

## Harbor Hill Park Master Plan

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Prepared for  
City of Gig Harbor, WA

Prepared by  
David Evans and Associates, Inc.

February, 2014



## Acknowledgements

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### Park Stakeholders Committee Participants

Terry Lee - Pen-Met Parks  
Eric Guenther - Pen-Met Parks  
Jon Ortgiesen - Pen-Met Parks  
Rahna Lovrovich - Parks Commission  
Andrea Millikan - YMCA  
Ronn McMahan - YMCA  
Kurt Grimmer - Peninsula Athletic Assoc.  
Ron Brentin - Gig Harbor Little League  
Bob Werner - Gig Harbor Little League  
Peter Johnson - Gig Harbor Volleyball Club  
Le Rodenberg - Gig Harbor Sportsman's Club  
Gregg Vermillion - Gig Harbor Sand Volleyball  
Chris Nelson - Gig Harbor Sand Volleyball  
Scott Cannaday - Gig Harbor Sand Volleyball  
John Chadwell - Olympic Property Group  
Jason Jorgenson - Heron's Key Retirement  
Community  
Lisa Hardy - Heron's Key Retirement  
Community  
Bill Wells - Avalon Woods HOA  
Ernie Elton - Peninsula School District  
Meredith Hatch - Greater Gig Harbor Foundation  
Christine Hewitson - Donkey Creek Holdings  
Marian Berejikian - Friends of Pierce Co.

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## Introduction

The City of Gig Harbor acquired this wooded seven-acre parcel in 2011, with the intent of developing it into a new community park. The park property is bounded on the north by the YMCA, on the south by the Gig Harbor Sportsman's Club, on the west by the Gig Harbor Little League and on the east by Harbor Hill Drive. The park property is heavily wooded and slopes gently from the north to the south. The surrounding area is rapidly developing with residential neighborhoods and supporting resources.

The anticipated expansion of Harbor Hill Drive to the south, connecting it with Burnham Drive, will pave the way for more access to this growing community.

Given the number and variety of adjacent property owners and interested community members, a stakeholder committee was identified as the best way to engage with the public and build consensus toward what the new park should be. This master plan is the direct result of the stakeholders' input.



Park site context | Photo credit: Google Earth

## Project Overview

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### Existing Site and Context

Currently, Harbor Hill Park is undeveloped mixed upland woodland consisting of Douglas fir, cedar, bigleaf maple, and alder. The site slopes gently to the southwest, and has a generally southern aspect. No wetlands were found to occur on the site during initial field work.

Several community recreational resources are already located adjacent to the proposed park; including Gig Harbor Little League fields, the YMCA, an informal outdoor amphitheater, and two large storm water ponds encircled by walking paths and enjoyed for their passive recreational qualities. The surrounding neighborhoods include an established network of pedestrian trails offering an excellent opportunity for Harbor Hill Park to become an active and important hub within the surrounding development.

In order for the park to be successful, it must meet the needs of both today's neighbors and its future users. Nearby residential neighborhoods ensure that the park will have plenty of visitors. The City recognizes that the area will continue to grow and new residential neighborhoods are already in the planning stages to the east and west within walking distance of the site.

A large and busy commercial center is located off Harbor Hill Drive just north of the site, and a parallel effort is currently underway by the City to extend Harbor Hill Drive to the south, connecting it with Burnham Drive.

### Master Planning Process

In the fall of 2012, the City of Gig Harbor engaged the consultant team of David Evans and Associates, Inc. and EnviroIssues to establish and lead a park stakeholders committee of community members and nearby property owners. The City worked with the consultant team to identify potentially interested groups to target for membership on the stakeholder committee. Letters were sent to the targeted groups requesting volunteers to represent the group on the stakeholder committee.



*Harbor Hill Drive, looking toward the park site*



*Nearby storm water pond and surrounding pedestrian trail*

The committee included local business owners, home owners' association agents, city sports and recreation advocates, and local neighborhood development members, as well as City staff.

Name	Representing	Meeting Date		
		5/23/13	6/26/13	7/25/13
<b><u>Park Stakeholder Attendees</u></b>				
Rahna Lovrovich	Parks Commission	X	X	
Bill Wells	Avalon Woods Homeowner's Assoc.	X	X	X
Christine Hewitson	Donkey Creek Holdings	X	X	
Marian Berejikian	Friends of Pierce County	X		
Ron Brentin	Gig Harbor Little league	X	X	
Bob Werner	Gig Harbor Little league			X
Le Rodenberg, Pres.	Gig Harbor Sportsman's Club	X	X	
Peter Johnson, Club Dir	Gig Harbor Volleyball Club	X		
Meredith Hatch	Greater Gig Harbor Foundation	X		X
Jason Jorgenson	Heron's Key Retirement Community		X	X
Lisa Hardy	Heron's Key Retirement Community			X
John Chadwell	Olympic Property Group	X		
Kurt Grimmer	Peninsula Athletic Association	X	X	X
Ernie Elton, Dir. of Facilities	Peninsula School District	X		
Terry Lee, Exec Dir	Pen-Met Parks	X		X
Eric Guenther	Pen-Met Parks		X	X
Jon Ortgiesen	Pen-Met Parks			X
Gregg Vermillion	Gig Harbor Sand Volleyball		X	
Chris Nelson	Gig Harbor Sand Volleyball		X	
Scott Cannaday	Gig Harbor Sand Volleyball			X
Andrea Millikan	YMCA	X	X	X
Ronn McMahon	YMCA	X		

**City Representatives**

Terri Reed	Public Works	X	X	X
Marco Malich	Public Works	X	X	X
Dennis Troy	Planning	X	X	X
Trent Ward	Public Works	X	X	X

**Invited But Did Not Attend**

Maureen Barnes	Tacoma Power
Jane Moore, Exec. Dir.	Forever Green Trails
Scott Walker, President	Harbor Crossing HOA
Brian Stowe	McCormick Creek LLC
Brett Hassler, Mgr	Albertsons
Bryan Wright, Mgr	Costco
Amy Ferrero, Mgr	Target
Douglas Remen, Mgr	Home Depot

Working collaboratively with the consultant team over the course of three sessions in the summer of 2013, the objective of the stakeholders committee was to build consensus around a park program, develop multiple design schemes, and ultimately come together to create a single, preferred alternative park design to be shared with Gig Harbor City Council.

The three stakeholder sessions were facilitated by the consultant team and included attendance by City staff. The intent of each session follows:

- Session 1 – Introduce the project and brainstorm program elements
- Session 2 – Development of park layout alternatives
- Session 3 – Development of a preferred alternative

## Developing the Program

In order to create a park that would serve as many members of the community as possible, the first important task for the stakeholders committee was to develop the program. All stakeholder committee members were invited to share their vision for the future park, and those ideas were captured by the design team. Program elements were discussed and categorized as either passive or active, and committee members agreed the park should contain a good balance of both use types. Ultimately, flexible spaces that could serve a variety of functions and users over time came to be one of the defining themes of the park master plan; another theme was to encourage and support active lifestyles for all ages.

After discussion, the stakeholders agreed upon the following program elements:

Active recreational uses:

- Flexible (turf) open space available for soccer, football, lacrosse, etc.
- Sand volleyball courts
- Flexible hard court areas (desired elements included tennis and pickle ball)
- Playground areas appropriate for a variety of age groups
- Children's splash pad

Passive recreational program uses identified by the stakeholders included:

- Walking/jogging paths
- Picnic shelters
- Stormwater treatment facilities
- Some mature wooded areas should be preserved for habitat quality, stormwater benefits and visitor enjoyment

In addition to these programmatic elements, the stakeholders expressed the need for basic park improvements, including a permanent rest room, on site parking, and pedestrian connectivity to adjacent recreational amenities.

A summary of all the program elements that were discussed are listed for reference:



*Park stakeholder committee members brainstorming program elements*



*Park stakeholder committee members discussing a design*

## Initial Round-Robin of Ideas

- School District – value in more parks and supports any design for the park but do feel that sports fields are a premium in the area
- Sportsman’s Club – willing to work with the City to double the area of land available for the park
- Open space
- Low impact development
- Parking –big issue
- More active use than passive given the context of the neighborhood. Nearby developments will include small pocket parks mainly for passive use so an area for active use is needed
- Leverage what’s near the park with the YMCA and little league fields
- Girls volleyball and the general community has need for indoor courts
- Natural surface trails for running
- The park lends itself to open space with multiple recreation activities to serve the community
- Multi-use facility
- Boundless playground, synthetic field
- Tennis courts
- The YMCA parking site gets pretty full
- YMCA is interested in using the park as a spillover for their programming and activities
- Play structures for children in various age groups

## Master Park Program List:

- Rain gardens
- Play structures, Swing set (accessible)
- Picnic shelter
- Rest room building
- Multi-use fields
- Lighting
- Trails with fitness stations
- Multi-use hard court area (tennis, pickle ball)
- Adult active stations
- Multi-purpose open space
- Splash pad
- Community gardens

There were some ideas that either were provided by or planned to be provided by nearby properties and/or were not considered to be appropriate for the Harbor Hill Park site. These ideas were captured on a “parking lot” list for future reference by the stakeholders and the City.

## Ideas Reserved for the ‘Parking Lot’:

- Frisbee golf
- Environmental education and interpretation
- Amphitheater
- Indoor gym
- Skate park
- Skate-able elements
- Dog park

## Designing the Preferred Alternative

Once the program elements were established, the design team led small groups of different stakeholders to collaborate on spatial arrangements for the park layout. Large-footprint/high-desire uses like sports fields and parking were situated and then other elements were added and considered. Mutually beneficial adjacencies, different user groups, and cost-saving efficiencies were discussed throughout.

Based on the input and suggestions from the stakeholders, three different design concepts were initially created by the design team and shared among the committee for discussion. Those concepts, A, B, and C, are shown on the following pages.

Common themes identified from the designs were the placement of the turf fields in the center of the park; parking and rest rooms located with easy access to Harbor Hill Drive; locating the playground with considerations for safety and convenience; and plenty of pathways and picnic shelters throughout. The desire for unprogrammed open space was also expressed by the stakeholders.

After continued discussion and consideration with the stakeholders, these concepts were then merged into a single design for the preferred alternative.



July 25, 2013



## Harbor Hill Park - Design Concept A







July 25, 2013



## Harbor Hill Park - Design Concept B





July 25, 2013



## Harbor Hill Park - Design Concept C



## Master Plan Design

Harbor Hill Park will serve as a vibrant new place to meet, play, and enjoy for the entire community for years to come. The park is envisioned as a vibrant neighborhood hub, helping to support the active lifestyle of the community, while also providing opportunities for passive outdoor respite.

Active and flexible sporting uses are offered in the large turf field space, sized to accommodate multiple U-9 youth soccer fields, or one regulation college field. Lacrosse or other large field sports could use this facility; or, it would also work well for large events such as for music or outdoor movies. A children's playground area is located in the northeast quadrant of the site, taking advantage of the proximity here to the local YMCA, which could utilize the park space for its youth programs. A small entry plaza, water-play splash pad and rest room building are located nearby.

Sand volleyball, tennis, and pickle ball were all identified by stakeholders to be the most popular active uses for this community, and these were placed along the western edge of the park, separated by a multi-use plaza space.

The on site parking area is located in the southeastern quadrant, maximizing ease of access to Harbor Hill Drive, while also taking advantage of the site's natural drainage patterns; stormwater runoff from the park and parking lot may be captured and treated holistically within the design. The master plan concept provides parking for about 75 cars.

Three picnic shelters are located near the primary activity spaces, and could be provided in different sizes to accommodate individuals or large groups. Free-standing picnic tables could also be included in the improvements.

Finally, all these park elements would be united by a looping pedestrian pathway system. In addition, the pathways within the park would provide connections to neighboring uses: the little league fields to the west; the community trail system and ponds to the north and east; and Harbor Hill Drive giving access to the south and north and beyond.



*Examples of the variety of uses for the future park*

# The Master Plan



September 4, 2013



## Harbor Hill Park - Preferred Alternative



## Next Steps

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This Master Plan provides a concept for the City of Gig Harbor to pursue funding for the eventual development of the park improvements. The intent of the Master Plan is to provide a general concept with enough flexibility to allow future park designers the ability to site and design park elements to optimize space and maximize utility. During development of the Master Plan, the City recognized the potential for additional property to be acquired to the south, depending upon the future alignment of the Harbor Hill Drive extension. The stakeholders suggested that any additional property acquisition should result in shifting the southerly park elements to the south border of the additional property, allowing for expansion of the multi-use turf area.

The stakeholders also identified several design elements which should be considered by park designers. Those elements include:

**Lighting of various park elements for evening use** - lights should be on timers to discourage late night activities and could also employ pay stations to offset lighting operating costs.

**Orientation of tennis, pickle ball and volleyball courts with sun glare in mind** – nets should be oriented east/west so players are not looking into early morning or late evening sun.

**Synthetic turf fields** – several stakeholders expressed a desire for synthetic turf fields to allow year-round use. There was not consensus on this element due to the high cost of installation and maintenance of synthetic fields.

**Play structures for different age groups** – play structures, and possibly separate play areas, catering to different age groups could be provided. That approach would help minimize conflicts between older and younger children.

**Fitness stations along trails** – elements could be included along the trails which allow for different fitness activities, to make the trails more interactive and interesting.

**Skate-able elements** – strategically located and designed elements, potentially doubling as artistic features, would provide opportunities for skate-boarders and reduce the likelihood of such activities detracting from other areas of the park.



PROJECT: **Harbor Hill Park**  
 LOCATION: Gig Harbor, Washington  
 CONSULTANT: David Evans and Associates, Inc  
 SUBJECT: **Sports Areas, Play Areas, Parking, Restrooms**

ESTIMATE NO.: **Preferred Alternative Concept**  
 ESTIMATOR: DEA  
 DATE: October 3, 2013  
 DRAWING  
 DATE: **September 4, 2013**

	DESCRIPTION	EST. QTY.	UNIT	UNIT PRICE	PROJECT COST	COST/ DIV	COMMENTS
<b>DIVISION 01</b>	<b>GENERAL REQUIREMENTS</b>					\$203,000	
	Mobilization (10% total construction cost)	1	L.S.	\$150,000	\$150,000		
	Traffic Control	0	L.S.	\$1	\$0		
	Temporary Fence Enclosure	1	L.S.	\$10,000	\$10,000		
	Construction Staking	1	L.S.	\$25,000	\$25,000		
	Sediment Fence	4000	L.F.	\$3.50	\$14,000		
	Inlet Protection	10	EA.	\$100	\$1,000		
	Temporary Construction Entrance	1	EA.	\$3,000	\$3,000		
<b>DIVISION 02</b>	<b>EXISTING CONDITIONS</b>					\$80,000	
	Tree Removal / Logging Activities	1	L.S.	\$50,000	\$50,000		
	Site clearing and grubbing (7 acres)	1	L.S.	\$30,000	\$30,000		
<b>DIVISION 03 to 13</b>	<b>MISC STRUCTURES</b>					\$75,000	
	Restroom	1	L.S.	\$50,000	\$50,000		
	Childrens Play Structure(s)	1	L.S.	\$25,000	\$25,000		
<b>DIVISION 22</b>	<b>PLUMBING</b>					\$68,300	
	<b>Facility Water Distribution Piping</b>						
	Connect new 1" waterline at existing	1	EA.	\$1,300	\$1,300		
	1" backflow device in enclosure (install complete)	1	EA.	\$500	\$500		
	3/4" meter in box (install complete)	1	EA.	\$1,000	\$1,000		
	Domestic water 1" waterline complete (includes trench, backfill, surface restoration, valves, misc. fittings)	100	L.F.	\$40	\$4,000		
	<b>Facility Sanitary Sewers</b>						
	6-inch PVC Sanitary Sewerage Pipe (includes trench, backfill, surface restoration, and misc. fittings)	100	L.F.	\$40	\$4,000		
	Sanitary Sewer Cleanout	1	EA.	\$500			
	Connect to Existing San System	1	EA.	\$7,500	\$7,500		
	<b>Misc.</b>						
	Childrens Play Area Splash Pad Water Feature (Includes piping, vaults, pumps, trench drain, grating. in place)	1	L.S.	\$50,000	\$50,000		
<b>DIVISION 26</b>	<b>ELECTRICAL</b>					\$100,000	
	Site lighting and electrical distribution	1	L.S.	\$100,000	\$100,000		
<b>DIVISION 31</b>	<b>EARTHWORK</b>					\$271,000	
	<b>Earth Moving</b>						
	Earthwork (Est. 20,000 CY)	1	L.S.	\$200,000	\$200,000		
	Subgrade Stabilization (Est. 5000 CY)	1	L.S.	\$20,000	\$20,000		
	RipRap Outfall	2	EA.	\$500	\$1,000		
	Storm Water Quality Facility	1	EA.	\$50,000	\$50,000		

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	DESCRIPTION	EST. QTY.	UNIT	UNIT PRICE	PROJECT COST	COST/ DIV	COMMENTS
<b>DIVISION 32</b>	<b>EXTERIOR IMPROVEMENTS</b>					\$992,955	
	<b>Parking Lot</b>						
	Asphalt Concrete Paving (4-inch thick)	23220	S.F.	\$2.00	\$46,440		
	3/4"-0" aggregate base leveling course (2" thick)	23220	S.F.	\$1.50	\$34,830		
	1-1/2"-0" aggregate base (10" thick)	23220	S.F.	\$2.00	\$46,440		
	Concrete Standard Curb	1200	L.F.	\$9.00	\$10,800		
	Parking Lot Striping	1	L.S.	\$5,000.00	\$5,000		
	<b>Concrete Path</b>						
	Concrete Sidewalk	16950	S.F.	\$5.00	\$84,750		
	3/4"-0" aggregate base (2" thick)	16950	S.F.	\$1.50	\$25,425		
	<b>Concrete Hardscape</b>						
	Concrete Paving, Pavers, etc.	18500	S.F.	\$5.00	\$92,500		
	3/4"-0" aggregate base (2" thick)	18500	S.F.	\$1.50	\$27,750		
	<b>Tennis / Pickle Ball Courts</b>						
	Concrete Slab (4" thick)	20480	S.F.	\$5.00	\$102,400		
	3/4"-0" aggregate base (2" thick)	20480	S.F.	\$1.50	\$30,720		
	Court Striping	1	L.S.	\$3,000.00	\$3,000		
	<b>Misc.</b>						
	Sand Volleyball Court	1	L.S.	85000	\$85,000		
	Site Retaining Walls and Foundations	3000	S.F.	\$50	\$150,000		
	<b>Landscape and Irrigation</b>						
	Planting Irrigation	1	L.S.	\$100,000	\$100,000		
	Trees- Conifer & Deciduous Mix	100	EA.	\$225	\$22,500		
	Shrubs	1000	EA.	\$15.00	\$15,000		
	Groundcovers	4000	EA.	\$6.00	\$24,000		
	Turf Grass (assume 4.5 acres)	22000	S.Y.	\$1.60	\$35,200		
	Planting Soil (assume 6" Depth at 2 acres)	1620	C.Y.	\$10	\$16,200		
	Soil Conditioner	1000	C.Y.	\$35	\$35,000		
<b>DIVISION 33</b>	<b>UTILITIES</b>					\$105,300	
	<b>Storm Drainage</b>						
	8-inch PVC Storm Drainage Pipe (includes trench, backfill, surface restoration, and misc. fittings)	600	L.F.	\$30	\$18,000		
	48-inch Storm Drain Manhole	2	EA.	\$3,100	\$6,200		
	60-inch Water Quality Manhole	1	EA.	\$5,000	\$5,000		
	Storm Drain Cleanout	6	EA.	\$600	\$3,600		
	Catch Basin/Field Inlet	6	EA.	\$1,000	\$6,000		
	Area Drain	10	EA.	\$750	\$7,500		
	<b>Subdrainage</b>						
	6-inch perforated pipe	1000	L.F.	\$15	\$15,000		
	Geotextile Filter Fabric	9000	S.Y.	\$1.00	\$9,000		
	Drainage Rock	500	C.Y.	\$70	\$35,000		
<b>SUBTOTAL</b>					\$1,895,555	\$1,895,555	

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	DESCRIPTION	EST. QTY.	UNIT	UNIT PRICE	PROJECT COST	COST/ DIV	COMMENTS
	General Conditions	8%			\$151,644		
	Subcontractor Bonding	2%			\$40,944		
	Insurance	1%			\$20,472		
	PS&E	10%			\$262,303		
	Construction Management	15%			\$316,292		
	Contingency	30%			\$727,472		
	<b>Total Construction Costs</b>				<b>\$3,414,683</b>		

Definitions

Cubic Yard  
 Cubif Foot  
 Each  
 Linear Foot  
 Lump Sum  
 Square Foot  
 Square Yard

Abbreviations

C.Y.  
 C.F.  
 EA.  
 L.F.  
 L.S.  
 S.F.  
 S.Y.

This estimate of probable construction cost is based on the Preferred Alternative dated September 4, 2013 and was developed utilizing various sources and professional experience. This estimate should in no way be construed to represent a guarantee, expressed or implied, as to the actual costs of construction.