

OLD CAPITOL SITE PLAN

PRC MEETING – Work Study Session

JULY 10, 2024

LANDSCAPE ARCHITECTS

AGENDA

1. INTRODUCTIONS

2. PROJECT BACKGROUND

3. PROJECT PROGRESS
   - Community Outreach Summaries
   - Site Assessments Overview
   - Suitability Analysis
   - Concept Development

4. NEXT STEPS



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INTRODUCTIONS

PROJECT TEAM

- OWNER: City of Monterey, Parks & Recreation
- LANDSCAPE: BFS Landscape Architects
- SURVEY: Whitson Engineers
- BIOLOGY: EMC Planning Group, Inc.
- FORESTRY: Vaughan Forestry and Land Management

Funding for the Old Capitol Site Plan was provided by the City of Monterey's Neighborhood and Community Improvement Program.

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PRESENTORS:

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PROJECT BACKGROUND

PROJECT BACKGROUND

- 2016 – City Parks and Recreation Masterplan adopted.
- 2019 – Site transferred from Pebble Beach to City of Monterey.
  - Site zoning changed from Very Low Density Residential to Open Space.
- Project Site is 135 acres over 3 distinct parcels segmented by Barnet Segal Ln & Iris Canyon Rd. Internal to the site is the Westland House, owned by Montage Health.
- Special Attention Areas (*dedicated to permanent preservation*):
  - SAA #1 –County Condition 31 (8.4 acres)
  - SAA #2 – Stevenson School Deed Restriction (6.1 acres)
- Majority of site is mixed Monterey Pine Forest
- Special-Status species, their critical habitats, & other sensitive habitats occur within the project site.



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2016 CITY PARKS & REC MASTER PLAN

GUIDING GOALS & SUBGOALS RELEVANT TO OPEN SPACES:

GOAL #1 – Unique Sense of Place:

- Celebrate the natural beauty & ecology, incorporate art as focal & functional elements, and incorporate history & culture in educational & community-building ways.

GOAL #2 – Diverse Community:

- Provide multiple opportunities & ways to participate in community engagement, promote intergenerational health, and dogs must be on-leash on paths.

GOAL #3 – Economic & Environmental Sustainability:

- Preserve & maintain existing facilities rather than new, align with City staffing & funding resources when new planning projects are undertaken, holistic design with phased implementation, identify feasible & beneficial partnerships, creative signage for environmental education, vegetation management for fire safety & invasive plant control, and establish fee-generating policies with assistance opportunities for equity.

GOAL #4 – Accessibility:

- Connect to urban context, bike paths (where possible), connect to City mobility planning & multimodal transportation, open space connections to trail networks (where possible), trail connections & improvements that enhance & connect natural ecological areas / avoid & minimize adverse impacts to native ecosystems, and Universal Design to improve access for all people.

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Open Space

These lands are most often used for passive recreation activities, such as walking or hiking. Improvements are generally minimal. Monterey's system of hillside greenbelts are valued amenities.

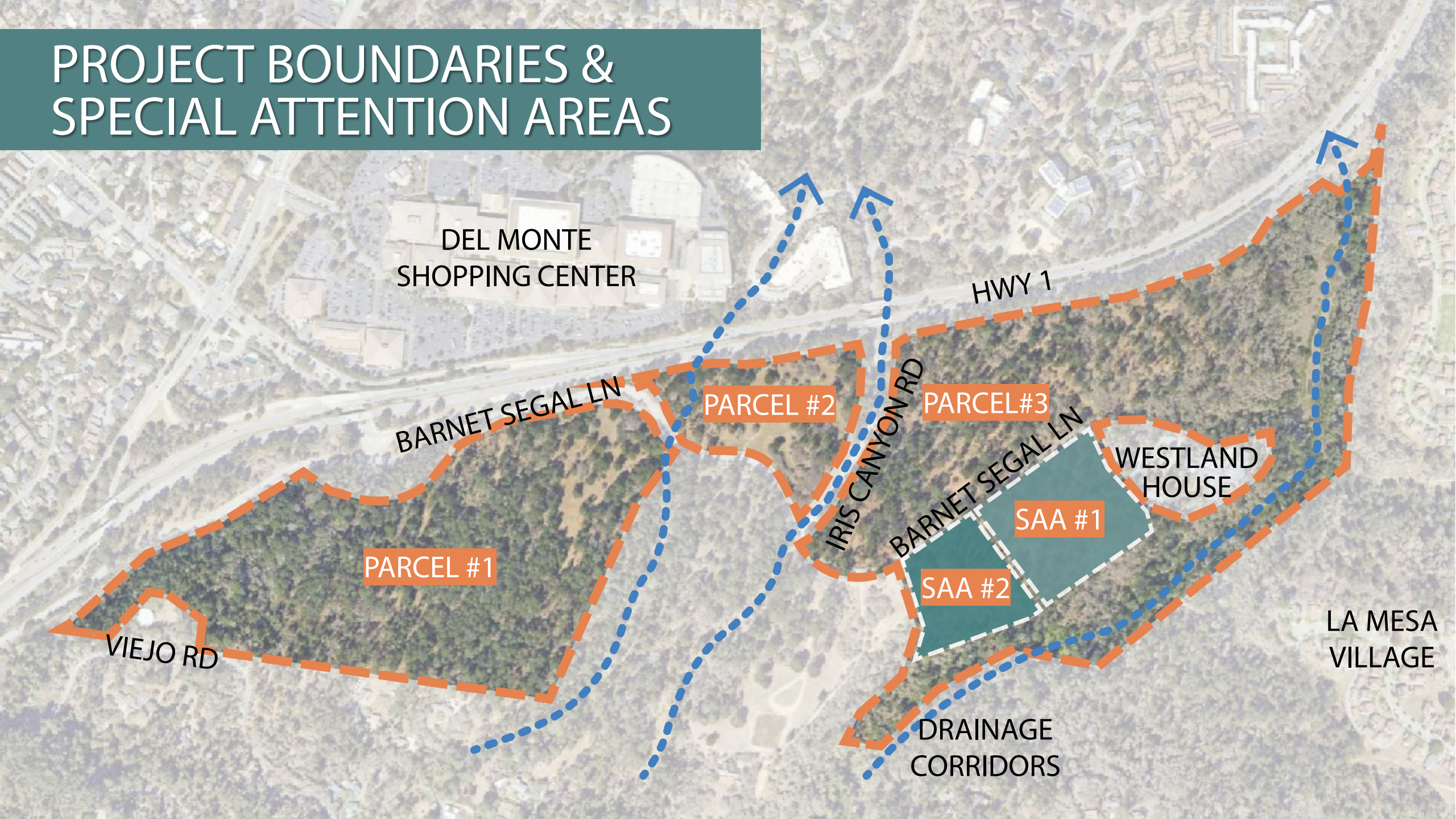
Open Space

Open space areas include small passive parks, large greenbelts, and natural areas. These areas often include trails and benches, but in some cases are purely visual amenities. A little over 300 acres of open space is managed by the City, and includes:

- Lagunita Mirada
- Don Dahvee Greenbelt
- Huckleberry Hill Nature Preserve
- Iris Canyon Greenbelt
- Quarry Park
- Various other greenbelts

EXCERPTS FROM 2016 CITY PARKS & RECREATION MASTER PLAN (P31 & P70)

PROJECT BOUNDARIES & SPECIAL ATTENTION AREAS



CURRENT SITE WORK

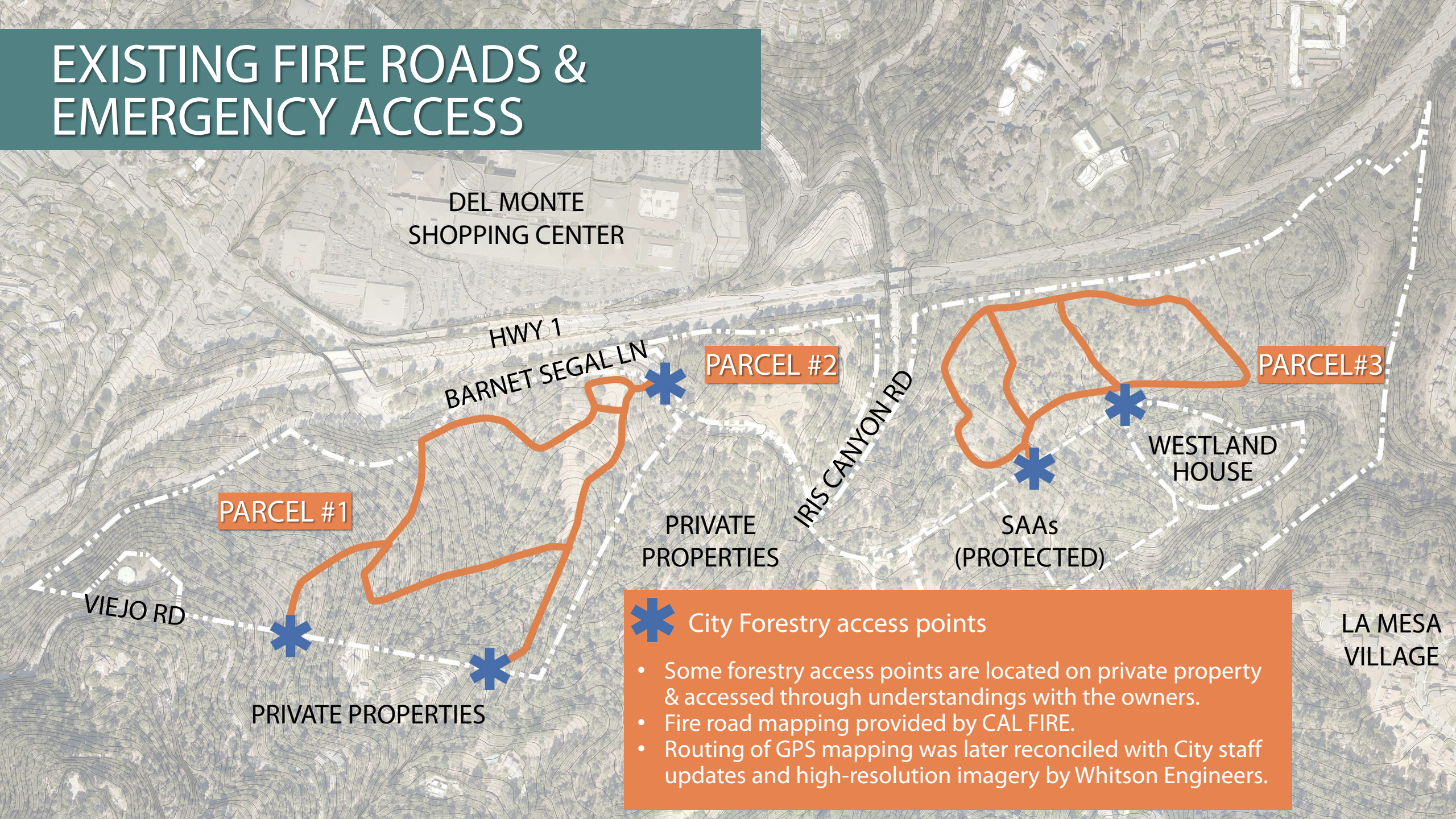
FUEL REDUCTION AND VEGETATION MANAGEMENT

- 2022 Greenbelt Fuel Reduction Program to reduce wildfire risk is adopted by City, which included the Old Capitol Site:
  - Work is on-going & primarily performed by the City.
  - Due to adjacencies, CAL FIRE has been providing assistance.
- Sample Program Site Activities :
  - Vegetation management & dead tree removals
  - Focusing on dead, dry, & invasive plants
- A network of existing fire roads are present on site that:
  - Facilitate fuel reduction efforts
  - Provide emergency response access



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EXISTING FIRE ROADS & EMERGENCY ACCESS



City Forestry access points

- Some forestry access points are located on private property & accessed through understandings with the owners.
- Fire road mapping provided by CAL FIRE.
- Routing of GPS mapping was later reconciled with City staff updates and high-resolution imagery by Whitson Engineers.

PROJECT APPROACH

Community Input (Feb-Jun 2024) + City Input = Preferred Programming

Preferred Programming + Site Assessments (Feb-Jun 2024) + City Resources = Program Suitability Analysis

CONCEPTUAL DESIGN OPTIONS

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PROJECT TIMELINE:

- **Jan 2024** — Design Team Notice to Proceed
- **Feb 2024** — Team Site Visit
- **Feb 2024-Mar 2024** — Community Outreach Round #1
- **Feb 2024-Apr 2024** — Site Mapping by Design Team
- **Apr 2024** — Initial Site Analysis & Concept Development
- **Apr 2024-Jun 2024** — Community Outreach Round #2
- **Jun 2024-Jul 2024** — Site Analysis & Concept Development
- **TODAY** — PRC Meeting #1 (Work Study Session)



PROJECT PROGRESS

PROJECT OBJECTIVE & GOALS

PROJECT OBJECTIVES: Identify a City-Preferred Concept & a project description for the City to initiate CEQA process.

CITY-IDENTIFIED GOALS

Preserve & Protect Natural Environment for Future Generations	Enhance User Safety through Vegetation Management	Preservation of Special-Status Species & Critical Habitat
Establish Public Access to Site	Reduce Illegal Camping on the Site	Environmental Education
Fire Risk Reduction through Fuel Modification	Align with City Resources (Staffing & Funding)	Align with City Planning Efforts like the 2016 P&R MP

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COMMUNITY OUTREACH ROUND #1

ROUND #1 OBJECTIVE: Refine goals & establish community-preferred programming for evaluation.

IN-PERSON "LISTENING SESSION"

- February 27, 2024 at Casanova Oak Knoll Community Center
- Live Spanish translation on-site by City Staff
- Overview of the project goals, deliverables and schedule via PowerPoint presentation
- 27 attendees, not including City Staff & Design Team
- Public Comment Period:
  - 3-minute public comments
  - Option to submit comment in writing to be read aloud

ONLINE SURVEY

- Digital complement to provide wider access to the community outreach process
- Live March 9 – March 27, 2024
- Offered in English & Spanish
- Survey Link was shared via:
  - City 'Have Your Say Website'
  - City newsletter
  - City email listserv blasts (reaching 22,000 unique emails)
  - City social media
- 221 unique responses received



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OUTREACH ROUND #1 HIGHLIGHTS

PRIORITIES

- Environmental Preservation
- Day Use Recreation
- Safety Measures
- Fuel Management

CONCERNS

- Environmental Impacts
- Fire Prevention
- Illegal Camping
- Noise, Light and Litter Pollution
- Displacement of Unhoused People
- Maintenance & Staffing Costs

DESIRED AMENITIES & ACTIVITIES

- Trails
- Picnic Areas
- Restrooms
- Environmental Preservation
- Passive recreation
- Camping

DESIRED SAFETY MEASURES

- Management of Illegal Camping
- Wayfinding and Signage
- Secure Parking Lot
- Active Security / Ranger Presence
- Visibility and Sight Lines

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PREFERRED PROGRAMMING

SOME OF THE COMMUNITY-PREFERRED PROGRAM IDEAS EVALUATED

- Environmental Preservation
- Centralized Trailhead & Gated, Off-Street Parking
- Restrooms
- Trail Development, including new trail generation to provide connectivity across the 3 separate parcels that prioritizes minimal environmental impact
- Boardwalks & Viewing Platforms
- Interpretive & Wayfinding Signage, including interpretation and education about flora, fauna, and Indigenous peoples
- Benches and tables for single family use
- Discovery/interactive nodes for multigenerational interest and enjoyment



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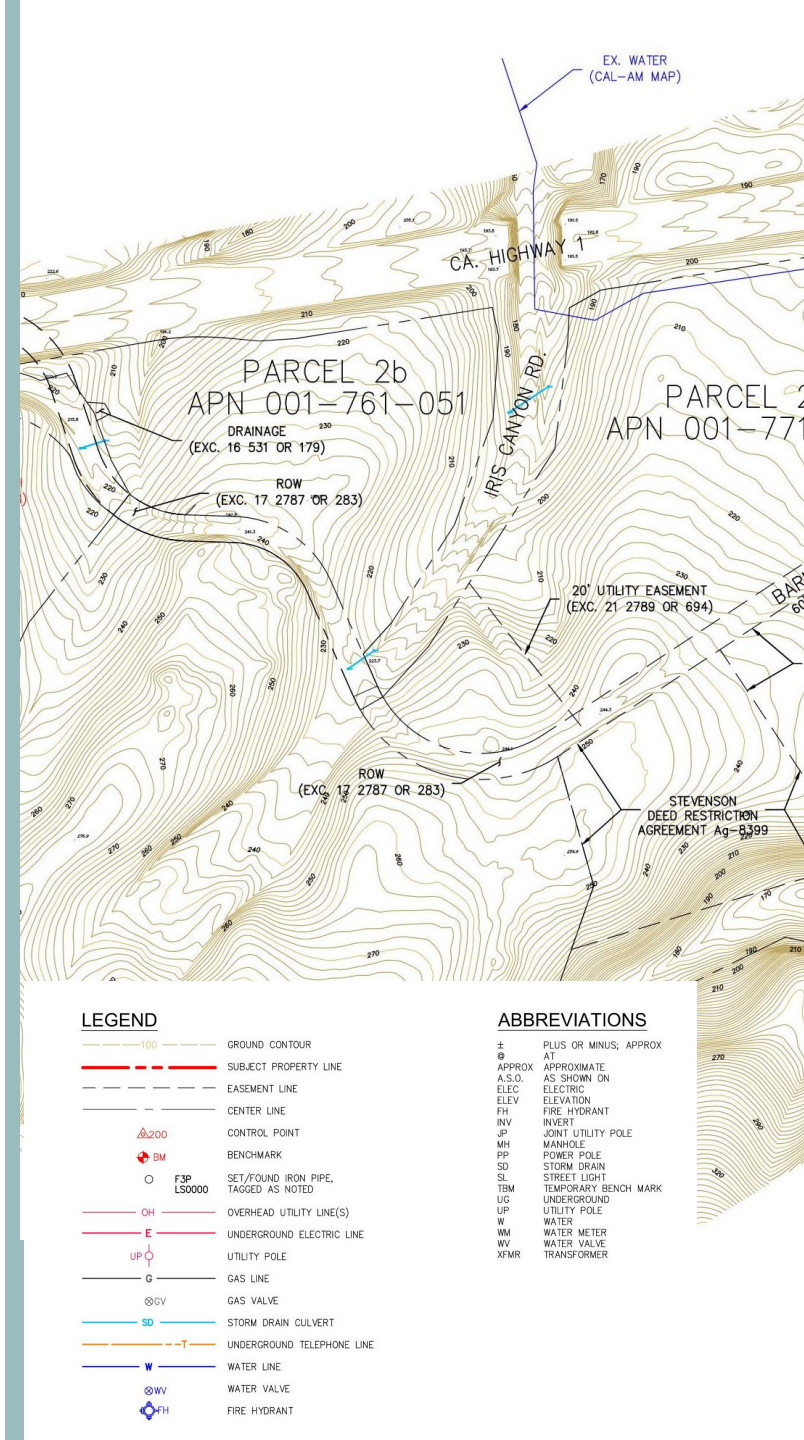
INITIAL SITE ASSESSMENT



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SITE BOUNDARY MAPPING

- Boundary Mapping Purpose – Identifying:
  - Property Lines and Parcels
  - Easements & Deed Restrictions
  - Underground & Overhead Utility Lines
- Identified Easements & Deed Restrictions:
  - Westland House Sanitary Sewer Easement & Buffer Easement
  - Caltrans Easement
  - PG&E Easement
  - City of Monterey Right of Way
  - Cal-Am Water Line Easement
  - Special Attention Areas (*Preservation Easements & Deed Restrictions*)
- Identified Utility Lines (*Do Not Serve the Project Site*):
  - Cal-Am Water Line
  - PG&E Electrical and Transmission Lines
  - Sanitary Sewer Lines
  - Telecom Lines



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CONTEXT & CONNECTIVITY

CONNECTION TO SITE CONTEXT:

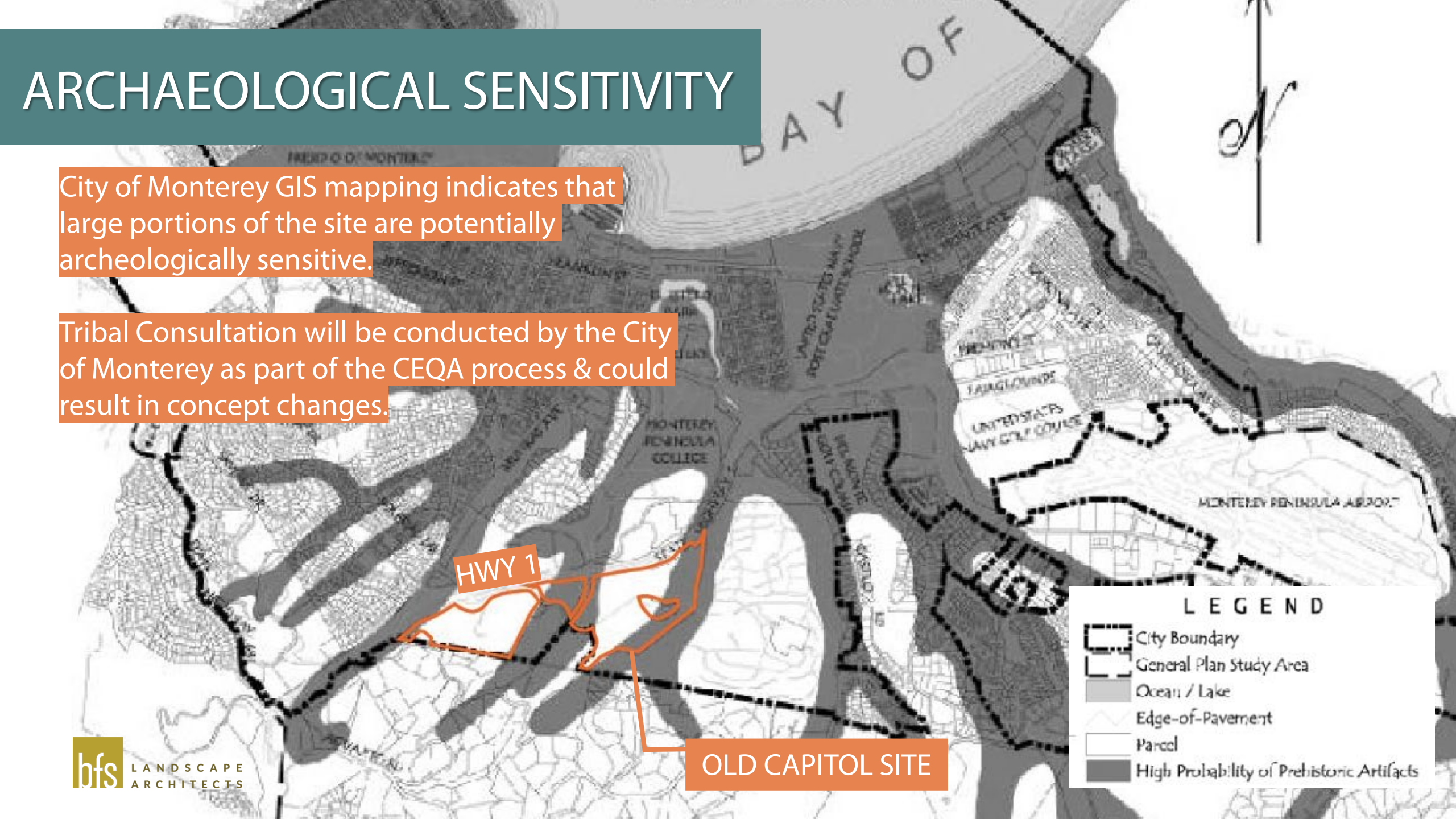
- Barnet Segal Ln and Iris Canyon Rd lack sidewalks to the site from surrounding neighborhoods.
- TAMC map identifies Barnet Segal Ln & Iris Canyon Rd as a Bike Route/Shared Roadways.
  - ROW improvements not in boundaries, scope, or funding to widen the roads to accommodate pedestrian or bike infrastructure.
- MST Line 8 bus stops exist on Iris Canyon Rd at site
- No connection to trail networks regionally such as Jacks Peak Park and Fort Ord National Monument due to immediate site context of private properties and Hwy 1.



ARCHAEOLOGICAL SENSITIVITY

City of Monterey GIS mapping indicates that large portions of the site are potentially archeologically sensitive.

Tribal Consultation will be conducted by the City of Monterey as part of the CEQA process & could result in concept changes.



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SITE BIOLOGICAL MAPPING

- Biological Mapping Purpose – Identifying special-status species & critical habitats that carry legal protections.
  - *Special-status species* – listed plant & animal species identified as rare, threatened, endangered.
  - *Critical habitat* – defined by the federal Endangered Species Act as habitat that contains "physical or biological features (I) essential to the conservation of the species and (II) which may require special management considerations or protection"

- Special-Status Species On-Site:
  - Monterey Pine
    - List 1B.1: Seriously threatened in native range (>80% of occurrences impacted).
    - Critical Habitat for Yadon's Rein Orchid.
  - Monterey/Hooker's Manzanita
    - List 1B.2: Fairly threatened in native range (20-80% of occurrences impacted).
    - Plant strongly associated with the Yadon's Rein Orchid as Maritime chaparral critical habitat.
  - Yadon's Rein Orchid
    - Federal List: Endangered
    - Critical habitats occur on-site.





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MONTEREY PINE FOREST OVERVIEW

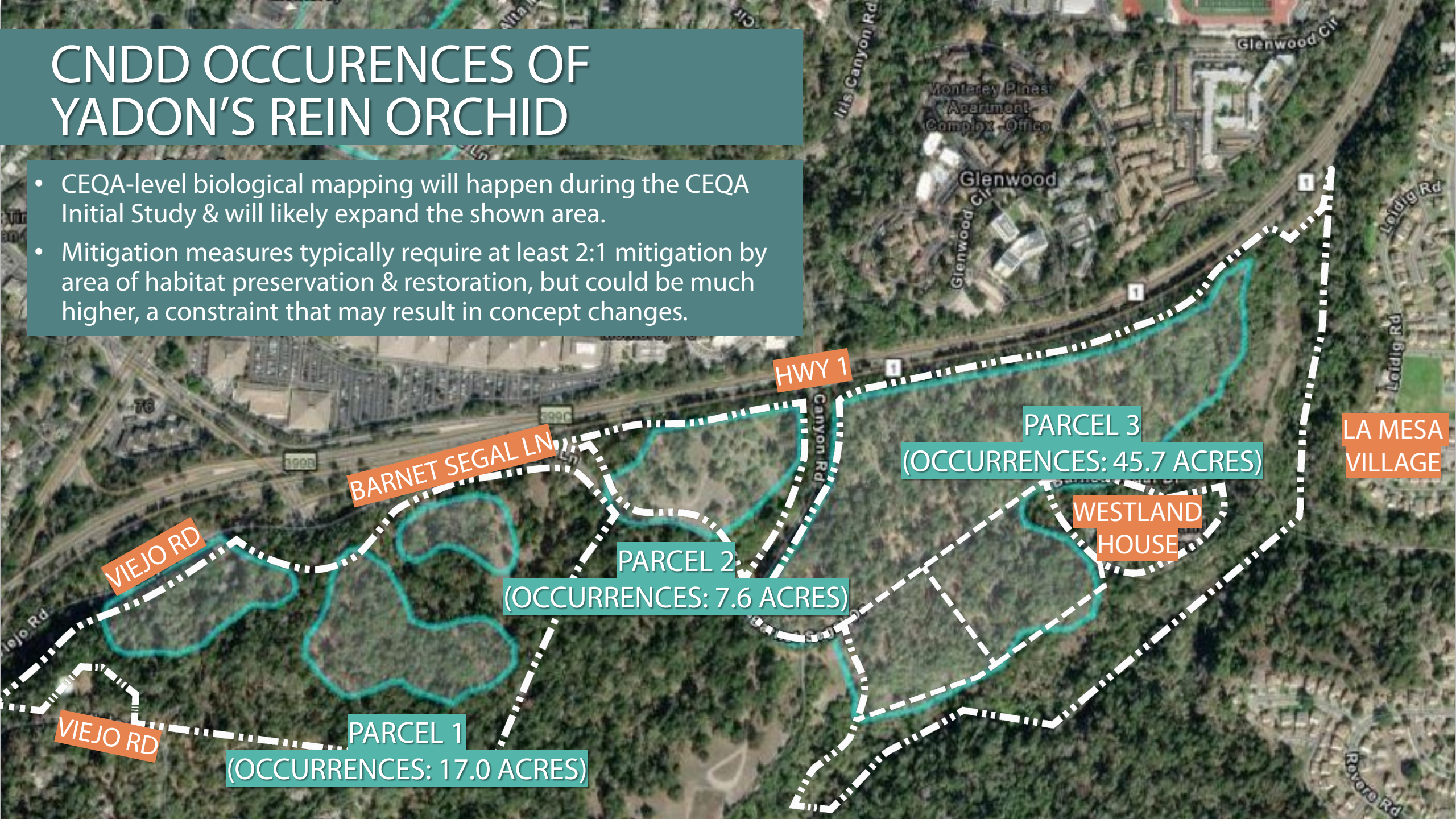
- Monterey Pine Forest:
  - Mixed Monterey pine forests comprise the majority of the site
  - Monterey pine forests are a critical habitat that support endangered Yadon's Rein Orchid
- Natural Resources Conservation Service Overview & Relevance:
  - Site encompasses portions of 1 of the 5 remnant natural stands of Monterey Pine Forests that once stretched from Baja California through Northern California
  - Threats:
    - "Remaining stands of Monterey pine are threatened by…factors including urbanization, recreational development, fire suppression, pests and diseases."
    - "Indigenous stands…are also threatened by genetic contamination, which results from crossbreeding with planted trees that were brought from other areas" making them more susceptible to further species decline

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CNDD OCCURENCES OF YADON'S REIN ORCHID

- CEQA-level biological mapping will happen during the CEQA Initial Study & will likely expand the shown area.
- Mitigation measures typically require at least 2:1 mitigation by area of habitat preservation & restoration, but could be much higher, a constraint that may result in concept changes.



YADON'S REIN ORCHID OVERVIEW

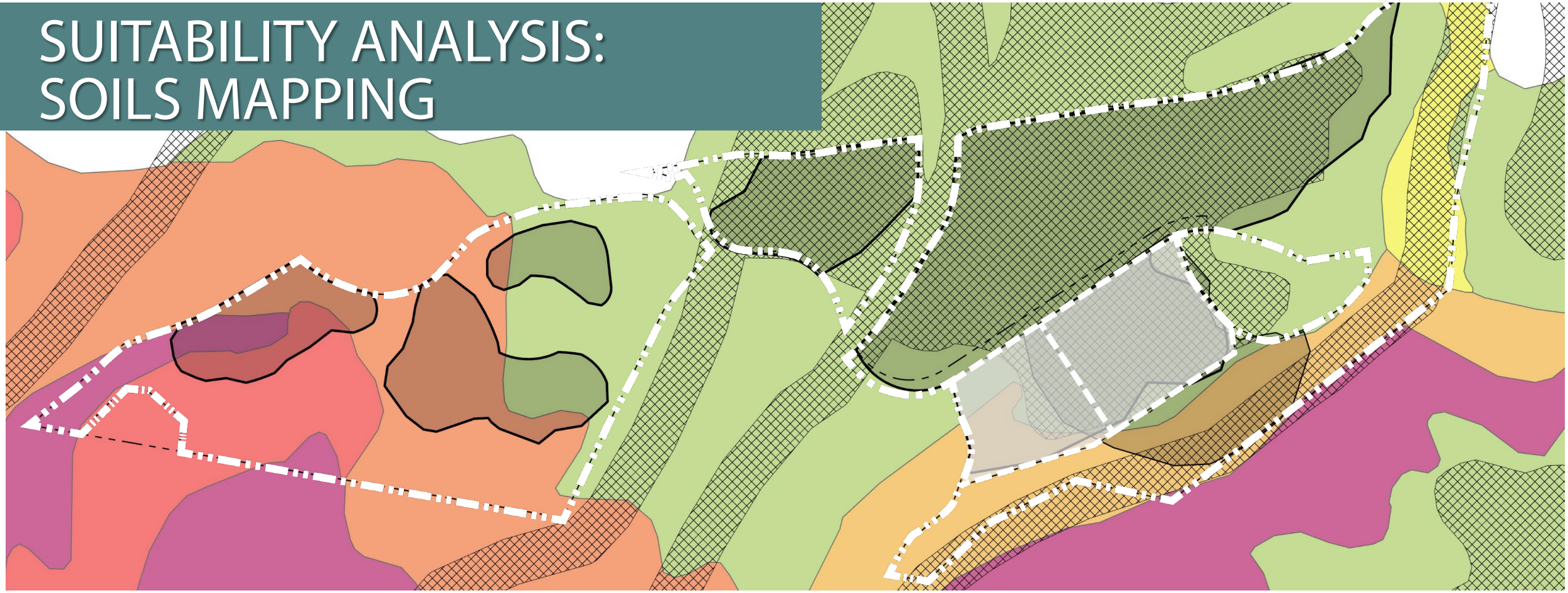
- **Special-Status Species:** Endangered
- **Endemic to northern Monterey County:** Native to only 5 areas from Monterey Peninsula to Moss Landing.
- **Critical Habitats:** Monterey pine forest, maritime chaparral
- **#1 Threat:** Development (Habitat Loss and Fragmentation)
- **Site-Specific Occurrences:**
  - CA Natural Diversity Database (CNDD, managed by CDFW) shows known occurrences across much of the site, approx. 69 acres of the 118 acres not permanently protected by the Special Attention Areas.
  - Areas will likely expand during CEQA-level plant surveying.
- **Site-Specific Constraints:**
  - Cost & spatial limitations of mitigation requirements (determined during CEQA, typically 2:1 by area of habitation disturbance and loss), which applies to any type of development.
  - Development should minimize area of impact to greatest extent possible.

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Figure 1 from Yadon's piperia (Piperia yadonii) 5-Year Review: Evaluation & Summary (USFWS, 2021)

SUITABILITY ANALYSIS: SOILS MAPPING



- Project Boundary
- Special Attention Areas
- Archaeological Potential

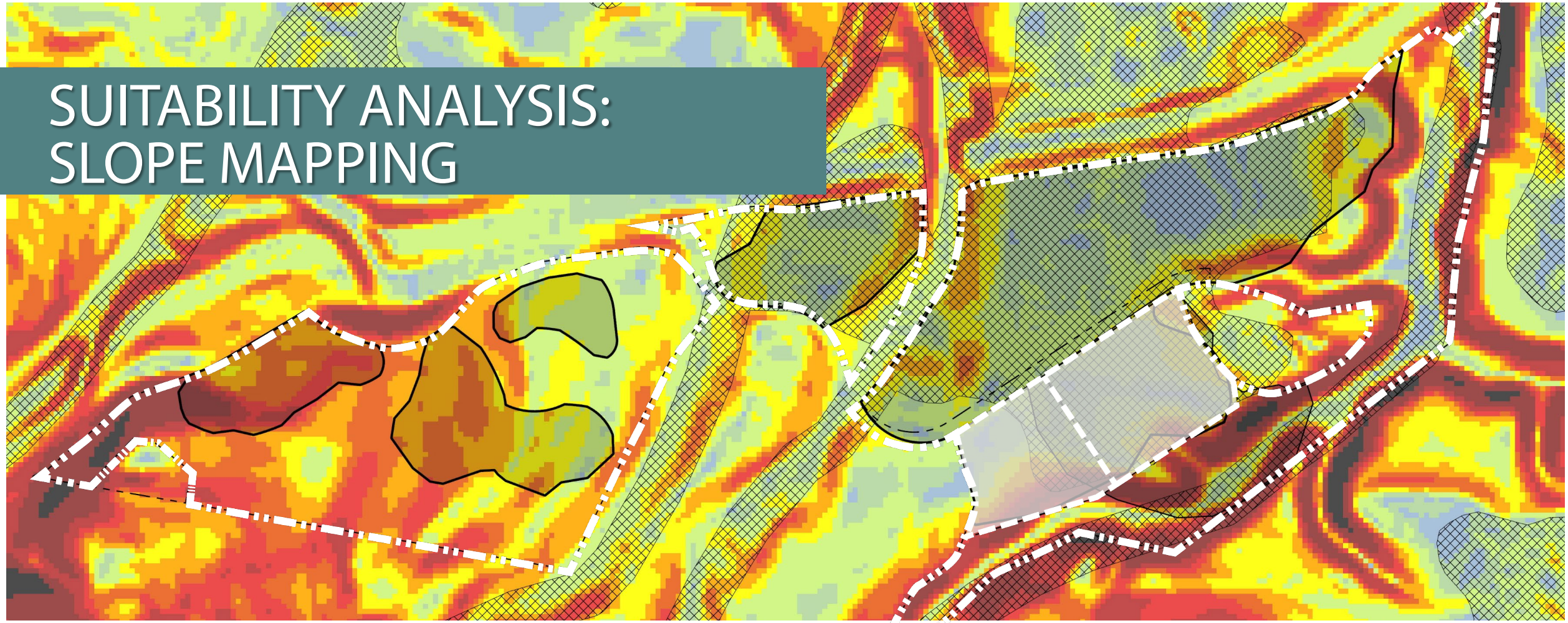
- Piperia yadonii [CNDD DS085]
- Piperia yadonii [CDFW-DS757]
- Soil Survey-CaD [USDA NRCS]
- Soil Survey-Xc [USDA NRCS]
- Soil Survey-Sg [USDA NRCS]
- Soil Survey-GfE [USDA NRCS]
- Soil Survey-SfE [USDA NRCS]
- Soil Survey-SfF [USDA NRCS]

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SUITABILITY IMPLICATIONS INCLUDE:

- Trail Planning
- Restroom & On-Site Ranger Facilities
- Amenities & Recreation Types Requiring a Large Area of Land

SUITABILITY ANALYSIS: SLOPE MAPPING



- Project Boundary
- Special Attention Areas
- Archaeological Potential
- Piperia yadonii [CNDD DS085]
- Piperia yadonii [CDFW-DS757]

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Slopes Potentially Compatible	Slopes Likely Incompatible
0 - 2%	20 - 25%
2 - 5%	25 - 30%
5 - 10%	30 - 40%
10 - 15%	40 - 60%
15 - 20%	>60%

SUITABILITY IMPLICATIONS INCLUDE:

- Site Access & Parking Area
- Trail Planning
- Amenities & Recreation Types Requiring a Large Area of Land

PROGRAMMING SUITABILITY ANALYSIS

GOAL #1:
Protection of Special-Status Species & Critical Habitats

GOAL #2:
Environmental Education & Awareness via the Landscape

GOAL #3:
Public Access with Minimal Environmental Impacts

GOAL #4:
Safety via Forest Management

GOAL #5:
Safety by Reducing Camping

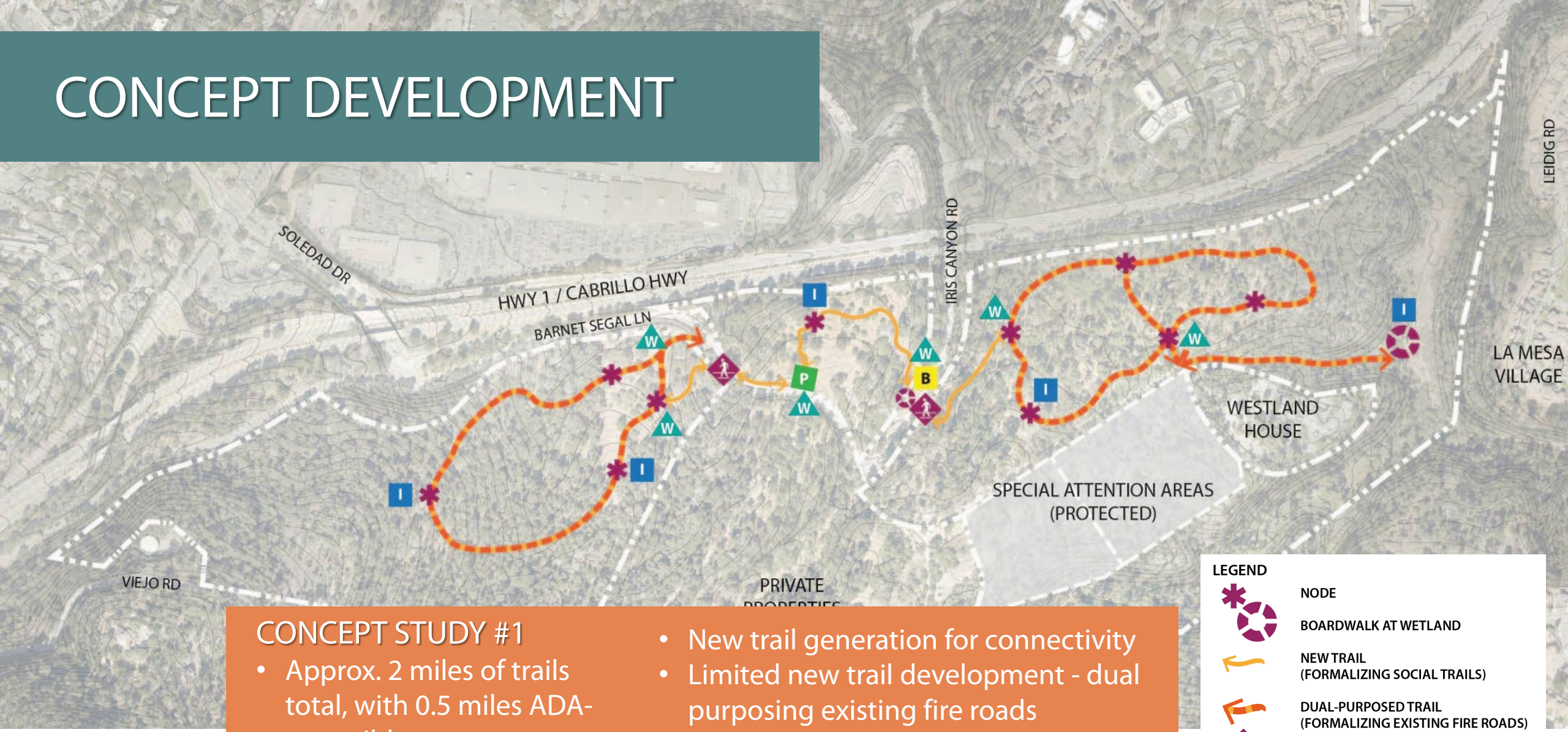
GOAL #6:
Align with City Resources (Staffing, Funding, & Planning)

SUITABLE PROGRAMMING & AMENITIES INCLUDE:
- Trail Development:
  - Formalizing/dual-purposing existing fire roads
  - Minimal new trail generation
  - New trail generation for connectivity across site
- Boardwalks & Viewing Platforms
- Interpretive Design:
  - Interpretive signage for self-guided environmental education
  - Interactive elements for multi-generational interest
- Public Art
- Wayfinding Signage
- Waterless Restrooms
- Vegetation Management for Public Safety
- Fire & Emergency Access
- Gated Parking Area

NOT SUITABLE PROGRAMMING & AMENITIES INCLUDE:
- Those that impact:
  - Cultural & biotic resources
  - Soils
- Presents fire or public health risk
- Requiring utilities not present

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CONCEPT DEVELOPMENT



CONCEPT STUDY #1

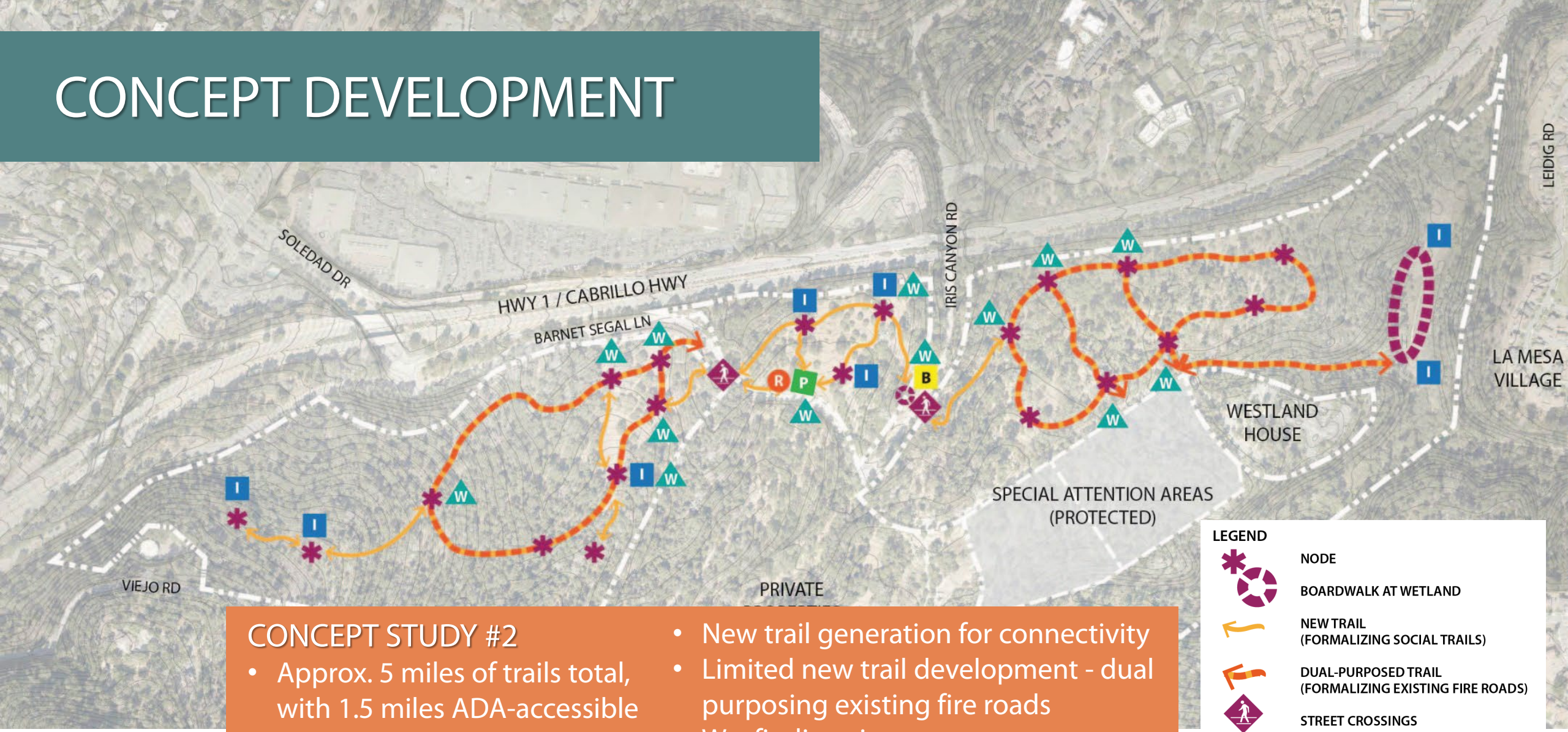
- Approx. 2 miles of trails total, with 0.5 miles ADA-accessible
- 5 interpretive/discovery nodes
- Viewing platform at wetland
- New trail generation for connectivity
- Limited new trail development - dual purposing existing fire roads
- Wayfinding signage
- Connection to MST bus stops
- Off street parking (10 car capacity)
- Safe street crossings between parcels

LEGEND

- NODE
- BOARDWALK AT WETLAND
- NEW TRAIL (FORMALIZING SOCIAL TRAILS)
- DUAL-PURPOSED TRAIL (FORMALIZING EXISTING FIRE ROADS)
- STREET CROSSINGS
- B — EXISTING MST LINE 8 STOP
- P — GRAVEL PARKING (10 CAR CAPACITY)
- W / I — WAYFINDING / INTERPRETIVE SIGNAGE

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CONCEPT DEVELOPMENT



CONCEPT STUDY #2

- Approx. 5 miles of trails total, with 1.5 miles ADA-accessible
- Interpretive design loop
- 8 interpretive/discovery nodes
- Boardwalk at wetland
- Waterless restroom
- New trail generation for connectivity
- Limited new trail development - dual purposing existing fire roads
- Wayfinding signage
- Connection to MST bus stops
- Off street parking (10 car capacity)
- Safe street crossings between parcels

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COMMUNITY OUTREACH ROUND #2

ROUND #2 OBJECTIVE: Confirm preferred programming for evaluation

IN-PERSON MEETING

- April 23, 2024 at Casanova Oak Knoll Community Center
- Overview of the project background, outreach review, & mapping progress via PowerPoint presentation
- 12 attendees, not including City Staff & Design Team
- Public Comment Period:
  - 3-minute public comments
  - Option to submit comment in writing to be read aloud

ONLINE SURVEY

- Digital complement to provide wider access to the community outreach process
- Live May 12 – June 8, 2024
- Offered in English & Spanish
- Survey Link was shared via:
  - City 'Have Your Say Website'
  - City newsletter
  - City email listserv blasts (reaching 22,000 unique emails)
  - City social media
  - Monterey County NOW notification
- 433 unique respondents filled out 444 total surveys



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OUTREACH ROUND #2 HIGHLIGHTS

FEEDBACK TO STUDIES

- Highlight natural beauty of the site
- Don't overly develop the site
- Include ADA-accessible trails
- Include safe street crossings
- Include sidewalk access to surrounding neighborhoods
- Include bike facilities & dedicated bike-only areas added to the plans, including separation of uses
- Include off-leash areas for dogs

CONCERNS

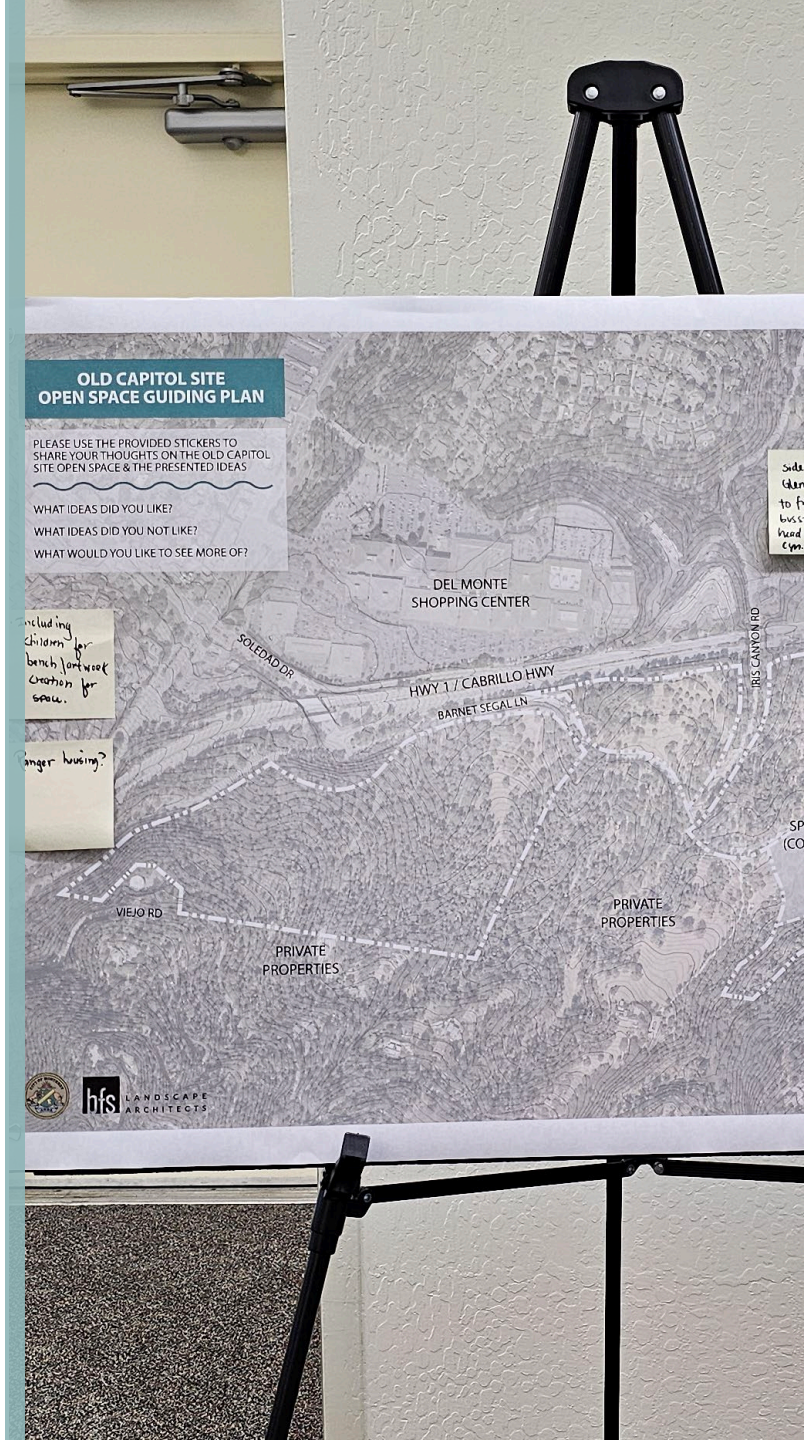
- Maintenance & Costs
- Fire Prevention & Fuel Reduction
- Parking Capacity & Overflow Mitigation
- Lack of Safe Walking Access from Surrounding Neighborhoods to Site

MONTEREY RESIDENTS' PREFERRED CONCEPT:

- Concept 2 (91% of Monterey residents)
- Concept 1 (9% of Monterey residents)

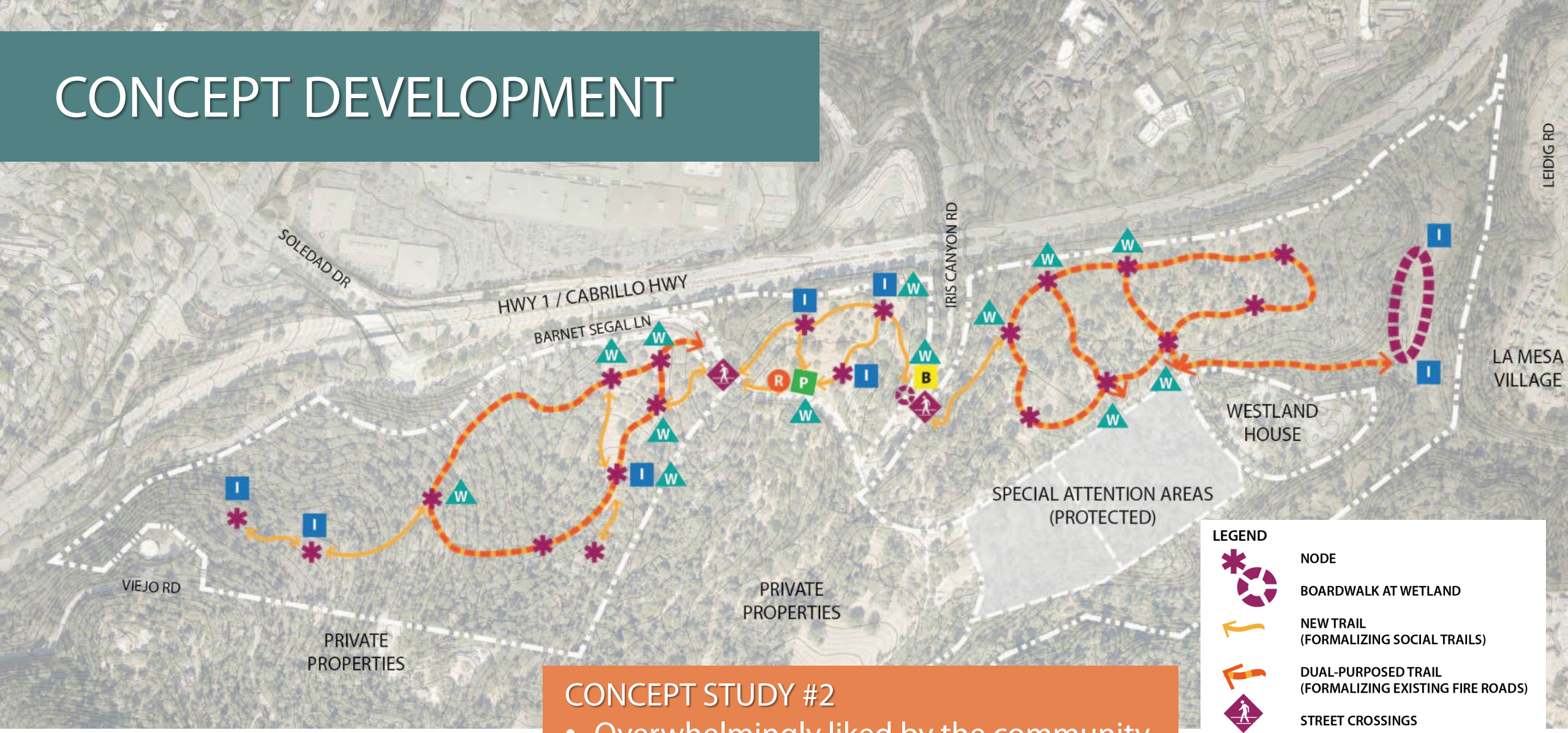
IMPORTANT PARTS OF CONCEPTS TO RESIDENTS & FEATURES THAT WOULD BRING THEM BACK

- Trail development
- Accessibility & site access
- Environmental preservation
- Restrooms (Concept #2)
- Boardwalk
- Connecting with the natural environments
- Discovery/interactive nodes
- Public art



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CONCEPT DEVELOPMENT



CONCEPT STUDY #2

- Overwhelmingly liked by the community.
- Potential Mitigation (Minimum Ratio):
  - Approx. 3 acres of disturbance, so approx. 6 acres of mitigation

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FUTURE BUDGET PLANNING

- CEQA preparation
- Jurisdictional permits and fees (CDFW, RWQB, USACE)
- Construction Document preparation
- Building permit fees
- Construction Implementation, includes construction management and construction administration
- Mitigation and monitoring costs, includes mitigation and restoration of impacted habitat and cultural resource monitoring,
- Annual City Maintenance Costs:
  - Daily staffing for maintenance, repairs and upkeep
  - Monitoring & habitat management as required by permit agencies
  - Vegetation management for public access / safety and fuel modification

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PROJECT TIMELINE:

- Jun 2024-Jul 2024: Site Analysis & Concept Development
- TODAY: PRC Meeting #1 (Work Study Session)
- Aug 2024: PRC Meeting #2 (Recommendation to City Council)
- Sept 2024: City Council Meeting (To Approve City-Preferred Plan)
  - END OF SCOPE -

ESTIMATED DURATION OF FUTURE STEPS

- 9-12 MO: CEQA Initial Study
- 4 MO: CEQA Public Input /Adoption
- TBD: Jurisdictional Permitting
- TBD: Implementation (Ph 1)
- TBD: Full Concept Buildout

NEXT STEPS

- TODAY:
  - Review presentation and concepts with PRC and review questions and comments.
  - Receive input and suggestions for concept refinement
- NEXT STEPS:
  - Refine concepts based on input received
  - Determine overall costs for project implementation, identify a phase 1 project
  - Return to Parks & Recreation Commission in August 2024 with refined concepts and costs. PRC to vote to support the plan in taking it to City Council.

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PROJECT TIMELINE:

- Jun 2024-Jul 2024: Site Analysis & Concept Development
- TODAY: PRC Meeting #1 (Work Study Session)
- Aug 2024: PRC Meeting #2 (Recommendation to City Council)
- Sept 2024: City Council Meeting (Vote to Initiate CEQA IS with preferred plan)
  - END OF SCOPE -

ESTIMATED DURATION OF FUTURE STEPS

- 9-12 MO: CEQA Initial Study
- 4 MO: CEQA Public Input /Adoption
- TBD: Jurisdictional Permitting
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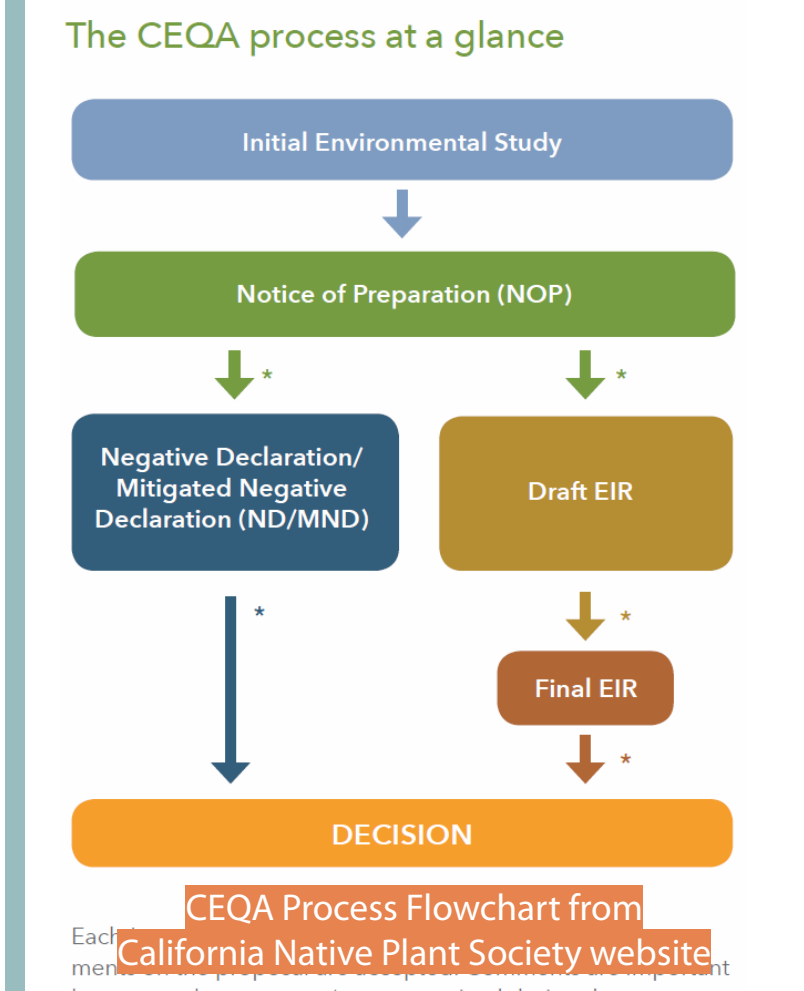


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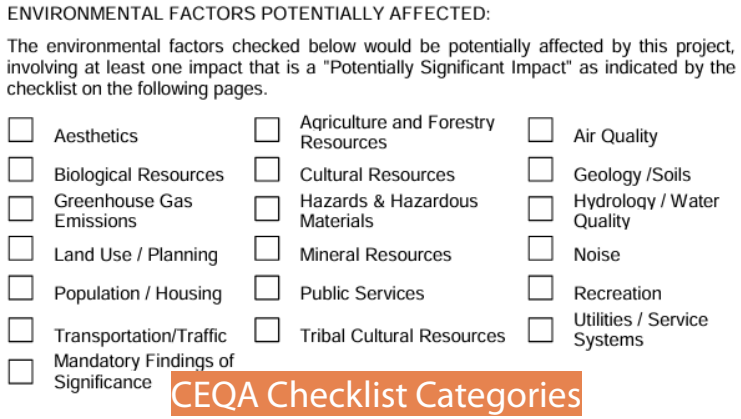
CEQA SITE CONSIDERATIONS

- CEQA assesses projects across nearly 100 parameters under 19 categories
- CEQA Timeline Considerations:
  - Currently *no funding is available or allotted* for any of the next steps (CEQA Initial Study, permitting, Phase 1)
  - Old Capitol Site Plan requires *approval & funding* to initiate CEQA Initial Study
  - Old Capitol Site Plan can be *approved* but not *adopted* by City Council until the CEQA process is complete
  - CEQA Initial Study has a 18-24 month timeline
  - CEQA permitting would also entail
- CEQA-level surveying could expand known sensitive areas that require in-depth analysis & plan changes.

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CEQA Process Flowchart from California Native Plant Society website



CEQA Checklist Categories

CEQA PROJECT CONSIDERATIONS

- Any activation of the project site will require mitigation measures determined during CEQA – a limitation on plan programming
  - Yadon's Rein Orchid – typically 2:1 mitigation measure (for every 1 unit area of impacted habitat, 2 will have to be preserved or restored)
    - i.e. the more impacts to site, the more that also needs to then be protected – a spatial & cost limitation
  - With Yadon's Rein Orchid habitat across the site, increasing public access and ensuring trail connectivity across the site requires careful consideration of where trails can go.
    - Preferred programming study, as voted on by the community, impacts about 2.9 acres of land, requiring about 5.8 acres of mitigation
- All input has been preliminarily evaluated against the CEQA Checklist to aim for a Mitigated Negative Declaration during the future CEQA process (Initial Study).

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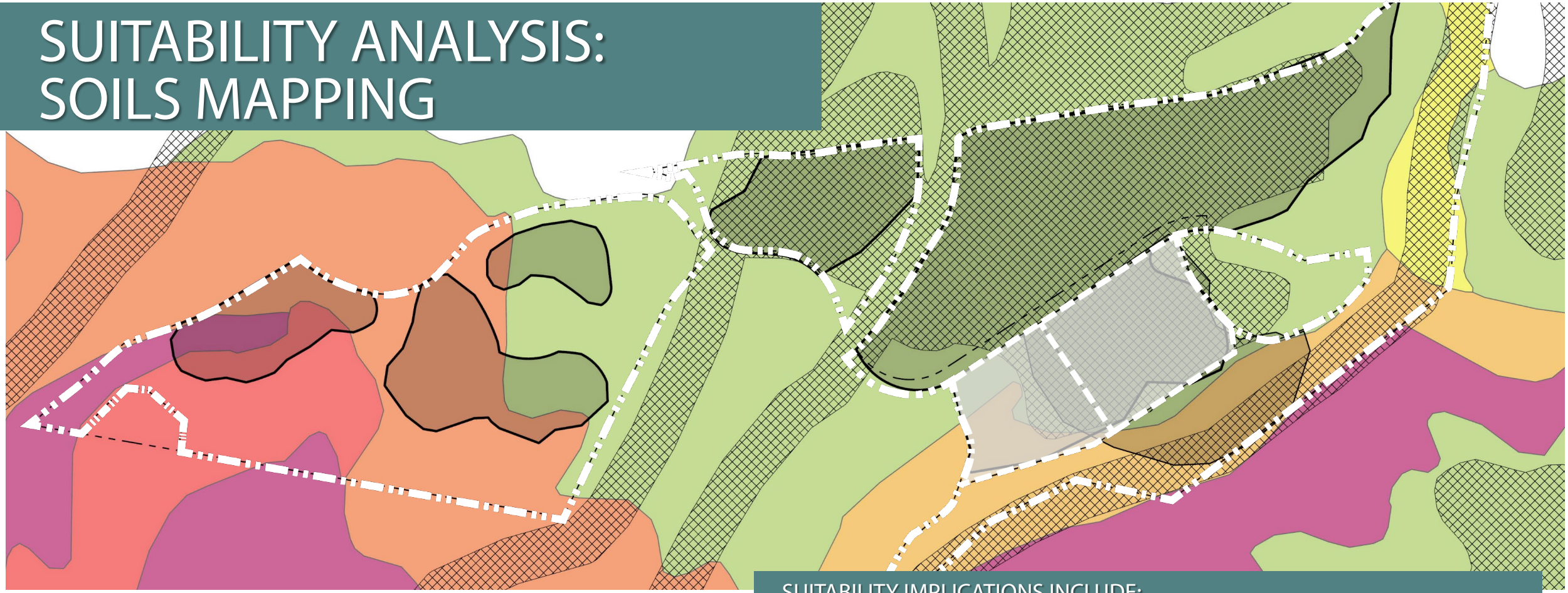
GRAPHIC – EXAMPLE AREA OF BASE MITIGATION REQUIRED (FOR VISUAL SCALE)

"Negative Declaration: Less Than Significant With Mitigatio
where the incorporation of mitigation measures has reduce
"Potentially Significant Impact" to a "Less Than Significant I
agency must describe the mitigation measures, and briefly
the effect to a less than significant level (mitigation measur
Analyses," as described in (5) below, may be cross-referen

SCENARIO 1 (Community-Preferred Pl	
Impact Area	**Squ**
Gravel Parking Area	3
New Trails (Stabilized DG) (center parcel trail generation & for connectivity b	2
Nodes (seating, interactive elem	
Trails on Repurposed Existing Fi	
Split-Rail Fencing (2' off trail, at drop-offs and through YRO areas for protection) – 17,301 LF, 2' wide	3
Sign Footings – approx 14, 3' square	
Total	**125,281**

UPDATE WITH NEW & ADDED COLUMN

SUITABILITY ANALYSIS: SOILS MAPPING



- Project Boundary
- Special Attention Areas
- Archaeological Potential

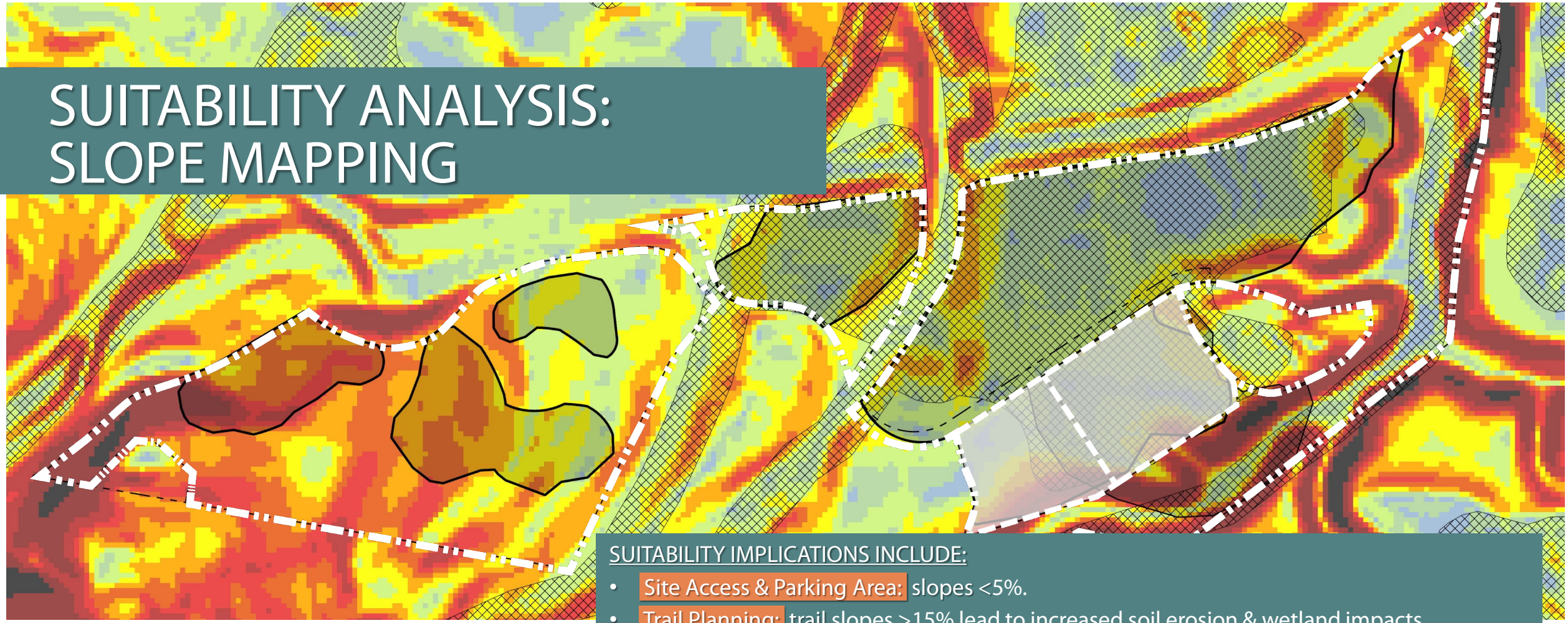
- Piperia yadonii [CNDD DS085]
- Piperia yadonii [CDFW-DS757]
- Soil Survey-CaD [USDA NRCS]
- Soil Survey-Xc [USDA NRCS]
- Soil Survey-Sg [USDA NRCS]
- Soil Survey-GfE [USDA NRCS]
- Soil Survey-SfE [USDA NRCS]
- Soil Survey-SfF [USDA NRCS]

bfs LANDSCAPE ARCHITECTS

SUITABILITY IMPLICATIONS INCLUDE:

- Trail Planning – NRCS labels 'High' to 'Very High' runoff class (Sg, GfE, SfE, & SfF) as a stressor to hydrology & water quality.
- Restroom & On-Site Ranger Facilities – Shallow bedrock excludes potential of septic feasibility across areas of site (Sg, GfE, SfE, & SfF).
- Amenities & Recreation Types with Large Footprints – CaD soil type noted as a soil of importance, to be conserved as open space areas with limited development, which has considerations during CEQA process.

SUITABILITY ANALYSIS: SLOPE MAPPING



Project Boundary
Special Attention Areas
Archaeological Potential
Piperia yadonii [CNDD DS085]
Piperia yadonii [CDFW-DS757]

Slopes Potentially Compatible	Slopes Likely Incompatible
0 - 2%	20 - 25%
2 - 5%	25 - 30%
5 - 10%	30 - 40%
10 - 15%	40 - 60%
15 - 20%	>60%

bfs LANDSCAPE ARCHITECTS

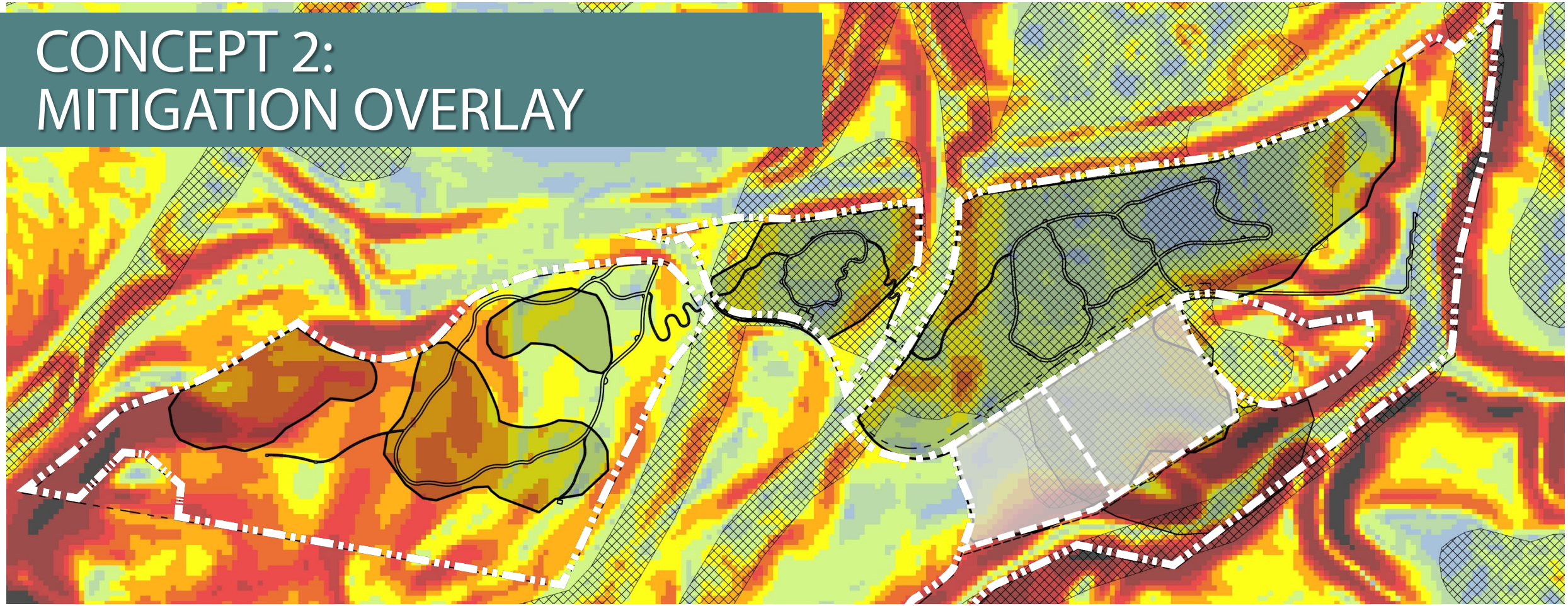
SUITABILITY IMPLICATIONS INCLUDE:

- Site Access & Parking Area: slopes <5%.
- Trail Planning: trail slopes >15% lead to increased soil erosion & wetland impacts.
  - Maximize ADA accessibility & Universal Design, including areas of physical challenge.
- Bike-Only Amenities:
  - Site characteristics & suitable parking locations mean bike-only amenities at this site would not achieve planning goals, including accessibility, by restricting access to large portions of the site for one use & require even more habitat mitigation.
  - Site constraints don't align with bike trail design best practices:
    - Separation of uses best practice is not feasible on the site
    - Guidelines pertaining to trail slope & adjacent cross slopes

PRELIMINARY SUITABILITY MATRIX

PROGRAMMING	TOPOGRAPHICALLY SUITABLE	MINIMAL DISTURBANCE TO HABITAT	FEE GENERATION POTENTIAL	NEIGHBOR FRIENDLY	MINIMAL IMPACT ON CITY RESOURCES	NO WILDFIRE RISK
Preservation of Habitat						
On-Site Parking						
Restrooms						
Hiking Trails						
Biking Trails						
Camping						
Dog Park						
Zipline						
BBQs						
Boardwalks & Viewing Platforms						
On Duty Ranger / Park Attendant						
Interpretive and Wayfinding signage						
Self Guided Environmental Education						
Nature Play Features						
Lighting						
Large Group Gathering Space						

CONCEPT 2: MITIGATION OVERLAY



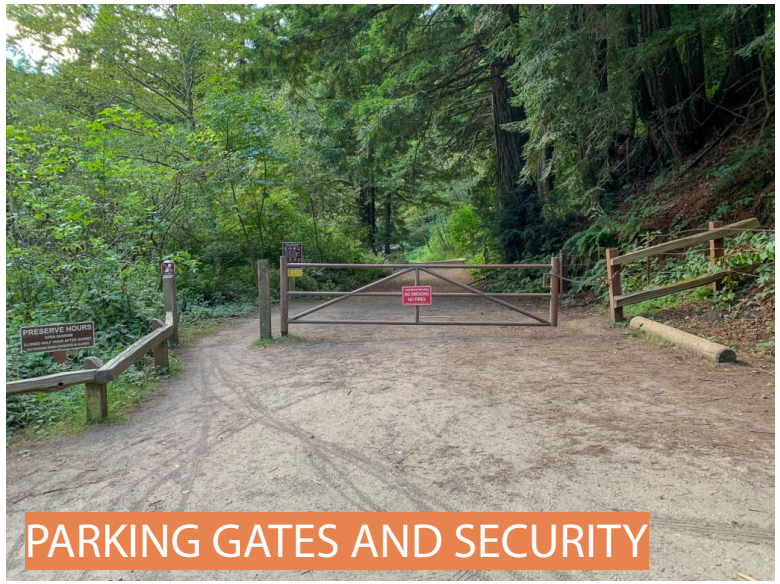
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15 - 20%	>60%

bfs LANDSCAPE ARCHITECTS

PARKING & TRAILS


GRAVEL PARKING



PARKING GATES AND SECURITY


SCREENED PARKING VIEWS


COMPACTED EARTH TRAIL


ADA D.G. TRAIL


EXISTING FIRE ROADS

SUPPORTING AMENITIES

CABLE & STAKE T



WATERLESS RESTROOM AT TRAILHEAD



WATERLESS RESTROOM SCREENING



SPLIT RAIL FENCING





WOOD AND GRAVEL STEPS



TRAIL BENCH



TRAIL PICNIC TABLE

BOARDWALKS & INTERPRETIVE SIGNAGE


WETLAND BOARDWALK


WETLAND BOARDWALK


BOARDWALK OUTLOOK



INTERPRETIVE SIGNAGE



INTERPRETIVE SIGNAGE


WAYFINDING SIGNAGE

PUBLIC ART & DISCOVERY NODES







