



PARKS & RECREATION COMMISSION STAFF REPORT

Item 4
January 6, 2022
Regular Business

AGENDA ITEM INFORMATION

TITLE:	Luther Burbank Docks 30% Design – First Reading	<input checked="" type="checkbox"/> Discussion Only
RECOMMENDED ACTION:	Receive presentation and discuss the proposed design.	<input type="checkbox"/> Action Needed: <input type="checkbox"/> Motion <input type="checkbox"/> Ordinance <input type="checkbox"/> Resolution
STAFF:	Paul West/Andy Bennett (Consultant)	
COUNCIL LIAISON:	Jake Jacobson	
EXHIBITS:	<ol style="list-style-type: none">1. Luther Burbank Dock and Adjacent Waterfront Concept Design2. Luther Burbank Dock and Adjacent Waterfront 30% Plans3. Luther Burbank Waterfront 30% design cost estimate	

SUMMARY

NB: This report was corrected on 1/3/22 to accurately describe the 30% design of the floating docks as portrayed in Exhibit 2.

City Council tasked the Parks and Recreation Commission with recommending a 30% design based on the concept design it approved on May 18, 2021. See Exhibit 1. At the September 9, 2021 Parks and Recreation Commission meeting, the Commission reappointed the Luther Burbank Docks Subcommittee to perform an initial review of the 30% design. The subcommittee met three times during the fall. At its December 16 meeting, the subcommittee recommended the 30% design as shown in Exhibit 2, with the flexibility for modifications as needed to support a shoreline variance application.

Design Input

The Design Team met with the Luther Docks Subcommittee at each of its meetings. The team reviewed various decisions with committee members to come up with the 30% design that the subcommittee has recommended. The Design team also met with various permitting agencies over the course of the fall to review the 30% design and collect input on their perspectives and concerns. The greatest concerns were consistently about the impact of the project on the nearshore aquatic habitat. The design team also met with the Arts Council. They discussed the modification of the *Handsome Bollards* and how they would interact with the overwater stairs. The team also discussed how 1% for the Arts could be integrated into the project. Specific art elements will be developed during the 60% design phase in consultation with the Arts Council.

Overview of the 30% Design

Docks – the dock configuration remains essentially the same as in the Concept Design but with the new floating docks moved further offshore. The south piers would be removed and replaced with an outer dock for small powerboats and an inner dock for non-motorized small craft. The north pier would be renovated for

large powerboat moorage. The design team reviewed this design with permitting agencies. They concluded that the docks will require shoreline variances for the width of the docks and the amount of grating on the outer floating dock. The design team modified the 30% design in anticipation of the variance process in the following ways:

- Moving the floating docks further offshore to reduce impacts on fish habitat
- Providing grated decking in the nearshore span of the dock from the waterfront plaza to the first intersection.

Additional mitigation measures may be needed in the course of permitting, such as providing some grated openings in the outer floating dock. The design of these modifications would take place in conjunction with a biological assessment in the 60% design phase. The objective would be to ensure that there is no net loss of biological function from the current condition.

Cobble Beach – The 30% design determined the footprint of this element. Four trees, three non-native poplars and one bigleaf maple, will be removed and replaced with six native trees. This enables the construction of the wider beach and ADA access to ordinary mean high-water. Removable mats will provide seasonal access to the water at lower water levels. Other design elements include natural stone seating integral to the rockery to provide a resting spot at the beach.

Overwater Stairs – The design of this element advanced with structural and permitting analysis. The **Handsome Bollards** remain, with five openings in the chain barrier to allow users to access the stairs. A four-foot-wide platform with grated decking leads to two steps, also grated, that function as bleacher seating and allow users to reach the ordinary mean high-water level. Surface design and signage will alert users to the drop off from the stair edge which is approximately 4 feet off the lake bottom. The total overwater coverage of the stairs and the proposed docks will be equal to the existing coverage of the current docks. The beam holding up the outboard edge of the stairs will be submerged at ordinary mean high-water. This will require a shoreline variance. The application for this will be packaged with the variance application for the docks.

Plaza Elements - The plaza will be repaved with a combination of poured concrete and concrete unit pavers. Low-impact development stormwater elements will be incorporated under the plaza to transmit and buffer storm flows across the site. At the north end of the plaza, an ADA accessible route will connect the existing shoreline trail to the waterfront. A new raw water intake will be installed in the bulkhead at the north end of plaza to draw water from the lake for landscape irrigation. Along the east wall of the boiler building, two benches will provide seating. A new kiosk will be located to the south of the restrooms. An ADA ramp to the outdoor classroom will run from the south shoreline trail up to where it connects to the elevated ramp behind the restroom. It will have a compacted gravel surface. At the south end of the plaza, a landmark tree will be planted in a soil matrix that extends underneath the plaza. Pending engineering analysis, this configuration will allow the tree to achieve its full size in the plaza location. A picnic table will be located nearby.

Restroom Building Elements – In the 30% design, the restroom building will be renovated with new toilet facilities and lighting. The concession stand will also receive sufficient renovation to accommodate a boat rental concession. The new outdoor classroom on the roof of the building will have Bison hardwood panel deck and steel railings with stainless steel cable infill. This railing will provide the best visibility for those seated at the classroom level. An elevated ADA ramp on the back of the building will be supported on concrete piers and connect to the on-grade ramp to the south of the building.

Issue Resolution

Several issues were flagged by the Subcommittee in the Concept Design that were to be addressed in the 30% design. Here is a summary of those issues:

Element	Issue	Status
Cobble Beach	Subcommittee was concerned about impacts of expanding the beach on existing trees.	The 30% design indicates that four trees, including three non-native poplars, will be removed and replaced with six native trees
Plaza Pavement	Subcommittee wanted to look at options in 30% design.	The eastern portion of the plaza will be permeable unit pavers.
Plaza Trees	Subcommittee wanted the design team to propose a number and location for replacement tree(s).	The three suppressed trees will be replaced by one tree at the south end of the plaza. The tree will be planted with sufficient soil volume to achieve landmark stature.
Overwater Stairs	Subcommittee wanted to evaluate cost, aesthetics and environmental impacts in the 30% design.	The 30% design integrates Handsome Bollards and preserves them in the existing location. The design team engaged the Arts Council this topic and will return for further consultation at 60% design. The overwater stairs are open grated decking on six pin piles. It is located over a heavily impacted portion of the shoreline. This element is expected to be feasible from initial permitting analysis. Cost (\$61K) is realistic for the function this provides.

Cost Estimate

The preliminary probable cost for the project at 30% design is estimated to be \$4.05 million dollars. See Exhibit 3. This includes design, 10% construction contingency, sales tax and construction escalation to 2024. This estimate was completed in early fall and does not include any of the mitigation measures discussed in this report. At this time, approximately \$2.10 million of the budget is expected to come from local, state and federal grants. Additional funding opportunities will be sought.

Timeline

Construction continues to track for 2024 completion. Project focus is expected to be on permitting and grant funding in 2022.

2022

- Q1-Q2 Submit initial permit applications
- Q2-Q3 apply for ALEA and WWRP grants
- Q3-Q4 apply for BFP grant for dock construction
- Q4 2022 60% design finalized

2023 Funding finalized

2024 Construction

Conclusion

The 30% design for the Luther Burbank docks and waterfront is a comprehensive renovation of a 50 year-old facility. The proposed design maintains the focal role that this location plays in the larger park that is devoted primarily to passive recreation. Demand for aquatic recreation has been strong and is expected to grow in the future. The regional draw of this park makes funding partnerships attractive to public and private agencies. This design is feasible and appropriate for the location.

RECOMMENDATION

- 1) Receive the presentation of the 30% design.
- 2) Ask clarifying questions as needed.