

November 16, 1995

Introduced By:

BRIAN DERDOWSKI
LARRY PHILLIPS
Louise Miller

lakewild:sdw

Proposed No.:

95-239

MOTION NO. **9712**

A MOTION adopting a master plan update
for Lake Wilderness Park.

WHEREAS, the King County Council adopted the Lake
Wilderness Park Master Plan in December 1989 by Motion 7780,
and

WHEREAS, funds were made available for the first phase
of implementation of the plan, and

WHEREAS, during the design phase significant
unanticipated wetlands rendered certain aspects of the plan
infeasible, and

WHEREAS, the Facilities Management and Parks Divisions
undertook a process to revise the Lake Wilderness Park Master
Plan, and

WHEREAS, a public meeting was held to present the
revision and receive public input, and

WHEREAS, the updated master plan will be used as the
basis for a State Environmental Policy Act (SEPA)
determination.

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

The master plan revision to the 1989 adopted Lake
Wilderness Park Master Plan contained in a document entitled
Lake Wilderness Park Master Plan Update dated November 16,

1 1995 is adopted, subject to the completion of the SEPA
2 process.

3 PASSED by a vote of 12 to 0 this 27th day of
4 November, 1995.

5 KING COUNTY COUNCIL
6 KING COUNTY, WASHINGTON

7 Kent Pullen
8 Chair

9 ATTEST:

10 Gerald A. Peterson
11 Clerk of the Council

12
13 Attachments: Lake Wilderness Park Master Plan Update dated
14 November 16, 1995

15

**Lake Wilderness Park
Master Plan Update
Introduction
Revised 11/16/95**

This report summarizes changes proposed to the Lake Wilderness Park Master Plan adopted by the King County Council in 1989. Recent wetland delineation and studies as well as potential inholding conflicts and opportunities have resulted in the need to amend the park master plan before the development of any new park wide improvements. Major changes influencing the master plan include the restoration of Jenkin's Creek, changes in environmental requirements, and King County's acquisition of a portion of the recommended inholding property as public park.

The overall goal and vision presented in the 1989 Park Master Plan remains the same for the 1994 Master Plan Update. As stated then:

"To enhance LAKE WILDERNESS PARK for public use as a regional and community park facility while preserving the existing natural and cultural qualities of the site, and manifesting the concept of enlightened stewardship of the land and its resources."

Development goals of the 1989 Master Plan remain important to the development of the 1994 Master Plan. In summary these goals are to:

- *Provide for a broad range of recreational opportunities.*
- *Enhance the accessibility and usability of the park for residents of the local community*
- *Effectively use existing buildings and support facilities.*
- *Protect the natural environmental character and coordinate and cooperate with other lakefront property owners to protect and preserve the water quality of Lake Wilderness.*
- *Protect and enhance historic features.*
- *Maximize the opportunities for environmental education.*

Program Refinement

The decision to restudy the Park Master Plan, along with recent plans by King County Facilities Management - Parks CIP to construct the Lake Wilderness Center parking lot, and King County Surface Water Management Division (SWM) plans for restoration of Jenkin's Creek, offered an opportunity to review the entire Park program.

The 1994 Master Plan revision maintains the diversity of activities and the delineation of recreation land use areas; however, the size and extent of their development are more modest.

Since the water quality of Lake Wilderness is integral to the park users enjoyment of the park facilities and King County is a major land owner on the lake, the County will actively participate in the Lake Wilderness Preservation Association's efforts to address water quality issues, including but not limited to, providing financial and technical staff resources, participating in a lake management district, and assisting the organization and the community in their efforts to obtain state and federal funds.

King County Facility Management, in coordination with the Parks Department, reviewed and revised the Master Plan development program. The Metropolitan King County Council reviewed the Executive's proposed revisions and based on input from park users and community residents, adopted the ((A)) list of ((their)) revisions to circulation, structures, and facilities as follows:

Park Entry and Parking

Access to the swimming beach and group picnic area will be the existing park entrance road located off ~~((244th))~~ 224th Ave. SE. The ~~((existing))~~ parking lot redesign responds to Surface Water Management Division's plans for the restoration of Jenkin's Creek and the desire to retain the existing ballfield. The existing ~~((north half of the))~~ parking lot north of the stream corridor will remain. ~~((while the park road is extended south, bridging over the restored Jenkin's Creek to a new parking lot with an access to West Lake Wilderness Drive S.E)).~~ ~~((The new parking lot south of the Jenkin's Creek will replace spaces lost due to the Creek restoration while increasing the overall parking count. A total of 321 parking spaces is proposed, an increase of 66 spaces (26%) over the existing parking count))~~ The existing ballfield south of the stream corridor will remain. The stream crossing will accommodate pedestrians and service and emergency vehicles.

As a result of the reconfiguration of the parking lot, there will be the loss of approximately 70-90 parking spaces in this area of the park. If this loss of parking spaces creates a major parking problem, the Council can consider creating additional parking in future phases of the parks development, provided however, that the area of the ballfield will not be considered an option for providing additional parking. Public drop-off and walks are provided ~~((at both parking lots))~~ from the parking lot to insure safe access to the beach, ballfield and group picnic areas. New entry signs identify the point((s)) of entry. ~~((Gates allow the park staff to control access.))~~

The existing parking lot at the corner of ~~((244th))~~ 224th Ave. SE and SE 248th Street will continue to be used by the Arboretum and trail users on an interim basis. In the future when the regional equestrian trail system and Arboretum access road and parking lot are developed, the interim parking lot can be removed.

Lake Wilderness Center Access

Access to the Lake Wilderness Center is to remain on Gaffney Road and ingress/egress at SE 248th Street and ~~((244th))~~ 224th Ave. SE will be improved. The existing road is to be widened to two lanes and repaved. A drop-off at the termination of the park road provides access to the north side of the lakefront and the outdoor amphitheater. A new asphalt paved pedestrian and bicycle trail is routed to provide a separate connection from Gaffney Road, away from the Lake Wilderness Center lakefront, to the regional trail system. An additional trail connection shall be developed in Phase I to provide direct access from the Lake Wilderness Center to the regional trail. King County Parks department shall place a portable restroom facility adjacent to the trail at a location also accessible to the Arboretum visitors.

Community Facilities Access

Any Future development or expansion of the Maple Valley Community Center or Historical Society on leased King County property along Witte Road will require coordination with King County Public Works to meet all current safety regulations and road standards. If King County current plans to widen Witte Road are implemented, provision for safe vehicle and pedestrian access to the community facilities within the park must be ensured. King County Public Works shall consider traffic improvements at the intersection of SE 248th St. and Witte Road SE. to address left turning problems.

A trail shall be developed in Phase I to provide pedestrian and bicycle access from the Maple Valley Community Center to the Lake Wilderness Park.

Park Edge Treatment

Edge treatments proposed are to provide visitors better direction to the park entrances while creating an image and identity for the Park. Directional signs will be added to improve visibility along the adjacent roads accessing the park. A horizontal wood rail fence following the property line in selected locations will serve to define the park perimeter and assist in providing security when the park is closed.

Group Picnic Area

Lake Wilderness Park
Master Plan Update

The program for the Group Picnic rental area remains much the same as that proposed in the 1989 Master Plan, but is relocated based on new wetland delineation mapping. The group (rental) picnic shelter and handicapped accessible restroom will serve the users in the south end of the park. The children's play area is to be expanded in its current location. The restroom shall also serve the users of the ballfield and tennis courts and will be reconstructed during the first phase of development. The walks and plantings proposed to "The Point" have been eliminated and the existing tennis courts and ballfield are to remain.

The Waterfront/Lawn Basin

The swimming beach and lawn basin have changed the most in intensity of development and program. The swimming area has been reduced. Thus there are reductions in the beach area, length of the water walk, and elimination of the previously proposed facilities such as the diving platform, and picnic floats. The proposed sand volleyball court and combined food concession/rest rooms building have been eliminated.

King County shall coordinate with the State Department of Wildlife for the placement of a portable restroom adjacent to the State's boat launch.

The Lake Wilderness Center and Grass Amphitheater

The area around the Lake Wilderness Center remains much the same as previously planned. Only an alternative path for bicycle users to the regional trail is proposed via the west side of the proposed Lake Wilderness Center parking lot expansion.

The only new facility proposed in this area is an outdoor amphitheater. The amphitheater location takes advantage of the natural slope and view of the lake, and because of its proximity to the Lake Wilderness Center it can be used for programmed outdoor events. Minor regrading is proposed to form the amphitheater as well as to accommodate the disabled.

The Wetlands, Woodlands and Forest Preserves

Improvements in the Wetlands, Woodlands and Forest Preserve remain substantially unchanged. Minor changes were made in the alignment of pathways and trails; including a new trail connecting the park to the Arboretum and regional trail system.

Lake Wilderness Maintenance District Facility

The proposed location for the Lake Wilderness District Maintenance Facility has been changed from the original plan, where access to it was from the entry road to the Center. To reduce vehicle conflicts and provide a dedicated entry to the Maintenance Facility, the new proposed location is along ~~((244th))~~ 224th Ave. SE

Lake Wilderness Park
Master Plan Update

Capital Costs and Phasing

Revisions to the estimates of probable construction costs and phasing sequence for park improvements are also a part of the Master Plan update. The master plan ~~includes ((discusses))~~ the highest priority items in ~~((five separate phased projects))~~ phase one and lists the balance of improvements as non prioritized. Non prioritized improvements will be reviewed annually as part of the Parks Capital Improvement Program, and phased as funds become available. ~~((Two improvements projects are identified as "non-prioritized" and could be developed when capital funds are available. The phased project budgets are broken down into individual improvement projects based on the probable availability of annual King County Capital Improvement Funds:))~~ Specific improvements are based on estimates of probable construction cost using 1994 standards.

The park improvements include maximum allowable construction costs (MACC) plus cost for contractor markup, contingency, sales tax, administrative and design costs. The following estimate summarizes each phase of park improvements.

Elements not included in the capital improvement costs are the Jenkin's Creek Class II Restoration, the Visitor Interpretive Center, Arboretum Support Facilities and Display Gardens, the Regional Trail Corridor, The Maple Valley Historical Society and the Maple Valley Community Center improvements.

PRIORITIZED (PHASED) PARK IMPROVEMENTS

ACCESS AND IDENTITY

Phase 1 - Main Park Access ~~retain existing~~ ~~((establish the))~~ park access and identity while establishing the framework for future development. Major elements include renovating the existing parking lot with the loss of approximately 70-90 parking stalls but with no additional parking ((, and extending the access road)) and adding a pedestrian and bicycling trail from the Maple Valley Community Center to the park and a trail connection from the Lake Wilderness Conference Center to the regional trail. This work is coordinated with SWM's Jenkin's Creek Class II Restoration project.

~~((Total Cost \$1,155,000))~~

~~((THE PARK COMMONS))~~

~~((Phase2)) - Group Picnic Area~~ - includes the group picnic shelter, rest room facilities, utilities, and children's play area and equipment.

Total Cost	(((\$1,111,000))	\$1,071,596
Requested in 1996		
Parks Capital Budget		< 150,000>
Utility District Fees		< 120,000>
Design funded in previous		
Parks Capital Budget		< 80,000>
		\$ 721,596 Phase I

NON PRIORITIZED PARK IMPROVEMENTS

THE PARK COMMONS

Waterfront/Lawn Bowl - includes lakefront improvements to the beach, water walk, boat rental facility, lawn area and swimming area.

Total Cost \$939,000

Lake Wilderness Center/Grass Amphitheater - includes the grass amphitheater, small covered shelter, ecology gardens and trail development.

Total Cost \$405,000

THE PARK PRESERVES

~~((Phase 5))~~ - includes trails, boardwalks, regional trail overlooks, and interpretive signage.

Total Cost \$555,000

~~((Prioritized Phases 1-5 - Grand Total Cost))~~

~~((NON PRIORITIZED PARK IMPROVEMENTS))~~

~~((Improvement Area 1-))~~ *Lake Wilderness Center Access* - will consist of upgrading the existing roadway to the Lake Wilderness Center to comply with current King County Public Works Roads Standards. Overhead utility lines will be upgraded and buried underground. New park signage and perimeter fencing are included in this improvement.

Total Cost \$276,000

~~((Improvement Area 2-))~~ *Lake Wilderness District Maintenance Facility* - will consist of ~~((the demolition of the existing residence;))~~ utilities and development of the Lake Wilderness District Maintenance Facility.

Total Cost \$555,000

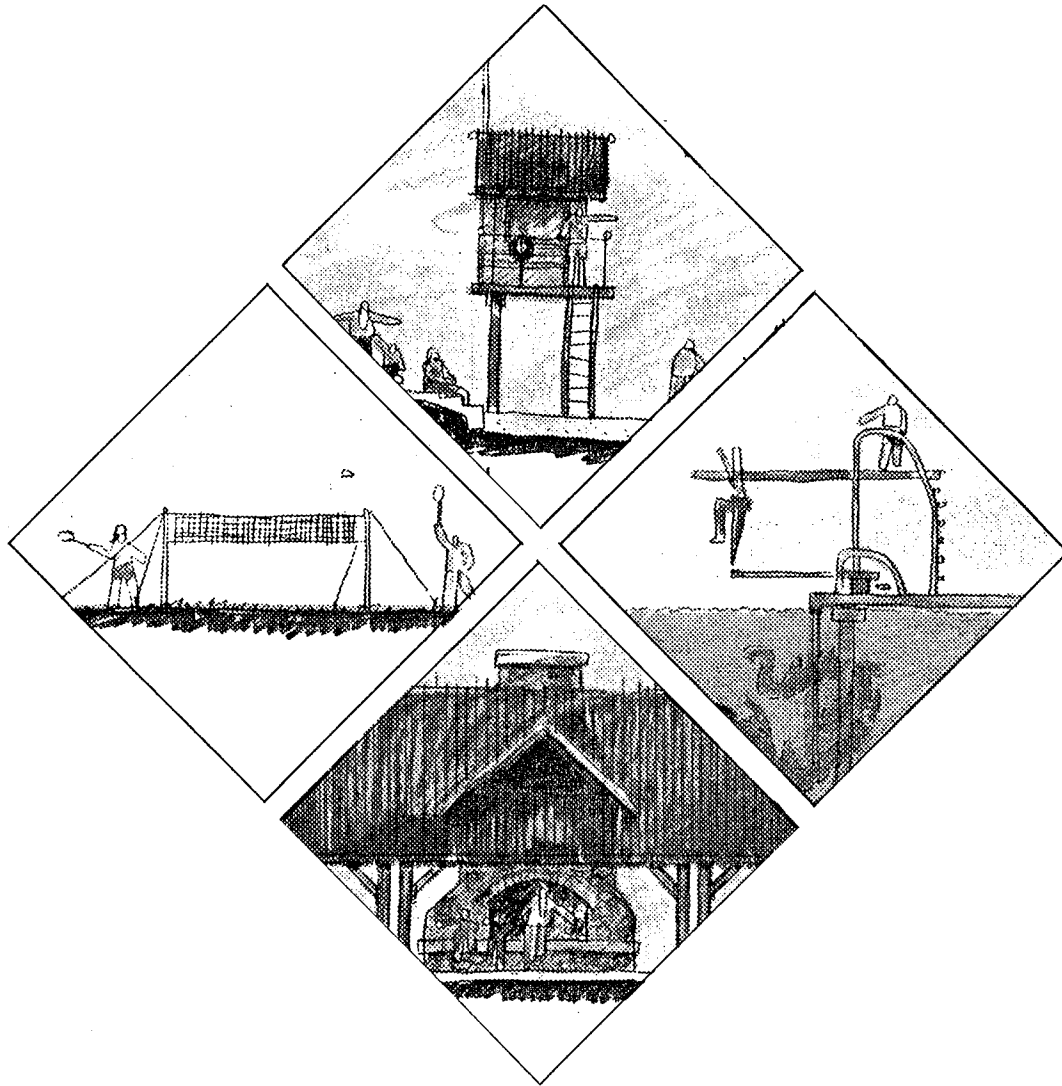
~~((Improvement Area 3-))~~ *Lake Wilderness Center* - Renovation of the second floor of the Center to provide two large classroom meeting rooms with related restroom and storage facilities.

Total Cost \$594,000

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LAKE WILDERNESS PARK



MASTER PLAN EXECUTIVE SUMMARY REPORT

ADOPTED 12/89

Introduction

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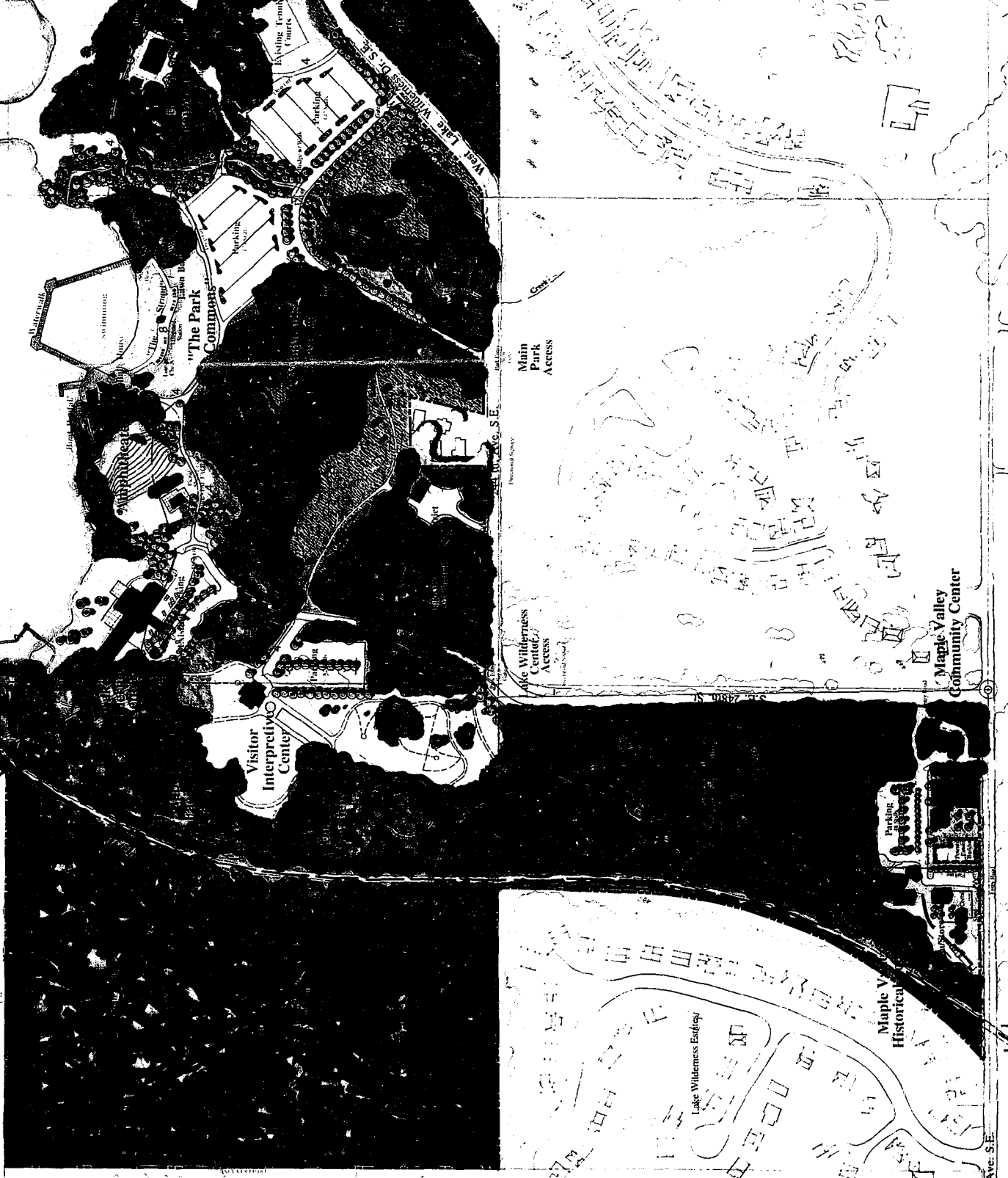
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W I L D E R
L A K E

DOA
BOD
Lamm

NE 1/4 Sec. 21, T. 22N., R. 6E.
SE 1/4 Sec. 21, T. 22N., R. 6E.



Trail System

Legend:

- 1 Reginald Trail System - Hiking, Biking and Equestrian Use
(on hatched earth)
- 2 Multiple Use Trail - Hiking and Equestrian Use
(on hatched earth)
- 3 Park Connector Trail - Hiking and Biking Use
(on hatched earth)
- 4 Park Access Trail - Hiking and Biking Use
(A/C paving)
- 5 Hiking Trail - Single Use - Pedestrian Only
(on hatched earth)
- 6 Wildlife/Nature Trail - Wood Raised Boardwalk
- 7 Overwater Walk - Fixed Wood Boardwalk on Piers
- 8 The Strand - Beach Walk (concrete)

230th Ave. S.E.

Capital Costs and Phasing

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PRIORITIZED (PHASED) PARK IMPROVEMENTS

ACCESS AND IDENTITY

Phase 1 - Main Park Access - establish the park access and identity while establishing the framework for future development. Major elements include renovating the parking lot, and extending the access road. This work is coordinated with SWM's Jenkin's Creek Class II Restoration project.

Total Cost \$1,155,000

THE PARK COMMONS

Phase 2 - Group Picnic Area - includes the group picnic shelter, rest room facilities, utilities, and children's play area and equipment.

Total Cost \$1,111,000

Phase 3 - Waterfront/Lawn Bowl - includes lakefront improvements to the beach, water walk, boat rental facility, lawn area and swimming area.

Total Cost \$939,000

THE PARK COMMONS

Phase 4 - Lake Wilderness Center/Grass Amphitheater - includes the grass amphitheater, small covered shelter, ecology gardens and trail development.

Total Cost \$405,000

THE PARK PRESERVES

Phase 5 - includes trails, boardwalks, regional trail overlooks, and interpretive signage.

Total Cost \$555,000

Prioritized Phases 1-5 Grand Total Cost \$4,165,000

NON PRIORITIZED PARK IMPROVEMENTS

Improvement Area 1 - Lake Wilderness Center Access - will consist of upgrading the existing roadway to the Lake Wilderness Center to comply with current King County Public Works Roads Standards. Overhead utility lines will be upgraded and buried underground. New park signage and perimeter fencing are included in this improvement.

Total Cost \$276,000

Improvement Area 2 - Lake Wilderness District Maintenance Facility - will consist of the demolition of the existing residence, utilities and development of the Lake Wilderness District Maintenance Facility.

Total Cost \$555,000

Improvement Area 3 - Lake Wilderness Center - Renovation of the second floor of the Center to provide two large classroom meeting rooms with related restroom and storage facilities.

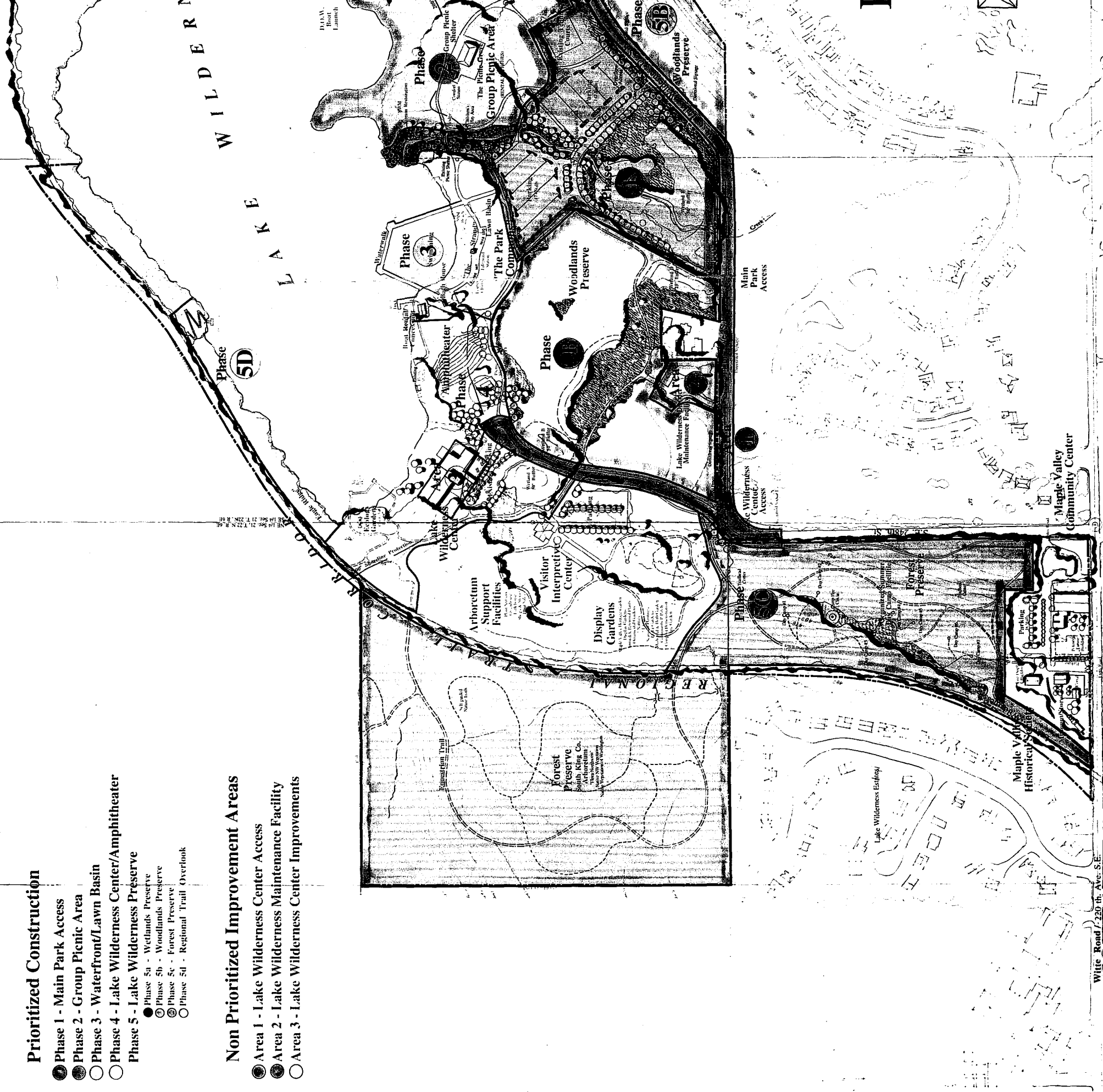
Total Cost \$594,000

Prioritized Construction

- Phase 1 - Main Park Access
- Phase 2 - Group Picnic Area
- Phase 3 - Waterfront/Lawn Basin
- Phase 4 - Lake Wilderness Center/Amphitheater
- Phase 5 - Lake Wilderness Preserve
 - Phase 5a - Wetlands Preserve
 - Phase 5b - Woodlands Preserve
 - Phase 5c - Forest Preserve
 - Phase 5d - Regional Trail Overlook

Non Prioritized Improvement Areas

- Area 1 - Lake Wilderness Center Access
- Area 2 - Lake Wilderness Maintenance Facility
- Area 3 - Lake Wilderness Center Improvements



LAKE WILDERNESS PARK

DRAFT MASTER PLAN REPORT EXECUTIVE SUMMARY

Prepared For:
KING COUNTY
NATURAL RESOURCES AND PARKS DIVISION
KING COUNTY, WASHINGTON

By:
THE PORTICO GROUP
ARCHITECTS AND LANDSCAPE ARCHITECTS
SEATTLE, WASHINGTON
JULY, 1989

Contents:
Preface / Site History
Program Summary
The Park Experience
The Master Plan
Motion Issues
Natural & Mammade Environment
Capital Costs & Phasing
Appendix

Acknowledgements

The Portico Group gratefully acknowledges the contribution of the Natural Resources and Parks Division, King County Council, Maple Valley Advisory Committee (MPAC) and the public who provided input and comments to the formation of this Master Plan for Lake Wilderness Park.

King County Executive

Tim Hill

KING COUNTY COUNCIL

Audrey Gruger	Councilperson, District 1
Cynthia Sullivan	Councilperson, District 2
Bill Reams	Councilperson, District 3
Lois North	Councilperson, District 4
Ron Sims	Councilperson, District 5
Bruce Laing	Councilperson, District 6
Paul Barden	Councilperson, District 7
Greg Nichels	Councilperson, District 8
Gary Grant	Councilperson, District 9

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Maggie Heasley	Robert Glidewell
Rita Murray	Ione Herrin
Rudy Onstad	Craig Moran
Joyce Sellers	Nancy Nicholas
Barbara Secord	J.B. Keith

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Jim Tracy, Director	Parks Planning & Resources Department
Mike Wilkins, Manager	Natural Resources and Parks Division
Penny Wade, Acting Associate Manager	Natural Resources and Parks Division

Staff:

Bob Jacobs, Chief of C.I.P. Section	Natural Resources and Parks Division
Sharon Claussen, Project Administrator	Natural Resources and Parks Division

Prepared by The Portico Group

Architects and Landscape Architects

Partner in Charge / Project Manager	Michael S. Hamm
Project Architect	Charles G. Mayes
Project Landscape Architect	Brad Kurakowa
Project Landscape Architect	Becca Hanson

Consultants:

Shapiro & Associates, Environmental Research and Analysis	Tina Miller
M.R. Stearns, Planner, Access & Circulation	Michelle R. Stearnes
Cairbe Engineering, Civil, Structural and Electircal Engineering	Les Bakar

Preface

The Master Plan Process

The Portico Group has prepared a series of technical reports which document the master plan process for Lake Wilderness Park. These Reports cover the following successive areas of study:

- SITE INVENTORY/ANALYSIS
- PROGRAM DEVELOPMENT
- CAPITAL COST ESTIMATES

The MASTER PLAN EXECUTIVE SUMMARY which follows, represents the fourth and last in the series of reports. It is intended to serve (1) as a summary of the reports which have preceded it, and (2) as a succinct statement of the conclusions which they have fostered.

The degree to which the FINAL MASTER PLAN for LAKE WILDERNESS PARK will succeed in protecting and enhancing the park resources, depends significantly upon (1) understanding of the characteristics of the site and surrounding areas, and (2) intensities of recreation development. The process and findings of this first phase are organized within this report under two major categories (1) THE NATURAL ENVIRONMENT and (2) THE MANMADE ENVIRONMENT.

Each of these categories include a number of subcategories the findings and conclusions are discussed individually for each.

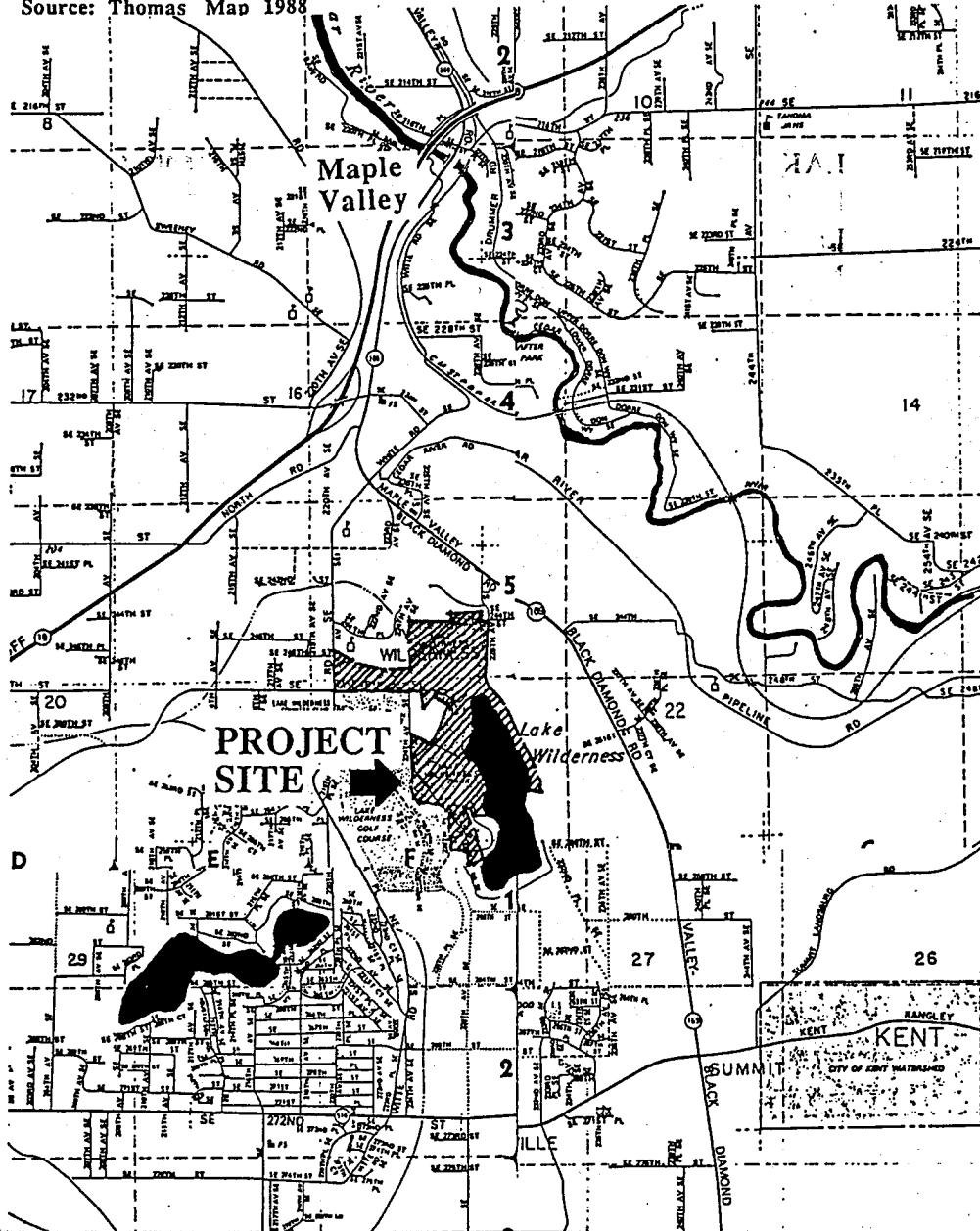
The next stage in the planning process developed the **Recommended Uses**. This stage summarizes the PROGRAM DEVELOPMENT phase, and documents functional and spatial requirements for prescribed uses. It then arranges the elements of the program on the site in schematic fashion.

The Master Plan depicts and describes the final physical expression of the program, expanding upon and fine-tuning the schematic plan. The master plan is the basis for all future planning and design decisions.

The final section, **Probable Estimates of Construction Costs and Phasing** describes costs for specific features and improvements in the plan, and recommends ways in which park development might be phased.

VICINITY MAP

Source: Thomas Map 1988

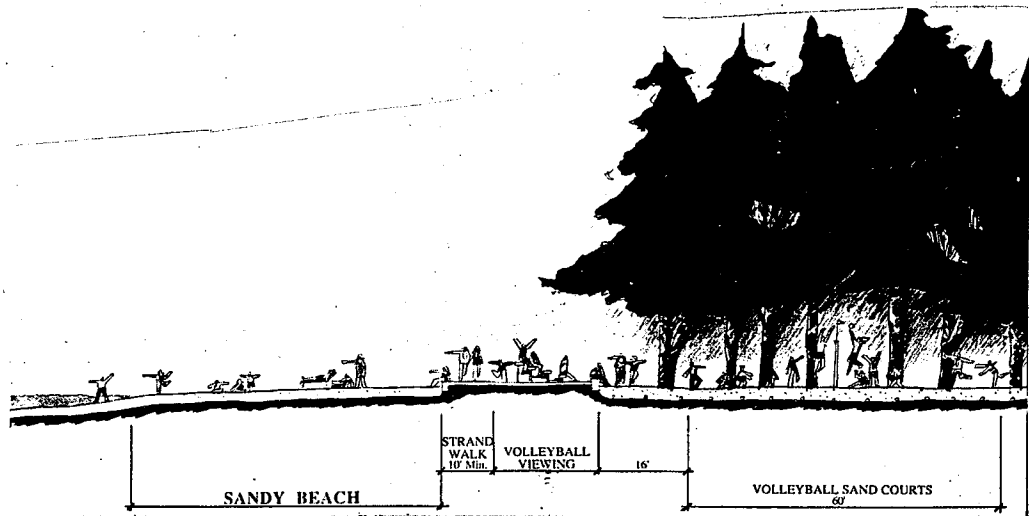


The Site

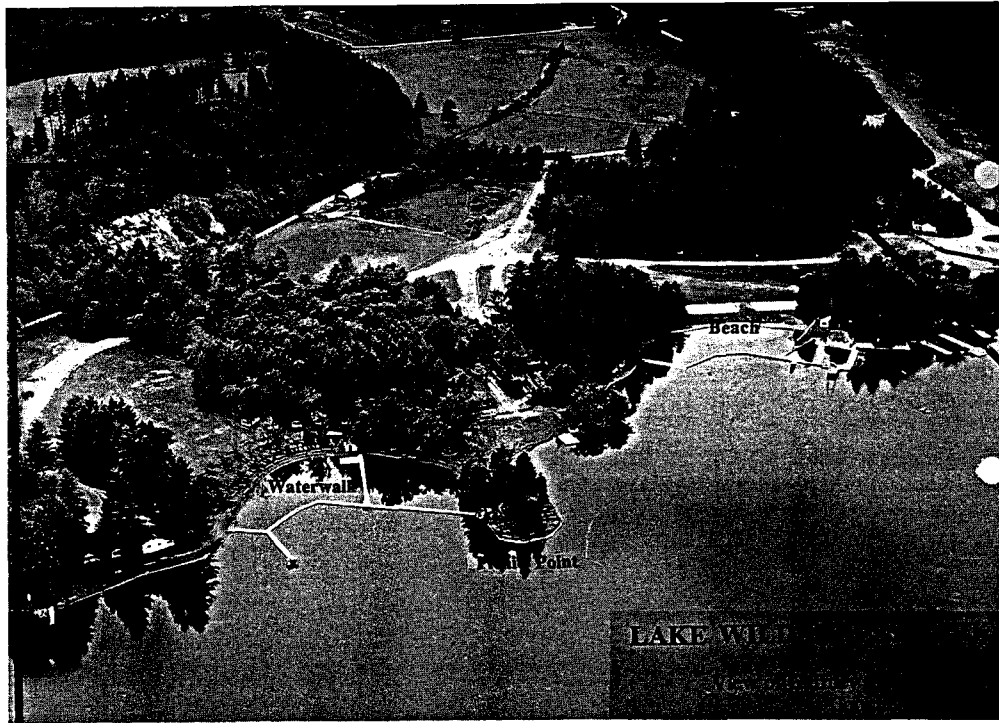
LAKE WILDERNESS PARK is located along the northwest shore of Lake Wilderness, two miles south of Maple Valley in South King County (see vicinity map). The onehundred eight acre park site is a precious recreation resource within a rapidly expanding suburban environment. The park is an invaluable recreational, educational, and open space resource for both the King County Region and residents of Maple Valley .

The park site includes approximately forty-five acres of existing park

improvements and support facilities on the shores of the sixty-nine acre lake. Existing cultural facilities include the Greater Maple Valley Community Center, and Maple Valley Historical Society Center on approximately three and one-half acres at the northwest corner of the site. The remaining portions of the site, approximately fifty-nine and one half acres, include the South King County Arboretum at the northeast corner, wetland and forested areas located at the south western portion of the park.



History of the Park Site



Lake Wilderness Park has a long history of varied uses, it was used originally as a lumber mill, later as a small fishing and hunting resort, and in the 1940's and early 1950's it became a major destination "outing resort" complete with overnite accommodations, dance hall and related concessions. In the 1950's the Lake Wilderness lodge was completed. In 1966, King County Parks and Recreation Department purchased the resort for a public park facility. The site has been used for private/public recreation use since the early 1900's and is a well known recreation facility to this day.

Lake Wilderness was once the site of one of the larger lumber mills in King County. In the early 1900's Lawrence Jacobsen bought the homestead land of Alec Turnbull at Lake Wilderness.

The Jacobsens opened their farm to accommodate hunters and fisherman, the beginnings of a major county resort. The farm evolved into two resorts, Diekman's and Gaffney's. A third resort to the south was developed by Charles McKinney. In 1925, Tom and Kane Gaffney leased the McKinney land and the few cabins on it. The next year they purchased it and began developing a resort.

In 1930, a nearby cow pasture was developed into a nine-hole golf course by one of the Gaffney brothers. It was later expanded to a full 18 holes, and is now the site of a residential golf course community.

An expanded Gaffney's Grove resort at Lake Wilderness formally opened in May 1939 as a forty-five acre resort

capable of accommodating 9000 persons daily in spacious picnic and recreation grounds "without taxing its capacity". The park was touted to be in the forefront of Pacific Northwest outing parks. It included wooded picnic grounds, two beaches with a combined length of one-half mile featuring slides, trapezes, diving towers, floats and boat rentals. Other sports facilities included baseball fields, three tennis courts and open areas for other games. Two dance pavilions with a lounge and a skating rink were also available to resort visitors.

In 1949, the Gaffney enterprise was incorporated having acquired all the resort property on the lake. At this time the resort added sixty rental cabins and a store for groceries and supplies, to the existing recreational facilities.

In the early 1950's, an ultra-modern Lake Wilderness Lodge was built directly on the shores of the lake. Described as a luxurious lodge with cabanas, it included a view dining room and lounge, convention hall, meeting room and sleeping rooms. It advertised the guest's ability to reach it by driving on an "all year highway" and parking

"directly by your room." A 2,400 foot airstrip was built to accommodate light airplanes, a newly popular form of recreational transportation.

In 1952, the lodge earned the distinction of winning both the Washington State, and National American Institute of Architects honor awards. It was designed by the local firm of Young & Richardson, Carlston & Detlie (known today as T.R.A.).

A central feature of the lodge is a thirty-three foot tall totem pole carved by noted Northwest sculptor, Dudley Carter. It was designed according to the principles of primitive Northwest Indian carvings. The pole serves several physical functions; it is a roof column, it receives a pair of welded steel box beams that support a mezzanine and it serves as the visual center for the stairwell and the main public room.

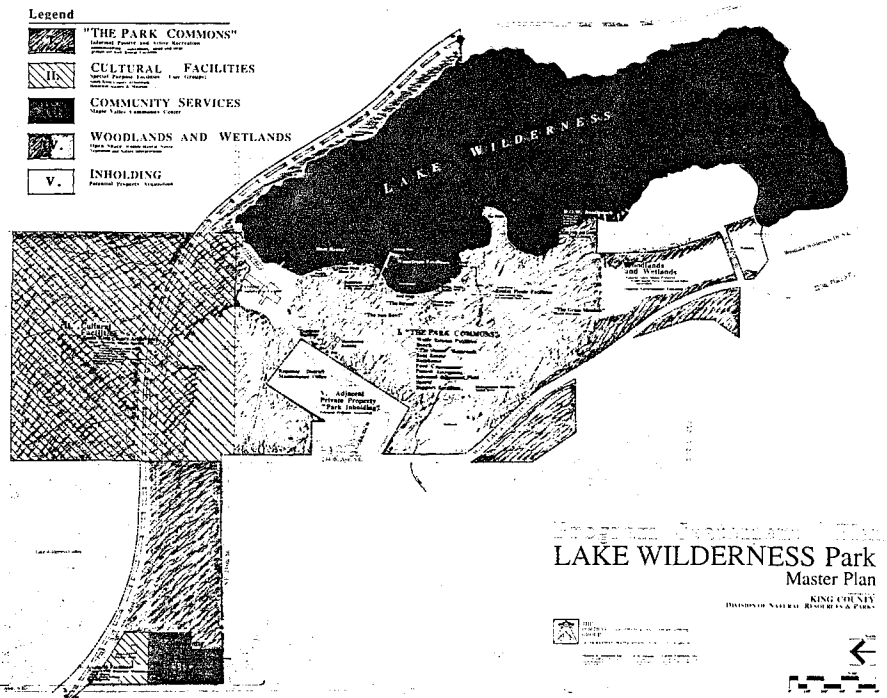
Program Summary

The program elements at LAKE WILDERNESS PARK include three major types: (1) "The Park Commons" including both active and passive recreation areas, (2) The "Wilderness Preserve" and (3) Cultural Facilities and Community Service Areas leased by special purpose groups.

The Park Master Plan recommends the addition of a seven acre inholding to the existing park acreage to create a total of one hundred and fifteen acres. Of these, approximately fifty-two acres are developed for passive and active

recreation. Recreation facilities and opportunities include: a swimming pier, sand beach, water-related facilities, picnicking, sunning bowl, tennis and volleyball courts and support facilities. This area is referred to as "THE PARK COMMONS."

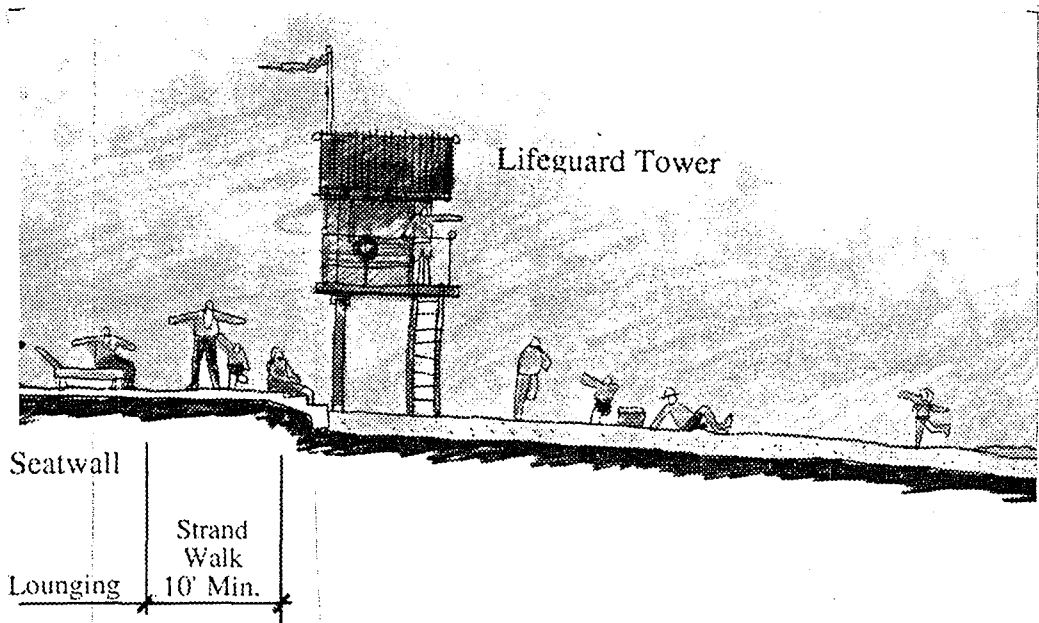
The existing ninety-four and one-half acres of natural woodlands and wetland areas, including a portion of the Arboretum, are preserved with minimal improvements. They include nature trails and interpretive signing for the natural systems. A portion of this area,



situated between the South King County Arboretum and the Greater Maple Valley Community Center, may be developed to provide trail access and as an Organized Day Camp facility. This natural portion of the site is called "THE WILDERNESS PRESERVE".

The remaining five and one-half acres

consist of existing cultural facilities and community services areas, including the Greater Maple Valley Community Center and Maple Valley Historical Society Center. Both community groups have leases with the Natural Resources and Parks Division that run to 1994. At that time, the park leases will be reviewed.



The Park Experience

The INVENTORY/ANALYSIS phase of the master planning process is an objective undertaking. It is aimed at ascertaining what the salient existing conditions are, and how they shape the nature and intensity of the existing and future park development.

The PROGRAMMING phase is more subjective; it asks how is the park currently used and how should it be used in the future? It also asks the questions: What activities and facilities are most needed? What arrangement and combination of activities will achieve the most meaningful result for the majority of park users? What is the nature of the experiences which are most appropriate and desirable for LAKE WILDERNESS PARK.

The initial programming phase for LAKE WILDERNESS PARK reviewed the existing uses and a "wish list" of needs and uses derived from the King County Staff, Master Plan Advisory Committee and community. The program evolved further through numerous site visits to the park, workshops and presentations with the Master Plan Advisory Committee and staff from the King County Natural

Resources and Parks Division.

At the outset of programming, the overall goal for LAKE WILDERNESS PARK'S development was defined:

To enhance LAKE WILDERNESS PARK for public use as a regional and community park facility while preserving the existing natural and cultural qualities of the site, and manifesting the concept of enlightened stewardship of the land and its resources.

The overall goal and the following list of Development Goals, Special Issues and Considerations were approved by the Master Plan Advisory Committee and staff from the King County Natural Resources and Parks Division.

Development Goals

- Provide for a broad range of recreational opportunities which complement the existing uses and character of the site, with a focus on family, community and regional oriented activities.
- Make effective use of the



existing buildings, existing support facilities, and undeveloped areas as part of the overall development of the site for public use.

- Protect the natural environmental character of the site, including the wetlands, riparian vegetation, mixed forest and lake edge; and enhance the visual and functional character of the site.
- Protect and enhance features that reflect the site's historical use as a lumber mill, resort and public park facility.
- Maximize the opportunities for environmental education including; interpretation of aquatic, plant and wildlife interrelationships.

Special Issues and Considerations

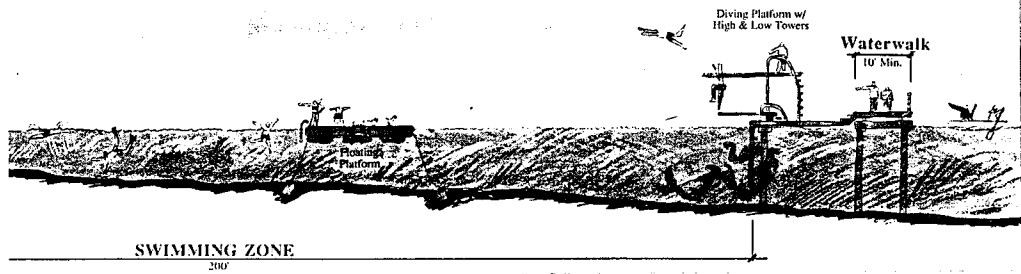
- Address the appropriate long term uses of the Lake Wilderness conference facility, including consideration of

current efforts to find a suitable tenant to operate the facility.

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Following definition of broad-based goals and objectives, programming gains a more objective aspect. As existing and proposed uses are fitted and arranged onto the site, a spatial plan begins to emerge. What evolved at LAKE WILDERNESS PARK was a plan based on development of distinct precincts, differentiated by location, landscape type, potential uses, vegetation, past and present uses.





"THE PARK COMMONS"

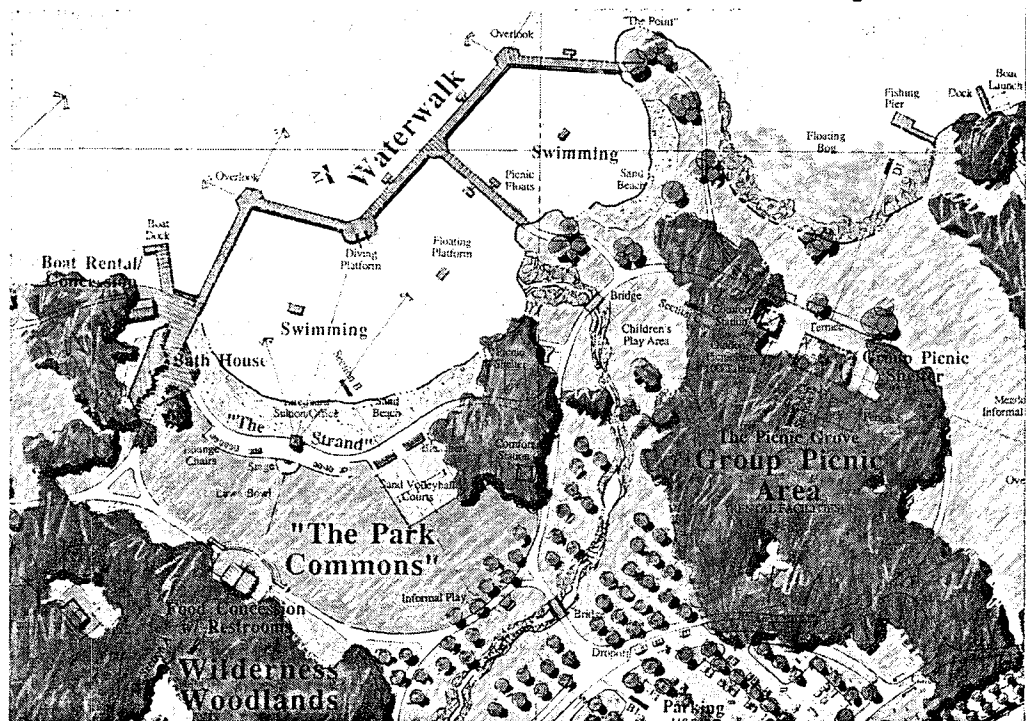
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One of the main attractions at Lake

Wilderness is the water and the variety of activities it offers. The existing sand beach is expanded to provide a larger area for beach activities and serves the increased demand for water related facilities. A horseshoe shaped swimming pier and diving platform enclosure provide greater safety and allow a greater number of swimmers to use the lake. "The Strand", a popular beachside promenade, connects the beachfront to the waterwalk pier and provides an expanded opportunity for all visitors to stroll and partake of the





(3) The Picnic Grove

Picnicking is, and continues to be, one of the most popular activities at the park. A new group rental picnic facility, that can accommodate medium to large groups, is situated at the edge of a mixed conifer forest of fir and cedar. The facility overlooks the waterfront and lake and is protected from wind and rain. The covered shelter serves up to 225 people. An additional 600 people are accommodated at outdoor tables nestled under the edge of the forest canopy. A secondary parking lot is located close to the group rental facility and is available for group rental patrons during large gatherings (e.g. corporate picnics) or to host large crowds on warm sunny days.

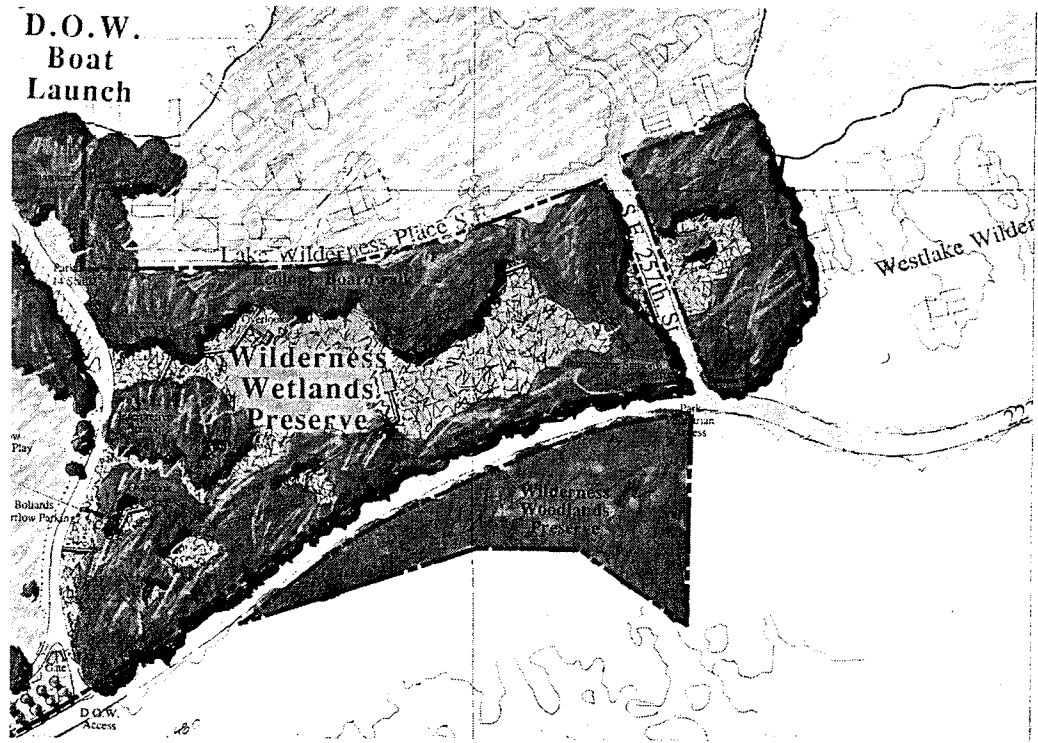
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These areas provide relief from surrounding development. The Woodlands and Wetlands comprise the largest portion of the site and are preserved as wildlife habitat and additional open space. Only minimal improvements will occur; the area is maintained and managed as a preserve and educational resource, left to its own successional processes.

A series of loop trails including the ecology boardwalk with overlooks of the wetlands and Lake Wilderness facilitate pedestrian, wheelchair and service access into the Wilderness Preserve. They link together the various habitats of the park site. The trails are a combination of paved, gravelled, and woodchip surfacing.

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Motion Issues

The Master Plan Advisory Committee

A Master Plan Advisory Committee was named by the King County Executive to work with county departments during the planning process. Nominations were submitted by members of the King County Council, and the Natural Resources and Parks Division, and appointed by the Executive. It was comprised of twelve area citizens, as listed in the acknowledgements.

Meetings were held in which the committee provided input on the site inventory and analysis, programming, the proposed conference center lease and the final master plan. Meetings were open and several interested citizens attended and provided additional input.

A special community meeting was also held to provide information and address questions from the community regarding the proposed lease of the conference center to the Sportsmind organization. The community was also invited to a presentation of the proposed Master Plan for the park.

The following discussion summarizes the master planning issues addressed by the planning team, King County Natural Resources and Parks Division and the Master Planning Advisory Committee as put forth in motion #7238 by the Executive.

Potential Development of Low and Moderate Income Senior Housing

- 1) Uses of undeveloped property to include the potential development of housing for low and moderate income seniors.

Some members of the Greater Maple Valley Community Center expressed an interest in development of low and moderate income senior housing on park land. They indicated that there is a need for this housing type in the area, and a location in proximity to the Community Center would be desirable.

The Master Plan Advisory Committee recommended dedication of approximately ten acres of park land adjacent to the community center for the

Recommendation of the Master Plan Advisory Committee:

The Master Plan Advisory Committee is opposed to the County entering into a lease for the conference center facilities to any profit or non-profit organization. They recommended that the center be renovated and operated by the county for use by the public for park and recreation purposes.

Recommendation of the Natural Resources and Parks Division:

The County is proceeding with lease negotiations with the Sportsmind organization. Approval of the lease is the responsibility of the King County Executive and the King County Council. The IAC has indicated the county must provide a replacement for any land upon which additional structures would be built if allowed by such a lease.

In the event the lease is rejected by the elected officials, alternatives include the following:

- The facility could be renovated

and operated by the county for public recreation. This could include such uses as conferences, meetings, receptions, recreation and interpretive programs, and district recreation and maintenance staff offices.

- The facility could be operated by a concessionaire providing the above public recreation uses.
- The facility could be demolished if sufficient funds were not available for renovation, operation and maintenance.

3) Appropriate long term uses and expansion of the Maple Valley Community Center.

The community center has expressed a need for expansion of their facilities to serve the social service needs of the area. The Master Plan Advisory Committee recommends that a portion of park property be dedicated to expansion of this use.

recreation facilities. Site improvements include barrier free design solutions that provide accessibility and comply with all State of Washington rules and regulations. All-weather paths are sited to provide accessible routes of travel from parking to all major accessible recreation facilities. Buildings and support facilities consider barrier free accessibility, with fixed fixtures meeting specified clearances.

The vehicular circulation design for Lake Wilderness Park accommodates the future mass transit needs of the park once METRO expands service to the park. The new Wilderness Parkway includes future transit stops which meet transit design requirements.

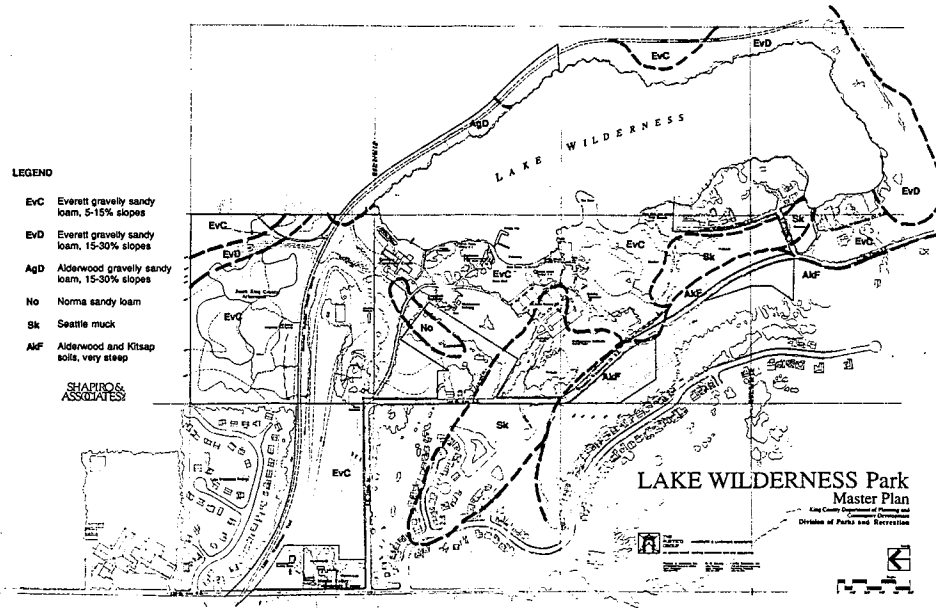
6. Development of portions of a regional trail network on County-owned property serving Lake Wilderness.

The master plan provides for a number of multi-purpose trail access to, and within, Lake Wilderness Park. Of regional

significance is the multi-purpose off-road Lake Wilderness/Black Diamond Trail which is located within the parkland holdings, and eventually will connect to a vast network of multi-purpose trails throughout South King County. The trail will be improved to accommodate a variety of uses including hikers, bikers and equestrian users. Off-Road-Vehicles are not allowed and provisions will be made to discourage their use of the trails.

7. Investigate the feasibility and advisability of acquiring privately owned "in-holdings" located south of S.E. 248th and east of 224th Avenue S.E.

The master plan advises that the County purchase the 6.7 acre inholding to provide for the existing need for additional park and recreational facilities, and open space in South King County. The property acquisition also allows for conversion of activities not conforming with IAC criteria, i.e. Greater Maple Valley Community Center.



buildings or structures: Past slope failures are evident on the southwestern and northeastern slopes along the trail. Continuous soil creep is apparent along the eastern slopes. Gulley erosion resulting from foot trails is occurring along the eastern slopes from the Lake Wilderness Trail down to the shoreline.

Constraints also exist within many of the flat-lying, poorly-drained regions in the western portion of the project area. Due to the seasonally high water table, these regions are not suited for on-site septic disposal. In addition, existing saturated soil conditions create an unstable foundation for structures.

Presently, playing fields located on these wet soil sites tend to be unusable during the wettest months. These fields are part of existing wetland systems. A drainage system would need to be installed to make these fields playable year around.

Suitability for septic fields is moderate to poor: existing septic fields systems

on moderate slopes must be carefully monitored so that contamination of the groundwater and lake-water does not occur due to the very rapid permeability of the soil. Construction of the proposed public sewer systems would greatly reduce this risk.

The gently sloping areas within the park and stretching to the Maple Valley Community Center provide the most diverse use options: The soil is stable, well-drained, and can support heavy loads. Buildings and other structures, as well as lawns, playing fields, picnic areas, and nature trails are well suited to these gradual slopes.

Park development around any of the wetlands should be restricted to comply with King County's Sensitive Area Ordinance, which protects wetlands and stream corridors. This requires a 100 foot buffer be left undisturbed from the edge of the wetland for Jenkins Creek #53, and 50 feet from the edge of all the other wetlands.

More intensive development of the park, and a higher level of human disturbance along the shoreline would reduce the value for wildlife. Forest habitat lost to park development would reduce the numbers of wildlife found in the park. This can be mitigated by maintaining an undisturbed area and creating offshore resting areas.

Many opportunities exist for enhancing the natural resources of the park and for providing environmental education or interpretive programs for the public. Activities can occur along the lake shore, in the Arboretum, forests and wetlands on the site as follows:

Interpretive Program

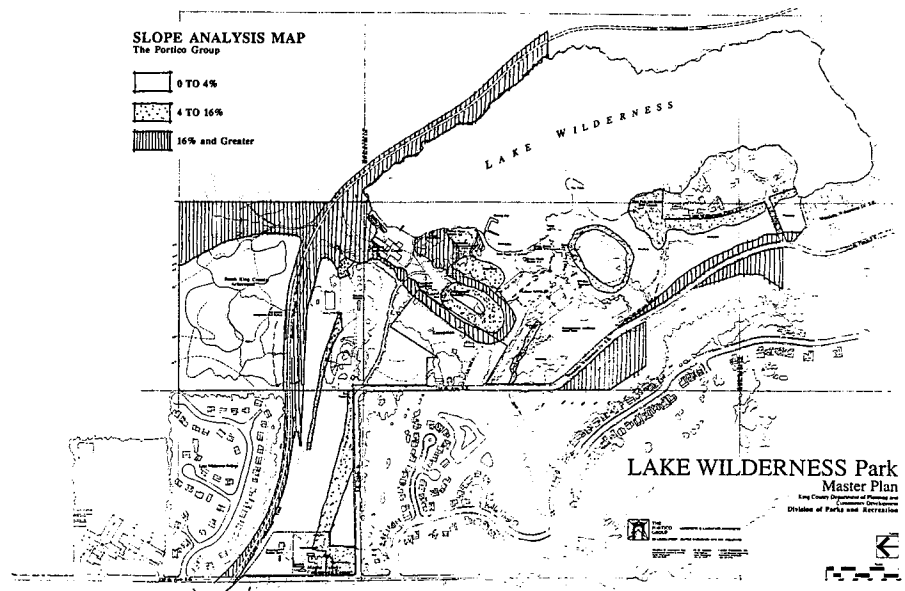
An interpretive trail informing visitors of the diversity of habitat types could be incorporated into the park design.

- The interpretive trail could be constructed to travel through upland forest communities and adjacent to wetland community types.
- Signs could be posted and brochures provided with educational material.
- Viewing platforms or blinds could be provided for bird watchers in addition to providing a place for educational opportunities.

Wildlife Sanctuary Area

Designate an area to increase the structural diversity and density of the vegetation to create new community types.

- This would provide for requirements of food, cover, and nest sites for a variety of wildlife species.
- By creating wildlife plots, such as grasslands, or edges adjacent to forests and wetlands, a greater diversity of wildlife and higher numbers of birds could be supported.



Bank erosion along the outlet stream may be reduced by trimming the banks back and planting vegetation.

The saturated condition of the ground and the high water table during the winter months indicate the need for geotechnical investigation in the event that new park facilities are planned.

Slope - Recreation Suitability

The majority of the site is suitable for most types of recreation with slopes in the range of 0 to 4%.

Limited areas exceeding 16% are prone to erosion, are costly to develop, and should not be developed except for limited trail improvements.

INFRASTRUCTURE

LAKE WILDERNESS PARK is and will continue to serve both the Maple Valley Community and King County Regional Recreational needs. With increasing

residential development occurring in South King County and adjacent to the park site it is anticipated that access needs to the park will need to be modified and improved.

LAKE WILDERNESS PARK is regionally situated between Witte Road (220th Ave. SE) and the Maple Valley - Black Diamond Road (State Road 169), north of the intersection of the Kent-Kangley Road (State Road 516) and State Hwy. 169. This area is found within the King County designated Community Planning Area of Tahoma Raven Heights. State Road 18 lies northeast and southwest of the site, providing access to the area from I-90 to the north and I-5 (Auburn area) to the south. The local access/residential streets of SE 248th Street, 244th Avenue SE and West Lake Wilderness Drive S.E. provide a system of local access to the Park. Current pedestrian/bicycle access to LAKE WILDERNESS PARK is provided by gravel road shoulders of varying widths and improvements.

Community Center activities, and future Conference Center activities to name a few.

Utilities

A new water main and sewer line is proposed for the area and will provide service up to the park. Once installed, the park should be connected to the new water and sewer lines.

Lake water should remain the primary source for the irrigation water supply. The existing well may also be utilized for irrigation purposes to supplement the future irrigation needs once the limits of lake water rights are exceeded.

The existing electric power service is adequate for the existing park use. If additional electric new power service is required for park expansion all lines should be installed underground. Eventually the existing service should also be buried underground.

There are no existing fire hydrants within the park proper. The closest fire service is located along Witte Road. Fire protection in the park will be required for all new building

construction of (over 2500 s.f.) and remodeling per building code requirements.

Telephone is provided by U.S. West Communications to Lake Wilderness Park via a buried cable.

Washington Natural Gas Company serves the area but the closest point of connection to the park is available from Witte Road and along Lake Wilderness Country Club Drive S.E.

The existing septic system/drainfields are limited and require excessive maintenance under current use. A 10" and 12" sewer line is proposed for the area and hooking up to the system will meet the future demands of the park and reduce maintenance requirements.

MANMADE ELEMENTS & CULTURAL FACILITIES

Existing Buildings and Structures

Overall the park buildings are generally in good state of repair with the exception of a few buildings requiring minor maintenance.

The Lake Wilderness Lodge building is a good representation of the architectural style of the 1950's and should be maintained and renovated in such manner that is compatible with the original design.

URBAN & REGIONAL ISSUES

Immediate Vicinity & Regional Context

Lake Wilderness will continue to be a unique and significant public facility providing park and open space amenities to the community and the greater regional area.

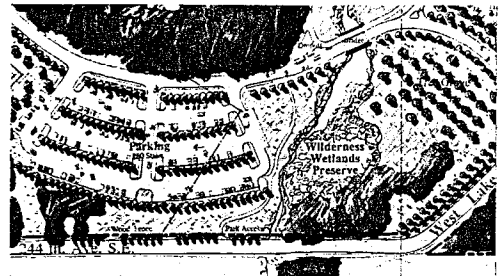
Zoning

The existing zoning of the Lake Wilderness Park site presents no significant limitations to park improvements and development.

Area Parks & Recreation Facilities

It is anticipated that there will be an increased demand and use of the Lake Wilderness Park facility in the years to come. Consequently, the "carrying capacity" of the park facilities must be closely monitored to ensure the park are not overused and that a quality recreational experience is maintained.

Additional property for park and recreation use should be acquired either adjacent i.e. in-holdings, or near Lake Wilderness Park to meet the existing park deficiencies and future needs of the community and region.



existing buildings, existing support facilities, and undeveloped areas as part of the overall development of the site for public use.

- Protect the natural environmental character of the site, including the wetlands, riparian vegetation, mixed forest and lake edge; and enhance the visual and functional character of the site.
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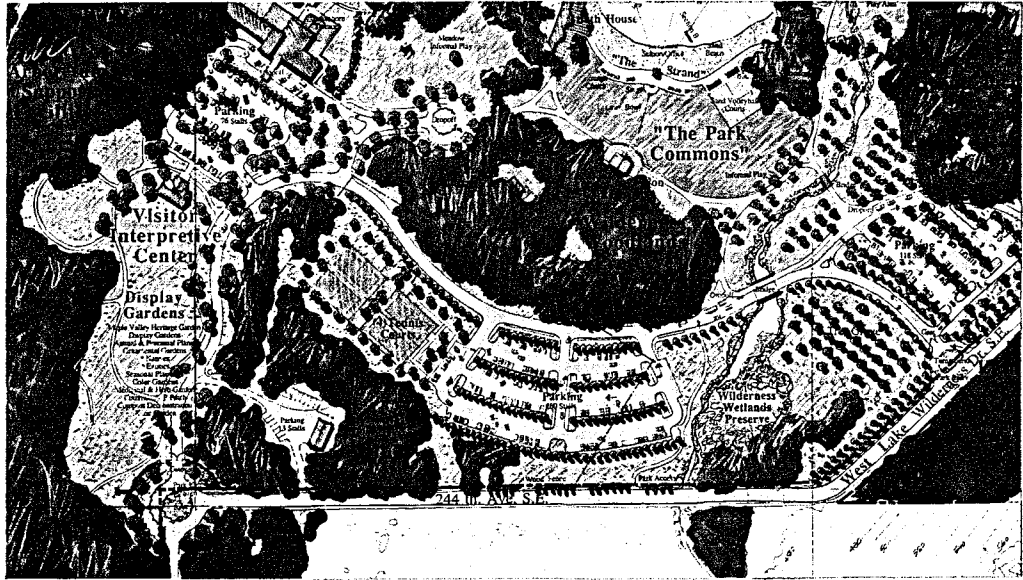
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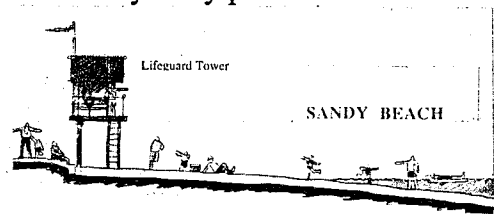


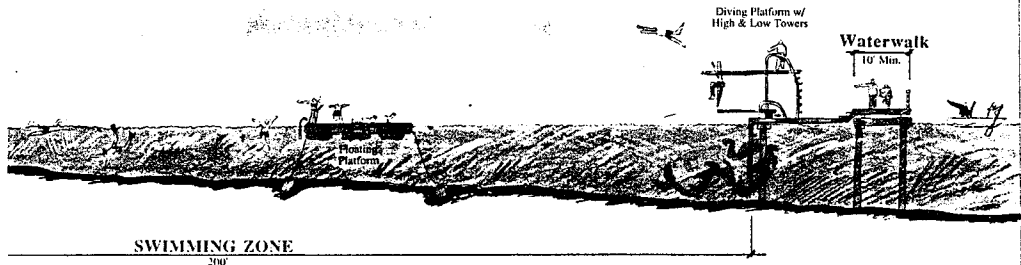


Program Facilities:
THE PARK ENTRY & WILDERNESS PARKWAY

The park user arrives through the main park entry gate, at the intersection of S.E. 248th and 244th. Ave. S.E. Once inside, one travels along the two lane Lake Wilderness Parkway; a narrow passageway bounded on one side by the "Wilderness Preserve", and on the other side by a row of trees which opens to provide views of the South King County Arboretum display gardens. A branch in the Parkway road provides access to the Recreation Center and a parking lot for 76 cars. It connects to a turnaround at the edge of The Park Commons. The turnaround not only serves as a drop-off point, but additionally provides for handicapped, park operations and maintenance access, and emergency access to the hub of the park.

Continuing along Lake Wilderness Parkway the visitor hugs the toe of the hillside of the Wilderness Forest Preserve on the east; on the west a hedgerow trees accents the Parkway. Looking west at the half-way point, there are four tennis courts and the 260 stall parking lot. A network of paths and trails connects the parking lot with the rest of the park. Continuing along the parkway the visitor passes over a wood bridge spanning the reclaimed native stream channel that connects Lake Wilderness to Jenkins Creek. Along the last segment of Parkway, one passes through a grove of trees, passes the entry to a 118 stall parking lot, before leaving the park through a secondary entry point.





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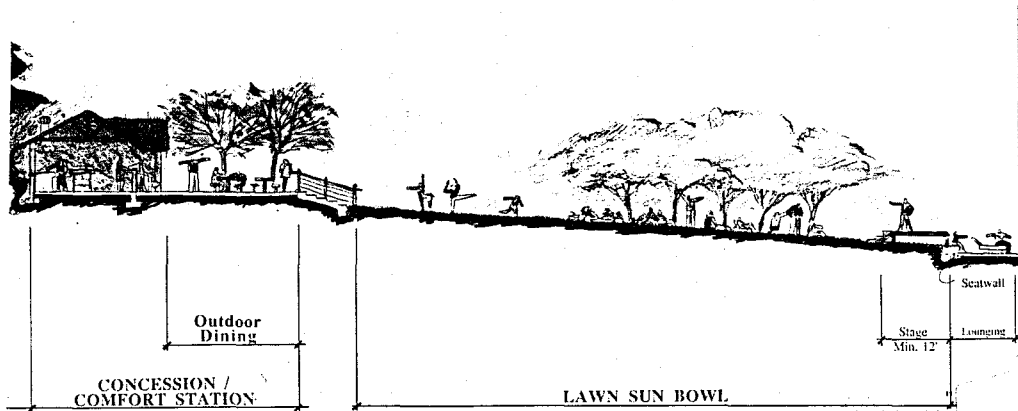
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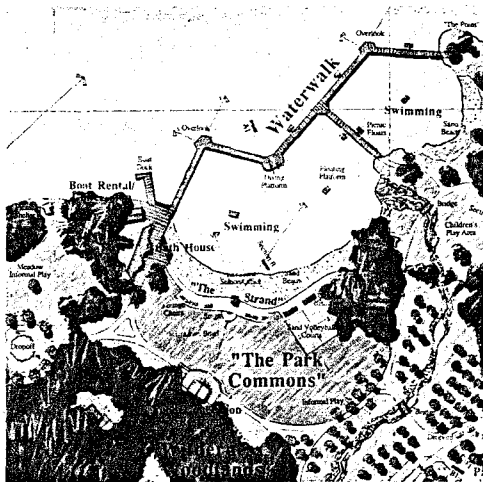




(2) The Sun Lawn Bowl

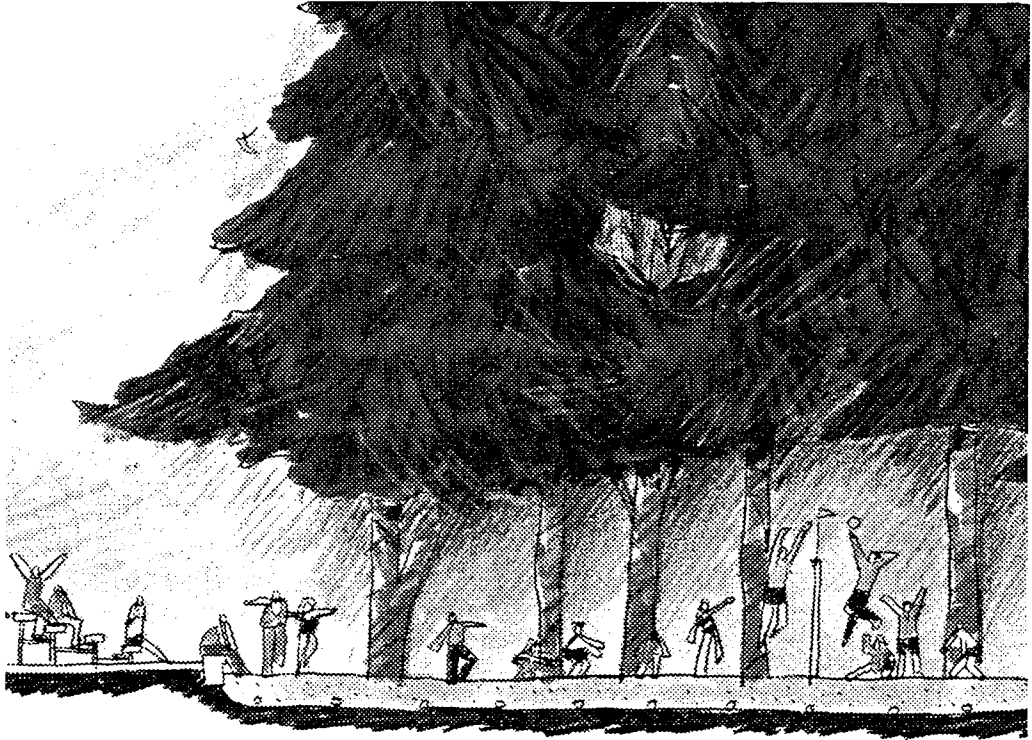
The gently rolling lawn bowl, opens up to the beach, and provides sweeping vistas of the lake and the forested horizon beyond. This versatile area accommodates large numbers of park users to participate in informal play, picnicking or basking in the summer sun. Park users can listen to a informal afternoon music concerts from a small stage adjacent to "The Strand". Behind the sun bowl, park patrons can purchase food from a concession stand serving prepared foods.

A popular attraction adjacent to the lawn bowl are the two sand volleyball courts which complement the beach activities. Tournament play can be viewed from two stands of bleachers located off the "The Strand".



water's edge. The pier is graced by overlooks and floating picnic platforms with space for tables and benches.

A boat rental concession provides the opportunity for park users to rent canoes and rowboats. They can be launched onto the lake from a pier located next to the existing bathhouse.



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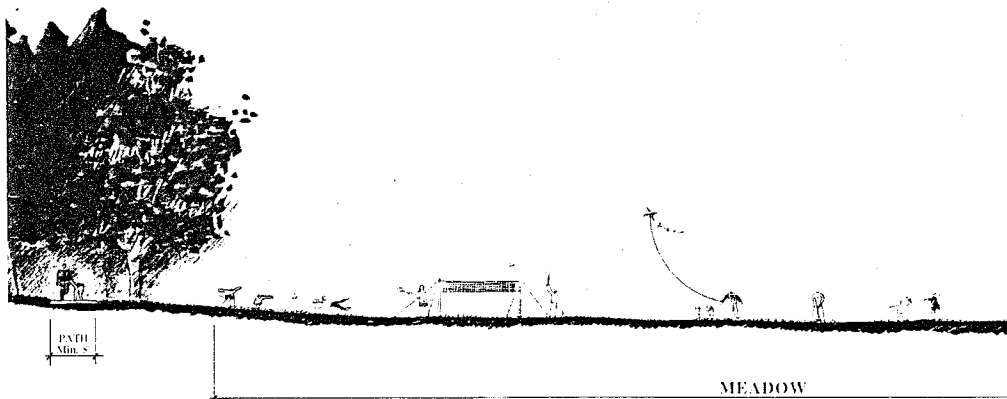
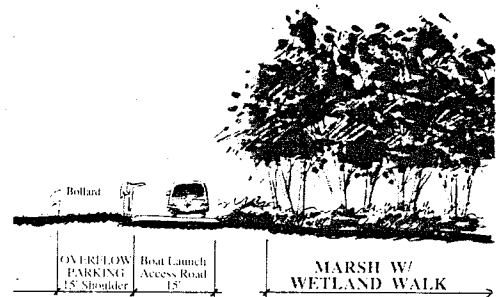
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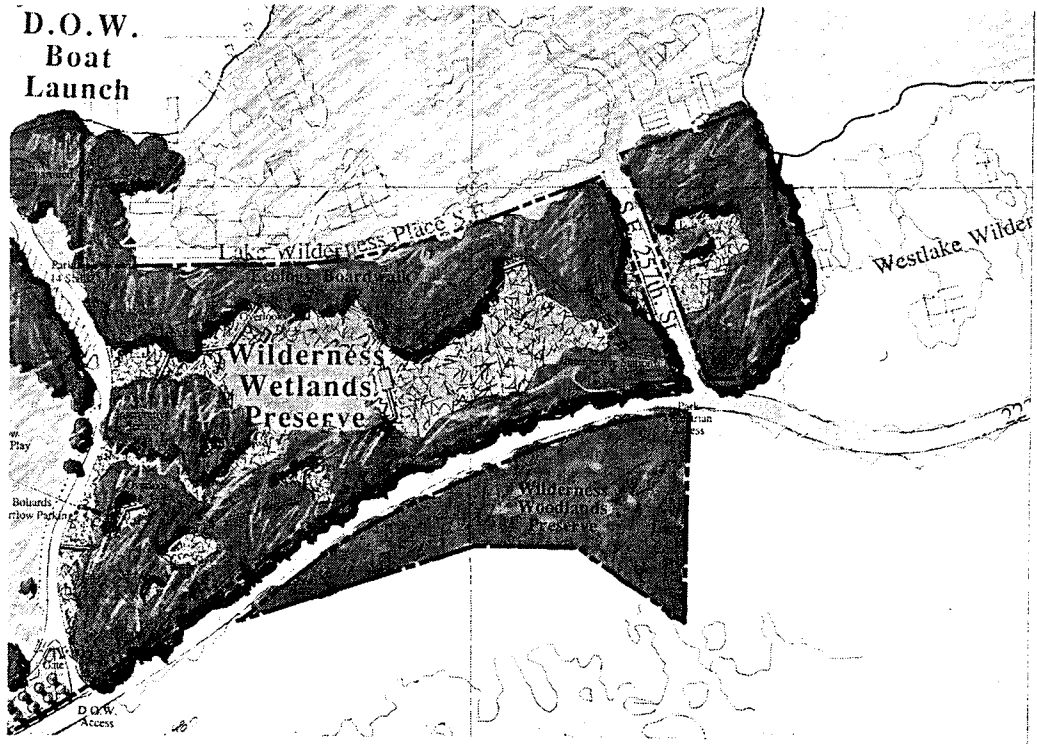
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(5) The Boat Launch

Lake Wilderness is a popular spot for the fishing enthusiast. The lake is accessible via an existing Washington Department of Wildlife boat launch facility at the south end of the park. A new boat dock, launch, fishing pier and boat trailer parking lot facilitate the increasing needs of the region's anglers.





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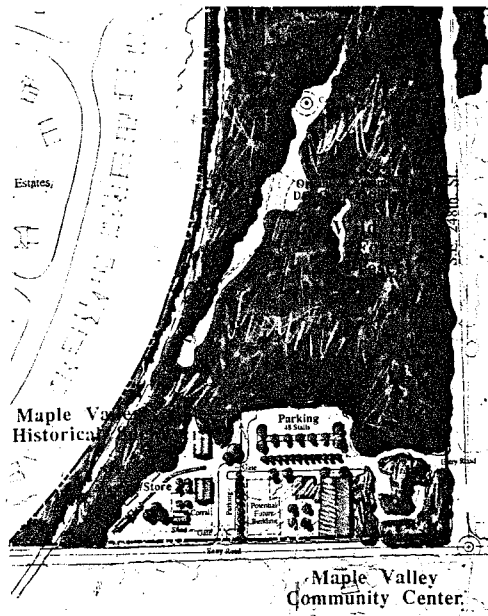
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(3) Lake Wilderness Trail Corridor

A portion of the park along the north and eastern shoreline of the lake is part of the Multi-Purpose Regional Trail Corridor. This abandoned railroad right-of-way corridor on both sides north to Maple Valley and to the south of the County's ownership has been identified within the Draft King County Transportation Plan and Draft Open space Plan for public acquisition. It is envisioned that a variety of groups will use the multi-purpose trail facilities including hikers, joggers, bikers and equestrian users.



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Meetings were held in which the committee provided input on the site inventory and analysis, programming, the proposed conference center lease and the final master plan. Meetings were open and several interested citizens attended and provided additional input.

A special community meeting was also held to provide information and address questions from the community regarding the proposed lease of the conference center to the Sportsmind organization. The community was also invited to a presentation of the proposed Master Plan for the park.

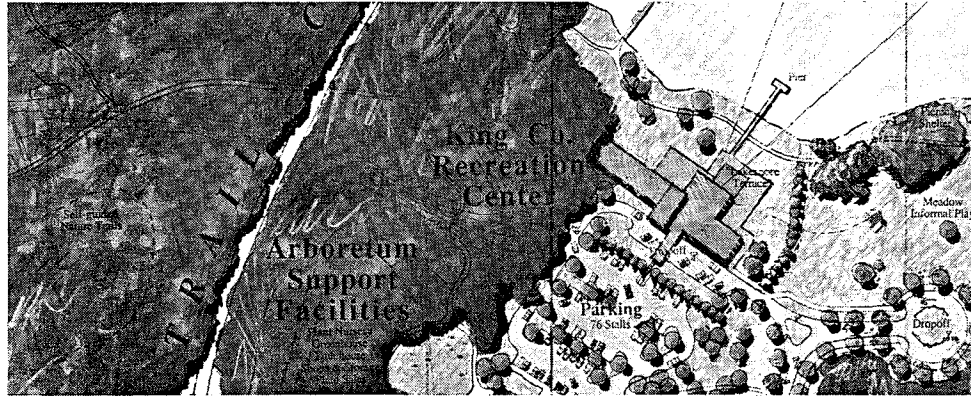
The following discussion summarizes the master planning issues addressed by the planning team, King County Natural Resources and Parks Division and the Master Planning Advisory Committee as put forth in motion #7238 by the Executive.

Potential Development of Low and Moderate Income Senior Housing

- 1) Uses of undeveloped property to include the potential development of housing for low and moderate income seniors.

Some members of the Greater Maple Valley Community Center expressed an interest in development of low and moderate income senior housing on park land. They indicated that there is a need for this housing type in the area, and a location in proximity to the Community Center would be desirable.

The Master Plan Advisory Committee recommended dedication of approximately ten acres of park land adjacent to the community center for the



expansion of the community center, and the development of low and moderate senior housing and a senior center facility.

A report prepared by the Maple Valley Community Center Senior Housing Outreach Program presents background for their request and a proposed scenario of the development needs. This report is found in the Appendix.

It is the recommendation of the Division that this land remain in park and open space use.

The Division acknowledges the need for low and moderate senior housing in the community, however this must be weighed against the existing need for park land and the future park needs of this rapidly growing area. The Interim Park Needs Analysis indicates this area has an existing need for park land and facilities. Based on current levels of development and availability of land zoned at urban densities this demand will increase.

This undeveloped park land

provides many open space and recreation values to the park and the community. It is adjacent to the regional Lake Wilderness/Black Diamond Trail. It serves as an access to the trail, as well as a habitat and migration corridor for wildlife. The master plan identifies this as a staging area for the day camp program sponsored by King County.

Funding of this property included a grant from the Inter-agency Committee for Outdoor Recreation (IAC). This grant carries restrictions which would require the purchase of land of equal value and utility to replace land converted to uses other than outdoor recreation. The cost of replacement land would need to be included in the cost of developing housing on the property.

Lake Wilderness Conference Center

- 2) Appropriate long term uses of the Lake Wilderness conference facility, including consideration of efforts to find a suitable tenant to operate the facility.

Recommendation of the Master Plan Advisory Committee:

The Master Plan Advisory Committee is opposed to the County entering into a lease for the conference center facilities to any profit or non-profit organization. They recommended that the center be renovated and operated by the county for use by the public for park and recreation purposes.

Recommendation of the Natural Resources and Parks Division:

The County is proceeding with lease negotiations with the Sportsmind organization. Approval of the lease is the responsibility of the King County Executive and the King County Council. The IAC has indicated the county must provide a replacement for any land upon which additional structures would be built if allowed by such a lease.

In the event the lease is rejected by the elected officials, alternatives include the following:

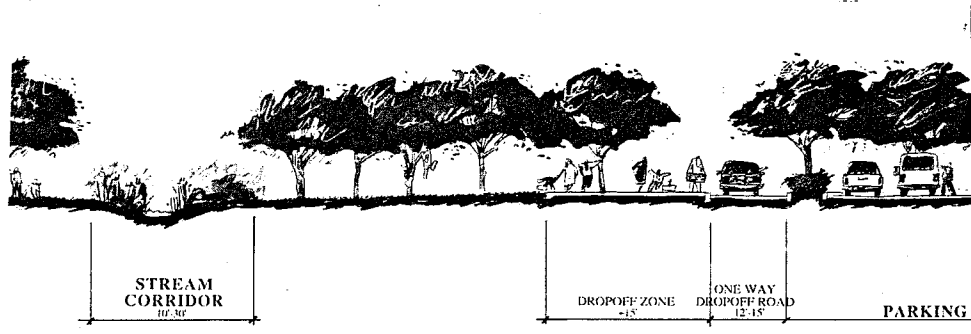
- The facility could be renovated

and operated by the county for public recreation. This could include such uses as conferences, meetings, receptions, recreation and interpretive programs, and district recreation and maintenance staff offices.

- The facility could be operated by a concessionaire providing the above public recreation uses.
- The facility could be demolished if sufficient funds were not available for renovation, operation and maintenance.

3) Appropriate long term uses and expansion of the Maple Valley Community Center.

The community center has expressed a need for expansion of their facilities to serve the social service needs of the area. The Master Plan Advisory Committee recommends that a portion of park property be dedicated to expansion of this use.



The inclusion of IAC funding in the acquisition of the park was identified during this master planning process and carries with it the requirement of meeting IAC guidelines for development on the property. IAC has determined that the community center constitutes a conversion of use from outdoor recreation and has indicated that King County will need to provide replacement property as outlined in the IAC guidelines. Continuation and expansion of this use of park property is contingent upon meeting the requirements of the IAC for conversion of land use.

4. Improvement of public access to the lake front for recreational purposes.

The master plan identifies a number of new public access improvements to the lakefront (see the waterfront facilities program for a more detailed description). The plan includes a new park access road, drop offs, and a modified parking scheme (with dispersed parking lots and additional stalls). The new parking scheme serves the

increased demand for waterfront recreation. New pathways make waterfront and beach access more convenient for the park user. The "Strand" provides the park user with a unique opportunity to stroll along the shoreline before connecting to the "Waterwalk" pier that stretches out over Lake Wilderness. A boat concession rental facility provides recreation access on the lake.

Improvements are recommended for the existing Department of Wildlife boat launch facility. They include: a new vehicular turnaround and boat ramp, launching dock, fishing pier and boat trailer parking. These improvements might be implemented through joint participation of the D. O. W. and King County.

5. Improvement of public access to all facilities at Lake Wilderness for handicapped persons and persons using public transportation.

The master plan provides for needed improvements for handicap access to existing and new

recreation facilities. Site improvements include barrier free design solutions that provide accessibility and comply with all State of Washington rules and regulations. All-weather paths are sited to provide accessible routes of travel from parking to all major accessible recreation facilities. Buildings and support facilities consider barrier free accessibility, with fixed fixtures meeting specified clearances.

The vehicular circulation design for Lake Wilderness Park accommodates the future mass transit needs of the park once METRO expands service to the park. The new Wilderness Parkway includes future transit stops which meet transit design requirements.

6. Development of portions of a regional trail network on County-owned property serving Lake Wilderness.

The master plan provides for a number of multi-purpose trail access to, and within, Lake Wilderness Park. Of regional

significance is the multi-purpose off-road Lake Wilderness/Black Diamond Trail which is located within the parkland holdings, and eventually will connect to a vast network of multi-purpose trails throughout South King County. The trail will be improved to accommodate a variety of uses including hikers, bikers and equestrian users. Off-Road-Vehicles are not allowed and provisions will be made to discourage their use of the trails.

7. Investigate the feasibility and advisability of acquiring privately owned "in-holdings" located south of S.E. 248th and east of 224th Avenue S.E.

The master plan advises that the County purchase the 6.7 acre inholding to provide for the existing need for additional park and recreational facilities, and open space in South King County. The property acquisition also allows for conversion of activities not conforming with IAC criteria, i.e. Greater Maple Valley Community Center.

Natural Resources

INTRODUCTION

The following summary includes only the most significant findings, conclusions, and recommendations of the Lake Wilderness Park site inventory and analysis. For a more elaborate discussion of the opportunities and constraints, please refer to the detailed findings and conclusions of the Site Inventory and Analysis Technical Report #1.

Summary of Opportunities & Constraints

Geology, Soils, Topography and Slope Stability

No major constraints to development have been found. However, moderate to severe limitations for some recreational uses and development occur on steep slopes and poorly drained areas.

The geology of the area is characterized by glacial deposits and a large-kettle hole lake. Coarse textured outwash deposits and some compacted till underlie the soils of the site. Generally, the glacial deposits consist of a partially sorted and stratified mixture of sand and pebbles containing some silt and

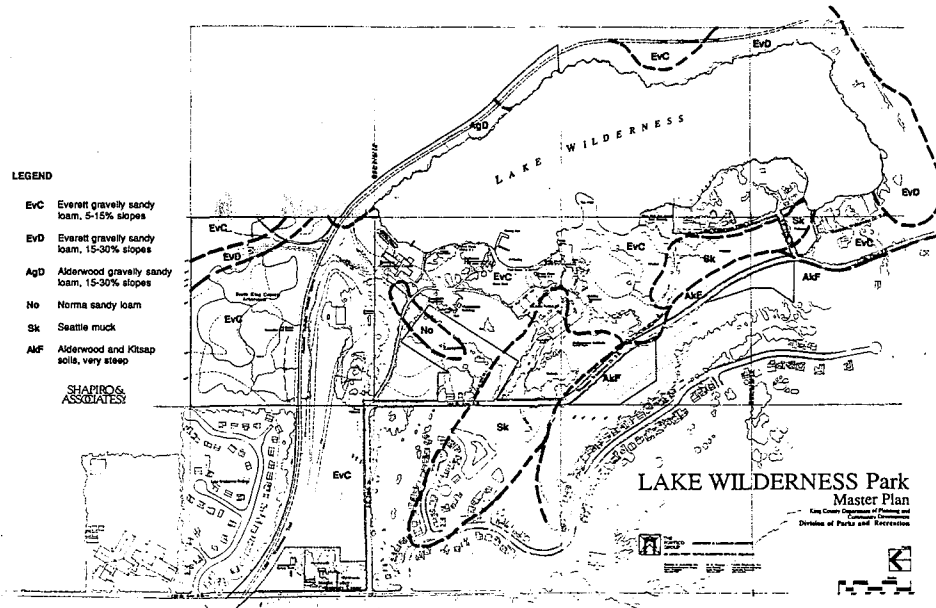
clay, as well as cobbles and boulders. Some interbedded layers are extremely coarse and contain a large percentage of boulders and cobbles.

The lake is 69 acres in size and was initially created by the melting of a large, partially buried, piece of glacial ice. The lake and the surrounding hills are oriented in a northwest-southeast direction, reflecting the direction of the glacial advance and retreat.

As a result, the principal soil occurring within the park is Everett gravelly sandy loam and is found on the gentle sloping lawns and wooded areas. The steep slopes are a mixture of Alderwood and Everett sandy gravelly loam and Kitsap silt loam.

The following should be considered:

Major constraints exist along the steep southwestern and eastern slopes within the project area. These regions have a high potential for landsliding, slope movement, for erosion into Lake Wilderness and onto West Lake Wilderness Drive S.E.. Steep slopes should not be disturbed by the clearing of vegetation or construction of



buildings or structures: Past slope failures are evident on the southwestern and northeastern slopes along the trail. Continuous soil creep is apparent along the eastern slopes. Gulley erosion resulting from foot trails is occurring along the eastern slopes from the Lake Wilderness Trail down to the shoreline.

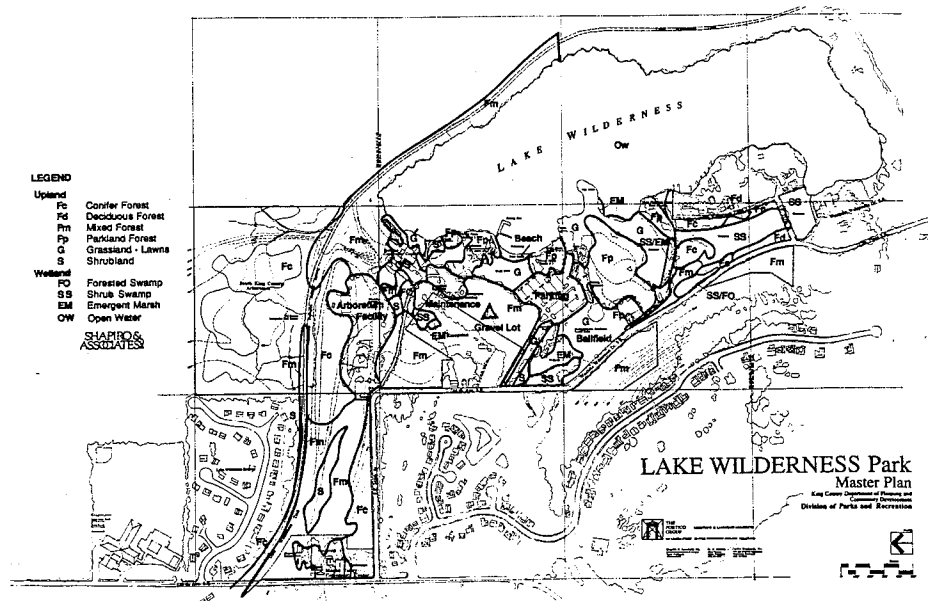
Constraints also exist within many of the flat-lying, poorly-drained regions in the western portion of the project area. Due to the seasonally high water table, these regions are not suited for on-site septic disposal. In addition, existing saturated soil conditions create an unstable foundation for structures.

Presently, playing fields located on these wet soil sites tend to be unusable during the wettest months. These fields are part of existing wetland systems. A drainage system would need to be installed to make these fields playable year around.

Suitability for septic fields is moderate to poor: existing septic fields systems

on moderate slopes must be carefully monitored so that contamination of the groundwater and lake-water does not occur due to the very rapid permeability of the soil. Construction of the proposed public sewer systems would greatly reduce this risk.

The gently sloping areas within the park and stretching to the Maple Valley Community Center provide the most diverse use options: The soil is stable, well-drained, and can support heavy loads. Buildings and other structures, as well as lawns, playing fields, picnic areas, and nature trails are well suited to these gradual slopes.



Water Resources

Existing water resources provide for many water related recreation opportunities and must be monitored and managed to ensure water quality and health of the park for water recreation use.

Water quality, sedimentation, and parasite responsible for "swimmer's itch" are three constraints to the park area. Sedimentation of the existing swimming fishing dock area will likely continue because of the runoff from the grassed hillside upslope from the beach: Dredging the dock area every five to ten years may be necessary to maintain the present depth of water at the dock facility. An alternative recommendation would be to move the beach to the flatter-lying region towards the south, closer to the picnic areas. Runoff would be slower and beach erosion less intense.

Presently, there are no techniques for controlling "swimmer's itch": People can reduce the risk of swimmer's itch

by taking a hot, soapy shower immediately after coming out of the water or by thoroughly drying the entire body with a towel immediately after coming from the water.

While Lake Wilderness is presently used for public recreation, the project site could also host public education programs of aquatic ecosystems: The lake and the wetlands provide several diverse environmental "niches" that could provide children, senior citizens, and other adults the opportunity to learn more about plant-water-animal relationships.

Plants and Animals

Lake Wilderness Park's plant and animal communities and associated habitats should be preserved and enhanced in order to provide for needed open space and to become vital elements of the park's education, interpretive, recreation programs.

Park development around any of the wetlands should be restricted to comply with King County's Sensitive Area Ordinance, which protects wetlands and stream corridors. This requires a 100 foot buffer be left undisturbed from the edge of the wetland for Jenkins Creek #53, and 50 feet from the edge of all the other wetlands.

More intensive development of the park, and a higher level of human disturbance along the shoreline would reduce the value for wildlife. Forest habitat lost to park development would reduce the numbers of wildlife found in the park. This can be mitigated by maintaining an undisturbed area and creating offshore resting areas.

Many opportunities exist for enhancing the natural resources of the park and for providing environmental education or interpretive programs for the public. Activities can occur along the lake shore, in the Arboretum, forests and wetlands on the site as follows:

Interpretive Program

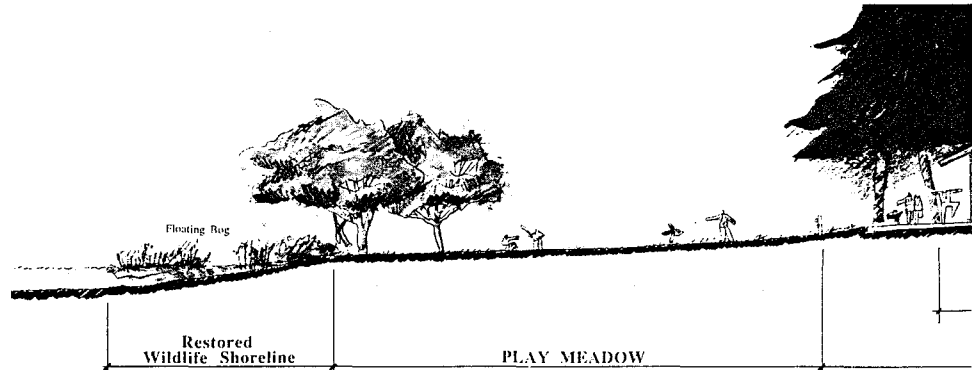
An interpretive trail informing visitors of the diversity of habitat types could be incorporated into the park design.

- The interpretive trail could be constructed to travel through upland forest communities and adjacent to wetland community types.
- Signs could be posted and brochures provided with educational material.
- Viewing platforms or blinds could be provided for bird watchers in addition to providing a place for educational opportunities.

Wildlife Sanctuary Area

Designate an area to increase the structural diversity and density of the vegetation to create new community types.

- This would provide for requirements of food, cover, and nest sites for a variety of wildlife species.
- By creating wildlife plots, such as grasslands, or edges adjacent to forests and wetlands, a greater diversity of wildlife and higher numbers of birds could be supported.



- Grasslands could be created by planting a combination of grasses and wild flowers with high wildlife value.
- Patches of native shrubs and tree species adjacent to the forest and grassland would create highly valuable edge habitat for wildlife.
- A wildlife sanctuary could be established in the Arboretum Area.

Marsh Vegetation

Increase the Amount of Marsh Vegetation along the shoreline of Lake Wilderness

- Sections of the shoreline could be regraded and marshes established along the shoreline. Floating islands could be created to provide loafing/resting areas for waterfowl, and possibly nesting areas.

Forested Areas

Restore the Forested Areas in the Central Part of the Park.

- If an understory vegetation was

established in the heavily used forested areas of the park, the compacted soils would be given a chance to recover and allow the trees to survive.

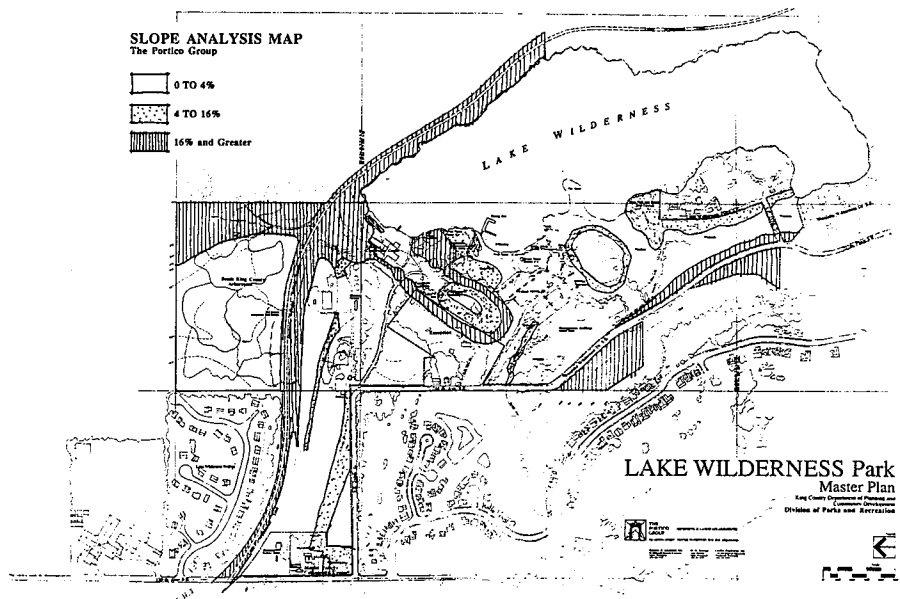
Hydrology

Site Drainage, Hydraulics and Ground Water Table

Hydrology, site drainage, hydraulics and ground water are important issues for planning and the design of the park.

Site drainage and percolation of the site do not present any major problems. However, a drainage problem at the bottom of the grass slope at the beach should be mitigated.

Groundwater is currently used for potable water from an existing well and lake water is used for irrigation purposes. Both sources are adequate except in drought years. With the planned installation of a new water main, the park should convert over to the new system for domestic water and abandon the existing domestic well for potable water.



Bank erosion along the outlet stream be may be reduced by trimming the banks back and planting vegetation.

The saturated condition of the ground and the high water table during the winter months indicate the need for geotechnical investigation in the event that new park facilities are planned.

Slope - Recreation Suitability

The majority of the site is suitable for most types of recreation with slopes in the range of 0 to 4%.

Limited areas exceeding 16% are prone to erosion, are costly to develop, and should not be developed except for limited trail improvements.

INFRASTRUCTURE

LAKE WILDERNESS PARK is and will continue to serve both the Maple Valley Community and King County Regional Recreational needs. With increasing

residential development occurring in South King County and adjacent to the park site it is anticipated that access needs to the park will need to be modified and improved.

LAKE WILDERNESS PARK is regionally situated between Witte Road (220th Ave. SE) and the Maple Valley - Black Diamond Road (State Road 169), north of the intersection of the Kent-Kangley Road (State Road 516) and State Hwy. 169. This area is found within the King County designated Community Planning Area of Tahoma Raven Heights. State Road 18 lies northeast and southwest of the site, providing access to the area from I-90 to the north and I-5 (Auburn area) to the south. The local access/residential streets of SE 248th Street, 244th Avenue SE and West Lake Wilderness Drive S.E. provide a system of local access to the Park. Current pedestrian/bicycle access to LAKE WILDERNESS PARK is provided by gravel road shoulders of varying widths and improvements.

The following improvements should be considered:

- Incorporate recommendations from the *DRAFT King County Transportation Plan* and *DRAFT Open Space Plan* for vehicular, pedestrian, bicycle and multi-purpose trail access to, and within, the Park into the park program and Master Plan Design.
- Provide on-site formal trail linkage improvements between the various uses and elements of the Park including the South King County Arboretum, the Historical Society Barn, the Conference Center, the Maple Valley Community Center, the Lake Wilderness Trail and other associated activities into the Master Plan.
- Address feasibility of redesigning existing public parking lot considering circulation, safety and current user characteristics.
- Provide for Park personnel and community needs for adequate public safety measures to include surveillance for illegal activities, police protection, and necessary lighting within parking lot/maintenance facilities area.
- Expand the current swimming beach/public access area, and associated improvements, to include additional shoreline (and uplands) to the south towards the "Point". Address the erosion problems associated with the existing beach location.
- Include the establishment of an expanded fishing/swimming pier with separated areas for both activities.
- Design and introduce adequate signage to indicate locations and use areas of Lake Wilderness Park including a key location map and signage for fishing, picnicking, trail usage, swimming, ballfields, Historical Society activities, South King County Arboretum location, Maple Valley

Community Center activities, and future Conference Center activities to name a few.

Utilities

A new water main and sewer line is proposed for the area and will provide service up to the park. Once installed, the park should be connected to the new water and sewer lines.

Lake water should remain the primary source for the irrigation water supply. The existing well may also be utilized for irrigation purposes to supplement the future irrigation needs once the limits of lake water rights are exceeded.

The existing electric power service is adequate for the existing park use. If additional electric new power service is required for park expansion all lines should be installed underground. Eventually the existing service should also be buried underground.

There are no existing fire hydrants within the park proper. The closest fire service is located along Witte Road. Fire protection in the park will be required for all new building

construction of (over 2500 s.f.) and remodelling per building code requirements.

Telephone is provided by U.S. West Communications to Lake Wilderness Park via a buried cable.

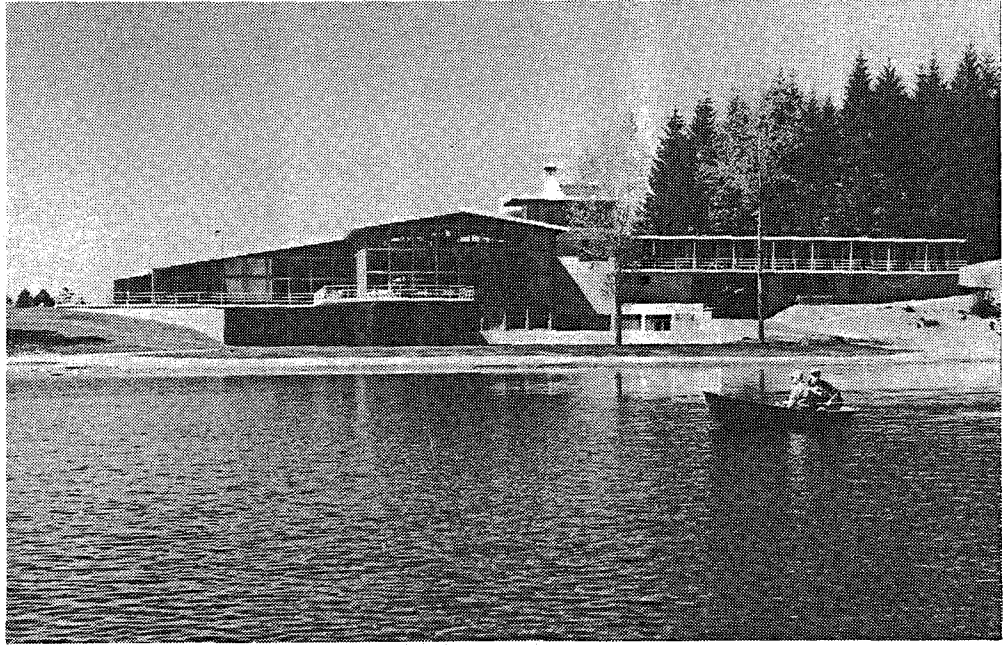
Washington Natural Gas Company serves the area but the closest point of connection to the park is available from Witte Road and along Lake Wilderness Country Club Drive S.E.

The existing septic system/drainfields are limited and require excessive maintenance under current use. A 10" and 12" sewer line is proposed for the area and hooking up to the system will meet the future demands of the park and reduce maintenance requirements.

MANMADE ELEMENTS & CULTURAL FACILITIES

Existing Buildings and Structures

Overall the park buildings are generally in good state of repair with the exception of a few buildings requiring minor maintenance.



The park site has a diversity of building architectural styles representative of the eras they were built. Any future buildings should be responsive to the existing buildings and the site. Because of the diversity of styles and ages of the existing buildings, new design responses would most appropriately be simple and elegant and avoid "statement" design. This will allow for an eventual overall transition of park character as the more "modern" of the buildings age and need to be rehabilitated or replaced.

Structural, Safety & Code Compliance

All the buildings are structurally sound with the exception of the existing maintenance buildings which should be removed and replaced with a new facility.

Minor maintenance is required for all the buildings except for the bathhouse and the Caretaker's house.

Major rehabilitation of the existing Conference Center is required in addition to a full study of the existing conditions which is beyond the scope of this study.

History

The Lake Wilderness Park site is rich in history and provides a number of opportunities for interpretation .

The site has been used for private/public recreation use since the early 1900's and is a well known recreation facility to this day.

There are many opportunities to interpret the varied past uses of the park. Interpretive graphics displaying historical antecedents of usage could be incorporated into the design of the park.

New buildings and support facilities should also reflect and interpret the past architectural styles and uses of the site.

The Lake Wilderness Lodge building is a good representation of the architectural style of the 1950's and should be maintained and renovated in such manner that is compatible with the original design.

URBAN & REGIONAL ISSUES

Immediate Vicinity & Regional Context

Lake Wilderness will continue to be a unique and significant public facility providing park and open space amenities to the community and the greater regional area.

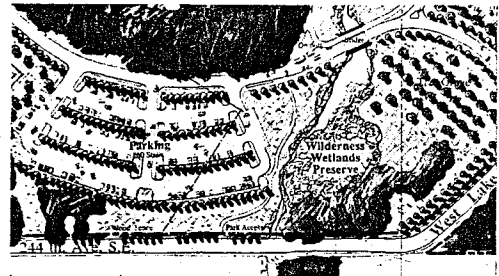
Zoning

The existing zoning of the Lake Wilderness Park site presents no significant limitations to park improvements and development.

Area Parks & Recreation Facilities

It is anticipated that there will be an increased demand and use of the Lake Wilderness Park facility in the years to come. Consequently, the "carrying capacity" of the park facilities must be closely monitored to ensure the park are not overused and that a quality recreational experience is maintained.

Additional property for park and recreation use should be acquired either adjacent i.e. in-holdings, or near Lake Wilderness Park to meet the existing park deficiencies and future needs of the community and region.



Capital Costs

The following plan and charts delineate the planned park improvements and are broken into two tiers. Each tier is divided into smaller improvement packages (ranging in costs from \$0.3 to \$1.5 million). This information can be used by King County Natural Resources and Parks to develop Capital Improvement Funding packages. Park Improvements can be selected based on the availability funds per annum. Specific improvements are listed for each tier of work based on preliminary estimates of probable costs (in current 1989 dollars) for construction.

Tier One is aimed at improving the existing park facilities and to expanding the facilities to meet the growing recreation demands of the region. Initial improvements include a new park entry and a portion of Lake Wilderness Parkway, a 76 stall parking lot, drop-off and turn-around at "The

Park Commons." Major recreation improvements include expanding the water related facilities and a new large group rental picnic facility. Tier One also reclaims a portion of the grass bowl and existing stream for park use by relocating a portion of the existing parking lot.

Tier Two is dependent on the acquisition of the 6.7 acre inholding. Once acquired, improvements to this area will include the remaining portion of Lake Wilderness Parkway, four new tennis courts and a 260 stall parking lot. A series of interpretive trails will meander through the Wetlands and Forest Preserve. The Multi-Purpose Regional Trail Corridor will be improved as part of the off-road lake Wilderness / Black Diamond Trail system. The summer day camp facility will also be implemented.

