The access road to the site is to be a 2 lane road and completely separate from the parking lots. The entire length of the road would be planted with street trees. All walks would be a minimum of ten (10) feet wide.
9. Trails and Buffer Areas: Continuous pedestrian and bicycle circulation would be provided round the entire perimeter of the site on an eight (8) foot wide trail.

Approximately 30'-50' of buffer around the perimeter of the site would afford an opportunity for informal picnicking. The Sandy Point bar at the southeast corner of the site would serve as a "passive" recreation area and opportunity for access to the river. The existing pond would function as both a passive recreation area and collection and retention basin for drainage during periods of high river water.

FIRST PHASE DEVELOPMENT PLAN

Construction of the first phase of the development plan started in 1975 and included:

1. Access to the site from the south with a bridge over the Green River;
2. All site utilities, (water/sewer/electrical);
3. One lighted cinder tournament soccer field with seating for 2000 spectators;
4. Four lighted tournament softball fields with seating for 2000 spectators (in a quad format with two lighted flag football fields located in the softball field complex area;
5. Four practice fields for football, field hockey, and soccer (all unlighted).
6. A multi-purpose building at the center of the softball complex for restrooms, a scorekeeper's facility, lockers, storage, and concessions
7. A maintenance building;
8. Picnic facilities including tables and benches;
9. Two comfort stations;
10. A children's play area;
11. Paths; and
12. Parking for 500 cars.

Total cost for acquisition of the site and phase one development was \$3.6 million. The park was officially opened to the public in 1977.

The naming of the park followed a suggestion by the Tukwila Historical Society. The park was named Fort Dent after Captain Frederick P. Dent, U.S. Army. Captain Dent was Officer in Charge of construction of a number of Army outposts in the Puget Sound region between the years 1856 and 1868. The original Fort Dent blockhouse stood near the point where the Black and Green Rivers joined to form the Duwamish River.



II. PARK MASTER PLAN UPDATE PROCESS

II. PARK MASTER PLAN UPDATE PROCESS

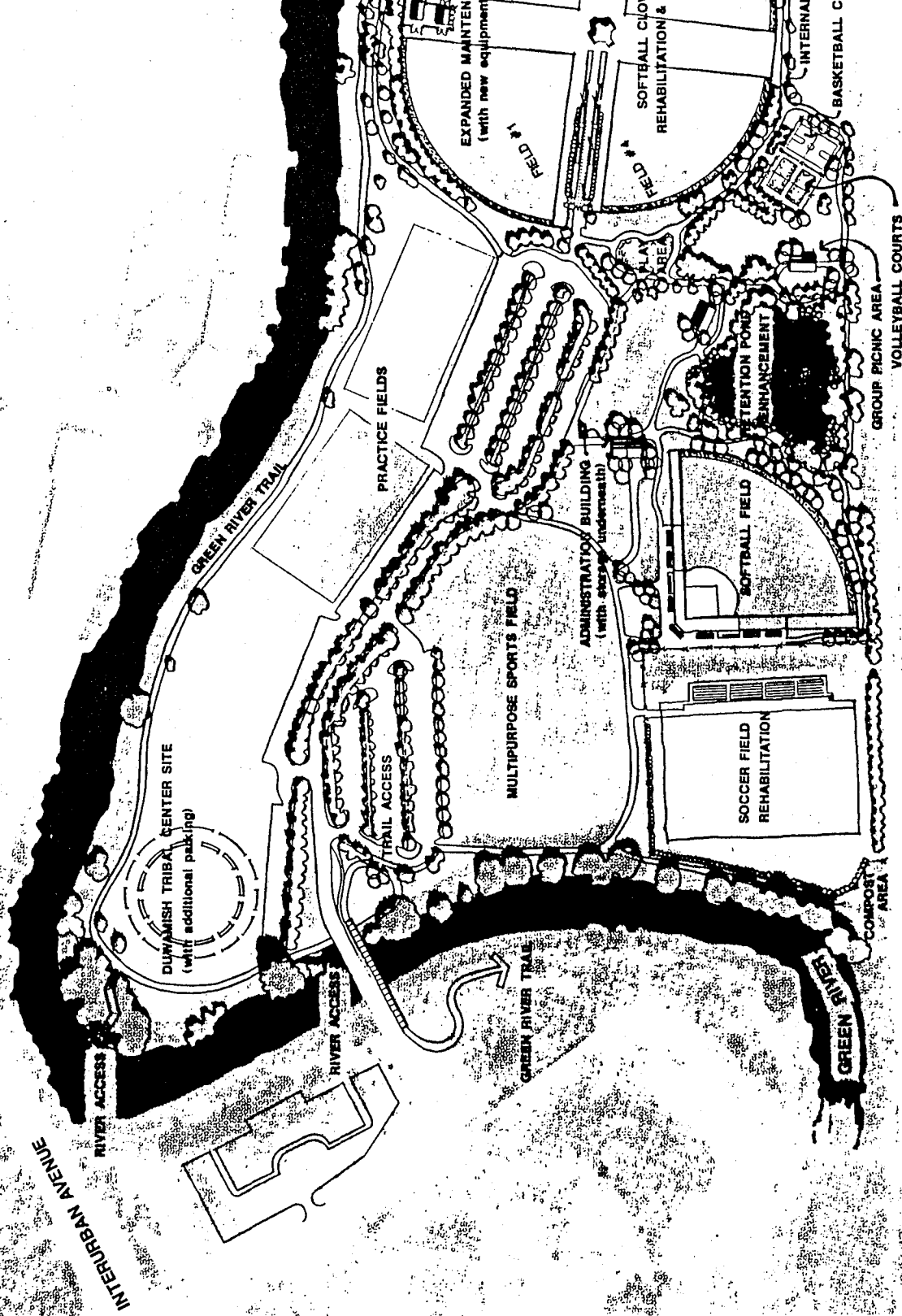
Jones & Jones initiated an interactive process for updating the park plan in March, 1988. This procedure emphasized a workshop approach to planning which included the design team and staff from King County and the City of Tukwila.

Following a review of all relevant plans, reports and documents (see Bibliography), a site visit was conducted. The site visit brought together members of the project team from Jones & Jones and Wilsey & Ham and County Parks staff from recreation, maintenance and planning. The site visit allowed the project team to review existing facilities, solicit issues and concerns relevant to current conditions and programs at the facility and exchange information and ideas on future activities in the park. The County provided the project team with; 1) a list of rehabilitation projects recently completed in the park or scheduled for completion in the near future, and 2) a "wish list" of capital improvement projects to be considered in the Master Plan Update process.

In addition, existing proposals were integrated into the process. For example, the County has been meeting with the Duwamish Indian Tribe to negotiate a location for a Tribal Center in Fort Dent Park. The results of these meetings has preliminarily placed the location of the Center at the southwest end of the park. Talks were held with the tribal architect to gather information on the possible program for the Center. The Green River Trail Master Plan (1988), developed for King County by Jones & Jones, was also consulted to fix trail and pedestrian bridge locations in the park.

Following a review of existing information and the site visit, a workshop with project team members and County staff was conducted. The workshop integrated previously collected information, analyzed compatibility issues, evaluated and recommended recreation and open space uses and their locations within the park and prepared three alternative plans. These alternative plans and their descriptions are included in Appendix A. The three alternative plans were presented to King County staff and City of Tukwila staff and City Council Committee on Community Affairs and Parks for review and comment.

Feedback from these meetings was instrumental in development of the recommended Master Plan Update described in Section III of this report. A Capital Cost Estimate was developed for the Master Plan Update and is presented in Section IV. This report was completed in mid September, 1988 at which time a final presentation of the Master Plan Update was made to King County Natural Resources and Parks Division staff.



**FORT DENT PARK
MASTER PLAN UPDATE**

**KING COUNTY
NATURAL RESOURCES &
PARKS DIVISION**
2900 10TH AVENUE A.E., RENDLER ISLAND, WASHINGTON 98008

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III. RECOMMENDED MASTER PLAN UPDATE

This section of the report summarizes the recommended Master Plan Update that emerged from the review and consultation process.

The proposed plan recognizes or "grand fathers" all existing active and passive recreation uses and facilities currently within the park while making recommendations on rehabilitating or enhancing these elements. It recognizes and enhances the status of the park as a championship tournament softball facility while also filling the needs of local residents for other forms of recreation.

The plan proposes that a common, all encompassing theme be established for the park. A theme that builds on the historic context of the location and the significance of the area to local Indian tribes. It is recommended that the cedar panel at the entrance to the park (an eagle carved by Artist- Marvin Oliver of the Quinalt Tribe) set the tone for additional park elements. Rehabilitation of structures in the park would carry out that historic/culture northwest theme through their architecture and detailing.

It is also recommended that the entire irrigation system be simplified. The number of controllers can be reduced and the original backup system eliminated.

PARK USES AND FACILITIES

Specific recommendations are presented below and correspond to the drawing, Plan 1 - Fort Dent Park Master Plan Update, at the end of this section.

1. Duwamish Tribal Center: The Center is planned to be a 20-30,000 sq. ft. building, possibly on three floors with parking on the ground floor lifting the rest of the building above the 100-year flood level. A preliminary program for the building includes tribal offices, permanent museum exhibit space and workroom, a storage area, an auditorium, library, crafts room, restaurant and food preparation area.

Negotiations between King County and the tribe have preliminarily located the Center at the southwest end of the park where the river makes a bend to the north. This location would eliminate one of the existing practice fields while allowing for physical as well as visual access to the river and the proposed Green River Trail.

The Tribal Center will require the extension of utilities (water, sewer, and electricity) to the building, and probably additional parking and associated landscaping and storm drains. An appropriately designed building should strengthen the proposed historic/cultural/northwest theme for the park.

2. Maintenance Areas:

a. Expand Existing Maintenance Area:

The existing maintenance area at the west end of the cloverleaf would be expanded to the east to almost double its current size. This addition will allow for the placement of another equipment shed (25' x 30') and storage bins within the enlarged fenced and screened area. This configuration continues to allow trucks and gang-mowers to move between fields 1 and 2 in the cloverleaf. The fences would be gated to allow easy passage through the sheds. In addition, the access road to the maintenance area will be redesigned, straightened and paved to facilitate easier entry to the maintenance area. The dumpster would be located in the turn-around area and screened from public view.

b. Administration Building:

The existing restrooms building, located in the middle of the park, would be expanded an additional 35' x 35' to include administrative functions. These functions would move from the existing maintenance area and focus mainly on the operation and maintenance of the park. The expanded building would include office space, lockers, showers and meeting/lunch room at current grade (first floor) and a storage garage below. The lower floor would access to the south with a new paved maintenance road. Some of the grade change associated with construction of the access road and lower garage would require the use of a retaining wall. The existing pump structure east of the restroom building should be incorporated into the new building or screened with plantings. The existing irrigation system will be expanded to cover grass areas south and west of the building. Redesign of this building will allow for integrating and strengthening of the historic/cultural theme proposed for the park. A proposed kiosk to the west of the building would interpret the historic and cultural aspects of the site. (i.e. Fort Dent Blockhouse).

c. Compost Area:

A composting area would be established at the southeast corner of the park, located between the railroad tracks, dike and soccer field. All tree limbs, grass clippings and other organic refuse currently being dumped at this location and along the riverbank would be taken to this location and composted. Access to this area is along the dike.

3. Volleyball Courts/Basketball Court: Two sand volleyball courts and one full sized basketball court would be located along the east side of the park between the softball cloverleaf and the railroad tracks. This fenced and lighted area (160' x 90') replaces the six tennis courts proposed in the 1973 Master Plan and is integrated into existing landscaping to reduce tree removal. The internal park trail system accesses the courts from the parking lot and the rest of the park.

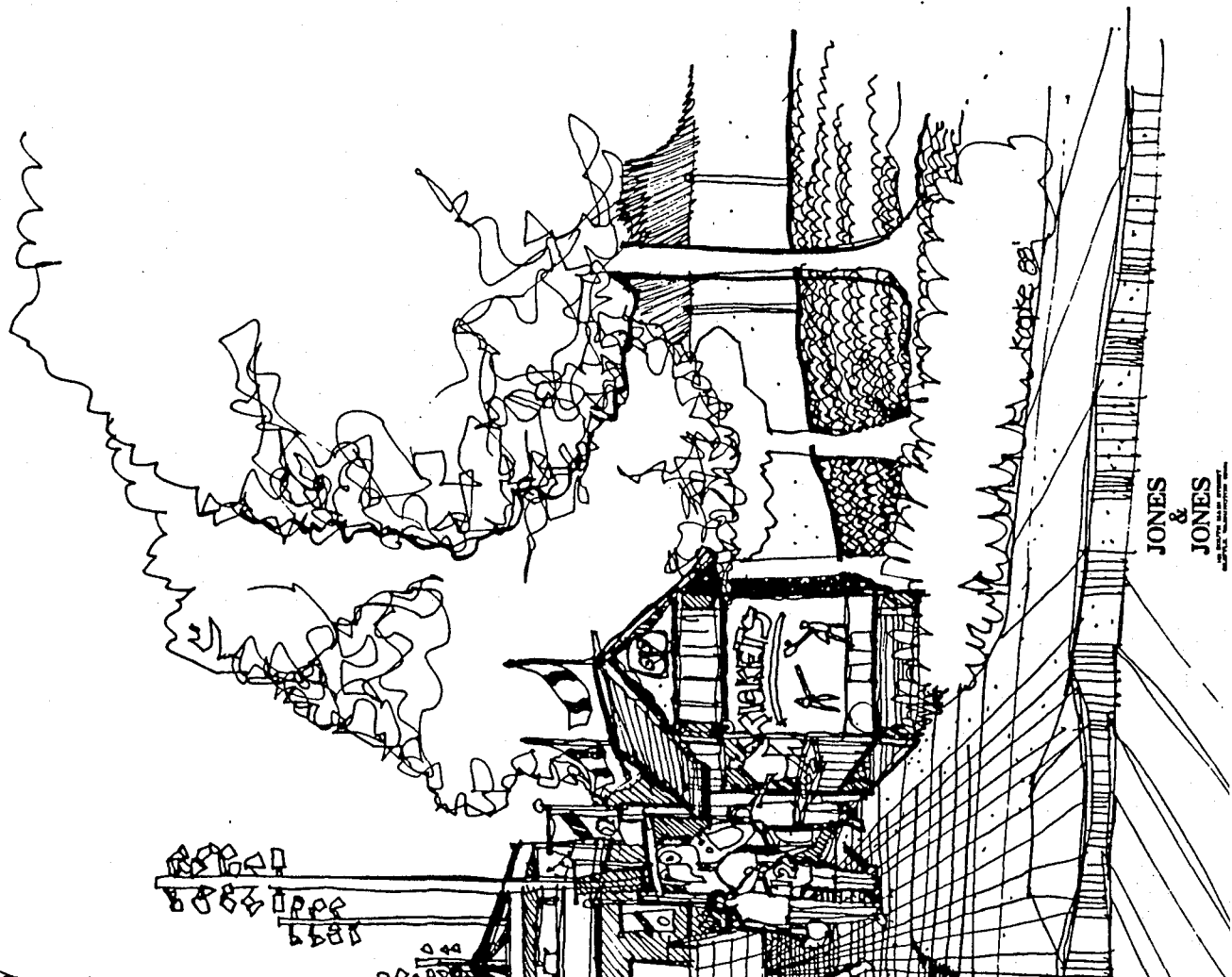
4. **Group Picnic Area:** The group picnic area would be located south of the volleyball/basketball court area and north and west of the existing retention pond. Two fully serviced 30' x 50' picnic shelters would accommodate 8 tables each. There is sufficient space at this end of the park for additional shelters should they be needed in the future. A childrens play area and open grass areas are in close proximity to the shelters. The grass areas would be irrigated. The design of the shelters would enhance the historic/cultural theme of the park.

5. **Softball Cloverleaf:** The quadrangle of softball fields at the north end of the site would remain in its current use. Minor repairs would be made to existing facilities and several new elements added to enhance the historic/cultural theme of the park and the tournament and championship nature of the facility.
 - a. **Main Entry:**

Interlocking pavers would be incorporated into the center 15' of the main entry walk between the main gate and the concession building to replace the existing cracked and failing concrete. This will provide a "softer" walk and a grand entry into the field. Six flag poles would be added along the walkway to add to the color and festivities during tournaments. These improvements will continue to allow vehicular access to the restroom/concession building and not interfere with the placement of portable bleachers. Two low, planted, hedges, 180' long will be added to either side of the entry way along the base line fences to soften the edges and enhance the entry walk. At the entrance, the existing ticket booth would be removed and the irrigation system would be expanded to cover the entrance area. The final major addition to the entry area is the replacement of the chain link entry gate with a gate that reflects more of the historic/cultural theme of the park. Figure 1 depicts the entrance into the softball cloverleaf with the improvements mentioned above.

 - b. **Field Improvements:**

It is the feeling at King County that due to the age of the existing underdrain system, this system needs to be replaced. This involves reconstructing the ball fields at great expense and losing their use for about two years. Thatching, plugging and applying a sand dressing will solve current drainage problems in the outfields of Fields 1 and 4 at far less cost. An intermediate step would be installation of cross drains in the outfields. If the entire underdrain system is replaced, the irrigation system would likely be damaged. The cost estimates in Section IV include total reconstruction. Another irrigation issue is the need for additional quick couplers in the cloverleaf complex. Existing quick coupler cement boxes do not drain and would be replaced to provide proper drainage. In addition, the main shut-off valve housed in a wooden vault within the cloverleaf complex would be replaced and relocated outside the field playing area.



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Additional field improvements include: adding a 12' wide warning track to each ball field (possibly using the cinders scheduled for removal from the soccer field), installation of a removal canopy system over the dug outs (for use during tournaments) and the removal of the wood slats in the outfield chain link fence and replacement with climbing vines. An unobstructed sight line should be maintained from the bleachers to the children's play area. Other maintenance activities need to be conducted, such as, maintaining the wooden seating by pressure washing and resealing and providing locking cases built into the backstop of each field for storage of extra balls.

c. **Center Building Improvements:**

Major enhancements to the central building include; 1) planning and reorganizing of the concession area on the first floor to comply with health standards and make it a more efficient operation, and 2) adding a deck and overhead canopy to the roof for media use when covering tournament play. Coordinated colors and graphics for the canopy over the third story deck, the dugout covers and banners on the flag poles will add to the festive atmosphere of the facility during tournaments. Other improvements include; replacing the chain openers on the retractable windows with crank handles and adding portable radiant heaters to the second floor.

6. **Retention Pond Enhancement:** The retention pond on the east side of the park was designed to accept park drainage and serve as a retention basin. Gravity outflow is provided during low water in the river and pumped outflow during high water. During several months every summer, there is no flow and the water lies stagnate. This leads to an unsightly water condition. To impart some motion to the water and to enhance it as a site amenity, an aerator is recommended. It can take the form of a fountain or air pumped into perforated pipes placed above the pond bottom. Either system will achieve the desired results of improved water quality and water motion for about the same cost.

Access to the pond is uncontrolled and several sections of the bank are showing wear and minor erosion. The addition of densely planted vegetation around sections of the pond and the designation of specific areas for access will reduce these problems. The construction of platforms over the water and benches for seating, planting of additional vegetation such as shrubs and water flowers and the aerator will enhance the pond and make it an appreciated site amenity. In addition, a "No Feeding Ducks" policy should be adopted for this park because of the inordinate numbers of waterfowl that frequent the pond.

7. Trails and River Access: An additional 2800 feet of 10 foot wide trail will be added to the existing system within the park. This addition does not include the proposed Green River Trail or Black River Trail connection to Renton. Because of the importance of these two trails, they will be discussed in relationship to the park but are not included in the estimate of capital costs presented in Section IV.

The Green River Trail, as presented in the Green River Trail Master Plan (1988), will be a major pedestrian and bicycle trail system along the Green River from Seattle to Auburn. Within the park, the 12' wide trail is proposed to follow the river along the west side, crossing the river at the existing vehicular bridge at the south and on a new pedestrian bridge at the northwest end of the park. The Black River Trail connection to Renton will follow the Black River channel under the railroad tracks and meet the Green River Trail near the north end of the park at the new pedestrian bridge.

At several locations along the trail system in the park, river access points would be provided. These areas will formalize public access to the river for fishing and canoe/rubber raft launch or take-out. These access sites are associated with; the planned Green River Trail bridge at the north end of the park, under the existing vehicular bridge at the south end of the site and at Sandy Point bar of the southwest corner of the park. These areas would be designed and constructed so as to make the summer water line accessible while stabilizing bank cuts and eroded slopes.

An interpretive site would be located at the confluence of the Black and Green Rivers. Various interpretive themes for this site could include 1) the opening of the Lake Washington Ship Canal in 1917, which caused the demise of the Black River, 2) the Fort Dent Blockhouse, 3) historic and current Indian uses of the area and/or 4) flooding in the Green River Valley.

8. Parking and Vehicular Circulation: Existing parking and circulation patterns and associated landscaping will remain. However, additional parking may be required for the Duwamish Tribal Center (See #1 above) when it is built. Additional trees should be added to the planting islands where there are gaps in the canopy and to the east side of the parking lot bordering the multipurpose sports field. Settlement is occurring to the park entrance road at the bridge abutment and would be repaired.
9. Practice Fields: Three of the four practice fields along the west edge of the park would remain in their current use. The fourth and most southern field is the site of the Duwamish Cultural Center (see #1 above). The two northern most fields are currently underdrained, however it was felt that the system was reaching an age where problems could be expected. Costs for removing and replacing the underdrain system are included in Section IV, Capital Cost Estimates.

10. One Additional Softball Field: The design team and King County staff felt that the need for an additional softball field was justified given the softball emphasis of the park and the demand for this activity in the region. The field would be located between the soccer field and the retention pond on the east edge of the park; the proposed location of a baseball field in the 1973 Master Plan. The field would be lighted, underdrained and irrigated, have 60' baseline's, 320' to the outfield fence, have a 12' wide warning track and seating for 500 spectators. In addition, a canopy and supports is proposed for the top of the berm south of the field which will provide cover for scorers when the softball field and/or soccer field is in use.

11. Soccer Field: The soccer field at the southeast end of the park would remain with certain improvements and enhancements. The cinder playing surface of the field would be removed and replaced with an all-weather surface material. Removal and replacement of the surface would most likely cause extensive damage to the underdrain system, therefore it will be replaced. Quick couplers will be added to the irrigation system in the soccer stadium to provide a field "dust control" system.

The wooden slats in the chain link fence will be removed and replaced with climbing vines. The unmaintained slopes to the south and east need to be recontoured to a more gradual angle to allow for mowing and landscaped with trees and grass.

12. Multipurpose Sports Field: The open area at the south central end of the park was designated a track and field (and football) facility in the 1973 Master Plan. Currently the area is used for various open field activities including cricket, field hockey, lacrosse and kite flying. The field would be maintained for these activities.

13. Site Landscaping: Specific landscaping treatments are associated with several of the master plan program elements and are discussed with those elements. However, other landscaping will be required in order to fully implement this master plan. Areas of additional landscaping include: around the picnic shelters, river access sites, interpretive site, play area, and administration building as well as along the outfield fence of the new softball field.

Many specific maintenance type items and activities were suggested by King County staff during the master plan update process. Some of these were integrated into the development of the plan and others were deemed more relevant to normal operations and maintenance of the park facility.



IV. CAPITAL COST ESTIMATES

Capital cost estimates were developed in 1988 dollars and were aggregated for each major element of the Master Plan Update. The costs of the elements were based on unit costs and preliminary estimates of quantities taken from the drawing of the Master Plan Update (Plan 1). The unit costs were derived from compilations of construction costs published in 1988 (i.e. Means) and also from recent bid costs on Jones & Jones and Wilsey & Ham projects. The unadjusted costs for major park elements are presented in TABLE 1- ESTIMATED (UNADJUSTED) DEVELOPMENT COSTS, which follows.

TABLE 2- TOTAL ESTIMATED AND ADJUSTED DEVELOPMENT COSTS, presents total adjusted costs for the entire park which include a Seattle construction adjustment factor, contractor's overhead and profit, contingency factor, state and local sales taxes, design fees, administrative costs and a one percent allowance for the arts.

FORT DENT PARK MASTER PLAN UPDATE

9/9/88

TABLE 1: ESTIMATED (UNADJUSTED) DEVELOPMENT COSTS

Item	Means Line #	Tot. Inc. O&P	Quant
1. Duwamish Tribal Center			
2. Maintenance Areas			
A. Expanded Maintenance Area			
1. Equipment Shed	171-410-0010	20.40 SF	75
2. Chain Link Fence	028-308-0200	10.30 SF	20
3. Fence Gates	*	1000 EA	4 E
4. Paved Maintenance Road			
a. Grading	022-208-3020	0.60 CY	500 C
b. Asphalt Treated Base	*	30 Ton	300 Ton
c. Asphalt Concrete Class B	*	34 Ton	150 Ton
d. Removable Bollards	*	270 EA	2 E
B. Administration Building			
1. Enlarge Existing Building	171-400-0010	47.25 SF	3,300 S
2. Paved Maintenance Road			
a. Grading	022-208-3020	0.60 CY	1,000 C
b. Asphalt Treated Base	*	30 Ton	200 Ton
c. Asphalt Concrete Class B	*	34 Ton	100 Ton
d. Removable Bollards	*	270 EA	2 E
e. Retaining Wall	127-360-5560	155 LF	200 L
3. New Irrigation System (Southwest of Building)	*	0.455 SF	39,00

Unadjusted Subtotal--Maintenance

TABLE 1: (continued)

Item	Means Line #	Tot. Inc. O&P	Quant
3. Volleyball Courts/Basketball Court			
A. Volleyball Court	*	1,600 EA	
B. Basketball Court	*	16,000 EA	
C. Court Lighting	*	10,000 EA	
D. Chain Link Fence	028-312-1250	13.00 LF	50
E. Gates	028-312-1400	190	
F. Regrading	025-122-0100	1.21 SY	20
G. Electrical Service			
1. Trench Excavation & Backfill	022-258-2200	0.40 LF	20
2. 4" PVC Conduit	*	4 LF	20
3. Conductors	161-150-0600	11.40 LF	20
4. Meter	163-240-0300	185 EA	
5. Panel	163-245-0250	700 EA	
Unadjusted Subtotal--Volleyball & Basketball			
4. Group Picnic Areas			
A. Picnic Shelter	*	30,000 EA	
1. Water			
a. Trench Excavation & Backfill	022-258-2200	0.40 LF	35
b. 3/4" Copper Water Line	026-662-2000	3.33 LF	35
2. Sink Waste System	*	2,000	Lump
3. Electrical			
a. Trench Excavation & Backfill	022-258-2200	0.40 LF	45
b. 3/4" PVC Conduit	*	2.00 LF	45
c. Conductors	*	60.00 CLF	4.
B. Play Area			
C. Regrading	025-122-0100	10,000 EA	
		1.21 SY	17
Unadjusted Subtotal--Group Picnic Areas			

TABLE 1: (continued)

Item	Means Line #	Tot. Inc. O&P	Qua
5. Softball Cloverleaf			
A. Main Entry			
1. Unit Pavers	025-158-2000	9.80 SF	3,
2. Entry Gate	028-308-5090	3,500 EA (including art work)	
3. Vegetation Hedge	029-524-0400	32 EA	
4. Flag Poles 25'	103-524-0200	1740 EA	
B. Field Improvements			
1. Climbing Vines (fields 1 & 4)	029-500-0200	110 C	
2. Warning Track (12' wide)	025-304-0010	20 SY 12 SF	2, 2,
3. Canopy over Dugouts Remove & Replace	*	0.90 CY	10,
4. Underdrain System	*		
a. Stripping including drain & irrigation removal			
b. New Underdrain System	027-168-2040	3.19 LF	8,
(1) 6" Perf PVC Drainage Pipe		37 EA	
(2) Pea Gravel Backfill	029-516-1600	30 CY	5,
(3) Screened Sand Drainage Blanket	*	0.45 SF	251,
c. New Irrigation System including 8 quick couplers	*	0.10 SF	251,
d. Seeding, Fertilizing & Mulching	*		

TABLE 1: (continued)

Item	Means Line #	Tot. Inc. O&P	Quant
C. Central Building Improvements			
1. Reorganize Concession Area	*	25,000 EA	
2. Add wood deck over building roof	*	30 SF	1,60
3. Add Canopy & Supports	*	12 SF	1,60
4. Remove window chain opener & replace with crank handle	*	300 EA	
5. Add radiant heaters to scorer's table	*	500 EA	
Unadjusted Subtotal--Softball Clo			
6. Retention Pond Enhancement			
A. Boardwalk/Platform	024-880-0460	32 SF	1,90
B. Benches	028-704-0530	750 EA	
C. Retention Pond, Aerator			
1. Electrical			
a. Trench Excavation & Backfill	022-258-220	0.40 LF	85
b. 4" PVC Conduit	*	4 LF	85
c. Conductors	161-150-0600	1,140 CLF	8.
d. Meter at Admin Bldg	163-240-0300	185 EA	
e. Panel at Admin Bldg	163-245-0150	580 EA	
2. Aerator Pump & Mechanical estimate	*	12,000 EA	
D. Vegetation Enhancement			
1. Trees	029-536-2800	90 EA	1
2. Shrubs	029-524-2800	200 EA	5
3. Water Plants	*	50 SY	16
Unadjusted Subtotal--Retention Po			

TABLE 1: (continued)

Item	Means Line #	Tot. Inc. O&P	Quant
7. Trails and River Access			
A. Internal Trail	025-128-0100	6.30 SY	2,80
B. River Access & Interpretive Sites	*	12,000 EA	
		Unadjusted Subtotal--Trails and River Access	
8. Parking and Vehicular Circulation			
A. Repair Settlement at Bridge Abutment			
1. Pavement Removal	*	2 SF	36
2. Excavation, Placement & Re-compaction of Fill	*	8 CY	7
3. Asphalt Treated Base	*	40 Ton	7
4. Asphalt Cone Class B	*	50 Ton	7
		Unadjusted Subtotal--Abutment Rep	
9. Practice Fields			
A. Remove & Replace Underdrain System at 2 Fields			
1. Stripping incl. drain & irrigation removal	*	0.90 CY	2,00
2. 6" Perf PVC Drainage Pipe		3.19 LF	6,00
3. Pea Gravel Backfill		37 CY	28
4. Screened Gravel Drainage Blanket	*	30 CY	3,00
5. Irrigation System	*	0.45 SF	112,00
6. Seeding, Fertilizing, & Mulching	*	0.10 SF	112,00
		Unadjusted Subtotal--Practice Fie	

TABLE 1: (continued)

Item	Means Line #	Tot. Inc. O&P	Quant
10. One Additional Softball Field			
A. Topsoil Stripping	021-144-0600	0.70 CY	1,0
B. Gravel Borrow	022-216-5080	5.15 CY	4,0
C. 6" Perf PVC Drainage Pipe	027-168-2040	3.19 LF	3,3
D. Pea Gravel Backfill	029-516-1600	37.00 CY	1
E. Screened Sand Drainage Blanket	*	30.00 CY	2,5
F. Electrical Service			
1. Trench Excavation & Backfill	022-258-2200	0.40 LF	2
2. 4" PVC Conduit	*	4 LF	2
3. Conductors	161-150-0600	1140 CLF	
4. Meter	163-240-0300	185 EA	
5. Panel	163-245-0250	780 EA	
G. Field Lighting (incl conc poles, fixtures, lights & wiring)	*	20,000 EA	
H. Field Irrigation	*	0.45 SF	60,0
I. Seeding, Fertilizing & Mulching	*	0.10 SF	60,0
J. Berm Canopy & Supports	*	12 SF	9,0
K. Backstop	*	5,000 EA	
L. Field Fencing	*	11 LF	9
M. Dugouts	*	2,000 EA	
N. Canopy over Dugouts	*	12 SF	5
O. Bleachers	028-708-0100	41 EA	5

Unadjusted Subtotal--Softball Fi

TABLE 1: (continued)

Item	Means Line #	Tot. Inc. O&P	Quan
11. Soccer Field			
A. Stripping, incl underdrain removal	*	0.90 CY	1,0
B. 6" Perf PVC Drainage Pipe	027-168-2040	3.19 LF	3,0
C. Pea Gravel Backfill	029-516-1600	37.00 CY	1
D. Screened Sand Drainage Blanket	*	30.00 CY	1,5
E. All Weather Surfacing	*	1.50 SF	80,0
		Unadjusted Subtotal--Soccer Field	
12. Multipurpose Sports Field		Maintain Current Use	
13. Site Landscaping	*	25,000 EA	
		TOTAL UNADJUSTED COST ESTIMATE	

* Note: Unadjusted Costs for the Duwamish Cultural Center are estimated to be are not included as part of this estimate. Funding for Construction not been determined by either King County or the Duwamish Tribe.

**Note: Costs for construction of the Green River Trail through the park and north end of the park are not included in this cost estimate.

FORT DENT PARK MASTER PLAN UPDATE

9/9/88

TABLE 2: TOTAL ESTIMATED AND ADJUSTED DEVELOPMENT COSTS

TOTAL UNADJUSTED COST ESTIMATE \$1,991,961

Seattle Construction Adjustment Factor	101.8%	\$2,027,880
Contractor's O&P	110.0%	\$2,230,500
Contingency Factor	110.0%	\$2,453,000
WA State & Local Sales Tax	108.1%	\$2,652,400

SUBTOTAL 1

\$2,652,400

Design Consultant Fees
Administration Surveying, Geotechnical
Inspection and Testing Costs

10.0%

\$ 265,000

8.5%

\$ 225,000

SUBTOTAL 2

\$3,143,000

Aft0%

\$ 31,431

TOTAL ADJUSTED COST ESTIMATE

\$3,174,431

Note:

Preparation of the estimated development costs are based on material costs from the Master Plan, using 1988 Means cost data guidelines.

Note:

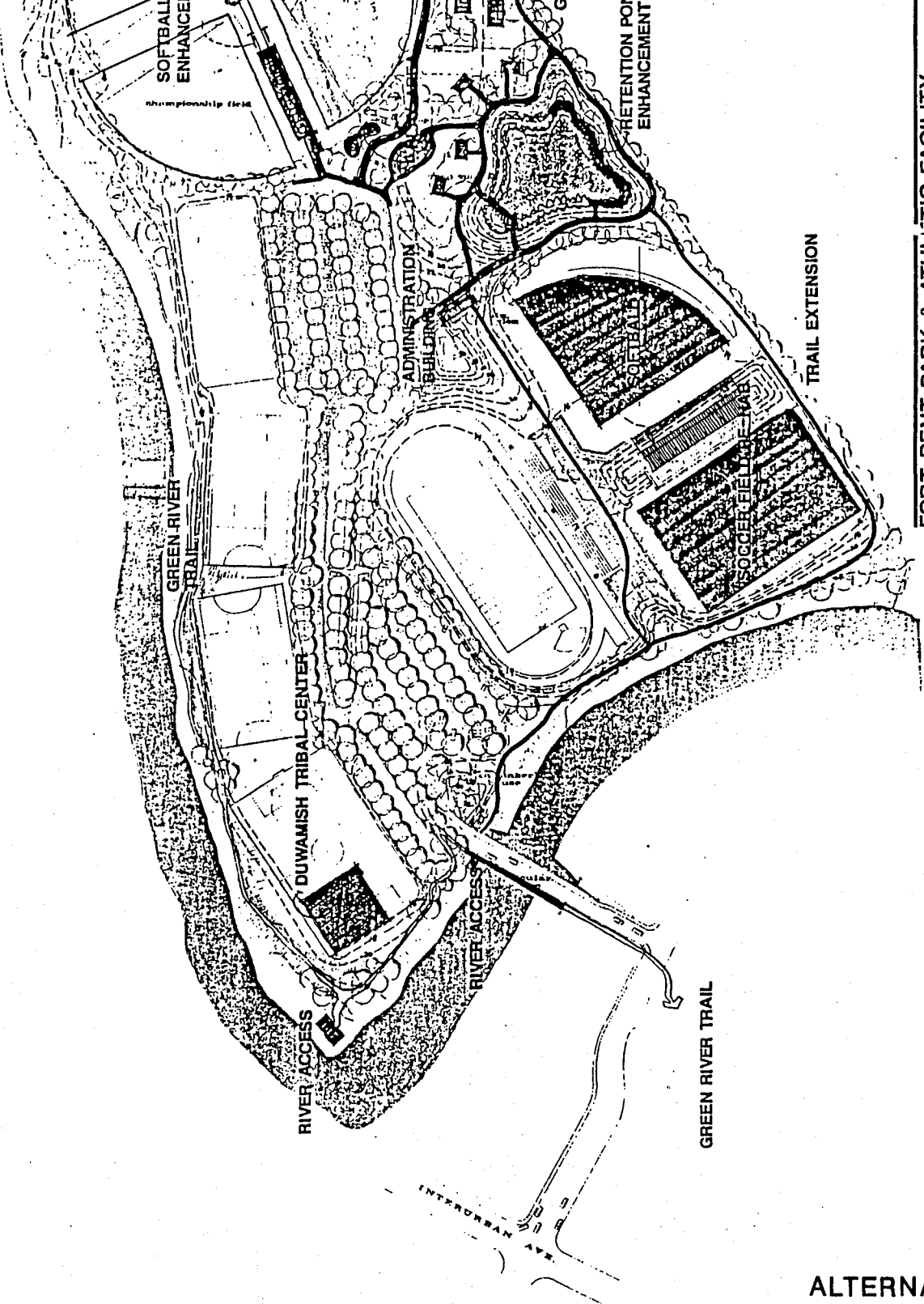
The total Unadjusted Cost for development of the Duwamish Tribal Center to be \$1.72 million. The Total Adjusted Costs would total approximately \$3.17 million. This adjusted figure does not necessarily reflect an accurate development if the Cultural Center was constructed as a private project.

BIBLIOGRAPHY

BIBLIOGRAPHY

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2. City of Tukwila, Office of Community Development, Planning Division, City of Tukwila - Comprehensive Land Use Policy Plan, March 1982.
3. Jones & Jones, Green River Trail Master Plan, January 1988, for King County Division of Natural Resources and Parks.
4. King County, Department of Community and Environmental Development, Final Environmental Impact Statement, South Area Park and Athletic Facility, April, 1974.
5. King County, Natural Resources and Parks Division, An Interim Assessment of King County Parks Needs, August, 1987.
6. Lieutenant Colonel Manfred R. Wolfenstine, History of Fort Dent - Blockhouse of Company B, 9th Regiment United States Infantry at Black River Junction, Washington Territory, May 1977.
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APPENDIX A



FORT DENT PARK & ATHLETIC FACILITY
 KING COUNTY DIV. OF NATURAL RESOURCES & PARKS
MASTER PLAN UPDATE

ALTERNATIVE A

**FT. DENT PARK MASTER PLAN UPDATE
ALTERNATIVE A**

PAGE 1

1. Duwamish Tribal Center - 20-30,000 sq.ft. bldg., 3 floors with parking on the first floor (ground level).
 - Activities:** Meeting room(s), tribal center, crafts shop, library, museum, gift shop, fast food concession, food preparation for meetings, parking
 - Location:** Current negotiations between King County and the tribe have preliminarily set a location for the center at the southwest end of the park, where the river makes a bend to the north. This location allows for both visual and physical access to the river and the proposed Green River Trail.
 - Implications:**
 - Additional parking (____)
 - Extension of utilities (water, sewer, electricity)
 - Shorelines permit
 - Strengthens theme for park (N.W., Indians, historic)
 - Build above flood plain
 - Additional landscaping

2. Maintenance Area(s) - need to double existing space
 - 2a. Existing building and area-size of building is 25'x 35' enclosed by 40'x 70' area:
 - Activities:** Provide storage for materials (fertilizer, soil, portable fences); oriented to maintenance and operation of softball fields
 - Location:** At existing site in the outfield between fields 1 and 2 of the cloverleaf at the northwest end of the park.
 - Implications:** Maintain existing size and use

 - 2b. New equipment shed and area-size of building to be 50'x 70' enclosed by 80'x 140' area
 - Activities:** Cleaning, minor repair and storage of equipment, composting area for vegetative materials (grass clippings), area for dumpster
 - Location:** At isolated northeast end of park near the railroad
 - Implications:**
 - New shed, fence, landscape screening
 - Extension of water line, electricity
 - New maintenance road, curb cut, access barrier, turn-around for dumpster removal
 - Eliminate dumping of grass clippings and leaves along river bank by composting
 - Additional landscaping
 - Elimination of proposed Archery Range (in 1974 Master Plan)

 - 2c. Administration Building-size: 30'x 80'+/-
 - Activities:** Administer O & M activities for park, space for office, lockers, bathroom, meeting/lunch room
 - Location:** Centrally located and incorporating existing restrooms in middle of park and expanded to enclose deep pump. Utilities are already located at site. The location is out of the 100 yr. flood area.

FT. DENT PARK MASTER PLAN UPDATE
ALTERNATIVE A

PAGE 2

- Implications:
- Enlarge existing building
 - Strengthen theme for park through design of expanded structure and soften utilitarian nature of existing restroom.
 - Additional landscaping

3. **Tennis Courts** - two with a total size of 60' x 240' (end to end)
- Activities: Tennis courts for local use, acts as buffer between maintenance area and group picnic area
- Location: East of softball cloverleaf between proposed equipment stage area and group picnic area.

- Implications:
- Reduction from 6 proposed lighted tennis courts (in 1974 Master Plan) to 2 unlit courts.
 - Additional landscaping
 - Elimination of proposed Archery Range (in 1974 Master Plan)

4. **Group Picnic Area**
- Activities: Includes 4 picnic shelters, 2 sand volleyball courts, play area, open grass area and landscape buffer
- Location: Northeast portion of the park between the retention pond and the softball cloverleaf.

- Implications:
- Construction of 4 picnic shelters
 - Construction of 2 sand volleyball courts
 - Redesign and construction of play area
 - Planting of additional vegetation and minor regrading
 - Extension of waterline and electrical
 - Reduction from 6 proposed lighted tennis courts (in 1974 Master Plan) to 2 unlit courts

5. **Softball Cloverleaf** - to remain in current use with minor repairs and improvements
- Activities: Championship softball field, official tournament play, spectator seating, restroom/concession/control building

Location: At existing location at the northwest corner of the site

- Implications:
- Improvements and/or repairs to main entry include:
 - 1) Interlocking pavers to replace cracked and failing concrete walk, provide softer walk, grand entry to field
 - 2) Remove chain link entry gate and replace with gate that reflects theme of park
 - 3) Low vegetation hedges along base line fences to soften edges
 - 4) Add flag poles along walkways and at main entry
 - Improvements to fields include:
 - 1) Removal of wood slats in outfield chain link fence and replacement with climbing vines except at play area. Leave this area free of sight obstructions for viewing to children's play area
 - 2) Thatch and plug outfields, particularly at south ends of fields 1 and 4 to improve drainage

FT. DENT PARK MASTER PLAN UPDATE
ALTERNATIVE A

PAGE 3

- 3) Maintain wooden seating by pressure washing and resealing at regular intervals
- 4) Add warning track along outfield fences
- 5) Cover dugouts with permanent or temporary covering (during events)
- 6) Provide locking case for storage of extra balls at back of backstop during events
 - Improvements to building include:
 - 1) Reorganize concession area for efficiency of space
 - 2) Add third story to building for media center during events with permanent structure or temporary elements (decking, canvas cover)
 - 3) Replace chain opener for retractable windows with crank handle
 - 4) Add radiant heaters under scorers' table on second level

6. Retention Pond - enhancement

- Activities: Storage of surface water, passive use, site amenity, waterfowl habitat
- Location: At existing location on the east side of the park
- Implications:
- Increase vegetation at north edge of pond to stabilize banks and reduce access to water
 - Add water flowers (bulbs) along edge
 - Add aerator to north end of pond, pump, electrical extension
 - Construct platforms and benches at water's edge on south and west edges of pond

7. Trails and River Access Sites - incorporate current proposals into Park and provide internal trail system and access to river

7a. Green River Trail

- Activities: Major pedestrian and bicycle trail system along Green River from Seattle to Auburn
- Location: Proposed along west side of park, crosses existing vehicular bridge at south end of park and proposed pedestrian bridge at northwest end
- Implications:
- Coordination with current trail plans and schedule
 - New pedestrian bridge over the Green River
 - Construction of a 12' wide trail
 - Additional pedestrian bridge added to existing vehicular bridge to accommodate and separate uses

7b. Black River Trail connection to Renton

- Activities: Pedestrian and bicycle trail system along Black River to connect to Renton and the Cedar River
- Locations: Under railroad tracks at north end of site and connect to Green River Trail at pedestrian bridge and the river
- Implications:
- Construction of a 12' wide trail along north end of park
 - Coordination with current trail plans and schedule

**FT. DENT PARK MASTER PLAN UPDATE
ALTERNATIVE A**

PAGE 4

7c. Internal Trail

Activities: Pedestrian trail system for park users
Location: Completing the loop around the perimeter of the park
connecting Black River and Green River Trails

Implications: - Construction of a 8' wide (minimum) trail

7d. River Access Sites

Activities: Access to river, fishing, interpretive locations

Location(s): - Near vehicular bridge
- Sandy Point bar at southwest corner of park
- Near proposed pedestrian bridge
- Confluence of Black and Green Rivers

Implications: - Interpretive signage
- Bank cuts
- Structures to make summer waterline accessible
- Stabilization of banks
- Landscaping

8. Maintain parking and vehicular circulation (additional parking for Duwamish Tribal Center, see #1)

9. Maintain practice fields along west side of park except at the southern field (Duwamish Tribal Center, see #1)

10. One Additional Softball Field - new construction

Activities: Softball games, seating for spectators
Location(s): North of existing soccer field on east side of park
Implications: - Elimination of the baseball option in 1974 Master Plan and
construction of a softball field
- Lighting, underdrainage
- Add seating on existing berm
- Scorers and media location at top of berm, electrical
extension
- Removable covering over top of berm (for events)

11. Soccer Field - existing, with repairs and improvements

Activities: Soccer games, seating for spectators
Location: Southeast end of park
Implications: - Resurface with cushion turf (use existing red cinders on
proposed warning tracks for the softball fields)
- Relandscaping the berm behind spectators and on the steep
slopes at the east and south ends of the field
- Pressure wash concrete walls in spectator area
- Remove wood slats in chain link fence and plant climbing
vines

**FT. DENT PARK MASTER PLAN UPDATE
ALTERNATIVE A**

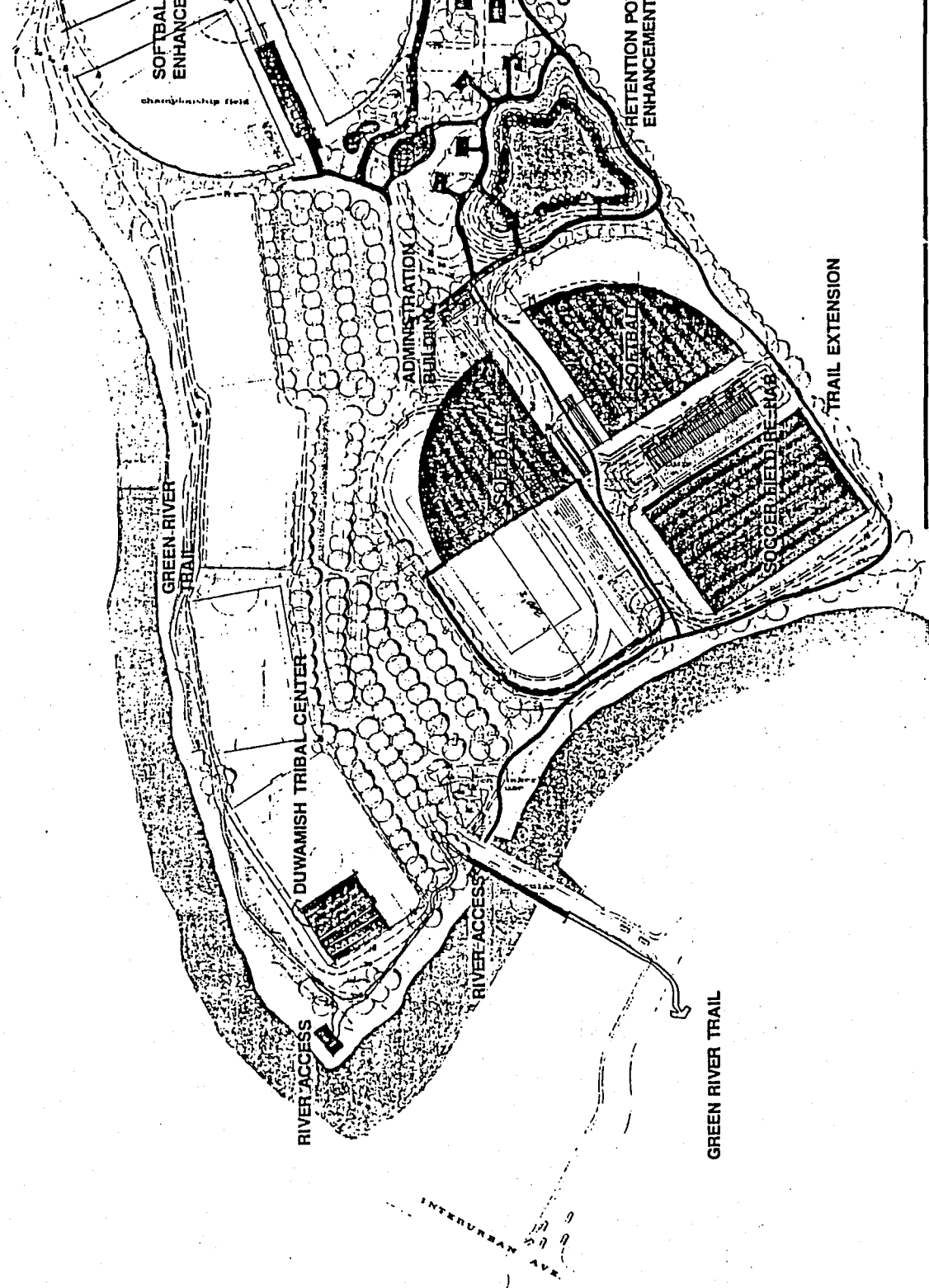
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12. Multi-use Playfield - maintain

Activities: Maintain open space for cricket, field hockey, lacrosse, kite flying, frisbee

Location: South central end of park

Implications: Maintaining as a playfield requires not implementing 1974 Master Plan which calls for a track and field and football facility at this location



FORT DENT PARK & ATHLETIC FACILITY
 KING COUNTY DIV. OF NATURAL RESOURCES & PARKS
MASTER PLAN UPDATE

TRAIL EXTENSION

GREEN RIVER TRAIL

ALTERNATIVE B

FT. DENT PARK MASTER PLAN UPDATE
ALTERNATIVE B

PAGE 1

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FT. DENT PARK MASTER PLAN UPDATE
ALTERNATIVE B

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Implications: - Improvements and/or repairs to main entry include:
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**FT. DENT PARK MASTER PLAN UPDATE
ALTERNATIVE B**

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ALTERNATIVE B

PAGE 4

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10. Two Additional Softball Fields - new construction
Activities: Softball games, seating for spectators
Location(s): North of existing soccer field and in the center of the park
Implications: - Elimination of the baseball option in 1974 Master Plan and construction of two softball fields
- Reduction in size of multi-use playfield and relocation of cricket pitch to center of playfield
- Regrading of mound south of existing restrooms
- Lighting, underdrainage
- Add seating on existing berm and between proposed fields
- Scorers and media location at top of berm, electrical extension
- Removable covering over top of berm (for events)
11. Soccer Field - existing, with repairs and improvements
Activities: Soccer games, seating for spectators
Location: Southeast end of park
Implications: - Resurface with cushion turf (use existing red cinders on proposed warning tracks for the softball fields)
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**FT. DENT PARK MASTER PLAN UPDATE
ALTERNATIVE B**

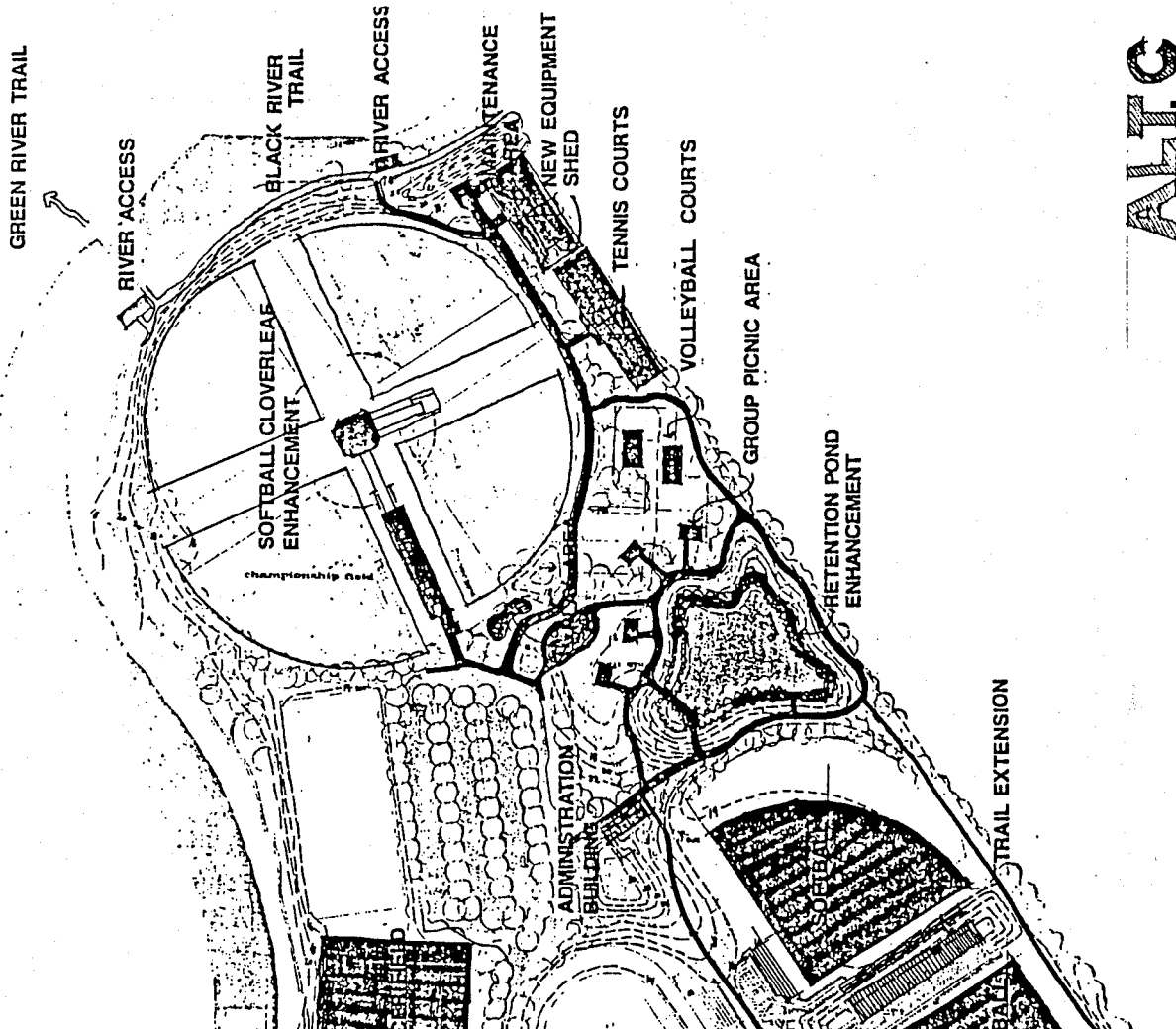
PAGE 5

12. Multi-use Playfield - maintain smaller area

Activities: Open space for cricket, field hockey, lacrosse, kite flying, frisbee

Location: South central end of park

Implications: Developing part of this area for a softball field and leaving the remainder as a playfield requires not implementing the 1974 Master Plan which calls for a track and field and football facility at this location



ALTC.

JONES & JONES

SCALE



J DENT PARK & ATHLETIC FACILITY
 COUNTY DIV. OF NATURAL RESOURCES & PARKS

TER PLAN UPDATE

**FT. DENT PARK MASTER PLAN UPDATE
ALTERNATIVE C**

PAGE 1

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 - Implications:** Maintain existing size and use

 - 2b. New equipment shed and area-size of building to be 50'x 70' enclosed by 80'x 140' area
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 - Location:** At isolated northeast end of park near the railroad
 - Implications:**
 - New shed, fence, landscape screening
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**FT. DENT PARK MASTER PLAN UPDATE
ALTERNATIVE C**

PAGE 2

- Implications:**
- Enlarge existing building
 - Strengthen theme for park through design of expanded structure and soften utilitarian nature of existing restroom.
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- Activities:** Championship softball field, official tournament play, spectator seating, restroom/concession/control building

Location: At existing location at the northwest corner of the site

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- Improvements and/or repairs to main entry include:
 - 1) Interlocking pavers to replace cracked and failing concrete walk, provide softer walk, grand entry to field
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 - 4) Add flag poles along walkways and at main entry
 - Improvements to fields include:
 - 1) Removal of wood slats in outfield chain link fence and replacement with climbing vines except at play area. Leave this area free of sight obstructions for viewing to children's play area
 - 2) Thatch and plug outfields, particularly at south ends of fields 1 and 4 to improve drainage

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- 3) Maintain wooden seating by pressure washing and resealing at regular intervals
 - 4) Add warning track along outfield fences
 - 5) Cover dugouts with permanent or temporary covering (during events)
 - 6) Provide locking case for storage of extra balls at back of backstop during events
- Improvements to building include:
- 1) Reorganize concession area for efficiency of space
 - 2) Add third story to building for media center during events with permanent structure or temporary elements (decking, canvas cover)
 - 3) Replace chain opener for retractable windows with crank handle
 - 4) Add radiant heaters under scorers' table on second level

6. Retention Pond - enhancement

Activities: Storage of surface water, passive use, site amenity, waterfowl habitat

Location: At existing location on the east side of the park

Implications:

- Increase vegetation at north edge of pond to stabilize banks and reduce access to water
- Add water flowers (bulbs) along edge
- Add aerator to north end of pond, pump, electrical extension
- Construct platforms and benches at water's edge on south and west edges of pond

7. Trails and River Access Sites - incorporate current proposals into Park and provide internal trail system and access to river

7a. Green River Trail

Activities: Major pedestrian and bicycle trail system along Green River from Seattle to Auburn

Location: Proposed along west side of park, crosses existing vehicular bridge at south end of park and proposed pedestrian bridge at northwest end

Implications:

- Coordination with current trail plans and schedule
- New pedestrian bridge over the Green River
- Construction of a 12' wide trail
- Additional pedestrian bridge added to existing vehicular bridge to accommodate and separate uses

7b. Black River Trail connection to Renton

Activities: Pedestrian and bicycle trail system along Black River to connect to Renton and the Cedar River

Locations: Under railroad tracks at north end of site and connect to Green River Trail at pedestrian bridge and the river

Implications:

- Construction of a 12' wide trail along north end of park
- Coordination with current trail plans and schedule

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7c. Internal Trail

Activities: Pedestrian trail system for park users
Location: Completing the loop around the perimeter of the park connecting Black River and Green River Trails
Implications: - Construction of a 8' wide (minimum) trail

7d. River Access Sites

Activities: Access to river, fishing, interpretive locations
Location(s): - Near vehicular bridge
- Sandy Point bar at southwest corner of park
- Near proposed pedestrian bridge
- Confluence of Black and Green Rivers

Implications: - Interpretive signage
- Bank cuts
- Structures to make summer waterline accessible
- Stabilization of banks
- Landscaping

8. Maintain parking and vehicular circulation (additional parking for Duwamish Tribal Center, see #1)

9. Maintain practice fields along west side of park except at the southern field (Duwamish Tribal Center, see #1)

10. Two Additional Softball Fields - new construction

Activities: Softball games, seating for spectators
Location(s): - North and south of existing earth berm on the east side of the park
Implications: - Elimination of baseball option in 1974 Master Plan and elimination of soccer field at this location in the park
- construction of two softball fields and new soccer field (see #11 below)
- Lighting and underdrainage
- Add seating on existing berm on north side and along other baselines
- Scorers and media location at top of berm, electrical extension
- Removable covering over top of berm (for events)
- Minor regrading

11. Soccer Field - Relocate to an existing field on the west side of the park

Activities: Soccer games
Location: West side of park
Implications: - Expand existing field by removing 36 parking spaces (concrete curbs and asphalt)
- Provide underdrainage for the area where parking has been removed
- Construct soccer field on existing and new underdrained field
- Lighting for field
- Minor regrading and landscaping

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12. Multi-use Playfield - maintain

Activities: Open space for cricket, field hockey, lacrosse, kite flying, frisbee

Location: South central end of park

Implications: Maintaining as a playfield requires not implementing 1974 Master Plan which calls for a track and field and football facility at this location



King County Council

Ron Sims, Chair

Dorothy M. Owens, Clerk of the Council
Room 403, King County Courthouse
Seattle, Washington 98104
(206) 296-1010

June 21, 1989

Tim Hill
/ King County Executive
400 Courthouse

Dear Mr. Hill:

MOTION 7570 was passed by the King County Council on
June 19, 1989. Attached please find a copy for your
file. The motion has been sent to the following:

- / Parks, Planning & Resources
- / Real Property
- / Natural Resources and Parks

Dorothy M. Owens
Dorothy M. Owens
Clerk of the Council

Attachment

AUDREY GRUGER
LOIS NORTH
PAUL BARDEN

District 1
District 4
District 7

CYNTHIA SULLIVAN
RON SIMS
GREG NICKELS

District 2
District 5
District 8

BILL REAMS
BRUCE LAING
GARY GRANT

District 3
District 6
District 9

MOTION 7570

**FORT DENT PARK
MASTER PLAN UPDATE**

**NATURAL RESOURCES & PARKS DIVISION
SEPTEMBER 9, 1988**