

Deane's Children's Park Site Plan

PRC 26-04 | February 5, 2026



Meeting Agenda

- Project Background
- Planning Process Recap
- Inclusive Design Principles
- Site Plan
- Site Surfacing & Drainage
- Implementation
- Discussion
- Next Steps

Recommended Action

Action #1:

Move to recommend the Deane's Children's Park Site Plan, as presented, to the City Council for adoption.

Action #2:

Move to direct the Chair and Vice Chair to develop a hand-off memo to be approved by the Commission during the March 5, 2026, Regular Meeting



Project Background



What is a Site Plan?

- Comprehensive, community-wide planning process for the park
- Establishes a long-term vision and framework for improvements over the next 10 – 20 years
- Identifies programs and site relationships to support overall project goals
- Guides phased implementation as funding becomes available
- Positions the City to pursue grant funding
- Site Plan Report is the final deliverable of the planning effort

4 Primary Phases:




1. Initial Input Gathering
2. Design Concepts
3. Preferred Site Plan Development
4. Site Plan Adoption



Site Context

- Park built in 1962
- City acquired park in 1968
- Park renamed in 1985 in honor of Lola & Phil Deane

LEGEND

-  ISLAND CREST PARK
Existing Park Boundary
-  BIKE SKILLS AREA
Existing Boundary
-  SITE PLAN LIMITS
Scope of Work



Early Site Assessment

Play Equipment

- Near end of its useful life
- Equipment not accessible, lacks diverse & inclusive opportunities

Park Amenities

- Structures near end of their useful life
- Furnishings not accessible, in disrepair

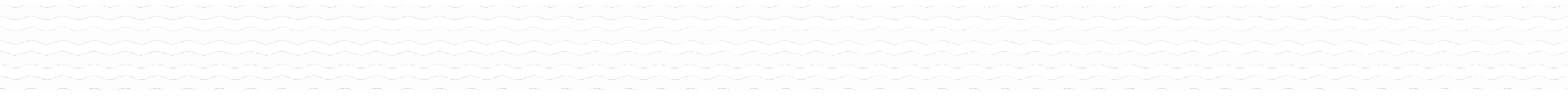
Site Circulation

- Play areas spread out, lack wayfinding
- Trails /paths not accessible, not defined
- Accessible parking stalls non-compliant

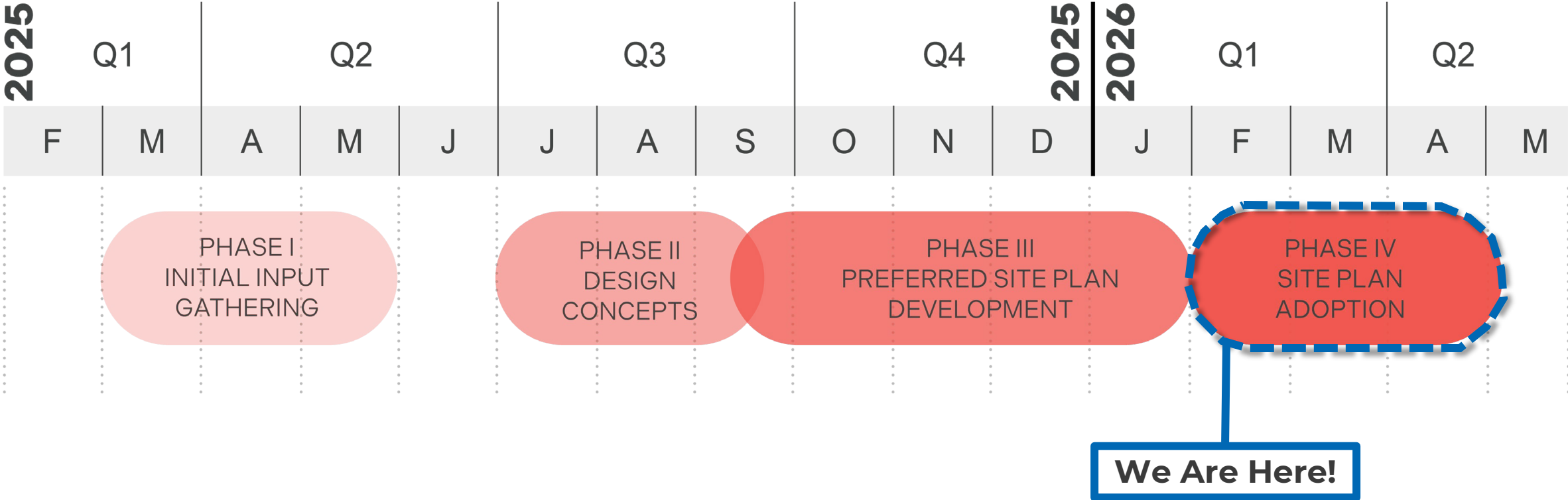




Planning Process - Recap



Process Timeline



Preferred Design Concept

WOODSY WONDERS



Preferred Play Equipment – Look & Feel



Top-Rated Overall



2nd Choice – Online Survey



2nd Choice – Event Voting



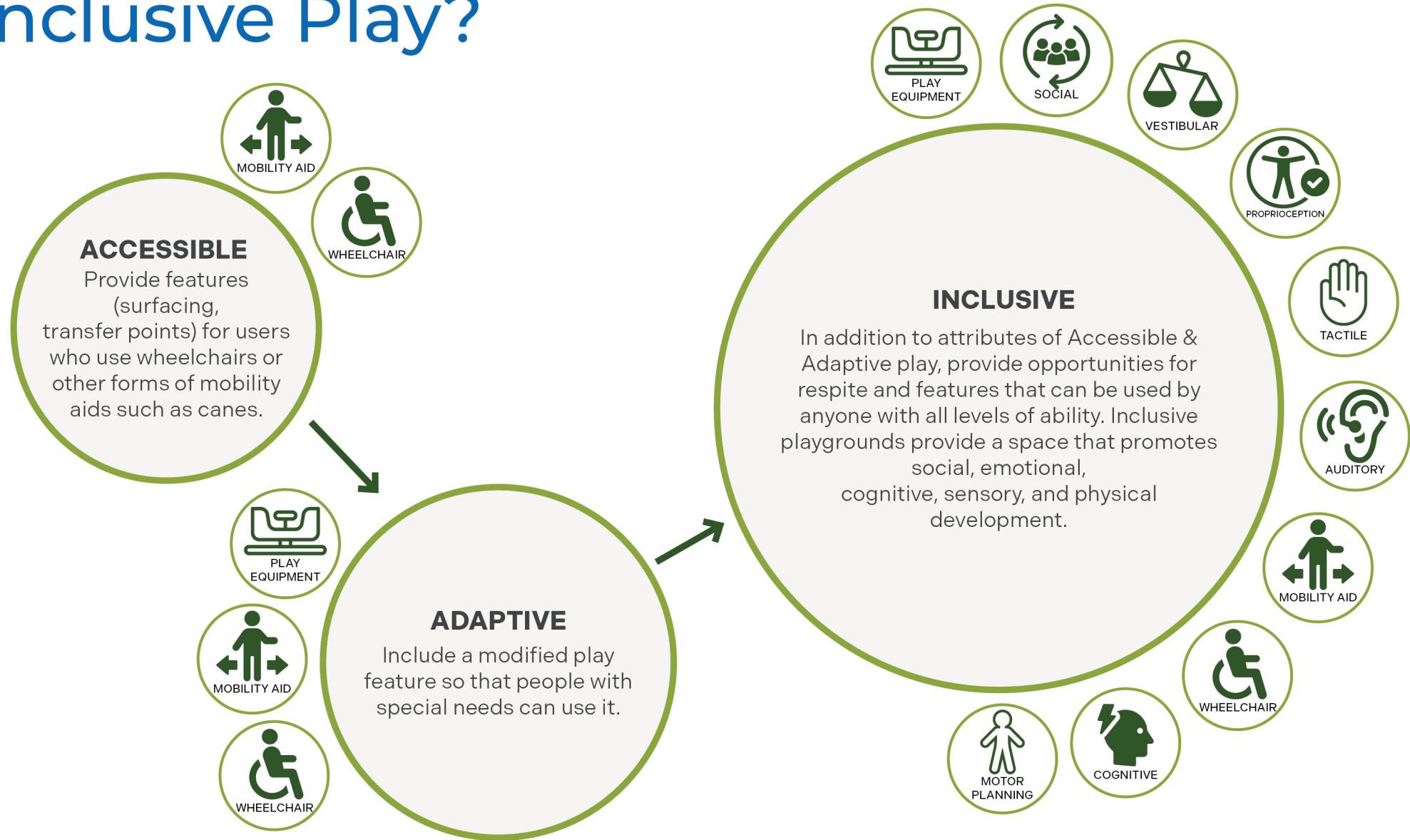
Inclusive Design Principles



What is Inclusive Play?

"A universally designed, sensory-rich environment that enables all children to develop physically, socially, and emotionally. An engaging place that provides the just-right level of challenge and offers opportunities to succeed. A well-designed place that addresses all levels of ability. A place that goes beyond minimum accessibility to create play experiences that meet a variety of needs and interests."

- Landscape Structures (2021)



Designing Inclusively - 7 Principles

1

ACCESSIBILITY, SAFETY, & COMFORT

- ENTIRE SITE IS ACCESSIBLE
 - PARKING LOT
 - PLAY AREAS AND ADJACENT SPACES
 - ACCESS TO PUBLIC TRANSPORTATION
- SAFETY IS ENSURE WITH:
 - CLEAR LINES OF SIGHTS
 - SENSE OF ENCLOSURE IN THE SITE
 - LIMITED ACCESS POINTS
- SHADE OPPORTUNITIES

2

EQUITABLE PLAY EXPERIENCES

- PLAY EXPERIENCES AT VARYING LEVELS OF AVAILABILITY AND INTERACTIVENESS
- PREVIEW AREAS
- PLAY ELEMENTS SUPPORT THE DEVELOPMENTAL SEQUENCE OF MULTIPLE SKILLS

3

FLEXIBILITY & VARIETY

- MULTITUDE OF PLAY OPPORTUNITIES
- MULTIPURPOSE AREAS
- RANGE OF FEATURES
- PLAY ELEMENTS SUPPORT THE DEVELOPMENT SEQUENCE OF MULTIPLE SKILLS

4

READABILITY & MESSAGING

- LANDMARKS
- OPEN / CLEAR VIEWS THROUGH SPACE
- SIGNAGE AND WAYFINDING
- SIMPLE AND CLEAR MESSAGING OF WHAT THE SPACE IS USED FOR
- PICTURES AND SYMBOLS TO REDUCE BARRIERS FOR ALL TO COMMUNICATE



Designing Inclusively - 7 Principles

5

SENSORY ENGAGEMENT

- OFFERING ACTIVITIES AND OPPORTUNITIES TO ENGAGE WITH ALL THE SENSES:
 - SIGHTS
 - TOUCH
 - SMELL
 - TASTE
 - SOUND
 - VESTIBULAR (INNER EAR, SENSE OF BALANCE)
 - PROPRIOCEPTION (INTERNAL BODY AWARENESS WHERE YOU ARE IN RESPECT TO YOUR SURROUNDINGS)



6

DEGREES OF SOCIAL INTERACTION

- CREATE AREAS THAT PROVIDE A WIDE RANGE OF SOCIAL OPPORTUNITIES:
 - LARGE COMMUNITY SPACES
 - SMALL COMMUNITY SPACES
 - ONE-ON-ONE SPACES
- PROVIDING COZY SPACES SEPARATE FROM ALL THE OTHER GATHERING SPACES



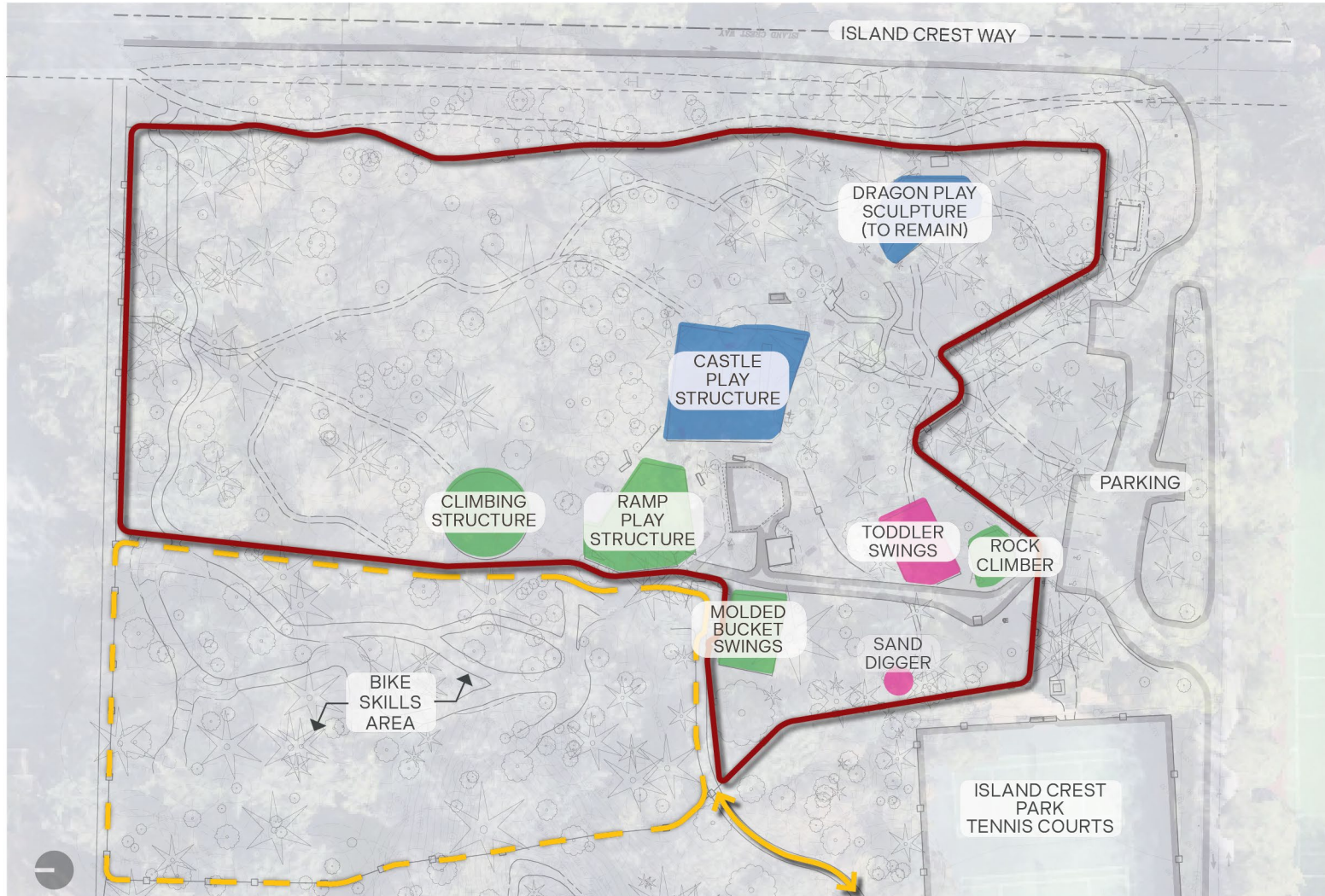
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MULTI-GENERATIONAL CONSIDERATIONS

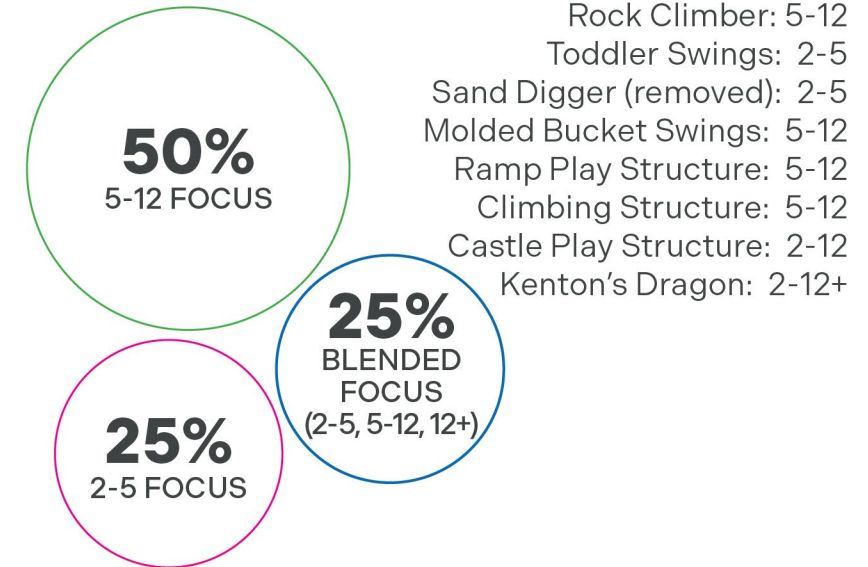
- PROVIDE EASY ACCESS TO THE PLAY ELEMENTS TO PROMOTE ENGAGEMENT
- CREATE A SPACE THAT PROMOTES:
 - SUPPORT
 - EMPATHY
 - SHARED EXPERIENCE
 - PERSPECTIVE



Existing Condition | Play Distributions



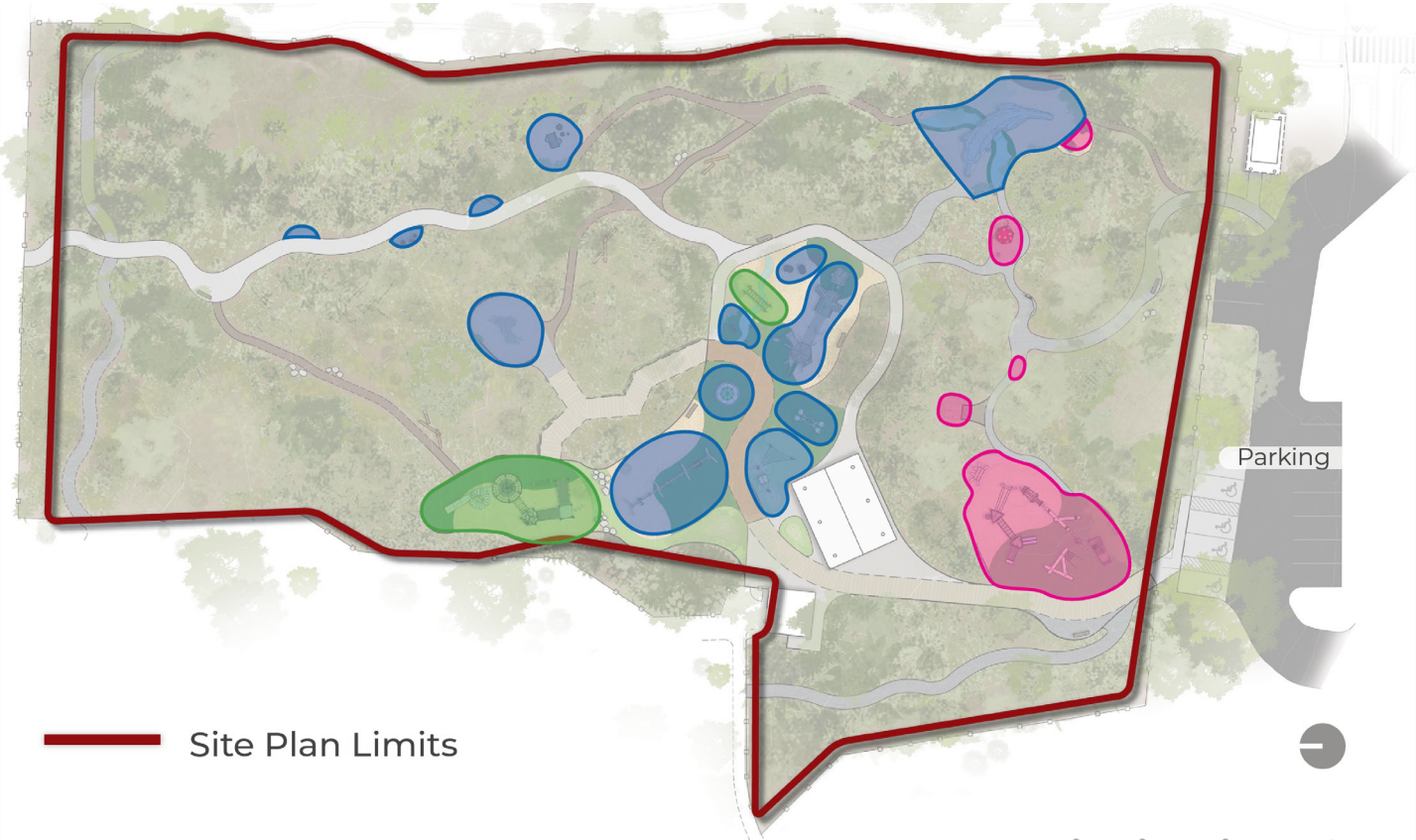
Distribution – Equipment Age Ranges



Distribution of Formal and Informal Play



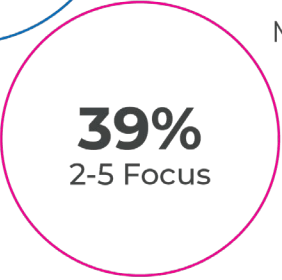
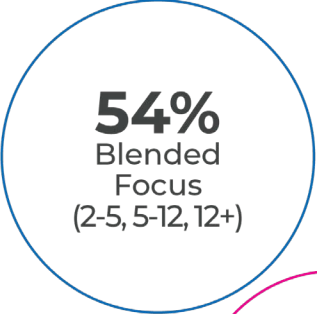
Site Plan | Play Distributions



— Site Plan Limits

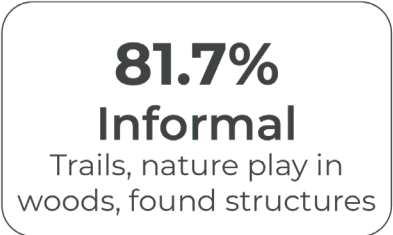
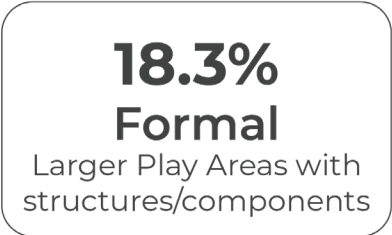
Distribution – Equipment Age Ranges

Equipment was chosen with the goal to find a balance of value for all age ranges:

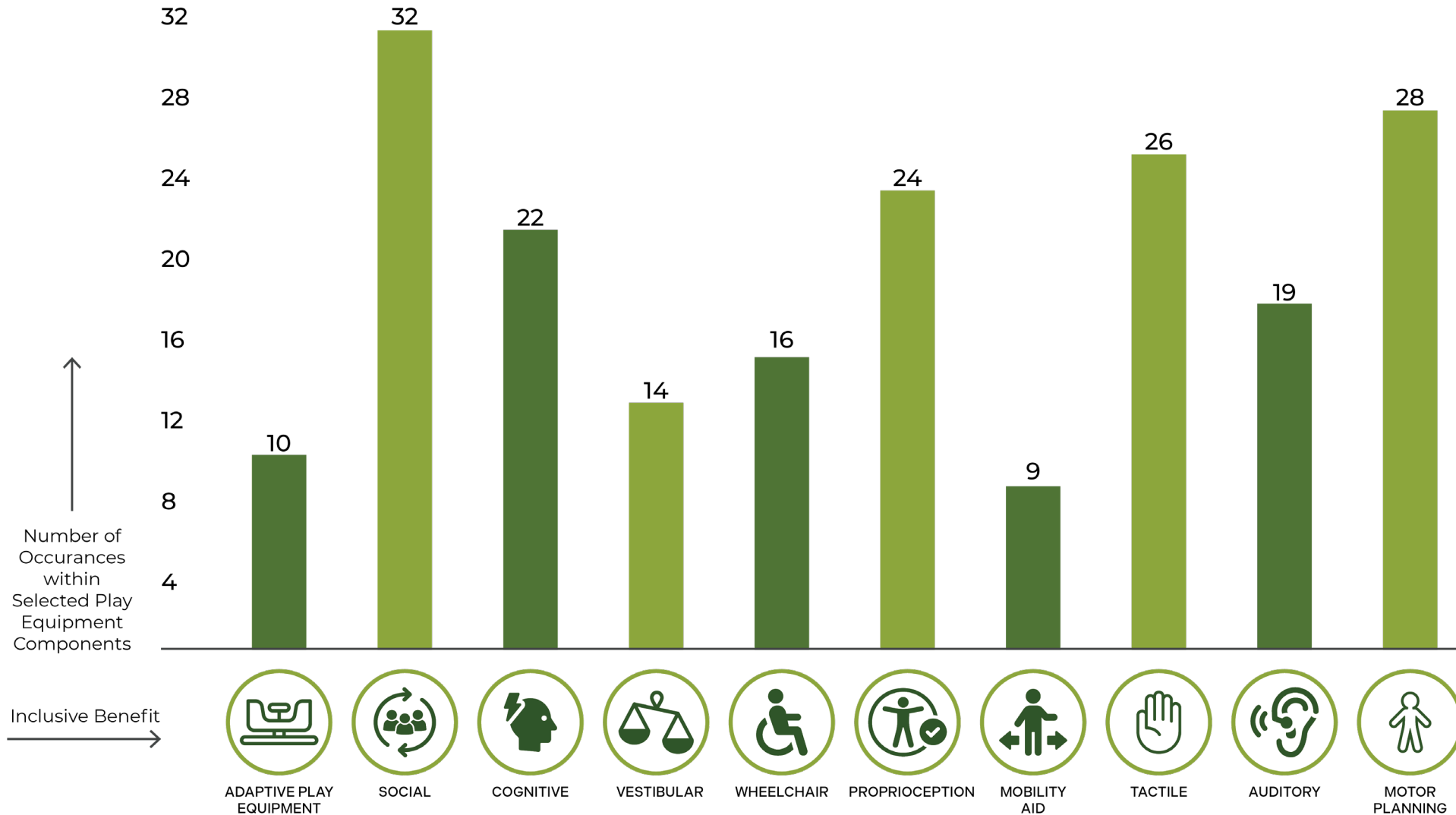


- Songbird: 2-5
- Howler: 2-5
- Log Tangle 2.2: 2-5
- Log Pile 3.1: 2-5
- 2-5 Log Steppers: 2-5
- Discovery Table: 2-5
- Alpine Hut: 2-5
- Activity Panel: 2-5
- Acorn Seats: 2-5
- Mushroom Playhouse: 2-5
- Harmony Flowers: 2-12+
- Tent Net: 2-12
- We-Saw: 2-12
- We-Go-Round: 2-12
- Swings: 2-12+
- Fallen Log: 2-12+
- Pinecone Climber: 2-12
- Wobble Bridge: 5-12
- Marimba: 2-12+
- Cattails: 2-12+
- Standing Tree Tower: 5-12+
- Handpipes: 2-12+
- Muschroom Ensemble: 2-12+
- Honeycomb Congos: 2-12+
- Hollow Log Link: 2-12+
- Log Form Steppers: 2-12+
- Stone Abacus: 2-12+
- Dragon Eggs: 2-5
- Moku-Yama 4.1: 2-12

Distribution of Formal and Informal Play



Site Plan | Inclusive Benefits Dispersion





Site Plan



Site Plan - Overview



Site Plan - Surfacing Materials

Legend

Trails / Paths

- Concrete
- Stamped Concrete
- Elevated Wood Boardwalk
- Gravel
- Mulch

Play Areas

- Artificial Play Turf
- Pour-in-Place Safety Surfacing
- Engineer Wood Fiber



2 – 5 Critter Corner



Overview

- Early-stage play
- Low, open, animal-themed equipment
- Connected loop layout encourages exploration
- Clear sightlines



Central Play Zone



Overview

- Hub for activity near park amenities
- Fallen log structure supports multiple interaction opportunities
- Diverse range of experiences:
 - Swinging
 - Spinning
 - Rocking
 - Balancing
 - Musical play



Central Play Zone



Overview

- Hub for activity near park amenities
- Fallen log structure supports multiple interaction opportunities
- Diverse range of experiences:
 - Swinging
 - Spinning
 - Rocking
 - Balancing
 - Musical play



5-12+ Play Zone



Overview



- Serves as visual landmark in the park
- Provides height and graduated challenge for range of abilities
- Spiral tight-mesh net leads to the slide
- Climbing ramp and rope bridge connect to treehouse pod
- Ground-level play include hammock and activity panels



Site Access & Parking



TREE LEGEND

-  Existing Tree
-  Existing Tree to be Removed

TOTAL PARKING COUNTS (17 TOTAL)

-  ADA Stall (9'X18.5' MIN)
4 Total
-  Standard Stall (9'X18.5' MIN)
6 Total
-  Compact Stall (8.5'X16' MIN)
7 Total





Site Surfacing & Drainage



Site Circulation

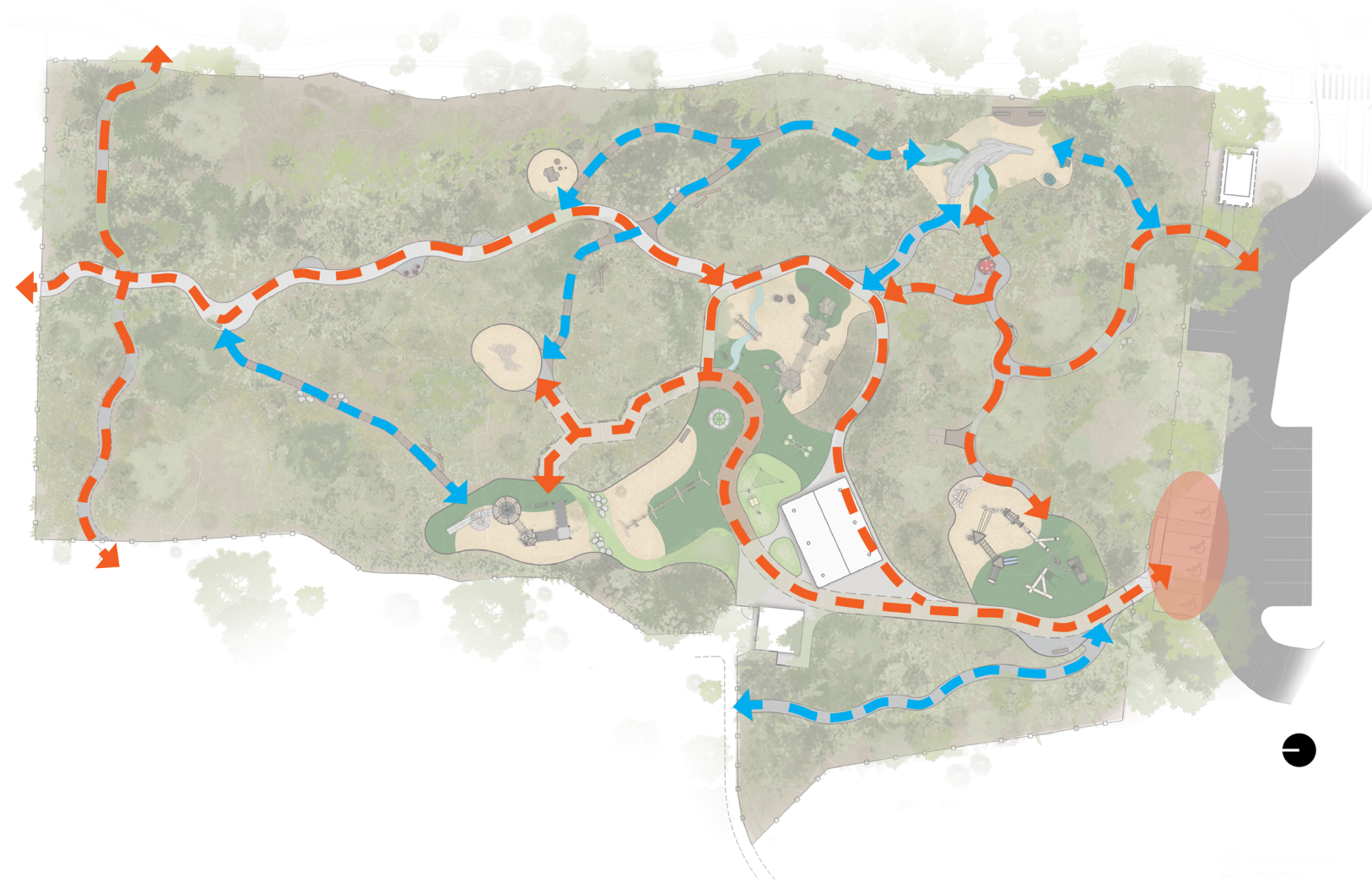
↔--↔ Accessible Routes

Slopes meet standard ADA accessibility requirements

↔---↔ Adaptive Routes

Slopes exceed standard ADA grades but meet trail and playspace accessibility requirements

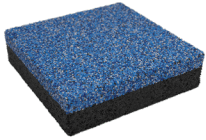
● Accessible Parking



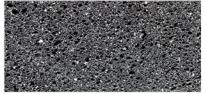
Site Surfacing Materials & Strategies

MORE ACCESSIBLE

ACCESSIBLE SURFACING MATERIALS



Unitary Safety Surfacing (Pour-In-Place)



Asphalt Paving



Concrete Paving



Artificial Play Turf



Crushed Rock with Binder



Engineered Wood Fiber Safety Surfacing (EWF)

LESS ACCESSIBLE

MULTIPLE SURFACES TRANSITION CONDITIONS

1

DIRECT WHEELCHAIR ACCESS

UNITARY PLAY SURFACING
EWF SURFACING

3

TRANSFER POINT

DIRECT WHEELCHAIR ACCESS

EWF SURFACING
UNITARY PLAY SURFACING

2

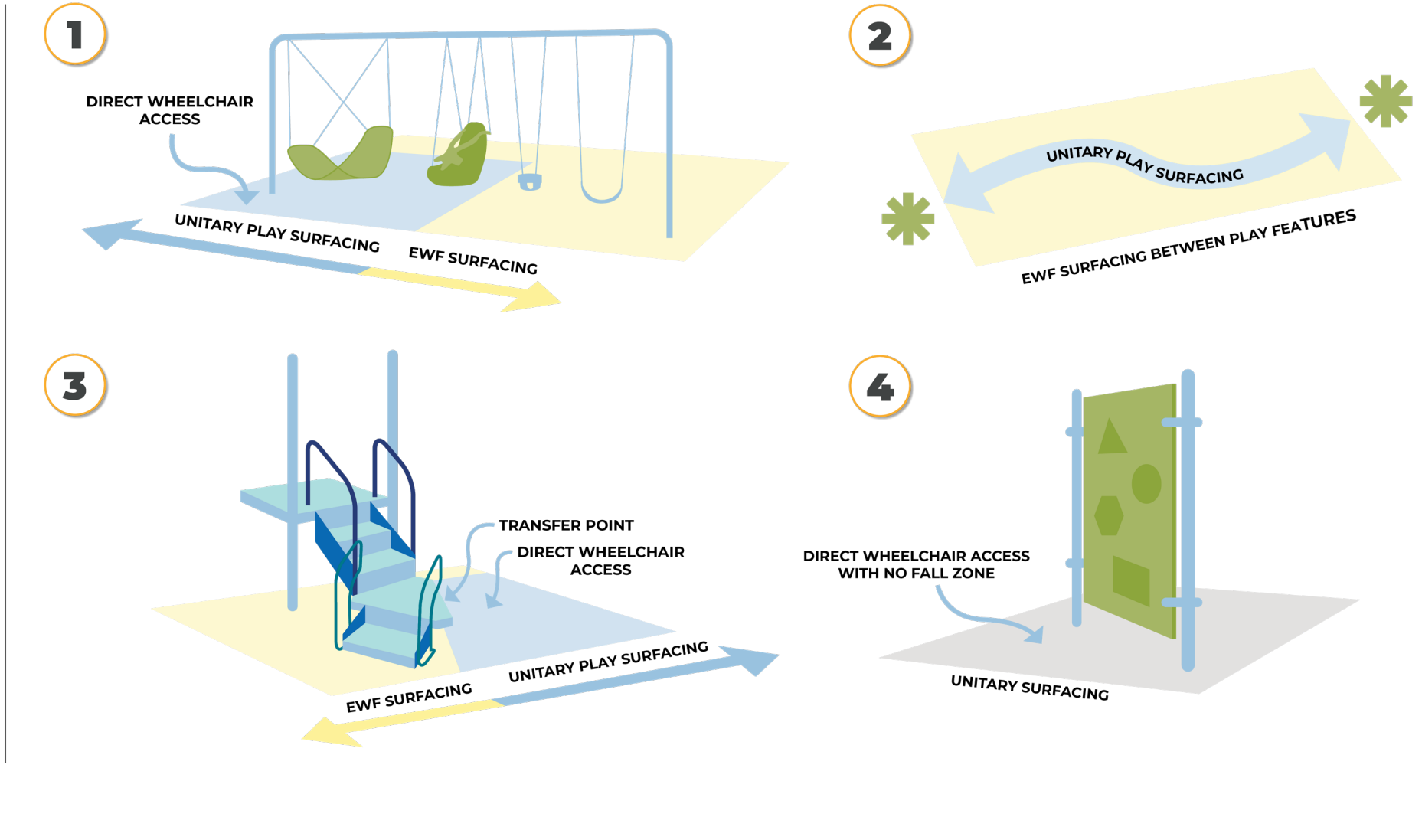
UNITARY PLAY SURFACING

EWF SURFACING BETWEEN PLAY FEATURES

4

DIRECT WHEELCHAIR ACCESS WITH NO FALL ZONE

UNITARY SURFACING



Site Surfacing - Playgrounds

Legend

- 1 Selective Surface Placement
- 2 Component Access Paths
- 3 Equipment Transfer Point
- 4 No Fall Zone Access

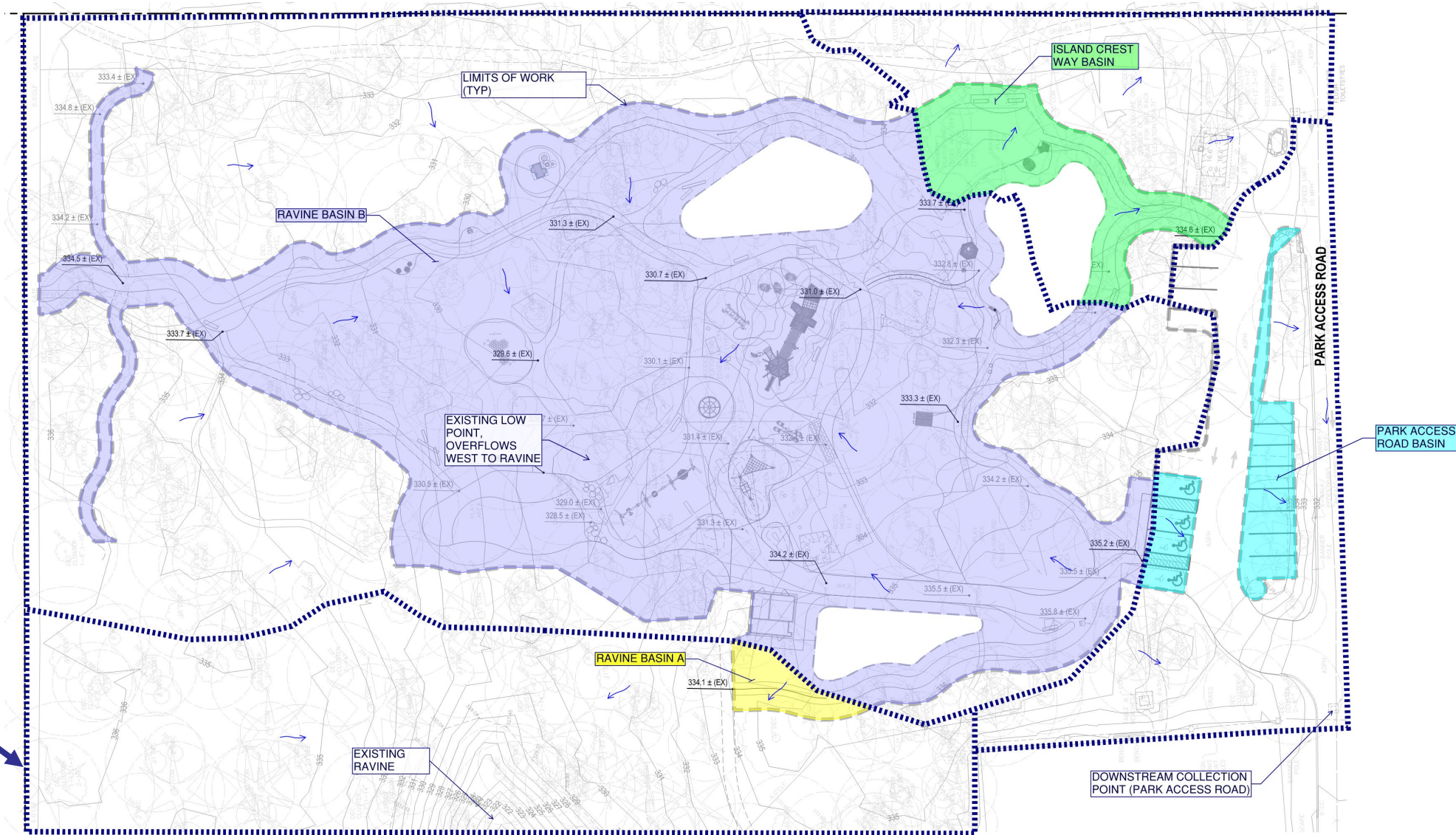


Site Drainage

Legend

-  Ravine Basin A
-  Ravine Basin B
-  Park Access Road Basin
-  Island Crest Way Basin

Basin Boundary



Impervious vs. Pervious Surfaces

Table 1: Overview

- Assumes blend of play area surfacing
- Non-pollution generating impervious surfaces:
 - Trails, artificial turf, & poured-in-place (PIP)
- Pervious area:
 - Engineered wood fiber (EWF)
 - Planting restoration

Table 2: Overview

- Assumes poured-in-place (PIP) for all play area surfacing
- Non-pollution generating impervious surfaces:
 - Trails, artificial turf, & poured-in-place (PIP)
- Pervious area:
 - Planting restoration

Table 1: Existing Site Plan

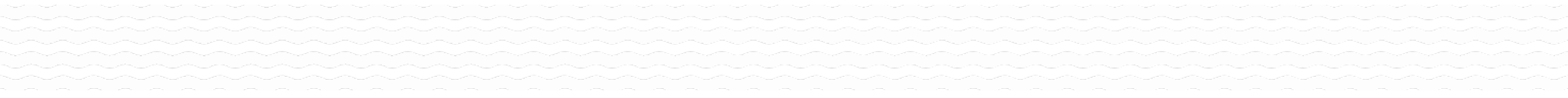
Area	Existing Condition	Site Plan
Non-pollution generating impervious area (SF)	5,000	18,700
Pollution generating impervious area (SF)	1,200	2,500
Pervious area (SF)	55,700	40,700
Total area (SF)	62,300	62,300

Table 2: Full Poured-in-Place Surfacing

Area	Existing Condition	Site Plan
Non-pollution generating impervious area (SF)	5,000	25,400
Pollution generating impervious area (SF)	1,200	2,500
Pervious area (SF)	55,700	34,000
Total area (SF)	62,300	62,300



Implementation



Phase 1

1A Park boundary fencing upgrade with self latching gates at entries

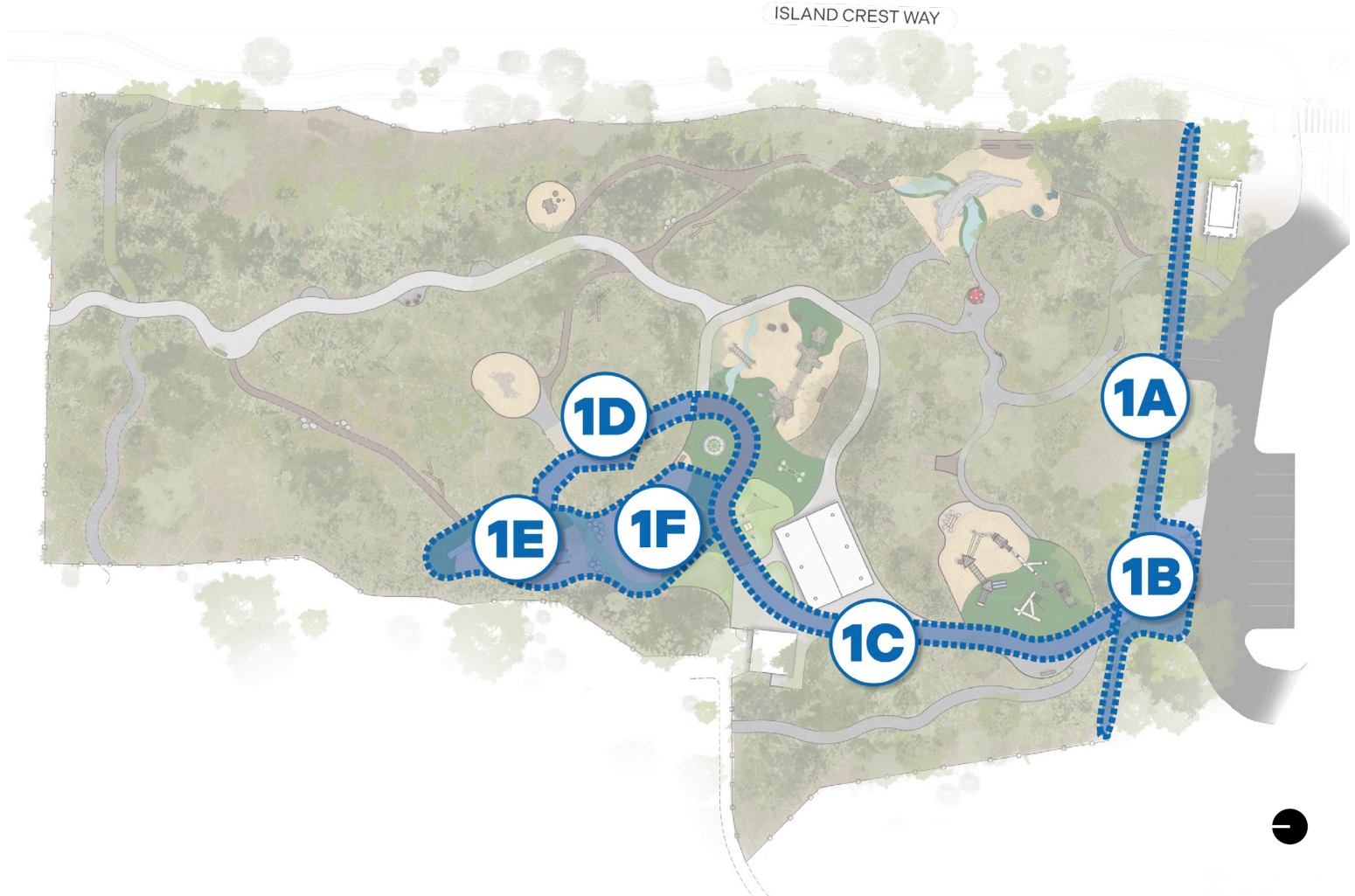
1B Existing ADA parking upgrade

1C 'Forest Path' accessible pathway grading improvements

1D 'Forest Path' accessible boardwalk path

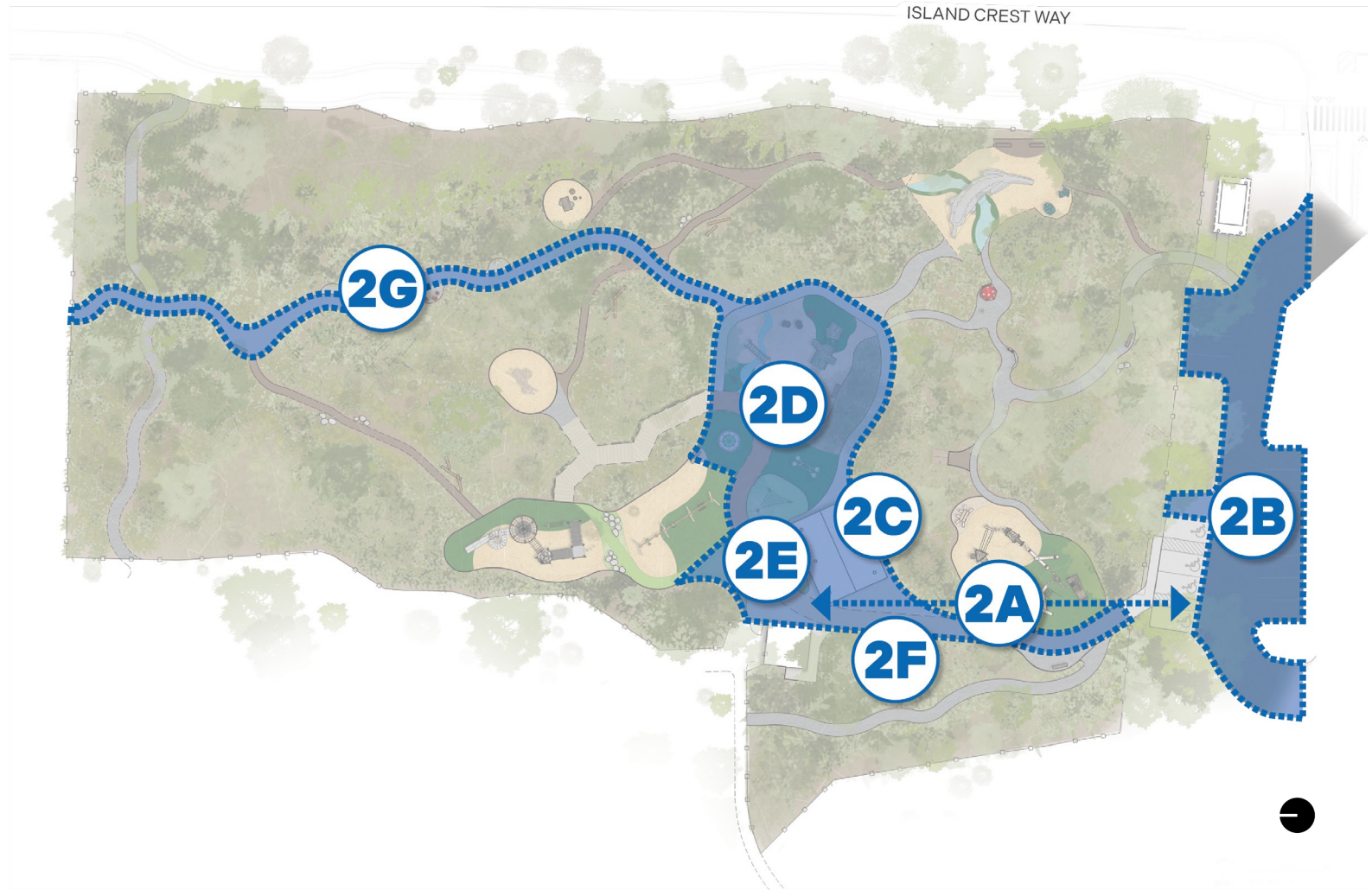
1E 5-12+ climbing tower structure

1F Swing combination



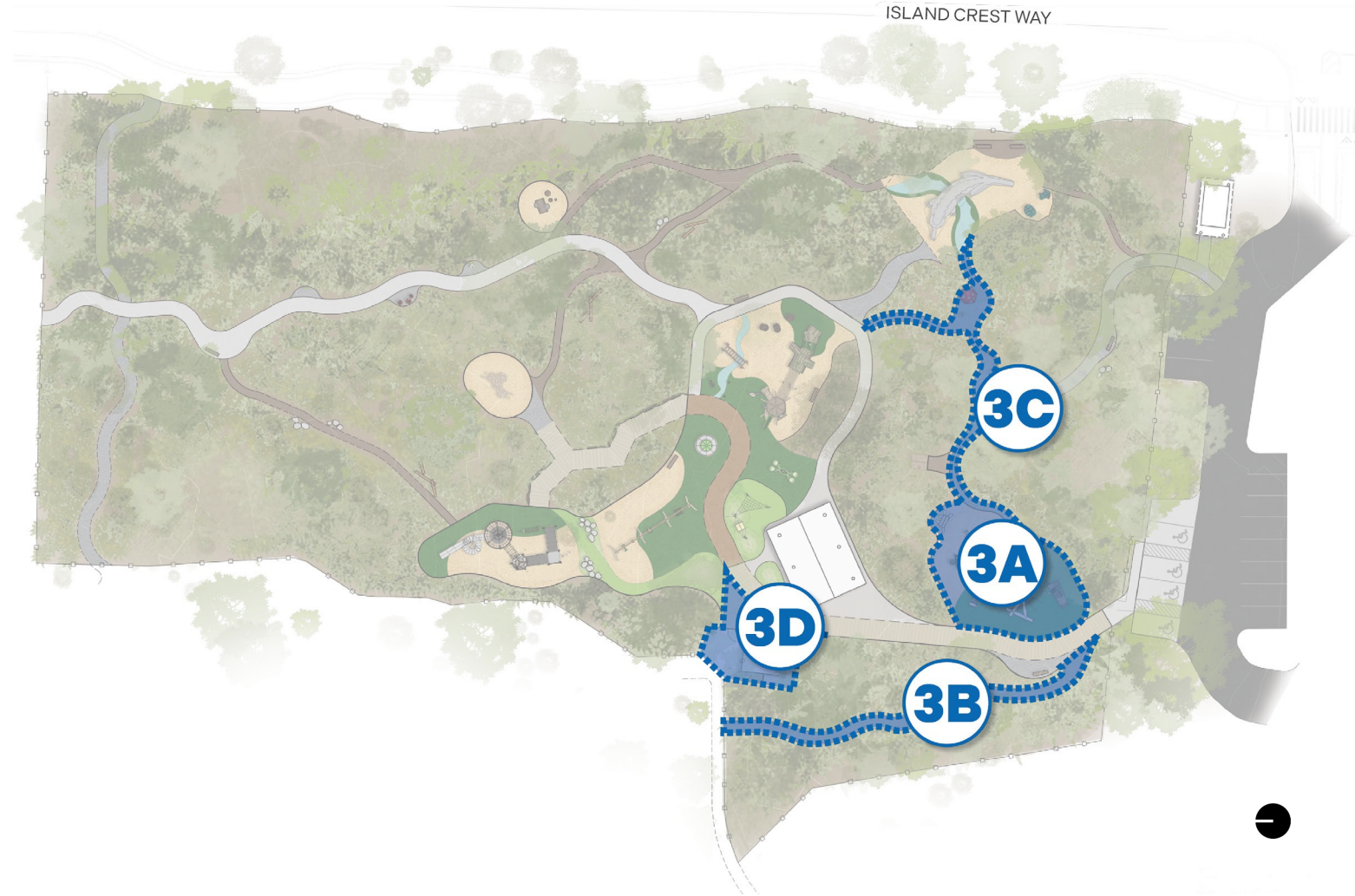
Phase 2

- 2A** Foundational utility improvements
- 2B** Parking lot expansion
- 2C** New picnic shelter
- 2D** Central play area 2-12 climbing structure and adjacent components
- 2E** Mixing zone berms & seating
- 2F** 'Forest Path' specialty paving
- 2G** Improved accessible connection to Island Crest Elementary School



Phase 3

- 3A** 2-5 'Critter Corner'
- 3B** Alternate pathway access to bike skills area
- 3C** 2-5 'Discovery Path' surfacing improvements
- 3D** Restroom facility and bike skills area entry improvements



Phase 4

4A Kenton's Dragon improvements



Extra Opportunities



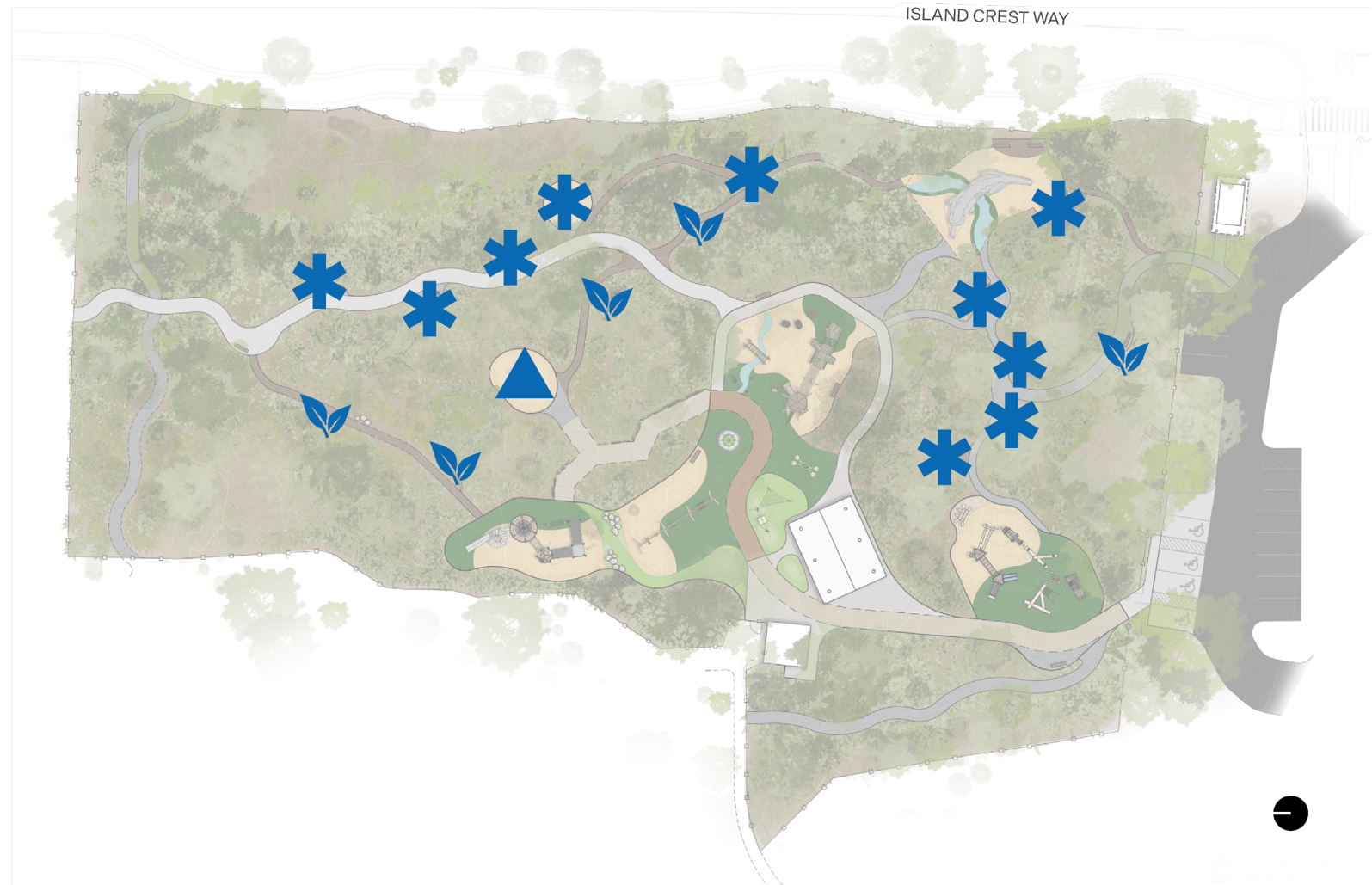
Play equipment nodes along forest trails



Play structure within the glen



Organic 'found objects' along forest trails (boulders, large woody debris, etc.)



Cost Summary

Preferred Site Plan

Phase 1	\$ 2,200,000
Phase 2	\$ 3,810,000
Phase 3	\$ 1,160,000
Phase 4	\$ 100,000
Estimated Cost of Construction*	\$ 7,270,000
<i>Extra Opportunities</i>	<i>\$ 650,000</i>

**Costs are shown in 2027 dollars, and are inclusive of sales tax, a 15% design contingency, and contractor mark-ups. Soft costs – such as design, engineering, and permitting – are not included.*



Funding Opportunities

Grant Funding

- Site Plan enables City to pursue grant funding focused on accessibility and inclusive play
- Phasing allows specific elements to be submitted as stand-alone, grant-ready projects
- Donations and City funding may be leveraged as matching funds

Donor Opportunities

1. Individual components
2. Legacy as integrated play
3. General accessibility fund





Discussion



Recommended Action

Action #1:

Move to recommend the Deane's Children's Park Site Plan, as presented, to the City Council for adoption.

Action #2:

Move to direct the Chair and Vice Chair to develop a hand-off memo to be approved by the Commission during the March 5, 2026, Regular Meeting



Next Steps



Next Steps

1. Prepare a non-project State Environmental Policy Act (SEPA) checklist
2. Present the hand-off memo to the Commission on March 5, 2026, for approval
3. Present the Site Plan to City Council for review and discussion at the April 7, 2026, Regular Meeting.



Thank You!

