

**RESOLUTION NO. 641**

**A RESOLUTION OF THE CITY OF UNIVERSITY PLACE, WASHINGTON,  
AUTHORIZING THE CITY COUNCIL TO ADOPT THE KOBAYASHI MASTER PLAN**

WHEREAS, in April 2008, at City Council direction, City staff began the process of developing a master plan for Kobayashi Park; and

WHEREAS, in August 2008, City Council authorized the City Manager to negotiate a contract with Landau Associates for the development of a schematic master site plan for the Kobayashi Park; and

WHEREAS, the Master Planning process has included three public meetings which were advertised on the City website, City reader board, by mailings and notification to our Friends Groups, City of Lakewood, Pierce County Chambers Creek Properties, Pierce Conservation District and University Place Police and Fire District; and

WHEREAS, the proposal developed by Landau Associates is the culmination of the efforts of citizens, friends groups, Parks and Recreation Commission, City staff and City Council; and

WHEREAS, after the City's review and evaluation of the consultant's recommendation, the following options were developed as the "preferred option" for the Kobayashi Master Plan:

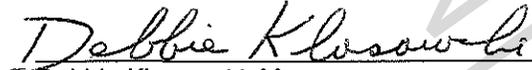
1. construct "on street" angle parking on Chambers Creek Road at the top to the driveway (12-15 spaces);
2. keep the residential portion of the house as public space with a caretaker area;
3. remodel "Pool Room" into a shelter (keep the roof, open up the walls);
4. construct a public restroom in the area that is currently a carport;
5. keep the current driveway configuration; and
6. provide 2-3 handicap parking spaces and vehicle load and unload space next to the house.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF UNIVERSITY PLACE, WASHINGTON, AS FOLLOWS:**

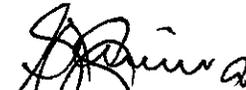
Section 1. Approval of the Kobayashi Master Plan. The Kobayashi Master Plan attached hereto is hereby approved.

Section 2. Effective Date. This Resolution shall take effect immediately upon adoption.

**ADOPTED BY THE CITY COUNCIL ON MARCH 22, 2010.**

  
Debbie Klosowski, Mayor

**ATTEST:**

  
Emy Genetia, City Clerk

The City of University Place  
**Kobayashi Park –Master Plan**



**Kobayashi Park – Master Plan**

*Prepared for*

**The City of University Place**

*Prepared by*

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**February 2010**

**February 2010**

247-2508-011

## **Citation**

The City of University Place. 2009. Kobayashi Park –Master Plan. Prepared by Landau Associates, Tacoma, Washington and Parametrix, Bremerton, Washington. April 2009.

UNOFFICIAL DOCUMENT

## **Acknowledgements**

### **City Council**

Debbie Klosowski, Mayor  
Ken Grassi, Mayor Pro Tem  
Gerald Gehring, Councilmember  
Eric Choinere, Councilmember  
Denise McCluskey, Councilmember  
Javier Figueroa, Councilmember  
Caroline Belleci, Councilmember

### **Parks and Recreation Commission**

Jim Baldes, Chair  
Greg Gooch, Vice Chair  
Alyssa Weber, Commissioner  
Rebecca Vader, Commissioner  
John Heinzinger, Commissioner  
Steve Johnson, Commissioner  
Jerry Anderson, Commissioner

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### **Consultant Team**

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# Chapter 1 Existing Conditions

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## 1 Introduction

Kobayashi Park is located at 6420 Chambers Creek Road West. According to the Pierce County Assessor's records, the property is 4.82 acres in size and was acquired by the City of University Place on September 16, 2004.

## 2 Physical Environment

### Natural Environment

The property sits in the bottom of a deeply incised ravine and contains the confluence of Chambers and Leach Creeks. The lowest elevation on the property is approximately 100 feet above sea level along the southern border of the property with Leach Creek. The highest elevation on the property is approximately 190 feet above sea level along the northern edge of the property that borders Chambers Creek Road. Exhibit 1-2 shows the site topography. Leach Creek and Chambers Creek converge on the property. Leach Creek enters the property from the east and flows to the west. Chambers Creek enters the property from the south merging with Leach Creek and exiting the property to the west. Both creeks are salmon bearing streams with historic runs of Coho, Chum and Chinook salmon. Exhibit 1-3 shows the location of the streams on the property.

Exhibit 1-1  
**Riparian Area**



Exhibit 1-2  
Site Topography

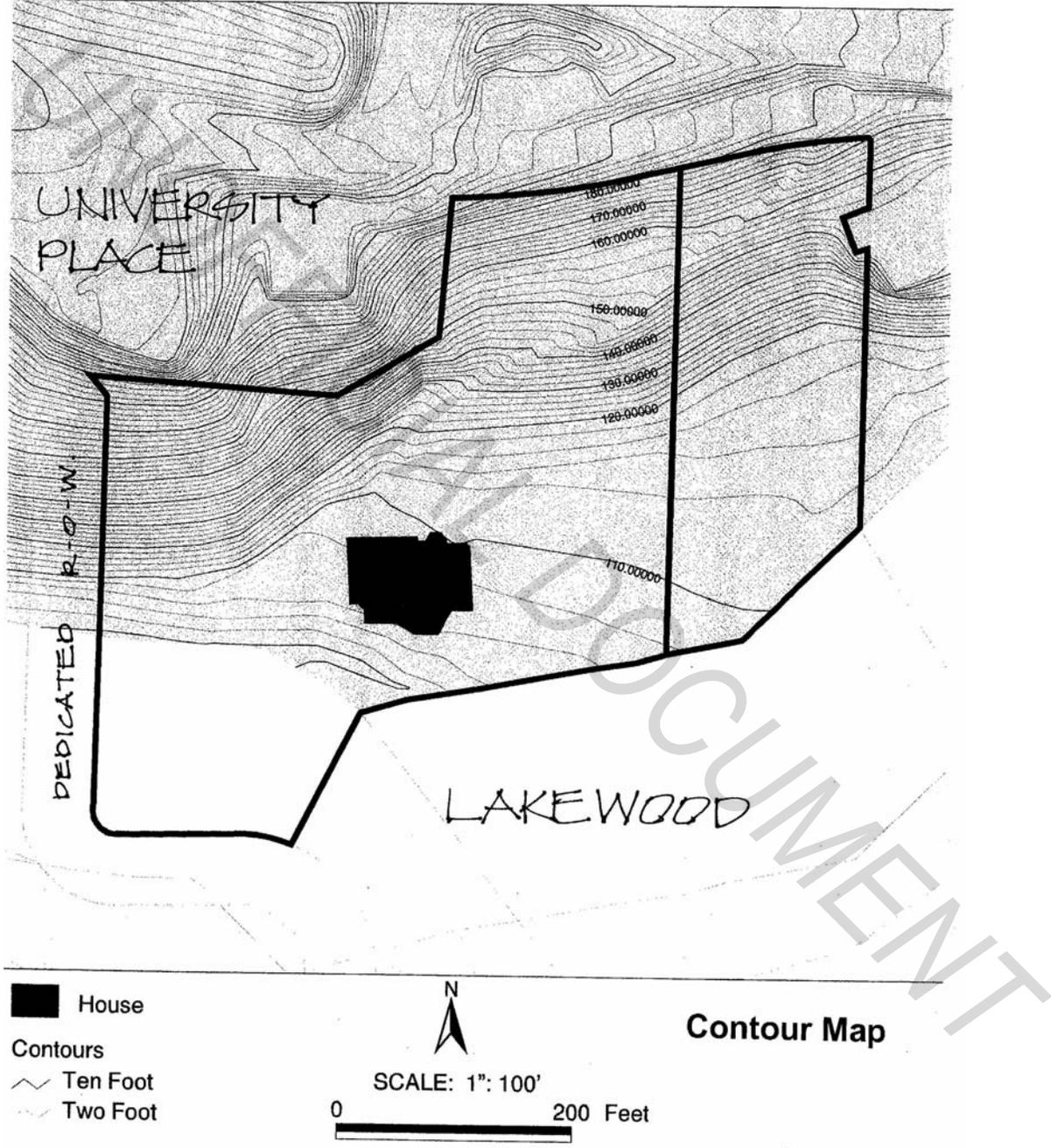
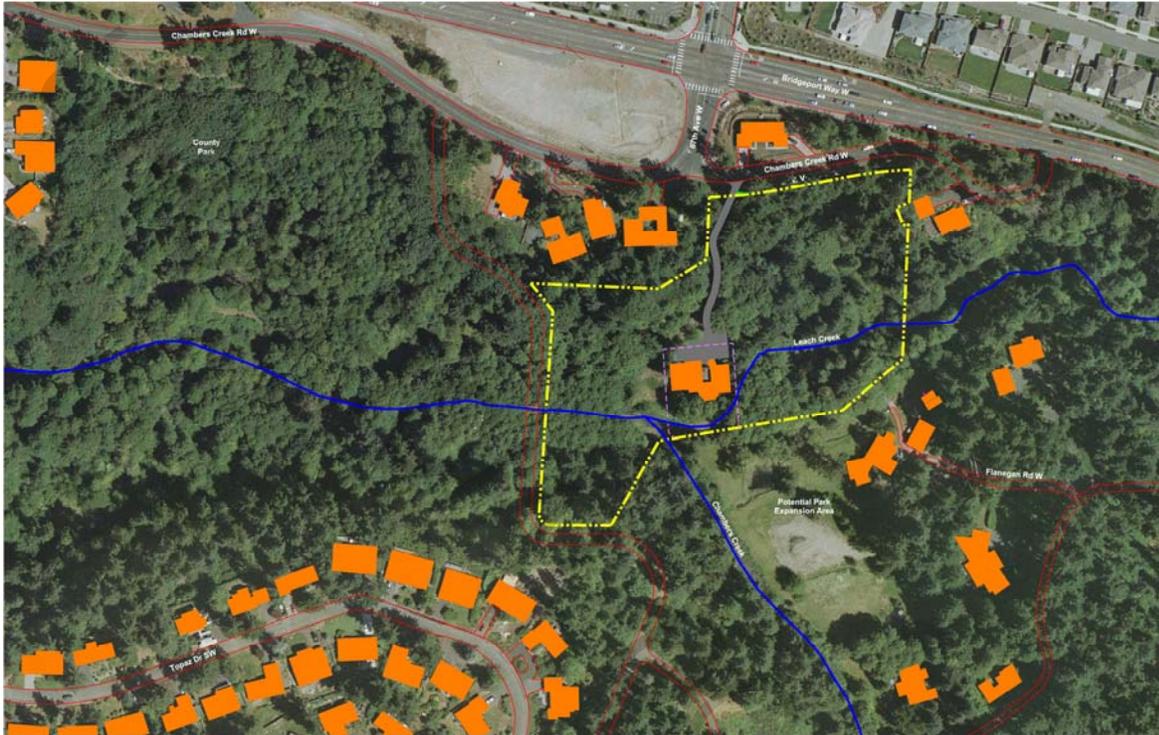


Exhibit 1-3

**Aerial Photograph**



The property is covered with second growth Douglas fir, western red cedar, alder and big-leaf maple. Numerous seeps and springs are found on the lower portions of the property at the bottom of the steep hillsides, along with several wetland areas. The hillside seeps create a small which stream flows into Leach creek west of the house. Non-native plants occur primarily around the house and consists of a lawn area, ornamental shrubs and flowers, and a dense stand of bamboo on the north and east sides of the house. Wildlife commonly seen along the creek corridor includes deer, coyotes, raccoons, river otters, bald eagles, hawks, ducks, woodpeckers and squirrels.

Exhibit 1-4  
**Bamboo Near Stream**



### Built Environment

The property contains a one-story single family house built in 1964. According to the Pierce County Assessor's records, the house is 2,116 square feet with 3 bedrooms and 2.25 baths. The house is accessed by a one lane paved driveway from Chambers Creek Road. Parking on the property consists of two spaces in a covered carport attached to the house and four gravel spaces adjacent to the house. The house is served by a septic system with the septic drainfield located on the upper slope near the eastern border of the property. The house is located approximately 40 feet from Leach Creek with an attached deck that overlooks the creek. The creek bank adjacent to the house has been armored with boulders to produce a series of terraces down from the deck.

### 3 Regulatory Environment

Kobayashi Park is located within the City of University Place and is subject to the City's Critical Areas Ordinance, Shoreline Master Program, Land Use, Zoning, and Building Code. The southern edge of Kobayashi Park borders the City of Lakewood.

Exhibit 1-5  
Non-Native Plantings



Exhibit 1-6  
House



Exhibit 1-7  
Deck



### **Land Use/Zoning**

The property is zoned R-1 Residential with a Public Facilities overlay. A base density of four dwelling units to the acre is allowed, with up to six units per acre permitted through the planned development district process when significant additional amenities are provided, such as open space, trees and landscaping, greenbelt or active recreation facilities.

Duplexes may be developed at a base density of 4.6 dwelling units to the acre. Uses allowed are restricted to single-family housing, duplexes, small attached accessory housing units, schools, public parks, community and cultural services, home-operated day care, religious assembly, appropriate home occupations, and minor utility distribution facilities.

The purpose of an “overlay zone” is to identify areas where uses allowed in the underlying zone are permitted subject to special regulatory standards to achieve the goals and policies of the Comprehensive Plan. The public facility overlay (PFO) designation includes properties currently owned or operated by a public entity. Uses in the public facility overlay include but are not limited to the City Hall, the fire station, public schools and public parks. The purpose of the public facility overlay is to recognize that public facilities provide necessary services to the community and have their own unique set of circumstances. New public facilities should include buffers, landscaping, and design standards to ensure compatibility with adjacent land uses and zones.

### **Shoreline Master Program**

The Shoreline Master Program (SMP) applies to all rivers and streams and their associated wetlands and associated uplands extending 200 feet in all directions. The property is included within the “Chambers Creek” Shoreline Environment Descriptions and is classified as Conservancy – Low. The Conservancy-Low Environment classification is intended to preserve those dynamic natural systems in a manner relatively free of human influence and to discourage or prohibit those activities which might alter the natural characteristics which make these shoreline areas unique and valuable. The SMP

prohibits developments that would degrade or significantly alter the natural character. The SMP regulations emphasize the preservation of natural systems and resources. Physical alterations should only be considered when they serve to protect a significant, unique or highly valued feature that might otherwise be destroyed, or if the improvement is part of a public access effort that does not interfere with natural dynamic systems. All structures, except water dependent uses and public access, shall set back 100 feet from the ordinary high water mark.

#### **4 Site Context**

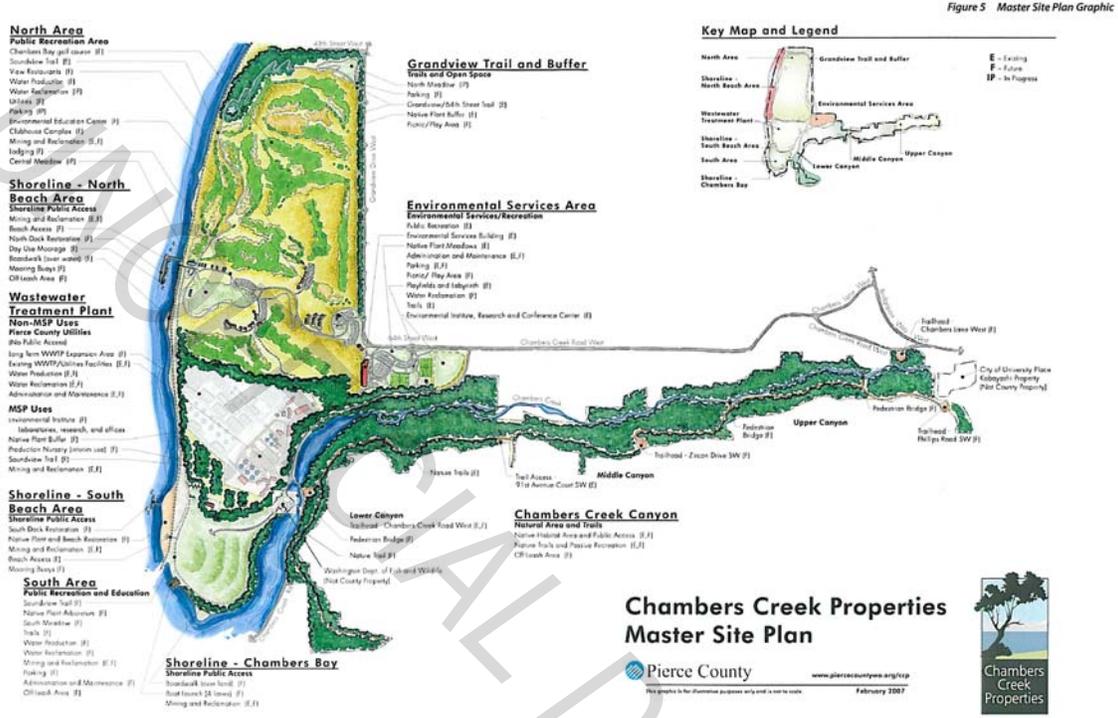
##### **Neighborhood Context**

Kobayashi Park is located within the City of University Place in an area of single family houses. Most of the surrounding houses sit on the upper rim overlooking the stream corridor on both the north and south sides of the corridor. Only a couple of houses are located down in the stream corridor to the south of the property across Leach Creek. West of the property is protected open space owned by Pierce County and is part of the County's Chambers Creek Properties. There are currently no developed access points to the County property in the vicinity of the City park. Exhibit 1-8 shows the property and its relationship to the Chambers Creek Properties.

##### **Regional Context**

Kobayashi Park is an important part of the City's park and open space system and provides the only developed access point to the eastern portion of Pierce County's Chamber Creek Properties. Figure 4 shows the University Place park system. The property serves as a critical location in a potential trail and open space corridor for both Chambers Creek and Leach Creek. The Chambers Creek corridor extends from the estuary where the creek enters the Puget Sound to large wetlands complex at Flett Creek on the Campus of Clover Park Technical College. The Leach Creek corridor extends from the junction with Chambers Creek at the Kobayashi Park to the Woodside Pond Nature Park. Figure 5 shows the potential regional trail and open space corridors.

Exhibit 1-8  
Chambers Creek Properties



Chambers Creek Properties Master Site Plan

February 2007 | 45

## Chapter 2 Key Issues

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A series of public meetings were held on November 13, 2008, January 19, 2009 and April 23, 2009 to develop a master plan for Kobayashi Park. At the public meetings, those present were asked to share their vision for Kobayashi Park and to consider several questions:

- What uses would you like to see at Kobayashi Park?
- What uses don't you want to see at Kobayashi Park?
- What are the most valuable features of this site?
- What are the major issues/problems that need to be addressed at this site?

Responses to these questions were gathered at the public meeting and used as the basis for the development of alternative concept plans. The following is a summary of key issues identified through the public meeting process.

A compilation of all comments received at the public meetings is included in Appendix B.

## 1 Habitat Protection/Restoration

Numerous comments in relation to the landscape expressed a desire to preserve the existing character of the site. Preferences are for minimal impacts and change, and preservation of the natural setting. Many people want to improve the existing condition of the habitat and riparian zone. Comments also encouraged controlling access to the stream to protect salmon spawning beds.



### Sample Comments

*Leave the area as natural as possible.*

*More native plants.*

*Nature Habitat. Restore native plants and encourage wildlife. No bird feeders!! But native trees & plants w/berries etc. Plant things for deer to eat.*

*1st and foremost – a nature preserve. Enhance & protect native plants, salmon/fish habitat. Stream, banks. Educational Aspects – Plants, Life Cycles of fish. Protect birds and wildlife.*

*A place where I can come to enjoy nature.*

## 2 Structures

Comments were mixed concerning the disposition of the house. Many respondents favored retaining the house and using it for an environmental education center or a rental space for weddings. Other suggested using the house as a caretaker's residence to help supervise and protect the site. Another group favored removing the house and replacing it with a covered shelter.



### Sample Comments

*The house should go. Build only a small shelter or study area.*

*Use the house footprint for a big picnic shelter.*

*Keep as natural as possible and remove house.*

*I want to see something done with the house down there because it's just there. There is nothing being done with it and I want it to be involved with the community*

*house for caretaker and small meetings; education.*

*Bed and Breakfast.*

*The house – dated old – what to do with it.*

*Use of the home for small events.*

*Level that house and build a shelter.*

*Building – could be used by school, Audubon, Sierra Club, etc. for environmental classes, lab experiences.*

*The house should go. Build only a small shelter or study area.*

### **3 Site Use/Intensity**

Ideas of the best use of the site and intensity of use mirrored the mixed comments concerning the disposition of the house. In general there is support for low impact and passive uses rather than active recreation. Gathering space, picnic areas and trails were important. Many comments supported having the site act as a link to regional trails, especially linking University Place with Lakewood and connecting to the Chambers Creek Properties.

#### **Sample Comments**

*Keeping it as natural as possible. Passive activities. Trails/pathways.*

*I don't want a "Nature Preserve." The public needs access.*

*It's a difficult site to develop into an "active" park, so don't try. As mentioned, keep it passive, yet family friendly.*

*People abusing the natural environment but I want people being there still.*

*No BIG planned community get-togethers.*

*One long running well-marked walking trail. To have a marked trail would be better for the environment than the random trails that now exist. Most people respect marked trails.*

*I do not want to see this lovely resource blocked off and closed to the public!*

*Public day use to enjoy the beauty of the site. Passive – picnics, walking. Not sports.*

*Picnics – family reunions – cub scout day camps.*

*There should be bicycle and walking trails, with the goal to connect eventually upstream to Leach Creek and across Meadow Park Golf Course.*

*My biggest hope is that it could be a pedestrian and bicycles link between Lakewood and U.P.*

#### **4 Site Access/Parking**

The single lane driveway from Chambers Creek Road to the house at the bottom of the ravine is of concern for emergency vehicle access and two way traffic accessing the house. The limited number of parking spaces on site is also an issue. Minimizing the impact of road improvements and developed parking on the site was a general concern. The need to provide ADA parking spaces on the site was also a comment expressed by the Citizens.



##### **Sample Comments**

*The developable area is too small, the driveway improvements will consume the entire property, destroying the very reason the property is so desired.*

*Road is steep narrow.*

*Limit vehicles that can enter.*

*limited parking (but do not want large parking- look at potential shuttles).*

*No parking. Road is steep narrow.*

*you cannot access the current parking area with emergency vehicles with a code complying scheme.*

*\*DO NOT widen road\**

## **5 Site Security**

Controlling unwanted or inappropriate use of the site was a theme running through many of the comments. Issues raised include vandalism, noise, camp fires, night time parties, and people in the stream.

### **Sample Comments**

*A continued community presence is needed @ Kobayashi to combat vandalism & crime. Coming with that presence is an increased usership & possible detrimental effects...our students could monitor & abate these effects throughout their K-12 learning.*

*Vandalism; security; keeping it clean & safe.*

*Noise containment. Overdevelopment.*

*No party places. Get the boogie boards and swimming out because of noise and damage to fish & birds. Restore the wet lands.*

*Overuse. Unsupervised teenagers during summer and at night.*

*Loud kids screaming and tearing up the creek side. Older kids burning rubber while racing uphill. Loud obscene music blasting out.*

*Noise, drinking parties, unauthorized campfires, garbage, after hour "illegal" access*

## **6 Summary**

The resounding consensus from the public was keeping the park open to the public and keeping the park as a passive use park. Habitat protection and restoration was also a component of the passive use.

The house and what to do with it is a more difficult situation. There were many suggestions from using the existing house to only providing an open shelter on the site.

The challenge of this site is its remote location which makes the existing house a target for vandalism. The park itself is used for illicit activities. Providing a safe environment at the park will require the city and the citizens working together on crime prevention strategies.

## Chapter 3 Alternatives

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The initial public meeting generated a diverse mix of ideas and Alternatives. Alternative plans were developed by the design team to express the range of comments received at the public meetings and represent varying levels of use for the site. Common to all of the Alternatives are removal of non-native invasive species, restoration of habitat along the streams, and the connection of trail to the County's Chambers Creek properties.

### **1 Alternative 1a - Public Center**

Alternative 1a portrays the most intensive use of the property with public use of the house and expansion of the entry road and parking area below. The house is upgraded to current code for public use and the house serves as a trailhead and restroom for park users.

**Exhibit 3-1  
Alternative 1a Main Features**

HOUSE/ STRUCTURES	Public Use of House as an Environmental Education Center.
VEHICLE ACCESS	Main Parking on Road Shoulder Above. Parking for Environmental Education Center, ADA Parking & Vehicle Drop Off Below.
ACCESS ROAD	Improved to Two Lanes.
TRAILHEAD	Combined with Environmental Education Center.
PARK AMENITIES	Environmental Education Center, Trails, Benches, and Interpretive Signs.
RESTROOMS	Combined with Environmental Education Center.
SPECIAL EVENT RENTAL	Available In Environmental Education Center.
HABITAT RESTORATION	Invasive species removal, Riparian habitat planting, and Upland habitat planting.
WALKING TRAILS	Defined path, Boardwalks over wetlands, and Pedestrian bridges across stream.

**Exhibit 3-2  
Alternative 1a**



## 2 Alternative 1b - Private Use of House

Alternative 1b is similar in use to 1a with the major difference being the house is retained for private use as a bed & breakfast. Although not required by City Code, City liability would necessitate building and road improvements to public use standards. Because the house is used for a private function, public access would be restricted around the house and separate restroom facilities will need to be provided for the public.

### Exhibit 3-3

#### Alternative 1b Main Features

HOUSE/ STRUCTURES	Private Use of House as a Bed & Breakfast.
VEHICLE ACCESS	Main Parking on Road Shoulder Above. Parking for Bed & Breakfast, ADA Parking & Vehicle Drop Off Below.
ACCESS ROAD	Improved to Two Lanes.
TRAILHEAD	Near Lower Parking Area.
PARK AMENITIES	Trails, Benches, and Interpretive Signs.
RESTROOMS	Install New Pre-Fab Pump-Out Restroom Near Lower Parking Area.
SPECIAL EVENT RENTAL	Not Available.
HABITAT RESTORATION	Invasive species removal, Riparian habitat planting, and Upland habitat planting.
WALKING TRAILS	Defined path, Boardwalks over wetlands, and Pedestrian bridges across stream.

**Exhibit 3-4  
Alternative 1b**



**3 Alternative 2 - Trailhead**

Alternative 2 has the house being replaced with a covered shelter and the entry road remaining as a one lane driveway. The primary function of the site is as a trailhead for access to the County Chambers Creek Properties. Restroom facilities and a trailhead would be incorporated into the covered shelter. Parking below would be limited to ADA parking only with the main parking area on Chambers Creek Road above. Space for special event activities such as weddings or community meeting is not available in this Alternative.

**Exhibit 3-5  
Alternative 2 Main Features**

HOUSE/ STRUCTURES	House Replaced with Covered Shelter.
VEHICLE ACCESS	Main Parking on Road Shoulder Above. ADA Parking & Vehicle Drop Off Below.
ACCESS ROAD	No Change.
TRAILHEAD	Near Lower Parking Area.
PARK AMENITIES	Trails, Benches, and Interpretive Signs.
RESTROOMS	Install New Pre-Fab Pump-Out Restroom Near Lower Parking Area.
SPECIAL EVENT RENTAL	Not Available.
HABITAT RESTORATION	Invasive species removal, Riparian habitat planting, and Upland habitat planting.
WALKING TRAILS	Defined path, Boardwalks over wetlands, and Pedestrian bridges across stream.

**Exhibit 3-6  
Alternative 2**



#### 4 Alternative 3 – Natural Park Setting

Alternative 3 focuses on habitat preservation value as the primary function for the property. The house is removed from the site with no other structure replacing it. Vehicle access is restricted to maintenance vehicles only. Parking and restroom facilities are provided on the County property along Chambers Creek Road as a joint use facility. No parking is provided along Chambers Creek road next to the Kobayashi Park driveway. Access to the Kobayashi Park site is walk in only from the trail from the joint parking area. No space for special events is provided in this Alternative.

##### Exhibit 3-7

#### Alternative 3 Main Features

HOUSE/ STRUCTURES	No Structures.
VEHICLE ACCESS	Joint Parking at County Property. Service Vehicle Access only.
ACCESS ROAD	No Change.
TRAILHEAD	Joint Trailhead on County Property.
PARK AMENITIES	Trails, Benches, and Interpretive Signs.
RESTROOMS	Install New Pre-Fab Pump-Out Restroom in Upper Parking Lot.
SPECIAL EVENT RENTAL	Not Available.
HABITAT RESTORATION	Invasive species removal, Riparian habitat planting, and Upland habitat planting.
WALKING TRAILS	Defined path, Boardwalks over wetlands, and Pedestrian bridges across stream.

**Exhibit 3-8  
Alternative 3**



**5 Evaluation of Alternatives**

The Alternatives were evaluated based on values that were expressed at the public meetings: protect and enhance the natural habitat, provide for public use, provide for public safety, and costs (how much and with what funds). The Alternatives were ranked on a scale of A to C for each of the criterion listed below with A being a high score (good) and C being a low score (not as good). Scores for each Alternative were based on the collective professional experience of the design team and City staff.

***Habitat Value***

Alternatives were evaluated based on the amount of total development on site, the level of activity allowed, and by the total area available for habitat restoration.

***Public Use***

Public use evaluated the total amount of public use of the Alternatives and the range of activities that can occur on site.

***Safety (Oversight)***

Safety was evaluated based on the amount of “oversight” provided on site by City staff or its authorized agents. Safety deals with having an official presence on site that deters inappropriate behavior and provides a level of comfort for park users.

***Vandalism (Targets)***

Vandalism looks at the number and type of structures that can be “targeted” for damage. A house with floor to ceiling windows would rank lower (be more of a target) than an open shelter without windows to break/vandalize. An Alternative with fewer targets ranks higher (less of a target) than an Alternative with more targets.

***Capital Costs***

Capital costs were base on rough estimates of the costs to develop each alternative.

***Annual On-going Maintenance Costs***

Annual on-going maintenance costs were based on staff time and materials needed to maintain each Alternative after full build out.

***Length of Time to Complete***

Length of time to complete factored in the approximate time needed to obtain full funding, obtain all necessary permits, and complete construction of the Alternatives.

***“Grant-ability”***

Grant-ability pertains to the general ability to compete for grant funding based on the features of each Alternative compared with evaluation criteria of grant programs available to local governments in Washington State. The Kobayashi Park is best suited for urban habitat and salmon restoration grants due to its proximity to the Chambers Creek Properties and having two salmon bearing streams on site. Most grants available to local governments in Washington will not fund the development or

upgrades to buildings or indoor facilities. Private fundraising was not considered as part of this criterion.

**Exhibit 3-9  
Evaluation of Alternatives**

Evaluation Criteria	Alternatives			
	1a	1b	2	3
Habitat Value	C	C	B	A
Public Use	A	C	B	C
Safety (Oversight)	B	A	C	C
Vandalism (Targets)	C	C	B	A
Capital Costs	C	C*	B	A
Annual On-going Maintenance Costs	C	C	B	A
Length of Time to Complete	C	C	A	A
“Grant-ability”	C	C	A	A

\*Although not required by City Code, City liability would necessitate building and road improvements to public use standards.

## 6 Summary

As stated in the previous chapters, as this work moved forward the community presented several recurring themes for this park site. Those themes were: keep the park as a passive use; provide educational opportunities; provide a safe environment; preserve habitat and provide trails.

# Chapter 4 Consultant Recommendation

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Public response to the Alternatives indicated an interest in aspects of each concept. The Consultant recommendation combines elements of all four alternatives in a plan that balances protection of the natural character of the site while allowing for public use and enjoyment of the park and integration with the adjoining County open space.

## 1 Major Features

The Consultant recommendation replaces the existing house with a covered shelter that contains restroom facilities and trailhead information. Parking would be provided adjacent to Chambers Creek Road near the entrance to Kobayashi Park and at the County's property on Chambers Creek Road as identified in the County's Chamber's Creek Master Plan. ADA parking is provided at the existing parking area below.

Development of a trail system connecting Kobayashi Park with the County Chambers Creek Properties figures prominently in the Consultant recommendation. Although Kobayashi Park is roughly 5 acres, most of it is unsuitable for trails of any kind due to steep slopes, wetlands and stream beds. Satisfying the public's desire for trails can only be accomplished through joint planning with Pierce County and the City of Lakewood.

The Consultant recommendation calls for the close coordination of the City's master plan for Kobayashi Park with Pierce County's development of the Chambers Creek Properties. The existing house on the Kobayashi property is located approximately 200 feet from the property line with the

Pierce County properties. In general, the public views the sites as one facility with many of the comments and issues expressed at the public meetings having more to do with the County property than the City property. Close coordination between the two agencies is essential for a successful implementation of the City's master plan.

A potential long range plan calls for the acquisition of the property on the south side of Leach Creek through a partnership with the City of University Place, City of Lakewood and Pierce County. This acquisition would fill in a logical gap between Kobayashi Park and the County Property along Chambers Creek and also provide a site that is more suitable for an environmental education center. Funding for the acquisition could come from a combination of sources similar to those that funded the Kobayashi property, County Conservation Futures and State habitat grants. In addition, private fundraising could help support the proposed acquisition for development of an environmental education center.

#### Exhibit 4-1

### Major Features

HOUSE/ STRUCTURES	House Replaced with Covered Shelter.
VEHICLE ACCESS	If possible Main Parking on Road Shoulder Above and at Joint-use Facility on County Property. ADA Parking & Vehicle Drop Off Below.
ACCESS ROAD	No Change.
TRAILHEAD	Near Lower Parking Area at Covered Shelter and a potential Joint-use Facility on County Property.
PARK AMENITIES	Covered Shelter, Trails, Benches, and Interpretive Signs.
RESTROOMS	Connect restroom to covered shelter.
SPECIAL EVENT RENTAL	None.
HABITAT RESTORATION	Invasive species removal, Riparian habitat planting, and Upland habitat planting.
WALKING TRAILS	Defined path, Boardwalks over wetlands, and Pedestrian bridges across stream.

Exhibit 4-2  
Consultant recommendation



LANDAU ASSOCIATES Parametrix

April 2009

The consultant recommendation was developed through the public process and is a reflection of the community desires. The consultant recommendation is in compliance with the conservation futures grant and provides significant opportunity for future regional partnerships.

Exhibit 4-3  
Consultant recommendation



## Chapter 5 Preferred Option

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The preferred option is a hybrid based on the Consultants recommendation, comments from the Park and Recreation Commission and comments from the City Council. The preferred option includes six basic points.

- Construct “on street” angle parking on Chambers Creek Rd. at the top of the driveway (12-15 spaces).
- House is to be used as public space with a care taker unit.
- Remodel “Pool Room” into an open picnic shelter
- Construct a public rest room in the area that is currently carport
- The driveway stays in its current configuration
- The lower parking area is “handicap assessable with a drop off area next to house

### **Staff Recommendation**

Staff recommends adopting the Preferred Option as the schematic master plan for Kobayashi Park

# City of University Place Kobayashi Park - Preferred Option



# Chapter 6 Implementation

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If the Master plan is adopted by Council the next steps in the process include;

Scheduling and phasing the work will depend on funding availability and the permit approvals.

## 1 Next Steps

The next steps in the development of Kobayashi Park will entail a variety of actives and collaborations to achieve the vision contained in this master plan. The next steps are organized into functional divisions to help track progress in the implementation of the master plan.

The next steps in the process include;

- Site design and permitting
- Review City Codes to determine what is required to convert residential into public space including design and construction.
- Provide a design, and construction cost estimate for the “on street” angle parking, remodeling the “pool room” into a shelter, and constructing a public restroom.
- Funding
- Partnerships
- Construction
- Habitat restoration
- Explore future Park land expansion

Scheduling and project phasing will be dependent of funding availability and permit approval

### **Site Design and Permitting**

The physical design of the park as expressed in the master plan will need to be developed in greater detail in a set of construction drawings, specifications and estimates. This phase of the project will include collecting detailed information about the site such as a wetland delineation, and site survey.

The permitting for the project will include federal permits for any work in the streams or over the streams (anticipated to be a Nationwide permit from the Army Corps of Engineers specifically for the bridge), state permits from Ecology (shoreline and water quality) and Washington Department of Fish and Wildlife (Hydraulic Project Approval) and local permits from the City of University place (shoreline, critical areas, SEPA and zoning). Scheduling and phasing the work will depend on the permit approvals. This information will be used in soliciting bids for various phases of project construction.

### **Construction**

Construction activities are those elements that will allow the public to access and enjoy Kobayashi Park. Site construction will involve the remodel of the existing house and remodel of the pool room into a covered shelter, construction of a restroom, trails, and parking area. Construction activities can occur as one project or a series of projects, depending on funding sources and level of participation of project partners. Additional projects could include a bridge and/or boardwalks.

### **Habitat Restoration**

Habitat restoration and removal of non-native invasive plants will enhance the quality and diversity of native habitat on site and will provide for a more enjoyable experience in the natural environment for park visitors. Pierce Conservation District Stream Team has already done some work on this site. It is anticipated this will be an ongoing activity rather than formally scheduled into the plans. The removal of non-native invasive species is intensive work, especially in an area that supports local salmon runs. A partnership of Charles Wright School, Friends of Kobayashi, Tahoma Audubon and the Pierce Conservation District's Stream Team could work together to

begin the removal of non-native species and planting of native species. Habitat restoration is one area of the master plan that can be accomplished with primarily volunteer labor and donated materials.

### **Future Park Expansion**

The long range opportunity exists for the acquisition of property on the south side of Leach Creek through a partnership with the City of University Place, City of Lakewood and Pierce County. The owner of the property approached the planning team during one of the public meetings to see if the City might be interested in purchasing the property. This acquisition would fill in a logical gap between Kobayashi Park and the County Property along Chambers Creek and also provide a site that is more suitable for an environmental education center. Funding for the acquisition could come from a combination of sources similar to those that funded the Kobayashi property, County Conservation Futures and State habitat grants. In addition, private fundraising could help support the proposed acquisition for development of an environmental education center.

## **2 Partnerships**

Establishing ongoing partnerships with public and private organizations will be critical in the development of Kobayashi Park. As discussed in earlier chapters, close collaboration with Pierce County and its Chambers Creek Properties is essential for the success of Kobayashi Park. In general, the public views the City's and County's properties as one facility; many of the comments and issues expressed at the public meetings were regarding activities occurring on the County Property, with access from Kobayashi Park. Continued interagency communication and collaboration is key to the success of the Master Plan for Kobayashi Park and for future planning efforts. The proposed expansion of the park south of Leach Creek would necessitate working with the City of Lakewood and looking for ways to combine efforts with the City and County to acquire the property.

### **Exhibit 5-1**

#### **Potential Partners**

City of Lakewood  
 Pierce County  
 Pierce Conservation District – Stream Team  
 Friends of Kobayashi Park  
 University Place School District  
 Charles Wright Academy  
 Clover Park Technical College- (Environmental Course students)  
 Tahoma Audubon  
 Native Plant Salvage Alliance

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Much of the habitat restoration and trail building and maintenance can be accomplished by working with local volunteers groups. Identifying a point of contact within the City to coordinate with volunteer groups and having a clear understanding of role and responsibilities with the groups is important in establishing and maintaining working partnerships.

### **3 Funding**

The quality of the riparian habitat and the presence of two salmon bearing streams in this park, make this project a very competitive candidate for a variety of state grant programs. In addition, having multiple partners supporting project grant applications increases the likelihood of obtaining grant funding.

### **4 Summary**

The next step will require collaboration between agencies and within the community. These collaborative efforts will also provide teaming opportunities with the local schools to literally grow new stewards of the park. As part of the learning process these stewards can assist with plantings and with monitoring the restoration within the park.

In addition to creating new stewards the next steps can be phased and implemented as funding allows. Some of the habitat restoration work immediately adjacent to the creek will require permits. A good first step for permitting is meeting early in the process with all the regulatory agencies to determine required permits. Since project design relates to the permit requirements it is important to coordinate the permitting with the design work.

These collaborative efforts to provide stewards and determine permits should help strengthen the opportunity to obtain grants for the work on this site.

### ***Additional Information***

Wednesday, September 9, 2009 Rod Pearce, Assistant Fire Marshal, Todd Smith from Public Works and Gary Cooper visited the Kobayashi residence to determine its suitability for a change of use and occupancy.

The residence and pool room (the pool room is intended to be used as a public meeting room) would be required to have a full fire sprinkler system consisting of Type 13 system with Quick Response sprinkler heads in accordance with Chapter 9 of the International Building Code. A mixed use building, as proposed, requires not only a sprinkler system but a one hour fire-resistive rated fire barrier (walls) and  $\frac{3}{4}$  hour fire-resistive rated openings (doors) between the two uses.

The water fire-flow necessary for the sprinkler system is not allowed to be from the only water source on site, the well. The City of Tacoma Water Utilities would need to install a permanent water source for the sprinkler system.

The deck may have to be demolished at the pool room and not to be used as a public space. This is due to the need for separation between the public and private uses.

A Van Accessible parking stall is also required.

At least one unisex accessible restroom is required for the public use space. Please check the Health Department for other sanitation requirements for public use spaces if the property is on a septic system or Pierce County pre-treatment for sewer.

To use the existing residence as public facility a change of use permit is required to comply not only with the building use but also under the shoreline management regulations. It is not clear from the City Code if this work will also require the existing wetlands be delineated to determine how much of the existing structure is within a regulated wetland buffer.

UNOFFICIAL DOCUMENT

**APPENDIX A**

**Deed Restrictions**



### *CONSERVATION FUTURES COVENANTS*

In consideration of the Public Monies used in whole or part to acquire title to these lands, these Covenants shall run upon these lands in perpetuity and in fulfillment of the requirements necessary to protect, preserve, maintain, improve, restore, limit the future use of, or otherwise conserve wildlife habitat areas, farm, agricultural, and timber lands for the public use and enjoyment. Whoever shall be the steward and holder of title to these lands shall not make or permit any use of these lands which is inconsistent with the requirements necessary to protect, preserve, maintain, improve, restore, limit the future use of, or otherwise conserve wildlife habitat areas, farm, agricultural, and timber lands for the public use and enjoyment. Further, whoever shall be the and holder of title to these lands shall operate and maintain this property as follows:

1. The property and any improvements to the property shall be kept safe and clean.
2. Any sanitation and sanitary facilities present on the property shall be maintained in accordance with applicable state and local public health standards.
3. Any plans for improvements to these lands shall be reviewed and approval given by Pierce County or its successors to assure compliance these Covenants. This does not apply to routine maintenance. Improvements include but are not limited to picnic tables, viewpoints, rest areas, docks, benches, boat launches, restrooms, and parking lots. Work shall not commence without written approval from Pierce County or its successors.
4. Proposals for leases, easements, rights-of-way, and/or other conditions or restrictions, which could potentially limit the use of or alter the character of these lands, shall be reviewed and approved by Pierce County or its successor for compliance and consistency with these Covenants.
5. These lands shall be kept open for public use at reasonable hours and times of year.
6. These lands shall be open for the use of all segments of the public without restriction because of the race, creed, color, gender, religion, national origin or residence of the user.
7. Roads, trails, tables, benches, and other improvements shall be kept in reasonable repair throughout their estimated lifetime, so as to prevent undue deterioration that would discourage public use.
8. These lands shall be operated and maintained in accordance with all applicable federal, state, and local laws and regulations.
9. User or other types of fees may be charged in connection with areas that are the subject of these Covenants, provided that the fees and charges are commensurate with the value of recreation services or opportunities furnished and are within the prevailing range of public fees and charges within the state for the particular activity involved.



200411161011 7 PGS  
 11-16-2004 01:15pm \$25.00  
 PIERCE COUNTY, WASHINGTON

**AFTER RECORDING, RETURN TO:**

Interagency Committee for Outdoor Recreation (IAC)  
 Attn.: Myra Barker, Project Manager (Kobayashi-University Place)  
 P. O. Box 40917  
 Olympia, WA 98504-0917

**Grantor:** City of University Place, a Municipal Corporation

**Grantee:** State of Washington, individually and as the  
 Representative of all the People of the State

**Abbreviated Legal:** NW Qtr. of NW Qtr. of Sec. 26, T 20 N, R 2 E of the W.M.

**Tax Parcel Nos.:** 02-20-271-072; 02-20-271-069

**DEED OF RIGHT TO USE OF LAND  
 FOR PUBLIC RECREATION PURPOSES**

The Grantor, City of University Place, a Municipal Corporation, for and in consideration of monies coming in whole or in part from the Outdoor Recreation Account of the General Fund of the State of Washington and in fulfillment of terms of the Project Agreement identified below, conveys and grants to the State of Washington individually and as the representative of all the people of the State, the right to use the real property described below forever for the outdoor recreation purposes.

Those purposes are described in the Project Agreement entered into between the Grantor and the State of Washington through the Interagency Committee for Outdoor Recreation entitled, "Kobayashi Preserve-Chambers Creek Canyon," Project Number 02-1113 A, signed by the Grantor on the 24th day of May, 2002, and by the Interagency Committee on the 20th day of September, 2002, and the application and supporting materials which are on file with the Grantor and the State in connection with the Project Agreement.

The Grantor will not make or permit to be made any use of the real property described in this Deed, or any part of it, which is inconsistent with the right to use for public outdoor recreation herein granted unless the State, through the Interagency Committee for Outdoor Recreation or its successors, consents to the inconsistent use, which consent shall be granted only upon conditions which

EXCISE TAX EXEMPT DATE 11-16-04  
 Pierce County

Rv

 Auth. Sign

DEED OF RIGHT TO USE OF LAND  
FOR PUBLIC RECREATION PURPOSES

Page 2 of 3

Grantor: City of University Place, a Municipal Corporation  
Grantee: State of Washington, individually and as the  
Representative of all the People of the State  
Parcel Nos.: 02-20-271-072; 02-20-271-069

will ensure that other outdoor recreation land of at least equal fair market value at the time of change or use and of as nearly as feasible equivalent usefulness and location for the public recreation purposes for which State assistance was originally granted will be substituted in the manner provided in RCW 79A.25.100 for marine recreation land, whether or not the real property covered by this Deed is marine recreation land. RCW 79A.25.100 reads as follows:

"Marine recreation land with respect to which money has been expended under RCW 43.99.080 (*recodified as RCW 79A.25.080*) shall not, without the approval of the committee, be converted to uses other than those for which such expenditure was originally approved. The committee shall only approve any such conversion upon conditions which will assure the substitution of other marine recreation land of at least equal fair market value at the time of conversion and of as nearly as feasible equivalent usefulness and location."

The real property covered by this Deed is described in the attached Covenant Document (Recorded with the Pierce Co. Auditor on November 10, 2004) as Parcel A (Kobayashi Preserve), which is incorporated herein by reference. Parcel B (Kobayashi Residence) is being excluded from this Deed of Right.

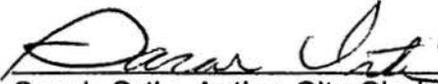
This Deed shall in no way modify or extinguish the functions of the Grantor under the Project Agreement, including the Grantor's functions to operate and maintain the land as set out in the Project Agreement.

DATED this 10th day of November, 2004.

GRANTOR: City of University Place

By:   
Robert W. Jean, City Manager

ATTEST:

  
Sarah Ortiz, Acting City Clerk



**PARCEL "A" (KOBAYASHI PRESERVE):**

COMMENCING ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 20 NORTH, RANGE 2 EAST OF THE W.M. AT A POINT 453.35 FEET NORTH 89°50'45" WEST OF THE SOUTHEAST CORNER OF SAID SUBDIVISION; THENCE NORTH 0°29'15" EAST, 671.47 FEET; THENCE NORTH 89°50'45" WEST, 569.95 FEET; THENCE NORTH 34°33'45" WEST, 260.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 0°09'15" EAST, 335.27 FEET TO A POINT ON THE SOUTH LINE OF BRIDGEPORT WAY (SOUTH 64<sup>TH</sup> STREET EXTENSION COUNTY ROAD); THENCE ALONG THE SOUTH LINE OF SAID COUNTY ROAD, BEING ON A CURVE AT THIS POINT, HAVING A RADIUS OF 734.00 FEET, WITH A TANGENT AT THIS POINT OF SOUTH 85°25'09" WEST FOR AN ARC LENGTH OF 112.08 FEET, SAID ARC LENGTH HAVING A CENTRAL ANGLE OF 8°44'58"; THENCE SOUTH 76°40'11" WEST, 111.73 FEET; THENCE THROUGH A CURVE TO THE RIGHT HAVING A RADIUS OF 848.60 FEET, FOR AN ARC LENGTH OF 134.65 FEET, SAID ARC LENGTH HAVING A CENTRAL ANGLE OF 9°05'29"; THENCE LEAVING THE SOUTH LINE OF SAID COUNTY ROAD, SOUTH 0°09'15" WEST, 109.32 FEET; THENCE SOUTH 55°29'15" WEST, 100.00 FEET; THENCE NORTH 89°50'45" WEST, 225.67 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF CHAMBERS CREEK COUNTY ROAD; THENCE ALONG THE EASTERLY RIGHT OF WAY LINE OF SAID ROAD SOUTH 41°58'23" EAST, 61.33 FEET; THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE SOUTH 1°35'37" WEST, 358.59 FEET, TO A POINT OF TANGENCY OF A CURVE TO THE LEFT HAVING A RADIUS OF 20 FEET; THENCE ON SAID CURVE TO THE LEFT AN ARCDISTANCE OF 93.31 FEET; THENCE ALONG THE NORTH RIGHT OF WAY LINE OF SAID ROAD NORTH 88°04'37" EAST, 105.20 FEET TO A POINT OF TANGENCY; THENCE ON A CURVE TO THE RIGHT HAVING A RADIUS OF 111.85 FEET, AN ARC DISTANCE OF 1.73 FEET TO THE POINT DEPARTURE FROM SAID NORTH RIGHT OF WAY LINE; THENCE NORTH 27°09'15" EAST, 170.69 FEET; THENCE NORTH 78°09'15" EAST, 328.00 FEET; THENCE NORTH 46°54'15" EAST, 140.00 FEET TO THE POINT OF BEGINNING, IN PIERCE COUNTY, WASHINGTON.

**EXCEPT THAT PORTION DESCRIBED AS FOLLOWS:**

BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 20 NORTH, RANGE 2 EAST OF THE W.M.; THENCE NORTH 89°50'45" WEST, ALONG THE SOUTH LINE OF SAID SUBDIVISION, 453.35 FEET; THENCE NORTH 0°09'15" EAST, 671.47 FEET; THENCE NORTH 89°50'45" WEST, 569.95 FEET; THENCE NORTH 34°33'45"

WEST, 260.00 FEET; THENCE NORTH 0°09'15" EAST, 239.87 FEET; TO THE SOUTHERLY EAVE LINE OF A GARAGE, THIS POINT BEING ALSO THE TRUE POINT OF BEGINNING OF THIS PARCEL; THENCE SOUTH 66°40'33" WEST, 9.82 FEET; THENCE NORTH 23°19'27" WEST, 32.65 FEET; THENCE NORTH 66°40'33" EAST, 24.00 FEET; THENCE SOUTH 0°09'15" WEST, 35.60 FEET TO THE TRUE POINT OF BEGINNING.

ALSO EXCEPT ANY PORTION LYING SOUTH OF THE FOLLOWING DESCRIBED LINE:

BEGINNING ON A LINE PARALLEL WITH AND 641.17 FEET NORTH OF THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 20 NORTH, RANGE 2 EAST OF THE W.M., AT A POINT 453.35 FEET WEST OF THE EAST LINE OF SAID SUBDIVISION; THENCE PARALLEL WITH SAID SOUTH LINE OF SAID SUBDIVISION, WEST, 569.95 FEET; THENCE NORTH, 30 FEET; THENCE NORTH 34°38'41" WEST, 260 FEET TO THE TRUE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE SOUTH 46°49'19" WEST, 140.00 FEET; THENCE SOUTH 78°04'19" WEST, 328 FEET TO A POINT AT THE JUNCTION OF STEILACOOM AND LEACH CREEKS; THENCE SOUTH 27°04'19" WEST, 144.48 FEET TO THE NORTHERLY LINE OF RIGHT OF WAY OF CHAMBERS CREEK COUNTY ROAD.

ALSO EXCEPTING THAT PORTION DESCRIBED AS FOLLOWS:

BEGINNING ON A LINE PARALLEL WITH AND 641.17 FEET NORTH OF THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 20 NORTH, RANGE 2 EAST OF THE W.M., AT A POINT 453.35 FEET WEST OF THE EAST LINE OF SAID SUBDIVISION; THENCE PARALLEL WITH SAID SOUTH LINE OF SAID SUBDIVISION, WEST, 569.95 FEET; THENCE NORTH, 30 FEET; THENCE NORTH 34°38'41" WEST, 260 FEET; THENCE SOUTH 46°49'19" WEST, 140.00 FEET; THENCE SOUTH 78°04'19" WEST, 328 FEET TO A POINT AT THE JUNCTION OF STEILACOOM (ALSO KNOWN AS CHAMBERS CREEK) AND LEACH CREEKS AND THE TRUE POINT OF BEGINNING; THENCE NORTHWESTERLY ALONG STEILACOOM CREEK TO A POINT OF INTERSECTION WITH A LINE PRODUCED NORTHERLY AND SAID LINE REMAINING AT ALL TIMES 10 FEET WESTERLY FROM, WHEN MEASURED AT RIGHT ANGLES TO, THE WESTERLY EDGE OF THE ROOF OVERHANG OF THE EXISTING KOBAYASHI RESIDENCE; THENCE

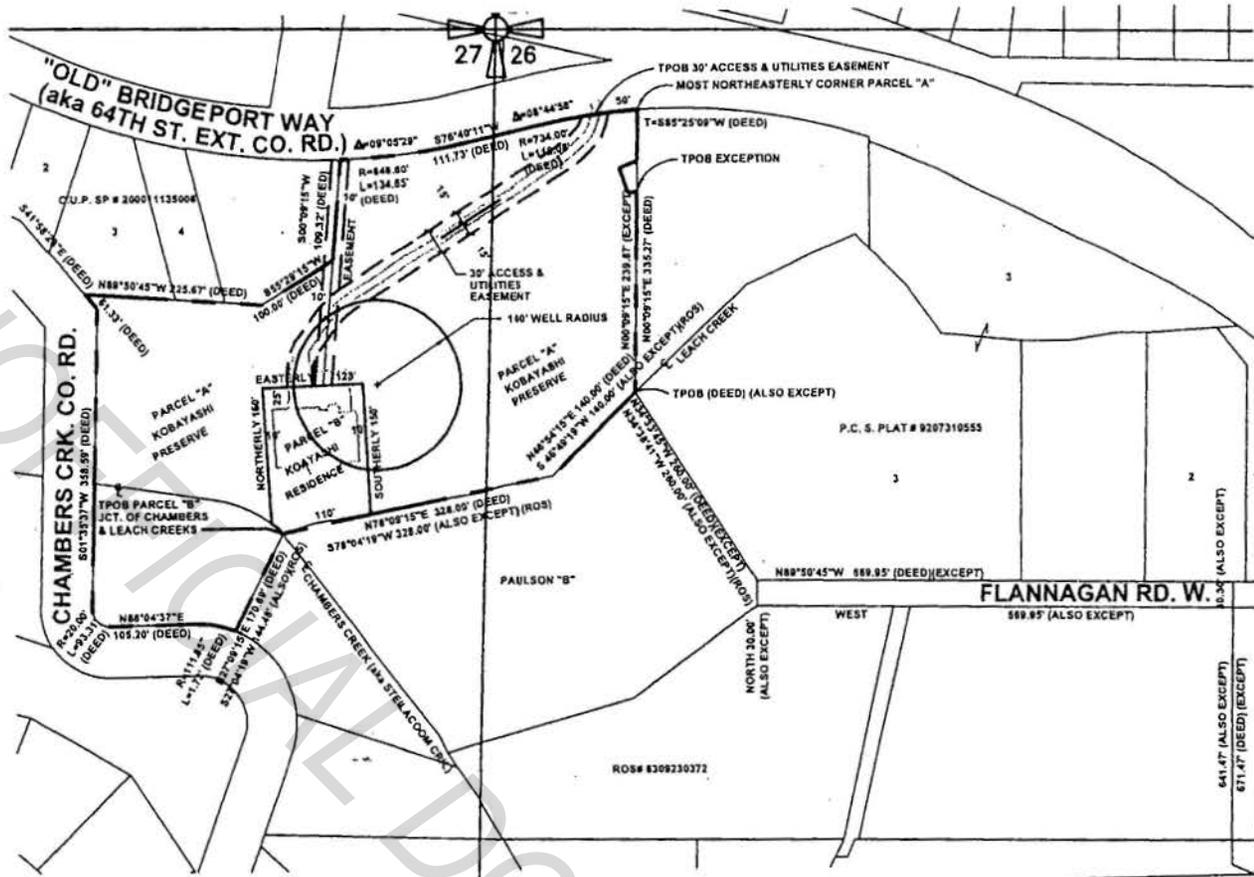
NORTHERLY ALONG SAID NORTHERLY PRODUCED LINE, 160 FEET TO A POINT OF INTERSECTION WITH A LINE PRODUCED EASTERLY AND SAID LINE REMAINING AT ALL TIMES 25 FEET NORTHERLY FROM, WHEN MEASURED AT RIGHT ANGLES TO, THE NORTHERLY EDGE OF THE ROOF OVERHANG OF SAID EXISTING KOBAYASHI RESIDENCE; THENCE EASTERLY ALONG SAID EASTERLY PRODUCED LINE, 120 FEET TO A POINT OF INTERSECTION WITH A LINE PRODUCED SOUTHERLY AND SAID LINE REMAINING AT ALL TIMES 10 FEET EASTERLY FROM THE EASTERLY EDGE OF THE ROOF OVERHANG OF SAID EXISTING KOBAYASHI RESIDENCE; THENCE SOUTHERLY ALONG SAID SOUTHERLY PRODUCED LINE, 150 FEET TO A POINT FROM WHICH THE TRUE POINT OF BEGINNING BEARS SOUTH 78°04'19" WEST; THENCE SOUTH 78°04'19" WEST, 110 FEET TO THE TRUE POINT OF BEGINNING.

SUBJECT TO AN 30 FOOT WIDE ACCESS AND UTILITIES EASEMENT LYING 15 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE MOST NORTHEASTERLY CORNER OF PARCEL "A"; THENCE WESTERLY ALONG THE SOUTH LINE OF BRIDGEPORT WAY (SOUTH 64<sup>TH</sup> STREET EXTENSION COUNTY ROAD), 50 FEET TO THE CENTERLINE OF AN EXISTING ASPHALT DRIVEWAY AND THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTHERLY AND WESTERLY ALONG SAID CENTERLINE TO THE NORTH LINE OF PARCEL "B" AND THE TERMINUS OF SAID EASEMENT.



3.20.03



NOTES:  
 THIS MAP AND ASSOCIATED DESCRIPTIONS ARE BASED UPON COMMONWEALTH TITLE COMPANY COMMITMENT NO. 3019188 AND DATED SEPTEMBER 26, 2001 AT 8:00 A.M. AND PIERCE COUNTY RECORD OF SURVEY #8309230372. THIS POLITICAL SUBDIVISION WAS BASED UPON ACTUAL FIELD SURVEYS, HOWEVER NO CORNERS WERE SET.

(DEED) ORIGINAL PARCEL PER TITLE REPORT.  
 (EXCEPT) FIRST EXCEPTION TO ORIGINAL PARCEL PER TITLE REPORT.  
 (ALSO EXCEPT) SECOND EXCEPTION TO ORIGINAL PARCEL PER TITLE REPORT.  
 (ROS) PER RECORD OF SURVEY #8305230372

REBAR & CAP  
 1/16TH COR.

SOUTH LINE NW4, NW4, SEC. 26, T20N, R2E, W.M.

N89°50'45"W

N00°28'15"E (DEED)  
 N00°09'15"E (EXCEPT)

453.35' (DEED)(EXCEPT)  
 (ALSO EXCEPT)

BRASS MON. @  
 SE COR. NW4, NW4,  
 SEC 26, TWP20N, RGE 2E



UNOFFICIAL DOCUMENT

**APPENDIX B**

**Public Comments**



## **KOBAYASHI PARK OPEN HOUSE PUBLIC MEETING**

### **Engaging the Community and Respecting the Environment**

**November 13, 2008, 6:30 – 8:30 p.m. City Hall**

The City of University Place was able to obtain a grant for the purchase of a small but beautiful piece of property at the confluence of Chambers Creek and Leach Creek. This area is a unique high quality habitat in the midst of an urban area. The site has wetlands, a house, picnic tables and is currently used by salmon and other wildlife species. This site has the potential for many different uses. The City is hosting this first public meeting to take the public's input (your input), suggestions, potential options on how you feel your park site should be used. The City has employed the Landau Associate's Senior Environmental Planner, Theresa Turpin, as the consultant in the Kobayashi Master Plan project; for Citizens of University Place and especially users of this park this is an opportunity to provide suggestions to shape the future use of this site.

Public input is an important first step in the planning process. Once the initial input is obtained, landscape architects and planners will use that input to develop options. These options will be presented to the public in upcoming meetings and the feedback from the meetings will shape the master plan for Kobayashi Park.

The master plan will also consider regional factors, including local and regional watershed plans, the open space habitat plan that is being developed by the City of Tacoma, and the regional trail plan that is being developed by Pierce County Parks and Recreation.

Regulations such as the zoning code and the shoreline code, which requires public access, will also be reviewed and incorporated when looking at what uses can occur on this park site.

This meeting is the first of at least three public meetings planned as part of the master planning for this park site. The final outcome of this process will be a master plan for Kobayashi Park. The process for developing the master plan for Kobayashi Park is based upon two main themes: engaging the community and respecting the environment

For additional information please contact the Landau Associates, Theresa Turpin, at 1 800 552-5957 or 253 926-2493; email: [turpin@landauinc.com](mailto:turpin@landauinc.com) or visit [www.landauinc.com](http://www.landauinc.com)

## Please share your ideas and your vision for Kobayashi Park:

I think Kobayashi is a great park and I think it's okay.

As a family we have really enjoyed the quiet peaceful, natural beauty we are able to enjoy just down the street from our home. The thought of not being able to go there would be heartbreaking. I wouldn't change very much.

I believe that people should be able to use the park because little kids can play in the water and you can just have fun. It's really beautiful down there and I want the park to stay in its natural habitat but I think people can use it but not abuse it.

Leave the area as natural as possible.

Passive outdoor facilities; Use of the home for small events. Picnic tables; areas to sit and observe - It is so beautiful and like another world. Hard to believe it is across from Fred Meyer.

As a representative of Charles Wright Academy (Science Teacher for Pre K-5<sup>th</sup> Grades), I would like to propose a relationship between CWA students and Kobayashi Park, with regard to monitoring, stewardship, restoration and learning on a long-term, consistent basis.

Continue to be open to the public. The kids love floating down the stream in the summer. Perhaps routine U.P Police checks to discourage vandalism. It really is a great place for families & friends to gather for summer picnics.

Keeping it as natural as possible. Passive activities. Trails/pathways.

More native plants. No homeless camps. No "pets allowed" "dogs." More picnic tables. Stay away from other Houses near by.

I think the land lends itself to remaining as natural as possible very little development.

Preservation of natural areas, protect from development, provide a variety of recreation opportunities for the community. Trail link - using stream corridor. Building - could be used by school, Audubon, Sierra Club, etc. for environmental classes, lab experiences.

I would like continued public access for walking trails, & picnics, nature education etc.

Nature Habitat. Restore native plants and encourage wildlife. No bird feeders!! But native trees & plants w/berries etc. Plant things for deer to eat.

It's a golden opportunity for an educational environment preserve. Something like the Homestead Park but more oriented toward the creek environment.

Public park that can be used for education & meetings. Tours/ photo walks / day camps. Volunteers to cleanup property & make needed repairs w/minimal expense to the city. A friendly group to be volunteers / nurturers of park.

and foremost - a nature preserve. Enhance & protect native plants, salmon/fish habitat. Stream, banks. Educational Aspects - Plants, Life Cycles of fish. Protect birds and wildlife.

A place where I can come to enjoy nature.

I love to go down with my husband and our 7 & 4 yr old sons for a picnic. It's a beautiful park so close to home that feels private. We like to take the kids to the water esp. during summer and the fresh water is preferable. We'd like to continue visiting and have the option to use/rent the facilities on site.

Encourage public use and respect adjacent properties at the same time. Restore & preserve natural habitat. (Remove invasive plants) Be reasonable on preservation of pristine habitat. It has been altered already by humans for 150+/- years.

Return the house to it's original condition when it was purchased -that is, open the pool back up!

My biggest hope is that it could be a pedestrian and bicycles link between Lakewood and U.P. It's currently difficult and dangerous to travel between the two cities by bike. It requires going miles around with travel on Steilacoom Blvd. and Bridgeport. There needs to be a bridge across the creek, then we'd have a beautiful, safe link between the two cities that would be an attraction in itself. There's an existing trail from Philips Road to Chambers Cr., and drive way access from the property up to U.P. , so it wouldn't take much more than a bridge. I'd love to see the Philips trail improved enough to be bike friendly as part of this, but even if the bike needs to be walked down to the bridge I'm Proposing, it would be much better than it is now. It would open up recreation on both sides of Chambers Cr. to non-motorized travelers (Ft. Steilacoom Park, etc.)

Bed and Breakfast. Install speed bumps.

Maintains it's natural beauty and state. No expansion of building's footprint. Public understanding of what this park can be in it's "natural" state. Not a general use park. No "playground" / picnicking type activities.

## What uses would you like to see at Kobayashi Park?

Just as a walking, relaxing, a cool dip in the water type of park left mainly to its natural state.

I want to see something done with the house down there because it's just there. There is nothing being done with it and I want it to be involved with the community

Passive outdoor - walking sitting at picnic tables and benches; house for caretaker and small meetings; education.

Environmental education. Local stewardship and environmental empowerment opportunities. Trails & "green" access. Intention toward biological (intrinsic) value.

One long running well-marked walking trail To have a marked trail would be better for the environment than the random trails that now exist. Most people respect marked trails.

Learning center. Trails - learning areas for children of all ages (learn about natural environment) Salmon spawning.

Public toilets. Limit how many people at a time can be down there. No fires. No zoning.

Hiking trails. Education area for school-age children to learn about habitat management, trees, native plants, wetlands etc.

Trailhead & trails leading down canyon to chambers creek property. Environmental education. Native plant gardens. Passive recreation - walking, sitting, birding, fishing. Opportunity to play/wade in creek, build rock dams, look for frogs, fish, snake - Exploration!

A retreat center would be ok - if responsible groups participated. No loud music or other activities not compatible with the general tranquility.

Education for habitat and wild life on a quiet low-key scale. Self guided walks w/identification for trees et. Perhaps a heron rookery, (Like Peasley Canyon)

A "stroll" in the park. A place for adult-supervised natural study. Photography opportunities. These would require some kind of surveillance and patrols unfortunately.

24 HR on site caretaker / active volunteers who will work to maintain and preserve park. Natural place for people to reflect, enjoy nature & solitude. Environmental education / birding. Integrate art/nature workshops; photo workshops. Perhaps sculpture/art along trails. Trail connections to Chambers Creek Properties, Lakewood, etc. Limited meeting space/small conferences. Limited picnic areas.

Picnics - family reunions - cub scout day camps.

Park, picnic, trails, benches, trash cans, rental facility for meetings.

Public day use to enjoy the beauty of the site. Passive - picnics, walking. Not sports.

Social functions of a small (25-40) group of people.

Extension of natural beauty of park. Very small events. Nature type walk/trails.

## What uses don't you want to see at Kobayashi Park?

Hangout for drugs & alcohol parties.

I don't want to see the natural habitat ruined because I like all the trees and rivers where they are and everything.

Dogs and pets down there. Loud parties. Get rid of ivy, wild blackberry vines: BAMBOO!

Commercial use. Gates/barriers. Invasive, non-native growth.

Large conference gatherings. No BIG planned community get-togethers.

Anything we already have in other city parks. Activities that produce a lot of noise. No BBQ areas. A hangout for homeless and gangs. Don't want the area to be fenced. That would keep out wildlife.

Leave Kobayashi park alone. Let native plants grow. No digging cutting of any trees. Leave stream alone. Don't disturb salmon. Keep kids from partying in park.

Due to the difficult terrain, neighbors and boundary issues I do not think this should be developed for heavy use by the public.

I don't want a "Nature Preserve." The public needs access.

No sports except bird-watching. No water sports or boating, skate boarding, boogie boards or swimming.

No roads to it. Unsupervised kids with ATV's, off road bikes, etc. A home-like building that would appeal to "Homesteaders" or vandals. A shelter w/picnic tables would be okay.

Drugs/alcohol/smoking/overnight camping/rowdy teenagers/guns/NO PETS!!

Music, large noisy gatherings, "active" usage i.e. Ball sports - this should be a passive park. I don't want the public restricted from using the site. I do not want to see this lovely resource blocked off and closed to the public! No large gathering or sports.

Maintain the natural settings. Do not introduce other flowers or plants, etc. do

not allow mining (dredging in particular) at an location above or (I think East) of the property!

No swimming, they are tearing up the creek's boundaries. Large scale public events.

Teenagers using creek in summer for parties. Unrestricted entry to anyone.

## What are the most valuable features of this site?

The trees, water, trails, private. It lets you feel like you escaping from the city. Being able to explore all different things of nature. The most valuable features are the rivers, trees, benches and tables. I wish they did something with the house that would open up the community.

The access to the creeks and view of trees and nature. Eagles - wild life. House for indoor use. An accessible, linked & functioning green space! Watershed, salmon, native wildlife & healthy habitat teaching opportunities.

The feeling that you're in another world when you're down by the creek. This site would be useful - just like Homestead Park - for school nature walks; photography; wildlife observations.

It's natural beauty. Overall environment. Leach Creek. It is a beautiful natural habitat. 2 stream systems - confluence. Inner city wild space. Easy accessibility,

stream

corridor connections, salmon runs? Trees and fish and birds. Eagles, Heron,

Salmon. Creek, Foliage, Birds, Deer, Coyotes, Raccoons, Fish, Peace & Quiet.

Natural environment/watershed/Home's architectural identity/ Educational

opportunities. Having beautiful creeks & Woodside forest setting, fish, bird and wildlife habitat within center of the city. Beautiful trees & plants. The water and the trees.

Protected/tranquil NW setting - greenery, shallow river, simple trails, love the picnic tables and benches & house which could be used for meetings/gatherings.

Vegetation, Topo, Rivers on the positive. House is a negative.

Unique and private setting with utility value to all citizens of University Place.

Proximity to Chambers Creek wild area, and access road to property (for ped/bike access/connection)

The creek, wildlife, the serenity. Wetlands. Flora. Spawning salmon stream. Forest.

Natural Trails. Primitive site.

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**What are the major issues/problems that need to be addressed at this site?**

Vandalism, drugs, glass breakage, untended teenagers.

People abusing the natural environment but I want people being there still.

Preservation - ecology.

A continued community presence is needed @ Kobayashi to combat vandalism & crime. Coming with that presence is an increased usership & possible detrimental effects...our students could monitor & abate these effects throughout their K-12 learning.

Vandalism; security; keeping it clean & safe.

Noise containment. Overdevelopment.

Privacy & boundary issues for the people living near the park need to be considered. If any development is done or before it is done it needs to be feasible that monitoring by police or security can be done & maintained. Clear signage & information about the purpose of the site clearly displayed. Destruction or rebuild of the house. Protection of the structure from fire, vandalism, etc.

The house - dated old - what to do with it. No parking. Road is steep narrow.

Protecting the fish/water habitat. The house should go. Build only a small shelter or study area. No party places. Get the boogie boards and swimming out because of noise and damage to fish & birds. Restore the wet lands.

Surveillance / patrol by police / security vendors.

Public restrooms. One or two picnic tables. On site monitoring to keep out undesirable influences.

People dump cars, tires, etc down canyon sides & into creek. Noise, drinking parties, unauthorized campfires, garbage, after hour "illegal" access, limited

parking (but do not want large parking- look at potential shuttles). Stream bank erosion. Security around house. Perception that some neighbors don't want public access including at access point by concrete bulkheads across from apt on Chambers Creek Rd.. Signage needed re: no hunting, no motorized vehicles, park rules.

Parking.

Keeping it open and accessible to the public! Parking - provided. Trash cans all provided on pick up schedule. Benches/Tables - I have seen some vandalism. Protection from development / closure of waterway.

Steep slope, wetlands, invasive plants. What to do about house. How to minimize impact on neighbors.

Roadway condition down to the property.

Loud kids screaming and tearing up the creek side. Older kids burning rubber while racing uphill. Loud obscene music blasting out.

Overuse. Unsupervised teenagers during summer and at night. Decision on a proper/ low cost use for the house.

## Other suggestions/comments you would like to provide?

As a user of the park I would like to be able to keep it open to the public but have maybe volunteer security or something to keep it feeling safe & serene. I enjoy its natural beauty in all seasons and have been blessed by memories made there. I think when Mr. Kobayashi approached the city about purchasing it, his vision was to share its unique beauty with all who could come and appreciate it's magic.

I really want people to be there but not abuse the natural environment. I want something to do with the house. I really enjoy going down the river and it is fun.

Some sort of infrastructure (shelter, bathroom services, etc) would be helpful in allowing for successful educational use.

If this park were closed off to the public I think the occurrence of vandalism would increase. Let those people who care about the park com in & take care of it!

It's a difficult site to develop into an "active" park, so don't try. As mentioned, keep it passive, yet family friendly.

Use the house footprint for a big picnic shelter.

Maybe we could attract the University to create & study the habitat. Start education early so kids don't destroy things, let them help so they grow up being proud of the area. Create a "friends of" group. We may be able to get other grants to protect the area.

Gates on pathway entrances, similar to the Grandview Trail, to keep unauthorized vehicles off the trail & grounds.

A friends group that will actively participate (through volunteerism) in the execution of the Master Plan. Allow Kobayashi to be available to the use & needs of all UP citizens and not one specific group's personal agenda. Use Master Gardeners like Gary Becker and Steve Johnson to address landscaping issues.

This is a natural treasure - protect & enhance - do not change into overused facility. Protect stream. Get rid of ugly, no trespassing signs on neighbors land. Try to protect quality of life for neighbors - but they must realize they are living next to a public park.

What about a neighborhood watch for this site? Or volunteer caretakers. If there is a need to discourage teens from acting wildly then maybe the community (particularly those that live so close) to get involved.

Very well done job by the consultants so far.

Do not let the people living adjacent unduly influence the outcome of this project. This property is for the full enjoyment of all citizens of University Place!

I emphasized the bike aspect, but a bridge would open up lots of recreational walking to pedestrians, too.

Limit vehicles that can enter.

Kiosk or sign describing what the park is. Why it is different than say a ball park or play field. Specific field trips would be nice. Research station/Field gathering operation.

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## **KOBAYASHI PARK OPEN HOUSE PUBLIC MEETING #2**

*Engaging the Community and Respecting the Environment*

**February 19, 2009 / 6:30 – 8:30 p.m. / City Hall**

### **“Meet the Alternatives”**

The City of University Place is hosting the second in a series of public meetings to develop a master plan for Kobayashi Park that will guide the future use and development of the 5.5 acre park along Chambers Creek. The first public meeting, held in November, was a chance for people to learn about this small but beautiful piece of property and to discuss their ideas of how the property should be used.

This second public meeting will begin with a summary of ideas and comments received at the first public meeting followed by a presentation of several alternatives for the park's future use. The alternatives were created based on input from the first public meeting. Following the brief presentation, the remainder of the evening will be an open house where you can review the alternatives presented and discuss your ideas for the park with City staff, Park Council members, consultants and your neighbors.

City staff, along with the consulting team of Landau Associates and Parametrix, will use feedback from this second meeting to shape a preferred alternative. Depending upon the type of comments received, the preferred alternative may be one of the alternatives presented, a combination of parts of the different alternatives or an entirely new vision for the property.

This meeting is the second of at least three public meetings planned as part of the master planning for this park site. The final outcome of this process will be a master plan for Kobayashi Park. The process for developing the master plan for Kobayashi Park is based upon two main themes: engaging the community and respecting the environment

### **The Public is Encouraged to Attend and Provide Written Comments**

For additional information please contact the Landau Associates, Theresa Turpin, at 1 800 552-5957 or 253 926-2493; email: [tturpin@landauinc.com](mailto:tturpin@landauinc.com) or visit [www.landauinc.com](http://www.landauinc.com)

I prefer Alt III plan, but with public use of house or EEC. No swimming, it ruins the creek bank and probably hurts salmon runs.

Excepting plan 1B. I am in support of any of the three remaining public use options. That being said, the purist in me sides strongly with the plans 2 & 3. I can't underestimate the resulting value of nature immersion to all of those who use Kobayashi, as well as the aid toward protecting its own intrinsic value. As an educator, I do appreciate & recognize the convenience of a dedicated & sheltered public space, seen in plan 2.

1. The site needs a resident caretaker. Sort of like the game keeper on English Estates. It keeps the honest people honest and the bad guys go elsewhere. Successful examples can be found at Camp 6 at Point Defiance Park and the Morse Wildlife Preserve near Graham. Oh, also can be found at N.W. Trek which also serves as an interim facility.

2. Use the odd shaped lot on Bridgeport above Kobayashi as a combined parking lot for K.P, Chamber Canyon Park, maybe or a bus transfer station and/or a park and ride.

3. Keep adding the riparian corridors into public access. Having public open space will be increasingly important as we all reduce our mileage due to ever-increasing transportation costs.

House must be retained for caretaker use, public meetings (non-living area), educational classes, field trips, Audubon classes, photography, entertaining, and visiting dignitaries. Look into architectural value as an example of "Mid-Century Modern." Parking should be inclusive of individuals who do not yet qualify for ADA. Park must be available to all public not just those "local" to it.

Top idea is Option 3 & link up with county. Perhaps city could obtain parks funding tied to greater chambers creek parks system. This could also result in support of pierce co sheriff in patrol of park if combined.

Restore stream bed to its natural state – allowing stream shifts.

More benches & picnic tables to allow visual appreciation of beauty of streams. Currently tables, signs are blocking natural beauty, by their location. A little further back might help.

Any access, public or otherwise to the site invites “undesirable” behavior, so the question is; how do we decrease the instances of this behavior.

- A. Have supervised controlled activities at the site as often as possible. Education programs, rental opportunities etc., occur days, evenings and weekends. Caretaker. Offices and city /meetings etc. (like @ Adriana Hess Wetland Park)
- B. Make it inaccessible to all vehicles and people (this is a stupid idea, therefore... see A...these are the only options). Please look at comparing Adriana Hess as a viable alternative option for Kobayashi

I prefer option #2 keep access to the public and those with handicap / disabilities. A shelter encourages people to stay and allow for school groups, science courses, and others to have extended stays. I believe the stewards of Kobayoshi are the young men and women in our local area. Let’s take the time to teach them about their impact and footprint. Native plantings of shrubs, trees and plants; streamside restoration to prevent erosion; increased monitoring of salmon habitat, lessons in nature and fact.

Above all, option #2 keeps Kobayashi Ecology Park intact. It allows people to enjoy the area for a variety of reasons: contemplation, investigation, education. Buildings will come and go but a preserve and park like this in a suburban setting is something rare and unique

The property is ideal for public use – please don’t lose it! Its highest use, in my view, is for environmental education. I can see joint effort by the City, school district, private schools, maybe even Clover Park Schools to conduct a variety of educational programs, using the house and its (restored) nature habitat. Maybe the Pierce Conservation District Cd. Also participate through its Stream Teams. There is no other place in the urban area with similar topography, fresh water ecology and a publicly-owned building ready for year round use.

Other than youth education, the site offers an ideal link with the county’s property for passive recreation uses. There should be bicycle and walking trails, with the goal to connect eventually upstream to Leach Creek and across Meadow Park Golf Course.

If the building is to remain, there should be provisions for some sort of caretaker living quarters. At Northwest Trek, they now have three buildings suitable for living. One is a pre-fab house that the head keeper and his family live in. He pays rent!

The other two buildings have facilities for college and graduate students to stay and live. As more and more students have internships, UP could utilize an apt there to attract an internship with an inexpensive place to stay.

- 1 Keep Kobayashi Dwelling
- 2 Explore feasibility of part 1 public; part 1 private\*
- 3 \*Private 1 to resident care taker w/max freedom from restrictive obligations. (Security primary function)
- 4 Maintain one-lane roadway (2-lane dumb!); employ European light signal / treadle to signal road in use w/ped bike button.
- 5 Public access – normal park use daylight only.
- 6 Kobayashi property is a valuable destination / departure and small meeting location and good small group educational site.
- 7 Restore old Pierce County R/W Bridge over Flett/Leach Creek. Non-motorized access and maintenance only.
- 8 This place/setting is a rare gem. Don't screw it up – Please!
- 9 Thanks for the opportunity to comment!

- 1 I like the trail using the old Chambers Creek Co. right of way!
- 2 It should be available for bikes whether walking or riding the bike
- 3 I like the idea of extending a soft surface trail up both leach and Chambers Creeks.
- 4 Going downstream your maps don't seem to show the challenges. On the northerly side you encounter water. On the southerly side, you encounter swamp and a steep hill requiring an ice axe to climb up to the canyon lip.
- 5 I hate to see buildings destroyed, so I would prefer a caretaker in the home to honor the Kobayashi family.

Keep natural - enhance native plants. Passive use. \*DO NOT widen road\* Restroom at bottom Allow dogs Get environmental education groups, Indians and/or Chambers Creek Foundation to rent house, Salmon groups. Limit lower parking spaces and focus on upper parking. Focus on nature, buds, wildlife throughout site.

Keep this area natural and public. Level that house and build a shelter. Otherwise, just let remain a natural area for all to enjoy and learn.

The parking is fine just the way it is! We love this oasis and hope a lot of change does not come!

Alternate 1A is not favored primarily because of the proximity of the outdoor classroom to residential uses. The developable area is too small, the driveway improvements will consume the entire property, destroying the very reason the property is so desired.

Alternate 1B is not favored if the driveway must be widened as you have indicated & lengthened (notation on matrix comparison chart indicates that the driveway should be widened even if code permits it (hard to argue with that!).

Alternate 2 offers very little in exchange for the expense and for the ruination of the property in the widening & lengthening of the road

1 & 2: Parking along CCR near the current driveway is incongruous with the surrounding residential uses, check turning radius for busses. This fall I was on an AIA bus tour in residential areas of Minneapolis, what a disaster for everyone associated!

Alternate 3 is favored for all the reasons listed on your matrix. We can roll our sleeves up and help if the parking is moved to the County parking. It has the least impact on nearby residences. Imagine parking at the top, off road. a picnic area could even be provided close to the parking area with outstanding canyon views, yet over the hill to quickly remove the picnickers into a peaceful canyon setting, yet close to cars for moving picnic supplies to tables.

Imagine parking in a private parking area shown in Alt 3, isolated from area residences, and walking down the existing trail to the bridge. The hiker will be compelled toward the confluence of Leach & Chambers Creek at the clearing. Water & wetland features there could be enhanced to their full potential. In future years, the confluence open area would include the larger Paulsen property.

Additional Comments:

RE: widening of the driveway. You will want to evaluate providing the code required grade in addition to minimum widths for emergency vehicles. Code is 12 percent. Verify that the current grade varies from 13 pct to 17 percent (steepest at the bottom). The affect is that the driveway must be extended into wetlands to the west, and a fire truck turnaround will be needed in an area that is now wetland. In other words, you cannot access the current parking area with emergency vehicles with a code complying scheme.

The reasoning behind the bed and breakfast is that it could work because it is the only residential use that would permit public use of the house, without destroying the hillside access. This could serve to preserve the house for an ECC when a proper -very well funded -agency can commit to using the building. An ECC may be more appropriate on the Paulsen property due to more level, less environmentally sensitive ground. There is a caveat to this. Talk to Nina Carter 360-786-8020, State Exec Dir for Audubon. Ask about the capital project and on going operational costs for a similar facility at Seward Park in Seattle. She told me although they raised \$3m for capital improvements to an existing building, it created an un sustainable on going operating expense.

The Friends group acknowledge that by far the superior scheme is #3, It is the only scheme that can preserve the "Tranquil Essence" (coined by Denise McClusky) of the property.

RE the B&B vs alternate #3: we only have reservations that the City would simply bulldoze the house, leave the driveway as is, and create a larger parking area in place of the house. As evidence, even after your work, they still permit any number of vehicles park at the base, even on the lawn & wetlands. (last weekend, for example-the driveway was blocked by a careless driver there for a group activity). last fall, the city has also been informed of a permanent stay out order for Leach Creek due to E-coli levels, yet it is not posted to this day.

These issues point to the County (as suggested in your presentation) or the State (State Park System) as more appropriate stewards of this very sensitive property. We prefer the County. They have done a stellar job with Chambers Creek Properties.

**Comments submitted via matrix:**

Public use of the house or EEC Keep vehicle  
access the same Combine trailhead with EEC  
Amenities – benches, trails interpretive signs  
Combine restrooms with EEC

What is the cost to demo the house? Crossed out 1b  
No change to access road Yes to all amenities  
Install pumpout restroom near lower parking area

Alt III – Keep as natural as possible and remove house

Covered Shelter No vehicle access  
The rest of the form has alt II circled.

Covered shelter with no change in the access, no trails, no benches, no interpretive signs

Alt II with no change to the vehicle access, access road, amenities – covered shelter, trails, interpretive signs.

Alt II with parking below (no change in vehicle access or access road).

Alt III with a shelter

Alt III with loop trail and bridge to other side of the river

I am incredibly impressed with PLAN III. I think this provides the best blend of public use while respecting the “preserve” aspect of this land. Having the parking and restroom area off of the city road would keep this structure from being such a target for vandalism, parties, arson, et, yet make the park easier to locate for the general public (it is currently a very difficult park to find). I think this idea would provide the best long-term tie-in ability between the City of Lakewood & the possibility of assistance from Pierce County. I would choose PLAN II as an alternate if plan II ran into funding or other issues, but PLAN III was better than any idea I’ve heard so far, including any of my own!



\*I think the idea of the ADA loop is wonderful, as it would give disabled persons a real chance to interact with the space.

\*If Paulson’s property could possibly be acquired, it would be an amazing addition to the space, and would leave the door open for an amazing future expansion and tie-in with the City of Lakewood.

On a side note, I have noticed several people commenting that the neighbors shouldn’t have a say, because the neighbors don’t want anyone to be able to use the property. While there may be some neighbors who would like the place completely closed off, I have yet to meet any, and I was the vice-chair for the Friends of Kobayashi group. I just hop that probably just about everyone who lives around the Kobayashi property moved there specifically because they loved this property, and just don’t want to see it continue to be abused. I also think it is valid that neighbors have concerns over subjects like fire prevention. I am personally very happy that the city acquired this property, as I think it should be treasured and is a wonderful place for people to visit – I am merely concerned that adequate measures be taken to protect the land and see that it doesn’t get abused or destroyed.

I would also like to take the time to say “thanks,” as your company seems to be doing an amazing job sorting through a diverse set of public ideas and coming up with great solutions.

Thank you for providing us the opportunity to comment on the development of the Kobayashi property. Pierce County is excited about the future development of this site. As an adjacent property owner, pierce County is open to coordinating a joint use agreement with the City of University Place, and we look forward to the opportunity if it presents itself.

After having attended the meeting of February 19<sup>th</sup>, we have the following comments:

- The public should be aware of non-feasible alternatives upfront. Non-feasible alternatives could be listed and acknowledged on a separate sheet. Information supporting the non-feasible alternatives could help the public understand the limited alternatives the property has.

- The alternatives did not appear to have been provided with a meaningful analysis. As an example, most of the suggested used made at the first public meeting appeared as alternatives even if they were not cost feasible. Given the financial constraints of the city, these options should have been excluded as alternatives.

- Pierce County was not contacted during this process. We could provide maps and information regarding the Chambers Creek Properties. This may help the public have correct information regarding Chambers Creek Properties and how the two properties may tie together for joint uses.

- Joint property use was not clear or defined. The alternatives failed to explain or capture the idea behind the concept of joint use. It also failed to mention the benefits of joint use.

- Property owners affected by the alternatives were not contacted. This is important because people may not want public parking in front of their house or owners may have other concerns not mentioned in the meeting.

Pierce County would like to request that for future alternatives which may necessitate a joint coordinated agreement between Pierce County and the City of University Place, that we be contacted prior to design concepts, planning and any public proposals and/or city council approval.

SEE Response to this letter from Gary Cooper in the project file and email file.

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## **KOBAYASHI PARK OPEN HOUSE PUBLIC MEETING #3**

*Engaging the Community and Respecting the Environment*

**April 23, 2009 / 6:30 – 8:30 p.m. / City Hall**

### **“The preferred alternative”**

The City of University Place is hosting the third and last meeting in a series of public meetings to develop a master plan for Kobayashi Park that will guide the future use and development of the 5.5 acre park along Chambers Creek. The first public meeting, held in November, was a chance for people to learn about this small but beautiful piece of property and to discuss their ideas of how the property should be used.

The second public meeting summarized the ideas and comments received at the first public meeting followed by a presentation of several alternatives for the park's future use. The alternatives were created based on input from the first public meeting. City staff, along with the consulting team of Landau Associates and Parametrix, used the feedback from this second meeting to shape the preferred alternative.

From the input of the meetings the preferred alternative is a combination of parts of the different alternatives. Based on your input and some interesting opportunities in the area, the team has created a preferred alternative that will be developed into a final plan. Come and see what you have created. This meeting is the third of three public meetings planned as part of the master planning for this park site. The final outcome of this process will be a master plan for Kobayashi Park. The process for developing the master plan for Kobayashi Park is based upon two main themes: engaging the community and respecting the environment.

### **The Public is Encouraged to Attend**

For additional information please contact the Landau Associates, Theresa Turpin, at 1 800 552-5957 or 253 926-2493; email: [tturpin@landauinc.com](mailto:tturpin@landauinc.com) or visit [www.landauinc.com](http://www.landauinc.com)

Kobayashi Park Meeting

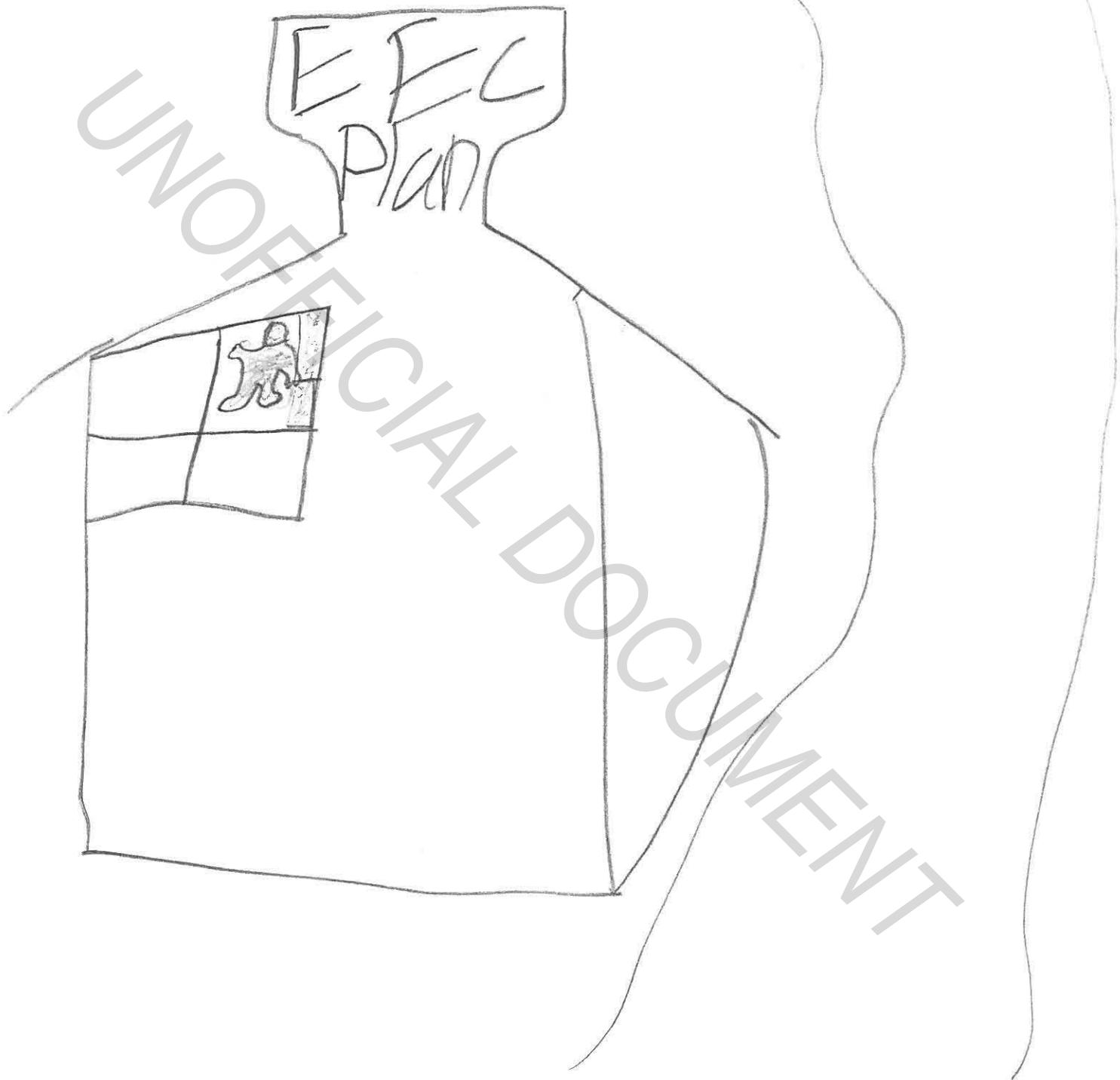
#3 Comment Sheet

I like the plan proposed at the April 23 meeting. The city already has an educational building at Adriana Hess wetland. Leave this one as is. Do not tear it up to widen the road and/or add parking. The city has taken down way too many trees as it is. Use the footprint at the existing building for a covered shelter only and whatever needed for ADA access. Follow-up on the offer at the next door property. We aren't doing anything to protect the fish. Maybe we can protect birds and other wildlife.

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# EEC Plan

I CHOOSE THE EEC PLANE BECAUSE THE VISITORS SEE THE WILD LIFE AND LEARN ABOUT THE ANIMALS AND THE RIVER. EEC PLAN SEEMS THE BEST FOR LEARNING AND SEEING THE WILD LIFE.



## **Option 3**

I think Kobayashi Park should be like a hiking place. Only hiking trails and pump-out bathrooms. If we do option 3, LOTS of schools will come and see a LOT of nature. That is how Rachel and a lot of other kids think Kobayashi Park should be run.

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**APPENDIX C Final  
Preferred Alternatives**