



Orangegate Park Master Plan: Public Meeting and Conceptual Plan Process Summary

Introduction

Through the process of four public meetings with the local community and several meetings conducted with Pierce County Parks Department staff, which began in February 2006 and continued throughout summer and Fall 2007, a Master Plan for Orangegate Park was created. A small group of local stakeholders were involved in this process from the beginning, however participation grew to the involvement of more than 100 members of the community. There were many different groups represented including families, representatives from the equestrian community, and the BMX community.

The Public Process

Meeting #1 – Project Introduction

(April 9, 2007)

The public meeting process began with a presentation to the community that introduced the project and described the site’s history. A site analysis had been conducted, which reviewed the existing topography, sensitive areas (wetlands), existing vegetation, existing structures and easements, recreational amenities, public transit and streets serving the project site. Key site analysis information was layered into a composite site analysis graphic which was presented to the community.

To summarize some of the characteristics of the site, the park site is approximately 160 acres, broken into four almost equal quarters. Key constraints of the site include wetlands occupying the west and south portions of the site, in addition to a variety of easements traversing the property. Grette Associates identified and delineated 7 wetlands located in the south and western portions of the site. The other significant constraint that would influence the site’s design includes a series of easements and rights-of-ways bisecting the southwest portion of the site. These include the Tacoma Pipeline right-of-way, a private easement approximately 100 feet

wide intersecting the property on a diagonal access. Also, the south and southwest portions of the site are occupied with the Bonneville transmission lines and City of Tacoma transmission lines (collectively approximately 230 feet wide). As a result of the easements, there are limitations on the types of activities and structures that can occur within easement areas.

The community were particularly interested in the following: maintaining equestrian uses on the project site; providing multi-use trails including horse; bike and pedestrian; installing restrooms, and; potentially providing a community center and ball fields. Another common theme amongst the community was maintaining the existing vegetation on the project site, given that much of the site is heavily forested.

Thereafter, the consultant team and Parks staff described the process and the schedule of subsequent public meetings that would be held to create the park Master Plan. Participation in this initial meeting was primarily politically active community stakeholders. However, in subsequent meetings, far broader participation occurred.

Meeting #2 – Brainstorming with the Community

(May 7, 2007)

The focus of the second public meeting was to invite the community to participate in brainstorming on the type of uses they desired for the park. Approximately 120 members of the community including teens representing the BMX community, families, and the equestrian community came to participate in the discussion.

The consultant team and Parks Department staff explained the objectives and the purpose of the workshop. The site analysis was briefly recapped, and the opportunities and constraints of the project

site were presented.

The majority of the evening was spent brainstorming potential uses. The participants divided into small working groups around eight tables. Each table included a packet containing:

- Agenda
- Meeting Instructions
- Base Map
- Pens
- Paper
- Scale

Each group selected a recorder to write down ideas and a moderator to focus the ensuing discussions. Task one had the groups inquire into the vision for the park by considering the activities and uses desired for the site as well as the items that might be improved (see Figure 1).

Task two had the groups spatially locate the uses and activities on the base map that had been provided and asked the groups to note the reasons for the location / re-location of specific activities (see Figure 2). Some of the most popular recreational uses that were mentioned included multi-use trails (horse trails were particularly popular), a dog park, a community center, and BMX track facilities. Other uses which were also fairly popular included Kids Play structures, a challenge course, frisbie golf, paint ball, a skate park and the provision of parking facilities, (see Attachment A).

Task three asked group members to prioritize the four most important items for the park. When asked to prioritize uses for the site, multi-use trails, a BMX track, followed by a dog park and paint ball were ranked as the highest priorities, (see Attachment B).

Although paintball recieved high rankings, it was primarily beacuse of a desire to manage what many believe is a noxious use. After further consideration, the participants concluded that increased activity in the park would provide self-policing which would eliminate undesired paintball activities.

Finally, the groups were given five minutes to report on their maps (see Figure 3). They were asked to name the top four priorities and explain why they



Figure 1 - Group members identify their vision for the park

had selected them. A common theme that was shared by the groups was to retain existing trails on the site and to provide extensive opportunities for the equestrian users. Owners from the adjacent “Trailgate Equestrian Facility” located at 4517- 96th Street, discussed potential trail connections of the park to their existing facilities.

The next step in the formulation of the Master Plan involved compiling information from the community and meetings with Parks staff. Combining both the community’s ideas and Parks staff comments, three conceptual site plans would be prepared for further comments.



Figure 2 - Group members work together to identify desired uses on base maps.



Figure 3 - Each table presents their ideas to the larger group

Meeting #3– Community Feedback on Concepts
(June 11, 2007)

A third public meeting occurred presenting three conceptual site plans, each slightly different, which had been formulated through the input from the public and professional Parks staff. Approximately 80 participants attended the open house.

At the meeting, the Parks Director also announced that Pierce County Parks Department was exploring the potential purchase of the Trailgate property. The purchase of Trailgate, it was explained, would provide southerly, vehicular access to the southern 80 acres of the park site.

Next, the three conceptual site plans were presented to the community, followed by an opportunity for public comment. The design principles which had guided the conceptual development were to retain as much existing vegetation as possible and to cluster active and passive recreational uses in appropriate portions of the project site, given the constraints described above (see Attachment C). Additionally, the introduction of on-site parking, restroom facilities and extensive trail systems were commonalities between the three plans.

Below, the recreational elements of the three conceptual site plans are compared and contrasted

through describing each of the four quarters of the site.

Lower west and south quadrants

Due to the constraints discussed previously, development of the west and south quadrants of the project site is greatly constrained. Therefore, the proposed design of the west and south quadrants of the site were similar for all three concepts. Essentially, a multi-use non-motorized trail would be located in this part of the site, for both horse and pedestrian use. Parking facilities would be located off 84th Street East including pull-through trailer parking with hitching posts for equestrian users. Existing vegetation would be retained in this part of the site, with the exception of a clearing in the central portion of the parcels that was previously cleared as a result of existing easements.

Northern quadrant

For all three concepts, active recreational uses were proposed for the northern quadrant, in part because this portion of the park is readily accessible on all sides by adjacent streets. The proposed point of access for all three concepts would be provided along the north off 80th Street East and along the west of the northern quadrant, off 46th Street. Each of the three concepts depicts combinations of active recreational uses have been clustered to achieve compatibility with adjacent residential development.

Concept 1 included a mix of basketball, tennis and soccer. A sheltered picnic area is proposed to include a spray park, play structure and gazebo for picnics or gatherings, surrounded by existing vegetation. There is also substantial open space provided for unstructured activities.

Concept 2 included a mix of basketball and tennis uses along the north, as well as picnicking area. Again, there is a significant amount of open space provided. Picnic facilities including tables, a gazebo and restrooms were located closer to 84th Street East. A community center was more centrally located also located close to 84th Street East.

Concept 3 again included a mix of basketball and tennis along 80th Street East. An open space area for picnicking and a small play structure was

provided in the central part of the quadrant and extensively surrounded with native vegetation. A fenced off-leash dog park would be located in the southern portion of the quadrant, including a trail throughout open areas and through the existing dense vegetation on the site.

Southeast Quadrant

The southeast quadrant in all three concepts has been utilized as a more transitional space from the active northern portion of the site and the passive southern portions of the site.

Concept 1 includes a fenced off-leash dog park in the open area of the quadrant and 9-hole Frisbee golf course in amongst the vegetated portion of the quadrant. Access to this portion of the park would be provided off 84th Street East. A multi-use path with entry from the parking area forms a walking/running circuit through both open and forested portions of the quadrant. A picnic area has been located across the pipeline trail, which diagonally intersects the site.

In Concept 2, access is also provided off 84th Street East. However, instead of the dog park option of Concept 1, a BMX course including tower and bleachers has been located in this portion of the site. The BMX course can be accessed from the adjacent parking area to the west and would be buffered by the existing dense vegetation. Similar to Concept 1, a 9-hole Frisbee golf course has been located amongst the vegetated part of this quadrant. Also, similar to Concept 1, a multi-use pathway would meander throughout the vegetation, providing a loop circuit. Across the pipeline trail, a challenge course has been located, to include such features as a ropes course, zip line and climbing rock as well as an office and meeting room facility.

The design concept for the southeast portion of Concept 3 is very similar to Concept 2. The main difference with this concept is the inclusion of an open space picnic area, with picnic tables, shelters and restrooms located in the central part of this site. Again, multi-use trails would be provided meandering throughout the existing vegetation. Access to this portion of the site would be provided

off 84th Street East. Similar to Concept 2, a challenge course would be located across the Pipeline trail.

Community's feedback on the Concept Plans

Following the presentation of the three concept plans, the community was given the opportunity to provide feedback and ask questions. The main points of the community's discussion are summarized below:

Multi-use Trails

Because the existing equestrian community currently utilizes the entire site, the equestrian participants wanted to ensure that there were multi-use trails throughout the entire project site. They suggested a trail circuit throughout the site, in order to provide a variety of different experiences through both open and vegetated areas. However, the broader group of community participants generally agreed that the majority of the multi-use trails should be located in the lower, encumbered 80 acres and differentiated from other trails on the site.

Retain native vegetation

There was strong consensus to maintain as much natural vegetation as possible.

Caretaker Facility

The concept of a caretaker residence on the property was also popular to introduce an element of security and regular surveillance to the park. The intersection of 84th Street East and 46th Street East was identified as a desirable location for the caretaker's cottage.

Paint-ball

It was clarified at this meeting that paint ball was not a desired use in itself, since there were no members of the paint-balling community that had attended any of the community meetings.

Court sports

There was not significant support amongst the community for tennis, basketball, softball or frisbee golf activities on the site. It was determined that

these types of activities are already available within other parks and recreational spaces in the nearby vicinity. Therefore it seemed Orangegate Park should provide other facilities and uses not currently available in the area.

Play structures

Clustering the play structures together for the purpose of added security and surveillance was favored.

Challenge course & dog park

The community wanted the dog park and the challenge course combined onto one plan, since none of the three concepts currently included this. There was consensus to relocate the BMX track closer to 84th Street East. There was also strong support amongst the community to retain the BMX track at its current size, rather than at a size that would attract national events.

Camping

The potential purchase of Trailgate, located immediately south of the project site, would provide currently unavailable access to the southern 80 acres of the site. Camping facilities were also suggested by the community to accommodate overnight events which might occur at the Trailgate facility.

Community Center

The idea of establishing a community center on the site was not widely supported given the other community centers existing in the area.

Following the completion of the public comment session, the community was informed that a final public meeting to present the Master Plan would occur after receipt of additional input from Pierce County's professional Parks staff.

Preparation of a Final Plan and Meeting #4 – Community Open House

(October 30, 2007)

The third public meeting had resulted in clear input from the community to allow for preparation of a final concept plan (see Attachment D).

The southerly portions of the site remained largely the same as existing conditions, given the dual constraints of wetlands and easements located in these portions of the site. Upon further input from Pierce County parks staff, an internal loop was added to the interior of the easements in the lower portions of the site, to allow for easier access by the parks maintenance group. In response to comments that overnight facilities would be useful for equestrian facilities, trailer parking with hitching posts were added to the southern portion of the site adjacent to Trailgate. Camping facilities were also added in the western corner of the site, along 84th Street East. A caretaker's building was depicted at the intersection of the NE corner of 84th Street East and 46th Street. As requested, the spray park, gazebo and play structure were clustered together. The off-lease dog park was moved into the northern portion of the northern quadrant and divided into two sections, in order to let one portion replenish while the other portion was used.

A final open house was held on October 30th providing the community with an opportunity to review the Master Plan. The majority of the community members attending the open house felt the final plan integrated the desired recreational elements and the proposed park would be an amenity.

Orangetate Park

WISH LIST

	Group 1	Group 2	Group 3	Group 4	Group 5	Group 6	Group 7	Group 8	# of Groups
Amphitheater	X	X							2
Baseball	X		X						2
Basketball	X	X	X						3
Bird Watching							X		1
BMX Track	X	X	X			X	X		5
Bocce Ball		X							1
Challenge Course		X			X			X	3
Community Center	X	X	X			X		X	5
Community Garden		X				X			2
Dogpark (Unleashed)	X			X	X	X	X		5
Driving Range					X				1
Enhanced Wildlife							X		1
Equestrian		X							1
Equestrian Arena					X	X			2
Frisbee Golf		X	X				X	X	4
Hiking/ Walking							X		1
Horseshoes	X	X							2
Horse Trails	X			X		X	X	X	5
Kids Play Structures	X	X	X		X				4
Mountain Biking							X		1
Natural Areas							X		1
Outdoor Stage Chapel Seating	X								1
Paint Ball		X		X			X	X	4
Parking			X		X		X		3
Pickleball		X							1
Picnic Sheltered Area					X			X	2
Skate Park		X	X			X		X	4
Soccer			X				X		2
Softball			X						1
Spray Park			X						1
Tennis	X		X						2
Trails	X	X		X		X	X	X	6
Walking Trail (Natural)					X				1
Walking Trail (Paved)					X				1
Lighting			X						1

Orangetate Park

PRIORITIZED LIST

(4-Top Priority, 1-4th Priority)

	Group 1	Group 2	Group 3	Group 4	Group 5	Group 6	Group 7	Group 8	Total	Average Score	Groups Prioritizing use
Trails (Multi-Use)	3	1	0	3	4	0	4	4	19	2.38	6
BMX Track	2	0	4	0	0	4	3	0	13	1.63	4
Paint Ball	0	0	0	2	0	0	2	1	5	0.63	3
Dog Park	1	0	0	0	1	2	0	0	4	0.50	3
Horse Trails	4	0	0	0	0	3	0	0	7	0.88	2
Community Center	0	4	0	0	0	1	0	0	5	0.625	1
Family Area (Picnic/ Playground)	0	0	0	0	3	0	0	0	3	0.38	1
On-Site Security	0	0	0	0	0	0	0	3	3	0.38	1
Equestrian	0	3	0	0	0	0	0	0	3	0.375	1
Parking	0	0	3	0	0	0	0	0	3	0.375	1
Challenge Course	0	0	0	0	2	0	0	0	2	0.25	1
Frisbee Golf Course	0	0	0	0	0	0	0	2	2	0.25	1
Amphitheater	0	2	0	0	0	0	0	0	2	0.25	1
Lighting	0	0	2	0	0	0	0	0	2	0.25	1
Soccer	0	0	0	0	0	0	1	0	1	0.13	1
Horse Parking	0	0	1	0	0	0	0	0	1	0.125	1



