



Scope of Work for Clarke and Groveland Beach Parks Joint Infrastructure Plan

AB 6642

March 18, 2025

Agenda

- Project Overview
- Preliminary Site Assessment and Community Survey Findings
- City Council Discussion
 1. Recommended Planning Approach
 2. Input for Community Engagement Plan





Project Initiation

- Parks originally developed in the 1960s & 1970s.
- Both feature aging in-water and upland infrastructure that needs to be repaired or replaced soon.
- City Council approved a joint planning effort in 2022 to prioritize capital projects and navigate a strict permitting environment for shoreline projects.
- City engaged Berger Partnership in 2023 to lead the planning effort.

Recommended Planning Approach

Based on the analysis of existing conditions, the team recommends developing a **Joint Park Infrastructure Plan** for Clarke and Groveland Beach Parks.

The Park Infrastructure Plan would:

- Prioritize repair/replacement of overwater structures and shorelines for capital reinvestment first
- Plan for renovations of existing uplands infrastructure and amenities, such as restrooms, trails, and parking, as future resources allow

What is a Park Infrastructure Plan?

	Park Master Plan	Park Infrastructure Plan
Planning Horizon	Long-term (20+ years)	Near-term (10-12 years)
Scope	Provides a broad and high-level framework to guide park projects.	Identifies and prioritizes specific park renovations/repairs for immediate implementation.
Focus of Community Input	Visionary – <i>What should the park be in the future?</i>	Practical and focused on needs for existing infrastructure and uses. <i>What does the park need now?</i>
Output	Conceptual designs and goals for future project development.	Schematic design and cost estimate to initiate design development.

Challenges of Renovating Waterfront

1. Balancing recreational offerings and beach uses.
2. Navigating a strict regulatory environment.
3. Costs for reinvestment in waterfront infrastructure.

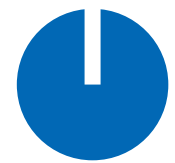
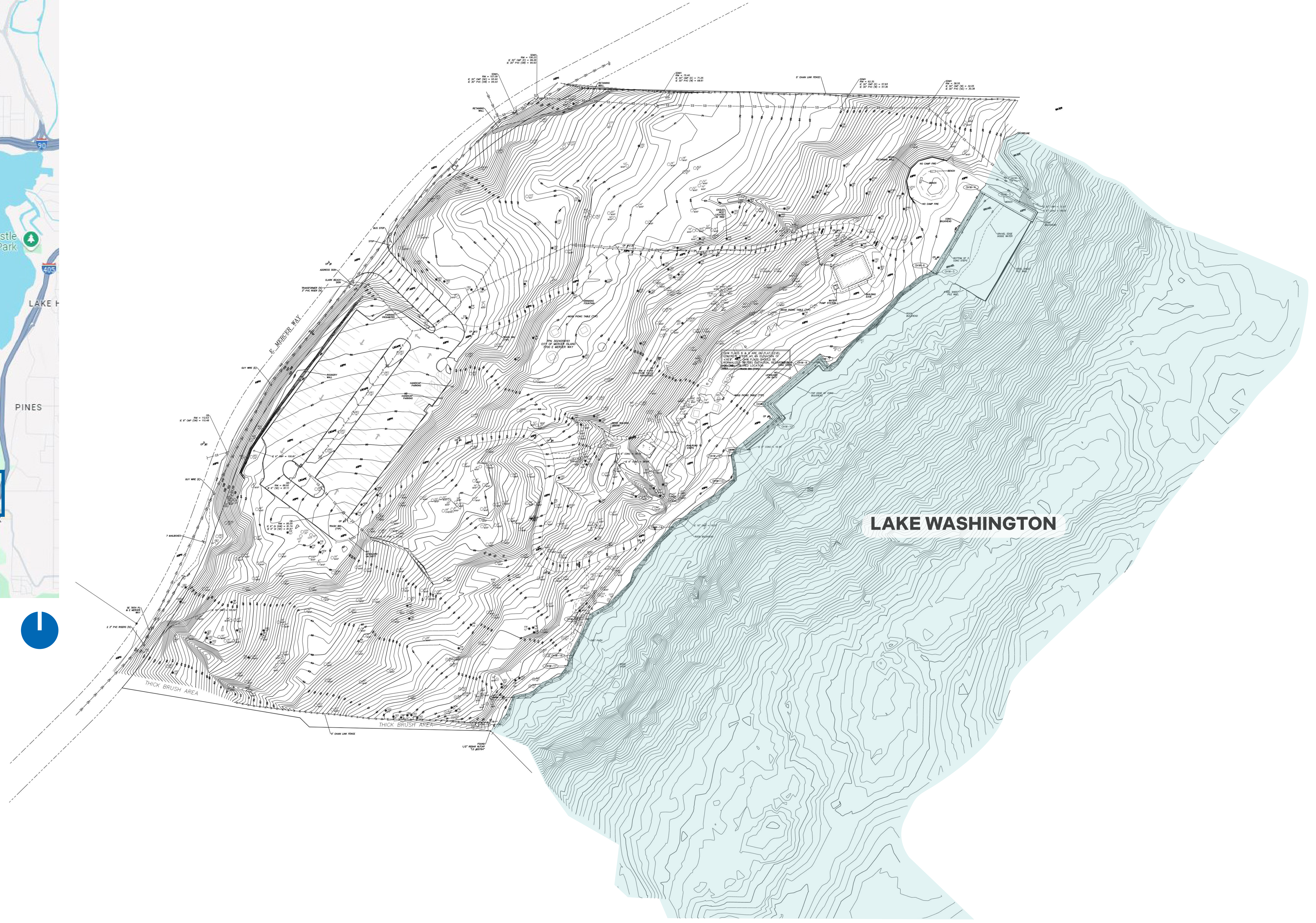
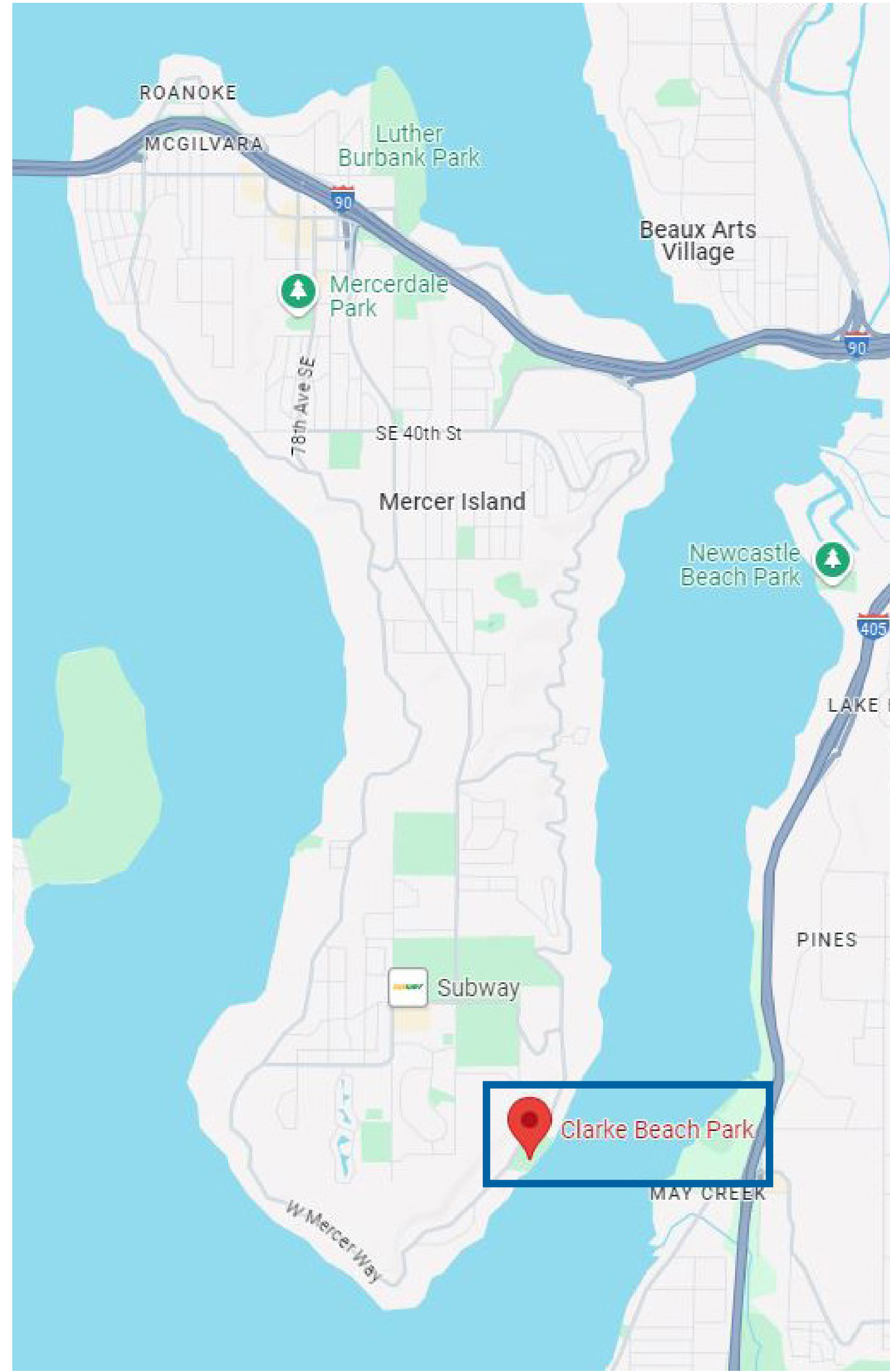


Proposed Community Engagement Opportunities

- The project team seeks City Council input to finalize the community engagement plan, which is being drafted now.
- Staff recommend the following events/opportunities to engage the community in the planning process:

Online Surveys	Open House	PRC Meetings	Let's Talk	Other Opportunities
<ul style="list-style-type: none">• Up to two surveys• Share details about the project• Collect input about community priorities• Collect feedback to on design alternatives	<ul style="list-style-type: none">• One public meeting/event• May be in-person or virtual• Share project information• Present 2-3 design alternatives for input	<ul style="list-style-type: none">• Check-in meetings• Update the PRC on planning process• Seek feedback on design alternatives	<ul style="list-style-type: none">• Hub for project information, key dates, surveys, and other details• May use additional tools such as Quick Polls for ongoing engagement	<ul style="list-style-type: none">• Engagement with park neighbors and community groups• Share project info, promote outreach events, and seek feedback on the Plan

SITE LOCATION & TOPOGRAPHIC SURVEY - CLARKE BEACH PARK



STRUCTURAL CONDITION ASSESSMENT (IN-WATER CONDITIONS REPORT)



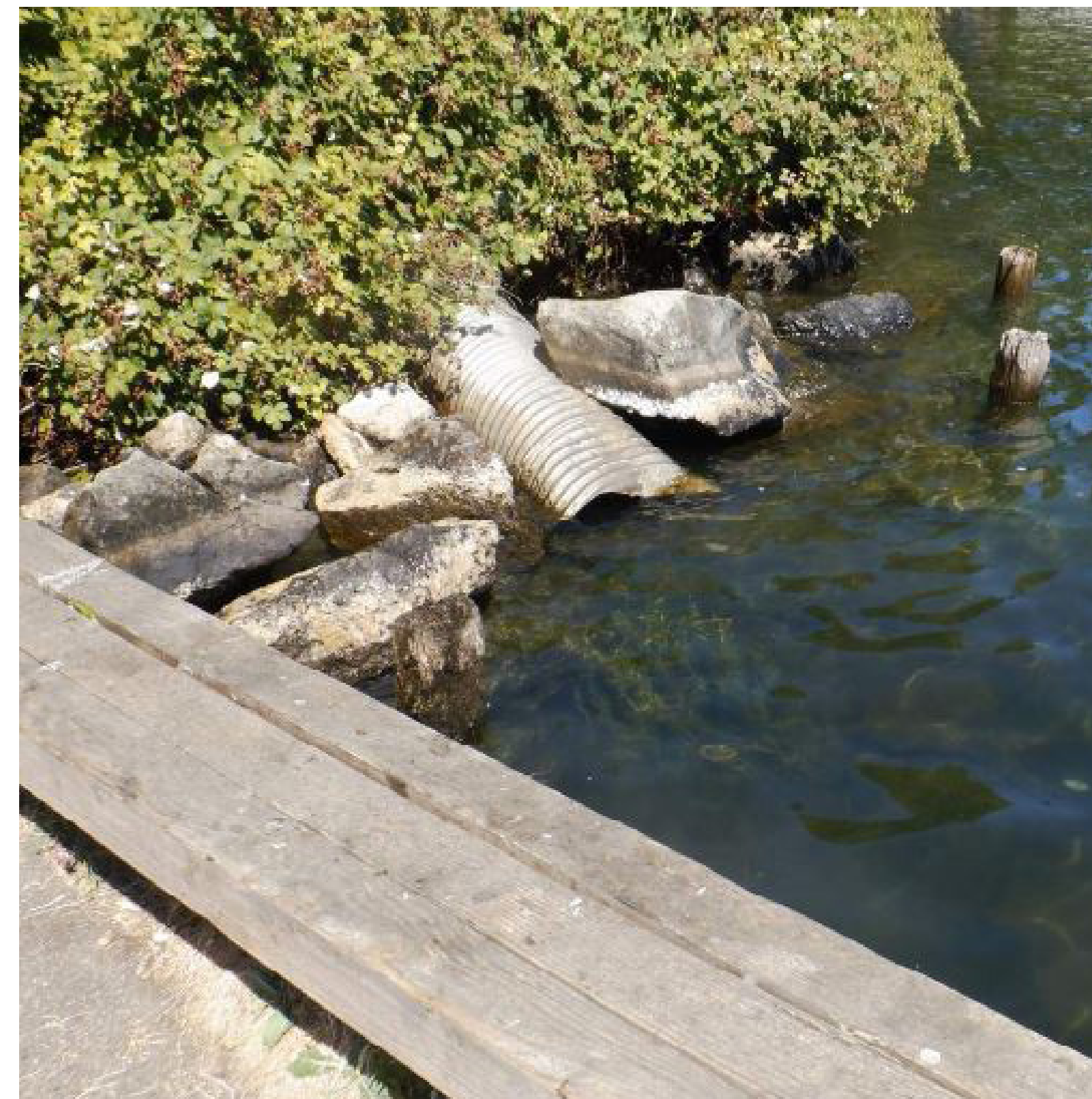
Sinkholes on swimming pier



Cracked concrete stairs & sinkhole



Typical worn, damaged decking



Piles & corrugated outfall pipe

CLARKE BEACH PARK REPORT SUMMARY:

OVERALL CONDITION AND EVALUATION

Assessment:

- The structures are at the end of their useful lives, primarily due to degradation of concrete stairs, timber piles, and sheet pile walls.
- Concrete spalling, undermining, and significant voids threaten structural integrity.
- Corrosion and missing components in the sheet pile wall and timber components are concerning.

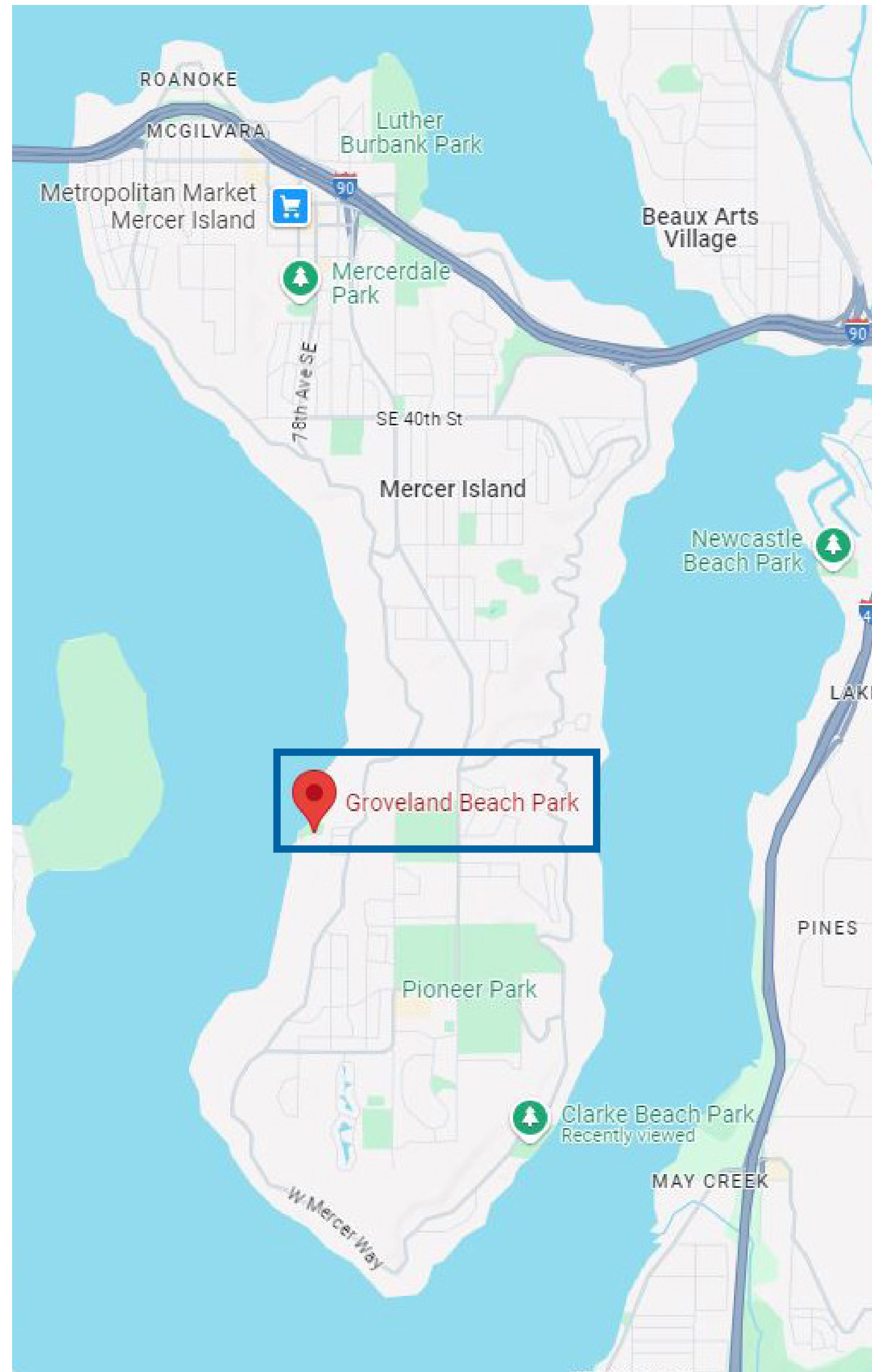
General Damage Causes:

- Timber components suffer from fungal decay and biological degradation.
- Steel components are affected by corrosion, reducing strength.
- Concrete members show spalling, cracking, and exposure of reinforcing steel, which risks structural capacity.

CONCLUSION

- Immediate repairs are recommended to prevent further deterioration of structures.
- Routine inspections every two years until repairs are made, then every five years thereafter.
- Addressing deficiencies will ensure the safety, functionality, and longevity of the park's waterfront structures.

SITE LOCATION & TOPOGRAPHIC SURVEY - GROVELAND BEACH PARK



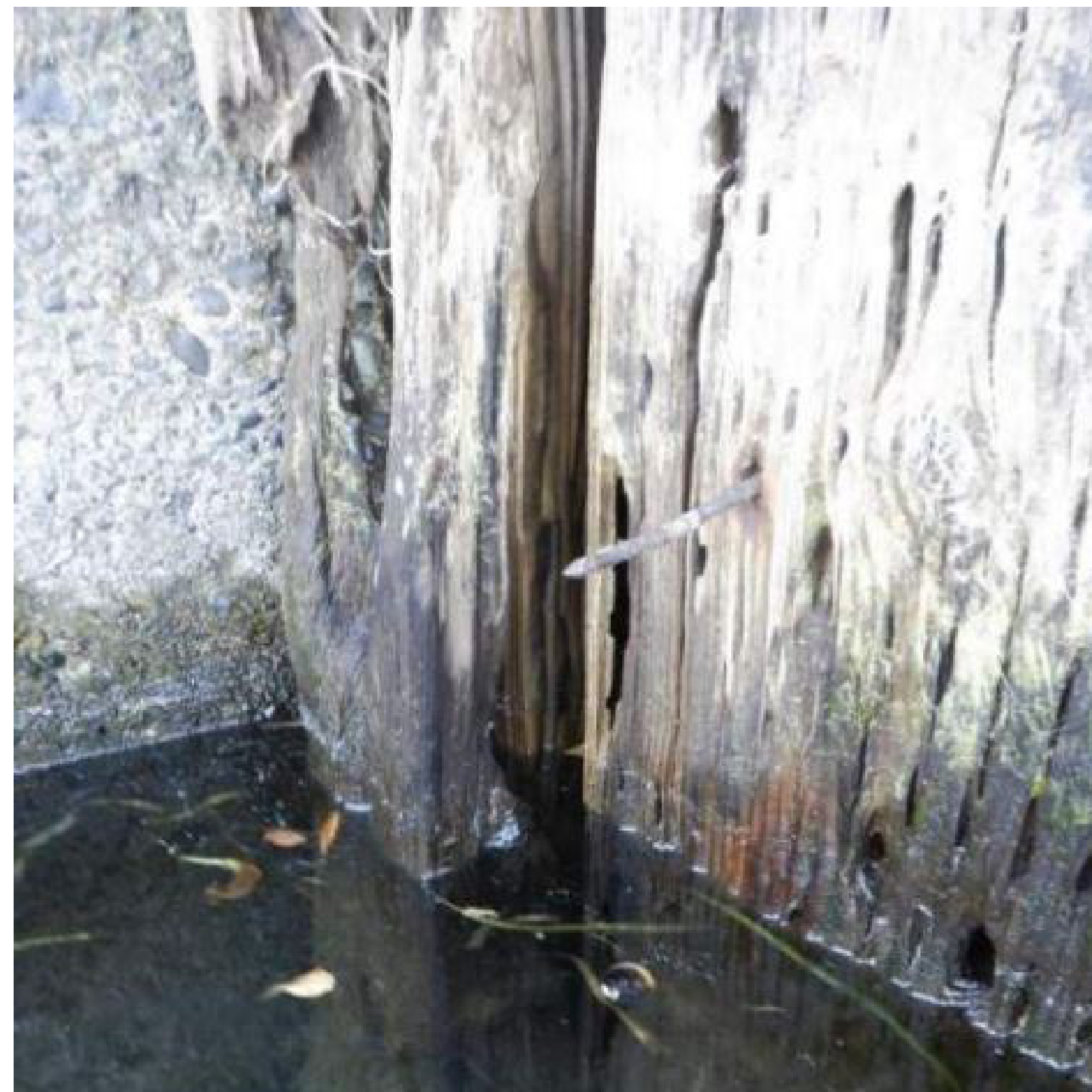
STRUCTURAL CONDITION ASSESSMENT (IN-WATER CONDITIONS REPORT)



Cracked concrete bulkhead



Failed railing connection



Timber bulkhead biological degradation



Delaminated, spalling reinforcement

GROVELAND BEACH PARK REPORT SUMMARY:

OVERALL CONDITION AND EVALUATION

Assessment:

- Timber Piles: Fair condition overall, with localized damage requiring repair. Previous repairs are in good condition, but grout debonding in pile sleeves is evident.
- Superstructure: Fair to good condition with minor weathering and splitting due to railing bolts. Regular inspection recommended.
- Bracing: Good condition, but timber braces show minor biological degradation.
- Decking: Fair condition with spalling and delamination. Concrete cracking, exposure of reinforcing steel, and surface corrosion require attention.
- Timber Bulkhead: Ranges from fair to good. Heavy degradation in curbing and exposed fill behind the wall could worsen.
- Concrete Bulkhead: Cracking, spalling, and undermining present significant risks. Structural integrity could be compromised if not repaired.

CONCLUSION

- The overall condition of the waterfront structures is fair, but degradation is evident, and repairs are crucial for preserving safety, functionality, and the longevity of the structures.
- Maintenance: Routine inspections every 5 years recommended to monitor and manage deterioration.

EXISTING CONDITIONS & ACCESSIBILITY ASSESSMENT FOR RESTROOM FACILITIES REPORT



MERCER ISLAND PARKS

GROVELAND BEACH PARK & CLARKE BEACH PARK

Existing Conditions and Accessibility Assessment for Restroom Facilities
January 2024

shks ARCHITECTS

OVERALL REPORT CONCLUSIONS

While both existing restroom buildings at Groveland Beach and Clarke Beach Parks seem to be in working order, each have various conditions that do not comply with federal and local accessibility guidelines as documented in this report.

Summary of non-compliant conditions:

- Inadequate maneuvering clearance around entry doors
- Inadequate clear space around elements such as trash receptacles, paper towel dispensers, etc.
- Inadequate turning space
- Lack of wheelchair accessible water closet compartments
- Inaccessible reach heights
- Incorrect tactile signage locations
- Inaccessible water fountains
- Inadequate accessible path to the building(s)

While several of the accessibility issues can be resolved easily with little impact to the existing structure, rectifying inadequate clearances at the existing restrooms and water closets would require significant alterations to building and plumbing elements.

GEOTECHNICAL DATA REVIEW

CLARKE BEACH PARK REPORT SUMMARY: CONCLUSIONS & KEY TAKEAWAYS

- Ongoing maintenance of the asphalt footpath will be necessary due to continuing surface settling.
- The sinkhole at the beach steps may continue to worsen due to erosion.
- A more permanent solution may require further geotechnical exploration to mitigate the current conditions.
- The project must comply with the Mercer Island Building Code, specifically Chapter 19.07, regarding geologically hazardous areas.



Cracked concrete stairs & sinkhole



6" of settlement at south steps



Facade separated from steps



Asphalt depressions

GROVELAND BEACH PARK REPORT SUMMARY: CONCLUSIONS & KEY TAKEAWAYS

- Asphalt driveway maintenance is likely to continue due to chronic settlement along the western edge.
- Settlement at the beach area causing stormwater pipe rupture may persist, potentially mitigated by adding supports or replacing materials.
- A geotechnical report is required for new developments in hazardous areas.



Soil creep causing mid-slope settling



Recent cracking of asphalt

CRITICAL AREA RECONNAISSANCE LETTER

ANTICIPATED PERMITTING REQUIREMENTS (BOTH PARKS)

AGENCY	ENVIRONMENTAL POLICY / APPROVAL
CITY OF MERCER ISLAND (CITY)	STATE ENVIRONMENTAL POLICY ACT (SEPA) REVIEW CRITICAL AREAS REVIEW (LIKELY LEVEL 2) SHORELINE SUBSTANTIAL DEVELOPMENT PERMIT, SHORELINE CONDITIONAL USE PERMIT (IF NEEDED), SHORELINE VARIANCE (IF NEEDED) COMPLIANCE WITH TREE CODE (MICC 19.10) (LIKELY PART OF CONSTRUCTION PERMIT) OTHER CITY APPROVALS
WASHINGTON DEPARTMENT OF FISH AND WILDLIFE (WDFW)	HYDRAULIC PROJECT APPROVAL (HPA)
WASHINGTON DEPARTMENT OF ECOLOGY (ECOLOGY)	SECTION 404/10 CLEAN WATER ACT AUTHORIZATIONS
U.S. ARMY CORPS OF ENGINEERS (CORPS)	401 WATER QUALITY CERTIFICATION (WQC) COASTAL ZONE MANAGEMENT (CZM) CONSISTENCY NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) CONSTRUCTION STORMWATER GENERAL PERMIT
TRIBES	TRIBES MAY COMMENT ON THE PROJECT VIA THE SEPA, CORPS, ECOLOGY PERMITS, OR HPA

PUBLIC OUTREACH

BACKGROUND SURVEY ON COMMUNITY USE OF CLARKE & GROVELAND BEACHES

HOSTED BY LET'S TALK

SEPTEMBER 27, 2024 - OCTOBER 31, 2024

229 RESPONSES (COMBINED BOTH CLARKE & GROVELAND REPOSSES)

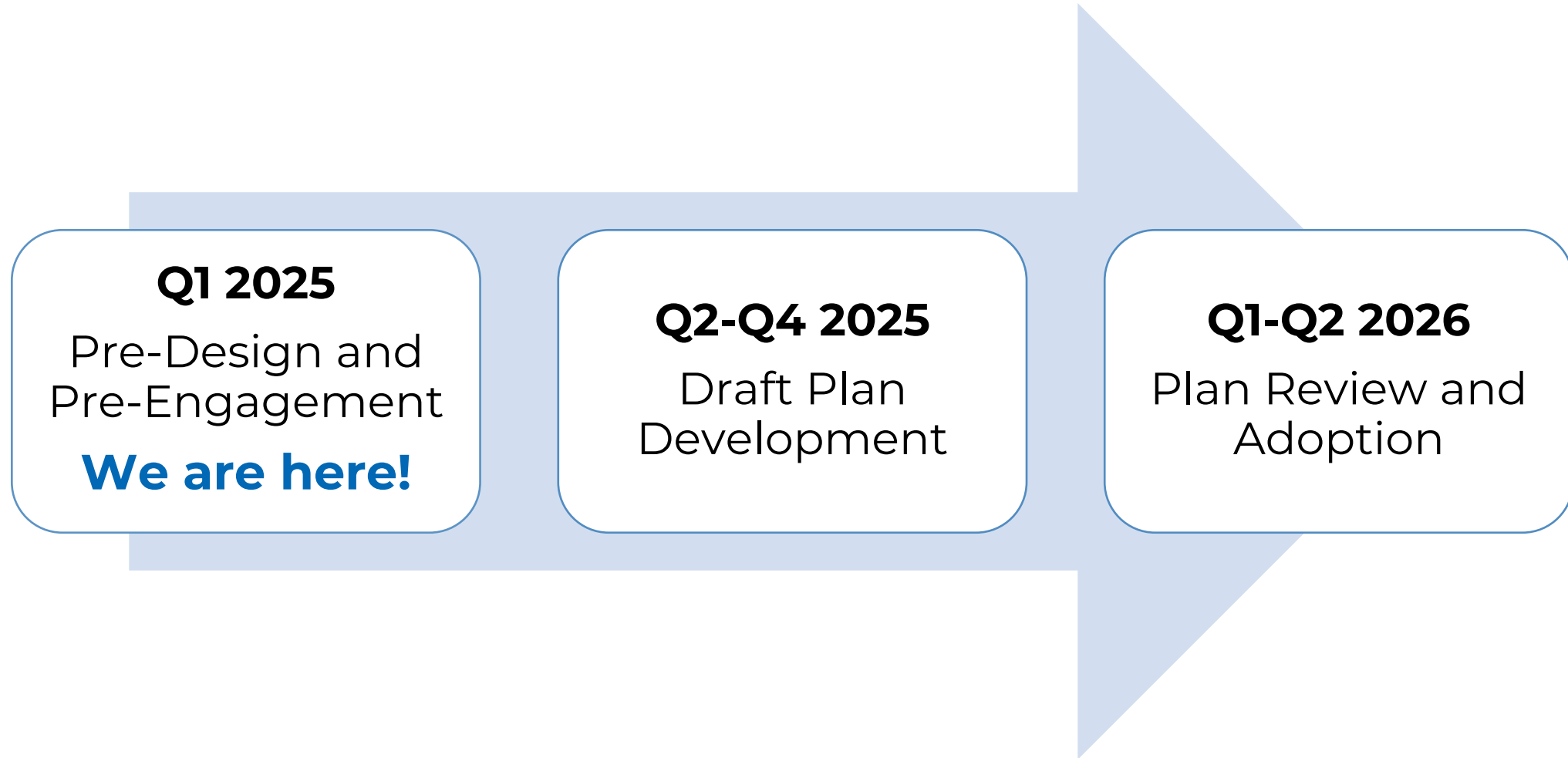
OVERALL KEY TAKEAWAYS:

- * MOST PEOPLE ACCESSING BY CAR, BUT SIGNIFICANT PORTION OF WALKERS AND BIKERS (BOTH PARKS)
- * BEACH ACCESS IS THE HIGHEST RANKED USE REASON FOR VISITING BOTH PARKS
- * STROLLING/WALKING IS 2ND HIGHEST USE AT CLARKE (SWIMMING IS 3RD)
- * SWIMMING IS THE 2ND HIGHEST USE FOR GROVELAND
- * PICNICKING IS THE 4TH HIGHEST RANKED USE FOR BOTH PARKS

BIGGEST CONCERNS:

- * ACCESSIBILITY - TRAIL STEEPNESS, ACCESS TO BEACH & WATER, WAYFINDING
- * PARK MAINTENANCE - DEGRADED AMENITIES, PET & BIRD DROPPINGS, PLANTING, LITTER
- * AMENITIES - MORE PICNIC TABLES, BBQ'S, PLAY, SHADE, TRASH RECEPTACLES
- * SAFETY - SWIMMING CONDITIONS, WATER QUALITY, BAD BEHAVIORS, OFF-LEASH DOGS

High-Level Project Schedule



Project information available at www.mercerisland.gov/cgip.