

**City of Bellingham  
Parks & Recreation  
Cordata Community Park – Public Meeting #2  
1600 - 2000 (local time)  
10/4/16**

**ABBREVIATIONS:**

CCP Cordata Community Park  
CAN Cordata Neighborhood Association

COB City of Bellingham  
RWD Robert W. Droll, Landscape Architect, PS

**ATTENDANCE**

Total Attendance:	27
COB and Consultant Staff:	4
<u>CCP Steering Committee:</u>	<u>3</u>
Total Non-Project Member Attendance: 20	

**MEETING AGENDA:**

- Start Meeting 6pm
- Housekeeping (restrooms/meeting rules) (5 min)
- Introductions (2 min)
- Meeting Purpose (3 min)
- Project Schedule (5 min)
- The Site, History, Context, Site Analysis (15 min) *← Kim Weil COB helps group understand the regulatory context.*
- Presentation of the Concepts (20 minutes)
- Discussion (70 min)
- Adjourn 8PM

**MEETING DISCUSSION - GENERAL:**

1. Jonathan Schilk opened the meeting by reviewing the project history, background of the project, the master plan process to date, and the remaining schedule for final Master Plan approval.
2. He also provided an update on progress since the last public meeting:
  - COB Parks Administration reviewed Master Plan Options 1 and 2, along with comments from the Public and Steering Committee meetings, to approve elements shown on the Preferred Plan.
  - Preferred Master Plan was developed by consultant and reviewed by the Steering Committee.
  - The Preferred Master Plan was presented to COB Regulatory staff for comment on wetland and wetland buffer impacts. Regulatory staff included Public Works Department (PW), Planning and Community Development Department (PCDD). Staff comments focused primarily on development of the park in context of the Cordata Planned Urban Development (PUD), Cordata Design Review Committee requirements, Critical Area Ordinance, and Transportation related issues.
  - Preferred Master Plan and COB regulatory comments were reviewed by COB Parks Admin. to determine revisions required to meet potential requirements to minimize wetland / buffer impact.
  - The Preferred Master Plan presented tonight shows the revisions made based upon anticipated regulatory requirements and the updated wetland delineation received after the July Meeting.
3. Wetland Impacts to Preferred Master Plan
  - Kim Weil, COB PCDD regulatory staff, described the regulatory process regarding wetland and

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wetland buffer impacts.

- Don Campbell discussed the changes to the two original options triggered by regulatory review.
- Attendees asked why didn't the wetland impacts get considered first before the preferred plan was created. Didn't that waste time? Jonathan responded that the process we followed was to submit a concept plan for the regulatory staff to respond to.
- He also responded that all of the park elements agreed upon by the Steering Committee and the Public were still in the Preferred Master Plan, with the exception of the DOLA.
- Jonathan discussed how the Preferred Master Plan elements were adjusted to minimize wetland and buffer impacts, keeping the wetland impacts to less than ½ acre to avoid more costly regulatory permitting process, as well as minimize mitigation costs.
- Don Campbell noted that the Preferred Master Plan seeks a reasonable balance between the cost of mitigation vs. losing some preferred park elements. Maximize budget spent on park elements.

**4. Approach to Wetland and Wetland Buffer Impacts**

- Wetland functions cannot be degraded.
- Avoid impacts to all wetlands and buffers - first.
- Minimize impacts to the higher functioning wetlands and buffers - second.
- Impact wetlands - third and least attractive option.
- On-site mitigation preferred due to cost.
- Off site mitigation is possible [recent costs are up to \$300,000/acre of mitigation credit]
- Need to present a conceptual mitigation plan to regulatory agencies as part of the process.
- The design/construction process cannot move forward without wetland/buffer approvals from regulatory agencies.
- Regulatory agencies will likely require fencing on both sides of trails crossing buffers and wetlands. Spiky shrubs can also be used. Consensus is to work with agencies to minimize fences and barriers that would prevent use of open space or change the Park character.

**5. Dog Off-Leash Area Discussion**

- COB Parks Administration determined that the DOLA would be a better fit at Cordata Neighborhood Park, as well as less costly due to less mitigation costs than at CCP.
- The general consensus among attendees was that the decision was reasonable and does not impact the overall Park design and use.
- As discussed at Public Meeting #1, the general consensus was don't limit the size and locations of other public use areas just to have a DOLA.
- Must have plenty of trash receptacles for dog waste. Must have plenty of baggie stations.
- Likely need peer pressure to reduce leaving dog waste in the park.
- Cannot restrict dogs from the Park as long as they are on leash.

**6. Parking Discussion**

- Do we have too many parking spaces? What is rationalization for 120 spaces? JAS – experience at other parks over time is used as the gauge.
- Elimination of DOLA and halving the Pickleball courts may help to reduce the number of spaces, as well as the visual impact.

**7. General Discussion of the Preferred Master Plan**

- Consider a small skate area for older kids. Needs to be sized appropriately with appropriate

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skills requirements so users do not get bored.

- Provide skate dot near the playground for smaller children – similar to Squalicum Creek Park.
- Fencing at trails through buffers/wetlands can be attractive if done properly (split rail, etc.).
- Clarify the kids play area at the Pavilion. It is not a playground. It is an activity area where kids can play / amuse themselves, or have kid-specific events. Bubble shown on the plan is a placeholder – use and layout will be determined later during detailed design.
- CNA read a resolution they passed that Pickleball Courts not be included at CCP.
- Pickleball courts reduced from eight to four, relocated with the basketball court from the street edge further into the site so it can be “benched” into the slope. This location will reduce visual land noise impact.
- Provide a small splash pad, but size appropriately to reduce impact on parking.
- What will happen with the median cut in Cordata Parkway at the south end of the park? This could become a traffic hazard as people attempt to turn left illegally.
- What happened to the Unifying Element? What is that? Project Team responded that the unifying element is something that will likely develop during detail design, but it is something that will be thought about throughout the planning process.
- Need more water elements on the project? Central wetland developed as water feature.
- Large central play area is for unregulated casual play – mowed weekly with irrigation, but *no built facilities: fences, lighting, backstops, etc.*
- Integrate space for sports into the natural character of the open play spaces.
- Keep the hard-surface sportcourt - large enough to take pressure off neighborhood courts.