

Master Plan



Burton Adventure Recreation Center (BARC)

2007-08

TABLE OF CONTENTS

Summary
Guiding Principles

Part 1

Description of Park
Baseline of Natural Resources
Site Context
Stewardship and User Groups
Condition of Existing Features
Utilities and Infrastructure
History of Park

Part 2

Planned Uses and Activities
Future Development
Environmental Impacts
Site Design

Part 3

Public Involvement
Consistency with VPD Comprehensive Plan

APPENDICES

Acknowledgements

This Master Plan was created through the efforts of the members of the Master Planning Committee for BARC.

Members of the BARC Master Planning Committee:

Kristin Pesman	VPD
Bailey deLongh	Community Member
Mark Charnews	Neighbor
Tavi Black	Vashon Youth Council
Andy Jacobs	Park User, Vashon Area Mountain Pedalers
Corey Williamson	Park User
Tim Heryford	Park User
Bob Grubbs	Park User
Saul Fortunoff	Community Member
Chelsea Capperault	Community Member
Nate Mollison	Park User

Special thanks to Wendy Paridon and Tim Lafferty for their help.

Summary

In 1998 a committed group of volunteers created Burton Adventure Recreation Center. The BARC Planning Committee and Stewards foresee continuing the vision of the original BARC volunteers by rejuvenating the Frisbee golf course and the bike riding and skill building area, maintaining the existing “indoor” skate park, adding an outdoor place to skate, and creating spaces for casual recreational uses.

Guiding Principles

1. BARC will continue its role as a youth and adult non-traditional athletic facility.
2. Vashon Park District will maintain BARC as a park facility, with little impact to the neighbors.
3. The natural features of the park will be maintained to support passive and active recreational use of the park.

PART 1

Park Description

The Burton Adventure Recreation Center is 9.5 acres located on the site of the old Burton Elementary School. The park is on the west side of Vashon Highway approximately 6 miles south of the Town of Vashon. The park is on leased land from the Vashon School District, the east side of the lease fronts the Vashon Highway 411.3 ft. From the NW corner the property boundary goes northwest for 473 ft. and then goes west for 342.6.5 ft., this boundary abuts another parcel of property that goes down to Judd Creek. From the NE corner the boundary goes South 588.7 ft behind the skate park. The school district owns the 7.3 acres west of the park boundary, which was not included in the lease to the park district. The South edge of the park is along 228th St for 760 ft. There are two entrances into the park along 228th St., the first entrance coming from Vashon Highway is a steep asphalt driveway that goes into the main parking lot of the skate park, and the second entrance goes directly into the skate park parking lot. Cement block and boulders to prevent cars from driving onto the old building site define the parking lot. The upper level of the park has the skate park, which is located in the old outdoor gym, the old building site that is now a level open space, and a few ornamental trees left from the old elementary school. The park then slopes down approximately 100 feet to a second level space that currently has a few BMX jumps, and hidden in the scotch broom a Frisbee golf course. The lower level ends a steep bank down to the Vashon Highway.

Baseline of Natural Resources

Plant Life. The BARC site has been invaded by blackberries, and scotch broom. The committee looks forward to the removal of these invasive species. The site also has some big fir trees as well as many small volunteer fir that have grown up since the school was demolished, ponderosa pine, spruce, madrona, and maple. The committee recommends removal of some of the small firs so the disc golf course can be used, but until all the invasive species are gone we cannot determine what else may be removed.

Wildlife. The park could contain habitat for the forest and forest edge dwellers including migratory and year-round birds, amphibians, and mammals. The following are typical species found on Vashon-Maury Islands: sparrows, finches, nuthatches, wrens, woodpeckers, warblers, hawks, owls, thrushes, and chickadees.

Mammals include black-tailed deer, Townsend chipmunk, raccoon, deer mouse, Norway rat, Trowbridge shrew, Douglas squirrel and little brown bat. Amphibians include the pacific tree frog, red-legged frog. Reptiles include the Northwest garter snake.

Site Context

Owner: Vashon Island School District
J. T. Sheffield Industrial Park
18850 103rd Ave. SW
Vashon, WA 98070

BARC Address: 10500 SW 228th

Legal Description: Parcel #1822039116, POR of NW 1/4 of NE 1/4 LY SLY of LN BEG on E LN SD SUBDIV 430ft N of SE COR TH N 67-15-30 W 517.83 FT TH BEARING DUE W LESS CO RD

Watershed Address: Central Puget Sound Watershed, Drainage Basin is Judd Creek and West Vashon

Acreage: 16.83 acres, 9.515 leased to the Vashon Park District for BARC

Accessibility and Fire Protection:

Stewardship and User Groups

BARC is mainly used by youth who skate at the skate park or ride bikes on homemade jumps. Until 2006 there was is a skate park steward group. That group is now included in the BARC Stewards Committee which coordinates planning for the entire site. The planned uses and activities portion of this Master Plan will increase the user groups.

Condition of Existing Facilities

The current building at the Burton Skate Park is a semi-open concrete and concrete block building open fully on one side to the weather and enclosed or semi enclosed on the other three sides.

This building has some problems that may make it unattractive to develop further than it is developed currently.

Roof: The roof of this building is a low slope roof with a couple areas that leak. The roof can be repaired fairly inexpensively.

Walls: The west wall of the building serves as a retaining wall for the hillside behind it. There is a tremendous amount of pressure being exerted on the building by lateral drift of the soils, as well as hydraulic pressure from water trying to escape from the hillside. The back wall has several areas where water is leaking through it. This water is getting into the rebar and steel support structure which will eventually cause it to rust away.

Office: The office in this building was built without a permit and done very amateurishly. The electrical is run on the surface of the structural members which prevents finishing the interior with sheetrock. This office should be rebuilt using best building practices.

Utilities

Plumbing: This property is serviced by one water share from the Burton Water District. This water share was not capable of meeting the needs of the school during the summer preventing the old school building for being used for summer school. Currently there is one water hydrant located in the upper field near the entrance to the skate park building. There is no septic or waste water system on the property.

Electrical: There is currently electrical service to the skate park building.

Storm Water: There is a culvert storm water system in the current parking lot of the park. This will need to be kept in mind when developing the park to prevent hazardous materials from getting into the water. There are drains on the North and Wes sides which will need to be incorporated in the drainage system.

History of the Burton Adventure Recreation Site

The Burton Elementary School property was used for agricultural purposes until the Vashon Island School District purchased it and built a school in 1953. An addition was built in 1957, and that was the last of the major construction on the building. In 1990, VISD commissioned a Study and Survey of all of their facilities. It was determined at this time that the Burton Elementary site did not lend itself to extensive future expansion due to topographic and playground constraints, which would have made it difficult for the school to house more than 350 students. Inadequate water supply to meet current fire requirements also precluded major renovation without an extensive system upgrade. The result of the Study and Survey was that both VES and Burton were earmarked for demolition by the VISD Board.

In 2003 Nuprecon of Seattle was awarded a bid to demolish the elementary schools at both the VES and Burton sites. Demolition was completed at Burton in 2003. Vashon Park District has acquired long-term leases for 9.515 acres of the BARC property in June 2007 and intends to renovate the site into a public park. The existing skate park opened September 5, 1998. It was named the Burton Street Course and was envisioned as the first element of the Burton Adventure Recreation Center. The 3,600 square foot Street Course is located in the “outdoor” gym at the closed Burton Elementary School. At the opening, the gym was still attached to the rest of the Burton Elementary building housing classrooms and offices, but was open to the elements. In its first years, the Street Course was staffed by volunteers.

The original BARC vision included a Climbing Gym in the “indoor” gym of Burton Elementary, an integral part of the old school building. The plan was to build the Climbing Gym in stages as funding was obtained. Phase One, which entailed a basic bouldering wall and small roped wall, was completed in September 2000, and the climbing gym opened to the public in October 2000. The climbing gym was heavily used, primarily on weekends, by island families and youth groups.

In June 2000, the Seattle Foundation awarded a \$10,000 grant to Development Of Island Teens (D.O.I.T.) for Phase Two of the Burton Climbing Gym project. This grant made it possible to secure an additional \$36,000 from King County’s Youth Sports Facility Grant program. Planning for Phase Two started in mid-January 2001. This phase entailed an expanded bouldering area with younger climbers in mind, additional roped routes, as well as a “cave” area for more technical climbs. The climbing gym project was terminated due to total closure of the Burton Elementary School building due to damage sustained by the Nisqually earthquake of February 28, 2001. In 2002, the Vashon School District’s board of directors voted to have the school building demolished.

In light of the changed circumstances, in November 2002, the Vashon Park District requested that the King County Youth Sports Facility Grant be used to keep the Street Course open and to enhance its attraction to skaters. The plan was to stabilize the Street Course structure when the main school was demolished and to make structural upgrades. The plan also included improving the flooring and replacing skate ramps. This request for a changed use of the grant funds was approved by the Seattle Foundation and King County. The Street Course was closed during the remodeling and reopened on August 2, 2003. The Street Course skaters applauded the changes to the skating environment.

PART 2

Planned Uses and Activities

The community is interested in continuing to use the site for “alternative” youth and adult athletic activities, creating spaces for community celebrations, playground structures, and picnicking areas. The park would be a place for all members of the community to use at their leisure in a variety of activities for all ages and abilities.

Future Development

It is recommended that future development include the following:

- Clearing of scotch broom, blackberry and several small fir trees
- Where possible, all development and renovation will be made handicapped-accessible and accessible to fire and rescue equipment
- Renovation of the disc golf course, including replacement of stolen “targets,” signage, a separate basket not included in the course for practice, improving the tee off areas, and planting ‘native’ obstacles in a few choice places.
- Create a “playground” for skaters and bikes including steps, grind bars, bridges, quarter pipes
- A concrete pad for outdoor skating and riding
- Bike skills course for all levels of riders
- Walking and riding track around the perimeter of the park
- Play structure that reflects the theme of the park-spider webs, climbing walls, boulders, etc.
- Picnic and barbecue sites
- An outdoor stage area with electricity for concerts and plays
- Radio control car track
- Outdoor climbing wall

Environmental Impact

The proposed improvements will not create any negative impacts to the site or neighboring properties. In fact, clearing invasive species such as scotch broom and ivy will provide a positive environmental impact. The landscape plan for the Disc Golf and BMX courses includes plantings of native, low maintenance species.

The improvements will increase use of the area, and that impact should be more than mitigated by the planting and maintenance of native species in and around the courses. The infrastructure for the BMX track and Disc Golf course will be built with consideration for environmentally friendly procedures and features, as well as an awareness of the impact on surrounding areas.

Site Design

The development of what is currently referred to as the Burton Skate Park by the Vashon Park District (VPD) is comprised of four elements that are interlinked. The Master Plan (MP) of this park is built upon previous uses of the park which due to lack of management and funding for maintenance has fallen into disrepair over the last decade. The acquisition of the park land by the VPD has infused new life into the property. A twenty year lease of the property by the VPD will insure that the property will be managed under the guidelines of VPD's Statement of Purpose and Mission Statement which are as follows:

The commitment by the VPD under dictate by their mission statement and their willingness to act as the Project Managers for any work done on the park will insure that the park is designed, built and maintained with a maximum of attention being paid to insure that it will be open and available to the majority of island residents and visitors to the Vashon-Maury area.

The VPD works closely with the Vashon Maury Land Trust, a non-profit organization whose mission is the protection and conservation of public lands on Vashon-Maury Islands. This organization is consulted before any re-plantings are done in the parks to insure that the vegetation returned to the parks meets the criteria of as close as possible to native plants. Any design would insure that the native plants would help to mitigate the re-growth of any invasive species.

The following is a brief description of the projects and how they interlink to form the scope of the projects.

1. Clearing of the property.
 - The years of non-use and lack of maintenance for this property have allowed non-native, invasive and some class A noxious plants to take over the existing Frisbee golf course and a piecemeal bike jump course both built before the VPD took the lease of the property. In order to reclaim the property and return the Frisbee golf course to useful order, and to have a bike skills course and jump park built, the property will need to be cleared of these weeds. The VPD has suggested that with the removal of the weeds the Park Stewards work in conjunction with the Vashon Maury Land Trust to insure that plantings meet the threshold of native plantings prescribed by the Land Trust.

2. Frisbee Golf rejuvenation.
 - The existing Frisbee golf course has been overgrown by invasive species of plants, primarily Scotch Broom. The removal of the invasive plants and subsequent re-planting of native plants will be sculpted to create a series of labyrinths that will approximate the fairways of a regular golf course. The plantings will create an aesthetically sculpted system of native plants that will in turn create obstacles desired by the Frisbee golfers. The actual paths for the fairways will be either returned to grass or will be provided with a type of surface that will be sanctioned by the doctrines of the Americans with Disabilities Act.
3. Concrete Slab for skating and event staging.
 - The proposed 40' x 60' slab will be near the existing indoor skate park. Currently users are informally using a parking lot on the existing property for outdoor skating. The creation of a designated area for this activity will allow for a safer environment for the users as well as a more comfortable atmosphere for the people using the lot for parking. The construction of the concrete slab will be professionally done insuring best building practices in the process.
4. Creation of a Bike skills course, jump park and play structures.
 - Early in the process of the MP the park stewards recognized that the fledgling BMX-style track could be a great asset to the park if certain parameters were met. The bike skills course will be built to meet applicable safety, signage, and design standards as recommended by the BBTC who have developed a similar park in Seattle with great success and city support. For the scope of this plan it will initially include the existing course and a new pump track area of approximately 40'x30'. The existing course will be brought up to standard. BARC will be a place for all levels of bike riders to practice their skills without having to be on the street.
5. Integrating bike and skate features through out park, including around concrete slabs, any planters, trails etc...
 - The stewards in their approach to the MP for this park took into consideration the previous uses of the park and considered these projects as the anchor points for future development of the site. These projects are central to the park but allow a great deal of latitude for the ability to design other elements into the park. Some of the other suggestions for the park are areas for remote control vehicles, a walking path that would meander around the outside edge of the park and allow for a nice view of Judd Creek to the north. Other amenities that will be considered will be the addition of park benches, picnic shelters with tables, a site-relevant playground for children and adults and, if appropriate, interpretative signage.

Project management by the VPD will insure that all construction and landscaping will have the appropriate permits required by the King County Department of Development

and Environmental Services (DDES). The DDES is the local government agency created to create and enforce building codes for King County Washington. Management by the VPD will also insure that all guidelines for the procurement of contractors will meet the requirements of insurance and bonding and that all contractors agree to and show evidence of paying prevailing wages for their particular trades.

Costs

1. Clearing & replanting the property for park development. (\$11,820.00)
 - Scotch broom removal & replanting of native flora
 - General cleanup of trash and other debris.
 - a. Estimates for this work includes laborers and operators working a five day eight hour shift at prevailing wages.
2. Frisbee Golf-rejuvenation of course. (\$3,825.00)
 - The previous owners of the property had allowed for the installation of a Frisbee golf course. Over the years this has fallen into disrepair but can easily be repaired which would give the public rapid access for using the park.
 - a. The scope for this cost would include installation of concrete slab tees, new signage and a design update.
3. Creation of a 40' x 60' concrete slab for outdoor skating, event staging. (\$4097)
 - This estimate includes carpenters and laborers at prevailing wage.
 - Materials including wood for forms, rebar and concrete.
 - An outdoor basketball court would require 50' x 100' and add to the cost.
4. Renovation of existing jump park & construction of pump track. (\$5132)
 - The majority of dirt is already available for the project so material costs for the dirt will be relatively small considering the scope of a new track requires between 2000 and 3500 yards of dirt.
 - a. The project may require as much as 400 yards of clay to allow for compactable soils required by the design.
 - b. The site will require equipment and an operator plus a laborer for eight hours per day for seven days.
 - c. Course planning, oversight and building will be supplemented by the Vashon Area Mountain Pedalers.
5. Development of mixed age playground, family picnic area and perimeter path. (\$28,946)
 - A mixed age playground would include an outdoor natural climbing feature and a fitness course or equipment. (\$20,780)
 - The family picnic area would include barbecue pits and picnic tables. (\$3,466).
 - The improved park will need additional signage. (\$200)
 - A perimeter path around the park would be used by walkers, runners, cyclists and more. (\$4,500)

Permits for the entire scope of these projects will be managed by the VPD Maintenance department through the King County Department of Development and Environmental Services. This department will also insure that codes are compliant with the Americans with Disabilities Act.

PART 3

Public Input & Involvement

The Master Planning process for the BARC site began on June, 11, 2007. The first meeting was attended by 10 community members including VPD Commissioner, Kristin Pesman. The BARC stewards committee was formed at that meeting. They created a list of current and future uses of the park and possible users. They also talked about the current issues with the skate park and the grant being written at the time for the park. The BARC stewards discussed ideas for operating and maintaining the current park, ideas for the entire BARC, and ideas for a new outdoor skate park. They also developed a laundry list of fundraising options.

The meeting September 17th was attended by eight members. They looked at different options for the bikers and decided that an official BMX track was not what they were interested in. Steward Andy Jacobs provided management plans and ideas from other “bike parks”. The group discussed possibilities to make an outdoor skate/bike area.

They met Sept. 24th with 8 members from the community. Their main concern was “uncovering” the park to understand what was really there.

They met November 26th-to discuss the best use of the Americorps Volunteers, and decided to pay for the replacement disc golf baskets with the \$1000 from DOIT.

The first three Saturdays in December were work parties to clear the scotch broom at the park site. Five to ten Americorps volunteers and three to five members of the community showed up to clear scotch broom to uncover the disc baskets.

All meetings were advertised in a number of ways. Notices on the website, beachcomber ads, reader board notices, and word of mouth were used to inform the public.

Consistency with VPD Comprehensive Plan

The Park District’s Comprehensive plan, *Park, Recreation and Open Space Plan for Vashon Park District, October, 2001*, includes recommendations for roller skating, the Burton Street Course (skate park), a climbing gym, BMX course and disc golf as programs. This Master Plan includes infrastructure to rejuvenate and make permanent almost all these program elements at the Burton Adventure Recreation Center.

Roller Skating can be accommodated by both the indoor skate park and the paved trail planned to surround the BARC.

A Climbing Gym is not currently included in this Master Plan. Though the park stewards did create a climbing gym in 2004, it had to be destroyed when the building was torn down. Equipment for the climbing gym is currently stored with the community member who contributed it. The playground portion of this Master Plan could include a climbing rock and/or a climbing net for people aged 5 to adult.

The Bike Skills Course included in this plan will resurrect that sport for the community by optimizing the existing course at minimal cost, and using the resources of a local cycling group and their volunteer work.

The Disc Golf Course included in this plan fulfills the program requirement in the VPD comprehensive plan and provides for its continuation, again at minimal cost.

APPENDICES

- Cost Estimates
- Implementation Timeline
- Legal Description of Site
- Land Surveys
- Site Drawings

BARC Master Plan Implementation Cost Estimates 2008
--

Bike Skills Track

Clearing & replanting	\$ 5,910.00
Pump Track Construction	\$ 4,332.00
Signage	\$ 800.00

Disc Golf Course

Clearing & replanting	\$ 5,910.00
Signage & shipping	\$ 1,525.00
Design update	\$ 500.00
Concrete Tees	\$ 1,800.00

Playground Elements

Spacenet	\$13,780.00
Fitness Cluster	\$ 5,100.00
Fitcore	\$ 8,015.00
The Pointe (small natural climbing rock)	\$ 7,000.00

The Pinnacle (large natural climbing rock)	\$12,500.00
--	-------------

General Park Additions

Perimeter path around park	\$ 4,500.00
40' x 60' concrete slab	\$ 4,097.00

Picnic & Barbecue Centers

2 BBQ pits	\$ 466.00
3 picnic tables	\$ 3,000.00
Update park signage	\$ 200.00

Rough Total

\$53,820.00

Not all these elements will be included; this is a menu for estimation. Only highlighted costs were included in the total.