RMC ARCHITECTS

City of Bellingham

Civic Athletic Complex
Consultant Team Investigation
And Observation Report

September 29, 2023

Prepared for:
City of Bellingham
Parks Development Division
210 Lottie Street
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Appendices

1.0 Introduction

This report summarizes our consultant team's investigation and analysis of current conditions for the Civic Athletic Complex. Our tasks included gathering existing data, inventorying existing facilities, analyzing existing conditions, and beginning a visioning process for the complex complete with a public engagement plan. This information along with the recently completed Recreational Needs Assessment, a Cost Recovery study, the PRO plan, and the city's Climate Action Plan, will serve as the foundation to determine how the complex may be developed in the future and what improvements may be needed to meet the demands of our growing community.

The consultant team consisted of MxM Landscape Architects, sports field expert DA Hogan, Herrera civil and environmental engineers, Wilson Surveying, and RMC Architects. Each team member participated in the analysis and produced reports that can be accessed in the appendices of this document. The consultants worked closely with City of Bellingham, Parks Development Division Project Manager, Gina Austin. Gina also served as the liaison between the consultant group and a select client group including:

Nicole Oliver	Parks Director
Melissa Bianconi	Recreation Manager
Alex King	Athletic Facilities Supervisor
Laine Porter	Parks Development Manger
Justin Shields	Parks Recreation Coordinator/Aquatics
Peter Gill	Parks Planning Coordinator
Steve Janiszewski	Parks Operations Manager
Richard Griffin	Parks Facilities Manager
Chris Comeau	Public Works Transportation Planner
Brent Baldwin	Public Works Development Manager
Chad Schulhauser	Public Works Assistant Director Engineering

2.0 Inventory and Analysis

2.1 Land Parcel Status

2.1.a Surveyor's Report

Wilson Engineering produced a Professional Land Surveyor's Opinion Memorandum that reported the effects of legal documents of record on the various parcels that comprise the Civic Athletic Complex. See Appendix A. The report included a survey with commentary and identified the following 8 parcels:

- Parcel A is the largest parcel that includes Civic Stadium, the skate park, the bike jump park, the woods by the Sportsplex, Geri Fields 1-4, and Salmon Woods.
- Parcel B is the Sportsplex parcel.
- Parcel C is a small parcel adjacent to Lakeway and is the south west corner of Downer Field.
- Parcels D1 and D2 contain Joe Martin Field.
- Parcel E contains the Aquatic Center and most of Downer Field.
- Parcels F and G are two smaller parcels adjacent to the Lakeway and are the southern portion of Downer Field just east of Parcel C.

The document includes recorded encumbrances such as easements for telecommunication and other utilities. As part of the review, the surveyor noted irregularities and other issues uncovered during the process. One noted irregularity is that the Joe Martin Parcel is legally titled Downer Field. Also worth noting are the lack of rights-of-way in the park for named roads. The survey located those roads and is calling them "Parkland Access". Of particular note are the following comments:

1. The alley north of Parcel G may require vacation before that parcel can be fully utilized. No legal document was found showing a vacation.
2. Uses for Parcels D1 and D2 are limited to "Park Purposes Only".
3. The status of the legal right-of-way for Moore Street has been confused by use of the name "Downer Field" in the legal documents. The name Downer Field was assigned to the parcel now containing Joe Martin Field in 1926. The description of right-of-way for Moore Street extends from "the north line of Downer Field to the south line of Fraser Street". In effect, that right-of-way starts at the north side of Joe Martin Field. However, the south portion of what we now call Moore Street adjacent to Joe Martin has been constructed and used as a road for decades and may have achieved legal status by "Prescriptive Use". A legal opinion is recommended.

4. Parcel B containing the SportsPlex has a number of covenants, conditions, and restrictions in place. Most notable is a lease-covenant in favor of Whitewater Ice Corporation originally schedule to run from July 30, 1996 to December 31, 2036 per AFN 961008215.

2.1b Leases and Facility Use Agreements

Lease agreements include the following:

T-Mobile/Voicestream
- Joe Martin Stadium
- Termination Date 06/01/2025
- 2000-0140
- 2000-0140A

Verizon
- Civic Stadium North Grandstand
- Termination Date 03/31/2029
- 2003-0347
- 2003-0347A
- 2003-0347B

Whatcom Sports and Recreation (formerly Whatcom Soccer Commission)
- Sportsplex (includes the parking lot, detention pond, and storage area on the north side of the building)
- Termination Date 12/31/2023
- 2004-0053
- 2004-0053A
- 2004-0053B

WhiteWater Ice Corporation
- Parcel B (Sportsplex)
- Termination Date 12/31/2036
- AFN 961008215

Facility use agreements include the following:

Bellingham School District
- 1989-0038
- Term: year-to-year

Bellingham Bells
2018-0243
2018-0243A
Primary Term through December 31, 2021
Extended two 5-year terms = December 31, 2031

Bellingham Bay Swim Team
2019-0032
Term: Through December 31, 2019, then appears to be "month-to-month" thereafter

Other Property Commitments (other than deed restrictions):
RCO Grant at Joe Martin
RCO Grant at Geri Field
RCO Grant at Civic Field

2.2 Regulatory and Planning Review

The complex is Area 5 in the Puget Neighborhood and is designation as Public, Recreation. Use Qualifiers include "Recreation and Passive Wetland Park". BMC 20.42. Public Development provides information regarding requirements such as minimum yards, parking, signs, etc.

Bellingham's 2020 update to the Parks, Recreation, and Open Space (PRO) plan identifies Civic Athletic Complex as a Community Park intended to meet the recreation needs of the larger community, include specialized activities, and preserve unique environmental features. Specific recommendations for the complex include:

- Explore a partnership with the YMCA and Arne Hanna Aquatic Center (high priority),
- Replace Geri Fields dugouts (medium),
- Replace Civic Stadium scoreboard (medium),
- Do a lighting assessment (medium)
- Replace natural field surfaces with synthetic surfaces at Geri Fields (low priority).

The plan recommends allocating $1,000,000 for maintenance and upgrades. The survey accompanying the plan identifies a demand for more swimming pools. It also indicates 95% of the population is either satisfied or very satisfied with Bellingham's Community Parks.

Bellingham Parks and Recreation conducted a Recreation Needs Assessment during the spring of 2022 to assess current use trends and to help inform future planning efforts. Key findings applicable to the Civic Athletic Complex included more covered well-lit outdoor areas, more aquatic space, more ice surfaces, and to add pickleball courts. While lack of time remained the primary reason people don't use facilities, the condition of those facilities was a close second. The survey paid particular attention to aquatic facilities. The competitive swim community advocated for the needs of competitive swim teams and advanced level swimmers, highlighting a desire for colder water facilities. However, the data also highlighted the need for increased lap lanes, family oriented "leisure" pools, and therapeutic warm water pools.

A review of documents received from the City of Bellingham revealed 2 separate master plan efforts. One plan was dated in 1960 and the second was dated in 1980. The 1980 document more closely resembles the current status of the Complex. The dirt bike jump track, the skateboard park, and the Sportsplex area are three components that are not as currently built.

2.3 Existing Assets

MxM Landscape Architects, DA Hogan, RMC Architects, and Herrera all did independent evaluations of the complex. MxM focused on evaluating the overall complex in terms of cohesiveness, structure, arrival, circulation, edges, thresholds, and public assets. DA Hogan evaluated the outdoor sport facilities. RMC reviewed facilities in general. Herrera focused on civil infrastructure with an emphasis on stormwater. The specific reports are located in Appendix C of this report.

2.3.a Urban Design and Landscape Assessment

MxM Landscape Architect's observations suggest that the complex will benefit from a strong framework plan to guide future improvements. The current arrangement lacks a center, a sense of arrival. Circulation and wayfinding is confusing. The site boundaries are difficult to distinguish relative to the surrounding neighborhoods. Stormwater treatment systems are ad hoc and would benefit from a cohesive approach to aid future development. The mix of users and uses, some with pay walls, make the site feel confused as to whether it is public, civic space as intended.

The complex relies on large, organized sporting events for activation. While these facilities are vital and attract many users during events, they are underutilized during other portions of the year. The complex would benefit from more traditional park

elements such as playgrounds and unprogrammed lawn space to invite neighborhood uses to activate the site and increase the diversity of user groups.

Concentrated parking also inhibits more traditional park experience. The Civic Stadium parking area alone is 5 acres and is located at the center of the complex. Parking at this scale can feel hostile to people, overscaled, and somewhat scary, especially for women and for night time users.

MxM makes the following preliminary recommendations, keeping in mind the six guiding principles from the City's PRO Plan: Preservation, Connection, Play, Equity, Resiliency, and Inclusivity.

- Right-size and right-place parking. More accurate tracking of the actual parking demand could be done by charging a modest price during certain times. Climate-friendly alternate mobility options could be considered. Reallocation of some of the central parking to the edges of the site could be helpful.
- Foster clear thresholds. For example, signal arrival to the park with gateway elements such as roundabouts that not only welcome people but also slow down traffic and make pedestrian movement through the site safer and more desirable.
- Create a *there* there. One option is to introduce a clearly defined central space that serves as a destination and point of departure when visiting the complex. Examples include a central lawn or pedestrian plaza that can be used to access the high-use facilities and also be inviting spaces between events. Locating a new significant, high-use facility (such as a school or community center) adjacent to this space could also help.
- Plant trees. The overwhelming scale of the site could be reduced by planting trees and other vegetation. Trees will also help park users stay cool as the effects of climate change continue to warm our region.
- Teach sustainable stormwater. The approach to stormwater would benefit from a coordinated complex-wide approach and could be used as an asset. For example, distributed on-site stormwater facilities could manage stormwater near its source and offer users access to nearby nature. An integrated system could then connect through the site and collect at a new wetland park on the northeast corner of the facility.
- Ensure the site works for all community members. Keep local neighbors in mind as the project addresses regional concerns.
- Empower green jobs. For example, build an integrated on-site green jobs training program for folks that need skills training. Guests from the nearby temporary housing communities might be good candidates.

2.3.b Outdoor Sports Facilities Evaluation

DA Hogan's evaluation of sports facilities included an assessment of accessibility, ball control/fencing, estimated service life, surface quality, stability, surface planarity, drainage, reliability, and irrigation. An overall score was produced to determine where the facility ranked on a scale from "like new" to "out of service". The facilities studies included Geri Fields 1 – 4, Civic Stadium Field Surface, Civic Stadium Track and Field, Downer Fields, and Joe Martin Stadium.

Geri Fields 1 – 3 scored on the replacement threshold. Field 3 was considered a write-off due to persistent wetland issues. However, future improvements planned by Public Works to daylight the adjacent creek could improve conditions . Fields 1 and 2 could be rebuilt and an alternate use (perhaps a multiuse turf) could be considered.

Geri Field 4 scored better than the others. Some soil and turf management procedures would create a better field. Irrigation needs an audit. The facility does not currently have adequate accessibility due to temporary housing located in its parking lot.

The Civic Stadium Field (football, soccer, lacrosse) surface has been in place for about 10 years. Overall, it is wearing well considering its age but is nearing the end of its useful life. It should be replaced in the next 2 to 3 years. In the interim, be prepared for more seam failures and repairs. Standing water issues were noted and the base aggregates are suspect. Drilling relief holes could be a short-term fix. Note that replacing the base and upgrading to current stormwater regulations will be a requirement during the next replacement cycle.

Civic Stadium Track and Field
The last surfacing application was done in 2017. New resurfacing should occur in the next 2 – 3 years. Issues with drainage on the west D-Area needs attention. Inspect and jet clean catch basin and pipes. Clear surface debris. Drill relief holes. The Discus/Hammer cage should be replaced. The Discus/Hammer landing area needs improvement including irrigation. The Pole Vault Landing needs additional space allowance. The Javelin Runway is worn and the layout needs updating.

Downer Fields is at the threshold of needing to be replaced. The report calls for turf and soil management with an audit of the irrigation systems. The backstops, dugouts, and ball control need to be replaced. Accessibility requirements need to be addressed.

Joe Martin Stadium is in excellent condition. The turf is entering its 9th year of use and is nearing its end of useful life period. Budgeting for replacement is advised. The highest

wear is in the red infield "fan" areas. Full surface replacement could potentially be deferred as long as this area is addressed. Seams may need repairing more frequently in the interim. Accessibility at the facility could be improved.

2.3.c Remaining Facilities Evaluation

RMC Architects reviewed facilities in early February 2023. While this was not a comprehensive Property Condition Assessment, the combination of observations and comments from attendees did give a feel for the status of each facility.

Geri Fields 1, 2, and 3 have one building shared between them. The masonry structure serves as a restroom and concession building. Other than some minor spauling of mortar, the structure appears to be in great shape. We noted the fields were very wet and were told the lights for Geri 3 don't work.

Geri Field 4 also has one masonry structure serving as a restroom building. We noted a temporary power connection running from the ball field to the parking lot. Swift Haven Tiny Homes Community is temporarily located in the parking lot. Additional research indicated that an RCO Agreement is in place for this facility.

Our tour of Civic Stadium showed an older facility that has had multiple repairs and renovations. A significant renovation occurred in 2006 and we are told the usage of the stadium increased as other community groups began to use the facility. We noted spauled concrete repairs and temporary fixes on the grandstand structures. Some of the metal doors are rusting and due for replacement. Some of the concrete walkways are heaving and asphalt surfaces are alligatoring. Masonry repairs are ongoing. The ticket booths leak from the skylights at times. Similarly leaks into the rooms below the grandstands have been repaired over the years. There is currently a leak in the lower locker room under the east maintenance room in the south grandstand. The south grandstand roof could benefit from roof tie-offs similar to those installed on the north grandstand roof. The accessible route to the field could be improved. We asked about use of the field for other activities like concerts. We understand a concert occurred recently but in general protection of the field makes these types of shared uses cost prohibitive.

The skate park facility has been in use for about 20 years. A restroom building was constructed in 2006. In November of 2021, heavy storms washed out a portion of the property just to the east of the park. We understand that accessing that area for repairs has been a problem. One comment we heard was there is some tension about whether tagging is appropriate at the facility.

We considered the Civic Stadium parking lot as a separate facility. The lot was upgraded in 2006 and appears to be in good condition. We understand multipurpose uses for the site are limited to prevent damage to the surface.

The Aquatic Center is well used but wear and tear is evident. Some evidence of corrosion of metal surfaces was observed as well as bleached and dried out wood trim. The change rooms are very small considering the number of lockers available. We noted offices doing double duty as storage rooms. Comments from attendees indicates more aquatic facilities are needed. The pool equipment is near the end of its useful life. The HVAC system is constantly being repaired. Our observations that new facilities are warranted coincides with comments from the client group and the RNA and PRO surveys.

Joe Martin Field looks well maintained and is in good shape. We noted an number of storage containers on the site serving as commercial refrigerators, concession stands, etc. The facility appears to have a lot of use and could be increased in size. The stadium has two RCO agreements in place. Comments included a suggestion to use the area between the main parking lot and the greenspace on the 3rd base line for additional structures.

The Sportsplex is about 25 years old now. We noted that a re-roofing project was underway and that the scrim face of the wall and ceiling insulation is damaged throughout the building especially on the soccer side. We saw evidence of ceiling damage in the skate rental room which may be from main roof above. We heard comments that the dehumidifier unit is currently having issues.

The park trail system at the Moore Street side of the property needs upgrades to the trails and trail structures. We noted buckled asphalt and rotting bridge structures. Invasive species such as blackberries are present. Improving site lines on the trails via CPTED principals will go a long way to making the trails seem safer. One interesting suggestion we heard was to consider disk golf in this area.

2.3.d Civil Infrastructure

Herrera provided an assessment of civil infrastructure including roadways, water, sanitary sewer, and stormwater facilities. Of these categories, the stormwater facilities were the most critical.

An assessment of roadways notes three major streets abutting the park, Lakeway Drive to the south, Fraser Street to the north, and Moore Street to the west. On the east side, Racine Creek approximates the eastern boundary of the facility. The complex is well served by Whatcom Transit Authority with bus stops throughout. In 2021 a Lincoln-

Lakeway Multimodal Transportation Study was completed that identified 5 projects that directly impact or are adjacent to the complex.

- Lincoln Street/Lakeway Drive Protected Intersection
- Orleans Street/Lakeway Drive Traffic Signal.
- Lakeway Drive Multiuse Path and Access Management (Phase 2) from Lakeway to Orleans.
- Lincoln Street/Potter Street signal or roundabout.
- Lincoln Street/Fraser Street signal or roundabout.

The site is bordered by public watermains in all abutting roadways with several mains extending into the site, particularly on the south side. Domestic and fire line supply appears adequate and can serve future uses.

Similarly, the site is well served by public sanitary sewer mains. One 8" concrete sewer main extends north south across the site from north of Orleans Street through to Fraser Street near the intersection at Puget Street. It should be noted that a portion of this pipe runs beneath a derelict stormwater pond.

Stormwater management occurs throughout the complex with varying degrees of success. Appendix C includes a map and descriptions that provide greater detail. Of note is that Joe Martin Field contains built in flow control beneath the field. The detention facility was permitted in built around 2014/2015. Downstream, a stormwater pond was constructed as part of the Sportsplex projects in 1998 and 2000. That stormwater pond was the source of much back and forth between the City and the Sportsplex owner and the pond has not been signed off to this day. Herrera's observations indicate the containment berm is failing and seepage is evident. A second upper pond was designed but not installed. A water quality swale built upstream of the stormwater pond is designated as a biofiltration swale, however it is not vegetated.

On the east side of Puget Street, the Civic Stadium parking lot drains east toward the forest adjacent to Cemetery Creek. Herrera's investigation of the installation indicates it does not fully meet the requirements of the 2001 Stormwater Management Manual for Western Washington which may result in concentrated flows in some areas of the dispersion flow path and inadequate water quality treatment for runoff releases within 100-feet of wetlands. In November 2021, heavy storms caused severe erosion at the stormwater outfall just northeast of the skate park. We've been told that the erosion has yet to be repaired due to difficulty accessing the site.

Moving to the north side of the complex, three rain gardens and sections of permeable sidewalk were installed at the north end of Puget Street just south of the Fraser Street intersection. The facilities were designed in 2007 and are actively maintained by Public Works.

2.4 Critical Areas

Herrera biologists conducted site visits to the study area near the Civic Field Athletic Complex on January 4, 5, 6, and 18, 2023. During the site visits, Herrera delineated ten wetlands west of Puget Street and identified three wetlands east of Puget Street (based on a reconnaissance review). Wetlands located in the softball fields have significantly altered soils and a spring hydrology check would be beneficial to refine wetland boundaries. Additionally, Wetlands B, D, and E within the softball fields may not be jurisdictional but would need to be verified by the U.S. Army Corps of Engineers, Department of Ecology, and the City of Bellingham. Estimated wetland buffers are provided in Appendix D and range from 60 to 150 feet for high intensity uses (such as ball field, institutional development, etc.) and 60 to 110 feet for moderate intensity uses (such as moderate intensity parks). Four streams were identified within the review area: Lincoln Creek, Moore Creek, Racine Creek, and West Cemetery Creek. Required buffers for these streams could range from 80 feet to 150 feet (where they are determined to be fish streams). The upper sections of Moore Creek and Racine Creek are likely non-fish bearing and would have 50 to 100-foot buffers.

2.5 Utilization

We reviewed utilization reports for Geri Fields 1-4, Civic Stadium, Civic Stadium Parking, Downer Fields 1-2, and Joe Martin Stadium. The data was collected over a 4 year period starting in January of 2019. The data shows facilities available every day of the year and 16 hours of each day. When comparing usage (reservations) data by hour, Civic Stadium ranks highest with a 7.17% usage rate. Joe Martin is next with a 4.12% rate. Geri Fields 1 and 2 show usage rates of 1.26% and 1.27% respectively. Downer Field 1 is in the same range at 1.29% while Downer Field 2 ranks a lower 1.02%. Geri Field 4 is next at 0.96% and not surprisingly, Geri Field 3 is only 0.70%. The Civic Stadium Parking lot is the least reserved at 0.04%. By day, the parking lot was reserved only 3 days in this 4 year period.

A cross comparison with survey data from the recent Recreation Needs Assessment Community Survey is also helpful. The survey asked the question “How Frequently do you use or visit these recreational or athletic facilities?” 1229 responses were captured with answer options of never, a few times a year, monthly, weekly, and daily or more than twice a week. The never option indicated Downer Fields was least visited followed by Geri

Ball Fields, and Joe Martin Stadium. The Aquatic Center, Civic Stadium, and the Sportsplex had the lowest "never used" response. On the other hand, facilities used at least monthly had the Sportsplex rated highest followed closely by the Aquatic Center, then Civic Stadium. Joe Martin and Geri Fields were next and about even. Then further behind, Downer Fields rounded out the survey.

3.0 Aspirations and Future Engagement

3.1 Consultant Team Observations

During the analysis period documented above, the consultant team inevitably came up with observations about possible future development. At the March 31, 2023 Client Group meeting, the consultant team presented some of those ideas. In an effort to showcase a variety of options, we each presented a separate scheme. We noted that our observations are not yet at the level of recommendations. The goal was to brain storm possibilities at the meeting and encourage the client group to do likewise. The presentations were accompanied by graphics that can be found in Appendix F of this report.

DA Hogan presented a view of potential future development through the lens of sports facilities. His concept included upgrades to various playfields and potentially abandoning the underperforming Geri Field 3 to accommodate critical areas infrastructure. He suggested a couple of possible locations for a pickleball facility. The Downer Field location was transformed into a park entry with more informal activities.

Herrera considered the civil and environmental point of view. She proposed a stormwater park at the Geri Field 2 and 3 locations with improved stormwater features throughout. Using the stormwater features as a public amenity was a theme. Enhanced trails and healthy forests were important components. Herrera also highlighted inclusion of multiuse facilities. Housing and emergency shelters were featured and included sustainable design practices such as rainwater collection and photovoltaic roof panels. Parking was reconfigured and a new community center with aquatics was included at the current location of Carl Cozier Elementary.

MxM Landscape Architects presented an option grounded in the PRO Plan's statement of principles. He moved parking to the perimeter to minimize the visual impact of large parking fields and to encourage climate-friendly mobility. He suggested pricing parking at certain times to manage demand and pay for improvements. He introduced gateway roundabouts to welcome people into the site, slow traffic down, and facilitate safe pedestrian crossings. A central lawn was provided to be both a destination and a point of departure for folks exploring the complex. The space will serve the larger athletic facilities before and after events, plus it can be programed as a public space with events such as movies or concerts. He relocated Carl Cozier to the south side of the green space and suggested sharing use of facilities with the school district. A more permanent location for SwiftHaven was provided on the vacant lot north of the Sportsplex. A green jobs training program could be included for those that want skills training. That program

could be include maintaining vegetation, composting, opening/closing restrooms, and other win-win tasks for the complex and for the trainees.

RMC Architects followed up by looking at potential development sites. He addressed the Carl Cozier relocation question by identifying potential school district needs and overlaying that footprint in different locations throughout the complex for comparison purposes. He then presented a diagram where Carl Cozier could be relocated to Geri Fields 1 and 2. A central plaza was added at the intersection of Joe Martin Field, Sportsplex, and Civic Stadium. Downer Fields was relocated to the fourth corner and parking was dispersed throughout the site to reduce the impact on the overall complex. A community center addition was located next to the Aquatic Center. An addition to the Sportsplex was also included.

3.2 Client Group Commentary

Three meetings between the client group and the consultant team allowed for a better understanding of the client team's goals and aspirations for the future of the complex. See Appendix F for meeting notes. Discussions ranged from big picture goals to a possible list of new facilities to operations and maintenance considerations. By the end of our March 31st meeting, we were able to prioritize tasks and look forward to the next phase of the project.

Big picture goals included considering possible relocation sites for Carl Cozier Elementary School. Similarly, a joint venture with the YMCA to improve aquatics was discussed. The nexus between tourism and the complex was brought up noting the potential to create a regional destination for tournaments and perhaps even conferences. We also touched on the possible educational opportunities of the site and the need to create activities for all age groups.

Site legibility was discussed a number of times. Making the site more cohesive is a goal. Circulation and flow through the site could be improved. Gateways and perimeters could be better defined. We should aim to invite people in to the complex with good signage, trail markings, mile markings, and exercise loops. Integration of the developed parts with the natural areas could also be strengthened.

Improvements to existing facilities should include work on the trail areas. Cleaning out the planted understory and removing invasive species would be helpful. Lighting throughout the campus, including pathway lighting, could be improved. Sustainable design techniques such as photovoltaics and electric vehicle infrastructure should be considered. The facility would benefit from increased multimodal transportation options.

Stormwater management was discussed in detail. Improvements to stormwater systems is integral to the success of all projects.

Facility utilization should be considered. Look for opportunities for multiuse of facilities. Mark out soccer fields on some of the ball fields. Add more festivals and street fairs at the parking lots. Adding lighting and cover will also increase utilization. Adding another sheet of ice would be well received.

Possible new facilities included a new community center with gym and/or aquatics; an addition to the aquatic center; covered, lighted pickleball courts; a well-drained area for off leash dogs; and additional improved trails in the woods for cross country events.

Also important is considering the operations and maintenance impact of the above ideas. Understand staffing burden when adding program. Recognize that the complex is a hub for city workers. Include added resources for maintenance in plans for the future.

At our last meeting we prioritized the Carl Cozier relocation investigation to consider possible locations. Having a new school co-locate in or adjacent to the complex brings up possible shared resources. For example, the school district would like to prioritize aquatics as an option for all students. Shared fields are also possible. Similarly, co-location with the YMCA should be considered. The consultant team recommended working through these tasks in the context of an overall site framework so that we can improve cohesion throughout the complex.

3.3 Public Engagement Strategy

In anticipation of future phases of this project, MxM produced a public engagement plan. The plan outlines and describes the roles, responsibilities, tools, and timeline for future community involvement activities that will help guide and inform planning for the complex. See Appendix G. Engagement goals include informing members of the public about the project, inviting them to participate, convey steps in the process, engaging key stakeholders, maintaining community trust via consistent messaging and transparent decision making, and fostering long term support for the vision developed for the complex.

The plan identifies various interested parties and assigns roles in the process. The current client group is expanded to include representatives from temporary shelter groups, police and fire, planning, and the Parks Committee Chair. A Community Advisory Group is proposed and will consist of the client group plus interagency partners like the Bellingham School District, neighborhood association representatives, youth sports clubs,

WTA, and temporary shelter organizations. We also anticipate reporting to the Parks and Recreation Advisory Board and the Greenway Advisory Committee along the way.

Broader public feedback is solicited through focus groups, in-person open houses, online surveys, and grafted tabling events. All of this is followed up with a public information and notification strategy. Project branding, email contact lists, social media presence, and press notifications are all considered. The Engage Bellingham page will play a prominent role.

3.4 Future Phases

As we conclude the Phase 1 Assessments portion of the project, we look forward to building on this foundation with future phases to determine how the complex may be developed and what improvements may be needed to meet the demands of our growing community.

Based on discussions at our March 31, 2023 client group meeting, we understand that determining the viability and potential impact of relocating Carl Crosier is a priority. As part of that analysis, we recommend considering a framework for developing the rest of the complex in order to provide context. Similarly, consideration of YMCA co-location possibilities could be included.

We will begin with a design charrette with client group to better define the City's needs prior to engaging with the school district. A second charrette will include Bellingham School District representatives and focus on relocation possibilities for Carl Cozier. That event will begin with a presentation from the consultant team on progress to date, then all participants will be invited to participate in the charrette. After the charrettes are done, we will be in position to resume a master planning process for the for the site and include public engagement. The master planning effort can include commentary on potential costs and timelines.

4.0 Methodology

The project began with collection of data from the City. The data was extensive and for the most part unorganized. The consultant team applied an organizing framework to the data that was based primarily on location. The Civic Athletic Complex was divided up into the following 12 locations:

1. Geri Fields 1, 2, and 3
2. Geri Fields 4
3. Civic Stadium
4. Dirt Bike Jump Track
5. Skate Park
6. Civic Stadium Parking Lot
7. Downer Fields
8. Aquatic Center
9. Joe Martin Fields
10. Sportsplex
11. Sportsplex Stormwater Facility
12. Park Trail Systems

The documents were then moved to a corresponding folder on a ShareFile site. Each folder was subdivided into 4 categories: As-builts, Bid or Design Plans, Utilization, and Reports. These categories were selected to correlate with much of the document labelling sent our way. An additional General Folder was added at the root level to capture information that was not location specific.

From this outline, we produced a sortable Excel file listing campus location, file type, date, title, author, and ShareFile location. The table also indicates whether the information is a folder or a file. Note that there are many nested folders and files in the data. We logged data down to 4 levels on the ShareFile site. Copies of the ShareFile log and sortable data log are included in Appendix H of this report.

The consultant team the reviewed that data that was relevant to their discipline and supplemented it with other sources cited throughout the reports to begin their analysis. On-site observations and interview with people knowledgeable with the existing conditions played important roles in developing the information provided in this report. All of the specific consultant reports have been included in the appendices of this document.

Also critical to the process were the three client team meetings documented in Appendix F. The May 19, 2022 meeting served as a kick-off. Our March 3, 2023 mainly involved reporting out by the consultant team on the analysis to date. Our last meeting on March 31, 2023 was focused on future steps. Concurrent with this process, MxM Landscape Architects produced and vetted the public engagement plan located in Appendix G.

Appendix A
Wilson Engineering Land Surveyor's Memo

WILSON ENGINEERING

September 25, 2023

2022-063: REVISED RMC/Bellingham Parks and Recreation Civic Complex Boundary Review

Neil McCarthy, Architect AIBC, AIA, LEED AP
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360.676.7733 | www.rmcarchitects.com

RE: Professional Land Surveyor's Opinion Memorandum—Deed Interpretation/Integration for the City of Bellingham Civic Athletic Complex (CAC), a.k.a. Whatcom County Tax Parcel Nos. 380329 138085 0000 (Sportsplex), 380329 117030 0000 (Joe Martin Field), 380332 110543 0000 (Arne Hanna and Downer Fields), 380332 091524 0000 (Lakeway Parcel), 380332 101524 0000 (Lakeway Parcel), 380332 128525 0000 (Lakeway Parcel)
Note:This memoruandum has been edited since it was originally released, and several exhibits have been removed due to legibility issues. If the removal of these exhibits results in interpretation issues, then the memorandum can be provided in its original form.

Mr. McCarthy:
Pursuant to the request you are handling for the City of Bellingham Parks and Recreation Department to provide a report on the effects of the various legal documents of record that affect the various parcel cumulatively referred-to as the Bellingham Civic Athletic Complex (CAC) and composed of the following sub-parcels, to wit:

- Parcel A—380329 179099 0000 Civic Stadium/Skate Park/Bike Jump Park/Salmon Woods and Geri's (largest parcel)
- Parcel B—380329 138085 0000 Sportsplex
- Parcel C – 380332 091524 0000 Lot B Downer LLA
- Parcels D-1 and D-2—380329 117030 0000 Joe Martin (Originally "Downer Field")
- Parcel E—380332 110543 0000 Arne Hanna and Downer Fields
- Parcel F – 380332 101524 0000 Cedar Add Block 5 Lots
- Parcel G – 380332 128525 0000 Cedar Add Block 4 Lots

Wilson understands that the primary deliverable you are seeking is an electronic base-map depicting the various parcels listed above in their surveyed locations and extents, however, in the interest of providing you with the perceived effect of the various instruments of record in a convenient format, I am providing this Surveyor's Memorandum containing much of the same data. Please recall that I am a Professional Land Surveyor, only, and any comment I make which might be construed as a legal opinion is inadvertently so.

LEGAL DESCRIPTIONS PER WLT SUBDIVISION GUARANTEE 81030-228221585, DATED JULY 22, 2022

PARCEL A (TPN 380329 179099 0000):
THAT PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, SECTION 29, TOWNSHIP 38 NORTH, RANGE 3 EAST OF W.M., WHATCOM COUNTY, WASHINGTON, LYING EAST OF MOORE STREET AND SOUTH OF THE SOUTH LINE OF FRASER STREET PRODUCED EASTERLY;

***TOGETHER WITH** THAT PORTION OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 29, LYING SOUTH OF THE SOUTH LINE OF FRASER STREET PRODUCED EASTERLY;*

***TOGETHER WITH** THAT PORTION OF SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 29, LYING EAST OF MOORE STREET AND NORTH OF DOWNER PLAYFIELD, AS DESCRIBED IN DEEDS WITH AUDITOR'S FILE NOS. 315255*
AND 599676, RECORDS OF WHATCOM COUNTY, WASHINGTON;

***ALSO TOGETHER WITH** THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 29, EXCEPT THAT PART LYING WITHIN SAID DOWNER PLAYFIELD;**

***EXCEPTING THEREFROM** ANY PORTION LYING WITHIN THE GENERAL AND SPECIFIC BINDING SITE PLAN CIVIC SPORTS ARENA, ACCORDING TO THE PLAN THEREOF, RECORDED UNDER AUDITOR'S FILE NO. 1980202924, RECORDS OF WHATCOM COUNTY, WASHINGTON;*

***AND ALSO EXCEPT** THE RIGHT-OF-WAY OF FRASER STREET LYING ALONG THE NORTHERLY LINE THEREOF AND THE RIGHT-OF-WAY OF MOORE STREET LYING ALONG THE WESTERLY LINE THEREOF.*

SITUATE IN WHATCOM COUNTY, WASHINGTON.

****SURVEYOR'S NOTE: THE TWO QUARTER-QUARTER CORNERS ARE ERRONEOUSLY DESCRIBED IN THE UNDERLYING DEED. THESE FRACTIONAL PORTIONS OF SECTION 29 ARE CORRECTLY LABELED "GOVERNMENT LOT 1 AND 2" PER THE ORIGINAL GLO PLAT.***

AFFECTED BY INSTRUMENTS NOS. 6, 7, 8, 9, 12, 13, 17, AND 21

PARCEL B (TPN 380329 138085 0000):
ICE ARENA TRACT, GENERAL AND SPECIFIC BINDING SITE PLAN, CIVIC SPORTS ARENA AMENDED, ACCORDING TO THE BINDING SITE PLAN THEREOF, RECORDED UNDER AUDITOR'S FILE NO. 1980202924, RECORDS OF WHATCOM COUNTY, WASHINGTON.

SITUATE IN WHATCOM COUNTY, WASHINGTON.

AFFECTED BY INSTRUMENTS NOS. 14, 16, 18, AND 19

PARCEL C (TPN 380332 091524 0000):
LOT B OF DOWNER FIELD LOT LINE ADJUSTMENT, ACCORDING TO THE SHORT PLAT THEREOF, RECORDED UNDER AUDITOR'S FILE NO. 2010400456, RECORDS OF WHATCOM COUNTY, WASHINGTON.

SITUATE IN WHATCOM COUNTY, WASHINGTON.

AFFECTED BY INSTRUMENTS NO. 20

PARCELS D-1 AND D-2 (TPN 380329 117030 0000) :
A PORTION OF THE GOVERNMENT LOT 1 AND THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER IN SECTION 29, TOWNSHIP 38 NORTH, RANGE 3 EAST OF W.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 1, BLOCK 5, PLAT OF CEDAR ADDITION TO NEW WHATCOM, NOW A PART OF THE CONSOLIDATED CITY OF BELLINGHAM, WHATCOM COUNTY, WASHINGTON, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 4 OF PLATS, PAGE 20, RECORDS OF WHATCOM COUNTY, WASHINGTON; THENCE NORTH, A DISTANCE OF 577.4 FEET; THENCE EAST, A DISTANCE OF 592.9 FEET; THENCE SOUTH, A DISTANCE OF 577.4 FEET; THENCE WEST, A DISTANCE OF 592.9 FEET TO THE POINT OF BEGINNING.

SITUATE IN WHATCOM COUNTY, WASHINGTON.

****SURVEYOR'S NOTE: THIS LEGAL DESCRIPTION IF A CONFLATION OF TWO PREVIOUS DEEDS ORIGINALLY DESCRIBING THE ACTUAL "DOWNER FIELD" PARCEL ACORDING TO AFN 315255, IN 1926, TOGETHER WITH THE PARCEL CONVEYED ACCORDING TO AFN 599676, IN 1944 (SCHEDULE A ITEM 11). THIS SURVEY DEPICTS THE ORIGINAL DOWNER FIELD PARCEL AS PARCEL D-1, AND THE LATER PARCEL-ADDITION AS PARCEL D-2. PARCEL D-2 IS SUBJECT TO USE-RESTRICTIONS AS NOTED BELOW.***

PARCEL D-2 IS AFFECTED BY INSTRUMENTS NOS. 11 AND 17

PARCEL E (TPN380332 110543 0000) :
LOTS 1 THROUGH 8, INCLUSIVE, AND LOTS 15 THROUGH 22, INCLUSIVE, ALL IN BLOCK 4, PLAT OF CEDAR ADDITION TO NEW WHATCOM, NOW A PART OF THE CONSOLIDATED CITY OF BELLINGHAM, WHATCOM COUNTY, WASHINGTON, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 4 OF PLATS, PAGE 20, RECORDS OF WHATCOM COUNTY, WASHINGTON;

***TOGETHER WITH** LOTS 1 THROUGH 8, INCLUSIVE, AND LOTS 15 THROUGH 22, INCLUSIVE, ALL IN BLOCK 5 OF SAID CEDAR ADDITION TO NEW WHATCOM.*

SITUATE IN WHATCOM COUNTY, WASHINGTON.

AFFECTED BY INSTRUMENTS NO. 15

PARCEL F (TPN 380332 101524 0000) :
LOTS 11 THROUGH 14, INCLUSIVE, BLOCK 5, PLAT OF CEDAR ADDITION TO NEW WHATCOM, NOW A PART OF THE CONSOLIDATED CITY OF BELLINGHAM, WHATCOM COUNTY, WASHINGTON, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 4 OF PLATS, PAGE 20, RECORDS OF WHATCOM COUNTY, WASHINGTON.

SITUATE IN WHATCOM COUNTY, WASHINGTON.

AFFECTED BY INSTRUMENTS NO. 15

PARCEL G (TPN380332 128525 0000) :
LOTS 9 THROUGH 14, INCLUSIVE, BLOCK 4, PLAT OF CEDAR ADDITION TO NEW WHATCOM, NOW A PART OF THE CONSOLIDATED CITY OF BELLINGHAM, WHATCOM COUNTY, WASHINGTON, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 4 OF PLATS, PAGE 20, RECORDS OF WHATCOM COUNTY, WASHINGTON.

SITUATE IN WHATCOM COUNTY, WASHINGTON.

AFFECTED BY INSTRUMENTS NO. 15

SCHEDULE A EXCEPTIONS PER WLT SUBDIVISION GUARANTEE 81030-228221585, DATED JULY 22, 2022:

6. PROVIDING FOR CHARGES UPON CONNECTION TO THE CITY SEWER SYSTEM;
DATED: MARCH 25, 1993
RECORDED: MARCH 29, 1993
RECORDING NO.: 930329005
RECORDS OF: WHATCOM COUNTY, WASHINGTON
AFFECTS: PORTION OF PARCEL A AND OTHER PROPERTY

7. LEASE, DISCLOSED BY MEMORANDUM THEREOF, INCLUDING ITS TERMS, COVENANTS, CONDITIONS OR PROVISIONS;
DATED: MAY 30, 2000
RECORDED: AUGUST 28, 2000
RECORDING NO.: 2000803543
LESSOR: CITY OF BELLINGHAM
LESSEE: VOICESTREAM PCS BTA I CORPORATION, AS AGENT FOR COOK INLET/VOICESTREAM PV/SS, PCS, L.P.

8. LEASE, DISCLOSED BY MEMORANDUM THEREOF, INCLUDING ITS TERMS, COVENANTS, CONDITIONS OR PROVISIONS;
DATED: OCTOBER 16, 2003
RECORDED: NOVEMBER 18, 2003
RECORDING NO.: 2031103900
LESSOR: CITY OF BELLINGHAM, A MUNICIPAL CORPORATION
LESSEE: VERIZON WIRELESS (VAW) LLC D/B/A VERIZON WIRELESS

9. LEASE, DISCLOSED BY MEMORANDUM THEREOF, INCLUDING ITS TERMS, COVENANTS, CONDITIONS OR PROVISIONS;
DATED: OCTOBER 16, 2003
RECORDED: NOVEMBER 18, 2003
RECORDING NO.: 2031103901
LESSOR: CITY OF BELLINGHAM, A MUNICIPAL CORPORATION
LESSEE: VERIZON WIRELESS (VAW) LLC D/B/A VERIZON WIRELESS

10. UNRECORDED LEASEHOLDS AND/OR MONTH-TO-MONTH TENANCIES, IF ANY.

11. EXCEPTIONS AND RESERVATIONS AS CONTAINED IN INSTRUMENT;
FROM: BELLINGHAM SECURITIES SYNDICATE, INC. RECORDED: JANUARY 17, 1945
RECORDING NO.: 599676
RECORDS OF: WHATCOM COUNTY, WASHINGTON
AS FOLLOWS: THE ABOVE DESCRIBED PROPERTIES TO BE USED FOR PARK PURPOSES ONLY.
AFFECTS: PORTION OF PARCEL D

12. EASEMENT INCLUDING THE TERMS, COVENANTS AND PROVISIONS THEREOF FOR ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINE, TOGETHER WITH NECESSARY APPURTENANCES, AS GRANTED BY INSTRUMENT; RECORDED:
JUNE 9, 1949
RECORDING NO.: 679476

RECORDS OF: WHATCOM COUNTY, WASHINGTON
TO: PUGET SOUND POWER AND LIGHT COMPANY
AFFECTS: PORTION OF PARCEL A

13. EASEMENT INCLUDING THE TERMS, COVENANTS AND PROVISIONS THEREOF, AS GRANTED BY INSTRUMENT;
RECORDED: APRIL 24, 1981
RECORDING NO.: 1387337
RECORDS OF: WHATCOM COUNTY, WASHINGTON
IN FAVOR OF: PUGET SOUND POWER AND LIGHT COMPANY FOR: UNDERGROUND DISTRIBUTION AND ELECTRIC LINES AND
APPURTENANCES THERETO
AFFECTS: PORTION OF PARCEL A

14. MATTERS DISCLOSED BY A SURVEY AFFECTING SAID PREMISES; RECORDED: APRIL 16, 1982
RECORDING NO.: 1416241

15. EASEMENT INCLUDING THE TERMS, COVENANTS AND PROVISIONS THEREOF, AS GRANTED BY INSTRUMENTS;
RECORDED: FEBRUARY 21, 1995, AND FEBRUARY 28, 1995
RECORDING NOS.: 950221095 AND 950228228, RESPECTIVELY
RECORDS OF: WHATCOM COUNTY, WASHINGTON
IN FAVOR OF: PUGET SOUND POWER & LIGHT COMPANY
FOR: UNDERGROUND ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINES AND APPURTENANCES THERETO
AFFECTS: PARCELS E, F AND G

16. COVENANTS, CONDITIONS, RESTRICTIONS, RECITALS, RESERVATIONS, EASEMENTS, EASEMENT PROVISIONS, NOTES, DEDICATIONS, AGREEMENTS, ENCROACHMENTS, SETBACK LINES AND STATEMENTS, IF ANY, AS SET FORTH OR DELINEATED ON GENERAL AND SPECIFIC BINDING SITE PLAN, CIVIC SPORTS ARENA, RECORDED OCTOBER 8, 1996, UNDER WHATCOM COUNTY AUDITOR'S FILE NO. 961008216.

17. EASEMENT INCLUDING THE TERMS, COVENANTS AND PROVISIONS THEREOF, AS GRANTED BY INSTRUMENT;
RECORDED: NOVEMBER 24, 1997
RECORDING NO.: 1971102644
RECORDS OF: WHATCOM COUNTY, WASHINGTON
IN FAVOR OF: CASCADE NATURAL GAS CORPORATION, A
WASHINGTON CORPORATION
FOR: RIGHT TO CONSTRUCT, INSTALL, OPERATE, MAINTAIN, PROTECT, IMPROVE, REPAIR AND ABANDON IN PLACE A NATURAL GAS PIPELINE OR PIPELINES
AFFECTS: PORTION OF PARCEL A

18. COVENANTS, CONDITIONS, RESTRICTIONS, RECITALS, RESERVATIONS, EASEMENTS, EASEMENT PROVISIONS, NOTES, DEDICATIONS, AGREEMENTS, ENCROACHMENTS, SETBACK LINES AND STATEMENTS, IF ANY, AS SET FORTH OR DELINEATED ON GENERAL AND SPECIFIC BINDING SITE PLAT CIVIC SPORTS ARENA, AMENDED, RECORDED FEBRUARY 23, 1998, UNDER WHATCOM COUNTY AUDITOR'S FILE NO. 1980202924.

19. COVENANTS, CONDITIONS AND RESTRICTIONS, INCLUDING THE TERMS AND PROVISIONS THEREOF, CONTAINED IN INSTRUMENT, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW;
RECORDED: JULY 8, 1999
RECORDING NO.: 1990700714
EXECUTED BY: WHITEWATER ICE CORPORATION

20. COVENANTS, CONDITIONS, RESTRICTIONS, RECITALS, RESERVATIONS, EASEMENTS, EASEMENT PROVISIONS, NOTES, DEDICATIONS, AGREEMENTS, ENCROACHMENTS, SETBACK LINES AND STATEMENTS, IF ANY, AS SET FORTH OR DELINEATED ON DOWNER FIELD LOT LINE ADJUSTMENT, RECORDED APRIL 4,
2001, UNDER WHATCOM COUNTY AUDITOR'S FILE NO. 2010400456.

21. AGREEMENT, INCLUDING ITS TERMS, COVENANTS AND PROVISIONS;
EXECUTED BY: CITY OF BELLINGHAM AND VERIZON WIRELESS (VAW) LLC, A DELAWARE LIMITED LIABILITY COMPANY, D/B/A VERSION WIRELESS
RECORDED: SEPTEMBER 21, 2020
RECORDING NO.: 2020-0903444
FOR: UTILITY LINE EASEMENT

SURVEYOR'S NOTES AND COMMENTS REGARDING WLT SUBDIVISION GUARANTEE 81030-228221585, DATED JULY 22, 2022:

6. DECLARATION OF SEWER SYSTEM EXTENSION ASSESSMENT BY THE CITY OF BELLINGHAM, PROVIDING FOR CHARGES UPON CONNECTION TO THE CITY SEWER SYSTEM. THE DOCUMENT IS A "LATECOMERS" AGREEMENT AFFECTING THE PARCELS WITHIN THE NORTH BLOCKS OF THE PLAT OF THE GLADSTONE STREET ADDITION TO NEW WHATCOM. THE LATECOMER'S AGREEMENT APPEARS TO PREDATE THE CONSTRUCTION OF THE 8" GRAVITY SEWER WITHIN THE PORTION OF THE "SALMON WOODS NATURE AREA" LYING EAST OF THE PUGET STREET USE CORRIDOR. NOT PLOTTED ON THIS SURVEY. **(PREVIOUSLY) AFFECTED PARCEL A.**

7. LEASE, BENEFITING VOICESTREAM PV/SS, PCS, DISCLOSED BY MEMORANDUM THEREOF, INCLUDING ITS TERMS, COVENANTS, CONDITIONS OR PER AFN 2000803543. THE LEASE AREA IS DESCRIBED AS BEING COINCIDENT WITH "PARCEL A" AND IS FOR UNSPECIFIED FACILITIES. THIS LEASE HAS A SUNDOWN-CLAUSE THAT LIMITS ITS PERIOD OF EFFECT TO FIVE (5) YEARS FROM ITS DATE OF RECORDATION, COMMENCING MAY 30, 2000. ACCORDINGLY, THIS LEASE APPEARS TO HAVE SELF-TERMINATED. **(PREVIOUSLY) AFFECTED PARCEL A.**

8. LEASE, BENEFITING VERIZON WIRELESS, DISCLOSED BY MEMORANDUM THEREOF, INCLUDING ITS TERMS, COVENANTS, CONDITIONS OR PER AFN 2031103900. THE LEASE AREA IS DESCRIBED AS BEING COINCIDENT WITH "PARCEL A", EXCLUDING THE CIVIC SPORTS ARENA BINDING SITE PLAN, AND IS FOR UNSPECIFIED FACILITIES. THIS LEASE HAS A SUNDOWN-CLAUSE THAT LIMITS ITS PERIOD OF EFFECT TO TWENTY-FIVE (25) YEARS FROM ITS DATE OF RECORDATION, COMMENCING OCTOBER 16, 2003. ACCORDINGLY, THIS LEASE WILL SELF-TERMINATE ON NOVEMBER 18, 2028. **AFFECTS PARCEL A, EXCLUDING THE SPORTSPLEX.**

9. LEASE, BENEFITING VERIZON WIRELESS, DISCLOSED BY MEMORANDUM THEREOF, INCLUDING ITS TERMS, COVENANTS, CONDITIONS OR PER AFN 2031103901. THE LEASE AREA IS DESCRIBED AS BEING LIMITED TO TWO FEATURES NEAR THE EXISTING CIVIC STADIUM, INCLUDING AN EXISTING LIGHT STANCHION AND A PORTION OF THE NORTH STADIUM/GRANDSTAND STRUCTURE. AND IS FOR UNSPECIFIED FACILITIES. LEASE INCLUDES RIGHT TO INGRESS AND EGRESS, AND TO CONNECT TO PROXIMATE UTILITIES. THIS LEASE HAS A SUNDOWN-CLAUSE THAT LIMITS ITS PERIOD OF EFFECT TO TWENTY-FIVE (25) YEARS FROM ITS DATE OF RECORDATION, COMMENCING OCTOBER 16, 2003. ACCORDINGLY, THIS LEASE WILL SELF-TERMINATE ON NOVEMBER 18, 2028. **AFFECTS PARCEL A, EXCLUDING THE SPORTSPLEX.**

10. UNRECORDED LEASEHOLDS AND/OR MONTH-TO-MONTH TENANCIES, IF ANY. NO INSTRUMENTS OF THIS KIND HAVE BEEN PROVIDED TO WILSON FOR CONSIDERATION.

11. EXCEPTIONS AND RESERVATIONS AS CONTAINED IN INSTRUMENT RECORDED UNDER AFN 599676, DATED JANUARY, 1945, CONVEYING AN ADDITIONAL STRIP OF LAND ADJACENT TO THE NORTH AND EAST SIDES OF THE ORIGINAL "DOWNER FIELD" PARCEL AS PREVIOUSLY CONVEYED TO THE CITY OF BELLINGHAM ACCORDING TO AFN 315255, ORIGINALLY RECORDED IN 1926. THIS DOCUMENT ADDS TO THE PREVIOUSLY-DESCRIBED "DOWNER FIELD" PARCEL (DEPICTED AS PARCEL D-1 ON THIS SURVEY), AND IS SUBJECT TO A USE-RESTRICTION LIMITING IT TO "PARK PURPOSES ONLY". **AFFECTS PARCEL D-2.**

12. EASEMENT INCLUDING THE TERMS, COVENANTS AND PROVISIONS THEREOF BENEFITING PUGET SOUND POWER AND LIGHT COMPANY FOR ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINE, TOGETHER WITH NECESSARY APPURTENANCES,

AS GRANTED BY INSTRUMENT RECORDED UNDER AFN 679476, DATED JUNE 1949. THE EASEMENT COVERS ALL OF PARCEL A, INCLUDING THE AREA LATER SEGREGATED ACCORDING TO THE SPORTSPLEX BSP. A METES-AND-BOUNDS DESCRIPTION OF THE PROPOSED TRANSMISSION/DISTRIBUTION IS INCLUDED IN THE INSTRUMENT, BUT THE COURSES ARE ILLEGIBLE. REGARDLESS, THE INSTRUMENT CARRIES "BLANKET" LANGUAGE AND SHOULD BE CONSTRUED AS BEING COINCIDENT WITH THE INSTALLED FACILITY REGARDLESS OF ITS LOCATION. **AFFECTS PARCEL A.**

13. EASEMENT INCLUDING THE TERMS, COVENANTS AND PROVISIONS THEREOF BENEFITING PUGET SOUND POWER AND LIGHT COMPANY FOR ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINE, TOGETHER WITH NECESSARY APPURTENANCES, AS GRANTED BY INSTRUMENT RECORDED UNDER AFN 1387337, DATED APRIL, 1981. EASEMENT DESCRIPTION IS WEAK, BUT IS APPROXIMATELY PLOTTED ON THIS SURVEY. ACTUAL LOCATION OF THE EASEMENT WILL BE DETERMINED ACCORDING TO THE LOCATION OF THE INSTALLED ELECTRIC UTILITY PROXIMATE TO THE DESCRIBED INTEREST. **AFFECTS PARCEL A.**

14. MATTERS DISCLOSED BY A SURVEY AFFECTING SAID PREMISES PER AFN 1416241. THE SURVEY WAS A PRELIMINARY LOCATION SURVEY FOR THE PROPOSED SPORTSPLEX. THIS DOCUMENT HAS BEEN SUPERSEDED BY THE ICE ARENA TRACT, GENERAL AND SPECIFIC BINDING SITE PLAN, CIVIC SPORTS ARENA AMENDED, ACCORDING TO THE BINDING SITE PLAN THEREOF, RECORDED UNDER AUDITOR'S FILE NO. 1980202924. **NO CURRENT EFFECT ON PARCEL B.**

15. A SINGLE EASEMENT INCLUDING THE TERMS, COVENANTS AND PROVISIONS THEREOF, AS GRANTED BY INSTRUMENTS RECORDED UNDER AFNS. 950221095 AND 950228228, BENEFITING PUGET POWER (NOW PUGET SOUND ENERGY. THE DOCUMENTS CONVEY A TEN FOOT (10') WIDE UNDERGROUND POWER LINE EASEMENT TO SERVICE THE ARNE HANNAH AQUATIC CENTER. THE EARLIER OF THE TWO BEING FOR A "PROPOSED" ALIGNMENT FROM THE NORTH MARGIN OF LAKEWAY DRIVE TO THE NOMINAL SOUTHEAST CORNER OF THE AQUATIC CENTER, AND THE SECOND CONFIRMS THE EASEMENT AND REMOVES A CHARACTERIZATION THAT THE LOCATION OF THE EASEMENT IS "GENERAL" TO IT BEING LOCATED "AS CONSTRUCTED". THE ACTUAL LOCATION OF THE POWER LINE WAS NOT SURVEYED, SO THE EASEMENT, AS DEPICTED, IS BASED ON THE "GENERAL" DESCRIPTION EMBEDDED IN THE DEED AND MAY BE INACCURATE. **AFFECTS PARCELS E, F AND G**.

16. COVENANTS, CONDITIONS, RESTRICTIONS, AS SET FORTH OR DELINEATED ON GENERAL AND SPECIFIC BINDING SITE PLAN, CIVIC SPORTS ARENA, UNDER WHATCOM COUNTY AFN. 961008216. THE BINDING SITE PLAN INCLUDES SEVERAL RESTRICTIONS ON THE USE OF THE PARCEL ON ITS FACE INCLUDING A SETBACK REQUIREMENT FROM AN EXISTING STORM WATER SYSTEM AND A PROVISION REQUIRING THAT WATER SERVICE BE EXTENDED FROM MOORE STREET TO ASSURE FIRE FLOW. THE DOCUMENT ALSO INCLUDES A REFERENCE TO A LEASE-COVENANT IN FAVOR OF WHITEWATER ICE CORPORATION, AS RECORDED UNDER AFN. 961008215. THIS LEASE, PER SAID COVENANT WAS ORIGINALLY SCHEDULED TO RUN FROM JULY 30, 1996, TO DECEMBER 31, 2036. **AFFECTS PARCEL B.**

17. EASEMENT INCLUDING THE TERMS, COVENANTS AND PROVISIONS THEREOF, AS GRANTED BY INSTRUMENT RECORDED UNDER AFN. 1971102644, BENEFITING CASCADE NATURAL GAS. THE TWENTY-FOOT (20') EASEMENT CROSSES PARCELS D-2 AND A, AND IS PURPORTED TO ASSURE GAS SERVICE TO THE ICE ARENA PARCEL OF THE SPORTSPLEX (PARCEL B). THE DOCUMENT ERRONEOUSLY LABELS THE PARKLAND ACCESS DRIVEWAY THAT NOMINALLY EXTENDS POTTER STREET AS BEING POTTER STREET, HOWEVER, THIS IS NOT IN FACT A PLATTED/DEDICATED PORTION OF POTTER STREET. **AFFECTS PARCELS D-2 AND PARCEL A.**

18. THIS DOCUMENT COVERS ANY COVENANTS, CONDITIONS, RESTRICTIONS, ETC. , IF ANY, AS SET FORTH OR DELINEATED ON GENERAL AND SPECIFIC BINDING SITE PLAT CIVIC SPORTS ARENA, AMENDED, UNDER AFN. 1980202924. THE DOCUMENT REITERATES THE VARIOUS RESTRICTIONS LISTED UNDER DOCUMENT #16, AND CITES THE SAME COVENANT DOCUMENT (AFN. 961008215). NO NEW RESTRICTIONS APPEAR TO HAVE BEEN ADDED, WITH THE "AMENDMENT" TO THE BINDING SITE PLAN BEING THE CORRECTION OF ONE INVERSE BEARING. **AFFECTS PARCEL B.**

19. THE DOCUMENT IS A COVENANT TO RESTRICT USE WITHIN THE ICE ARENA TRACT OF THE CIVIC SPORTS ARENA BINDING SITE PLAN, PER AFN 1980202924. PER THE DOCUMENT, WHITEWATER ICE CORPORATION IS LIMITED IN ITS USE OF THE ICE ARENA TO "INDOOR ICE RINK RELATED SPORTS, BATTING CAGES, INDOOR SOCCER AND RELATED ACTIVITIES AND SUPPORT FACILITIES." FURTHER, WHITEWATER ICE CORP. IS RESTRICTED FROM HOSTING ANY EVENT WITHIN THE SPORTSPLEX BUILDING THAT EXCEEDS THE NUMBER OF OCCUPANTS LISTED ON THE BUILDING PERMIT RECORDED UNDER CITY OF BELLINGHAM PERMIT BLD99-0148. THE COVENANT IS INTENDED TO "RUN WITH THE LAND" AND IS BINDING ON ANY

SUCCESSOR INTEREST OTHER THAN THE CITY OF BELLINGHAM WHO MAY BECOME THE LEASEHOLDER OF THE SPORTSPLEX FACILITY. **AFFECTS PARCEL B.**

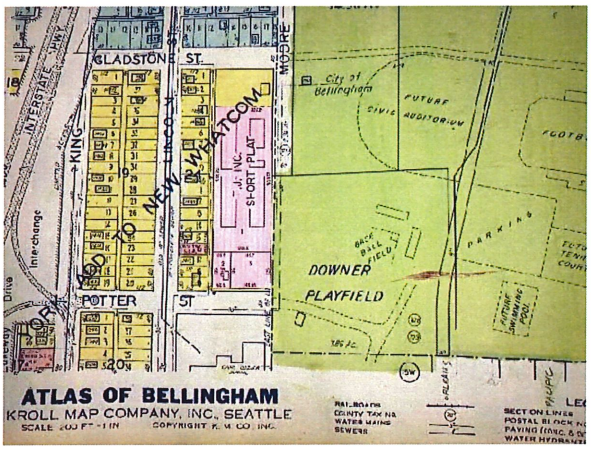
20. COVENANTS, CONDITIONS, RESTRICTIONS, RECITALS, RESERVATIONS, EASEMENTS, EASEMENT PROVISIONS, NOTES, DEDICATIONS, AGREEMENTS, ENCROACHMENTS, SETBACK LINES AND STATEMENTS, IF ANY, AS SET FORTH OR DELINEATED ON DOWNER FIELD LOT LINE ADJUSTMENT, RECORDED PER AFN. 2010400456. THE "DOWNER FIELD LOT LINE ADJUSTMENT" CONVEYS A PORTION OF LOTS9 & 10 OF THE "PLAT OF THE CEDAR ADDITION TO NEW WHATCOM, AND ADJUSTS/RECONCILES AN AMBIGUITY IN THE WEST LINE OF THE PLAT ARISING FROM AN UN-DIMENSIONED LOT ON THE EAST SIDE OF THE "PLAT OF THE YORK ADDITION TO NEW WHATCOM. THERE ARE NO SPECIAL CONDITIONS AFFECTING LOT B OF THE LOT LINE ADJUSTMENT (CITY PARCEL C) OTHER THAN STANDARD ZONING/SETBACK REQUIREMENTS PER CITY STANDARDS. **AFFECTS PARCEL C.**

21. A UTILITY EASEMENT IN FAVOR OF VERIZON WIRELESS LLC (VERIZON), PER AFN 2020-0903444. THE EASEMENT CREATES TWO UTILITY CORRIDORS THAT ARE NOMINALLY ADJACENT ALONG THE PUGET STREET USE CORRIDOR, ONE BEING TEN FEET (10') IN WIDTH AND THE OTHER BEING TWENTY FEET (20') IN WIDTH, AS DEPICTED ON THIS SURVEY. THE EASEMENT IS PURPORTED TO SUPPORT THE TWO LEASE PARCELS CREATED AND DESCRIBED ACCORDING TO AFN. 2031103900 AND THIS DOCUMENT CONFIRMS THAT THE TERM OF THE EASEMENT SHALL RUN CONCURRENTLY WITH SAID LEASE FOR THE DURATION OF SAID LEASE, ONLY. **AFFECTS PARCEL A.**

Conclusions:

As noted above, this review of encumbrances is based solely on the documents provided to Wilson in the above-referenced Subdivision Guarantee, and other publicly-available documents of record. After delving into the deeds-of-record, I can make the following observations:

1. **Parcel G**: Recognizing that one of the concerns on the part of Parks and RMC was the question of "allowable use" over Parcel G, I can say that, other than the fact that the alley to the north of Parcel G appears to be open, but unconstructed. Various GIS sources depict this alley as having been vacated but at the time this report was prepared, no evidence of that having occurred had been discovered. Vacating that piece of right-of-way may be required before the parcel can be fully utilized.
2. **Parcels D-1 and D-2:** As noted above, the legal description for 'Parcel D" in the Subdivision Guarantee is actually a conflation of the two deeds that created the original "Downer Field Parcel" in 1926, and its later expansion (PER AFN 599676) in 1944. The deed for the parcel-expansion in 1944 contains the only use-restriction I discovered, and limits the EXPANDED PORTION OF LOT D (Parcel D-2) subject to being limited to "Park Purposes Only".
3. **"Downer Field and the Moore Street Right-of-Way:** The name "Downer Field" has been associated with the playfield area to the north of Lakeway Drive and adjacent to Carl Cozier Elementary School in recent years, however, the actual Downer Field feature and parcel that is referred-to in many documents is actually where what we now refer to as "Joe Martin Stadium" is located. This has resulted in a confusion regarding the legal right-of-way for Moore Street. The original dedication for Moore Street extended from "the north line of Downer Field to the south line of Fraser Street". The correct south termination of Moore Street was common knowledge into the 1970's, per this image taken from the Kroll Map dating from that period, to wit:

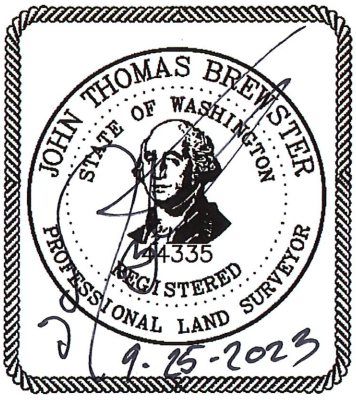


The road as constructed has been used for decades and, in all likelihood, it has achieved legal status by Prescriptive Use, but it is not in my opinion a legally-dedicated right-of-way based on the documents that have been provided to me. This ambiguous status may affect the parcels to the south of the apparent termination, and legal review should be part of the plan going forward.

I hope this review has provided some additional clarity to your understanding of the parcels comprising the Civic Athletic Complex. As previously mentioned, the preceding observations and opinions are those of a Professional Land Surveyor, only, and should not be construed to be legal opinions. Please contact me at 360.733.6100 (ext.1231) if I can be of further help. (The complete drawing file including much of the preceding data should be in your hands by October 21, 2022.)

Thanks and Regards,
WILSON ENGINEERING LLC

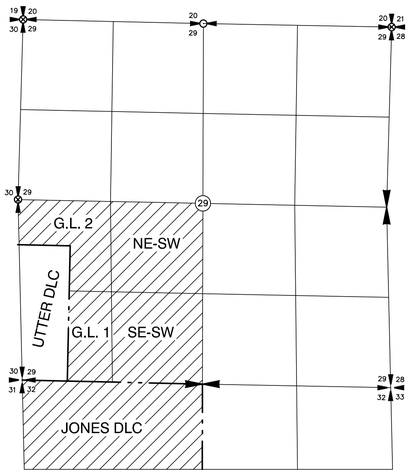
Tom Brewster, PLS
Survey Manager / Principal



RMC ARCHITECTS / BELLINGHAM PARKS AND REC.

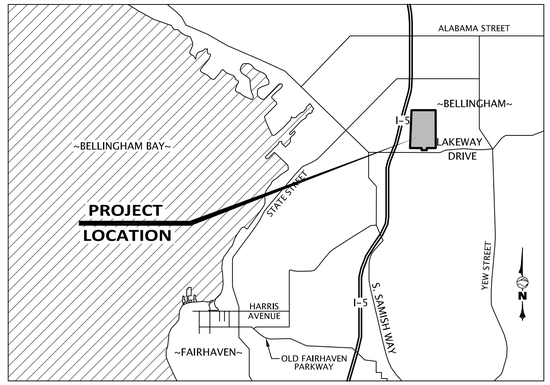
CIVIC ATHLETIC COMPLEX BOUNDARY SURVEY
W.A.C. 332-130 COMPLIANCE SHEET

SECTIONAL INDEX DATA



GOV'T LOTS 1 & 2, SEC. 29, TWNSHP 38 NORTH, R 3 EAST, W.M.
NE QTR - SW QTR, SEC. 29, TWNSHP 38 NORTH, R 3 EAST, W.M.
SE QTR - SW QTR, SEC. 29, TWNSHP 38 NORTH, R 3 EAST, W.M.
PTN. JONES DLC (NW QTR), SEC. 32, TWNSHP 38 NORTH, R 3 EAST, W.M.

VICINITY MAP - NOT TO SCALE



INDEX TO DRAWINGS

811 Call 811 two business days before you dig

NOTICE TO USER

EFFECTIVE JANUARY 13, 2019, ALL TOPOGRAPHIC MAPS PREPARED BY A LICENSED SURVEYOR IN THE STATE OF WASHINGTON, AND SUBJECT TO THE LICENSURE AND PRACTICE REQUIREMENTS ESTABLISHED BY THE WASHINGTON STATE BOARD OF REGISTRATION FOR ENGINEERS AND LAND SURVEYORS, MUST INCLUDE THE DESCRIPTIVE NOTES AND METADATA ENUMERATED UNDER W.A.C 332-130-145 AND ITS APPURTENANT SECTIONS OF 332-130. THIS EXHIBIT IS INTENDED TO ADDRESS THE STATUTORY REQUIREMENTS STIPULATED BY THIS W.A.C DIRECTIVE.

W.A.C. 332-130-145 REQUIRED DATA

1.E: THIS SURVEY WAS PREPARED UNDER THE DIRECT SUPERVISION OF:

J. THOMAS BREWSTER, WA PLS #44335
SURVEY MANAGER / PRINCIPAL
WILSON ENGINEERING LLC
805 DUPONT STREET, SUITE 7
BELLINGHAM, WA 98225
360-733-6100 (EXT. 231)
tbrewster@wilsonengineering.com

2.A: BASIS OF ELEVATIONS: NO ELEVATION VALUES ARE DEPICTED ON THIS SURVEY. ANY DEPICTED FEATURE WHICH APPEARS TO HAVE AN AUTHORITATIVE ELEVATION IS UNINTENTIONAL SO AND SHOULD BE DISREGARDED. THIS STATEMENT APPLIES TO ANY POINT OR LINE EMBEDDED IN THIS DRAWING FILE OR ITS APPURTENANT FILES.

2.B: PURPOSE OF SURVEY: WILSON ENGINEERING PERFORMED THIS SURVEY DURING SEPTEMBER AND OCTOBER OF 2022, AT THE REQUEST OF RMC ARCHITECTS ON BEHALF OF THE CITY OF BELLINGHAM PARKS AND RECREATION DEPARTMENT PURSUANT TO PROVIDING A BOUNDARY ANALYSIS OF THE CIVIC ATHLETIC COMPLEX. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A TITLE REPORT, PER WHATCOM LAND TITLE SUBDIVISION GUARANTEE NO. 81030-228221585, DATED JULY 22, 2022. ALL PLOTTABLE EASEMENTS OF RECORD PER SAID GUARANTEE HAVE BEEN DEPICTED ON THIS SURVEY.

2.C: SOURCE OF CONTOURS: NO CONTOURS DEPICTED

2.D: CONTOUR INTERVAL LABELING: NO CONTOURS DEPICTED OR LABELED

2.E: DESCRIPTION OF CONTROL MONUMENTS SET PURSUANT TO THIS SURVEY: REFER TO THE ACCOMPANYING "CONTROL TABLE" FOR COORDINATES AND DESCRIPTION OF ON-SITE CONTROL SET PURSUANT TO THIS SURVEY.

2.F: ELEVATION AND/OR CONTOUR ACCURACY: NO ELEVATIONS OR CONTOURS ARE DEPICTED ON THIS SURVEY.

2.G: STATEMENT OF USE: AS NOTED IN SECTION 2.B, THIS SURVEY WAS PREPARED FOR THE SPECIFIC PURPOSE OF DEPICTING A BOUNDARY ANALYSIS AND THE RESULTS OF DEED RESEARCH PURSUANT TO LONG-TERM DEVELOPMENT PLANNING. IN THE COURSE OF PREPARING THIS SURVEY, PURSUANT TO THIS PURPOSE, ANCILLARY DATA NECESSARY TO ACCOMPLISH THIS SURVEYS INTENDED PURPOSE MAY HAVE BEEN CAPTURED. IN THE CASE OF THIS SURVEY STRUCTURE LOCATIONS WERE CAPTURED, BUT THE DEPICTION OF SAME SHOULD NOT BE CONSIDERED AUTHORITATIVE.

2.H: SOURCE OF CONTROLLING BOUNDARY INFORMATION: THE OWNERSHIP BOUNDARIES DEPICTED ON THIS SURVEY ARE BASED UPON SOME, OR ALL, OF THE DOCUMENTS ENUMERATED IN THE ACCOMPANYING "REFERENCE DOCUMENTS" AS THEREIN CHARACTERIZED. BEARINGS HAVE BEEN TRANSLATED AND/OR ROTATED FROM THE RECORD VALUES TO COHERE WITH THE CITED BASIS OF BEARINGS AS NEEDED.

2.I: SOURCE OF DEPICTED UTILITY INFORMATION: NO UTILITY LINES ARE DEPICTED ON THIS SURVEY. EASEMENT LOCATIONS DEPICTED HEREON ARE BASED UPON RECORD INFORMATION WHICH MAY NOT ACCURATELY CORRESPOND TO THE ACTUAL LOCATION OF THE SERVICE WHICH THE DEEDED LOCATION OS PURPORTED TO REPRESENT. FUTURE FIELD SURVEY OF ANY AND ALL DEPICTED UTILITY EASEMENTS MAY RESULT IN SIGNIFICANT CHANGES TO THEIR DEPICTED LOCATION.

2.J: GRID DATA TO GROUND CONVERSIONS -- THE MEAN GRID COMBINED SCALE FACTOR FOR THIS PROJECT IS **0.99996937**. THIS SURVEY HOLDS THAT THE DIFFERENCE BETWEEN GRID AND GROUND, AT THIS PARTICULAR SITE, IS INSIGNIFICANT, AND ALL DEPICTED DISTANCES AND COORDINATES ARE CITY OF BELLINGHAM **NAD83(1998) GRID VALUE**.

2.K: GEODETIC REFERENCE SYSTEM AND GEODETIC RELATIVE ACCURACY -- CONTROL FOR THIS SURVEY WAS PERFORMED RELATIVE TO THE NAD83(1998 EPOCH) WASHINGTON NORTH ZONE STATE PLANE COORDINATE SYSTEM, WITH ALL COORDINATION AND MENSURATION USING THE FACTOR OF 3.2808333333 TO CONVERT MEASURED DISTANCES AND COORDINATES FROM METERS TO THE DEPICTED (US SURVEY-FOOT) EQUIVALENT.

2.L: CONTROL POINTS DEPICTED HEREON WERE ACQUIRED RELATIVE TO PUBLISHED WASHINGTON STATE REFERENCE NETWORK STATIONS HAVING A REPORTED AMBIGUITY OF +/-5 CM (+/-0.16') IN THE HORIZONTAL PLANE, AND +/- 5 CM IN THE VERTICAL PLANE. LOCAL CONTROL WAS ESTABLISHED USING LOOPED RTK TECHNIQUES RESULTING IN AN APPARENT MEASURED POSITIONAL AMBIGUITY RELATIVE TO CAPTURED GEODETIC CONTROL OF +/-2 CM (+/- 0.06') FOR A PROBABLE (95% CERTAINTY) GLOBAL POSITIONAL AMBIGUITY OF +/- 5.2 CM (+/- 0.17').

CONTROL NOTES

HORIZONTAL DATUM:
NAD83(1998 EPOCH) WASHINGTON STATE PLANE NORTH ZONE GRID, PER THE CITY OF BELLINGHAM'S PUBLISHED NETWORK OF CADASTRAL SURVEY REFERENCE MARKS.

BASIS OF COORDINATES: COORDINATION AND MENSURATION ARE WASHINGTON STATE NORTH ZONE GRID VALUES, BASED UPON HOLDING THE PUBLISHED CITY OF BELLINGHAM NAD83(1998) POSITION FOR THE BRASS-DISK MONUMENT AT THE NORTHWEST QUADRANT OF THE INTERSECTION OF PUGET STREET AND LAKEWAY DRIVE, PUBLISHED AS CITY OF BELLINGHAM CADASTRAL CONTROL POINT #4483. SAID MONUMENT HAS THE FOLLOWING PUBLISHED POSITION:

NORTHING = 640,669.041 USFT
EASTING = 1,248,895.057 USFT

BASIS OF BEARINGS: BEARINGS ARE NAD83(1998) WASHINGTON STATE PLANE NORTH ZONE GRID, BASED UPON HOLDING THE PUBLISHED POSITIONS MONUMENTED BY CITY OF BELLINGHAM CADASTRAL CONTROL POINTS #4483 (WSE #824) AND #34 (WSE#825), THE LATTER BEING A BRASS-DISK MONUMENT MARKING THE WEST QUARTER OF SECTION 29, APPROXIMATELY 50' EAST OF THE INTERSECTION OF MEADOR AVENUE AND JAMES STREET.

THE DERIVED INVERSE BETWEEN SAID MONUMENTS # 4483 AND # 34 IS **NORTH 31° 27' 49" WEST**, AT A DISTANCE OF **3677.82 USFT**. THE PUBLISHED POSITION FOR THE XXXXXX MONUMENT # 34 IS:

NORTHING = 643,806.120 USFT
EASTING = 1,246,975.402 USFT

ABBREVIATIONS USED

AF	=	AUDITOR'S FILE
AFN	=	AUDITOR'S FILE NUMBER
ASM	=	ALUMINUM SURFACE MONUMENT
℄	=	CENTERLINE
CONC	=	CONCRETE
CPP	=	CORRUGATED POLYETHYLENE PIPE
DLC	=	DONATION LAND CLAIM
E	=	EAST
ELEV	=	ELEVATION
FND	=	FOUND
INT	=	INTERSECTION
INV	=	INVERT
L	=	LENGTH
MON	=	MONUMENT
N	=	NORTH
NE	=	NORTHEAST
NW	=	NORTHWEST
R	=	RADIUS
R/W	=	RIGHT-OF-WAY
S	=	SOUTH
SE	=	SOUTHEAST
SW	=	SOUTHWEST
TYP	=	TYPICAL
W	=	WEST
WAC	=	WASHINGTON CODE
WSE	=	WILSON SURVEY/ENGINEERING

RECORD DOCUMENTS USED/CITED FOR BOUNDARY

1.	GLO PLAT (#2) OF TOWNSHIP 38 NORTH, RANGE 3 EAST, W.M. (WITH DLC LINES)	
2.	PLAT OF THE YORK ADDITION TO NEW WHATCOM	VOL 1 OF PLATS, PAGE 52
3.	PLAT OF CEDAR ADDITION TO NEW WHATCOM	VOL 4 OF PLATS, PAGE 20
4.	PUGET SHORT PLAT	AFN 1542203
5.	SMOKEY RIVER LLA	AFN 910207079
6.	PARK REGENCY SHORT PLAT	AFN 931220050
7.	AMENDED ST. PAUL SHORT PLAT	AFN 940922119
8.	T.J. INC. SHORT PLAT	AFN 960624089
9.	PLAT OF PINEWOOD HILLS, DIV. 5	AFN 1971003716
10.	CIVIC SPORTS ARENA GBSP AND SBSP	AFN 1980202924
11.	JAX LOT LINE ADJUSTMENT	AFN 2010301304
12.	DOWNER FIELD LOT LINE ADJUSTMENT	AFN 2010400456
13.	FORD LOT LINE ADJUSTMENT	AFN 2050201372
14.	AM. TO OSBORN'S LOT LINE ADJUSTMENT	AFN 2060502396
15.	MARTINEAU LOT LINE ADJUSTMENT	AFN 2080301522
16.	CITY OF BELLINGHAM VAC. ORDINANCE NO 2021-07-027	AFN 2021-0901693
17.	CITY OF BELLINGHAM VAC. ORDINANCE #4547	
18.	CITY OF BELLINGHAM VAC. ORDINANCE #7130	
19.	CITY OF BELLINGHAM VAC. ORDINANCE #8136	
20.	MOORE STREET DEDICATION (NORTH OF PARCEL D)	AFN 795467
21.	PUGET STREET CONTROL SURVEY	COB SURVEY RS-4138
22.	RACINE STREET SEWER EXTENSION	COB SURVEY RS-1374
23.	ARZABAL RECORD OF SURVEY	AFN 2070701614
24.	NEVADA-RACINE STREET CONTROL SURVEY	COB SURVEY R-1853
25.	LAKEWAY-ORLEANS CONTROL SURVEY	COB SURVEY RS-2427
26.	LINCOLN STREET CONTROL SURVEY	COB SURVEY RS-4548

ON-SITE SURVEY CONTROL TABLE

POINT#	NORTHING	EASTING	DESCRIPTION
800	643806.14	1246975.44	BRASS-DISK MON COB CAD PT #34
801	643196.41	1247829.56	BRASS-DISK MON COB CAD PT #769
802	643719.94	1248661.85	BRASS-DISK MON COB CAD PT #3922
803	643124.33	1249191.64	BRASS-DISK MON COB CAD PT #5884
804	643138.44	1248621.95	RR SPIKE COB CAD PT #5728
805	643177.20	1249932.69	BRASS-DISK MON COB CAD PT #4044
806	643222.15	1247112.65	DAMAGED BRASS-DISK MON COB CAD PT #911
807	642727.59	1247819.40	BRASS-DISK MON COB CAD PT #5183
808	642728.63	1247789.45	BRASS-DISK MON COB CAD PT #333
809	642167.02	1247802.00	BRASS-DISK MON COB CAD PT #5421
811	641182.21	1246895.34	FND CONC NAIL SECTION COR COB #1170
813	641160.86	1247738.54	FND CONC NAIL
814	643240.80	1247432.85	BRASS-DISK SURFACE MONUMENT
815	643135.05	1249581.92	BRASS-DISK SURFACE MONUMENT
816	640780.29	1249270.69	BRASS-DISK SURFACE MONUMENT
817	642143.30	1249898.68	BRASS-DISK SURFACE MONUMENT
818	642104.84	1249897.67	DAMAGED BRASS-DISK MON
820	642741.68	1247416.10	BRASS-DISK SURFACE MONUMENT
821	642182.64	1247396.83	BRASS-DISK SURFACE MONUMENT
822	642169.72	1247771.50	BRASS-DISK SURFACE MONUMENT
823	641323.39	1247367.16	BRASS-DISK SURFACE MONUMENT
824	640669.04	1248895.06	BRASS-DISK MON COB #4483 B.O.C
825	643806.12	1246975.40	BRASS DISK MON COB #34 B.O.B.

SURVEY NOTES

1. ENCUMBRANCES OF RECORD DEPICTED ON THIS SURVEY ARE BASED UPON WHATCOM LAND TITLE SUBDIVISION GUARANTEE NO. 81030-228221585, DATED JULY 22, 2022.

2. THIS BOUNDARY SURVEY UTILIZED A VARIETY OF SURVEY METHODOLOGIES TO PREPARE THE DEPICTED FEATURES, INCLUDING DATA DERIVED FROM UAV PHOTOGRAMMETRIC PROCESSES. DATA ACQUIRED USING THIS METHODOLOGY MAY RESULT IN LEVELS OF INACCURACY WHICH EXCEED NATIONAL MAP-STANDARD TOLERANCES. RMC AND BELLINGHAM PARKS AND RECREATIONHAVE BEEN NOTIFIED OF THIS POTENTIAL SOURCE OF ERROR, AND IS AWARE THAT SAID DATA MAY NOT BE AT A LEVEL OF ACCURACY NECESSARY FOR DESIGN OF ANY FEATURE REQUIRING A BETTER THAN +/- 1-FOOT LEVEL OF UNCERTAINTY.

3. THE MONUMENTS SHOWN HEREON WERE VISITED DURING THE COURSE OF THIS SURVEY FOR THE PURPOSE OF ASSURING COHESION BETWEEN THE ACQUIRED TOPOGRAPHY AND THE CITY OF BELLINGHAM'S PUBLISHED VERSION OF NAD83(1998) WASHINGTON STATE PLANE NORTH-ZONE COORDINATES AND BEARINGS.

4. LOCAL HORIZONTAL DATUM NAD83/98 IS BASED UPON HORIZONTAL CONTROL POINTS PROVIDED BY THE CITY OF BELLINGHAM AND VISITED DURING THE COURSE OF THIS SURVEY.

5. ANGULAR AND LINEAR MEASUREMENTSUSED TO ESTABLISH UAV GROUND-CONTROL WERE MADE WITH A TRIMBLE S7 ROBOTIC 3" TOTAL STATION CALIBRATED AT AN N.G.S. BASELINE WITHIN THE LAST YEAR. ADDITIONAL CONTROL WORK WAS PERFORMED USING TRIMBLE R7 SURVEY-GRADE GPS RECEIVERS OPERATING IN VRS/RTK MODE WITH CORRECTIONS PROVIDED BY THE WSRN. POSITIONAL AMBIGUITY FOR ALL DEPICTED CONTROL IS EXPECTED TO BE AT THE +/- 0.03' LEVEL OF PRECISION.

6. PROCEDURES USED IN THE CONTROL PORTION OF THIS SURVEY WERE FIELD TRAVERSE MEASUREMENTS MEETING OR EXCEEDING STANDARDS SET BY W.A.C. 332-130-090, DEPICTION OF TOPOGRAPHIC DATA HAS BEEN PREPARED IN ACCORDANCE WITH W.A.C 332-130-145.

7. **GEODETIC REFERENCE SYSTEM AND GEODETIC RELATIVE ACCURACY --** CONTROL FOR THIS SURVEY WAS PERFORMED RELATIVE TO THE NAD83(1998 EPOCH) WASHINGTON NORTH ZONE STATE PLANE COORDINATE SYSTEM, WITH ALL COORDINATION AND MENSURATION USING THE FACTOR OF 3.2808333333 TO CONVERT MEASURED DISTANCES AND COORDINATES FROM METERS TO THE DEPICTED (US SURVEY-FOOT) EQUIVALENT. CONTROL POINTS DEPICTED HEREON WERE ACQUIRED RELATIVE TO PUBLISHED WASHINGTON STATE REFERENCE NETWORK STATIONS HAVING A REPORTED AMBIGUITY OF +/-5 CM (+/-0.16') IN THE HORIZONTAL PLANE, AND +/- 5 CM IN THE VERTICAL PLANE. LOCAL CONTROL WAS ESTABLISHED USING DIFFERENTIAL-LEVEL TECHNIQUES RESULTING IN AN APPARENT MEASURED POSITIONAL AMBIGUITY RELATIVE TO CAPTURED GEODETIC CONTROL OF +/-2 CM (+/- 0.06') FOR A PROBABLE (95% CERTAINTY) GLOBAL POSITIONAL AMBIGUITY OF +/- 5.2 CM (+/- 0.17').

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A LICENSED LAND SURVEYOR IN THE STATE OF WASHINGTON, THAT THIS MAP IS BASED ON AN ACTUAL FIELD SURVEY DONE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL DATA SHOWN HEREON ACTUALLY EXISTS IN THE LOCATIONS SHOWN AT THE TIME OF THIS SURVEY. THIS BOUNDARY SURVEY MAP MAP WAS DONE AT THE REQUEST OF RMC ARCHITECTS IN 2022.

JOHN THOMAS BREWSTER, P.L.S. NO. 44335 DATE

WILSON ENGINEERING
WILSONENGINEERING.COM

JOHN THOMAS BREWSTER — STATE OF WASHINGTON — 44335 — REGISTERED PROFESSIONAL LAND SURVEYOR

DRAWN BY JTB | CHECKED BY BHR

RMC ARCHITECTS

CIVIC ATHLETIC COMPLEX BOUNDARY SURVEY

BELLINGHAM WASHINGTON

COVER SHEET

DATE 10/21/22 | SCALE AS SHOWN | JOB NUMBER 2016-063

PAGE 1 OF 5

LEGAL DESCRIPTION PER WLT SUBDIVISION GUARANTEE 81030-228221585, DATED JULY 22, 2022

PARCEL A:

THAT PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, SECTION 29, TOWNSHIP 38 NORTH, RANGE 3 EAST OF W.M., WHATCOM COUNTY, WASHINGTON, LYING EAST OF MOORE STREET AND SOUTH OF THE SOUTH LINE OF FRASER STREET PRODUCED EASTERLY;

TOGETHER WITH THAT PORTION OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 29, LYING SOUTH OF THE SOUTH LINE OF FRASER STREET PRODUCED EASTERLY;

TOGETHER WITH THAT PORTION OF SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 29, LYING EAST OF MOORE STREET AND NORTH OF DOWNER PLAYFIELD, AS DESCRIBED IN DEEDS WITH AUDITOR'S FILE NOS. 315255 AND 599676, RECORDS OF WHATCOM COUNTY, WASHINGTON;

*ALSO TOGETHER WITH THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 29, EXCEPT THAT PART LYING WITHIN SAID DOWNER PLAYFIELD;**

EXCEPTING THEREFROM ANY PORTION LYING WITHIN THE GENERAL AND SPECIFIC BINDING SITE PLAN CIVIC SPORTS ARENA, ACCORDING TO THE PLAN THEREOF, RECORDED UNDER AUDITOR'S FILE NO. 1980202924, RECORDS OF WHATCOM COUNTY, WASHINGTON;

AND ALSO EXCEPT THE RIGHT-OF-WAY OF FRASER STREET LYING ALONG THE NORTHERLY LINE THEREOF AND THE RIGHT-OF-WAY OF MOORE STREET LYING ALONG THE WESTERLY LINE THEREOF.

SITUATE IN WHATCOM COUNTY, WASHINGTON.

**SURVEYOR'S NOTE: THE TWO QUARTER-QUARTER CORNERS ARE ERRONEOUSLY DESCRIBED IN THE UNDERLYING DEED. THESE FRACTIONAL PORTIONS OF SECTION 29 ARE CORRECTLY LABELED "GOVERNMENT LOT 1 AND 2" PER THE ORIGINAL GLO PLAT.*

PARCEL B:

ICE ARENA TRACT, GENERAL AND SPECIFIC BINDING SITE PLAN, CIVIC SPORTS ARENA AMENDED, ACCORDING TO THE BINDING SITE PLAN THEREOF, RECORDED UNDER AUDITOR'S FILE NO. 1980202924, RECORDS OF WHATCOM COUNTY, WASHINGTON.

SITUATE IN WHATCOM COUNTY, WASHINGTON.

PARCEL C:

LOT B OF DOWNER FIELD LOT LINE ADJUSTMENT, ACCORDING TO THE SHORT PLAT THEREOF, RECORDED UNDER AUDITOR'S FILE NO. 2010400456, RECORDS OF WHATCOM COUNTY, WASHINGTON.

SITUATE IN WHATCOM COUNTY, WASHINGTON.

PARCEL D:

A PORTION OF THE GOVERNMENT LOT 1 AND THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER IN SECTION 29, TOWNSHIP 38 NORTH, RANGE 3 EAST OF W.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 1, BLOCK 5, PLAT OF CEDAR ADDITION TO NEW WHATCOM, NOW A PART OF THE CONSOLIDATED CITY OF BELLINGHAM, WHATCOM COUNTY, WASHINGTON, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 4 OF PLATS, PAGE 20, RECORDS OF WHATCOM COUNTY, WASHINGTON; THENCE NORTH, A DISTANCE OF 577.4 FEET; THENCE EAST, A DISTANCE OF 592.9 FEET; THENCE SOUTH, A DISTANCE OF 577.4 FEET; THENCE WEST, A DISTANCE OF 592.9 FEET TO THE POINT OF BEGINNING.

SITUATE IN WHATCOM COUNTY, WASHINGTON.

**SURVEYOR'S NOTE: THIS LEGAL DESCRIPTION IF A CONFLATION OF TWO PREVIOUS DEEDS ORIGINALLY DESCRIBING THE "DOWNER FIELD" PARCEL ACORDING TO AFN 315255, IN 1926, TOGETHER WITH THE PARCEL CONVEYED ACCORDING TO AFN 599676, IN 1944 (SCHEDULE A ITEM 11). THIS SURVEY DEPICTS THE ORIGINAL DOWNER FIELD PARCEL AS PARCEL D-1, AND THE LATER PARCEL-ADDITION AS PARCEL D-2. PARCEL D-2 IS SUBJECT TO USE-RESTRICTIONS AS NOTED BELOW.*

PARCEL E:

LOTS 1 THROUGH 8, INCLUSIVE, AND LOTS 15 THROUGH 22, INCLUSIVE, ALL IN BLOCK 4, PLAT OF CEDAR ADDITION TO NEW WHATCOM, NOW A PART OF THE CONSOLIDATED CITY OF BELLINGHAM, WHATCOM COUNTY, WASHINGTON, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 4 OF PLATS, PAGE 20, RECORDS OF WHATCOM COUNTY, WASHINGTON;

TOGETHER WITH LOTS 1 THROUGH 8, INCLUSIVE, AND LOTS 15 THROUGH 22, INCLUSIVE, ALL IN BLOCK 5 OF SAID CEDAR ADDITION TO NEW WHATCOM.

SITUATE IN WHATCOM COUNTY, WASHINGTON.

PARCEL F:

LOTS 11 THROUGH 14, INCLUSIVE, BLOCK 5, PLAT OF CEDAR ADDITION TO NEW WHATCOM, NOW A PART OF THE CONSOLIDATED CITY OF BELLINGHAM, WHATCOM COUNTY, WASHINGTON, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 4 OF PLATS, PAGE 20, RECORDS OF WHATCOM COUNTY, WASHINGTON.

SITUATE IN WHATCOM COUNTY, WASHINGTON.

PARCEL G:

LOTS 9 THROUGH 14, INCLUSIVE, BLOCK 4, PLAT OF CEDAR ADDITION TO NEW WHATCOM, NOW A PART OF THE CONSOLIDATED CITY OF BELLINGHAM, WHATCOM COUNTY, WASHINGTON, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 4 OF PLATS, PAGE 20, RECORDS OF WHATCOM COUNTY, WASHINGTON.

SITUATE IN WHATCOM COUNTY, WASHINGTON.

SCHEDULE A EXCEPTIONS PER WLT SUBDIVISION GUARANTEE 81030-228221585, DATED JULY 22, 2022

6. DECLARATION OF SEWER SYSTEM EXTENSION ASSESSMENT BY THE CITY OF BELLINGHAM, PROVIDING FOR CHARGES UPON CONNECTION TO THE CITY SEWER SYSTEM;
   DATED: MARCH 25, 1993
   RECORDED: MARCH 29, 1993
   RECORDING NO.: 930329005
   RECORDS OF: WHATCOM COUNTY, WASHINGTON
   AFFECTS: PORTION OF PARCEL A AND OTHER PROPERTY

7. LEASE, DISCLOSED BY MEMORANDUM THEREOF, INCLUDING ITS TERMS, COVENANTS, CONDITIONS OR PROVISIONS;
   DATED: MAY 30, 2000
   RECORDED: AUGUST 28, 2000
   RECORDING NO.: 2000803543
   LESSOR: CITY OF BELLINGHAM
   LESSEE: VOICESTREAM PCS BTA I CORPORATION, AS AGENT FOR COOK INLET/VOICESTREAM PV/SS, PCS, L.P.

8. LEASE, DISCLOSED BY MEMORANDUM THEREOF, INCLUDING ITS TERMS, COVENANTS, CONDITIONS OR PROVISIONS;
   DATED: OCTOBER 16, 2003
   RECORDED: NOVEMBER 18, 2003
   RECORDING NO.: 2031103900
   LESSOR: CITY OF BELLINGHAM, A MUNICIPAL CORPORATION
   LESSEE: VERIZON WIRELESS (VAW) LLC D/B/A VERIZON WIRELESS

9. LEASE, DISCLOSED BY MEMORANDUM THEREOF, INCLUDING ITS TERMS, COVENANTS, CONDITIONS OR PROVISIONS;
   DATED: OCTOBER 16, 2003
   RECORDED: NOVEMBER 18, 2003
   RECORDING NO.: 2031103901
   LESSOR: CITY OF BELLINGHAM, A MUNICIPAL CORPORATION
   LESSEE: VERIZON WIRELESS (VAW) LLC D/B/A VERIZON WIRELESS

10. UNRECORDED LEASEHOLDS AND/OR MONTH-TO-MONTH TENANCIES, IF ANY.

11. EXCEPTIONS AND RESERVATIONS AS CONTAINED IN INSTRUMENT;
    FROM: BELLINGHAM SECURITIES SYNDICATE, INC. RECORDED: JANUARY 17, 1945
    RECORDING NO.: 599676
    RECORDS OF: WHATCOM COUNTY, WASHINGTON
    AS FOLLOWS: THE ABOVE DESCRIBED PROPERTIES TO BE USED FOR PARK PURPOSES ONLY.
    AFFECTS: PORTION OF PARCEL D

12. EASEMENT INCLUDING THE TERMS, COVENANTS AND PROVISIONS THEREOF FOR ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINE, TOGETHER WITH NECESSARY APPURTENANCES, AS GRANTED BY INSTRUMENT; RECORDED: JUNE 9, 1949
    RECORDING NO.: 679476
    RECORDS OF: WHATCOM COUNTY, WASHINGTON
    TO: PUGET SOUND POWER AND LIGHT COMPANY
    AFFECTS: PORTION OF PARCEL A

13. EASEMENT INCLUDING THE TERMS, COVENANTS AND PROVISIONS THEREOF, AS GRANTED BY INSTRUMENT;
    RECORDED: APRIL 24, 1981
    RECORDING NO.: 1387337
    RECORDS OF: WHATCOM COUNTY, WASHINGTON
    IN FAVOR OF: PUGET SOUND POWER AND LIGHT COMPANY FOR:UNDERGROUND DISTRIBUTION AND ELECTRIC LINES AND APPURTENANCES THERETO
    AFFECTS: PORTION OF PARCEL A

14. MATTERS DISCLOSED BY A SURVEY AFFECTING SAID PREMISES; RECORDED: APRIL 16, 1982
    RECORDING NO.: 1416241
    RECORDS OF: WHATCOM COUNTY, WASHINGTON

15. EASEMENT INCLUDING THE TERMS, COVENANTS AND PROVISIONS THEREOF, AS GRANTED BY INSTRUMENTS;
    RECORDED: FEBRUARY 21, 1995, AND FEBRUARY 28, 1995
    RECORDING NOS.: 950221095 AND 950228228, RESPECTIVELY
    RECORDS OF: WHATCOM COUNTY, WASHINGTON
    IN FAVOR OF: PUGET SOUND POWER & LIGHT COMPANY
    FOR: UNDERGROUND ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINES AND APPURTENANCES THERETO
    AFFECTS: PARCELS E, F AND G

16. COVENANTS, CONDITIONS, RESTRICTIONS, RECITALS, RESERVATIONS, EASEMENTS, EASEMENT PROVISIONS, NOTES, DEDICATIONS, AGREEMENTS, ENCROACHMENTS, SETBACK LINES AND STATEMENTS, IF ANY, AS SET FORTH OR DELINEATED ON GENERAL AND SPECIFIC BINDING SITE PLAN, CIVIC SPORTS ARENA, RECORDED OCTOBER 8, 1996, UNDER WHATCOM COUNTY AUDITOR'S FILE NO. 961008216.

17. EASEMENT INCLUDING THE TERMS, COVENANTS AND PROVISIONS THEREOF, AS GRANTED BY INSTRUMENT;
    RECORDED: NOVEMBER 24, 1997
    RECORDING NO.: 1971102644
    RECORDS OF: WHATCOM COUNTY, WASHINGTON
    IN FAVOR OF: CASCADE NATURAL GAS CORPORATION, A WASHINGTON CORPORATION
    FOR: RIGHT TO CONSTRUCT, INSTALL, OPERATE, MAINTAIN, PROTECT, IMPROVE, REPAIR AND ABANDON IN PLACE A NATURAL GAS PIPELINE OR PIPELINES
    AFFECTS: PORTION OF PARCEL A

SCHEDULE A EXCEPTIONS PER WLT SUBDIVISION GUARANTEE 81030-228221585, DATED JULY 22, 2022 (CONT'D)

18. COVENANTS, CONDITIONS, RESTRICTIONS, RECITALS, RESERVATIONS, EASEMENTS, EASEMENT PROVISIONS, NOTES, DEDICATIONS, AGREEMENTS, ENCROACHMENTS, SETBACK LINES AND STATEMENTS, IF ANY, AS SET FORTH OR DELINEATED ON GENERAL AND SPECIFIC BINDING SITE PLAT CIVIC SPORTS ARENA, AMENDED, RECORDED FEBRUARY 23, 1998, UNDER WHATCOM COUNTY AUDITOR'S FILE NO. 1980202924.

19. COVENANTS, CONDITIONS AND RESTRICTIONS, INCLUDING THE TERMS AND PROVISIONS THEREOF, CONTAINED IN INSTRUMENT, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW;
    RECORDED: JULY 8, 1999
    RECORDING NO.: 1990700714
    EXECUTED BY: WHITEWATER ICE CORPORATION

20. COVENANTS, CONDITIONS, RESTRICTIONS, RECITALS, RESERVATIONS, EASEMENTS, EASEMENT PROVISIONS, NOTES, DEDICATIONS, AGREEMENTS, ENCROACHMENTS, SETBACK LINES AND STATEMENTS, IF ANY, AS SET FORTH OR DELINEATED ON DOWNER FIELD LOT LINE ADJUSTMENT, RECORDED APRIL 4, 2001, UNDER WHATCOM COUNTY AUDITOR'S FILE NO. 2010400456.

21. AGREEMENT, INCLUDING ITS TERMS, COVENANTS AND PROVISIONS;
    EXECUTED BY: CITY OF BELLINGHAM AND VERIZON WIRELESS (VAW) LLC, A DELAWARE LIMITED LIABILITY COMPANY, D/B/A VERSION WIRELESS
    RECORDED: SEPTEMBER 21, 2020
    RECORDING NO.: 2020-0903444
    FOR: UTILITY LINE EASEMENT

SURVEYOR'S NOTES/COMMENTS REGARDING SCHEDULE A ITEMS PER WLT SUBDIVISION GUARANTEE 81030-228221585

6. DECLARATION OF SEWER SYSTEM EXTENSION ASSESSMENT BY THE CITY OF BELLINGHAM, PROVIDING FOR CHARGES UPON CONNECTION TO THE CITY SEWER SYSTEM. THE DOCUMENT IS A "LATECOMERS" AGREEMENT AFFECTING THE PARCELS WITHIN THE NORTH BLOCKS OF THE PLAT OF THE GLADSTONE STREET ADDITION TO NEW WHATCOM. THE LATECOMER'S AGREEMENT APPEARS TO PREDATE THE CONSTRUCTION OF THE 8" GRAVITY SEWER WITHIN THE PORTION OF THE "SALMON WOODS NATURE AREA" LYING EAST OF THE PUGET STREET USE CORRIDOR. NOT PLOTTED ON THIS SURVEY. **(PREVIOUSLY) AFFECTED PARCEL A.**

7. LEASE, BENEFITING VOICESTREAM PV/SS, PCS, DISCLOSED BY MEMORANDUM THEREOF, INCLUDING ITS TERMS, COVENANTS, CONDITIONS OR PER AFN 2000803543. THE LEASE AREA IS DESCRIBED AS BEING COINCIDENT WITH "PARCEL A" AND IS FOR UNSPECIFIED FACILITIES. THIS LEASE HAS A SUNDOWN-CLAUSE THAT LIMITS ITS PERIOD OF EFFECT TO FIVE (5) YEARS FROM ITS DATE OF RECORDATION, COMMENCING MAY 30, 2000. ACCORDINGLY, THIS LEASE APPEARS TO HAVE SELF-TERMINATED. **(PREVIOUSLY) AFFECTED PARCEL A.**

8. LEASE, BENEFITING VERIZON WIRELESS, DISCLOSED BY MEMORANDUM THEREOF, INCLUDING ITS TERMS, COVENANTS, CONDITIONS OR PER AFN 2031103900. THE LEASE AREA IS DESCRIBED AS BEING COINCIDENT WITH "PARCEL A", EXCLUDING THE CIVIC SPORTS ARENA BINDING SITE PLAN, AND IS FOR UNSPECIFIED FACILITIES. THIS LEASE HAS A SUNDOWN-CLAUSE THAT LIMITS ITS PERIOD OF EFFECT TO TWENTY-FIVE (25) YEARS FROM ITS DATE OF RECORDATION, COMMENCING OCTOBER 16, 2003. ACCORDINGLY, THIS LEASE WILL SELF-TERMINATE ON NOVEMBER 18, 2028. **AFFECTS PARCEL A, EXCLUDING THE SPORTSPLEX.**

9. LEASE, BENEFITING VERIZON WIRELESS, DISCLOSED BY MEMORANDUM THEREOF, INCLUDING ITS TERMS, COVENANTS, CONDITIONS OR PER AFN 2031103901. THE LEASE AREA IS DESCRIBED AS BEING LIMITED TO TWO FEATURES NEAR THE EXISTING CIVIC STADIUM, INCLUDING AN EXISTING LIGHT STANCHION AND A PORTION OF THE NORTH STADIUM/GRANDSTAND STRUCTURE. AND IS FOR UNSPECIFIED FACILITIES. LEASE INCLUDES RIGHT TO INGRESS AND EGRESS, AND TO CONNECT TO PROXIMATE UTILITIES. THIS LEASE HAS A SUNDOWN-CLAUSE THAT LIMITS ITS PERIOD OF EFFECT TO TWENTY-FIVE (25) YEARS FROM ITS DATE OF RECORDATION, COMMENCING OCTOBER 16, 2003. ACCORDINGLY, THIS LEASE WILL SELF-TERMINATE ON NOVEMBER 18, 2028. **AFFECTS PARCEL A, EXCLUDING THE SPORTSPLEX.**

10. UNRECORDED LEASEHOLDS AND/OR MONTH-TO-MONTH TENANCIES, IF ANY. NO INSTRUMENTS OF THIS KIND HAVE BEEN PROVIDED TO WILSON FOR CONSIDERATION.

11. EXCEPTIONS AND RESERVATIONS AS CONTAINED IN INSTRUMENT RECORDED UNDER AFN 599676, DATED JANUARY, 1945, CONVEYING AN ADDITIONAL STRIP OF LAND ADJACENT TO THE NORTH AND EAST SIDES OF THE ORIGINAL "DOWNER FIELD" PARCEL AS PREVIOUSLY CONVEYED TO THE CITY OF BELLINGHAM ACCORDING TO AFN 315255, ORIGINALLY RECORDED IN 1926. THIS DOCUMENT ADDS TO THE PREVIOUSLY-DESCRIBED "DOWNER FIELD" PARCEL (DEPICTED AS PARCEL D-1 ON THIS SURVEY), AND IS SUBJECT TO A USE-RESTRICTION LIMITING IT TO "PARK PURPOSES ONLY". **AFFECTS PARCEL D-2.**

12. EASEMENT INCLUDING THE TERMS, COVENANTS AND PROVISIONS THEREOF BENEFITING PUGET SOUND POWER AND LIGHT COMPANY FOR ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINE, TOGETHER WITH NECESSARY APPURTENANCES, AS GRANTED BY INSTRUMENT RECORDED UNDER AFN 679476, DATED JUNE 1949. THE EASEMENT COVERS ALL OF PARCEL A, INCLUDING THE AREA LATER SEGREGATED ACCORDING TO THE SPORTSPLEX BSP. A METES-AND-BOUNDS DESCRIPTION OF THE PROPOSED TRANSMISSION/DISTRIBUTION IS INCLUDED IN THE INSTRUMENT, BUT THE COURSES ARE ILLEGIBLE. REGARDLESS, THE INSTRUMENT CARRIES "BLANKET" LANGUAGE AND SHOULD BE CONSTRUED AS BEING COINCIDENT WITH THE INSTALLED FACILITY REGARDLESS OF ITS LOCATION. **AFFECTS PARCEL A.**

13. EASEMENT INCLUDING THE TERMS, COVENANTS AND PROVISIONS THEREOF BENEFITING PUGET SOUND POWER AND LIGHT COMPANY FOR ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINE, TOGETHER WITH NECESSARY APPURTENANCES, AS GRANTED BY INSTRUMENT RECORDED UNDER AFN 1387337, DATED APRIL, 1981. EASEMENT DESCRIPTION IS WEAK, BUT IS APPROXIMATELY PLOTTED ON THIS SURVEY. ACTUAL LOCATION OF THE EASEMENT WILL BE DETERMINED ACCORDING TO THE LOCATION OF THE INSTALLED ELECTRIC UTILITY PROXIMATE TO THE DESCRIBED INTEREST. **AFFECTS PARCEL A.**

14. MATTERS DISCLOSED BY A SURVEY AFFECTING SAID PREMISES PER AFN 1416241. THE SURVEY WAS A PRELIMINARY LOCATION SURVEY FOR THE PROPOSED SPORTSPLEX. THIS DOCUMENT HAS BEEN SUPERSEDED BY THE ICE ARENA TRACT, GENERAL AND SPECIFIC BINDING SITE PLAN, CIVIC SPORTS ARENA AMENDED, ACCORDING TO THE BINDING SITE PLAN THEREOF, RECORDED UNDER AUDITOR'S FILE NO. 1980202924. **NO CURRENT EFFECT ON PARCEL B.**

SURVEYOR'S NOTES/COMMENTS REGARDING SCHEDULE A ITEMS PER WLT SUBDIVISION GUARANTEE 81030-228221585 (CONT'D)

15. A SINGLE EASEMENT INCLUDING THE TERMS, COVENANTS AND PROVISIONS THEREOF, AS GRANTED BY INSTRUMENTS RECORDED UNDER AFNS. 950221095 AND 950228228, BENEFITING PUGET POWER (NOW PUGET SOUND ENERGY. THE DOCUMENTS CONVEY A TEN FOOT (10') WIDE UNDERGROUND POWER LINE EASEMENT TO SERVICE THE ARNE HANNAH AQUATIC CENTER. THE EARLIER OF THE TWO BEING FOR A "PROPOSED" ALIGNMENT FROM THE NORTH MARGIN OF LAKEWAY DRIVE TO THE NOMINAL SOUTHEAST CORNER OF THE AQUATIC CENTER, AND THE SECOND CONFIRMS THE EASEMENT AND REMOVES A CHARACTERIZATION THAT THE LOCATION OF THE EASEMENT IS "GENERAL" TO IT BEING LOCATED "AS CONSTRUCTED". THE ACTUAL LOCATION OF THE POWER LINE WAS NOT SURVEYED, SO THE EASEMENT, AS DEPICTED, IS BASED ON THE "GENERAL" DESCRIPTION EMBEDDED IN THE DEED AND MAY BE INACCURATE. **AFFECTS PARCELS E, F AND G**.

16. COVENANTS, CONDITIONS, RESTRICTIONS, AS SET FORTH OR DELINEATED ON GENERAL AND SPECIFIC BINDING SITE PLAN, CIVIC SPORTS ARENA, UNDER WHATCOM COUNTY AFN. 961008216. THE BINDING SITE PLAN INCLUDES SEVERAL RESTRICTIONS ON THE USE OF THE PARCEL ON ITS FACE INCLUDING A SETBACK REQUIREMENT FROM AN EXISTING STORM WATER SYSTEM AND A PROVISION REQUIRING THAT WATER SERVICE BE EXTENDED FROM MOORE STREET TO ASSURE FIRE FLOW. THE DOCUMENT ALSO INCLUDES A REFERENCE TO A LEASE-COVENANT IN FAVOR OF WHITEWATER ICE CORPORATION, AS RECORDED UNDER AFN. 961008215. THIS LEASE, PER SAID COVENANT WAS ORIGINALLY SCHEDULED TO RUN FROM JULY 30, 1996, TO DECEMBER 31, 2036. **AFFECTS PARCEL B.**

17. EASEMENT INCLUDING THE TERMS, COVENANTS AND PROVISIONS THEREOF, AS GRANTED BY INSTRUMENT RECORDED UNDER AFN. 1971102644, BENEFITING CASCADE NATURAL GAS. THE TWENTY-FOOT (20') EASEMENT CROSSES PARCELS D-2 AND A, AND IS PURPORTED TO ASSURE GAS SERVICE TO THE ICE ARENA PARCEL OF THE SPORTSPLEX (PARCEL B). THE DOCUMENT ERRONEOUSLY LABELS THE PARKLAND ACCESS DRIVEWAY THAT NOMINALLY EXTENDS POTTER STREET AS BEING POTTER STREET, HOWEVER, THIS IS NOT IN FACT A PLATTED/DEDICATED PORTION OF POTTER STREET. **AFFECTS PARCELS D-2 AND PARCEL A.**

18. THIS DOCUMENT COVERS ANY COVENANTS, CONDITIONS, RESTRICTIONS, ETC. , IF ANY, AS SET FORTH OR DELINEATED ON GENERAL AND SPECIFIC BINDING SITE PLAT CIVIC SPORTS ARENA, AMENDED, UNDER AFN. 1980202924. THE DOCUMENT REITERATES THE VARIOUS RESTRICTIONS LISTED UNDER DOCUMENT #16, AND CITES THE SAME COVENANT DOCUMENT (AFN. 961008215). NO NEW RESTRICTIONS APPEAR TO HAVE BEEN ADDED, WITH THE "AMENDMENT" TO THE BINDING SITE PLAN BEING THE CORRECTION OF ONE INVERSE BEARING. **AFFECTS PARCEL B.**

19. THE DOCUMENT IS A COVENANT TO RESTRICT USE WITHIN THE ICE ARENA TRACT OF THE CIVIC SPORTS ARENA BINDING SITE PLAN, PER AFN 1980202924. PER THE DOCUMENT, WHITEWATER ICE CORPORATION IS LIMITED IN ITS USE OF THE ICE ARENA TO "INDOOR ICE RINK RELATED SPORTS, BATTING CAGES, INDOOR SOCCER AND RELATED ACTIVITIES AND SUPPORT FACILITIES." FURTHER, WHITEWATER ICE CORP. IS RESTRICTED FROM HOSTING ANY EVENT WITHIN THE SPORTSPLEX BUILDING THAT EXCEEDS THE NUMBER OF OCCUPANTS LISTED ON THE BUILDING PERMIT RECORDED UNDER CITY OF BELLINGHAM PERMIT BLD99-0148. THE COVENANT IS INTENDED TO "RUN WITH THE LAND" AND IS BINDING ON ANY SUCCESSOR INTEREST OTHER THAN THE CITY OF BELLINGHAM WHO MAY BECOME THE LEASEHOLDER OF THE SPORTSPLEX FACILITY. **AFFECTS PARCEL B.**

20. COVENANTS, CONDITIONS, RESTRICTIONS, RECITALS, RESERVATIONS, EASEMENTS, EASEMENT PROVISIONS, NOTES, DEDICATIONS, AGREEMENTS, ENCROACHMENTS, SETBACK LINES AND STATEMENTS, IF ANY, AS SET FORTH OR DELINEATED ON DOWNER FIELD LOT LINE ADJUSTMENT, RECORDED PER AFN. 2010400456. THE "DOWNER FIELD LOT LINE ADJUSTMENT" CONVEYS A PORTION OF LOTS9 & 10 OF THE "PLAT OF THE CEDAR ADDITION TO NEW WHATCOM, AND ADJUSTS/RECONCILES AN AMBIGUITY IN THE WEST LINE OF THE PLAT ARISING FROM AN UN-DIMENSIONED LOT ON THE EAST SIDE OF THE THE "PLAT OF THE YORK ADDITION TO NEW WHATCOM. THERE ARE NO SPECIAL CONDITIONS AFFECTING LOT B OF THE LOT LINE ADJUSTMENT (CITY PARCEL C) OTHER THAN STANDARD ZONING/SETBACK REQUIREMENTS PER CITY STANDARDS. **AFFECTS PARCEL C.**

21. A UTILITY EASEMENT IN FAVOR OF VERIZON WIRELESS LLC (VERIZON), PER AFN 2020-0903444. THE EASEMENT CREATES TWO UTILITY CORRIDORS THAT ARE NOMINALLY ADJACENT ALONG THE PUGET STREET USE CORRIDOR, ONE BEING TEN FEET (10') IN WIDTH AND THE OTHER BEING TWENTY FEET (20') IN WIDTH, AS DEPICTED ON THIS SURVEY. THE EASEMENT IS PURPORTED TO SUPPORT THE TWO LEASE PARCELS CREATED AND DESCRIBED ACCORDING TO AFN. 2031103900 AND THIS DOCUMENT CONFIRMS THAT THE TERM OF THE EASEMENT SHALL RUN CONCURRENTLY WITH SAID LEASE FOR THE DURATION OF SAID LEASE, ONLY. **AFFECTS PARCEL A.**

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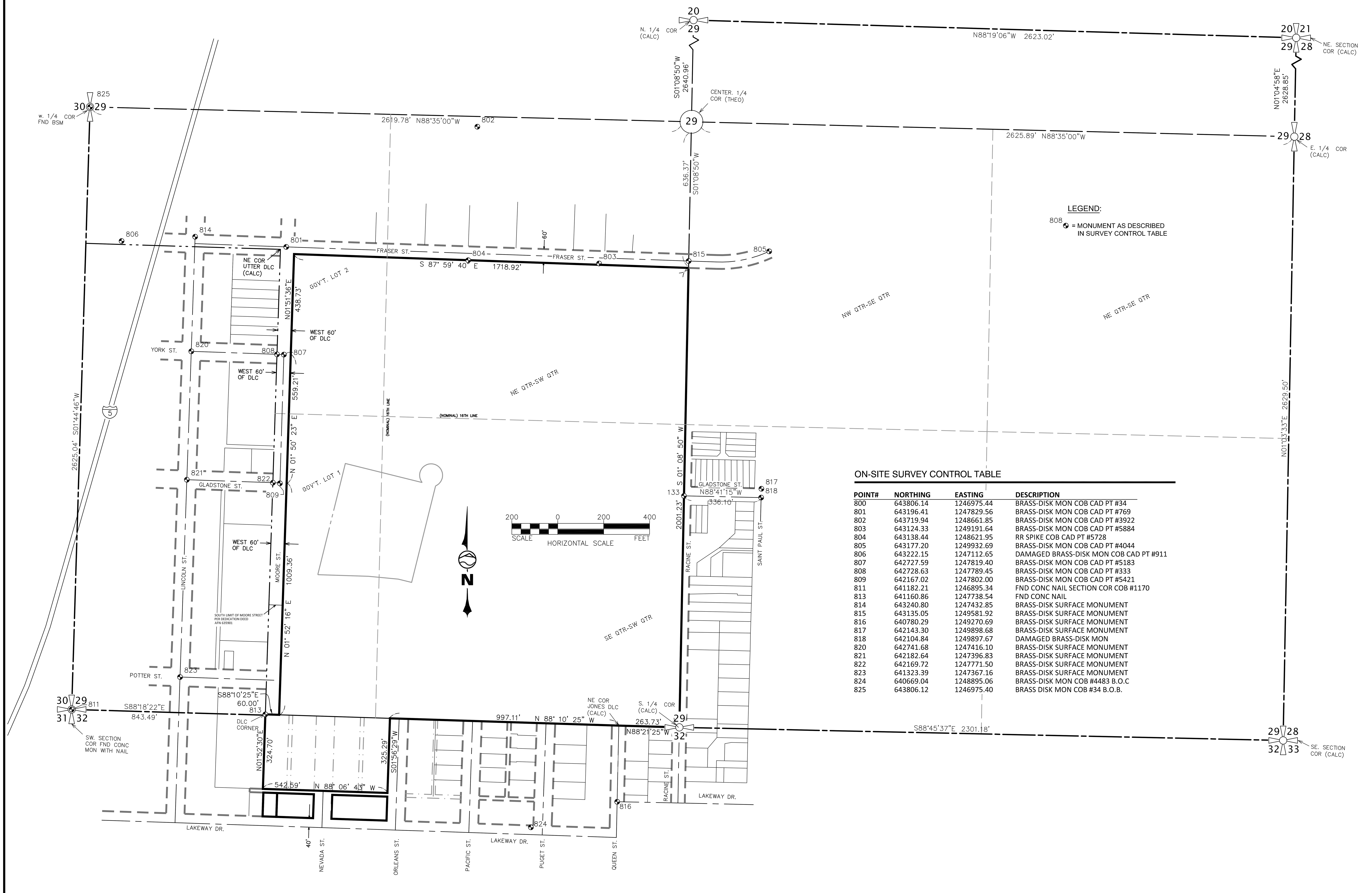
JOHN THOMAS BREWSTER
STATE OF WASHINGTON
REGISTERED PROFESSIONAL LAND SURVEYOR

DRAWN BY: BHR
CHECKED BY: JTB

RMC ARCHITECTS
BELLINGHAM, WASHINGTON
CIVIC ATHLETIC COMPLEX BOUNDARY SURVEY
LEGAL DESCRIOTPNS AND EASEMENT NOTES

DATE: 10/21/22
SCALE: AS SHOWN
JOB NUMBER: 2022-063

WITHIN SECTION 29, TOWNSHIP 38 NORTH, RANGE 3 EAST, W.M.



ON-SITE SURVEY CONTROL TABLE

POINT#	NORTHING	EASTING	DESCRIPTION
800	643806.14	1246975.44	BRASS-DISK MON COB CAD PT #34
801	643196.41	1247829.56	BRASS-DISK MON COB CAD PT #769
802	643719.94	1248661.85	BRASS-DISK MON COB CAD PT #3922
803	643124.33	1249191.64	BRASS-DISK MON COB CAD PT #5884
804	643138.44	1248621.95	RR SPIKE COB CAD PT #5728
805	643177.20	1249932.69	BRASS-DISK MON COB CAD PT #4044
806	643222.15	1247112.65	DAMAGED BRASS-DISK MON COB CAD PT #911
807	642727.59	1247819.40	BRASS-DISK MON COB CAD PT #5183
808	642728.63	1247789.45	BRASS-DISK MON COB CAD PT #333
809	642167.02	1247802.00	BRASS-DISK MON COB CAD PT #5421
811	641182.21	1246895.34	FND CONC NAIL SECTION COR COB #1170
813	641160.86	1247738.54	FND CONC NAIL
814	643240.80	1247432.85	BRASS-DISK SURFACE MONUMENT
815	643135.05	1249581.92	BRASS-DISK SURFACE MONUMENT
816	640780.29	1249270.69	BRASS-DISK SURFACE MONUMENT
817	642143.30	1249898.68	BRASS-DISK SURFACE MONUMENT
818	642104.84	1249897.67	DAMAGED BRASS-DISK MON
820	642741.68	1247416.10	BRASS-DISK SURFACE MONUMENT
821	642182.64	1247396.83	BRASS-DISK SURFACE MONUMENT
822	642169.72	1247771.50	BRASS-DISK SURFACE MONUMENT
823	641323.39	1247367.16	BRASS-DISK SURFACE MONUMENT
824	640669.04	1248895.06	BRASS-DISK MON COB #4483 B.O.C
825	643806.12	1246975.40	BRASS DISK MON COB #34 B.O.B.

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DRAWN BY: BHR
CHECKED BY: JTB

RMC ARCHITECTS
CIVIC ATHLETIC COMPLEX BOUNDARY SURVEY
HORIZONTAL CONTROL PLAN
BELLINGHAM, WASHINGTON

DATE: 10/21/22
SCALE: AS SHOWN
JOB NUMBER: 2022-163

PLOT SETTINGS: Bluebeam PDF, ANSI_D_(22.00_x_34.00_Inches), Landscape, 1:1, WE APWA_UNSCREENED.ctb
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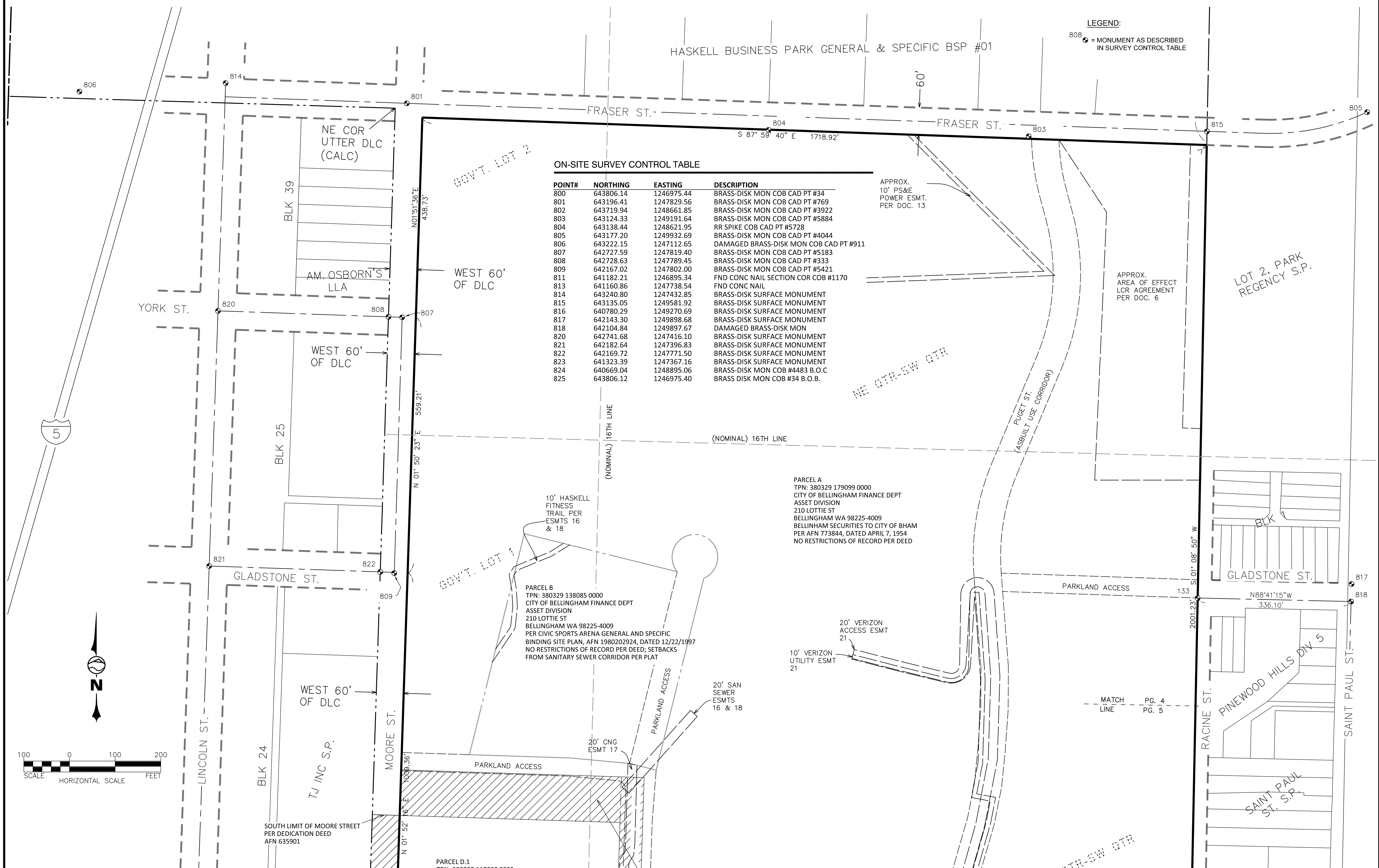
WITHIN SECTION 29, TOWNSHIP 38 NORTH, RANGE 3 EAST, W.M.



ON-SITE SURVEY CONTROL TABLE

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806	643222.15	1247112.65	DAMAGED BRASS-DISK MON COB CAD PT #911
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808	642728.63	1247789.45	BRASS-DISK MON COB CAD PT #333
809	642167.02	1247802.00	BRASS-DISK MON COB CAD PT #5421
811	641182.21	1246895.34	FND CONC NAIL SECTION COR COB #1170
813	641160.86	1247738.54	FND CONC NAIL
814	643240.80	1247432.85	BRASS-DISK SURFACE MONUMENT
815	643135.05	1249581.92	BRASS-DISK SURFACE MONUMENT
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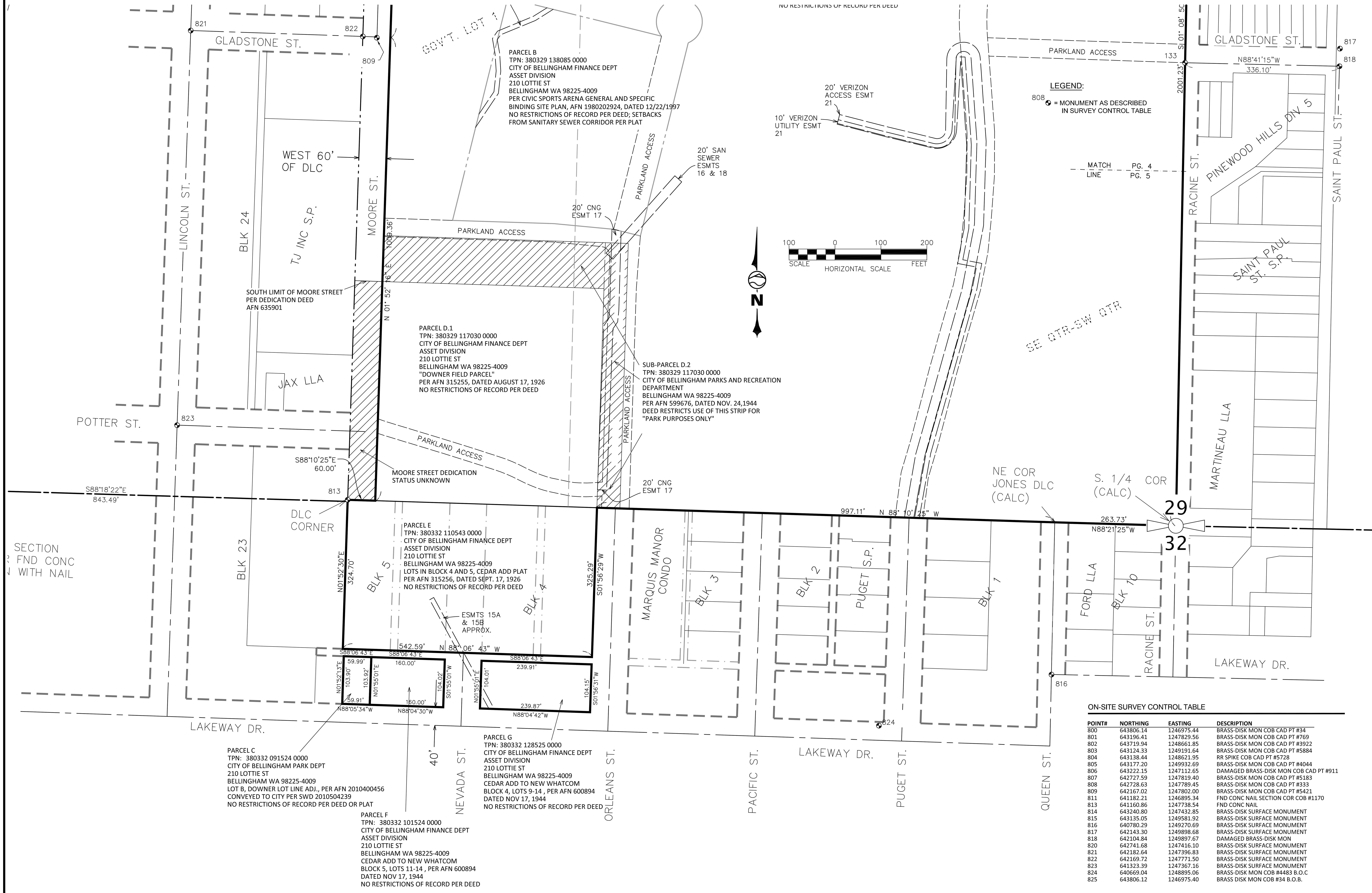
CIVIC ATHLETIC COMPLEX BOUNDARY SURVEY
HORIZONTAL CONTROL PLAN
BELLINGHAM WASHINGTON

DRAWN BY: BHR
CHECKED BY: JTB
DATE: 10/21/22
SCALE: AS SHOWN
JOB NUMBER: 2022-063
PAGE 4 OF 5

PLOT SETTINGS: Bluebeam PDF, ANSI_D_(22.00_x_34.00_Inches), Landscape, 1:1, WE APWA_UNSCREENED.ctb
W:\2022\2022-063 RMC CIVIC ATHLETIC COMPLEX LEGAL SURVEY\DWG\22063SV00_NAD83_BOUNDARY BASE MAP.DWG -- 10/21/2022 2:28 PM -- Bruce Roper

WITHIN SECTION 29, TOWNSHIP 38 NORTH, RANGE 3 EAST, W.M.



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803	643124.33	1249191.64	BRASS-DISK MON COB CAD PT #5884
804	643138.44	1248621.95	RR SPIKE COB CAD PT #5728
805	643177.20	1249932.69	BRASS-DISK MON COB CAD PT #4044
806	643222.15	1247112.65	DAMAGED BRASS-DISK MON COB CAD PT #911
807	642727.59	1247819.40	BRASS-DISK MON COB CAD PT #5183
808	642728.63	1247789.45	BRASS-DISK MON COB CAD PT #333
809	642167.02	1247802.00	BRASS-DISK MON COB CAD PT #5421
811	641182.21	1246895.34	FND CONC NAIL SECTION COR COB #1170
813	641160.86	1247738.54	FND CONC NAIL
814	643240.80	1247432.85	BRASS-DISK SURFACE MONUMENT
815	643135.05	1249581.92	BRASS-DISK SURFACE MONUMENT
816	640780.29	1249270.69	BRASS-DISK SURFACE MONUMENT
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825	643806.12	1246975.40	BRASS DISK MON COB #34 B.O.B.

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JOHN THOMAS BREWSTER — STATE OF WASHINGTON — PROFESSIONAL LAND SURVEYOR

DRAWN BY: BHR
CHECKED BY: JTB

RMC ARCHITECTS
CIVIC ATHLETIC COMPLEX BOUNDARY SURVEY
HORIZONTAL CONTROL PLAN
BELLINGHAM, WASHINGTON

DATE: 10/21/22
SCALE: AS SHOWN
JOB NUMBER: 2022-063

Appendix B
RMC Architects Regulatory and Planning Review Memo

RMC ARCHITECTS

Civic Athletic Complex

Regulatory and Planning Review Summary 2023 04 04

RMC Architects conducted a review of zoning, masterplans, park plans and reports for the Complex. Sources include documents provided by the City (see Appendix H), City IQ, Bellingham Municipal Code, and information gleaned from City websites.

Planning and Zoning Review:

The complex is located in the Puget Neighborhood. The Puget neighborhood table of zoning regulations identifies the complex as Area 5. The zoning designation is Public, Recreation. The zoning table includes a Use Qualifier "Recreation and Passive Wetland Park". There are no Special Conditions or Special Regulations. However, the table includes a Prerequisite Consideration as follows:

> "Development of improved access to major arterials to the north should be done prior to, or concurrent with, any further major development. Minimize impacts on adjacent residents."

A cross reference to BMC 20.42. Public Development provides more specific information regarding requirements such as minimum yards, parking, signs, etc. and should be referenced for future projects.

Parks, Recreation and Open Space (PRO) plan

Bellingham's PRO plan was updated in 2020. The plan is an element of the City's Comprehensive Plan and is intended to guide the preservation and expansion of the park, recreation and open space system. The plan acknowledges recent trends in recreational activities that create a need for support spaces within the recreational system. Maintenance is a key component to the success of parks, trails and open space. The plan speaks to this and includes discussion regarding volunteer programs.

The PRO Plan identifies Civic Athletic Complex as a Community Park. Community Parks focus on meeting the recreation needs of the larger community and include specialized activities along with preserving unique environmental features. Specific recommendations for the complex include:

- exploring a partnership with the YMCA and Arne Hanna Aquatic Center (high priority),
- replacing Geri Fields dugouts (medium),
- replacing Civic Stadium scoreboard (medium),
- doing a lighting assessment (medium), and
- replacing natural field surfaces with synthetic surfaces at Geri Fields (low priority).

The plan also identifies the following details for the complex:

- 69.9 acres of area,
- 1.2 acres of trails,
- a playground,
- 8 restrooms,
- 6 lighted baseball/softball fields,

- 2 skate parks,
- 2,000 sf. aquatic facility,
- 1 bike park,
- 1 football/track stadium,
- 1 baseball park,
- 1,862 s.f. of concessions, and
- 938 parking spaces.

In terms of proposed facilities, the plan recommends $1,000,000 for maintenance and upgrades. The survey accompanying the plan identifies a demand for more swimming pools. It also indicates 95% of the population is either satisfied or very satisfied with Bellingham's Community Parks.

Bellingham Parks and Recreation – Recreation Needs Assessment

Bellingham Parks and Recreation conducted a Recreation Needs Assessment during the spring of 2022. The purpose was to assess current use trends and to help inform future planning efforts. Key findings applicable to the Civic Athletic Complex included more covered well-lit outdoor areas, more aquatic space, more ice, and more pickleball courts. While lack of time remained the primary reason people don't use facilities, the condition of those facilities was a close second.

The survey paid particular attention to Aquatic facilities. The competitive swim community advocated for the needs of competitive swim teams and advanced level swimmers, highlighting a desire for colder water facilities. However the data also highlighted the need for increased lap lanes, family oriented "leisure" pools, and therapeutic warm water pools.

Other relevant documents

The City of Bellingham produces a web based parks guide. https://cob.org/services/recreation/parks-trails/parks-guide Amenities listed for the Civic Athletic Complex include:

- Arne Hanna Aquatic Center
- Civic Stadium
- Dirt Jump Bike Park
- Downer Softball Fields
- Food Concession
- Frank Geri Softball Fields
- Joe Martin Baseball Stadium
- Parking
- Picnic Tables
- Playground
- Restrooms
- Skatepark
- Sportsplex
- Trails (PDF)

Hyperlinks on the site connect to more detailed information on the Aquatic Center, Sportsplex, trails, track hours and contact information for facility rentals.

A separate web-site is dedicated to the design standards used for park and trail development. https://cob.org/gov/rules/standards/park-design-standards It includes general instructions, standard details, produce specifications, and forms used during construction projects.

Also related to parks in general is a webpage dedicated to reporting transient camps. https://cob.org/gov/dept/pw/services-pw/unauthorized-encampments This is an issue that is inherent in all park systems and should be considered when planning future infrastructure.

Masterplans

A review of documents received from the City of Bellingham revealed scans of two files with names that begin with “Civic Master Plan 1960”. The quality of the scans makes the information difficult to review, however considering the 60 plus years that have elapsed since the plan was produced, it is doubtful there is information relevant to the Complex as currently designed.

A second master plan with a file date of 1980 by the ORB Organization more closely resembles the current status of the Complex. The dirt bike jump track, the skateboard park, and the Sportsplex area are three components that are not as currently built.

Appendix C
Consultant Team Existing Conditions Report

Appendix C
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C.1 MxM Civic Athletic Complex Urban Design and Landscape Assessment
March 30, 2023

MxM LANDSCAPE ARCHITECTURE

To: **Neil McCarthy, RMC Architects**

From: **Brice Maryman, MxM**
Scott Melbourne, MxM

Re: **Bellingham Civic Athletic Complex**
Urban Design and Landscape Assessment
MxM #2215

Date: **Mar 30, 2023**

EXECUTIVE SUMMARY

The landscape of Bellingham's Civic Athletic Complex has moments of cohesive forest, mature street trees and attractive active recreation destinations, yet these assets are framed within a discontinuous and confusing landscape structure. This kind of disorganization is common for agglomerated sites that have been assembled over time without a guiding vision or framework.

Notably, the site might benefit from:

- Establishing a strong framework plan to guide future improvements made to the campus.
- Defining a center: a place where you have "arrived" and from which additional destinations can be reached.
- Creating circulation hierarchies for both vehicles and pedestrians, with accompanying wayfinding.
- More intentional treatment of edges and thresholds. Currently the site's boundaries are difficult to distinguish and it is unclear, in some cases, when you have left the surrounding neighborhoods and entered the park site.
- Integrating stormwater treatment strategies as a way of evoking a stronger sense of place for the site.
- Re-establishing the site as a public, civic space. The mix of users and uses—which often require an extra fee for access and entry—makes the site feel confused in it's public demeanor.

We expect that continuing to make iterative and isolated improvements to the Civic Athletic Campus will fail to address fundamental challenges of the site, whereas by stepping back and structuring an inclusive framework process the potential of this tremendous community resource can be fulfilled.

CONTEXT

The Civic Athletic Complex is located at 1355 Civic Field Way in Bellingham's Puget neighborhood. The site is located in close proximity to Interstate 5, which is just to the west. To the south is a busy arterial, Lakeway Drive, and to the west, between the site and Interstate 5, is another arterial, Lincoln Street. Bounding the north end of the site is Fraser Street. There is transit access on Fraser, Lincoln and Lakeway as well as transit running north south through the park on Puget Street.

Bike lanes exist on Fraser and through the site on Puget Street. The 2014 Bicycle Master Plan calls for new bike lanes on both Lincoln and Lakeway. To the north, the existing Whatcom Creek Trail connects to Lake Whatcom and, eventually, to Bellingham Bay through Downtown Bellingham.

EXISTING LANDSCAPE STRUCTURE

The Civic Athletic Complex site slopes from south to north down to the Whatcom Creek drainage. Two streams, West Cemetery Creek and Racine Creek, bound the east edges of the park, and the confluence of Lincoln and Moore Creeks occurs in the northwest corner of the park near Geri Field. The landcover surrounding these drainages is largely wooded, though the canopy cover erodes to some extent at the northwest corner of the site.

As the site has been reshaped for use as an athletic complex, the center of the park has been terraced to accommodate various sports fields. These large-footprint, flat sites and their adjacent parking lots create terraces in the naturally falling landscape, cutting into the land on the uphill side and building on fill on the downhill side. Other than this large-scale terracing, there is little evidence that topography has been used to deliberately shape spaces, transitions or the user experience at the site.

Importantly, these sites were largely constructed before current stormwater management requirements and their eventual retrofit will require upgrades to stormwater infrastructure, with the code encouraging onsite stormwater management (OSM) and green stormwater infrastructure (GSI) like permeable pavements, green roofs, rain gardens, etc. These flat program uses can also be over-excavated to create storage reservoirs beneath the playing surfaces.

The northern edge of the site is bounded by Fraser Street, but the treatment of this edge is varied and inconsistent with fences, retaining walls, trees, sidewalks and light posts adding to a difficult to read jumble of built elements, rather than a cohesive and legible edge. In other areas of the site, edge conditions are perhaps even more confusing. There is a lack of consistent infrastructure, wayfinding signage is hard to see (Moore Street and Civic Field Way), multiple driveways and intersections for various entities converge in a confusing expanse of asphalt (Moore and Potter Street), and the surrounding land uses make it hard to understand where the park begins and ends (for example at Carl Crozier Elementary School).

These varied edge conditions, combined with the mix of public, for-profit, and non-profit uses, make it confusing for users to understand what is public, what is private and what is in-between. Walking the site, questions of “Do I belong here? Am I allowed to go in here?” come up with some frequency, and can invite intimidating or threatening interactions. This dynamic also leaves several in-between spaces that can feel either deserted or occupied by unwanted uses/users during certain times.

This in-between state is partially due to the site’s nearly-exclusive reliance on large, organized sporting events for activation. While these events are vital and do an incredible job bringing people to the complex during events, they also mean that the facilities used to host these events sit fallow and underutilized during other portions of the year. This dynamic does not need to be problematic, yet it feels more pronounced here since the landscape hosts very few traditional park elements (e.g. a playground, or unprogrammed lawn) that would invite in neighborhood users to activate the site. Further, those “park” amenities that do exist—the skate park and BMX park—are largely used by teenage and early adult males, leaving teen girls, families, seniors and others asking what the site’s landscape has to offer them when they are not participating in sporting events.

Finally, there is a significant amount of paving and space dedicated to vehicle storage at the site. The large parking lot outside the Civic Stadium alone represents nearly 5 acres of relatively undifferentiated asphalt that works as a service companion to Civic Stadium programming but that hardly feels like a nature-forward, relaxing park experience. Many of these spaces feel hostile to people, overscaled, and somewhat scary, especially for women and for users who are accessing them late at night.

GUIDING PRINCIPLES

In thinking about the future of Bellingham's Civic Athletic Complex, the six principles that are embedded in the City of Bellingham's PRO Plan might serve as a useful starting point for a discussion about what latent opportunities the site holds for future users. With each **bolded** principle, we have included a series of *opportunities in italics*. These include:

- **Preservation**: Conserves habitat and open space, enhances native species and creates opportunities to learn about and interact with nature.
    - *Create a wetland/flood control/interpretive complex at the north end of the park site.*
    - *Integrate natural amenities throughout the complex using on-site stormwater management (OSM) and green stormwater infrastructure (GSI) strategies that are strategically integrated into the plan.*
    - *Preserve existing vegetation and street trees.*
    - *Plant new street trees, and vegetated beds to establish and reinforce a human scaled hierarchy at the site.*
    - *Use more native plants to promote biodiversity.*
    - *Consider IPM practices to reduce the use of pesticides and herbicides on the site.*
    - *To the extent feasible, electrify maintenance and operations at the site to reduce reliance on fossil fuels.*
- **Connection**: Supports community connection through enhanced trail corridors protecting wildlife habitat and improving physical, mental and emotional health.
    - *Improve trails within the site with safety improvements (vegetation management, lighting, wayfinding) and interpretation elements.*
    - *Improve connections to the surrounding neighborhoods and create an active invitation into the complex.*
    - *Create a "center" where people feel like they have arrived at a centralized destination within the complex.*
    - *Limit parking toward the perimeter of the campus.*
    - *Price parking to mitigate parking demand, encourage other modes of travel, open up park land for other uses, and help pay for improvements.*
    - *Create zones of both active and passive recreation.*
    - *Create spaces for "neighborhood" recreation within the context of the regional park.*

    - *Consider trauma-informed and biophilic design principles given that parks have become a safety net below the safety net.*
- **Play**: Inspires imagination and joy.
    - *Consider integrating play into the everyday experience of people at the park. Everything from swing seating to "skate dots" to balancing stepping stone to hopscotch can be used to create a site that promotes play.*
    - *Maintain and enhance existing active recreation facilities.*
    - *Program and activate the site to encourage play (e.g. dance, yoga, etc).*
    - *Consider a regional playground destination.*
    - *If a school is located at the site, consider collocation and shared use agreements for the use of recreation and play resources.*
    - *Consider a spray park amenity.*
- **Equity**: Quality and quantity of amenities equally distributed, easy to safely use year-round and accessible by all modes of travel.
    - *Recognize and mitigate the differential power dynamic of local, low-income neighbors and other constituents at the site.*
    - *Consider how much of the park is "off-limits" or behind an effective paywall (either through admissions or via a need to use a vehicle to effectively access it) to adjacent residents and find ways to open more of the park to more income levels.*
    - *Expand access to free park amenities.*
    - *Consider how ADA improvements might allow greater access to the park's amenities throughout the year.*
    - *Explore how partnerships with social service providers for temporary/emergency shelter can enhance the viability and public perception of the Civic Athletic Complex.*
- **Resiliency**: Stewards a long-term park system that helps reduce the impact of climate change and supports flexible spaces that accommodate traditional, emerging and future recreational use, and
    - *Integrate OSM and GSI throughout the park to future proof the space as climate change brings on warmer, wetter weather.*
    - *Plan for forest health given changing vegetation dynamics related to climate change.*
    - *Encourage multimodal options and electrification of transportation.*
    - *Encourage mode shifts by pricing parking.*
    - *Install solar and other renewable energy sources at the site.*
    - *Use sustainable building practices and establish environmental performance standard for all new and retrofit construction (LEED, Living Building, etc)*
- **Inclusivity:** Responsive to the entire Bellingham community: all ages, abilities, languages, genders, cultures and income levels.
    - *Promote non-SOV trips to represent a broader diversity of the traveling public (people with disabilities, kids, elders who can no longer drive, etc).*

- *Include representatives from local neighborhoods, particularly low-income neighbors, in the decision making process and mitigate the unbalanced power dynamics between these residents and other constituents.*

RECOMMENDATIONS

WIth these observations in mind, we are proposing the following as a preliminary set of recommendations to guide the development of the site. These ideas should be vetted carefully with the community.

- **Right-size and right-place parking**. Parking is about supply and demand. As we understand it, currently, the City has very little idea about what the actual transportation demand is at the Civic Athletic Complex because it has not priced parking. By putting a modest price on parking at the Civic Athletic Complex during certain times, the City can begin to understand true parking demand, encourage climate-friendly mobility options, and reallocate some of the space currently given over to parking in the center of the site and move them out to the edges.
- **Foster clear thresholds.** Use roundabouts or gateway elements to welcome people into the site, slow traffic down and allow for safer pedestrian crossings. Changing the way vehicles move through the site will immediately announce one's arrival at the park as it will be such a contrast to the surrounding arterial speed and noise. Artwork in signage in the center of roundabouts can reinforce this arrival message. In lieu of that, banners and signage on light poles can also reinforce the park's identity when deployed consistently.
- **Create a *there* there.** Consider introducing a central space that is clearly identified as both a destination and point of departure for people's exploration of the Civic Athletic Complex. This lawn or plaza, perhaps with a spray park, can also be an opportunity to activate the space during non-athletic events. To frame this open space element, it may be worth considering the introduction of a significant, high-use facility to the south end of the site across from Civic Stadium (e.g. school or aquatic center)
- **Plant trees.** Use trees and other vegetation to reduce the overwhelming scale of the site and encourage more vegetation at the site. As the effects of climate change continue to warm our region, trees can also help shade people and keep users cool.
- **Teach sustainable stormwater.** Integrate distributed on-site stormwater management into the site to manage polluted runoff near its source and offer access to nearby nature. The stormwater could be a sustainable element that connects the entire site to a new wetland park component in the northeast corner of the site.
- **Ensure the site works for all community members.** Foster a way for neighbors to work with the site and ensure that the regional destination does not overwhelm local concerns.
- **Empower green jobs.** Work with SwiftHaven (or other social service provider) to build capacity to integrate an on-site, green jobs training program for their housing

residents who do need skills training. Green jobs that might make sense for the Civic Athletic Complex might include maintaining vegetation, composting, opening/closing restrooms, etc might be a significant win for all involved.

Appendix C
Consultant Team Existing Conditions Report

C.2 DA Hogan Civic Athletic Complex Facility Assessment Report
February 9, 2023

Bellingham Civic Athletic Complex
Facilities Assessments
Field Assessment Worksheet

DA HOGAN

Site/Facility/Field No.	Field Observation Date
Civic Athletic Complex – Geri Fields 1-3 (Lower)	2-9-23

Weather/Site Conditions

Overcast, light rain, 40°F. Persistent rain over night.

Scoring Criteria is based on the Washington State Office of the Superintendent of Public Instruction (OSPI) Building Condition Assessment (BCA) standard, a 1-5 system which assigns a higher value to more significant deficiencies. It has been adapted to accommodate the unique aspects of outdoor athletic and recreational facilities.

Accessibility *Rankings range from 1 (presence of a clear, signed accessible route of travel likely in compliance with current building code), to 3 (supervised, assisted accessibility but lacking clear signage or indirect routing, serious challenges to development of future accessible route due to inherent local topography or similar reasonable restriction), to 5 (inherently inaccessible due to existing topography or other barriers, or inaccessible but with few challenges to development of a future accessible route). The Assessment Team will not perform a technical, code-based analysis of compliance with the Americans with Disabilities Act, but apply basic knowledge to the specific field assets that are the subject of the study.*

Notes:

Currently no marked Accessible Parking. Access to the ballfields is via a steep asphalt walkway. Once on "field level", the site is mostly flat.

Score: 4

Ball Control & Fencing *A measure of the apparent adequacy of existing fencing and/or netting systems to protect participants, spectators, and passers-by from being hit by errant balls, and to a lesser extent for the field to contain balls for convenience and reduce "chase" time. Fully fenced facilities with average ("standard") or better fencing and ball control systems will score 1, facilities with nominal protective fencing will score a 3, and facilities lacking any fencing will score a 5. Scoring will take into account the need for protective fencing - for example, baseball fields must have at least some kind of backstop, while a youth soccer field may be ok with no fencing (and would then score a 5 instead of a 1).*

Notes:

Each field is essentially identical, with 60lf of 20' ht. backstop, 10' primary wing fencing to the end of the dugouts, and 6' fencing in selected foul territory. This may be adequate for most U-8 level of play, but probably gets a little risky as ages go up. Fields 1 and 2 have dedicated outfield fences, whereas Field 3 has more of a perimeter security fence in the adjacent wooded area.

Score: 3.5

Service Life ***1 New or Like-New*** *(Continued Routine Maintenance) – New or "like new" condition, only minimal routine maintenance required to maintain as such.* ***2 Normal Operating Service*** *(Continued Routine & PM/Preventive Maintenance) – Some preventative maintenance and/or corrective repair required* ***3 Within Estimated Service Life*** *(PM & Minor Repairs) – Occasional disruptions in service occur as a result of declining performance, observable corrective maintenance and/or repairs required.* ***4 End-of-Service*** *(Corrective Maintenance & Major Repairs) – Consistent substandard performance; failure(s) are disruptive and costly; fails most functional requirements; requires constant attention.* ***5 Non-Serviceable*** *(Replacement) – Significant deficiencies to the extent that continued use poses a risk of personal injury and/or degradation of existing adjacent or related facilities or infrastructure.*

Notes:

At over 40 years in use, these fields are clearly in the latter days of service.

Score: 4

Surface Quality ***Natural Grass*** *For natural grass fields, a simple visual assessment of the health of the preferred species, typically perennial ryegrass. A dense, uniform stand of perennial rye with few undesirable species (weeds) scores a 1. Exposed root zone material or a high percentage of weeds scores a 3. Excessive bare ground or little desirable species cover scores a 5.*

Synthetic Turf *Primarily an estimate of wear, relative to expected service life. Where the installation date is known, the surface is compared to its expected 10-year average service. On average, expect the following;*

Field Age (Years)	*1-3*	*4-5*	*6-7*	*8-10*	*>10*
Score	*1*	*2*	*3*	*4*	*5*

Fields that exhibit excessive or unusual wear, regardless of age, will be scored appropriately.

Other Surfaces *This includes All-Weather Sand-Silt, Cinder, Infield Soil, and to a lesser extent Baseball & Softball Warning Tracks, which are best assessed using the criteria for Stability, Surface Planarity, and Drainage. Overall Surface Quality Scoring will typically be an average of those three characteristics (described below), but may vary as other mitigating circumstances warrant. Rubberized Track Surfacing generally requires a consistent, uniform texture and color to score well. While minor discoloration and wear do not inhibit safe use, they are indicators of heavy wear and a shortened life expectancy. Tears, gaps, and other breaches of the surface integrity generally constitute an unsafe condition.*

Notes:

Fields 1 and 2 are marginally better than Field 3 in both infield and outfield surface quality, and our visit in early February was not in optimal conditions. All things considered, it is difficult to score any of these surfaces better than a 4, possibly 4.5.

Score: 4

Stability *For grass, sand, and infield soil surfaces, stability is a relative measure of the ability of a grass or soil surface to withstand the forces of athletic activity (point-load, rotational forces, and traction) without displacement of the soil and/or grass, and is directly related to particle gradation and geometry, saturation (field capacity to hold free water), grass coverage, and general health where applicable. A score of 1 is very stable, and a score of 5 is extremely unstable, comparable to dry beach sand or saturated clay "mud".*

For cinder surfaces this property relies very strongly on particle gradation and drainage characteristics. A score of 1 indicates a well-graded material that is well compacted and drains well, and a score of 5 would indicate either a loose, granular uncompacted (could be over a very compacted "base") surface or a "muddy" condition.

Notes:

Neither infields nor outfields were even reasonably stable at the time of observations, presumably due to saturation however burrowing animals and generally soft earth would also likely affect stability under the best of circumstances.

Score: 4

Surface Planarity *A relative measure of "flatness" that relates very closely to the safety and playability of the surface, often associated with stability as long-term instability can lead to permanent divots, footprints, mower ruts, etc. Other factors, such as moles or subsurface settlement, can contribute as well. Not be confused with slope. A score of 1 is very planar with few observable deviations, a score of 5 is essentially unplayable as footing is very uneven.*

Notes:

The infields appeared to be maintained with reasonable planarity, all things considered, however they appear to have little slope with which to shed surface water. Score: 3.5

The outfields are similarly flat, however with hummocks of mature perennial rye and invasive species making footing a likely challenge. Score: 4

Score (Avg.): 3.75

Drainage *For fields with formal subsurface drainage systems and relatively low surface slope, this is a function of the surface media or root zone sand to infiltrate stormwater. For other fields, this is related to the ability of the surface to sheet-flow water to the designed stormwater inlet(s). "Field Capacity", a measure of a soil mediums ability to hold water, is a direct contributor as well – a highly organic surface layer can defeat the best root zone sands ability to drain by holding excessive water, as can an overly silty material on all-weather sand-silt fields. A score of 1 indicates no observable issues. A score of 5 suggests significant issues typically resulting in very lengthy "recovery time" from any rainfall and/or frequent field closures and cancellations.*

Notes:

The location of these fields along the Lincoln Creek drainage, being at the lowest developed point in the park, and finally having 40+ years of accumulated organic materials in the outfield soil profile gives these fields little chance of performing as desired. While we have not researched scheduled event cancellation frequency, we would expect field closures due to weather / saturation to be a very impactful and common occurrence here.

Score: 4.5

Reliability *An approximation of the likelihood that a field will be available for a scheduled use. While actual field schedules and cancelation records were not consulted, scores are assigned based on a combination of Surface Quality, Stability, and Drainage. Fields that hold excessive moisture score higher than those that are engineered for vertical drainage and perform as designed. Grass fields, particularly those that have not benefitted from aggressive maintenance, accumulate organic material that holds excess water and so might also score high. Infield Soil, with its high clay and silt content and lack of infiltration potential, are consistently unreliable and typically score high.*

Synthetic Turf	*Rubberized Track*	*Sand-Based Grass*	*All-Weather Sand-Silt*	*Soil-Based Grass*	*Infield Soil*
1	*1*	*1-3*	*3-5*	*4-5*	*4-5*

Notes:

As described above, we assume these fields are generally unreliable (verify), even for soil-based grass and infield soil.

Score: 4.5

Irrigation *The Team was unable to assess existing irrigation system function properly across all of the sites due to the seasonal timing of on-site observations. Using aerial photography as the basis for assessment is not necessarily a good indicator either, as most grass in our region looks fairly uniformly watered (from the air, anyway) except unirrigated or poorly irrigated sites July-September. Grounds Staff interviews and direct observation of system components are the basis of this assessment.*

Notes:

Anecdotally, the irrigation systems are operable here, however the zones are assumed to output poorly-matched precipitation rates / uneven watering. While this was not observable during our assessment, aerial photos bear this out to some degree.

Score: 3.5

Summary Notes & Recommendations

Constructed throughout 1980 and 1981, this 40-plus year old facility has largely exceeded typical expectations for service. Various significant maintenance tasks are obviously undertaken on a routine basis, including irrigation repairs and replacement of chain link fence fabric. Aerial photography shows evidence of a variety of subsurface drainage improvements, however the low-lying nature of the site and adjacent hydrology would necessarily limit the effectiveness of such work.

With an average score of 4/5 (20% positive), these facilities are clearly at the end of their useful service life, with the maintenance required to prolong service probably beginning to drain resources. Facilities at this point are typically planned for replacement.

We are aware of discussions around alternative uses for Field 3 in particular, however not so for Fields 1 and 2. Should the City desire to replace Fields 1 and 2 (to include 3 or not), we would make the following recommendations for construction quality standards in the design and execution of such a project.

Softball/Baseball Multipurpose Facilities Standards

The following recommendations are for facilities including youth baseball / softball and adult slow-pitch softball, using the approximate footprints currently occupied by Geri Fields 1 and 2. Environmental Regulations should be verified.

- Raise the finished grade of the playing surfaces and surrounding circulation. This will create the necessary "hydraulic freeboard" required to provide for reliable, vertically-draining surfaces and will likely also assist in the creation of accessible routes of travel between the parking lot and fields.
- We would recommend at a minimum considering the use of synthetic turf surfacing in lieu of aggregate/soil surfaces like infields and warning tracks. Combined with an under-drained sand-based natural grass outfield, this is usually seen as both reliable and enjoyable to play on.
- Existing outfield limits are likely a constraint, but consider getting closer to Little League standards for space behind home plate and infield foul territory to increase the play experience, typically 25' minimum, 30' preferred (note most little league regulations suggest 60' which we have rarely seen).
- Consider 10' ht. outfield fences at 300' to accommodate slow-pitch softball and 80' youth baseball layouts.
- We typically provide for a 25'-30' ht. backstop that extends 30' around each side to adequately "cover" the batters boxes.
- Ball control fencing should be no less than 20' ht. along the entirety of the infield / base paths, depending on the combination of base paths being provided.
- We recommend 10' wing fencing along any pedestrian pathway, to dramatically reduce the occurrence of ball strikes on unsuspecting passers-by.
- Dugouts need not be overly elaborate, however accessibility standards and team size may be a determining factor in the finished footprint. We are generally providing an 8' clear interior depth x40' length to accommodate 30' of player seating with floor space for WC parking, bat racks, trash cans, and gate or opening clearance.
- Dugout roofs should have a minimum rear overhang of 8', preferably 9', with an 18" extension as a drip edge, to protect from water being blown back inward.
- Dugout roof front-height and pitch should be designed to protect against wind-blown rain to the extent practical. We are typically providing a 10' front, 9' rear, pitching 12" over 9'-6.
- Bleachers should include WC parking and companion seating, with a center aisle and handrails, and rear and side guard rails.

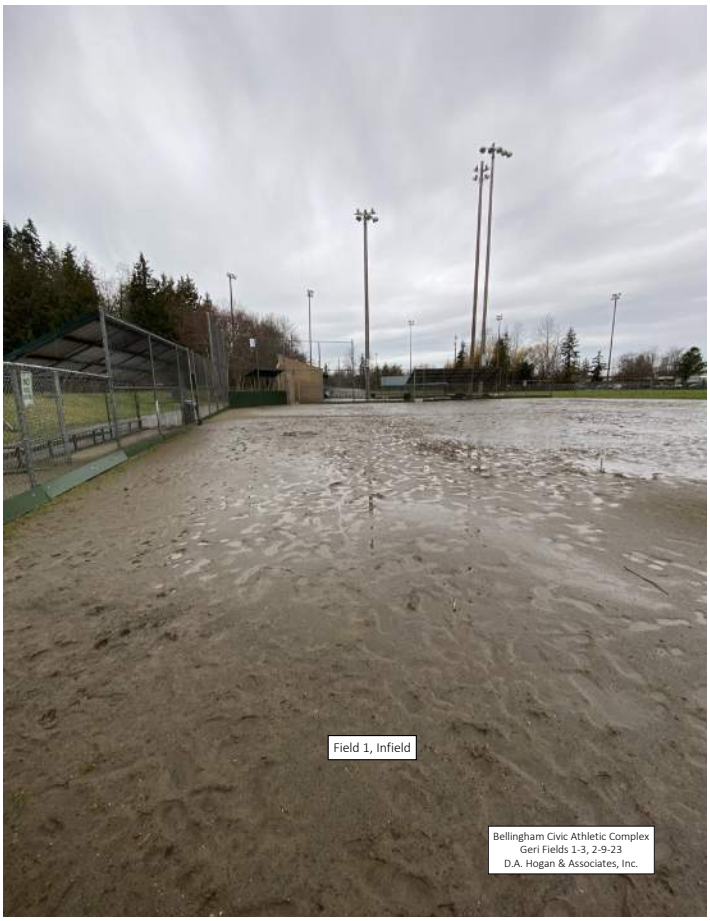
End.


15' Ht. Wing Fence
8' Ht. Wing Fence
5-Tier x21' Portable Bleacher, Cap. +/-45
Bellingham Civic Athletic Complex
Geri Fields 1-3, 2-9-23
D.A. Hogan & Associates, Inc.


Rest Rooms
Bellingham Civic Athletic Complex
Geri Fields 1-3, 2-9-23
D.A. Hogan & Associates, Inc.


Field 1, First Base Line (Approx.)
Bellingham Civic Athletic Complex
Geri Fields 1-3, 2-9-23
D.A. Hogan & Associates, Inc.


Field 1, Infield
Bellingham Civic Athletic Complex
Geri Fields 1-3, 2-9-23
D.A. Hogan & Associates, Inc.


Field 1, Infield
Bellingham Civic Athletic Complex
Geri Fields 1-3, 2-9-23
D.A. Hogan & Associates, Inc.


Field 1, Infield
Bellingham Civic Athletic Complex
Geri Fields 1-3, 2-9-23
D.A. Hogan & Associates, Inc.

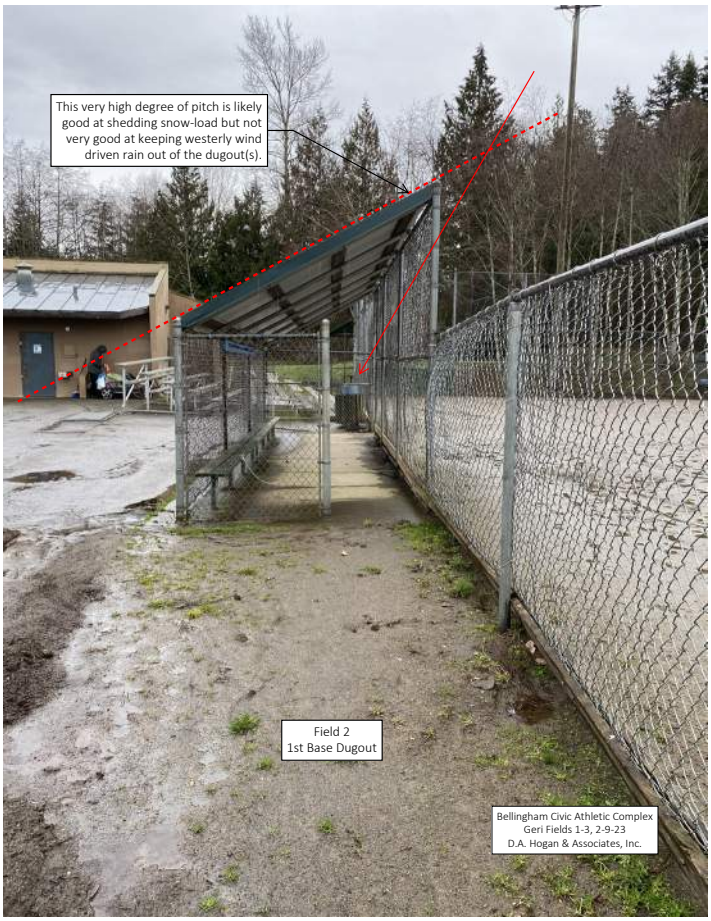

Field 1, Infield
Bellingham Civic Athletic Complex
Geri Fields 1-3, 2-9-23
D.A. Hogan & Associates, Inc.

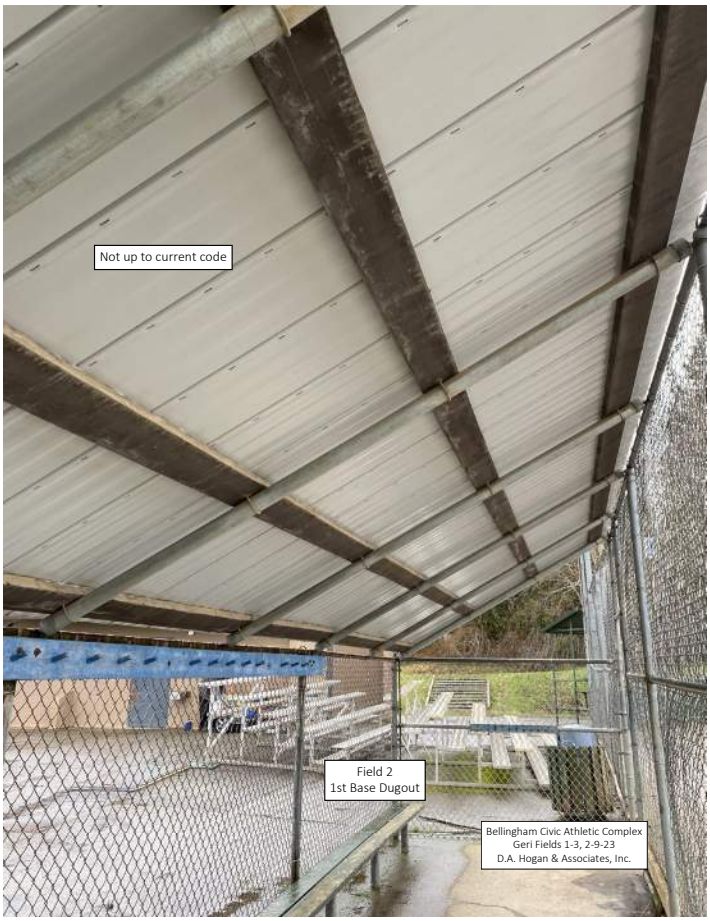

Higher Sand content
than typical?
Field 1, Infield
Bellingham Civic Athletic Complex
Geri Fields 1-3, 2-9-23
D.A. Hogan & Associates, Inc.


Field 1
3rd Base Dugout
Bellingham Civic Athletic Complex
Geri Fields 1-3, 2-9-23
D.A. Hogan & Associates, Inc.


Between 1 & 2
Bellingham Civic Athletic Complex
Geri Fields 1-3, 2-9-23
D.A. Hogan & Associates, Inc.


Between 1 & 2
Bellingham Civic Athletic Complex
Geri Fields 1-3, 2-9-23
D.A. Hogan & Associates, Inc.


This very high degree of pitch is likely good at shedding snow-load but not very good at keeping westerly wind driven rain out of the dugout(s).
Field 2
1st Base Dugout
Bellingham Civic Athletic Complex
Geri Fields 1-3, 2-9-23
D.A. Hogan & Associates, Inc.


Not up to current code
Field 2
1st Base Dugout
Bellingham Civic Athletic Complex
Geri Fields 1-3, 2-9-23
D.A. Hogan & Associates, Inc.


Field 2 Infield
Bellingham Civic Athletic Complex
Geri Fields 1-3, 2-9-23
D.A. Hogan & Associates, Inc.


Field 2 Infield
Bellingham Civic Athletic Complex
Geri Fields 1-3, 2-9-23
D.A. Hogan & Associates, Inc.


Field 3 Outfield
Bellingham Civic Athletic Complex
Geri Fields 1-3, 2-9-23
D.A. Hogan & Associates, Inc.

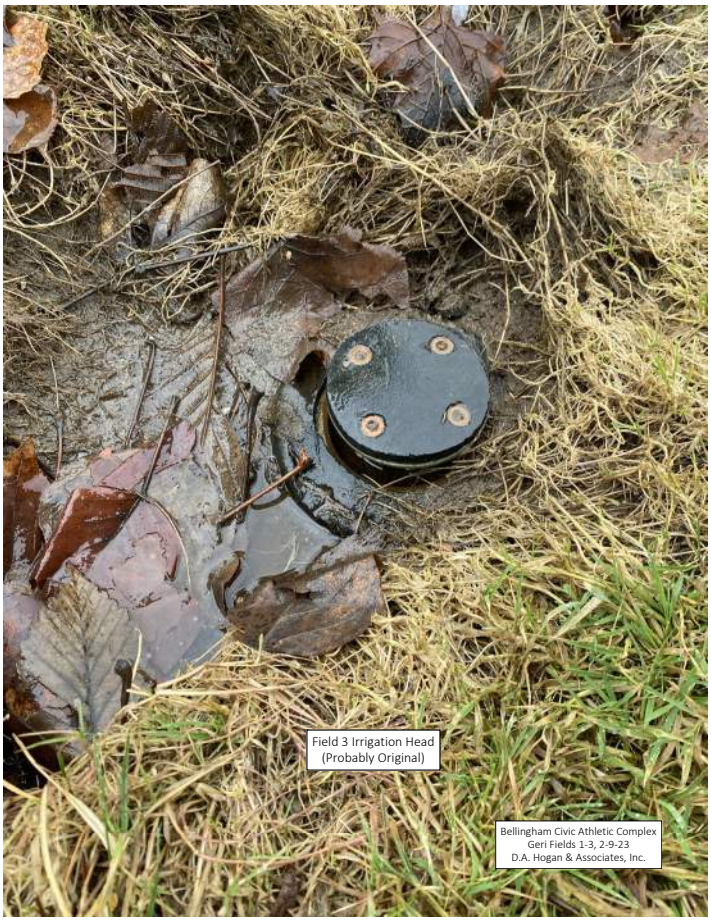

Bellingham Civic Athletic Complex
Geri Fields 1-3, 2-9-23
D.A. Hogan & Associates, Inc.


Bellingham Civic Athletic Complex
Geri Fields 1-3, 2-9-23
D.A. Hogan & Associates, Inc.


Perennial
Standing Water
Field 2 Outfield,
Field 3 in the distance
Bellingham Civic Athletic Complex
Geri Fields 1-3, 2-9-23
D.A. Hogan & Associates, Inc.


Field 3 Infield
Backstop, Dugout
Bellingham Civic Athletic Complex
Geri Fields 1-3, 2-9-23
D.A. Hogan & Associates, Inc.


Field 3 Outfield
(Center Field)
Bellingham Civic Athletic Complex
Geri Fields 1-3, 2-9-23
D.A. Hogan & Associates, Inc.


Field 3 Irrigation Head
(Probably Original)
Bellingham Civic Athletic Complex
Geri Fields 1-3, 2-9-23
D.A. Hogan & Associates, Inc.


Field 3 Grading Transition
(west)
Bellingham Civic Athletic Complex
Geri Fields 1-3, 2-9-23
D.A. Hogan & Associates, Inc.


3
Field 3 Scorers Table
Bellingham Civic Athletic Complex
Geri Fields 1-3, 2-9-23
D.A. Hogan & Associates, Inc.


5045
Bellingham Civic Athletic Complex
Geri Fields 1-3, 2-9-23
D.A. Hogan & Associates, Inc.

Bellingham Civic Athletic Complex
Facilities Assessments
Field Assessment Worksheet

DA HOGAN

Site/Facility/Field No.	Field Observation Date
Civic Athletic Complex – Geri Field 4 (upper)	2-9-23

Weather/Site Conditions

Overcast, light rain, 40°F. Persistent rain over night.

Scoring Criteria is based on the Washington State Office of the Superintendent of Public Instruction (OSPI) Building Condition Assessment (BCA) standard, a 1-5 system which assigns a higher value to more significant deficiencies. It has been adapted to accommodate the unique aspects of outdoor athletic and recreational facilities.

Accessibility *Rankings range from 1 (presence of a clear, signed accessible route of travel likely in compliance with current building code), to 3 (supervised, assisted accessibility but lacking clear signage or indirect routing, serious challenges to development of future accessible route due to inherent local topography or similar reasonable restriction), to 5 (inherently inaccessible due to existing topography or other barriers, or inaccessible but with few challenges to development of a future accessible route). The Assessment Team will not perform a technical, code-based analysis of compliance with the Americans with Disabilities Act, but apply basic knowledge to the specific field assets that are the subject of the study.*

Notes:

The adjacent parking lot is currently occupied by an alternate use – no clear route of accessibility could be discerned however, like Fields 1-3 once on the "field level" the site is largely accessible.

Score: 3

Ball Control & Fencing *A measure of the apparent adequacy of existing fencing and/or netting systems to protect participants, spectators, and passers-by from being hit by errant balls, and to a lesser extent for the field to contain balls for convenience and reduce "chase" time. Fully fenced facilities with average ("standard") or better fencing and ball control systems will score 1, facilities with nominal protective fencing will score a 3, and facilities lacking any fencing will score a 5. Scoring will take into account the need for protective fencing - for example, baseball fields must have at least some kind of backstop, while a youth soccer field may be ok with no fencing (and would then score a 5 instead of a 1).*

Notes:

Field 4 is essentially identical to Fields 1-3, with 60lf of 20' ht. backstop (18'?), 10' primary wing fencing to the end of the dugouts, and 6' fencing in selected foul territory. This may be adequate for most U-8 level of play, but probably gets a little risky as ages go up. Field 4 has dedicated outfield fences, including 10' ht. between the foul poles and 6' along foul territory.

Score: 3

Service Life ***1 New or Like-New*** *(Continued Routine Maintenance) – New or "like new" condition, only minimal routine maintenance required to maintain as such.* ***2 Normal Operating Service*** *(Continued Routine & PM/Preventive Maintenance) – Some preventative maintenance and/or corrective repair required* ***3 Within Estimated Service Life*** *(PM & Minor Repairs) – Occasional disruptions in service occur as a result of declining performance, observable corrective maintenance and/or repairs required.* ***4 End-of-Service*** *(Corrective Maintenance & Major Repairs) – Consistent substandard performance; failure(s) are disruptive and costly; fails most functional requirements; requires constant attention.* ***5 Non-Serviceable*** *(Replacement) – Significant deficiencies to the extent that continued use poses a risk of personal injury and/or degradation of existing adjacent or related facilities or infrastructure.*

Notes:

Constructed in 1998-1999, this field is now just over 20 years in service. It is typically at this point that we see, at a minimum, issues with maturity beginning to affect the quality of the natural grass surfaces due to clumping perennial ryegrass and invasive weed species, and recommend a re-sod or aggressive maintenance recovery practices. All other improvements appear to be sustaining use at this time.

Score: 3

Surface Quality ***Natural Grass*** *For natural grass fields, a simple visual assessment of the health of the preferred species, typically perennial ryegrass. A dense, uniform stand of perennial rye with few undesirable species (weeds) scores a 1. Exposed root zone material or a high percentage of weeds scores a 3. Excessive bare ground or little desirable species cover scores a 5.*

Synthetic Turf *Primarily an estimate of wear, relative to expected service life. Where the installation date is known, the surface is compared to its expected 10-year average service. On average, expect the following;*

Field Age (Years)	*1-3*	*4-5*	*6-7*	*8-10*	*>10*
Score	*1*	*2*	*3*	*4*	*5*

Fields that exhibit excessive or unusual wear, regardless of age, will be scored appropriately.

Other Surfaces *This includes All-Weather Sand-Silt, Cinder, Infield Soil, and to a lesser extent Baseball & Softball Warning Tracks, which are best assessed using the criteria for Stability, Surface Planarity, and Drainage. Overall Surface Quality Scoring will typically be an average of those three characteristics (described below), but may vary as other mitigating circumstances warrant. Rubberized Track Surfacing generally requires a consistent, uniform texture and color to score well. While minor discoloration and wear do not inhibit safe use, they are indicators of heavy wear and a shortened life expectancy. Tears, gaps, and other breaches of the surface integrity generally constitute an unsafe condition.*

Notes:

The infield on Field 4 is considerably dryer than fields 1-3 at the time of assessment, due presumably to it's elevated location. While still very soft and tacky, one could be optimistic for a playable surface in the near future. Score: 3.5. The outfield grass is being aggressively overturned by burrowing animals at this time. Score 4.

Score (Avg.): 3.75

Stability *For grass, sand, and infield soil surfaces, stability is a relative measure of the ability of a grass or soil surface to withstand the forces of athletic activity (point-load, rotational forces, and traction) without displacement of the soil and/or grass, and is directly related to particle gradation and geometry, saturation (field capacity to hold free water), grass coverage, and general health where applicable. A score of 1 is very stable, and a score of 5 is extremely unstable, comparable to dry beach sand or saturated clay "mud".*

For cinder surfaces this property relies very strongly on particle gradation and drainage characteristics. A score of 1 indicates a well-graded material that is well compacted and drains well, and a score of 5 would indicate either a loose, granular uncompacted (could be over a very compacted "base") surface or a "muddy" condition.

Notes:

The infield was trending toward stable at the time of observation. Score: 3.5. The outfield had scattered burrowing activity, Score: 4.

Score (Avg.): 3.75

Surface Planarity *A relative measure of "flatness" that relates very closely to the safety and playability of the surface, often associated with stability as long-term instability can lead to permanent divots, footprints, mower ruts, etc. Other factors, such as moles or subsurface settlement, can contribute as well. Not be confused with slope. A score of 1 is very planar with few observable deviations, a score of 5 is essentially unplayable as footing is very uneven.*

Notes:

The infields appeared to be maintained with reasonable planarity, all things considered, however they appear to have little slope with which to shed surface water. Score: 3.5

The outfields are similarly flat, however with hummocks of mature perennial rye and invasive species making footing a likely challenge. Score: 4

Score (Avg.): 3.75

Drainage *For fields with formal subsurface drainage systems and relatively low surface slope, this is a function of the surface media or root zone sand to infiltrate stormwater. For other fields, this is related to the ability of the surface to sheet-flow water to the designed stormwater inlet(s). "Field Capacity", a measure of a soil mediums ability to hold water, is a direct contributor as well – a highly organic surface layer can defeat the best root zone sands ability to drain by holding excessive water, as can an overly silty material on all-weather sand-silt fields. A score of 1 indicates no*

observable issues. A score of 5 suggests significant issues typically resulting in very lengthy "recovery time" from any rainfall and/or frequent field closures and cancellations.

Notes:

The combination of higher relative elevation and burrowing animals in the outfield may be skewing our perception, but Field 4 appears to perform significantly better than 1-3 in terms of drainage. We suspect that a slightly lower organic accumulation in the soil profile is also contributing, but soils turned outside animal burrows does show a very rich underlying condition.

Score: 3.5

Reliability *An approximation of the likelihood that a field will be available for a scheduled use. While actual field schedules and cancelation records were not consulted, scores are assigned based on a combination of Surface Quality, Stability, and Drainage. Fields that hold excessive moisture score higher than those that are engineered for vertical drainage and perform as designed. Grass fields, particularly those that have not benefitted from aggressive maintenance, accumulate organic material that holds excess water and so might also score high. Infield Soil, with its high clay and silt content and lack of infiltration potential, are consistently unreliable and typically score high.*

Synthetic Turf	*Rubberized Track*	*Sand-Based Grass*	*All-Weather Sand-Silt*	*Soil-Based Grass*	*Infield Soil*
1	*1*	*1-3*	*3-5*	*4-5*	*4-5*

Notes:

As described above, we assume this field is generally unreliable (verify), as expected for soil-based grass and infield soil.

Score: 4

Irrigation *The Team was unable to assess existing irrigation system function properly across all of the sites due to the seasonal timing of on-site observations. Using aerial photography as the basis for assessment is not necessarily a good indicator either, as most grass in our region looks fairly uniformly watered (from the air, anyway) except unirrigated or poorly irrigated sites July-September. Grounds Staff interviews and direct observation of system components are the basis of this assessment.*

Notes:

Again, early February is a difficult time of year to assess the performance of an irrigation system. Using aerial photography only, we can see some variations in precipitation rate delivery and/or pockets of differing soils that are accepting irrigation water differently.

Score: 3.5

Summary Notes & Recommendations

Constructed throughout 1998-1999 this 20-plus year old facility is reaching what we would consider a reasonable time-frame for end-of-service major-maintenance or replacement planning.

With an average score of 3.5/5 (30% positive), these facilities are nearing the end of a typical service life, with the maintenance required to prolong service likely to begin draining resources. Facilities at this point are typically planned for either significant renovation / major-maintenance, or replacement.

Major Maintenance Recommendations

Geri Field #4 is sited more advantageously than 1-3, and so is probably worth considering for an improvement project. The following upgrades are offered as a tentative program of restoration improvements.

- Outfield Soil-Building, primarily through core-aerification, core removal, and top-dressing with a specified sand gradation can help reduce the overall organic content, which assist in reducing saturation characteristics as well as reduce the attractiveness of the soil to burrowing animals.

This typically must be performed in a series of operations in order to replace a meaningful percentage of the existing soil profile.

- Irrigation System Audit and replacement of working components, specifically sprinkler heads and/or nozzles.
- Aggressive Outfield Grass Maintenance, including verti-cutting, thatching, and slicer-seeding to reduce the presence of clump-type grasses. Consider a one-time application of targeted herbicides to significantly reduce the population of invasive grasses and broadleaf weed species.
- Test and amend infield soils – verify that you have an optimally performing particle gradation by amending with a targeted grain-size materials. Continue amending with Playball, Axis, etc. calcined clay particulate.

Other significant, select improvements can be found in the replacement planning recommendations below.

Softball/Baseball Multipurpose Facilities Recommendations

The following recommendations are for facilities including youth baseball / softball and adult slow-pitch softball, using the approximate footprints currently occupied by Geri Fields 1 and 2. Environmental Regulations should be verified.

- We would recommend at a minimum considering the use of synthetic turf surfacing in lieu of aggregate/soil surfaces like infields and warning tracks. Combined with an under-drained sand-based or soil-based natural grass outfield, this is usually seen as both reliable and enjoyable to play on.
- Existing outfield limits are likely a constraint, but consider getting closer to Little League standards for space behind home plate and infield foul territory to increase the play experience, typically 25’ minimum, 30’ preferred (note most little league regulations suggest 60’ which we have rarely seen).
- Consider 10’ ht. outfield fences at 300’ to accommodate slow-pitch softball and 80’ youth baseball layouts.
- We typically provide for a 25’-30’ ht. backstop that extends 30’ around each side to adequately “cover” the batters boxes.
- Ball control fencing should be no less than 20’ ht. along the entirety of the infield / base paths, depending on the combination of base paths being provided.
- We recommend 10’ wing fencing along any pedestrian pathway, to dramatically reduce the occurrence of ball strikes on unsuspecting passers-by.
- Dugouts need not be overly elaborate, however accessibility standards and team size may be a determining factor in the finished footprint. We are generally providing an 8’ clear interior depth x40’ length to accommodate 30’ of player seating with floor space for WC parking, bat racks, trash cans, and gate or opening clearance.
- Dugout roofs should have a minimum rear overhang of 8’, preferably 9’, with an 18” extension as a drip edge, to protect from water being blown back inward.
- Dugout roof front-height and pitch should be designed to protect against wind-blown rain to the extent practical. We are typically providing a 10’ front, 9’ rear, pitching 12” over 9’-6.
- Bleachers should include WC parking and companion seating, with a center aisle and handrails, and rear and side guard rails.

End.


6' Foul Territory Wing
10' Outfield Fence
View east across the outfield
Bellingham Civic Athletic Complex
Geri Field #4, 2-9-23
D.A. Hogan & Associates, Inc.


Burrowing animals...
Bellingham Civic Athletic Complex
Geri Field #4, 2-9-23
D.A. Hogan & Associates, Inc.


Bellingham Civic Athletic Complex
Geri Field #4, 2-9-23
D.A. Hogan & Associates, Inc.


Very fine-grained organics with courser sands blended in
Bellingham Civic Athletic Complex
Geri Field #4, 2-9-23
D.A. Hogan & Associates, Inc.


Scorers Table
Bellingham Civic Athletic Complex
Geri Field #4, 2-9-23
D.A. Hogan & Associates, Inc.


First Base dugout - essentially identical to Fields 1-3
Some newer chain link fence fabric
Bellingham Civic Athletic Complex
Geri Field #4, 2-9-23
D.A. Hogan & Associates, Inc.


Higher quality / lower saturation infield soil
Bellingham Civic Athletic Complex
Geri Field #4, 2-9-23
D.A. Hogan & Associates, Inc.

Bellingham Civic Athletic Complex
Facilities Assessments

Field Assessment Worksheet & Summary

Site/Facility/Field No.	Field Observation Date/Time
Civic Stadium, Field (Football, Soccer, Lacrosse)	9am, February 9, 2023

Weather/Site Conditions

Overcast, light rain, 40°F. Persistent rain over night.

Scoring Criteria is based on the Washington State Office of the Superintendent of Public Instruction (OSPI) Building Condition Assessment (BCA) standard, a 1-5 system which assigns a higher value to more significant deficiencies. It has been adapted to accommodate the unique aspects of outdoor athletic and recreational facilities.

Accessibility *Rankings range from 1 (presence of a clear, signed accessible route of travel likely in compliance with current building code), to 3 (supervised, assisted accessibility but lacking clear signage or indirect routing, serious challenges to development of future accessible route due to inherent local topography or similar reasonable restriction), to 5 (inherently inaccessible due to existing topography or other barriers, or inaccessible but with few challenges to development of a future accessible route). The Assessment Team will not perform a technical, code-based analysis of compliance with the Americans with Disabilities Act, but apply basic knowledge to the specific field assets that are the subject of the study.*

Notes:

Accessibility to the field level is not reasonably achieved via the main access / "front door", however accessible parking is accommodated at field level via the adjacent Sportsplex parking lot, entering in the vicinity of the shot put facilities.

Score: 3

Ball Control & Fencing *A measure of the apparent adequacy of existing fencing and/or netting systems to protect participants, spectators, and passers-by from being hit by errant balls, and to a lesser extent for the field to contain balls for convenience and reduce "chase" time. Fully fenced facilities with average ("standard") or better fencing and ball control systems will score 1, facilities with nominal protective fencing will score a 3, and facilities lacking any fencing will score a 5. Scoring will take into account the need for protective fencing - for example, baseball fields must have at least some kind of backstop, while a youth soccer field may be ok with no fencing (and would then score a 5 instead of a 1).*

Notes:

This section applies in two areas.

Infield (Soccer/Football) Ball Control Having no ball control at the goal ends of the infield allows errant balls to interrupt running events/practice and high jump and creates an inconvenience to users. Score: 5

Site Perimeter Security The entirety of the perimeter was not scrutinized, but there was visible damage to the posts and rails along the east edge / Puget Street. Score: 3

Score: 4

Service Life ***1 New or Like-New*** *(Continued Routine Maintenance) – New or "like new" condition, only minimal routine maintenance required to maintain as such.* ***2 Normal Operating Service*** *(Continued Routine & PM/Preventive Maintenance) – Some preventative maintenance and/or corrective repair required* ***3 Within Estimated Service Life*** *(PM & Minor Repairs) – Occasional disruptions in service occur as a result of declining performance, observable corrective maintenance and/or repairs required.* ***4 End-of-Service*** *(Corrective Maintenance & Major Repairs) – Consistent substandard performance; failure(s) are disruptive and costly; fails most functional requirements; requires constant attention.* ***5 Non-Serviceable*** *(Replacement) – Significant deficiencies to the extent that continued use poses a risk of personal injury and/or degradation of existing adjacent or related facilities or infrastructure.*

Notes:

This field is coming up on 10 years of service. Replacement should be planned to be fairly imminent.

Score: 4

Surface Quality ***Natural Grass*** *For natural grass fields, a simple visual assessment of the health of the preferred species, typically perennial ryegrass. A dense, uniform stand of perennial rye with few undesirable species (weeds) scores a 1. Exposed root zone material or a high percentage of weeds scores a 3. Excessive bare ground or little desirable species cover scores a 5.*

Synthetic Turf *Primarily an estimate of wear, relative to expected service life. Where the installation date is known, the surface is compared to its expected 10-year average service. On average, expect the following;*

Field Age (Years)	*1-3*	*4-5*	*6-7*	*8-10*	*>10*
Score	*1*	*2*	*3*	*4*	*5*

Fields that exhibit excessive or unusual wear, regardless of age, will be scored appropriately.

Other Surfaces *This includes All-Weather Sand-Silt, Cinder, Infield Soil, and to a lesser extent Baseball & Softball Warning Tracks, which are best assessed using the criteria for Stability, Surface Planarity, and Drainage. Overall Surface Quality Scoring will typically be an average of those three characteristics (described below), but may vary as other mitigating circumstances warrant. Rubberized Track Surfacing generally requires a consistent, uniform texture and color to score well. While minor discoloration and wear do not inhibit safe use, they are indicators of heavy wear and a shortened life expectancy. Tears, gaps, and other breaches of the surface integrity generally constitute an unsafe condition.*

Notes:

While nearing the end of its designed service life, the field is currently in fairly good condition, with some exceptions.

Score: 3.5

Stability *For grass, sand, and infield soil surfaces, stability is a relative measure of the ability of a grass or soil surface to withstand the forces of athletic activity (point-load, rotational forces, and traction) without displacement of the soil and/or grass, and is directly related to particle gradation and geometry, saturation (field capacity to hold free water), grass coverage, and general health where applicable. A score of 1 is very stable, and a score of 5 is extremely unstable, comparable to dry beach sand or saturated clay "mud".*

For cinder surfaces this property relies very strongly on particle gradation and drainage characteristics. A score of 1 indicates a well-graded material that is well compacted and drains well, and a score of 5 would indicate either a loose, granular uncompacted (could be over a very compacted "base") surface or a "muddy" condition.

Notes:

No stability issues – infill measurements average 35mm of original 42-45mm, not an unexpected result for a 10-year old field.

Score: 2

Surface Planarity *A relative measure of "flatness" that relates very closely to the safety and playability of the surface, often associated with stability as long-term instability can lead to permanent divots, footprints, mower ruts, etc. Other factors, such as moles or subsurface settlement, can contribute as well. Not be confused with slope. A score of 1 is very planar with few observable deviations, a score of 5 is essentially unplayable as footing is very uneven.*

Notes:

The west end zone has an unusual grade break intentionally designed into the field in the original build. It appears the original grass field was crowned, as is the adjacent high jump / d-area.

Score: 3

Drainage *For fields with formal subsurface drainage systems and relatively low surface slope, this is a function of the surface media or root zone sand to infiltrate stormwater. For other fields, this is related to the ability of the surface to sheet-flow water to the designed stormwater inlet(s). "Field Capacity", a measure of a soil mediums ability to hold water, is a direct contributor as well – a highly organic surface layer can defeat the best root zone sands ability to drain by holding excessive water, as can an overly silty material on all-weather sand-silt fields. A score of 1 indicates no observable issues. A score of 5 suggests significant issues typically resulting in very lengthy "recovery time" from any rainfall and/or frequent field closures and cancellations.*

Notes:

Standing water was observed in the southwest corner of the field, roughly aligned with the grade break described above. Anecdotally, the area varies over the course of the wet season. No other issues noted.

Score (Avg.): 3.5

Reliability *An approximation of the likelihood that a field will be available for a scheduled use. While actual field schedules and cancelation records were not consulted, scores are assigned based on a combination of Surface Quality, Stability, and Drainage. Fields that hold excessive moisture score higher than those that are engineered for vertical drainage and perform as designed. Grass fields, particularly those that have not benefitted from aggressive maintenance, accumulate organic material that holds excess water and so might also score high. Infield Soil, with its high clay and silt content and lack of infiltration potential, are consistently unreliable and typically score high.*

Synthetic Turf	Rubberized Track	Sand-Based Grass	All-Weather Sand-Silt	Soil-Based Grass	Infield Soil
1	1	1-3	3-5	4-5	4-5

Notes:

With the limited exception of the area of standing water noted above (and presumably snow), this field does not experience repeated field closures for weather.

Score: 2

Irrigation *The Team was unable to assess existing irrigation system function properly across all of the sites due to the seasonal timing of on-site observations. Using aerial photography as the basis for assessment is not necessarily a good indicator either, as most grass in our region looks fairly uniformly watered (from the air, anyway) except unirrigated or poorly irrigated sites July-September. Grounds Staff interviews and direct observation of system components are the basis of this assessment.*

Notes:

NA

Summary Notes & Recommendations

The Civic Stadium main Field appears to be in reasonably good condition for its age, despite an average score of 3.0/5 (40% positive). This is probably attributable primarily to excellent maintenance and careful programming, and perhaps the reprieve from heavy use during the pandemic, however it *is* pushing against the limits of it's expected service life. Specific areas of concern include the following, in order of level or degree of concern.

1. **Turf Age** is always a concern once an installation is in use beyond it's original 8-year manufacturing and installation warranty. Coming into it's 10th season of use, this field looks better than average, which can be deceiving. The materials and assembly methods, specifically the thin polyurethane coatings and adhesives, tend to fail collectively at some point. That this is not a "use" or "wear" issue, but the nature of the compounds used in manufacturing. Normally, this begins with the failure of the adhesives used in the installation of non-factory field markings, i.e., hash marks, numbers, smaller markings like penalty kick and various lacrosse markings. This expresses as a "torn seam" but is essentially the adhesive's functionality "expiring". When one fails, typically many will begin to fail in rapid succession. Our recommendations are as follows;

    A. Begin budget planning for replacement as soon as practical. For 2022, we typically advised our clients to plan for $10-11/sf for removal & disposal (or recycling), standard base remediation, and new "standard" turf supply, installation, and warranty. "Standard" base remediation means minor re-distribution of existing aggregate materials to re-establish planarity. We usually recommend an allowance of 1,500sf be written into any bidding/pricing documents. "Standard" Synthetic Turf refers to North American industry standard product and infills, which is 40-44oz. of 2.25"-2.5" slit-film or monofilament fiber per sy with sand & granular rubber infill. In Western Washington, or the Puget Sound Region more specifically, a very intentional

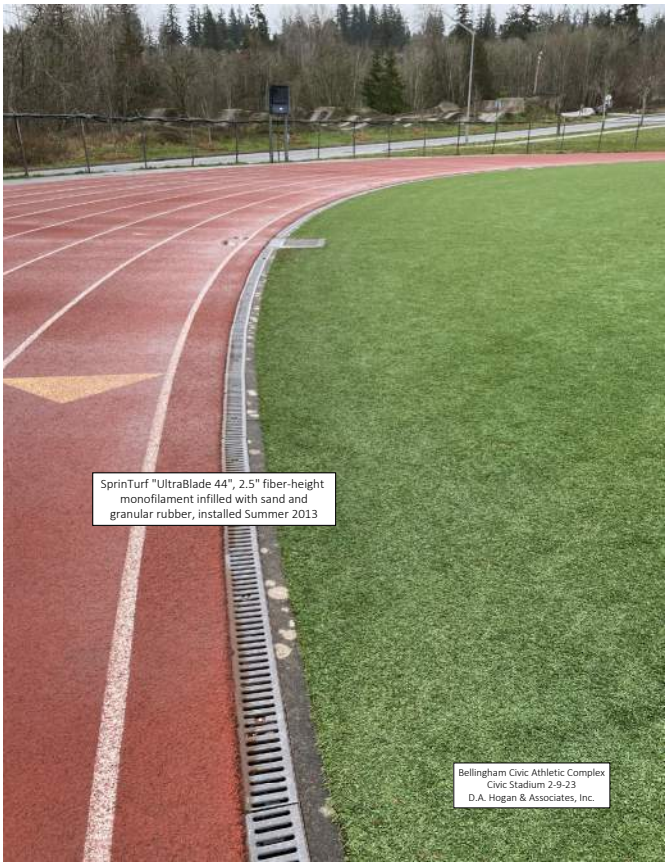
move away from the use of granular crumb rubber or SBR crumb rubber. Most alternatives lack the inherent resiliency of rubber and so require a resilient supplement pad or underlayment. There is always a significant premium for these options. The City should consider a product selection process well in advance of their planned replacement.

B. The primary seams in this field are sewn, so eventually most seam failures will begin rather small and occur in "inlaid" or non-factory field markings as described above. The City can contract with a Turf Maintenance company to repair these as they begin to occur or while awaiting a budget cycle for replacement. Staff should also be trained in making rapid repairs to avoid field closures and event cancellations.

2. **Standing Water** is usually an expression of a lack of permeability in the underlying aggregate base or foundation. As-built documents suggest that the field and the track have independent drainage systems, so while the standing water at the southwest corner of the field would appear to be related to the standing water on the adjacent track / high jump area, this may be a coincidence. During the 2013 turf replacement, inspection and testing of the underlying base aggregates initially found infiltration rates of 2.4"-5"/hr., when the recommended rate is 20"/hr. The field was deep-scarified, regraded, and recompacted (at the time a $45,0000 change order), which yielded the desired results. That the standing water issue is occurring in the area of the grade break suggests that this area may have been "over worked" by the contractor, in an effort to re-establish the engineered grades, which may have resulted in segregation of aggregate particulate and accumulation of fines which could seal the base, or over-compacted the material, or both.

   A. Because the aggregate materials in-place are already suspect (Memorandum, Design Directive #1, 8-1-13, D.A. Hogan to CoB, Gina Austin), the City may choose to proactively remediate the entire base with the next turf surfacing replacement project, specifically over the existing lateral drain pipes. Removing the entire aggregate base and replacing with an aggregate material profile of a known particle gradation would be a considerable effort involving handling of over 2,500cy of export ($36/cy) and import ($80). Estimated cost approximately $300,000 (contract only, less WSST, management, professional fees, etc.).

   B. As previously described for the standing water issue in the adjacent d-area, drilling may actually be short-term solution for the turf area if in fact the issue is in the base aggregate. By penetrating the turf and base with a 3/8" carbide drill bit to a depth of 4" new paths of vertical infiltration can be established to relieve some sealing of the aggregate. This will damage the turf/carpet by twisting fibers out of the backing and pulling some of the backing up, however this will be very localized and can be trimmed back into shape with shears or scissors. The area of standing water should be marked out when it reaches an obvious minimum so that an initial test can be performed in the last place to drain off. Drill on a roughly 6" x6" pattern over 12-16 square feet. If this appears to be working, but isn't quite enough to completely eliminate the issue, simply continue around the perimeter already remediated area.


SprinTurf "UltraBlade 44", 2.5" fiber-height monofilament infilled with sand and granular rubber, installed Summer 2013
Bellingham Civic Athletic Complex
Civic Stadium 2-9-23
D.A. Hogan & Associates, Inc.


35mm average infill depth
Bellingham Civic Athletic Complex
Civic Stadium 2-9-23
D.A. Hogan & Associates, Inc.


Standing water - may or may not be associated with either the d-area drainage or the underlying base aggregate materials.
Bellingham Civic Athletic Complex
Civic Stadium 2-9-23
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Bellingham Civic Athletic Complex
Civic Stadium 2-9-23
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Bellingham Civic Athletic Complex
Facilities Assessments

Field Assessment Worksheet & Summary

Site/Facility/Field No.	Field Observation Date/Time
Civic Stadium, Track & Field	9am, February 9, 2023

Weather/Site Conditions

Overcast, light rain, 40°F. Persistent rain over night.

Scoring Criteria is based on the Washington State Office of the Superintendent of Public Instruction (OSPI) Building Condition Assessment (BCA) standard, a 1-5 system which assigns a higher value to more significant deficiencies. It has been adapted to accommodate the unique aspects of outdoor athletic and recreational facilities.

Accessibility *Rankings range from 1 (presence of a clear, signed accessible route of travel likely in compliance with current building code), to 3 (supervised, assisted accessibility but lacking clear signage or indirect routing, serious challenges to development of future accessible route due to inherent local topography or similar reasonable restriction), to 5 (inherently inaccessible due to existing topography or other barriers, or inaccessible but with few challenges to development of a future accessible route). The Assessment Team will not perform a technical, code-based analysis of compliance with the Americans with Disabilities Act, but apply basic knowledge to the specific field assets that are the subject of the study.*

Notes:

Accessibility to the track and various field event facilities is not reasonably achieved via the main access / "front door", however accessible parking is accommodated at field level via the adjacent Sportsplex parking lot, entering in the vicinity of the shot put facilities.

Score: 3

Ball Control & Fencing *A measure of the apparent adequacy of existing fencing and/or netting systems to protect participants, spectators, and passers-by from being hit by errant balls, and to a lesser extent for the field to contain balls for convenience and reduce "chase" time. Fully fenced facilities with average ("standard") or better fencing and ball control systems will score 1, facilities with nominal protective fencing will score a 3, and facilities lacking any fencing will score a 5. Scoring will take into account the need for protective fencing - for example, baseball fields must have at least some kind of backstop, while a youth soccer field may be ok with no fencing (and would then score a 5 instead of a 1).*

Notes:

This section applies in two areas.

Discus/Hammer Cage This is an old, repurposed cage that is beyond it's intended service life. Score: 4

Infield (Soccer/Football) Ball Control Having no ball control at the goal ends of the infield allows errant balls to interrupt running events/practice and high jump. Score: 5

Site Perimeter Security The entirety of the perimeter was not scrutinized, but there was visible damage to the posts and rails along the east edge / Puget Street. Score: 3

Score: 4

Service Life ***1 New or Like-New*** *(Continued Routine Maintenance) – New or "like new" condition, only minimal routine maintenance required to maintain as such.* ***2 Normal Operating Service*** *(Continued Routine & PM/Preventive Maintenance) – Some preventative maintenance and/or corrective repair required* ***3 Within Estimated Service Life*** *(PM & Minor Repairs) – Occasional disruptions in service occur as a result of declining performance, observable corrective maintenance and/or repairs required.* ***4 End-of-Service*** *(Corrective Maintenance & Major Repairs) – Consistent substandard performance; failure(s) are disruptive and costly; fails most functional requirements; requires constant attention.* ***5 Non-Serviceable*** *(Replacement) – Significant deficiencies to the extent that continued use poses a risk of personal injury and/or degradation of existing adjacent or related facilities or infrastructure.*

Notes:

The Track & Field facilities, taken as a whole, appear to operating within their intended service life, or perhaps even well beyond. Refer to the Summary & Recommendations Memorandum for specifics regarding individual elements.

Score: 3

Surface Quality ***Natural Grass*** *For natural grass fields, a simple visual assessment of the health of the preferred species, typically perennial ryegrass. A dense, uniform stand of perennial rye with few undesirable species (weeds) scores a 1. Exposed root zone material or a high percentage of weeds scores a 3. Excessive bare ground or little desirable species cover scores a 5.*

Synthetic Turf *Primarily an estimate of wear, relative to expected service life. Where the installation date is known, the surface is compared to its expected 10-year average service. On average, expect the following;*

Field Age (Years)	*1-3*	*4-5*	*6-7*	*8-10*	*>10*
Score	*1*	*2*	*3*	*4*	*5*

Fields that exhibit excessive or unusual wear, regardless of age, will be scored appropriately.

Other Surfaces *This includes All-Weather Sand-Silt, Cinder, Infield Soil, and to a lesser extent Baseball & Softball Warning Tracks, which are best assessed using the criteria for Stability, Surface Planarity, and Drainage. Overall Surface Quality Scoring will typically be an average of those three characteristics (described below), but may vary as other mitigating circumstances warrant. Rubberized Track Surfacing generally requires a consistent, uniform texture and color to score well. While minor discoloration and wear do not inhibit safe use, they are indicators of heavy wear and a shortened life expectancy. Tears, gaps, and other breaches of the surface integrity generally constitute an unsafe condition.*

Notes:

Rubberized All surfaces are a Beynon Sports "BSS-100" product, a granular rubber & polyurethane paved base mat with a pigmented, textured polyurethane spray coat. The surface was re-sprayed and re-striped in 2017-2018, and is generally good condition. Striping should be scheduled in the next 1-2 years. Replacement of the surface will probably be required within 5-7 years, or as the black base mat begins to be exposed in higher wear areas. Considerable wear was observed in typical locations at Long Jump and Javelin in particular. This system is permeable, installed on a porous asphalt base, and the design relies on vertical infiltration of stormwater for drainage. Re-spraying too many times will ultimately inhibit performance. It should be noted that that the track itself also has a supplemental interior trench drain.

Score: 3.5

Grass / Landing Areas The landing sector at the hammer/discus facility takes an enormous amount of abuse, naturally, and Grounds Staff have developed a routine for managing this. Cross-Country Track uses this as it's starting area as well, putting some unique pressure on the crew to recover from the spring/summer track schedule transition into fall XC.

Score: 4

Stability *For grass, sand, and infield soil surfaces, stability is a relative measure of the ability of a grass or soil surface to withstand the forces of athletic activity (point-load, rotational forces, and traction) without displacement of the soil and/or grass, and is directly related to particle gradation and geometry, saturation (field capacity to hold free water), grass coverage, and general health where applicable. A score of 1 is very stable, and a score of 5 is extremely unstable, comparable to dry beach sand or saturated clay "mud".*
For cinder surfaces this property relies very strongly on particle gradation and drainage characteristics. A score of 1 indicates a well-graded material that is well compacted and drains well, and a score of 5 would indicate either a loose, granular uncompacted (could be over a very compacted "base") surface or a "muddy" condition.

Notes:
Rubberized Surfaces Currently meet all reasonable metrics for stability, with . Score: 1
Grass Surfaces (Discus/Hammer and Javelin Landing Sectors) Discus/Hammer is, as previously noted, extremely pressured. Very high organic content in the root zone reduces the ability of the grass surface to resist the forces of hammer landings (in particular), as does the growth habit of the mature perennial ryegrass and various invasive species. Score: 4
Score: 2.5

Surface Planarity *A relative measure of "flatness" that relates very closely to the safety and playability of the surface, often associated with stability as long-term instability can lead to permanent divots, footprints, mower ruts, etc. Other factors, such as moles or subsurface settlement, can contribute as well. Not be confused with slope. A score of 1 is very planar with few observable deviations, a score of 5 is essentially unplayable as footing is very uneven.*

Notes:
Running Track Only very minor deviations in the designed planarity were observed. Score: 2
Long/Triple Jump Only very minor deviations in the designed planarity were observed. Score: 2
Javelin Only very minor deviations in the designed planarity were observed. Score: 2
High Jump This was the only area observed that has significant deviations from the designed planarity, although this appears to occur primarily outside of the run-up fan and landing area. Score: 4
Landing Sectors These grass areas have issues as a result of both hammer landing and growth habit of mature perennial ryegrass and invasive weed species. This likely affects XC more than the landing function, as it is very localized and does not affect the overall slope. Score: 4
Score (Avg.): 3

Drainage *For fields with formal subsurface drainage systems and relatively low surface slope, this is a function of the surface media or root zone sand to infiltrate stormwater. For other fields, this is related to the ability of the surface to sheet-flow water to the designed stormwater inlet(s). "Field Capacity", a measure of a soil mediums ability to hold water, is a direct contributor as well – a highly organic surface layer can defeat the best root zone sands ability to drain by holding excessive water, as can an overly silty material on all-weather sand-silt fields. A score of 1 indicates no observable issues. A score of 5 suggests significant issues typically resulting in very lengthy "recovery time" from any rainfall and/or frequent field closures and cancellations.*

Notes:
Rubberized Surfaces Overall, performance appears to be good, with little standing water observed directly on the running lanes and field event runways. The high jump area has silting of the porous track surfacing generating considerable standing water in the southwest quadrant of the track. Score: 3.5
Landing Sectors Despite persistent rain and showers, no significant issues with standing water or saturation was observed in either the discus/hammer or javelin landing areas. Score: 2
Other Adjacent Surfaces Asphalt paving in the area around and adjacent to the long/triple jump facilities had significant standing water present. Score: 4
Score (Avg.): 3

Reliability *An approximation of the likelihood that a field will be available for a scheduled use. While actual field schedules and cancelation records were not consulted, scores are assigned based on a combination of Surface Quality, Stability, and Drainage. Fields that hold excessive moisture score higher than those that are engineered for vertical drainage and perform as designed. Grass fields, particularly those that have not benefitted from aggressive maintenance, accumulate organic material that holds excess water and so might also score high. Infield Soil, with its high clay and silt content and lack of infiltration potential, are consistently unreliable and typically score high.*

Synthetic Turf	*Rubberized Track*	*Sand-Based Grass*	*All-Weather Sand-Silt*	*Soil-Based Grass*	*Infield Soil*
1	*1*	*1-3*	*3-5*	*4-5*	*4-5*

Notes:

Rubberized Surfaces Generally as expected. Score: 1

Grass Surfaces No issues when used as a field event landing sector, however it's use as a XC starting area may be affected by overall condition. Score: 3

Score: 2.5

Irrigation *The Team was unable to assess existing irrigation system function properly across all of the sites due to the seasonal timing of on-site observations. Using aerial photography as the basis for assessment is not necessarily a good indicator either, as most grass in our region looks fairly uniformly watered (from the air, anyway) except unirrigated or poorly irrigated sites July-September. Grounds Staff interviews and direct observation of system components are the basis of this assessment.*

Notes:

None present.

Summary Notes & Recommendations

The Civic Stadium Track & Field Facilities are generally in good operable condition for their age, with an average score of 3.25/5 (35% positive). There are however areas of considerable concern moving forward which include the following, in order of level or degree of concern. Many of these items are not reflected in the assessment worksheet above, as they may be very site specific and do not fall into any of the standard categories of assessment.

1. **High Jump** area (west "d-zone") planarity and drainage show sufficient deficiency to warrant additional study, specifically in areas of rules compliance. Slopes in the high jump competition area should be verified to be less than 0.5% in any direction. Drainage system should be inspected for blockage by probing from the CB in the southwest "corner" and/or video inspection. Based on observations of the adjacent synthetic turf infield, there may be an underlying issue with the drainage conveyance itself, although the 1961 and 2000 as-builts do not suggest that these two systems are connected in this vicinity.

   Correction methods for planarity deficiencies is dependent on the degree to which the surface is non-compliant, but at a minimum requires replacement of the overlying rubberized surfacing system.

   A. If the deficiencies are minimal but impact rules compliance, i.e., localized depressions or high areas less than 10' in any direction that are 1-1/2" out of plane can be mitigated by grinding or filling the porous asphalt substrate. Grinding should be limited to 20% of the overall depth, which would require coring to determine the original depth. Filling of porous base materials should only be done with similarly porous fills that are compatible with the rubberized surfacing, typically a fine pea gravel and polyurethane matrix (often referred to as "in-situ" or

"permavoid"). This is work that should be performed by the vendor providing the finished resurfacing.

B. If the deficiencies are such that they are a challenge to rules compliance and potentially threaten competition and records keeping, the City may consider a full reconstruction or replacement of the porous asphalt base. This is obviously a significant undertaking, with heavy equipment crossing the running lanes etc.

C. We would recommend performing either of this corrections in conjunction with a full track surfacing replacement, both to avoid the obvious visual differences between old and new surfacing, and to keep the scheduled maintenance (re-spray) coordinated. See "Track Surfacing Replacement" below.

Correcting the drainage issues along the south perimeter of the high jump area will depend on the results of a pipe inspection and ongoing routine maintenance. Continued surface deposition of sediment into the rubberized surfacing along the flow-line to the CB almost certainly has eliminated the porous nature of the surfacing and possibly the underlying base, and should not be allowed to accumulate. Interestingly, this was the only location we observed this condition, suggesting the combination of nearby large trees contributing airborne organic debris – pollen, chiefly - and wind currents and eddies within the stadium naturally make this a significant area of deposition.

D. Silted-in porous rubberized surfacing can be remediated by simply drilling through the surface to re-establish the necessary porosity. This is most often performed in small areas when a re-spray is performed and excessive structural spray accumulates, but may work here as well. Using a 3/16" carbide drill bit (likely many), drill to refusal in a random pattern approximately 1" on-center in all directions over the affected area. This is a tedious process with the potential for repetitive motion injury, best performed by multiple people to reduce individual burden.

E. There may be an issue with either the catch basin or the conveyance pipe accumulating sediment. The CB should be opened and inspected, and likely pumped. The conveyance should be probed for obstruction, and possible video inspected for down-stream obstruction. Simple jetting may resolve the issue. We note

F. The 1961 as-builts do not adequately illustrate the storm drainage system, but the 2000 and 2005-2007 as-builts do show this in their respective backgrounds, as well as an adjacent sanitary sewer conveyance running under the track, including a MH under lane 1 at approximately the PC/PT. The City must weigh the impacts of the seasonal standing water with the likely considerable cost of utility reconstruction which, as always, we would recommend coordinating with replacement of the surfacing itself.

2. **Discus/Hammer Cage** is rapidly reaching the end of it's service life and, due largely to the liability associated with these events, should be considered for replacement. Accidents that occur during practice and competition with these events have a higher-than-typical potential for significant injury, compared to other track & field events (excepting perhaps javelin). Regardless of the circumstances, any deficiency in the equipment and facilities will be scrutinized in any resulting litigation. No specific issues with the orientation or location of this facility have been heard or observed, although users should be queried as this would be an opportunity to reconstruct in a different orientation or location.

3. **Discus/Hammer Landing Sector** warrants either discussion about the Cross Country dual use as a starting area or some significant improvements to the surfacing. Current practice has Western

Washington University (WWU) using this for routine practice, which occurs well before and after the official season February-May, probably into June (verify). With Cross Country (XC – assumed high school) beginning in the late summer – early fall, and this area being utilized as the XC starting area, Grounds Staff have about June-August to make repairs and establish any new seeding required. Without irrigation, that can be a challenging, time consuming operation, with a limited chance of success, weather depending.

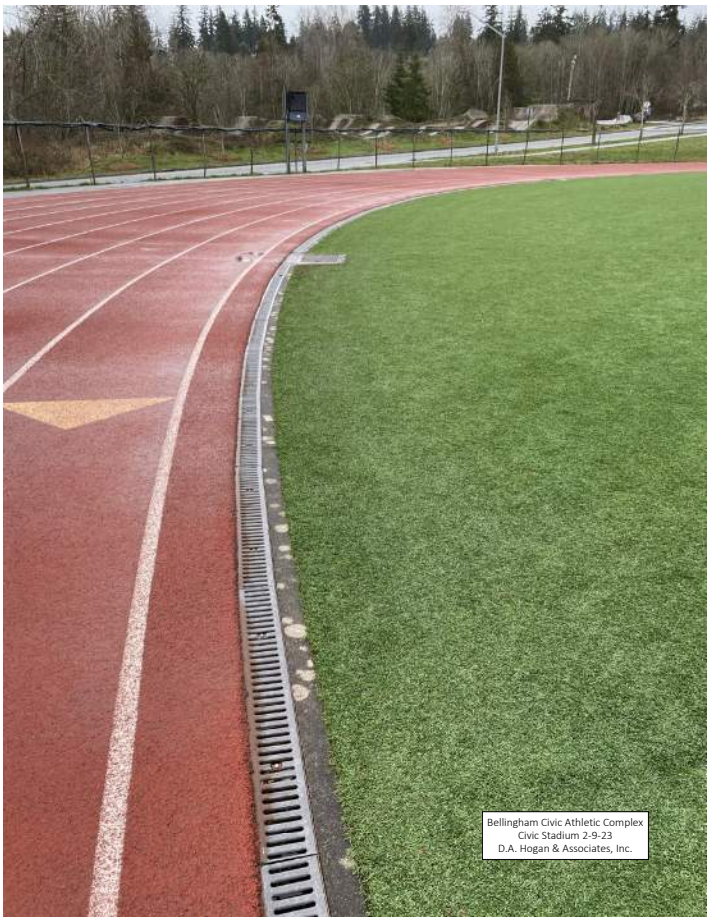
   A. Consider installing an automatic irrigation system in this area to improve turf conditions generally and repair success significantly. While a few long-radius impact sprinklers could probably accomplish this, we do not typical recommend this in an open, public environment due to the high pressure output involved. A typical ballfield rotor-head type of system would be adequate.
   B. Irrigation installation could be performed in conjunction with prescriptive soil improvements. This is a non-under-drained field, ostensibly "soil-based", with an apparently very high organic content (observed in over-turned soils caused by hammer landings). Removing some percentage of surface organics and amending with a fine-grained aggregate would "tighten" the soil structure, and stabilize the turf by encouraging the grass to root more deeply. The precise particle gradation necessary to achieve these results will require lab testing of the current soils.

4. **Rubberized Surfacing Replacement** should be in any long-term budget planning. Although it is currently in working condition, accumulating wear in high use areas (specifically starting lines and field event runways) will necessitate some remedial work at a minimum in the nearer future, perhaps 2-3 years. If these corrective measures are handled as localized repair, they will be visually obvious at least, and potentially a competition rules issue at worst. Localized patching or re-spray never catches up to the surrounding surfaces fading due to variations in wear, oxidation, and UV exposure.
   A. Visual and textural variations can be partially mitigated by selective cutting and patching, with varying degrees of success. Field event runways can be replaced entirely, and starting line patches in the running lanes can be somewhat visually isolated from the surrounding aged surface by aligning cuts/seams with the painted lane and event markings.
   B. Replacement of the surface entirely includes the cost of removal and disposal, as well as remediating any underlying base deficiencies. In the case of porous asphalt, repairs to planarity deficiencies can be performed using the techniques described above for the high jump facilities. Total cost in 2023 dollars for all rubberized surfacing in the stadium would range from $500,000 to $650,000, plus associated ("soft") costs, depending on the procurement method.

5. **Pole Vault Facilities** were observed to be and described as undersized for current rules and safety standards, specifically for landing system components when vaulting to the east.
   A. Users have performed improvised improvements to accommodate these requirements (unsure if they are compliant), but we feel there may be some rules compliance and potential safety issues associated with these facilities. This could be professionally surveyed and improved to accommodate modern landing systems.
   B. The existing retaining wall(s) at the extreme east limit of this area appear to have been supplemented with modular block improvements, although these modifications appear to be of an earlier vintage.
   C. The fencing that is in some places integrated into the retaining wall(s) is also structural compromised in places (bent posts & rails, primarily), although the galvanizing is still largely

intact. In a scenario where significant capital investment is being made into the facility as a whole, some attention may want to be directed in this area.

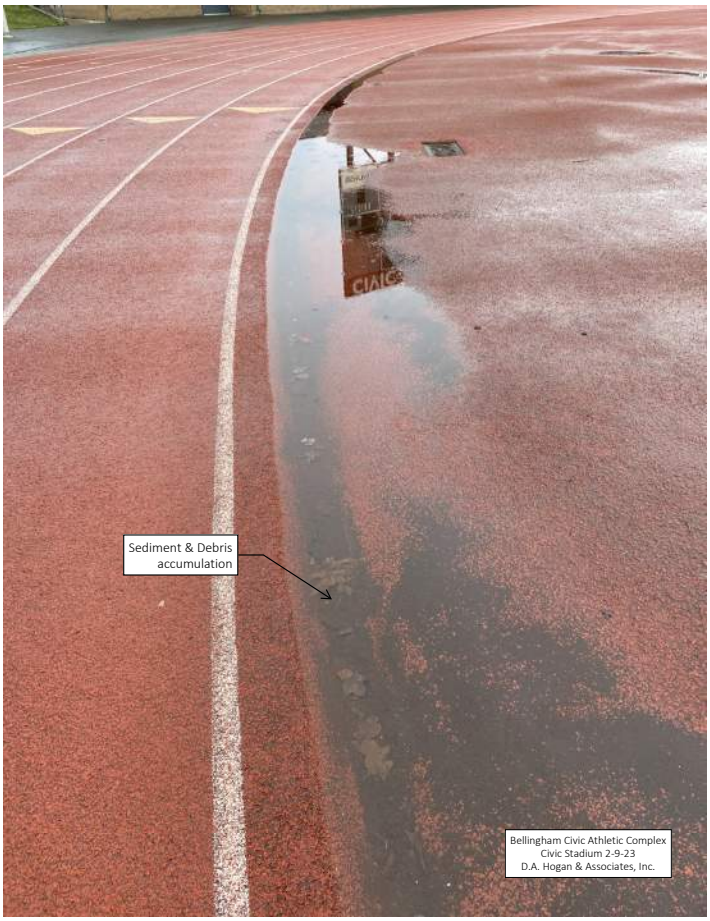
6. **Javelin Runway** shows signs of heavy wear and is of an obsolete design – current standards call for a uniformly 4m width. Could be reconstructed at the time of surfacing replacement.

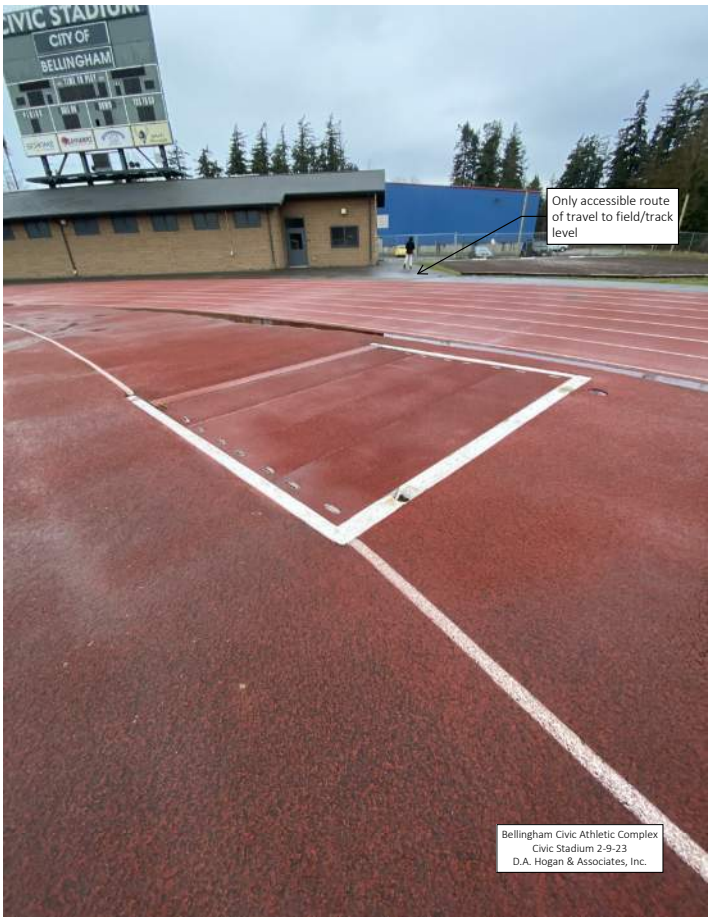

Bellingham Civic Athletic Complex
Civic Stadium 2-9-23
D.A. Hogan & Associates, Inc.


Approx. location of buried CB per as-built
Track Cross Slope 0.5%
Inspect Trench Drain CB
Bellingham Civic Athletic Complex
Civic Stadium 2-9-23
D.A. Hogan & Associates, Inc.


High Jump / D-Area planarity issues
Buried CB?
High Jump / D-Area drainage issues
Bellingham Civic Athletic Complex
Civic Stadium 2-9-23
D.A. Hogan & Associates, Inc.


Bellingham Civic Athletic Complex
Civic Stadium 2-9-23
D.A. Hogan & Associates, Inc.


Sediment & Debris accumulation
Bellingham Civic Athletic Complex
Civic Stadium 2-9-23
D.A. Hogan & Associates, Inc.

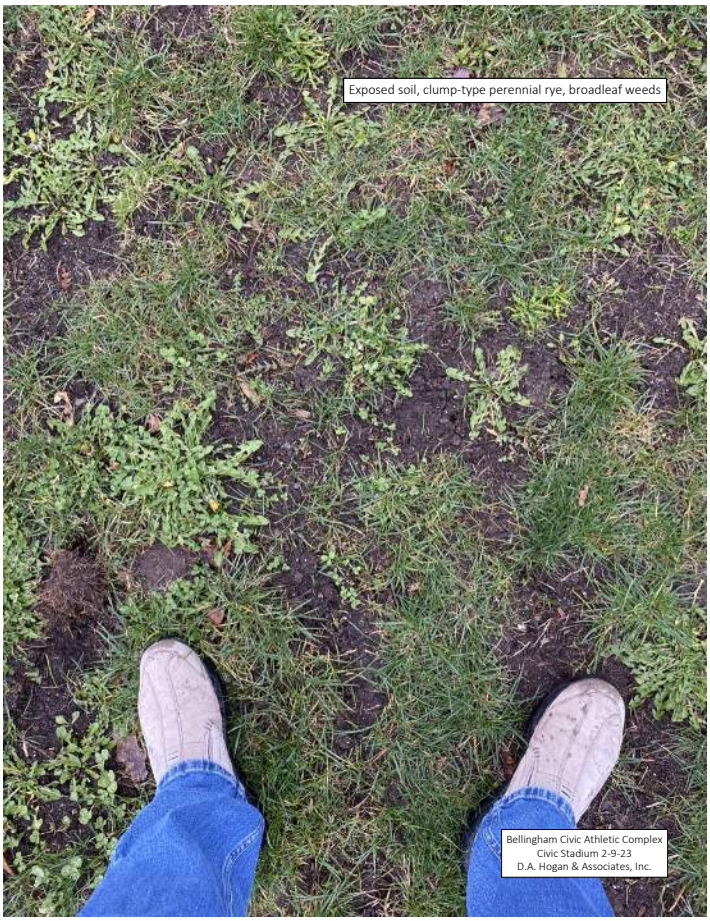

CITY OF BELLINGHAM
Only accessible route of travel to field/track level
Bellingham Civic Athletic Complex
Civic Stadium 2-9-23
D.A. Hogan & Associates, Inc.


Shot put landing sector aggregate mostly in good condition, perhaps high in fines
Bellingham Civic Athletic Complex
Civic Stadium 2-9-23
D.A. Hogan & Associates, Inc.


Discus / Hammer Cage is antiquated, no supplemental / secondary safety net
Bellingham Civic Athletic Complex
Civic Stadium 2-9-23
D.A. Hogan & Associates, Inc.

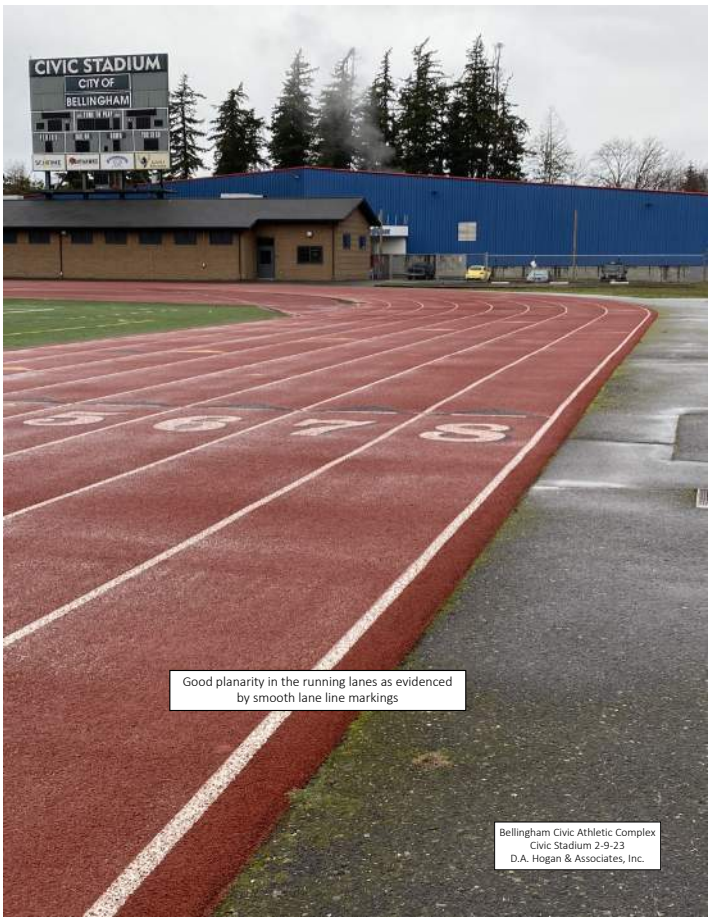

Discus/Hammer Cage doors
Bellingham Civic Athletic Complex
Civic Stadium 2-9-23
D.A. Hogan & Associates, Inc.

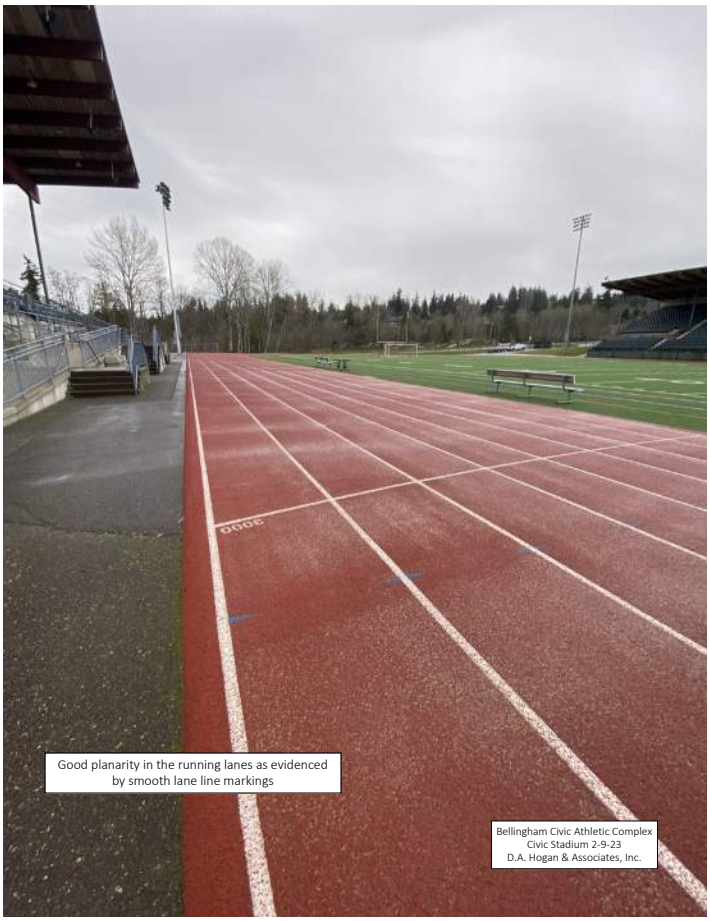

Discus/Hammer landing sector turf
Bellingham Civic Athletic Complex
Civic Stadium 2-9-23
D.A. Hogan & Associates, Inc.

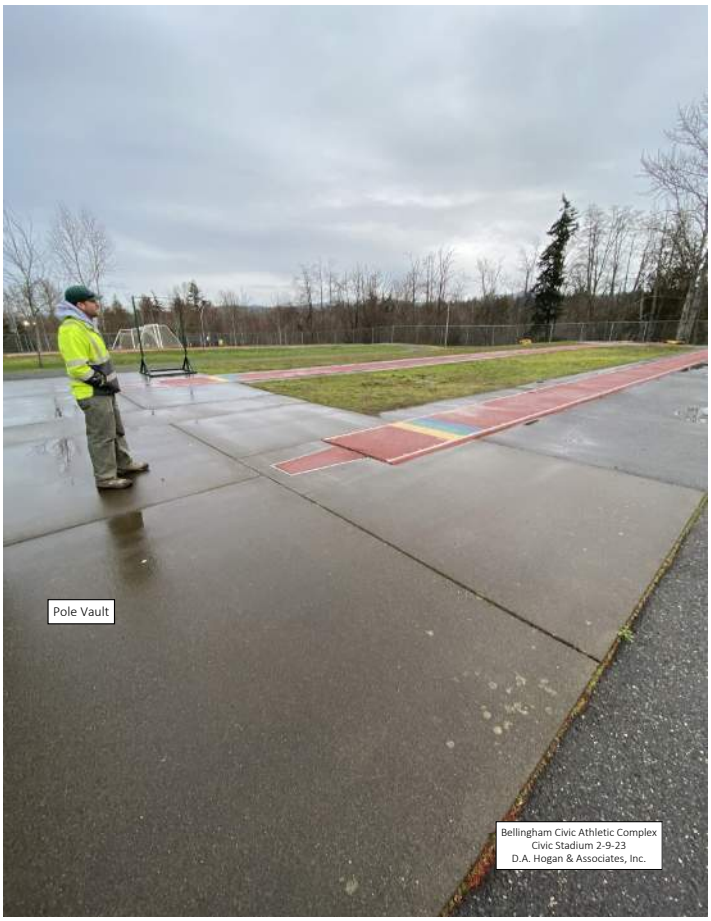

Exposed soil, clump-type perennial rye, broadleaf weeds
Bellingham Civic Athletic Complex
Civic Stadium 2-9-23
D.A. Hogan & Associates, Inc.


CONCESSIONS
Standing water
Bellingham Civic Athletic Complex
Civic Stadium 2-9-23
D.A. Hogan & Associates, Inc.


Standing water
Bellingham Civic Athletic Complex
Civic Stadium 2-9-23
D.A. Hogan & Associates, Inc.


CIVIC STADIUM
CITY OF
BELLINGHAM
Good planarity in the running lanes as evidenced by smooth lane line markings
Bellingham Civic Athletic Complex
Civic Stadium 2-9-23
D.A. Hogan & Associates, Inc.


Good planarity in the running lanes as evidenced by smooth lane line markings
Bellingham Civic Athletic Complex
Civic Stadium 2-9-23
D.A. Hogan & Associates, Inc.

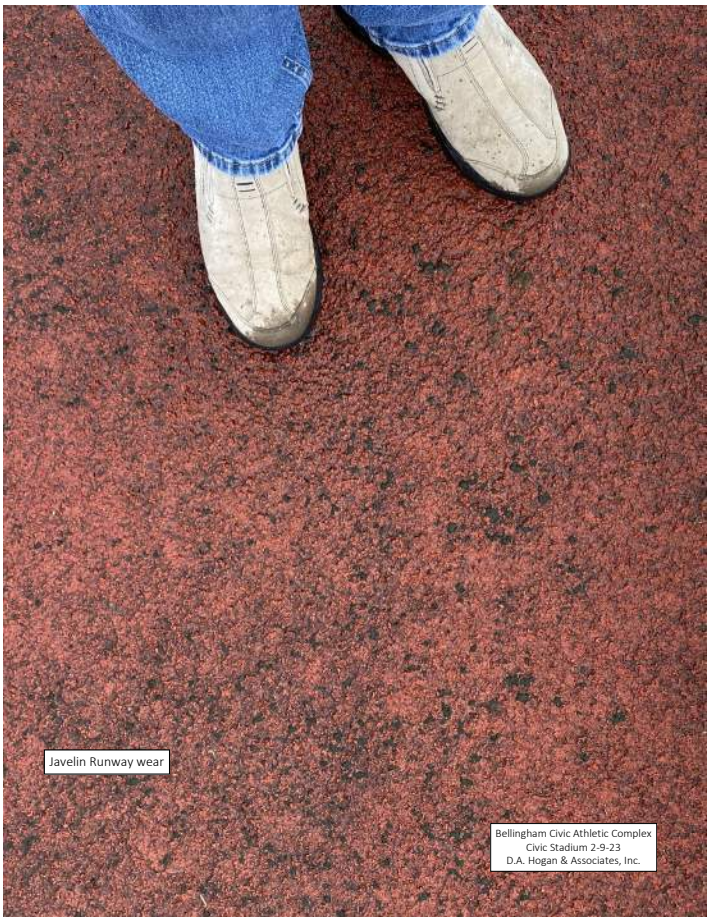

Pole Vault
Bellingham Civic Athletic Complex
Civic Stadium 2-9-23
D.A. Hogan & Associates, Inc.

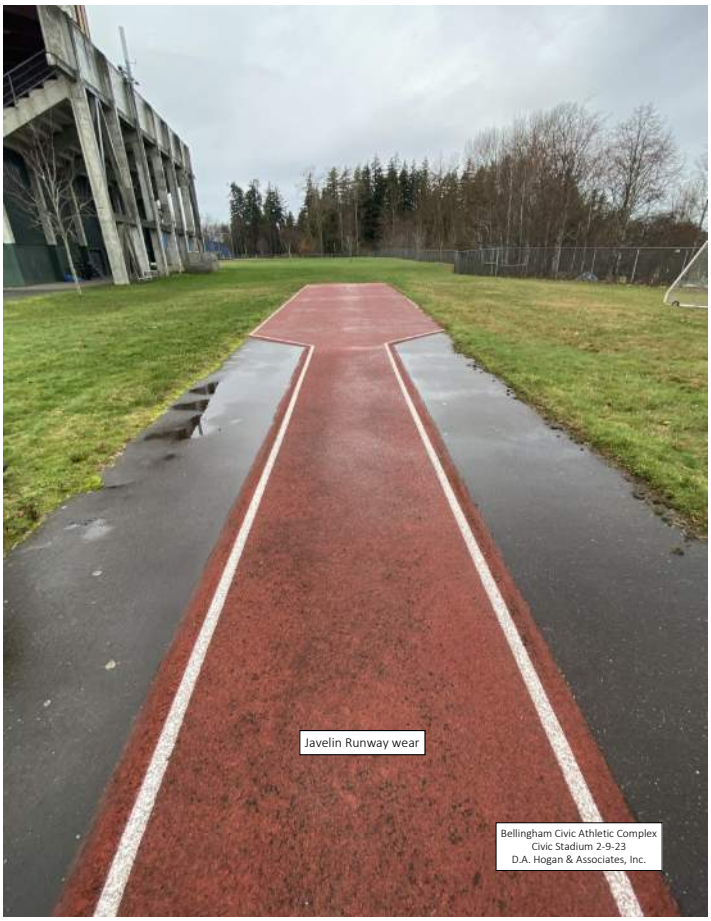

View east
Bellingham Civic Athletic Complex
Civic Stadium 2-9-23
D.A. Hogan & Associates, Inc.


130
Bellingham Civic Athletic Complex
Civic Stadium 2-9-23
D.A. Hogan & Associates, Inc.


Bellingham Civic Athletic Complex
Civic Stadium 2-9-23
D.A. Hogan & Associates, Inc.


Javelin - old standard runway layout
Bellingham Civic Athletic Complex
Civic Stadium 2-9-23
D.A. Hogan & Associates, Inc.


Javelin Runway wear
Bellingham Civic Athletic Complex
Civic Stadium 2-9-23
D.A. Hogan & Associates, Inc.


Javelin Runway wear
Bellingham Civic Athletic Complex
Civic Stadium 2-9-23
D.A. Hogan & Associates, Inc.


East perimeter fencing damage
Bellingham Civic Athletic Complex
Civic Stadium 2-9-23
D.A. Hogan & Associates, Inc.


Bellingham Civic Athletic Complex
Civic Stadium 2-9-23
D.A. Hogan & Associates, Inc.


Bellingham Civic Athletic Complex
Civic Stadium 2-9-23
D.A. Hogan & Associates, Inc.


Bent Post
Bellingham Civic Athletic Complex
Civic Stadium 2-9-23
D.A. Hogan & Associates, Inc.


Retaining wall crack
Bellingham Civic Athletic Complex
Civic Stadium 2-9-23
D.A. Hogan & Associates, Inc.


Matting added
Block added
Bellingham Civic Athletic Complex
Civic Stadium 2-9-23
D.A. Hogan & Associates, Inc.


Bellingham Civic Athletic Complex
Civic Stadium 2-9-23
D.A. Hogan & Associates, Inc.


Added space for modern landing systems
Bellingham Civic Athletic Complex
Civic Stadium 2-9-23
D.A. Hogan & Associates, Inc.

Bellingham Civic Athletic Complex
Facilities Assessments
Field Assessment Worksheet

DA HOGAN

Site/Facility/Field No.	Field Observation Date
Civic Athletic Complex – Downer Fields	2-9-23

Weather/Site Conditions

Overcast, light rain, 40°F. Persistent rain over night.

Scoring Criteria is based on the Washington State Office of the Superintendent of Public Instruction (OSPI) Building Condition Assessment (BCA) standard, a 1-5 system which assigns a higher value to more significant deficiencies. It has been adapted to accommodate the unique aspects of outdoor athletic and recreational facilities.

Accessibility *Rankings range from 1 (presence of a clear, signed accessible route of travel likely in compliance with current building code), to 3 (supervised, assisted accessibility but lacking clear signage or indirect routing, serious challenges to development of future accessible route due to inherent local topography or similar reasonable restriction), to 5 (inherently inaccessible due to existing topography or other barriers, or inaccessible but with few challenges to development of a future accessible route). The Assessment Team will not perform a technical, code-based analysis of compliance with the Americans with Disabilities Act, but apply basic knowledge to the specific field assets that are the subject of the study.*

Notes:

No accessibility improvements observed. Tree roots and topography would make constructing an accessible route challenging.

Score: 4.5

Ball Control & Fencing *A measure of the apparent adequacy of existing fencing and/or netting systems to protect participants, spectators, and passers-by from being hit by errant balls, and to a lesser extent for the field to contain balls for convenience and reduce "chase" time. Fully fenced facilities with average ("standard") or better fencing and ball control systems will score 1, facilities with nominal protective fencing will score a 3, and facilities lacking any fencing will score a 5. Scoring will take into account the need for protective fencing - for example, baseball fields must have at least some kind of backstop, while a youth soccer field may be ok with no fencing (and would then score a 5 instead of a 1).*

Notes:

10'-12' ht. chain link fence wings with deteriorating makeshift 16'-18' ht. netting behind home plate. Chain link fencing is in various states of disrepair, lacking any intermediate rails or tension wires.

Score: 4.5

Service Life ***1 New or Like-New*** *(Continued Routine Maintenance) – New or "like new" condition, only minimal routine maintenance required to maintain as such.* ***2 Normal Operating Service*** *(Continued Routine & PM/Preventive Maintenance) – Some preventative maintenance and/or corrective repair required* ***3 Within Estimated Service Life*** *(PM & Minor Repairs) – Occasional disruptions in service occur as a result of declining performance, observable corrective maintenance and/or repairs required.* ***4 End-of-Service*** *(Corrective Maintenance & Major Repairs) – Consistent substandard performance; failure(s) are disruptive and costly; fails most functional requirements; requires constant attention.* ***5 Non-Serviceable*** *(Replacement) – Significant deficiencies to the extent that continued use poses a risk of personal injury and/or degradation of existing adjacent or related facilities or infrastructure.*

Notes:

As minimally designed as these two fields are, they are very nearly non-serviceable at this point in time.

Score: 4.5

Surface Quality ***Natural Grass*** *For natural grass fields, a simple visual assessment of the health of the preferred species, typically perennial ryegrass. A dense, uniform stand of perennial rye with few undesirable species (weeds) scores a 1. Exposed root zone material or a high percentage of weeds scores a 3. Excessive bare ground or little desirable species cover scores a 5.*

Synthetic Turf *Primarily an estimate of wear, relative to expected service life. Where the installation date is known, the surface is compared to its expected 10-year average service. On average, expect the following;*

Field Age (Years)	*1-3*	*4-5*	*6-7*	*8-10*	*>10*
Score	*1*	*2*	*3*	*4*	*5*

Fields that exhibit excessive or unusual wear, regardless of age, will be scored appropriately.

Other Surfaces *This includes All-Weather Sand-Silt, Cinder, Infield Soil, and to a lesser extent Baseball & Softball Warning Tracks, which are best assessed using the criteria for Stability, Surface Planarity, and Drainage. Overall Surface Quality Scoring will typically be an average of those three characteristics (described below), but may vary as other mitigating circumstances warrant. Rubberized Track Surfacing generally requires a consistent, uniform texture and color to score well. While minor discoloration and wear do not inhibit safe use, they are indicators of heavy wear and a shortened life expectancy. Tears, gaps, and other breaches of the surface integrity generally constitute an unsafe condition.*

Notes:

The infields are reasonably dry and stable despite recent precipitation. Score 3.
The outfields are quite firm, with decent uniform cover of multiple species. Score 3.5.
Score (Avg.): 3.25

Stability *For grass, sand, and infield soil surfaces, stability is a relative measure of the ability of a grass or soil surface to withstand the forces of athletic activity (point-load, rotational forces, and traction) without displacement of the soil and/or grass, and is directly related to particle gradation and geometry, saturation (field capacity to hold free water), grass coverage, and general health where applicable. A score of 1 is very stable, and a score of 5 is extremely unstable, comparable to dry beach sand or saturated clay "mud".*
For cinder surfaces this property relies very strongly on particle gradation and drainage characteristics. A score of 1 indicates a well-graded material that is well compacted and drains well, and a score of 5 would indicate either a loose, granular uncompacted (could be over a very compacted "base") surface or a "muddy" condition.

Notes:

The infield was trending toward stable at the time of observation, still a bit sticky. Score: 3.5. The outfield is quite stable. Score 3.
Score (Avg.): 3.25

Surface Planarity *A relative measure of "flatness" that relates very closely to the safety and playability of the surface, often associated with stability as long-term instability can lead to permanent divots, footprints, mower ruts, etc. Other factors, such as moles or subsurface settlement, can contribute as well. Not be confused with slope. A score of 1 is very planar with few observable deviations, a score of 5 is essentially unplayable as footing is very uneven.*

Notes:

The infields appeared to be maintained with reasonable planarity. Score: 3
The outfields are similarly flat, however with hummocks of mature perennial rye and invasive species making footing a likely challenge. Score: 4
Score (Avg.): 3.5

Drainage *For fields with formal subsurface drainage systems and relatively low surface slope, this is a function of the surface media or root zone sand to infiltrate stormwater. For other fields, this is related to the ability of the surface to sheet-flow water to the designed stormwater inlet(s). "Field Capacity", a measure of a soil mediums ability to hold water, is a direct contributor as well – a highly organic surface layer can defeat the best root zone sands ability to drain by holding excessive water, as can an overly silty material on all-weather sand-silt fields. A score of 1 indicates no observable issues. A score of 5 suggests significant issues typically resulting in very lengthy "recovery time" from any rainfall and/or frequent field closures and cancellations.*

Notes:

We suspect a decent amount of cross slope on the entire facility does a decent job shedding water to the north.
Score: 3

Reliability *An approximation of the likelihood that a field will be available for a scheduled use. While actual field schedules and cancelation records were not consulted, scores are assigned based on a combination of Surface Quality, Stability, and Drainage. Fields that hold excessive moisture score higher than those that are engineered for vertical drainage and perform as designed. Grass fields, particularly those that have not benefitted from aggressive maintenance, accumulate organic material that holds excess water and so might also score high. Infield Soil, with its high clay and silt content and lack of infiltration potential, are consistently unreliable and typically score high.*

Synthetic Turf	Rubberized Track	Sand-Based Grass	All-Weather Sand-Silt	Soil-Based Grass	Infield Soil
1	1	1-3	3-5	4-5	4-5

Notes:

As described above, we assume this field is generally unreliable (verify), as expected for soil-based grass and infield soil.

Score: 4

Irrigation *The Team was unable to assess existing irrigation system function properly across all of the sites due to the seasonal timing of on-site observations. Using aerial photography as the basis for assessment is not necessarily a good indicator either, as most grass in our region looks fairly uniformly watered (from the air, anyway) except unirrigated or poorly irrigated sites July-September. Grounds Staff interviews and direct observation of system components are the basis of this assessment.*

Notes:

Unknown.

Score: NA

Summary Notes & Recommendations

We have no record of the original construction of these two small ballfields, although we suspect they are 20 years or more in service.

With an average score of 3.75/5 (25% positive), these facilities – certainly the above-ground ones - are nearing the end of a typical service life, with the maintenance required to prolong service likely to begin draining resources. Facilities at this point are typically planned for either significant renovation / major-maintenance, or replacement.

Major Maintenance Recommendations

Downer Fields are sited along Lakeway Drive, with excellent visibility to the community. As an open field, with large, established shade trees around it, it makes a great window into the park. As such, it is probably worth maintaining as-is, for drop-in use of the open field as well as scheduled use for organized youth recreation. The following upgrades are offered as a tentative program of restoration improvements.

- Irrigation System Audit and replacement of working components, specifically sprinkler heads and/or nozzles.
- Aggressive Outfield Grass Maintenance, including verti-cutting, thatching, and slicer-seeding to reduce the presence of clump-type grasses. Consider a one-time application of targeted herbicides to significantly reduce the population of invasive grasses and broadleaf weed species.
- Test and amend infield soils – verify that you have an optimally performing particle gradation by amending with a targeted grain-size materials. Continue amending with Playball, Axis, etc. calcined clay particulate.

Other significant, select improvements can be found in the replacement planning recommendations below.

Youth-Only Softball/Baseball Multipurpose Facilities Recommendations

The following recommendations are for facilities including youth baseball / softball and, using the approximate footprints currently occupied by Fields 1 and 2 and adjacent outfields for drop-in use and youth soccer.

- We typically provide for a 25'-30' ht. backstop that extends 30' around each side to adequately "cover" the batters boxes. With a U8 or so program, this could be reduced to 20' of backstop and wing fencing, with limited 10' wings where addition ball control is desirable, such as along roadways.
- Pedestrian access paths should be incorporated into any design of fencing, and provide for suitable levels of accessibility.
- Dugouts need not be overly elaborate, however accessibility standards and team size may be a determining factor in the finished footprint. Often, for a U8 program, a concrete pad and player benches are sufficient, however we would almost always advocate for cover of some kind.
- Dugout roofs should have a minimum rear overhang of 8' ht., preferably 9', with an 18" extension as a drip edge, to protect from water being blown back inward.
- Dugout roof front-height and pitch should be designed to protect against wind-blown rain to the extent practical. We are typically providing a 10' ht. front, 9' rear, pitching 12" over 9'-6.
- Bleachers should include WC parking and companion seating, with a center aisle and handrails, and rear and side guard rails.

End.

DA Hogan

Downer Fields


Bellingham Civic Athletic Complex
Downer Fields, 2-9-23
D.A. Hogan & Associates, Inc.


2
Sub-standard Bleacher Seating
Bellingham Civic Athletic Complex
Downer Fields, 2-9-23
D.A. Hogan & Associates, Inc.

Bellingham Civic Athletic Complex
Facilities Assessments

Field Assessment Worksheet & Summary

Site/Facility/Field No.	Field Observation Date/Time
Joe Martin Stadium	10:30am, February 9, 2023

Weather/Site Conditions

Overcast, 45°F. Persistent rain over night.

Scoring Criteria is based on the Washington State Office of the Superintendent of Public Instruction (OSPI) Building Condition Assessment (BCA) standard, a 1-5 system which assigns a higher value to more significant deficiencies. It has been adapted to accommodate the unique aspects of outdoor athletic and recreational facilities.

Accessibility *Rankings range from 1 (presence of a clear, signed accessible route of travel likely in compliance with current building code), to 3 (supervised, assisted accessibility but lacking clear signage or indirect routing, serious challenges to development of future accessible route due to inherent local topography or similar reasonable restriction), to 5 (inherently inaccessible due to existing topography or other barriers, or inaccessible but with few challenges to development of a future accessible route). The Assessment Team will not perform a technical, code-based analysis of compliance with the Americans with Disabilities Act, but apply basic knowledge to the specific field assets that are the subject of the study.*

Notes:

This facility is somewhat old if not historic, and while the immediate grounds are relatively accessible, specific features within and around can be challenging to provide universal access to (main grandstands, dugouts, etc.)

Score: 3

Ball Control & Fencing *A measure of the apparent adequacy of existing fencing and/or netting systems to protect participants, spectators, and passers-by from being hit by errant balls, and to a lesser extent for the field to contain balls for convenience and reduce "chase" time. Fully fenced facilities with average ("standard") or better fencing and ball control systems will score 1, facilities with nominal protective fencing will score a 3, and facilities lacking any fencing will score a 5. Scoring will take into account the need for protective fencing - for example, baseball fields must have at least some kind of backstop, while a youth soccer field may be ok with no fencing (and would then score a 5 instead of a 1).*

Notes:

Joe Martin Stadium Field has a complete perimeter wall, ball control netting, and fencing, with no known issues of significance other than perhaps the age of some of the netting.

Score: 2

Service Life ***1 New or Like-New*** *(Continued Routine Maintenance) – New or "like new" condition, only minimal routine maintenance required to maintain as such.* ***2 Normal Operating Service*** *(Continued Routine & PM/Preventive Maintenance) – Some preventative maintenance and/or corrective repair required* ***3 Within Estimated Service Life*** *(PM & Minor Repairs) – Occasional disruptions in service occur as a result of declining performance, observable corrective maintenance and/or repairs required.* ***4 End-of-Service*** *(Corrective Maintenance & Major Repairs) – Consistent substandard performance; failure(s) are disruptive and costly; fails most functional requirements; requires constant attention.* ***5 Non-Serviceable*** *(Replacement) – Significant deficiencies to the extent that continued use poses a risk of personal injury and/or degradation of existing adjacent or related facilities or infrastructure.*

Notes:

This field is coming up on its 9th year of service, just passing it's 8-year warranty date, but looks excellent with few limited exceptions being 1st base lead-off, 2nd base slide area, and certainly pitching front slope and batters/catchers boxes. Most other aspects of the field and immediate amenities appear to be in excellent condition.

Score: 2.5

Surface Quality ***Natural Grass*** *For natural grass fields, a simple visual assessment of the health of the preferred species, typically perennial ryegrass. A dense, uniform stand of perennial rye with few undesirable species (weeds) scores a 1. Exposed root zone material or a high percentage of weeds scores a 3. Excessive bare ground or little desirable species cover scores a 5.*

Synthetic Turf *Primarily an estimate of wear, relative to expected service life. Where the installation date is known, the surface is compared to its expected 10-year average service. On average, expect the following;*

Field Age (Years)	*1-3*	*4-5*	*6-7*	*8-10*	*>10*
Score	*1*	*2*	*3*	*4*	*5*

Fields that exhibit excessive or unusual wear, regardless of age, will be scored appropriately.

Other Surfaces *This includes All-Weather Sand-Silt, Cinder, Infield Soil, and to a lesser extent Baseball & Softball Warning Tracks, which are best assessed using the criteria for Stability, Surface Planarity, and Drainage. Overall Surface Quality Scoring will typically be an average of those three characteristics (described below), but may vary as other mitigating circumstances warrant. Rubberized Track Surfacing generally requires a consistent, uniform texture and color to score well. While minor discoloration and wear do not inhibit safe use, they are indicators of heavy wear and a shortened life expectancy. Tears, gaps, and other breaches of the surface integrity generally constitute an unsafe condition.*

Notes:

While nearing the end of its designed service life, the field is currently in excellent condition, with some exceptions described above.

Score: 2.5

Stability *For grass, sand, and infield soil surfaces, stability is a relative measure of the ability of a grass or soil surface to withstand the forces of athletic activity (point-load, rotational forces, and traction) without displacement of the soil and/or grass, and is directly related to particle gradation and geometry, saturation (field capacity to hold free water), grass coverage, and general health where applicable. A score of 1 is very stable, and a score of 5 is extremely unstable, comparable to dry beach sand or saturated clay "mud".*

For cinder surfaces this property relies very strongly on particle gradation and drainage characteristics. A score of 1 indicates a well-graded material that is well compacted and drains well, and a score of 5 would indicate either a loose, granular uncompacted (could be over a very compacted "base") surface or a "muddy" condition.

Notes:

No stability issues.

Score: 1

Surface Planarity *A relative measure of "flatness" that relates very closely to the safety and playability of the surface, often associated with stability as long-term instability can lead to permanent divots, footprints, mower ruts, etc. Other factors, such as moles or subsurface settlement, can contribute as well. Not be confused with slope. A score of 1 is very planar with few observable deviations, a score of 5 is essentially unplayable as footing is very uneven.*

Notes:

With the original grading plan having to be maintained during the 2014 conversion to synthetic turf, there are some unusually deviations to this surface that are generally accepted as-is. No localized areas appear to be expressing any underlying issues.

Score: 2

Drainage *For fields with formal subsurface drainage systems and relatively low surface slope, this is a function of the surface media or root zone sand to infiltrate stormwater. For other fields, this is related to the ability of the surface to sheet-flow water to the designed stormwater inlet(s). "Field Capacity", a measure of a soil mediums ability to hold water, is a direct contributor as well – a highly organic surface layer can defeat the best root zone sands ability to drain by holding excessive water, as can an overly silty material on all-weather sand-silt fields. A score of 1 indicates no observable issues. A score of 5 suggests significant issues typically resulting in very lengthy "recovery time" from any rainfall and/or frequent field closures and cancellations.*

Notes:

No issues noted.

Score (Avg.): 1

Reliability *An approximation of the likelihood that a field will be available for a scheduled use. While actual field schedules and cancelation records were not consulted, scores are assigned based on a combination of Surface Quality, Stability, and Drainage. Fields that hold excessive moisture score higher than those that are engineered for vertical drainage and perform as designed. Grass fields, particularly those that have not benefitted from aggressive maintenance, accumulate organic material that holds excess water and so might also score high. Infield Soil, with its high clay and silt content and lack of infiltration potential, are consistently unreliable and typically score high.*

Synthetic Turf	*Rubberized Track*	*Sand-Based Grass*	*All-Weather Sand-Silt*	*Soil-Based Grass*	*Infield Soil*
1	*1*	*1-3*	*3-5*	*4-5*	*4-5*

Notes:
No issues with reliability.
Score: 1

Irrigation *The Team was unable to assess existing irrigation system function properly across all of the sites due to the seasonal timing of on-site observations. Using aerial photography as the basis for assessment is not necessarily a good indicator either, as most grass in our region looks fairly uniformly watered (from the air, anyway) except unirrigated or poorly irrigated sites July-September. Grounds Staff interviews and direct observation of system components are the basis of this assessment.*

Notes:
NA

Summary Notes & Recommendations

Joe Martin Stadium Field, with an average score of 2.25/5 (55% positive, largely due to a lack of accessibility to some features) is in excellent condition, however some planning is recommended as the surfacing begins to decline in the coming years.

1. **Turf Age** is always a concern once an installation is in use beyond it's original 8-year manufacturing and installation warranty. Coming into it's 9th season of use, this field looks better than average, which can be deceiving. The materials and assembly methods, specifically the thin polyurethane coatings and adhesives, tend to fail collectively at some point. That this is not a "use" or "wear" issue, but the nature of the compounds used in manufacturing. Normally, this begins with the failure of the adhesives used in the installation of non-factory field markings, i.e., hash marks, numbers, smaller markings like penalty kick and various lacrosse markings. At Joe Martin, there are very few locations where this is likely to occur.

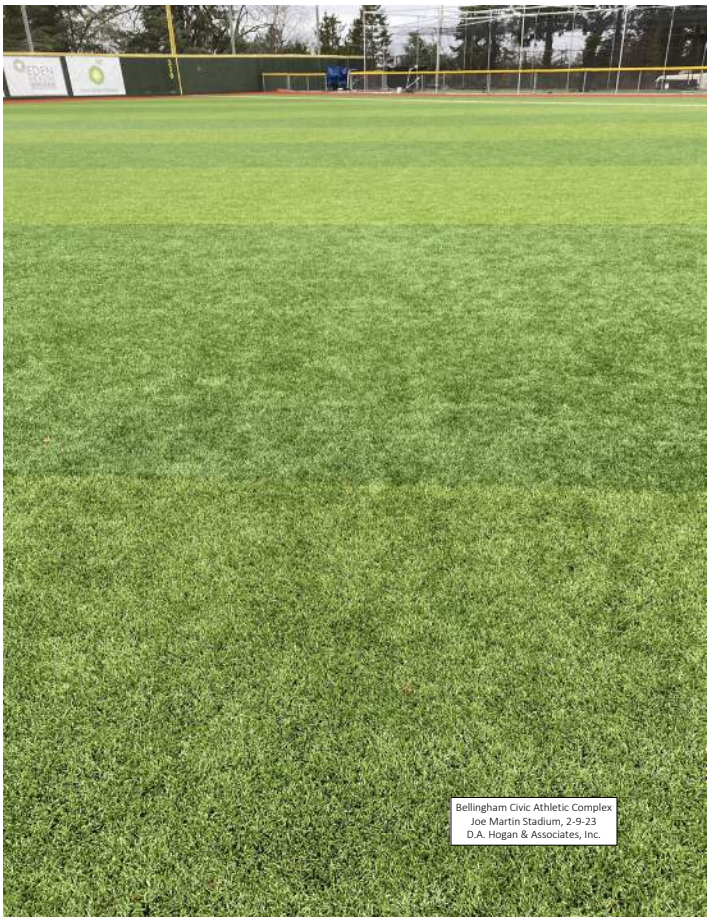
    A. Begin budget planning for replacement as soon as practical. For 2022, we typically advised our clients to plan for $10-11/sf for removal & disposal (or recycling), standard base remediation, and new "standard" turf supply, installation, and warranty. "Standard" base remediation means minor re-distribution of existing aggregate materials to re-establish planarity. We usually recommend an allowance of 1,500sf be written into any bidding/pricing documents. "Standard" Synthetic Turf refers to North American industry standard product and infills, which is 40-44oz. of 2.25"-2.5" slit-film and/or monofilament fiber per sy with sand & granular rubber infill. In Western Washington, or the Puget Sound Region more specifically, a very intentional move away from the use of granular crumb rubber or SBR crumb rubber. Most alternatives lack the inherent resiliency of rubber and so require a resilient supplement pad or underlayment. There is always a significant premium for these options. The City should consider a product selection process well in advance of their planned replacement.

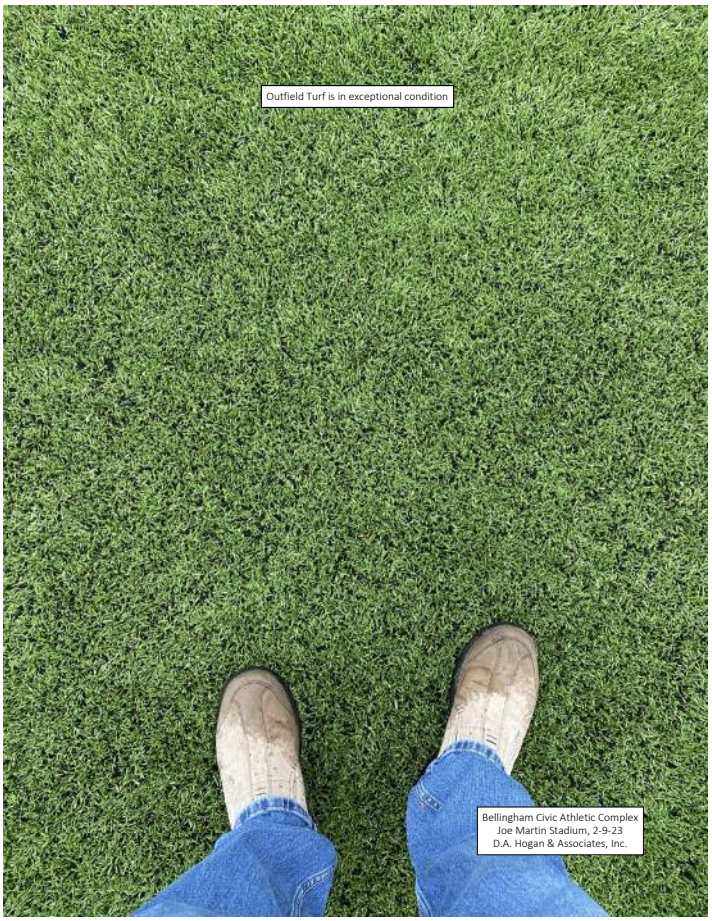
B. The primary seams in this field are sewn, so eventually most seam failures will begin rather small and occur in in the very few “inlaid” or non-factory field markings as described above. The City can contract with a Turf Maintenance company to repair these as they begin to occur or while awaiting a budget cycle for replacement. Staff should also be trained in making rapid repairs to avoid field closures and event cancellations.

C. The highest wear areas at Joe Martin occur in the brick-red infield ”fan” area, including base paths, player positions, and within the batting halo. We believe that a full surface replacement could potentially be deferred as long as this area is addressed – simply replace the highest wear areas. There is reason to believe that the outfield, lacking the field markings of a typical football or soccer field, will be able to exceed the usual 12-year maximum safe use that we see.

DA Hogan

Joe Martin Stadium





DA Hogan

Joe Martin Stadium

DA Hogan

Joe Martin Stadium


Bellingham Civic Athletic Complex
Joe Martin Stadium, 2-9-23
D.A. Hogan & Associates, Inc.

Appendix C
Consultant Team Existing Conditions Report

C.3 RMC Architects Civic Athletic Complex Facility Walkthrough Report March 31, 2023

RMC ARCHITECTS

Attn:	Gina Austin		
Company:	City of Bellingham	**Date:**	March 31, 2023
Project:	Civic Athletic Complex Phase 1 Assessment	☑	**Transmittal**
Job#:	2220	☐	**Memo**
From:	Neil McCarthy	☐	**Phone Record**
RE:	Facilities Walk Through Report	☐	**Other:**

Message

Please find attached:

Facilities Walk Through Report

This document is a compilation of observations, comments, and interviews regarding select facilities at the Civic Athletic Complex. On February 9, 2023, Ellie Cuthrell and I reviewed the following facilities:

Geri Fields 1,2, and 3

Geri Field 4

Civic Stadium

Civic Stadium Parking Lot

Aquatic Center

Joe Martin Field

Sportsplex

Park Trails

For the most part, we were accompanied by Alex King. We also interviewed Lori Jacobson and John Coffey about the Aquatic Center and the Sportsplex respectively.

Civic Athletic Complex
Facilities Walk Through

RMC

Date:

February 9, 2023

Facility:

1. Geri Fields 1, 2, and 3

Attendees:

Alex King – CoB Parks Civic Athletic Complex Facilities Supervisor
3 man crew – Parks Maintenance
Eric Gold – DA Hogan
Ellie Cuthrell – RMC
Neil McCarthy - RMC

Observations / Comments:

- Only structure is a masonry restroom structure. Some spauling of mortar observed. In general, all appears to be in good shape.
- Critical areas delineation flags were noticed.
- Fields were all very wet.
- Appears to have been constructed in 1980

Comments from Attendees:

- Lights for Geri Field 3 don't work

Civic Athletic Complex
Facilities Walk Through

RMC

Date:

February 9, 2023

Facility:

2. Geri Fields 4 (including Swift Haven Tiny Home Community)

Attendees:

Alex King – CoB Parks Civic Athletic Complex Facilities Supervisor
Ellie Cuthrell – RMC
Neil McCarthy - RMC

Observations / Comments:

- Masonry restroom building appears to be in good order.
- Swift Haven Tiny Homes Community is temporarily located in parking lot. Temporary power connection was evident to the field.
- Geri Field 4 was included in the planning of Geri Fields 1, 2, and 3 in 1980. However, it was built later.
- The facility was constructed between 1997 and 2000. An RCO Agreement is in place as part of their construction.

Comments from Attendees:

Civic Athletic Complex
Facilities Walk Through

RMC

Date:

February 9, 2023

Facility:

3. Civic Stadium

Attendees:

Alex King – CoB Parks Civic Athletic Complex Facilities Supervisor
3 man crew – Parks Maintenance
Eric Gold – DA Hogan
Ellie Cuthrell – RMC
Neil McCarthy – RMC

Observations / Comments:

- Accessibility from south grandstand to field could be improved. The most obvious ramp has considerable slope. It is possible an accessible route to the field and to the north grandstands occurs on the east side of the south grandstands. Accessibility within the south grandstand has been accommodated, including with an elevator to the press box.
- Heaving concrete and alligatored asphalt was apparent in various locations around the facility.
- Emergency generator enclosure slab has significant moss. We understand this may be part of the cell phone facility.
- Spauled concrete repairs and temporary fixes were observed on the grandstand structures.
- Some old worn out signage could be removed.
- Some rusting on metal doors was observed.
- Civic Stadium was originally constructed in 1962. It has had multiple renovations over the years, most notably in 2006 when a major renovation was done using bond funds.
- An RCO agreement is in place based on a 2000 project to replace grass turf with an artificial turf surface.

Civic Athletic Complex
Facilities Walk Through

RMC

Comments from Attendees:

- Masonry repairs are ongoing.
- Gina has a list of any work to be done at facility. No formal tracking is done currently. Alex would find a maintenance tracking program helpful. City does have "City Works" asset management software but it isn't being used for maintenance tracking.
- Concerts have occurred in the past but are typically cost prohibitive when considering protecting the field.
- A major remodel of the facility occurred around 2007 as WWU's football program used the facility. WWU no longer has a football team.
- The ticket booths leak from the skylights at times.
- There is a leak in the lower locker room under the east maintenance room in the south grandstand.
- Roof tie-offs are installed on the north grandstand. It would be helpful to install them on the south grandstand as well.

Civic Athletic Complex
Facilities Walk Through

RMC

Date:

Facility:

4. Dirt Bike Jump Track

Attendees:

Observations / Comments:

- Appears to have been built in 2013.
- The track is maintained by the Whatcom Mountain Bike Club.

Comments from Attendees:

Civic Athletic Complex
Facilities Walk Through

RMC

Date:

Facility:

5. Skate Park

Attendees:

Observations / Comments:

- The facility was designed in 2000 and updated by 2004. By 2007, a second phase had been constructed.
- A restroom building was constructed in 2006.
- In November 2011. Heavy storms caused severe erosion at the stormwater outfall just east of the facility. The stormwater pipe associated with that outfall passes under the skate park.
- We understand there is some tension among users regarding tagging of the facility.
- We also understand that the facility intentionally did not include lights due to neighbors' concerns about use in the evening. Now that the park has an established track record it may be time to revisit the question to get more use of the facility.

Comments from Attendees:

Civic Athletic Complex
Facilities Walk Through

RMC

Date:

February 9, 2023

Facility:

6. Civic Stadium Parking Lot

Attendees:

Alex King – CoB Parks Civic Athletic Complex Facilities Supervisor
Ellie Cuthrell – RMC
Neil McCarthy - RMC

Observations / Comments:

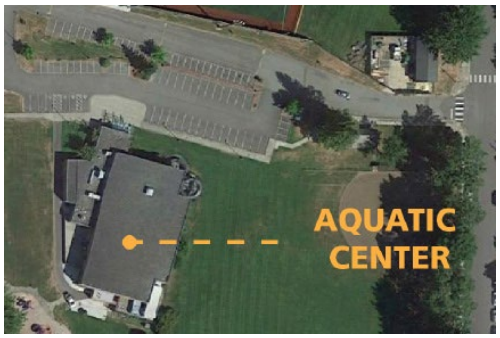
- Parking lot appears to be in good condition.
- The Civic Stadium parking lot received a major upgrade in 2006.

Comments from Attendees:

- Parking lot was used for more events before it was paved.
- Not used as much now to prevent damage to surface. Examples included tent stakes or hauling in a lot of dirt.

Civic Athletic Complex
Facilities Walk Through

RMC



Date:

February 9, 2023

Facility:

8. Aquatic Center

Attendees:

Lori Jacobson – City of Bellingham Aquatics Manager
Ellie Cuthrell – RMC
Neil McCarthy – RMC

Observations / Comments:

- Facility appears to be well used. Wear and tear is evident. For example, wood trim throughout could be replaced.
- Some evidence of corrosion can be seen with metal components. For example, display case hardware near bathrooms shows sign of rust.
- Change rooms appear to be undersized for the number of lockers available and folks using the facility.
- Overall, it appears the facility needs to be bigger to better accommodate number of folks using it, plus more room in offices and locker rooms. For example, storage appears to be accommodated in office spaces.
- The Aquatic Center was constructed in 1994 with renovations and additions in 1996, 1998, 2008, and 2013.

Comments from Attendees:

- Shallow water area could be bigger. More room for water aerobics.
- Facility accommodates a free shower program. A security guard is present to deal with possible issues.
- Facility also accommodates high school swim teams and a private swim club with 160 members.
- Project is short of staff.

Civic Athletic Complex
Facilities Walk Through

RMC

- Pool equipment has been in place for 28 years. It needs replacing.
- Intends to trade gas fired equipment and appliances to electric.
- Would like to enclose the patio.
- Would welcome a second facility by YMCA located in north part of City to take some of the burden off this facility.
- Will send over a more current floor plan.
- HVAC system seems to always have a problem

Civic Athletic Complex
Facilities Walk Through

RMC

Date:

February 9, 2023

Facility:

9. Joe Martin Field

Attendees:

Alex King – CoB Parks Civic Athletic Complex Facilities Supervisor
3 man crew – Parks Maintenance
Eric Gold – DA Hogan
Ellie Cuthrell – RMC
Neil McCarthy - RMC

Observations / Comments:

- Facility as a whole is in good shape.
- Concrete is in better shape than Civic Field
- We see a number of storage containers on the premises. Some are used for concession stands, another is used for a commercial refrigerator.
- The exterior commercial refrigerator has exposed equipment that can easily be accessed at the ramp landing.
- It seems the facility has a lot of use and could use an increase in size.
- Joe Martin Field was built in 1964. It got the name Joe Martin Field in 1980. It has had many renovations over the years, most notably upgrades in 2006 along with the rest of the complex. In 2015, the field surface was replaced with synthetic turf.
- Joe Martin has two RCO agreements in place. One is from a 2004 project and the other from the 2015 project mentioned above.

Comments from Attendees:

- Alex indicated the facility could be 20% bigger and suggested there may be a way to build two structures between the fence and the road for extra concessions.

Civic Athletic Complex
Facilities Walk Through

RMC

Date:

February 9, 2023

Facility:

10. Sportsplex

Attendees:

John Coffey – Facilities maintenance – only partially familiar with this site.
Ellie Cuthrell – RMC
Neil McCarthy – RMC

Observations / Comments:

- Soccer side has many holes in the scrim coating for the roof insulation.
- Roof leaks were observed. We understand a re-roof project is underway.
- The skate rental room has damage to ceiling that may be due to roof leaks.
- The exterior wall scrim coat for insulation has some damage.
- Shelving above concession windows may be under sized for heavier loads. It could also use a fiddle at shelf edge to help in the event of a seismic event. The shelving is currently not being used.
- The first phase of the Sportsplex was the ice rink side constructed in 1997. The adjacent turf area was constructed as a second phase in 1999.
- The facility still has unresolved storm water permit issues from the initial construction projects. See the storm water notes in this report.

Comments from Attendees:

- There was some talk of trying to install a floor structure above the locker room and use for a bar.
- The dehumidifier unit recently had some problems.

Civic Athletic Complex
Facilities Walk Through

RMC

Date:

February 9, 2023

Facility:

12. Park Trail System

Attendees:

Alex King – CoB Parks Civic Athletic Complex Facilities Supervisor
Ellie Cuthrell – RMC
Neil McCarthy - RMC

Observations / Comments:

- Upgrades to trails and trail structures are needed. Asphalt is buckling in many places from root damage. A bridge over a small ravine looks like it is rotting out.
- Lots of invasive species like blackberries can be seen.
- Homeless camps can be seen in the woods.

Comments from Attendees:

- Alex suggested there may be an opportunity to introduce disk golf once the brush gets thinned out.

Appendix C
Consultant Team Existing Conditions Report

C.4 Herrera Civic Athletic Complex Assessments
March 31, 2023 and April 3, 2023

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TECHNICAL MEMORANDUM

Date: April 3, 2023

To: Gina Austin, PE, City of Bellingham

Copy to: Neil McCarthy, AIA, RMC Architects

From: Colleen Mitchell, PE

Subject: Civic Athletic Complex, Phase 1 Assessment - Roadways, Water and Sanitary Sewer Infrastructure

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This memo documents the public works infrastructure, including roadways, water and sanitary sewer, serving the City of Bellingham's Civic Athletic Complex to help inform future planning and improvements.

Roadways

The Civic Athletic Complex City Park with over 80 acres of sports facilities, parking lots, buildings, access roads, utilities and other appurtenances to support the variety of uses. The park abuts Lakeway Drive to the south, Fraser Street to the north, Moore Street to the west, and Racine Creek to the east.

In 2021, the City completed the Lincoln-Lakeway Multimodal Transportation Study in coordination with the Whatcom Transportation Authority (WTA), the Washington State Department of Transportation (WSDOT), and the Whatcom Council of Governments (WCOG) to document existing land uses, known development proposals and land supply, then measure and analyze vehicular traffic impacts and travel demand for people walking, biking and riding transit. This study resulted in a list of prioritized project recommendations (summarized in table 16 and figure 30 included in Chapter 4 of the study), including several for the roadways and intersections serving the Civic Athletic Complex:

- Project #35: Lincoln Street / Lakeway Drive Protected Intersection
- Project #30: Orleans Street / Lakeway Drive Traffic Signal
- Project #37b: Lakeway Drive Multiuse Path and Access Management – Phase 2 (Lakeway to Orleans)
- Project #34: Lincoln Street / Potter Street Signal (or roundabout)
- Project #44: Lincoln Street / Fraser Street Improvements (signal or roundabout)

Lakeway Drive

Lakeway Drive is a primary arterial and is fully improved with paved vehicular travel lanes, curb, gutter, sidewalk, and illumination. A Whatcom Transit Authority bus stop serves the park on Lakeway Drive at Lincoln Street. Projects #35 and #30 above propose to add signalization along Lakeway Drive south of

the Civic Athletic Complex, and project #37b proposes to add a multiuse path along the north side of Lakeway Drive between Lincoln and Orleans Streets within the Lakeway Drive right-of-way.

Fraser Street

Fraser street is a minor arterial and is fully improved with paved vehicular and bicycle travel lanes, curb, gutter, sidewalk and illumination. A Whatcom Transit Authority bus stop serves the park on Fraser Street west of Puget Street. Project #44 identified in the Lincoln-Lakeway Multimodal Transportation Study will improve circulation at the Lincoln Street and Fraser Street intersection.

Moore Street

Moore Street is a residential collector with paved vehicular travel lanes. The western half of the roadway between Potter Street and York Street has curb and gutter, but no sidewalk. The portion of Moore Street north of York Street is a dead end, serving as access for several homes and a connection to the multimodal trail accessing Geri Fields. The portion of Moore Street north of York Street has a mix of asphalt and gravel pavement, with no curbs, gutters, nor sidewalks.

Roadways Interior to the Civic Athletic Complex Site

Several access drives and roadways exist within the Civic Complex parcels including Civic Field Way and portions of Orleans Street, Puget Street, and Gladstone Street. Whatcom Transit Authority bus stops serve the park at multiple locations along Puget Street between Fraser Street and Lakeway Drive. In general, the City of Bellingham Public Works Department maintains Puget Street and Orleans Streets within the Civic Athletic Complex, even where there is no right-of-way designated. City of Bellingham Parks Department maintains the portions of Potter Street and Civic Field Way within the Civic Athletic Complex.

Water

The Civic Complex site is bordered by public watermains in all abutting roadways, and several mains extend into and through the southern half of the site. Fire hydrants are located onsite near the Sportsplex, Joe Martin Field, and Civic Stadium building locations, as well as near the skate park. It appears adequate domestic and fire supply are available to serve a variety of potential future site uses and improvements. Although the watermains are owned and maintained by the City's Public Works department, no easements exist along the alignments within park parcels. According to communications with City of Bellingham Public Works representatives, no deficiencies nor plans for replacement of watermains are known at this time.

Sanitary Sewer

The Civic Complex site is served by public sanitary sewer mains in Orleans Street and a portion of Puget Street. An 8-inch concrete sewer main extends north of Orleans Street, beneath a derelict stormwater pond, through a portion of the Geri Fields and extending north across Fraser Street near the intersection with Puget Street. The lowest sanitary sewer maintenance hole (0056511) is estimated to have a depth of 6.2-feet near the intersection of Fraser Street at Puget Street. Although the sewer mains are owned and maintained by the City's Public Works department, no easements exist along the alignments within park parcels. According to communications with City of Bellingham Public Works representatives, no deficiencies nor plans for replacement of sewer mains are known at this time.

TECHNICAL MEMORANDUM

Date: March 31, 2023

To: Gina Austin, PE, City of Bellingham

Copy to: Neil McCarthy, AIA, RMC Architects

From: Colleen Mitchell, PE, and Lacy Lackey, EIT

Subject: Civic Athletic Complex, Phase 1 Assessment – Stormwater Facilities: Joe Martin Field Flow Control (PD-2173)

In 2014, LPD Engineering and DA Hogan designed the stormwater management system to serve the Joe Martin Field synthetic turf installation. As part of this design, a lined gravel detention facility was installed under the infield to manage runoff from Joe Martin Field and attenuate flows before entering the stormwater conveyance network in Orleans Street and flowing north to the Sportsplex Stormwater Pond. The detention facility was designed to meet the 2013 Bellingham Municipal Code and the 2012 Stormwater Management Manual for Western Washington.

The detention facility was designed to meet the forested condition for only 50% of the contributing impervious surface, per BMC section 15.42.060.E.3, which allowed the remaining 50% of contributing impervious to meet the condition existing as of September 1, 1995. In this case, the facility was designed to meet predeveloped impervious conditions for 50% of the drainage basin. Table 1 below summarizes the area managed by this flow control system. Maps 1 through 5 of the Joe Martin Field Synthetic Turf Stormwater Site Plan show the specific areas managed by this system.

Table 1. Summary of Area Managed

	Area (square feet)	Area (acres)
New Impervious Surface	22,145	0.508
Replaced Impervious Surface	108,823	2.498
Subtotal of New + Replaced Effective Impervious Surface	130,968	3.007
Replaced Impervious Surface Credit (per BMC15.42.060.E.3)	(54,411)	(1.249)
Total Impervious Surface Managed	**76,557**	**1.758**

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TECHNICAL MEMORANDUM

Date:	March 31, 2023
To:	Gina Austin, PE, City of Bellingham
Copy to:	Neil McCarthy, AIA, RMC Architects
From:	Colleen Mitchell, PE, and Lacy Lackey, EIT
Subject:	Civic Athletic Complex, Phase 1 Assessment – Stormwater Facilities: Sportsplex Stormwater Pond

In 1998 construction began on an unpermitted stormwater pond at the northern terminus of Orleans Street within the Civic Athletic Complex that was intended to manage runoff from the soon-to-be constructed Whitewater Ice and Turf Arena (now known as the Sportsplex). Construction was halted due to lack of permits and insufficient design information. In response to a City stop work order and multiple communications between the City of Bellingham Public Works, the developer and the contractor, a 1999 Whitewater Engineering Addendum Report intended to redesign the detention pond north of what is now the Sportsplex. The 1999 Whitewater Engineering Addendum Report references an upper pond in the northwest corner of the Sportsplex site intending to manage runoff from the Sportsplex site, as well as a lower pond intending to manage runoff from a portion of the Civic Field parking lot, Joe Martin Field, and Orleans Street. It appears that the upper pond was never constructed. The lower pond was constructed but does not meet any applicable water quality or flow control standards.

It has been observed that the containment berm on the north side of the pond was not constructed with appropriate materials (fill contains branches and other debris) and was not sufficiently compacted in order to retain water. Seepage has been observed along the northern side of the berm. A sanitary sewer pipe crosses beneath the lower pond, and it is unclear if it was damaged or adequately protected during the construction of the pond. City communications indicate that at least one sanitary sewer manhole was buried and another damaged during the lower pond construction. Multiple comments and concerns expressed by City of Bellingham Public Works employees appear to have gone unaddressed.

In 2014, a detention facility was designed under Joe Martin Field to attenuate runoff from the Field before it reached the lower pond, alleviating some stress on the underperforming pond. It is unclear what, if any, benefit the current pond provides for runoff from the tributary areas, and observations indicate that the berm is unstable and poses a risk to downstream infrastructure and site assets.

A summary of the pond's history follows:

- In the fall of 1998, in conjunction with the design and construction of the Whitewater Ice and Turf Arena (now the Sportsplex Arena), unpermitted pond construction commenced at the current location of the Sportsplex Pond. A stop work order was issued on the pond by the City of

Bellingham Public Works Department and presented to Thom Fischer, PE of Whitewater Engineering.

- In 1999, a 1996 Drainage and Erosion Control Study was revised by Martin Kjelstad, PE, for the Whitewater Civic Field and Ice Arena. It sized the "Upper Pond" for detention of the 2-year, 10-year and 100-year recurrence intervals from the Civic Field Parking area, Joe Martin Field, and the Ice Arena. A lower pond was designed but stated to be unnecessary for detention of the site.
- In 1999, the Parks Department contracted Jones Engineering to complete a drainage report and redesign the Sportsplex stormwater pond. Jones Engineering subsequently completed the basin study and pond redesign. A lower pond was designed to manage the 11.89 acres of drainage basin downstream of the Sportsplex Pond. It is understood that this design was not permitted, and the lower pond was not constructed as designed.
- Water quality requirements were designed to be met by a bioinfiltration swale downstream of the detention pond and a wetpond as part of the detention pond design. Recent site observations do not indicate the presence of a bioinfiltration swale downstream of the lower pond, and the pond as-built drawings indicate that it was not built as a wetpond.
- An undated Public Works construction inspection memorandum and response with Whitewater Engineering listed 12 items to be addressed regarding the pond and associated bioinfiltration swale construction.
- In 2003, Public Works made several significant comments to the pond as-built plans. Comments on the pond were submitted to Thom Fischer, PE of Whitewater Engineering. Comments included raising the berms to meet the design elevation and requiring that the berms be tested by a third-party geotechnical engineer for compaction and verification of clay core.
- It is anecdotally understood that the final comments made by Public Works were never addressed, and the pond remains deficient in its construction, design, and capacity.

TECHNICAL MEMORANDUM

Date:	March 31, 2023
To:	Gina Austin, PE, City of Bellingham
Copy to:	Neil McCarthy, AIA, RMC Architects
From:	Colleen Mitchell, PE, and Lacy Lackey, EIT
Subject:	Civic Athletic Complex, Phase 1 Assessment – Stormwater Facilities: Sportsplex Water Quality Swale

A rock-lined swale along the north side of the Sportsplex outlets into the Sportsplex Pond, intending to provide water quality treatment to the runoff from the Sportsplex Arena site and a portion of Civic Field Way. The ditch is not vegetated, aside from invasive blackberries. It is described on Bellingham CityIQ as a basic bioinfiltration swale for water quality. Design documentation is limited, but inspection reports comment that the bioswale needed to be rock lined and vegetated.

A 1999 Jones Engineering drainage study proposed two potential solutions for providing water quality treatment for runoff from Orleans Street, Civic Stadium Parking Lot, Joe Martin Field, and Sportsplex Arena basins. One option was to provide a wetpond within a proposed lower detention pond, and another was to provide a biofiltration swale at the outlet of the Sportsplex Pond. The biofiltration swale would be converted from the pre-existing drainage ditch that runs along the south and west sides of the Geri Fields. Based on conversations with City staff, and a site visit during January 2023, it is understood that neither of the potential solutions proposed by the Jones Engineering study were constructed.

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TECHNICAL MEMORANDUM

Date: March 31, 2023

To: Gina Austin, PE, City of Bellingham

Copy to: Neil McCarthy, AIA, RMC Architects

From: Colleen Mitchell, PE, and Lacy Lackey, EIT

Subject: Civic Athletic Complex, Phase 1 Assessment – Stormwater Facilities: Dispersion Pipe

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In 2005 and 2006, Reichhardt and Ebe Engineering redesigned the drainage system serving the Civic Stadium parking lot when the pavement was updated from oil mat to asphalt concrete pavement. Part of these improvements routed stormwater runoff from the parking lot to a 400-linear-foot dispersion pipe at the edge of the forest east of Puget Street and South of Gladstone Street, where the runoff is released from 0.5-inch orifices spaced every five-feet along the length of the pipe. The runoff flows over native soil and vegetation to be filtered before reaching Cemetery Creek. The dispersion pipe was designed to manage runoff from 4.48 acres of impervious surface at the 100-year recurrence interval (although only 3.94-acres of the 4.48-acres tributary to the dispersion pipe is impervious). It was designed to meet the requirements of the 2001 Stormwater Management Manual for Western Washington.

Under these requirements, 65% of the threshold discharge area must be preserved in a forested or native condition, with contributing impervious areas totaling less than 10% of the entire area. According to the 2007 Whatcom Creek Trail Racine to Fraser Stormwater Site Plan report by David Evans and Associates, the area of preserved properties within the Cemetery Creek drainage basin is 41.97 acres. Compacted areas for recreation within the forested area cannot exceed 8% of the total forested area (3.36-acres). The 2007 trail improvements totaled 0.59-acres of new hard surface area within the forested area, equaling 1.4% of the forested area, allowing up to an additional 2.77-acres of new hard surface to be added in the future for passive recreation.

The total area of the preserved properties plus the parking lot improvements that drain to the Cemetery Creek drainage basin is 46.45-acres. The impervious area of the parking lot, 3.94-acres, is 8.5% of the total area.

The minimum required dispersion path is 100 feet through native vegetation. It appears from sheet 1C1.8 of the Reichhardt and Ebe Civic Field Complex Improvements plans that there are wetlands within the 100-foot dispersion path, that the contours converge within 100 feet of the dispersion pipe near the overflow inlet catch basin, and the slopes in the dispersion flow path exceed the 15% limit called for in the 2001 Stormwater Management Manual for Western Washington. These conditions may result in concentrated flows in some areas of the dispersion flow path, and inadequate water quality treatment for the runoff released within 100-feet of wetlands.

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The 41.97-acres of forested area serving as both the stormwater dispersion flow path and stormwater preserve are owned by the City, and mostly encumbered in critical areas and buffers, but not formally designated or recorded for their stormwater management purpose. The stormwater preserve areas are shown on Figure 3 of the Whatcom Creek Trail Racine to Fraser Stormwater Site Plan prepared by David Evans and Associates in 2007, and is approximated on the Bellingham Civic Complex Stormwater Facility Map.

TECHNICAL MEMORANDUM

Date:	March 31, 2023
To:	Gina Austin, PE, City of Bellingham
Copy to:	Neil McCarthy, AIA, RMC Architects
From:	Colleen Mitchell, PE, and Lacy Lackey, EIT
Subject:	Civic Athletic Complex, Phase 1 Assessment – Stormwater Facilities: Racine Creek Outfall Erosion

---

Heavy storms in November 2021 caused severe erosion at the stormwater outfall northeast of the Civic Skate Park. Landslides eroded about 20 horizontal feet of the hillside and removed a segment of stormwater pipe. The outfall discharges a portion of the runoff from Puget Street and Pacific Street south of the Civic Stadium that is conveyed in a storm main beneath Puget Street. The resulting hillside has been temporarily fenced off to ensure public safety. The outfall was installed before the City of Bellingham took ownership of the site, and there is no known documentation of its design. Because it manages only runoff from the roadway, this outfall is under the purview of the City of Bellingham Public Works Department.

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TECHNICAL MEMORANDUM

Date:	March 31, 2023
To:	Gina Austin, PE, City of Bellingham
Copy to:	Neil McCarthy, AIA, RMC Architects
From:	Colleen Mitchell, PE, and Lacy Lackey, EIT
Subject:	Civic Athletic Complex, Phase 1 Assessment – Stormwater Facilities: Puget Street Stormwater Improvements (ES-0359, WQF-293)

In 2007, the City of Bellingham Public Works Division designed three rain gardens and sections of permeable sidewalk along the north end of Puget Street south of Fraser Street, within the Civic Complex project site. The raingardens receive stormwater generated from the adjacent pavement areas along Puget Street, providing water quality treatment and flow attenuation for an area of approximately 0.27-acres. These improvements were part of a three-phase pedestrian and bike access improvement project that included permeable sidewalk and bioswales along the south side of Fraser Street. These stormwater facilities are actively maintained by Public Works.

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Bellingham Civic Complex Stormwater Facility Map.

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Puget Street Stormwater Improvements

Sportsplex Pond

Sportsplex Water Quality Swale

Joe Martin Field Flow Control Facility

Stormwater Reserve Area

Dispersion Pipe

Racine Creek Outfall Erosion

Project Area

- Project Area
- Stormwater Reserve Area

Stormwater
- Pipe Ends
- Manholes
- Catch Basins
- Storm Pipe / Main Lines
- Lateral Lines
- Open Channels / Ditch

Sewer
- Manholes
- Gravity Main
- Lateral Lines

Base Layers
- Roads
- Streams
- Waterbodies
- Parcel
- Easement
- Buildings
- Stormwater Components
- Contour 5ft

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Date: 3/30/2023
Author: bBagniewski

Appendix D
Herrera Critical Areas Memo

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TECHNICAL MEMORANDUM

Date: Revised September 27, 2023

To: Gina Austin, City of Bellingham

Copy to: Colleen Mitchell, PE, Herrera Environmental Consultants

From: Liliana Hansen, PWS and Tina Mirabile, PWS

Subject: Civic Athletic Complex, Phase 1 Assessment – Critical Areas and Mitigation Opportunities

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Contents

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Appendices

Tables

Figures

Disclaimer

Herrera prepared this technical memorandum for use by the City of Bellingham. The results and conclusions in this letter represent the professional opinion of Herrera Environmental Consultants, Inc. They are based upon examination of public domain information concerning the study area, onsite field observations, and data analysis. Herrera biologists made visual observations of site vegetation, soils, and hydrology indicators according to the accepted field protocols of the U.S. Army Corps of Engineers Wetlands Delineation Manual (Environmental Laboratory 1987) and the Regional Supplement to the Corps of Engineers Wetlands Delineation Manual: Western Mountains, Valleys, and Coast Region (Environmental Laboratory 2010), however wetlands and streams were formally delineated west of Puget Street only. Wetlands and streams east of Puget Street were reviewed briefly during a reconnaissance-level site visit and utilizing publicly available resource information.

Summary

Herrera biologists conducted site visits to the study area near the Civic Field Athletic Complex on January 4, 5, 6, and 18, 2023. During the site visits, Herrera delineated ten wetlands west of Puget Street and identified three wetlands east of Puget Street (based on a reconnaissance review). Wetlands located in the softball fields have significantly altered soils and a spring hydrology check would be beneficial to refine wetland boundaries. Additionally, Wetlands B, D, E, and F within the softball fields may not be jurisdictional but would need to be verified by the U.S. Army Corps of Engineers, Department of Ecology, and the City of Bellingham. Estimated wetland buffers are provided in this memorandum and range from 60 to 150 feet for high intensity uses (such as ball field, institutional development, etc.) and 60 to 110 feet for moderate intensity uses (such as moderate intensity parks).

Four streams were identified within the review area: Lincoln Creek, Moore Creek, Racine Creek, and West Cemetery Creek. Required buffers for these streams could range from 80 feet to 150 feet (where they are determined to be fish streams). The upper sections of Moore Creek and Racine Creek are likely non-fish bearing and would have 50 to 100-foot buffers.

Introduction

The City of Bellingham (City) contracted Herrera Environmental Consultants, Inc. (Herrera) to conduct a preliminary critical areas assessment over the Civic Athletic Complex, located at 1355 Civic Field Way (tax parcel 380329 179099), Bellingham, Washington within Section 29, Township 38 North, Section 3 East, W.M (Figure 1). The extent of the study area is shown on Figure 2.

The Civic Athletic Complex includes Civic Field Stadium, the Sportsplex Athletic Complex, four ball fields, Joe Martin Stadium, parking lots, a skate park, a BMX dirt jump park, and forested sections with developed trails (Figure 2).

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Figure 1.
Civic Athletic Complex Critical Areas Study Area.

Produced by Herrera Environmental Consultants (herrerainc.com) | Sources: ESRI (Aerial, 2021), City of Bellingham

0 370 740 1,480 Feet

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Date: 9/25/2023
Author: rstebbing

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Figure 2.
Detailed Project Area.

Produced by Herrera Environmental Consultants (herrerainc.com) | Sources: ESRI (Aerial, 2021), City of Bellingham

0 125 250 500 Feet

Methods

Herrera's review included: 1) background research of existing environmental data, mapping, and associated regulations applicable to critical areas over the entire study area; and 2) flagging and GPS-locating wetland and stream boundaries onsite between the following roads: Moore Street, Fraser Street, Puget Street, and Civic Field Way. The GPS locations mapped west of Fraser Street are accurate to +/- 2 feet. Wetlands and streams east of Puget Street were briefly reviewed during a reconnaissance of the area, but boundaries were not flagged or located with GPS.

Preliminary Environmental Data Resources Review

The preliminary review of existing environmental data resources applicable to the subject property and its general vicinity included, but was not limited to, the following:

- National Wetlands Inventory (USFWS 2023)
- City of Bellingham CityIQ Mapper (City of Bellingham 2023a)
- Natural Resources Conservation Service online soil survey maps and soil descriptions (NRCS 2023)
- Washington Department of Natural Resources (WDNR) Water Typing System (WDNR 2023a)
- WDNR Natural Heritage Program database (WDNR 2023b)
- Historic aerial photographs [City of Bellingham 2023b and Whatcom Conservation District (WCD) 2023]
- Washington State Department of Fish and Wildlife (WDFW) Priority Habitat and Species (PHS) Mapper (WDFW 2023a)
- SalmonScape Mapper (WDFW 2023b)

Wetlands Identification

Herrera's identification of wetlands within the study area (west of Puget Street) is based on the federal protocols for wetlands delineation as defined in the 1987 Corps of Engineers Wetlands Delineation Manual (Environmental Laboratory 1987) and the Regional Supplement to the US Army Corps of Engineers Wetlands Delineation Manual: Western Mountains, Valleys, and Coast Region (Environmental Laboratory 2010). This methodology for formally delineating jurisdictional wetlands is based on a three-factor approach that requires evidence for each of the following parameters: hydrophytic-dominated vegetation, hydric soils, and primary or secondary indicators of wetland hydrology. Wetlands west of Puget Street were delineated using this methodology. Wetlands east of east of Puget Street were approximated on the site map based on previously delineated information obtained from CityIQ (City of

Bellingham 2023), LiDAR images, topography maps, and a reconnaissance-level review of the area by Herrera scientists.

During the field survey, Herrera biologists identified both native and non-native plants within the study area. Species were recorded based on best professional judgement or by reference using *Flora of the Pacific Northwest* (Hitchcock and Cronquist 1987) and *A Field Guide to the Common Wetland Plants of Western Washington and Northwestern Oregon* (Cooke 1997). Herrera biologists made notations regarding each observed plant species' estimated percentage of vegetation cover to determine the relative dominance of one plant over another within the overall vegetation community.

Hydrophytic vegetation, one of three parameters each necessary for making a positive jurisdictional wetland determination, is characterized by its ability to grow, effectively compete, reproduce, and persist in anaerobic soil conditions resulting from periodic or long-term saturation (Environmental Laboratory 1987). The following five plant indicator status categories, Obligate (OBL), Facultative Wetland (FACW), Facultative (FAC), Facultative Upland (FACU) and Obligate Upland (UPL), as summarized in Table 1, are regionally assigned based on a plant species' prevalence to grow in wetland or upland conditions. The *National Wetland Plant List, Version 3.5* (U.S Army Corps of Engineers 2020) for the Western Mountains, Valleys, and Coast Region, was used to classify each of the plant species observed by Herrera biologists during the field survey according to the designated indicator status. After reviewing the list of observed plants according to indicator status and the noted estimated percentage of vegetation cover, Herrera biologists determined if hydrophytic vegetation, typical of wetland conditions or non-hydrophytic vegetation, typical of upland conditions, was dominant within the survey area.

Table 1. Plant Indicator Status Categories.

Indicator Status	Indicator Symbol	Definition
Obligate wetland plants	OBL	Plants that occur almost always (estimated probability >99%) in wetlands under natural conditions but also occur rarely (estimated probability <1%) in upland areas
Facultative wetland plants	FACW	Plants that usually occur (estimated probability >67%) in wetlands under natural conditions but also occur (estimated probability 1% to 33%) in upland areas
Facultative plants	FAC	Plants with a similar likelihood (estimated probability 33% to 67%) of occurring in both wetlands and upland areas
Facultative upland plants	FACU	Plants that sometimes occur (estimated probability 1% to 33%) in wetlands but occur more often (estimated probability >67% to 99%) in upland areas
Obligate upland plants	UPL	Plants that rarely occur (estimated probability <1%) in wetlands under natural conditions

$$WET \longleftarrow OBL - FACW - FAC - FACU - UPL \longrightarrow DRY$$

Source: Environmental Laboratory (1987).

Draft rating forms were completed for Wetlands A, E, G, H, and M utilizing the *Washington State Department of Ecology's Washington State Wetland Rating System for Western Washington – Revised* (Hruby 2014). This methodology is used for determining the City's applicable regulated buffer widths for

wetland protection, as designated in Section 16.55.280 of Bellingham Municipal Code (BMC). Rating form figures were not completed for this level of analysis and several assumptions were made with respect to Wetlands H and M ratings as these wetlands were not delineated for this phase of the project but were reviewed at a reconnaissance-level only. Although not all of the observed wetlands were formally rated, Herrera's best estimate of required buffers for all wetlands within the study area are included in this memorandum for preliminary planning purposes. In order to determine official buffer requirements by the City for the entire study area, each wetland will need to be formally rated.

Stream Identification

Within the study area, the ordinary high water marks (OHWMs) of Lincoln Creek and Moore Creek were delineated by Herrera biologists based on the City's definition in the BMC 22.10.010(A)(90): "Ordinary high water mark means the mark on lake, stream, and marine shorelines which will be found by examining the beds and bank and ascertaining where the presence and action of waters are so common and usual, and so long continued in all ordinary years, as to mark upon the soil a character distinct from that of the abutting upland in respect to vegetation as that condition exists on June 1, 1971, as it may naturally change thereafter, or as it may change thereafter in accordance with permits issued by a local government or the Department of Ecology…"

Streams were classified using the WDNR water typing system (WAC 222-16-030), which is based primarily on fish, wildlife, and human use, and consists of four stream types: Type S (shoreline), F (fish bearing), Np (non-fish bearing, perennial), and Ns (non-fish bearing seasonal or intermittent). Lincoln Creek is mapped by WDNR (2023) and WDFW (2023a and 2023b) as a Type F stream. Moore Creek is not mapped as fish-bearing stream by these agencies but is a seasonally flowing stream with a direct connection to Lincoln Creek and therefore, would likely be classified as a Type F stream. West Cemetery Creek is a Type F stream. Racine Creek is not mapped as a fish stream (WDFW 2023a and 2023b) but a majority of the stream was previously determined to be a fish stream by the local WDFW habitat area biologist, Joel Ingram (J. Ingram, personal communication, January 19, 2023).

Numerous drainages/ditches were identified within the study area, including three located between the Sportsplex stormwater pond and the softball fields (located at the north end of the study area), which are labeled as Drainages 3, 4, and 5. Drainages/ditches are shown on the site plan on Figure 3.

, but do not appear to meet the definition of a stream. BMC 22.10.010(A)(136) defines a stream: "Stream means those areas where surface waters produce a defined channel or bed. A defined channel or bed is an area that demonstrates clear evidence of the annual passage of water and includes, but is not limited to bedrock channels, gravel beds, sand and silt beds, and defined channel swales. The channel or bed need not contain water year-round. This definition includes drainage ditches or other artificial water courses where natural streams existed prior to human alteration."

Drainages 3, 4, and 5, identified by Herrera biologists, do not appear evident on historic aerial photographs (City of Bellingham 2023a and WCD 2023), while Lincoln Creek is clearly visible. Additionally, the source of hydrology for these drainages is an artificially created stormwater pond. Additional information is included below under the "Streams and Drainages" section.

Assessment Results

Background Data Review

The National Wetlands Inventory (NWI) Mapper identifies Lincoln Creek within the northwest portion of the study area. Two Palustrine forested and one scrub/shrub wetland are mapped within the study area east of Puget Street. Racine Creek, West Cemetery Creek, and Cemetery Creek are mapped at the northeast end of the study area (USFWS 2023).

The CityIQ Mapper identifies both Lincoln Creek and Moore Creek in the northwest portion of the study area, similar to what was identified in the field by Herrera biologists. A City mitigation site is identified in the northwest corner of the study area, which includes the onsite portion of Lincoln Creek (City of Bellingham 2023). Several site-specific wetland delineations are shown on CityIQ (City of Bellingham 2023a). A majority of the northeast corner of the study area, between Fraser Street, Toledo Street, and the east edge of the study area is mapped as a large wetland based on a 1993 wetland delineation by Aqua-Terr Systems, Inc. (ATSI). Wetlands south of Gladstone Street were delineated in 2005 by Northwest Ecological Services, LLC (NES). Wetlands were delineated by David Evans and Associates, Inc. (DEA) in 1993 directly north and south of Gladstone Street (City of Bellingham 2023).

NRCS mapped soils over the study area include: Chuckanut-Urban land complex, 5 to 20 percent slopes (soil unit 29); Squalicum-Urban land complex (soil unit 159); and Urban land-Whatcom-Labounty complex, 0 to 8 percent slopes (soil unit 172) (NRCS 2023).

Chuckanut-Urban land complex (soil unit 29) is mapped between the Sportsplex, Moore Street, and Fraser Street, in the southwest portion of the study area. Chuckanut soils consist of ashy loam at the surface to 6 inches depth. From 6 inches to 48 inches, soils consist of gravelly loam. Unweathered bedrock is located below 48 inches depth. This soil is well drained with a water table below 80 inches.

Squalicum-Urban land complex (soil unit 159) is mapped throughout the center of the study area. Squalicum soil consists of gravelly ashy loam from the surface to 60 inches depth. This soil is moderately well drained with a water table between 39- and 59 inches depth (NRCS 2023).

WDFW SalmonScape Mapper indicates the following documented or presumed fish presence in Lincoln Creek with winter steelhead (*Oncorhynchus mykiss*), coho salmon (*Oncorhynchus kisutch*), and chum salmon (*Onchorhynchus keta*). West Cemetery Creek is also mapped with winter steelhead, coho salmon, chum salmon, cutthroat trout (*Oncorhynchus clarki*), and dolly varden (*Salvelinus malma*)/bull trout (*Salvelinus confluentus*). Racine Creek is not mapped as a fish stream, although it meets the BMC criteria for a Type F stream and could potentially include similar species as are found in West Cemetery Creek.

WDFW PHS Mapper indicates the occurrence of Big brown bat (*Eptesicus fuscus*) within the township that includes the study area. The occurrence of big brown bat could be a maternity colony or known roosting

location, but the specific location of the habitat is masked. Wetlands are mapped in similar locations as shown on the NWI mapper (WDFW 2023a).

The City of Bellingham Habitat Restoration Technical Assessment identifies a large wetland complex on the east side of Puget Street, surrounding W. Cemetery Creek and Racine Creek as an area recommended for protection. Forested areas east of Puget Street within the study area are also highlighted as forest protection areas. This portion of the review area is described as containing important off-channel and floodplain habitat. The report recommends managing this area as open space to maintain existing functions (City of Bellingham 2015).

Existing Environmental Site Conditions

Wetlands West of Puget Street

Ten wetlands were identified and delineated by Herrera within the study area west of Puget Street and labeled Wetlands A, B, C, D, E, F, G, H, I, and J (Figure 3). Wetlands B, D, and E were delineated in the field in January 2023, but we recommend a follow up review of these wetlands in the spring to determine if they have sufficient hydrology to meet wetland criteria. Brief descriptions of the wetlands are included below.

Wetlands A, B, C, D, E, and F

Wetland A is a depressional/riverine wetland located in the northwest portion of the study area, partially within the softball fields and partially within forested habitat located on the west side of the property. The wetland appears to extend offsite to the west onto privately owned parcels west of Moore Street. Emergent/herbaceous vegetation within the wetland is regularly mowed within the softball field and includes bentgrass (*Agrostis* spp.), bluegrass (*Poa* spp.), creeping buttercup (*Ranunculus repens*), and velvetgrass (*Holcus lanatus*). The western, forested portion of the wetland contains black cottonwood (*Populus balsamifera*), red alder (*Alnus rubra*), western red-cedar (*Thuja plicata*), salmonberry *(Rubus spectabilis*), vine maple (*Acer circinatum*), Pacific willow (*Salix lasiandra*), Douglas spirea (*Spiraea douglasii*), creeping buttercup, and reed canarygrass (*Phalaris arundinacea*). Wetland A surrounds portions of Lincoln Creek and Moore Creek and is seasonally flooded by these creeks. Wetland A also receives surface/subsurface runoff from the softball fields, which slope gently down toward the north.

Wetlands B, C, D, E, and F are slope wetlands (1 to 2 percent slopes) within the softball fields (Geri Field 1 and 2) at the north end of the study area. Dominant vegetation in these wetlands consists of mowed herbaceous species including bluegrass, bentgrass, creeping buttercup, and velvetgrass.

Wetland C is located partially within the softball field (Geri Field 2), but also extends outside the field and into mowed lawn. This entire wetland contains disturbed soils and receives excessive runoff by design. The softball fields intentionally drain away from the infield, causing increased runoff to flow toward Wetland C. This excessive runoff may have unintentionally caused Wetland C to form in this area.

Wetland F is located on the outer edge of the softball field (Geri Field 1) and drains into a linear, vegetated ditch at the base of a slope between a parking lot and the softball field. The ditch flows into a catch basin just south of Fraser Street. CityIQ maps a stormwater pipe draining from the parking lot south of Fraser Street and west of Puget Street into the ditch (City of Bellingham 2023a). This ditch was likely constructed to drain water from the parking lot and softball fields. Wetland F is located at the outer edge of the softball field, which was designed to drain eastward toward Wetland F and the ditch located north of Wetland F. Wetland F receives excessive runoff from the fields, likely resulting in the unintentional formation of this wetland. Additionally, soils in the softball fields, including Wetland F, are significantly altered as described below.

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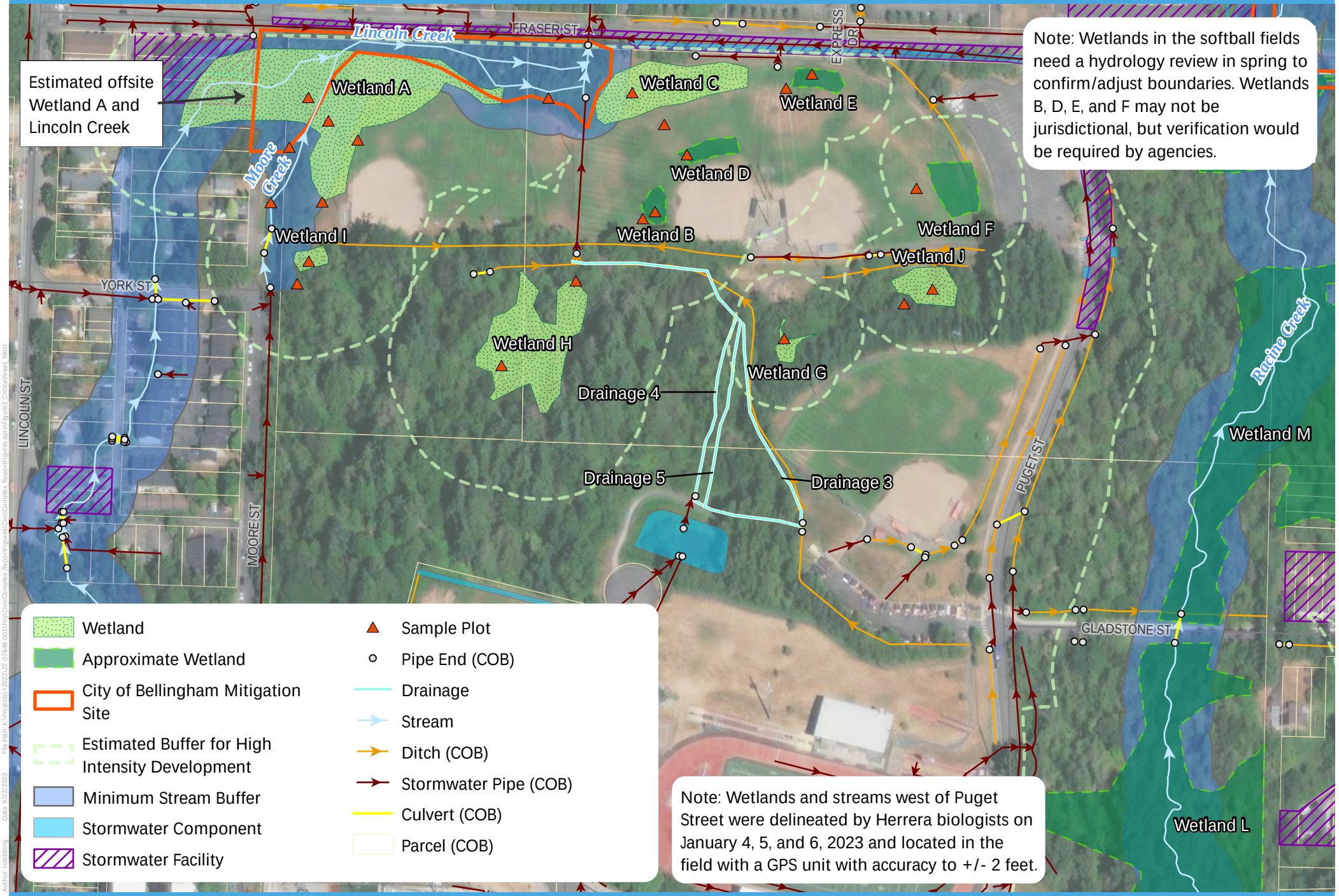
Figure 3.
Civic Athletic Complex Critical Areas West of Puget Street.



Produced by Herrera Environmental Consultants (herrerainc.com) | Sources: ESRI (Aerial, 2021), City of Bellingham

0 55 110 220 Feet

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Date: 9/22/2023
Author: rstebbing

Wetlands A, B, C, D, E, and F all have been significantly altered since the creation of the softball fields in the 1970s. The entire softball field area was scraped, leveled, and backfilled with 8 to 12 inches of sandy loam soils during construction of the fields. The scraping and leveling resulted in bringing subsoils (generally consisting of loamy sand and loamy clay) closer to the surface, generally within 8 to 12 inches of the current soil surface (below the artificial sandy loam). The historic subsoils, have indicators of hydric soil conditions, which were likely formed when the soils were located deeper in this soil profile. Soil profiles vary throughout the softball fields, but within the wetlands, they generally consist of a very dark brown (10YR 2/2) sandy loam at the surface (8 to 12 inches deep), which is an imported soil mix to allow for infiltration. Below the sandy loam, soils consist of grayish brown (2.5Y 5/2) sandy loam with redoximorphic concentrations or olive gray (5Y 5/2) loamy clay with redoximorphic concentrations. Hydric soils were also observed outside the delineated wetlands within the softball fields, but Herrera biologists did not observe sufficient wetland hydrology (a water table or soil saturation within 12 inches of the ground surface) to make a positive wetland determination during the January 4, 5, and 6, 2023 site visits. However, given the significant historic soil disturbance of the softball fields, additional spring hydrology data is recommended to verify wetland boundaries. If wetland hydrology is absent in the spring, wetland boundaries may be adjusted, despite the presence of hydric soils, as the hydric soils may not have formed in place, but rather are historic subsoils.

The wetlands located entirely in the softball fields (Wetlands B, D, E, and F) may not be regulated by the Corps, Ecology, or the City. See the Federal and State Regulations section below for more information.

Wetlands G, H, I, and J

Wetlands G, H, I, and J are located in the forested portion of the study area and west of Puget Street. These wetlands are all slope wetlands that drain northward, located on slopes between 2 and 15 percent. Typical vegetation in these wetlands includes red alder, western red-cedar, Sitka spruce (*Picea sitchensis*), salmonberry, vine maple, Pacific ninebark (*Physocarpus capitatus*), creeping buttercup, small-fruited bulrush (*Scirpus microcarpus*), reed canarygrass, lady fern (*Athyrium felix-femina*), and skunk cabbage (*Lysichiton americanus*).

Wetlands H, I, and J drain northward into artificial ditches located on the south side of a trail, which flow toward the center of the softball fields and into a culvert that drains directly into Lincoln Creek near Fraser Street. These wetlands are occasionally flooded and saturated wetlands. Wetlands G and J are located at the base of a steep slope that was created during the construction of the softball fields. Geri Field 4 was designed to disperse runoff to the north and east (toward a ditch). As a result, Wetlands G and J receive excessive runoff from the softball field.

Soil profiles in Wetlands G, H, I, and J vary. Wetland G soils consist of a very dark brown (10YR 2/2) silt loam from the surface to 11 inches. Below 11 inches, soils are a dark gray (10YR 4/1) clay loam with redoximorphic concentrations. Soils in Wetland H consist of very dark brown (10YR 2/2) silt loam with redoximorphic concentrations from the surface to 12 inches depth. From 12 to 16 inches, soils consist of dark gray (2.5Y 4/1) sandy clay loam with redoximorphic concentrations. Soils in Wetland I consist of very dark grayish brown (10YR 3/2) silt loam with redoximorphic concentrations from the surface to 9 inches

depth. Below 9 inches, soils consist of dark grayish brown (2.5Y 4/2) sand with redoximorphic concentrations. Soils in Wetland J consist of black (10YR 2/1) mucky loam from the surface to 6 inches. From 6 to 12 inches, soils consist of very dark brown (7.5YR 2.5/2) loam with high organic content. Below 12 inches, soils consist of a very dark gray (N 3/), a gleyed color.

Wetlands East of Puget Street

Herrera biologists conducted a reconnaissance-level review of the portion of the study area east of Puget Street and mapped approximate wetland boundaries on the site map on Figure 4. Wetland boundaries were estimated based on a brief site visit, LiDAR, topography maps, and previous wetland delineation available on CityIQ. Stream boundaries were mapped utilizing CityIQ GIS stream lines.

Three large wetlands were identified on the east side of Puget Street: Wetlands K, L, and M. All three wetlands are forested, riverine/depressional wetlands. Typical vegetation in Wetlands K, L, and M includes red alder, black cottonwood, western red-cedar, salmonberry, Douglas spirea, red-osier dogwood (*Cornus sericea*), vine maple, slough sedge, reed canarygrass, and creeping buttercup.

Wetland K is located in the northeast corner of the study area, also known as the Salmon Woods Nature Area, and drains north under Fraser Street via West Cemetery Creek and Racine Creek. West Cemetery Creek and Racine Creek regularly flood out into the wetland. Wetland K was historically connected to Wetland M, but a limestone trail was constructed through the wetlands, resulting in a break in the wetland. Wetland M continues to drain into Wetland K via culverts under various sections of trail, but flow is restricted and unidirectional.

Wetland M is located southwest of Wetland K and extends south to Gladstone Street. The wetland is seasonally flooded by Racine Creek, which flows through the center of the wetland.

Wetland L is a large wetland located between Gladstone Street and Queen Street. Due to a steep ravine on the west side of Racine Creek in this location, only the north end of the wetland was directly observed, but assumedly the wetland extends throughout the bottom of the ravine to Queen Street, based on previous wetland delineation work conducted south of the study area by Northwest Ecological Services, LLC in 2017, available on CityIQ (City of Bellingham 2023).

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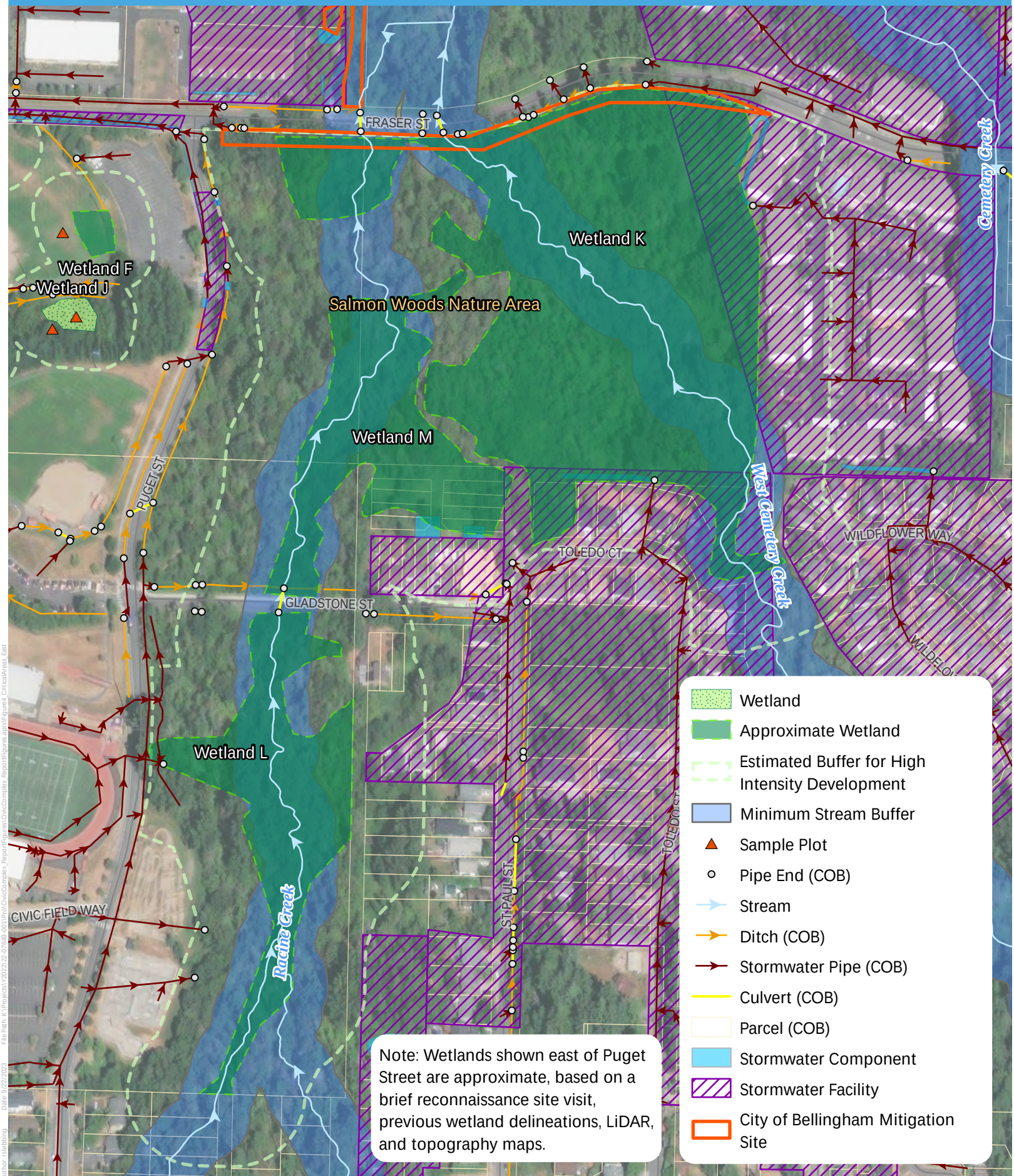
Figure 4.
Civic Athletic Complex Critical Areas East of Puget Street.



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Date: 9/22/2023
Author: rstebbing

Produced by Herrera Environmental Consultants (herrerainc.com) | Sources: ESRI (Aerial, 2021), City of Bellingham

0 70 140 280 Feet

Wetland Buffers

Preliminary wetland rating forms (Hruby 2014) were completed for Wetlands A, E, G, H, and M to determine potential wetland buffers, which are included in Table 2 below. Representative wetlands were rated to provide estimated buffers for all wetlands within the study area. Rating form figures were not completed. Wetlands M, L, and K were not formally delineated, therefore several assumptions were made on the rating forms for Wetland M. Buffers were determined based on BMC 16.55.340, which defines buffer widths based on wetland category, Ecology rating habitat score (Hruby 2014), and the proposed land use intensity. If no change in land use is proposed to the site, the current underlying land use would apply to buffer widths. Therefore, high intensity buffers would apply to wetland buffers west of Puget Street and moderate intensity buffers would apply to wetland buffers east of Puget Street.

Table 2. Estimated Wetland Categories, Habitat Score, and Buffer Widths.

Wetland Name	Estimated Category	Estimated Habitat Score	Buffer Width for High Intensity Development[a]	Buffer Width for Moderate Intensity Development[b]
A	II	Moderate	150 feet	110 feet
B	III	Moderate	150 feet	100 feet
C	III	Low	80 feet	60 feet
D	III	Moderate	150 feet	100 feet
E	III	Low	80 feet	60 feet
F	III	Low	80 feet	60 feet
G	III	Low	80 feet	60 feet
H	III	Moderate	150 feet	100 feet
I	III	Moderate	150 feet	100 feet
J	III	Low	80 feet	60 feet
K	II	Moderate	150 feet	110 feet
L	II	Moderate	150 feet	110 feet
M	II	Moderate	150 feet	110 feet

[a] High intensity land use includes the following uses or activities: commercial, urban, industrial, institutional, retail sales, residential (more than one unit/acre), high-intensity new agriculture, high-intensity recreation (including ball fields), and hobby farms (BMC 16.55.510).

[b] Moderate intensity land use includes the following uses or activities: residential (one unit/acre or less), moderate-intensity open space (parks), moderate-intensity new agriculture, trails, and logging roads (BMC 16.55.510).

Streams and Drainages

Four creeks and three drainages were identified within the study area. Other drainages or small seasonal creeks may be located east of Puget Street but were not directly observed due to steep slopes east of Puget Street. Numerous artificial ditches are mapped throughout the study area on CityIQ (City of Bellingham 2023) and are shown on Figures 3 and 4.

Lincoln Creek

Lincoln Creek flows eastward through the northwest portion of the study area, through a linear channel on the south side of Fraser Street. Approximately 350 feet east of the west property line, the channel splits into two channels that reconnect and turn north, flowing under Fraser Street where Lincoln Creek flows through a pipe for approximately 650 feet. The channel daylights in the Haskell Business Park for 450 feet until it flows into Whatcom Creek.

The onsite portion of Lincoln Creek is 6 to 10 feet wide with a silty and sandy substrate. The creek regularly floods into Wetland A and the softball fields (Geri Field 3) at the northwest end of the study area. Riparian vegetation surrounds the channel including red alder, black cottonwood, western red-cedar, Douglas fir (*Pseudotsuga menziesii*), salmonberry, vine maple, Pacific willow (*Salix lasiandra*), snowberry, Himalayan blackberry (*Rubus armeniacus*), and sword fern (*Polystichum munitum*). Old beaver markings were observed on multiple trees within the Lincoln Creek riparian corridor.

Historic aerials of the study area indicate Lincoln Creek has been channelized since at least 1950. During construction of the Haskell Business Park, a portion of Lincoln Creek was placed in a culvert. A 1963 photograph is included in Appendix A that shows Lincoln Creek as a linear channel through the study area and offsite on the current Haskell Business Park property.

Site plans of Phase II development activities at Civic Field Complex from 1980 indicate that Lincoln Creek was realigned to flow along the northern property line and a portion of the channel east of Wetland A was supposed to be filled in and decommissioned. However, the southeastern channel was observed by Herrera biologists during the 2023 site visit, in addition to a main channel along the north property line.

A City of Bellingham Public Works mitigation project occurred in and adjacent to Lincoln Creek in 2009/2010 based on a design by Anchor Environmental. The mitigation plan appears to be associated with a City project that included improvements to Fraser Street, according to CAO exemption letter for 1225 Civic Field Way (Spens 2006). This included widening the southwest section of the southern fork of Lincoln Creek within the study area. Logs weirs and fill were placed within the north channel of Lincoln Creek to direct more flow to the south channel (Lincoln Creek Habitat Enhancement at Fraser Street Plan Drawings, Anchor Environmental, LLC, 2009). During a site visit in January 2023, Herrera biologists noted similar flow volumes in both the north and south channels.

Lincoln Creek is a fish stream with winter steelhead, coho salmon, and chum salmon (WDFW 2023b). Winter steelhead are listed as a threatened species by NOAA Fisheries. The City requires a minimum 75-foot buffer for fish streams and maximum 150-foot buffer (BMC 16.55.500A).

Moore Creek

Moore Creek is a small, seasonal tributary to Lincoln Creek. Hydrology for the creek originates from a stormwater pipe on the east side of Moore Street near the intersection of Moore Street and Civic Field Way. Moore Creek flows northward on the east side of Moore Street through a linear/ditched channel for approximately 300 feet before flowing into Lincoln Creek. The creek is approximately 2 feet wide with silty substrate or reed canarygrass.

Moore Creek is mapped by WDFW as a non-fish stream. However, the lowest portion of the stream near Lincoln Creek could potentially have fish presence during high flows. A majority of the creek has very little flow and dense reed canarygrass likely restricts fish use. Confirmation from the local WDFW habitat area biologist may be necessary to determine fish presence or absence in Moore Creek. If Moore Creek is determined to be a non-fish stream the required buffer would be a minimum of 50 feet and maximum of 100 feet. If Moore Creek is determined to be a fish stream, the required buffer would be a minimum of 75 feet and maximum of 150 feet (BMC 16.55.500A).

Racine Creek

Racine Creek is a seasonally flowing tributary to West Cemetery Creek, located east of Puget Street. Racine Creek flows north under a bridge at Fraser Street for approximately 270 feet before flowing into West Cemetery Creek. The creek is 4 to 6 feet wide with a silty and sandy substrate. The southern portion of the creek is located within a steep ravine and has two forks that initiate near Lakeway Drive and merge just east of the skate park and BMX bike jump park. Racine Creek flows through Wetlands K, L, and M providing hydrology to these wetlands, while the wetlands also function to attenuate flooding in the basin.

Riparian vegetation surrounding Racine Creek includes red alder, western red-cedar, Douglas fir, vine maple, black cottonwood, salmonberry, snowberry, Himalayan blackberry, willow (*Salix* spp.), and sword fern. The northeastern riparian zone contains a higher number of conifers, ranging from 9 to 20 inches diameter at breast height (DBH), while the western side of Racine Creek contains more deciduous vegetation and patches of Himalayan blackberry.

Racine Creek is mapped by WDFW as a non-fish stream (WDFW 2023b). However, local WDFW habitat area biologist, Joel Ingram, has observed Racine Creek and confirmed that a majority of Racine Creek is fish accessible, except for the southern extent of the east fork, south of a sandstone outcrop and the southern extent of the west fork, where the channel is undefined within Wetland L. Fish presence could potentially include species found in West Cemetery Creek including winter steelhead, coho salmon, chum salmon, cutthroat trout, and dolly varden/bull trout. Therefore, the southern-most portion of Racine Creek would be required to have a minimum 50-foot buffer and maximum 100-foot buffer as a Type Ns stream. A majority of Racine Creek would be required to have a minimum 75-foot buffer and maximum 150-foot buffer as a Type F stream (BMC 16.55.500A).

West Cemetery Creek

West Cemetery Creek is a fish-bearing stream that flows northwest through the northeast portion of the study area. The stream is 5 to 7 feet wide with silty and sandy substrate. This creek also floods into Wetland K, providing hydrology for the wetland, while the wetland also functions to attenuate flooding downstream. The creek flows northward under a bridge at Fraser Street for approximately 950 feet before flowing into Whatcom Creek. Riparian vegetation surrounding West Cemetery Creek is similar to riparian vegetation surrounding Racine Creek, with the addition of patches of reed canarygrass.

WDFW maps Cemetery Creek with the following documented or presumed presence of fish species: winter steelhead, coho salmon, chum salmon, cutthroat trout, and dolly varden/bull trout (WDFW 2023b). As a Type F stream, West Cemetery Creek would be required to have a minimum 75-foot buffer and maximum 150-foot buffer (BMC 16.55.500A).

The City maps West Cemetery Creek and associated riparian area as an important wildlife corridor, based on a 2021 wildlife corridor study. This study was based the use of the corridor by three focal species: red legged frog (*Rana aurora*), Douglas squirrel (*Tamiasciurus douglasii*), and brown creeper (*Certhia americana*) (City of Bellingham 2022).

An analysis of sediment management in the West Cemetery Creek watershed indicates that sediment transport and deposition occur within the study area, due to urban development in the watershed. High sediment deposition in the lower watershed is an ongoing maintenance and management issue for this area (Element Solutions 2013).

Drainages 3, 4, and 5

Three drainages were identified between the stormwater pond north of Civic Field and the northern softball fields. The source of hydrology for all three drainages is from the stormwater pond, which is appears to be at or beyond its capacity to manage stormwater input and outflow. Emergent vegetation (cattails) and red alder trees and willows dominate the vegetation within the pond basin. No obvious drainage channels are visible on historic aerials from 1950 and 1963 in these locations (City of Bellingham 2023b), prior to construction of the stormwater pond.

Drainage 3 initiates from the stormwater pond outfall and extends east on the north side of a trail, turning north and following the west side of another north-south trail through the forested portion of the study area. The drainage turns west along the south side of a main east-west trail and connects into a long pipe that drains directly into Lincoln Creek at the north end of the study area. Several ditches throughout the study area connect into this pipe which directs runoff from a large portion of the study area into Lincoln Creek.

Drainage 3 appears intentionally created as a ditch to capture and direct stormwater from the stormwater pond. This drainage is mapped on CityIQ as a ditch (City of Bellingham 2023). The drainage is 1 to 2.5 feet wide and is partially vegetated with herbaceous species or unvegetated with silty substrate.

Drainages 4 and 5 are located on the east and west sides of an 8-inch sewer main with channels 1 to 3 feet wide. The channels are severely downcut and have undermined the root structures of adjacent trees. The source of hydrology for these two drainages is the stormwater pond, which appears to be at or near capacity and during large storm events, overflows into these two drainages. During a site visit on January 18, 2023, after heavy rains, the two drainages had less than 0.5 inches of flow, indicating they likely only convey water during very large storm events when the stormwater pond is beyond capacity. Water was observed seeping out of the northern stormwater pond berm and into the drainages.

Given that these three drainages appear to be directly associated with the stormwater pond's discharge, they would not likely be regulated as streams by the City, which specifically excludes "ditches, canals, stormwater runoff devices, or other entirely artificial watercourses, except where they exist in a natural water course that has been altered by humans," per BMC 15.55.510. Therefore, City regulated stream buffers along these drainages would not be applicable.

Priority Habitats and Species

State priority habitats and areas associated with state priority species are regulated as fish and wildlife habitat conservation area under BMC 16.55.470(A)(1)(c). Priority habitats and species (PHS) are identified by WDFW. Priority habitats and species identified or mapped within the study area include priority fish species, big brown bat habitat breeding areas and communal roosts, and priority snags and log habitat.

No rare native plants or vegetation communities are documented in associated with the subject property or its general vicinity (WDNR, 2023a).

Priority fish species are documented in West Cemetery Creek and Lincoln Creek and are also likely be present in Racine Creek and the lowest portion of Moore Creek, as described above.

Big brown bat breeding areas and communal roosts are considered priority habitats. A breeding or communal roost is mapped within the township that includes the study area, but the specific breeding or communal roost locations are masked. Big brown bat is a generalist that lives in a variety of forest habitats, rangeland and urban habitat. Big brown bat roost in buildings, trees, snags, caves, mines, cliffs, and bridges. Roosts in trees occur in cavities, hallow trucks, loose bark and broken tops and often include Ponderosa pine, aspen, and Douglas fir trees (WDFW 2023c).

Scattered priority snags and logs are located within the study area, primarily in the southwest portion of the forest habitat and forested areas east of Puget Street where older trees are present. Priority snags must be at least 20 inches in diameter and 6.5 feet in height. Priority logs must be at least 12 inches in diameter and at least 20 feet long. Individual priority snag and/or logs are considered a PHS when they provide exceptional value to wildlife due to their scarcity in a particular landscape, such as in urbanized settings (WDFW 2008).

Frequently Flooded Areas

Frequently flooded areas are designated critical areas under BMC 16.55.370 and include the 100-year floodplain mapped by the Federal Emergency Management Agency (FEMA) and areas identified by the Public Works Director. Frequently flooded areas are mapped on CityIQ and include a majority of the study area east of Puget Street, which include areas mapped as "100-year floodplain" and "frequently flooded wetlands" and "modeled depressional areas". The 100-year floodplain is mapped predominantly east of West Cemetery Creek between Toledo Court and Fraser Street. Lincoln Creek within the northwest portion of the study area is also mapped as a frequently flooded area (City of Bellingham 2023a).

City of Bellingham Critical Area Regulations

The City of Bellingham Municipal Code Chapter 16.55 regulates critical areas and their buffers, including wetlands; fish and wildlife habitat conservation areas (including streams and priority habitats and species); and frequently flooded areas. Potential stream and wetland buffers are listed above. Proposed impacts or alterations to critical areas or their buffers would require a Critical Area Permit from the City and mitigation would be required.

Mitigation for wetland impacts can include wetland creation or reestablishment, wetland enhancement, wetland rehabilitation, and/or preservation (BMC 16.55.350). The amount of mitigation required depends on the category of impacted wetland and timing of mitigation construction (concurrent or prior to the project construction).

Buffer reductions may be allowed by the City under certain conditions and with a minimum of a 1:1 buffer mitigation. Category II and III wetland buffers shall not be reduced to less than 75 percent of the standard buffer [BMC 16.55.340(C)]. Fish stream and non-fish perennial stream buffers shall not be reduced to less than 75 percent of the minimum required buffer. Seasonal non-fish streams shall not be reduced to less than 50 percent of the minimum required buffer [BMC 16.55.500(D)(3)].

Federal and State Regulations to Protect Species and Habitats

Sections 404 and 401 of the Clean Water Act (United States Code [USC], Title 33, Chapter 1344 [33 USC 1344]), regulate the placement and removal of materials (fill) and or alterations (hydraulic or vegetative) within waters of the United States, including wetlands and streams. Projects requiring federal authorizations also require compliance with the provisions to protect species and habitats under the Endangered Species Act (16 USC 1531).

Wetlands B, D, E, and F located entirely in the softball fields, may not be regulated by the Corps. These wetlands were likely artificially created during construction and improvements of the softball fields (which occurred in the early 2000's) due to soil alterations (scraping, leveling, mixing), lack of regular softball field maintenance, and plugged subsoil drains. A jurisdictional determination would be necessary to determine if the agencies would consider these wetlands regulated waters. The City and the Department of Ecology would also have to determine if they would take jurisdiction over these wetlands.

Lincoln Creek, Racine Creek, West Cemetery Creek and potentially the lowest portion of Moore Creek provide habitat for species listed under the Endangered Species Act (ESA), including winter steelhead and bull trout/dolly varden. Winter steelhead and bull trout/dolly varden are listed as threatened under ESA regulations.

Washington State laws and programs designed to control loss and impacts on habitats and species include the State Environmental Policy Act (Chapter 43.12C Revised Code of Washington [RCW]), Section 401 of the Clean Water Act (a federal law that is implemented in the state by Ecology as noted above), State Hydraulic Code (Chapter 77.55 RCW and Washington Administrative Code [WAC] 220-110), and the Growth Management Act (Chapter 36.70A RCW).

The Washington State Environmental Policy Act (SEPA) provides a way to identify possible environmental impacts that may result from government decisions including, but not limited to, construction of public facilities. Information provided during the SEPA review process helps agency decision makers, applicants, and the public understand how a proposal will affect the environment including, but not limited to, aquatic resources (e.g., lakes, streams, wetlands), shorelines, earth, plants, and animals. The City of Bellingham would be the lead agency for reviewing project actions within its jurisdiction.

The Washington Department of Fish and Wildlife (WDFW) administers the Hydraulic Project Approval (HPA) program under the state Hydraulic Code, which was specifically designed to protect fish life. An HPA permit is required for projects in or near state waters, that will "use, divert, obstruct, or change the natural flow or bed of the salt or fresh waters of the state" [RCW 77.55.011(11)].

Mitigation and Restoration Opportunities

If a change in use of the study area is proposed and impacts occur to critical areas or buffers, mitigation would be required for all regulated wetlands, streams, and buffers. It should be noted that if wetlands within the softball field (Wetlands B, D, and E) were determined to be non-jurisdictional by the Corps, Ecology, and the City, mitigation would not be required for development over these wetlands.

The City could also conduct voluntary restoration within the study area if desired. The following includes a brief description of potential mitigation or restoration opportunities onsite. For simplicity, mitigation and restoration opportunities are referred to as "mitigation."

Mitigation for wetland impacts is required by the City in BMC 16.55.360. Mitigation is also required by the Corps and Ecology for wetland impacts, similar to what is required by the City. Typically, mitigation includes restoration, creation/establishment, enhancement, and/or preservation. The amount of mitigation required varies based on the wetland category that is impacted and the type of mitigation proposed. See Table 3 for the required ratios for direct wetland impacts in the City.

In addition to mitigation for direct wetland impacts, the Department of Ecology typically requires mitigation for indirect wetland impacts as well, per Wetland Mitigation in Washington State, Part 1: Agency Policies and Guidance (Ecology 2021). The City may also require mitigation for indirect impacts as well. Indirect wetland impacts may occur to wetlands where buffers are reduced or where a project directly impacts a portion of a wetland, resulting in a reduction in wetland functions. Mitigation ratios for indirect wetland impacts vary based on the type of impact proposed and what wetland functions are impacted, but generally indirect impacts are offset at a lower ratio that direct wetland impacts.

Mitigation for wetland and stream buffer impacts is typically required at minimum 1:1 ratio (BMC 16.55.340.E). However, additional mitigation may be required to protect wetland functions where buffers are not fully vegetated with trees and shrubs.

Table 3. Wetland Mitigation Ratios in the City of Bellingham (BMC 16.55.360).

Category	Creation or Re-establishment	Restoration (Rehabilitation)	Enhancement	Preservation
Category I, Mature Forested Wetland	6:1	12:1	24:1	NA
Category I, more than 23 points in wetland rating	4:1	8:1	16:1	NA
Category I, all others	Case-by-case, may not be possible	Case-by-case, may not be possible	Case-by-case, may not be possible	NA
Category II	3:1	6:1	12:1	16:1
Category III	2:1	4:1	8:1	10:1 Case-by-case basis
Category IV	1.5:1	3:1	6:1	5:1 to 10:1 Case-by-case basis

Northwest Corner (Geri Field 3)

The onsite portion of Lincoln Creek was channelized prior to the 1950s and the downstream section (offsite) was placed in a culvert during construction of the Haskell Business Park. Lincoln Creek lacks adequate substrate for fish and contains mainly silty and sandy substrate. Moore Creek, a small tributary to Lincoln Creek, was also ditched and is overgrown with invasive species including reed canarygrass and Himalayan blackberry. Mitigation opportunities could include re-routing these creeks to a create more natural channels with native riparian vegetation and improved substrate for fish species.

During heavy rain events, Lincoln Creek overtops its banks and floods into Wetland A (including in the softball field portion of the wetland). The basin would benefit from wetland creation and wetland rehabilitation, particularly over the western softball field which includes Wetland A. Increasing wetland area near Lincoln Creek would help with flood attenuation, increase shade over the creek, and provide greater water quality function in a creek that is listed for poor water quality by Ecology. Wetland A and other wetlands within the softball fields provide low flood attenuation and low habitat functions due to the current mowed grass vegetation and sloped nature of the wetlands, which provides minimal flood storage function.

This portion of the study area contains the highest mitigation value, due to the availability of wetland creation, stream enhancement, and buffer enhancement potential. Wetland A could be expanded further into Geri Field 3 to allow for greater flood attenuation.

Wetland I

Wetland I currently provides low plant species diversity and contains invasive species (reed canarygrass and Himalayan blackberry), both within the wetland and its buffer. This wetland and its buffer could be improved by removing invasive species and planting native vegetation. Mitigation in this area is limited to wetland and buffer enhancement.

Wetland H

The buffer surrounding Wetland H has active transient camps and trash and debris from old encampments. This area could be enhanced by removing trash and replanting open patches with native vegetation to increase wildlife habitat, hydrologic interception, and water quality functions. Mitigation in this area is limited to wetland and buffer enhancement.

East of Puget Street between Gladstone Street and Fraser Street

The northeast portion of the study area, east of Puget Street, includes Wetlands K and M and their buffers. The western portion of the Wetland K and M buffers (between the wetlands and Puget Street) are primarily a deciduous forest with red alder and patches of thick Himalayan blackberry. Buffer habitat could be enhanced by removing invasive Himalayan blackberry and planting additional conifers and shrubs. Mitigation in this area would likely be limited to wetland and buffer enhancement. Wetland creation is not recommended for this location because upland areas are steeply sloped and/or contain

larger trees which would have to be removed to create additional wetland area. Mitigation concepts proposed for this area should consider the high sediment deposition that occurs in the lower West Cemetery Creek watershed, as documented in the *West Cemetery Creek Sediment Management Alternatives Feasibility Study* (Element Solutions 2013). Additionally, the City maps an important wildlife corridor in this portion of the study area, based on a recent wildlife corridor analysis report (City of Bellingham 2022); therefore, wetland preservation is recommended for this area.

East of Puget Street and South of Gladstone Street

Thick areas of Himalayan blackberry are located on the west side of Racine Creek and Wetland L, near Puget Street. These buffer areas could be enhanced by removing invasive species and planting native trees and shrubs. Additionally, encampments and old trash piles are located near the creek which could be removed and enhanced. This portion of the study area is not conducive to wetland creation due to steep slopes.

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Appendix A

Civic Field Memo Photos

HERRERA
Science + Planning + Design

Photo 1. Southern fork of Lincoln Creek in the northern portion of the study area. This segment of the creek was part of a fish enhancement project in 2009/2010 that included widening the stream and adding logs (January 4, 2023).

Photo 2. View of the southern end of Moore Creek, west of Moore Street, looking southwest. This portion of the creek is overgrown with reed canarygrass and only has occasional flow (January 4, 2023).

Photo 3. Historic photo of the study area, circa 1963 (City of Bellingham Historic Aerial Photographs). This map shows Lincoln Creek in a linear channel slightly further south than the current location. The creek was re-routed in the 1980s.

Photo 4. Lincoln Creek at the culvert under Fraser Street. Evidence of historic beaver presence can be seen on the trees (January 4, 2023).

Photo 5. Northern extent of W. Cemetery Creek (January 18, 2023).

Photo 6. Flooding surrounding W. Cemetery Creek, near the center of Wetland K (January 18, 2023).

Photo 7. Northern portion of Racine Creek (January 18, 2023).

Photo 8. Portion of Wetland A over Geri Field 3, view north. The northern portion of the field floods during high flows in Lincoln Creek (January 4, 2023).

Photo 9. Wetland G (January 5, 2023).

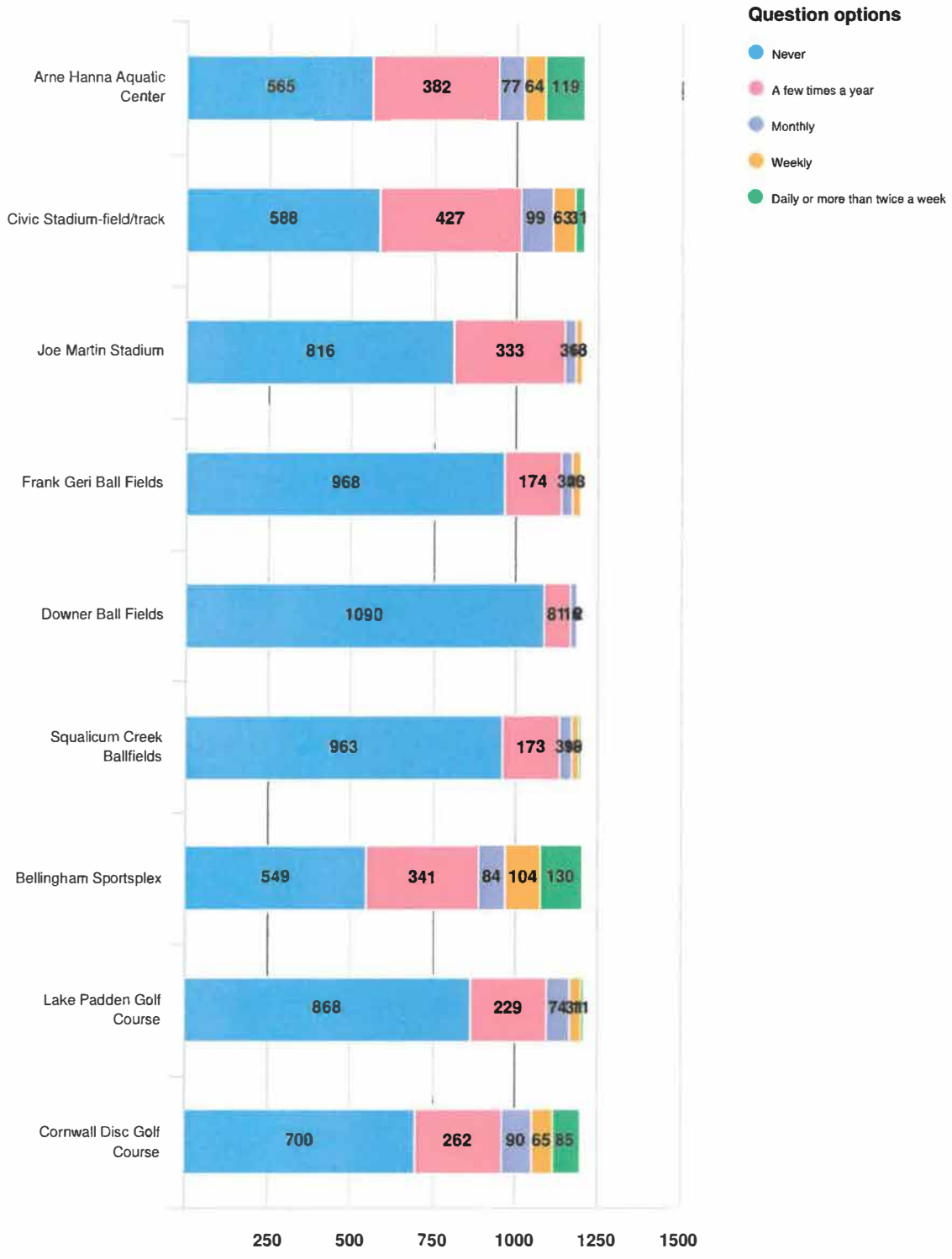
Photo 10. Northwestern portion of Wetland K (January 18, 2023).

Photo 11. Potential buffer enhancement area west of Wetland K. This forest is predominantly a younger deciduous forest (January 18, 2023).

Photo 12. Trash pile east of Wetland H (January 5, 2023).

Appendix E
Usage Tabulation

Q4 How frequently do you use or visit these recreational or athletic facilities?



Optional question (1229 response(s), 8 skipped)
Question type: Likert Question

Facility / Equipment / Instructor Utilization

Jun 13, 2022
10:57 AM

Reservation Date: From Jan 1, 2019 through Dec 31, 2022
Facility: Frank Geri 1, Frank Geri 2, Frank Geri 3, Frank Geri 4

Center Name	Facility / Equipment Type	Facility / Equipment / Instructor Name(Number)	Days Available	Hours Available	Days Reserved	Hours Reserved	Usage By Day	Usage By Hour	Total Attend
Civic Athletic Complex	Field - Softball	Frank Geri 1 ()	1461	23,376.00	86	294.00	5.89%	1.26%	2210
Civic Athletic Complex	Field - Softball	Frank Geri 2 ()	1461	23,376.00	111	297.75	7.60%	1.27%	2699
Civic Athletic Complex	Field - Softball	Frank Geri 3 ()	1461	23,376.00	54	164.75	3.70%	0.70%	1519
Civic Athletic Complex	Field - Softball	Frank Geri 4 ()	1461	23,376.00	74	225.00	5.07%	0.96%	1899
		Facility Type Sub-Total:	5844	93,504.00	325	981.50	5.56%	1.05%	8327
		Center Sub-Total:	5844	93,504.00	325	981.50	5.56%	1.05%	8327
		Grand Total:	5844	93,504.00	325	981.50	5.56%	1.05%	8327

RS II

Facility / Equipment / Instructor Utilization

Jun 13, 2022
10:58 AM

Reservation Date: From Jan 1, 2019 through Dec 31, 2022
Facility: Civic Stadium, Civic Stadium B, Civic Stadium Parking Lot

Center Name	Facility / Equipment Type	Facility / Equipment / Instructor Name(Number)	Days Available	Hours Available	Days Reserved	Hours Reserved	Usage By Day	Usage By Hour	Total Attend
Civic Athletic Complex	Parking Lot	Civic Stadium Parking Lot ()	1461	23,376.00	3	9.00	0.21%	0.04%	650
		Facility Type Sub-Total:	1461	23,376.00	3	9.00	0.21%	0.04%	650
Civic Athletic Complex	Field - Multipurpose	Civic Stadium ()	1461	23,376.00	412	1,677.00	28.20%	7.17%	21382
		Facility Type Sub-Total:	1461	23,376.00	412	1,677.00	28.20%	7.17%	21382
		Center Sub-Total:	2922	46,752.00	415	1,686.00	14.20%	3.61%	22032
		Grand Total:	2922	46,752.00	415	1,686.00	14.20%	3.61%	22032

RS II

Facility / Equipment / Instructor Utilization

Jun 13, 2022
10:54 AM

Reservation Date: From Jan 1, 2019 through Dec 31, 2022
Facility: Downer Field 1, Downer Field 2

Center Name	Facility / Equipment Type	Facility / Equipment / Instructor Name(Number)	Days Available	Hours Available	Days Reserved	Hours Reserved	Usage By Day	Usage By Hour	Total Attend
Civic Athletic Complex	Field - Baseball	Downer Field 1 ()	1461	23,376.00	101	300.84	6.91%	1.29%	1970
Civic Athletic Complex	Field - Baseball	Downer Field 2 ()	1461	23,376.00	94	237.34	6.43%	1.02%	3078
		Facility Type Sub-Total:	2922	46,752.00	195	538.17	6.67%	1.15%	5048
		Center Sub-Total:	2922	46,752.00	195	538.17	6.67%	1.15%	5048
		Grand Total:	2922	46,752.00	195	538.17	6.67%	1.15%	5048

RS II

Facility / Equipment / Instructor Utilization

Jun 13, 2022
10:51 AM

Reservation Date: From Jan 1, 2019 through Dec 31, 2022
Facility: Joe Martin Stadium

Center Name	Facility / Equipment Type	Facility / Equipment / Instructor Name(Number)	Days Available	Hours Available	Days Reserved	Hours Reserved	Usage By Day	Usage By Hour	Total Attend
Civic Athletic Complex	Field - Baseball	Joe Martin Stadium ()	1461	23,376.00	295	964.25	20.19%	4.12%	8154
		Facility Type Sub-Total:	1461	23,376.00	295	964.25	20.19%	4.12%	8154
		Center Sub-Total:	1461	23,376.00	295	964.25	20.19%	4.12%	8154
		Grand Total:	1461	23,376.00	295	964.25	20.19%	4.12%	8154

RS II

Appendix F
Client Group Meeting Notes

Appendix F
Client Group Meeting Notes

F.1 Kickoff Meeting Notes
May 19, 2022

RMC ARCHITECTS

Attn: Consultant Team copy: Gina Austin

Company:

Date: May 19, 2022

Project: CoB Civic Athletic Complex

☐ **Transmittal**

Job#: 2220

☑ **Memo**

From: Neil McCarthy

☐ **Phone Record**

RE: Notes from kick off meeting

☐ **Other:**

Message

Team,

I'm reporting on an initial meeting to determine project scope for the upcoming Civic Athletic Complex project. The meeting was held on Tuesday May 17 and well attended by multiple city departments. It was interesting to see that a number of our interview themes came up over the course of the meeting.

Attendees:

Gina Austin, Project Manager
Alex King, Athletic Facilities Supervisor
Justin Shields, Parks Admin Coordinator
Laine Potter, Parks Development Manager
Peter Gill, Parks Planning Coordinator
Melissa Bianconi, Recreation Manager
Seve Janiszewski, Park Ops Manager
Nicole Oliver, Parks Director
Richard Griffen, Parks Facilities Manager
Neil McCarthy, RMC Architects

1. Project Extents

The project extents are fluid on a couple of boundaries.

- The Carl Cozier Elementary School site at the south west corner of the complex may be in play as Bellingham Public Schools considers a rebuild. BPS's strategy is typically to rebuild in the vicinity of the existing school so that students are not displaced during construction. Our scope may included a study of a land swap, possibly taking up a couple of the Lou Geri ball fields at the north of the site (at Fraser).
- The Salmon Woods Nature Area on the northeast corner of the complex is forested wetlands. There is a question of how much this will play into our analysis. The forested wetlands on the north side of Fraser will most likely not be in play. Gina noted that area is already "maxed out" in terms of mitigation. She is open to us discussing this further.
- There is half of a city block under the control of the City that extends south of the stadium parking lot on the Puget side of Pacific Street. It didn't appear to extend through to Lakeway. More information is needed for this property.

2. Renovation and Infrastructure Background

Gina provided the following summary:

- Major renovation of Civic & Joe Martin in 2006-2007
- Skate Park built in multiple phases, 2001 & 2007
- Civic turf installed in 2013
- Joe Martin turf installed in 2015
- Stormwater for Civic and parking lot disperses into the wooded area east of Puget Street. Stormwater rules encumber several acres of this area
- Other historical documents available on CityIQ
- Other maintenance info stored in City Works (city's maintenance management system)
- Stormwater pond at the Sportsplex was undersized, corrections identified by Public Works were never implemented.
- Geri Field renovated in 2001. Geri 3 is in the worst condition, Geri 3 field lights don't work, Geri 1 & 2 lights work and in better condition, Geri 4 is in the best condition of all the fields. A portion of the Geri Fields, parking and restroom were funded with an RCO grant

When asked if there was a central system to log in completed and contemplated maintenance projects, I was told that the City switched over to a program called "City Works" in 2019. Covid has complicated the adoption of the program but hopes are high that the data base will be better utilized going forward. I'm thinking our research will be part of that process. We'll also need to include a data gap analysis. Other highlights from the discussion include:

- Stormwater trades offs have been used for previous capital projects in the complex, however those encumbrances have not been memorialized supposedly because the City doesn't have a mechanism to encumber its own land. There will be some research and analysis needed here to develop a base line.
- The grandstands have water intrusion problems.
- We'll need to get a handle on grant encumbrances for the various elements of the complex.
- A Recreational Needs Assessment and a Cost Recovery Study are underway. Data will be shared when possible.

3. Current Uses

A similar discussion occurred about current uses on the site. Here are a few highlights:

- Swift Haven, the Tiny Home village in the parking lot of Geri Field 4, has another 2 years on the lease. Staff commented that the Swift Haven folks have been good tenants. Unfortunately there is a public perception problem regarding the village.
- The stadium parking lot is working well as a good multipurpose space for the community. For example, inspections for Ski to Sea food trucks are scheduled during the next couple of weeks in the parking lot.
- Overall the stadium is getting good use. Many local schools are using it for grad ceremonies and Bellingham Technical College is using it as well. (Could be covid related?)
- A couple years ago, the stadium had a concert (Death Cab for Cutie – WWU alums) that went really well. Some thought that more events like this might be considered.

RMC ARCHITECTS

Message (continued)

- It was noted that the city doesn't have a legitimate conference center or large event space and the complex is filling that role in some ways.
- The aquatic center is well used by many in the community. All the local high school swim teams use the facility. It is also used for recreation and can be rented out for birthday parties, etc.
- There has some discussion regarding the YMCA regarding co-locating in the complex and working with the aquatic center for additional pool opportunities. Those discussions paused during Covid but are slowly resuming.
- The Geri Fields are used by the softball community during the softball season. Geri 3 (located at northwest corner of the site) is in worst condition with a river running through left field during the wet part of the year. The current lights are non functional and the bases are submerged at times. The field is brought on line for softball when it dries out and the days are long enough to not need lights.
- There was a discussion regarding utilization of these fields. All agreed that utilization is high in the context of the softball use, but utilization during non-softball times is low. There may be opportunities for shared uses on these fields if coordinated right.
- Downer Fields are small ball fields by the Aquatic Center. They are underutilized and could be updated. There is a soccer field (maybe 2?) off of Lakeway that is never used. The adjacent tot lot playground is well used.
- The trails on the west side of the property are considered great for high school cross country meets. The trails themselves are nice for casual hikers, however homeless campers sometimes set up in the area. There is a problem with non-native (e.g. blackberry) growth in these woods that needs to be addressed. Selectively opening up site lines and introducing more trails will improve safety and utility of the area.
- The Sportsplex is the only facility that is on long term lease. There is a pilot program with Joe Martin Stadium this year with the Bellingham Bells taking on more of a stewardship role for the baseball stadium.
- The skate park area of the complex is showing its age. It doesn't have lights which was intentional to discourage night time use that might disturb the neighbors. This was a while ago and may be revisited.
- The bike jump park didn't generate much discussion other than to say it is maintained by the Whatcom Mountain Bike Coalition.
- Wetlands are most likely larger than currently shown.
- Melissa can share information regarding utilization of most venues of the Civic Athletic Complex.

4. Hopes/Dreams/Goals

The next part of the meeting involved a round table discussion of hopes, dreams and goals. I was impressed with how city staff take their stewardship role seriously while maintaining a forward looking approach to the possibilities of the complex. As we started this discussion, Melissa reminded us of the Recreational Needs Assessment process currently underway. She can make a draft version available for the team.

Alex:

- We need more awareness that this complex is a City of Bellingham facility. Better branding would be part of that.
- A designated dog park would take pressure off of the ball fields.
- More trails on west side of complex with better flow and destinations (not Civic Field dumpster area) would be great and would improve safety.
- The parking lot and surround infrastructure could be used for more community events like festivals.
- Lower Geri fields could be treated as multipurpose spaces to improve utilization. Soccer is a good example.

Melissa:

- The turfed, water and ice facilities should all work together. The complex should be more cohesive in its identity.
- Consider more tournaments and at a regional scale. Link to tourism and “heads in beds”.
- We should have a couple of sheets of ice now that hockey is becoming more popular.
- We need to reduce the amount of wet fields.
- More covered and lighted facilities would be helpful. For example a covered and lighted tot lot would be great.
- People want covered and lighted pickle ball.

Richard:

- We need to keep up with maintenance management including budgeting for maintenance. His example was the grandstands at Civic Stadium.
- Is there a better use for Geri 3? This is the field with water and light problems.
- Having the consultant team on board may help test some “sacred cows” going forward. Fresh eyes and a new perspective are welcome.
- The complex needs cohesion. Needs to tie together thematically.
- Likes ideas of featuring management of stormwater especially in open spaces.
- Yes, we need pickle ball.
- Consider electric vehicle charging.
- The complex is a hub for city workers. They charge vehicles here, use the restrooms and there is a bulk water station in the complex.

Steve J

- The complex is a nice mix of developed and forested areas.
- Some of the forested areas have an issue with invasive species.
- Trails in the forested areas are an asset.

Message (continued)

- A dog area is a good idea but consider good drainage. Poor drainage has made dog areas in other locations unusable at certain times of the year.
- Two of the three Geri fields along Fraser are underutilized.
- Consider CPTED principles during design.
- We may want a security system for Civic Stadium
- Lighting is important
- Covered recreational use would be great.
- Consider enhancing the city's shop area and add better employee space.

Laine

- Laine agrees with many of the comments previously stated.
- She is looking forward to a system to prioritize capital improvements. That is the goal of our final report.
- They do have some capital projects acknowledged in various budget tables.
- Multiuse is important.
- Covered and lighted areas are important.
- Aquatic center needs to expand.
- We need to serve all age groups including teens.
- Sustainable design elements like energy efficiency and stormwater management should play a big role in the project.
- Agrees with idea of attracting tourist dollars. Regional tournaments should be considered.
- Complex is already slated for EV charging stations (Phase 2) and Fast Charging infrastructure based on proximity to I-5.
- She likes idea of connecting to the environmental aspects including an educational component.
- Idea of establishing the complex boundaries and providing gateways resonated with her.
- Consider multimodal circulation as well.

Justin

- Need more pool space – lap lanes and play space.
- Perception of parking needs to be adjusted. For example folks at aquatic center think parking is inadequate even though stadium parking area is less than a block away. We need to have complex considered as a whole.
- Additional transportation options for staff would be great. However this may be a Whatcom Transit Authority issue.

Peter

- Would like better options for the pool including kid facilities at the pool.
- Multimodal access to the site should be improved.
- Connectivity between parts in the complex should be improved.
- Agrees with looking for multi-use opportunities like introducing soccer fields in baseball areas.

Gina

- There is a general lack of awareness of the complex. Even when folks visit the site, they don't have a perception of anything happening.

- We should maximize multipurpose uses.
- Need to be aware of burden on staffing when adding program or hours of operation.
- Would like to study connections to tourism. The mountain bike coalition is already using funding as are other local groups.
- More tournaments would be good.
- A marketing plan would be good.
- Cited Metro Parks in Tacoma as a precedent for trail markers and story boards.

5. Next Steps

We need to consider what we have and where we are headed. We'll begin with an inventory of existing buildings and of critical areas including buffers, steep slopes, etc. We should also review deed restrictions and zoning. We may need a traffic study for Fraser Street at some point. An illustration of what can be developed and where the mitigation potential (bubble diagram level) would be useful. We probably will have to reverse engineer development potential from mitigation capacity. We should consider summarizing the above with some sort of graphic plan that tracks the various data so we have reference material available. Maybe City IQ style?

The project will be broken down into phases. We can start with a first phase before defining the next based on our discoveries along the way. Overall budget for fees (all phases) is $200,000.The first phase will most likely be a data collection and analysis phase. Community engagement may not occur until the next phase.

In terms of community engagement, there is a difference between a stakeholder and an interested party. We should keep that in mind as we shape the community engagement process. Stakeholders include:

- Bellingham Public Schools (multiple parties most likely).
- YMCA
- Whatcom Sports and Recreation (Sportsplex lessee)
- Bellingham Bells ownership
- Neighborhood Association Reps
- Park Board
- Greenways
- Public Works

RMC will meet with the rest of the consultant team and generate a list of questions regarding scope of work for the first phase. We'll review with Gina prior to putting together a fee proposal.

Appendix F
Client Group Meeting Notes

F.2 Client Group Meeting
March 3, 2023

RMC ARCHITECTS

Attn:	Gina Austin		
Company:	City of Bellingham – Parks Development Division	**Date:**	March 03, 2023
Project:	Civic Athletic Complex Phase 1 Assessment	☐	**Transmittal**
Job#:	2220	☑	**Memo**
From:	Neil McCarthy	☐	**Phone Record**
RE:	March 03 Client Group Meeting	☐	**Other:**

Message

Attendees:

Gina Austin, Project Manager
Nicole Oliver, Parks Director
Melissa Bianconi, Recreation Manager
Alex King, Athletic Facilities Supervisor
Laine Porter, Parks Development Manager
Chris Comeau, PW Transportation Planner
Colleen Mitchell, Herrera
Lillian Hansen, Herrera
Eric Gold, DA Hogan
Brice Maryman, MxM
Neil McCarthy, RMC

1. Purpose of Meeting
The purpose of this meeting was to report on progress to date. We also discussed next steps and began a discussion about future development goals for the complex.

2. Data gathering and review
Gina has forwarded multiple batches of data regarding the complex to the team over the past months. The consultant team organized that data on a ShareFile site and developed a log to assist with document retrieval. This is an important step because information regarding the complex has been difficult to manage due to the large number of facilities and the organic growth of the site. To aid with document retrieval, the complex was divided into 12 different facilities and a general category was included.

The consultant team reviewed the documentation provided and studied other available sources to come up with a clearer picture of the site's current status. For example, RMC produced a report regarding regulatory and planning parameters. Herrera reviewed civil and environmental data available on sources such as City IQ in preparation for further investigation.

Wilson Engineering and Survey was commissioned to review all available survey and title information about the various parcels included at the facility. A survey report with commentary was provided. The report identifies unresolved parcel issues that can now be addressed as part of future projects.

3. Consultant investigation highlights
Each of the consultant disciplines investigated site parameters according to their area of expertise. Highlights of these investigations were provided at this meeting.

Eric provided a summary of his Fields and Track Assessment. Each facility was rated on accessibility, ball control/fencing, estimated service life, surface quality, stability, surface planarity,

drainage, reliability, and irrigation. An overall score was produced to determine where the facility ranked on a scale from “like new” to “out of service”. Observations and recommendations were included. Note that the next round of field refurbishments will trigger stormwater mitigation. See attached presentation for more detail.

Colleen presented information regarding storm facilities, critical areas, and wetlands. The information was presented via interactive story map and highlighted observations and challenges for the complex. Geri 3 and the adjacent stream channel and mitigation measures along Fraser were discussed. Colleen also looked into which areas are under Public Works control and which are maintained by Parks. Additional detail will be provided in the final report.

Neil gave a brief review of RMC’s building walkthroughs. While extensive property condition assessments are beyond the scope of this work, observations and interviews with staff presented a general idea of the status of each building. More detail will be included in the final report.

Brice followed with a presentation on his observations of existing conditions for the complex as a whole. Entrances and destinations to the complex are not very legible. Unifying connections are hard to find. Facility boundaries were generally ambiguous. The site could benefit from more integration. This would create a complex that is a more welcoming place and make navigation easier. Brice also discussed a proposed Public Engagement Plan. Gina sent this out to the group prior to the meeting and included some redlines. Brice’s presentation is attached.

4. Next Steps

The consultant team will proceed with a interactive digital map to facilitate accessing information from the assessment. Gina commented that it might be good to have an exhibit that identifies developable areas with polygons and have relevant data included, however, this is beyond the scope of Phase 1.

5. Client Group Discussion

Gina noted we have funds available for the next phase in the project. Defining the scope of that phase will happen soon.

Nicole would like the next phase to move toward drawing conclusions. That is the expectation of the mayor, school stakeholders and department heads. Specific questions like analysis of moving the school should be included.

Some other comments included that it would be helpful to discuss development potential relative to the recently completed Recreational Needs Assessment. We should also consider a new community center with additional aquatics facilities.

We will convene another meeting to discuss future goals specifically.

Civic Athletic Complex Facilities
Key Map

2022.09.28

800 0 400 800 Feet

T

City of Bellingham Civic Athletic Complex							1/23/2023
Campus Location	File Type	Date	Title	Folder	Author	Sharefile Location	Comments
Geri Fields 1,2,3	As-Builts	1980	Frank & Geri Fields 1980	X	The ORB Organization	01.1.A.1	
Geri Fields 1,2,3	Report	6/13/2022	Geri 4_Utilization.pdf		unknown	01.3.B.1	
Geri Fields 4	As-Builts	1980	Frank & Geri Fields 1980	X	The ORB Organization	02.1.A.1	
Geri Fields 4	As-Builts	+/-AUG2000	Geri 4 Restroom As-builts	X	HGE/Romtec/David Evans	02.1.A.2	Electrical/Restroom
Geri Fields 4	Bid-Design	10/1/2000	Geri 4_Restroom.pdf		David Evans & Associates	02.2.B.1	8pgs
Geri Fields 4	Report	6/13/2022	Geri_Utilization.pdf		unknown	02.3.B.1	
Geri Fields 4	Report	3/1/1998	Geri_4_DrainageBasin1998.pdf		Millennium Engineering Group	02.4.B.1	45pgs
Civic Stadium	As-Builts	2005-2007	Civic Complex Imps 2005-2007 incl CAD	X		03.1.A.1	
Civic Stadium	As-Builts	2008	Civic Conc Rpr & Seat Replace	X		03.1.A.2	
Civic Stadium	As-Builts		Civic Field Turf 2013	X		03.1.A.3	
Civic Stadium	As-Builts	2000	Civic Field Turf and Improvements 2000	X		03.1.A.4	
Civic Stadium	As-Builts		Civic North Grandstand	X	various	03.1.A.5	
Civic Stadium	As-Builts	1994	Civic South Locker Room Remodel 1994	X		03.1.A.6	
Civic Stadium	As-Builts	1961	Civic Stadium Plans 1961	X		03.1.A.7	
Civic Stadium	As-Builts	4/5/1961	A-9-6-20 Civic Stadium Lighting.pdf		Dr. Charles Slosser	03.1.B.1	10pgs
Civic Stadium	As-Builts	unknown	GrandstandSeatingPlan.pdf		unknown	03.1.B.2	2 pages
Civic Stadium	As-Builts	unknown	GrandstandSeatingPlan.pub		unknown	03.1.B.3	
Civic Stadium	Bid-Design	5/29/2013	38B-2013_DWGS.pdf		DA Hogan	03.2.B.1	7pgs
Civic Stadium	Bid-Design	4/20/2018	Bellingham Civic Track Bid Set Drawings 4-20-18.pdf		DA Hogan	03.2.B.2	4 pgs
Civic Stadium	Bid-Design	5/30/2018	BID #27B-2018 CIVIC STADIUM NORTH.pdf		BergerABAM	03.2.B.3	7pgs
Civic Stadium	Report	6/13/2022	Civic Field_Utilization.pdf		Unknown	03.3.B.1	
Civic Stadium	Report	12/3/2004	GeoEngineer_GeoTech_Complete.pdf		GeoEngineers	03.4.B.1	62pgs
Dirt Bike Jump Track	As-Builts	11/18/2013	2013 As-built Civic Bike Jump Park.pdf		COB, spw	04.1.B.1	2pgs
Skate Park	As-Builts	2005-2007	Civic Complex Imps 2005-2007 incl CAD	X		05.1.A.1	
Skate Park	As-Builts	1/25/2000	Skate Park - Phase 1	X		05.1.A.2	
Skate Park	As-Builts	1/2/2007	Skate Park - Phase II 2007	X		05.1.A.3	
Skate Park	As-Builts	1/25/2000	Skate Park As-Built PD2004-Cb	X		05.1.A.4	
Skate Park	As-Builts	Unknown	Skate Park Preliminary Master Plan undated.pdf		Purkiss-Rose-RSI	05.1.B.1	
Skate Park	Bid-Design	1/2/2007	SkateParkPh_2_All.pdf		S+KP	05.2.B.1	
Skate Park	Report	12/3/2004	GeoEngineer_GeoTech_Complete.pdf		GeoEngineers	05.4.B.1	62pgs
Civic Stadium Parking	As-Builts	2005-2007	Civic Complex Imps 2005-2007 incl CAD	X		06.1.A.1	
Civic Stadium Parking	Report	12/3/2004	GeoEngineer_GeoTech_Complete.pdf		GeoEngineers	06.4.B.1	62pgs
Downer Fields	Report	6/13/2022	Downer-Utilization.pdf		Unknown	07.3.B.1	
Aquatic Center	As-Builts		Aquatic Center	X		08.1.A.1	
Aquatic Center	Bid-Design	2/1/2013	2b-2013Specifications_AHAC2013.pdf		COB Parks & Recreation	08.2.B.1	122pg Bid #2B-2013 Arne Hanna Aquatic Center Pool Resurfacing & Tile Repair
Aquatic Center	Bid-Design	5/15/2008	76B-2008 Plans.pdf		Zervas Group Architects	08.2.B.2	5 Sheets Arne Hanna Aquatic Center Acoustical Baffles

RMC ARCHITECTS

Civic Athletic Complex

Regulatory and Planning Review Summary 2023 03 02

RMC Architects conducted a review of readily available documentation regarding zoning, masterplans, park plans and reports for the Complex. Sources include documents provided by the City, City IQ, Bellingham Municipal Code, and information gleaned from City websites. See 1A References/Resources for a complete list of documents available for review. Note that civil, survey, and environmental reports address additional areas of document review.

Planning and Zoning Review:

The complex is located in the Puget Neighborhood. The Puget neighborhood table of zoning regulations identifies the complex as Area 5. The zoning designation is Public, Recreation. The zoning table includes a Use Qualifier "Recreation and Passive Wetland Park". There are no Special Conditions or Special Regulations. However, the table includes a Prerequisite Consideration as follows:

> "Development of improved access to major arterials to the north should be done prior to, or concurrent with, any further major development. Minimize impacts on adjacent residents."

A cross reference to BMC 20.42. Public Development provides more specific information regarding requirements such as minimum yards, parking, signs, etc. and should be referenced for future projects.

Parks, Recreation and Open Space (PRO) plan

Bellingham's PRO plan was updated in 2020. The plan is an element of the City's Comprehensive Plan and is intended to guide the preservation and expansion of the park, recreation and open space system. The plan acknowledges recent trends in recreational activities that create a need for support spaces within the recreational system. Maintenance is a key component to the success of parks, trails and open space. The plan speaks to this and includes discussion regarding volunteer programs.

The PRO Plan identifies Civic Athletic Complex as a Community Park. Community Parks focus on meeting the recreation needs of the larger community and include specialized activities along with preserving unique environmental features. Specific recommendations for the complex include:

- exploring a partnership with the YMCA and Arne Hanna Aquatic Center (high priority),
- replacing Geri Fields dugouts (medium),
- replacing Civic Stadium scoreboard (medium),
- doing a lighting assessment (medium), and
- replacing natural field surfaces with synthetic surfaces at Geri Fields (low priority).

The plan also identifies the following details for the complex:

- 69.9 acres of area,
- 1.2 acres of trails,
- a playground,

WILSON ENGINEERING

October 20, 2022

2022-063: RMC/Bellingham Parks and Recreation Civic Complex Boundary Review

Neil McCarthy, Architect AIBC, AIA, LEED AP
Principal
RMC ARCHITECTS
1223 Railroad Avenue
Bellingham, WA 98225
360.676.7733 | www.rmcarchitects.com

RE: Professional Land Surveyor's Opinion Memorandum—Deed Interpretation/Integration for the City of Bellingham Civic Athletic Complex (CAC), a.k.a. Whatcom County Tax Parcel Nos. 380329 138085 0000 (Sportsplex), 380329 117030 0000 (Joe Martin Field), 380332 110543 0000 (Arne Hanna and Downer Fields), 380332 091524 0000 (Lakeway Parcel), 380332 101524 0000 (Lakeway Parcel), 380332 128525 0000 (Lakeway Parcel)

Mr. McCarthy:
Pursuant to the request you are handling for the City of Bellingham Parks and Recreation Department to provide a report on the effects of the various legal documents of record that affect the various parcel cumulatively referred-to as the Bellingham Civic Athletic Complex (CAC) and composed of the following sub-parcels, to wit:

- Parcel A—380329 179099 0000 Civic Stadium/Skate Park/Bike Jump Park/Salmon Woods and Geri's (largest parcel)
- Parcel B—380329 138085 0000 Sportsplex
- Parcel C – 380332 091524 0000 Lot B Downer LLA
- Parcels D-1 and D-2—380329 117030 0000 Joe Martin (Originally "Downer Field")
- Parcel E—380332 110543 0000 Arne Hanna and Downer Fields
- Parcel F – 380332 101524 0000 Cedar Add Block 5 Lots
- Parcel G – 380332 128525 0000 Cedar Add Block 4 Lots

Wilson understands that the primary deliverable you are seeking is an electronic base-map depicting the various parcels listed above in their surveyed locations and extents, however, in the interest of providing you with the perceived effect of the various instruments of record in a convenient format, I am providing this Surveyor's Memorandum containing much of the same data. Please recall that I am a Professional Land Surveyor, only, and any comment I make which might be construed as a legal opinion is inadvertently so.

WITHIN SECTION 29, TOWNSHIP 38 NORTH, RANGE 3 EAST, W.M.

ON-SITE SURVEY CONTROL TABLE

POINT#	NORTHING	EASTING	DESCRIPTION
800	643806.14	1246975.44	BRASS-DISK MON COB CAD PT #34
801	643196.41	1247829.56	BRASS-DISK MON COB CAD PT #769
802	643719.94	1248661.85	BRASS-DISK MON COB CAD PT #3922
803	643124.33	1249191.64	BRASS-DISK MON COB CAD PT #5884
804	643138.44	1248621.95	RR SPIKE COB CAD PT #5728
805	643177.20	1249932.69	BRASS-DISK MON COB CAD PT #4044
806	643222.15	1247112.65	DAMAGED BRASS-DISK MON COB CAD PT #911
807	642727.59	1247819.40	BRASS-DISK MON COB CAD PT #5183
808	642728.63	1247789.45	BRASS-DISK MON COB CAD PT #333
809	642167.02	1247802.00	BRASS-DISK MON COB CAD PT #5421
811	641182.21	1246895.34	FND CONC NAIL SECTION COR COB #1170
813	641160.86	1247738.54	FND CONC NAIL
814	643240.80	1247432.85	BRASS-DISK SURFACE MONUMENT
815	643135.05	1249581.92	BRASS-DISK SURFACE MONUMENT
816	640780.29	1249270.69	BRASS-DISK SURFACE MONUMENT
817	642143.30	1249898.68	BRASS-DISK SURFACE MONUMENT
818	642104.84	1249897.67	DAMAGED BRASS-DISK MON
820	642741.68	1247416.10	BRASS-DISK SURFACE MONUMENT
821	642182.64	1247396.83	BRASS-DISK SURFACE MONUMENT
822	642169.72	1247771.50	BRASS-DISK SURFACE MONUMENT
823	641323.39	1247367.16	BRASS-DISK SURFACE MONUMENT
824	640669.04	1248895.06	BRASS-DISK MON COB #4483 B.O.C
825	643806.12	1246975.40	BRASS DISK MON COB #34 B.O.B.

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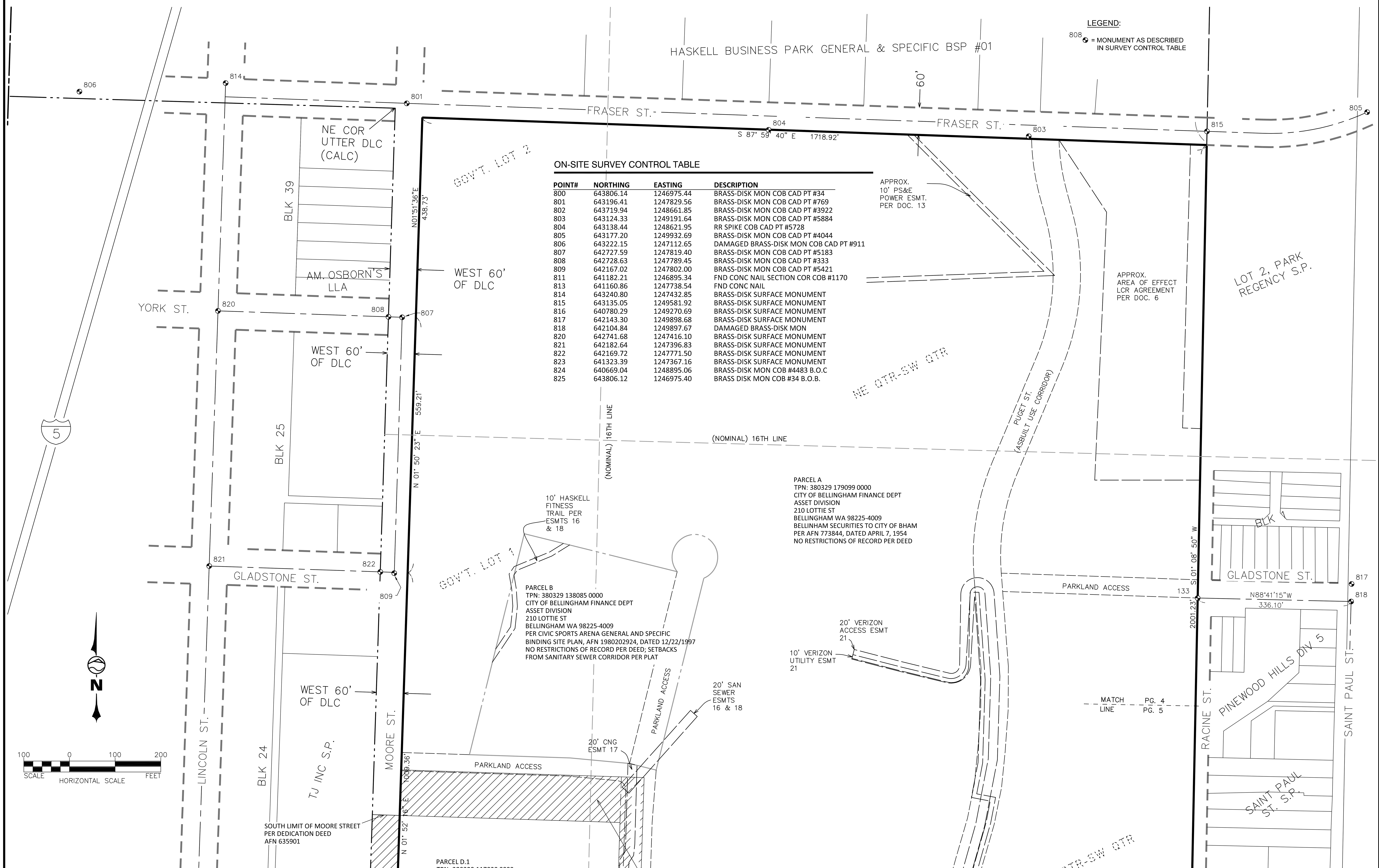
DRAWN BY: BHR
CHECKED BY: JTB

RMC ARCHITECTS
CIVIC ATHLETIC COMPLEX BOUNDARY SURVEY
HORIZONTAL CONTROL PLAN
BELLINGHAM, WASHINGTON

DATE: 10/21/22
SCALE: AS SHOWN
JOB NUMBER: 2022-163

WITHIN SECTION 29, TOWNSHIP 38 NORTH, RANGE 3 EAST, W.M.



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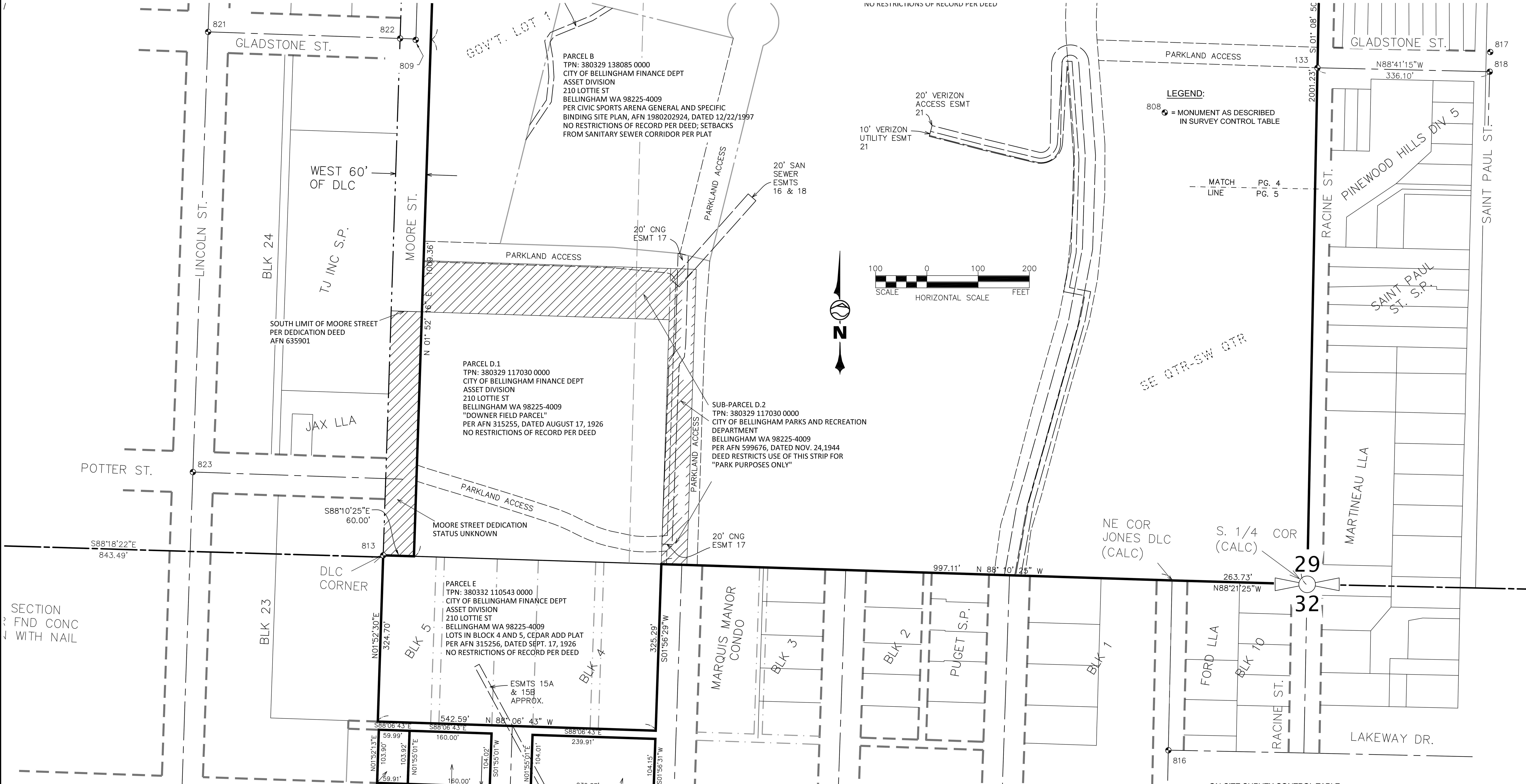
RMC ARCHITECTS
CIVIC ATHLETIC COMPLEX BOUNDARY SURVEY
HORIZONTAL CONTROL PLAN
BELLINGHAM WASHINGTON

DRAWN BY: BHR
CHECKED BY: JTB
DATE: 10/21/22
SCALE: AS SHOWN
JOB NUMBER: 2022-063

WITHIN SECTION 29, TOWNSHIP 38 NORTH, RANGE 3 EAST, W.M.



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CIVIC ATHLETIC COMPLEX BOUNDARY SURVEY
HORIZONTAL CONTROL PLAN

BELLINGHAM, WASHINGTON

DRAWN BY: BHR
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PAGE 5 OF 5

PLOT SETTINGS: Bluebeam PDF, ANSI_D_(22.00_x_34.00_Inches), Landscape, 1:1, WE APWA_UNSCREENED.ctb
W:\2022\2022-063 RMC CIVIC ATHLETIC COMPLEX LEGAL SURVEY\DWG\22063SV00_NAD83_BOUNDARY BASE MAP.DWG -- 10/21/2022 2:28 PM -- Bruce Roper

MEMORANDUM

To: Neil McCarthy

Cc: File

From: Eric Gold 

Date: 3-3-23

Re: Bellingham Civic Athletic Complex
Fields & Track Assessment Outline

Assessment Scoring System

- OSPI / State Schools Superintendent, "Building Condition Assessment" system, typ. For K-12
- 1-5, 1 being "like new", 5 being "out of service", negative scale, so an average of 3.0/5.0 = 60% neg., i.e., 40% positive.
- Focus Areas
    1. Accessibility
    2. Ball Control & Fencing
    3. Estimated Service Life
    4. Surface Quality
    5. Stability
    6. Surface Planarity
    7. Drainage
    8. Reliability
    9. Irrigation

Civic Stadium Field

- Surfacing 2013, 10 years in, some relief during covid.
- Scores 3.0/5.0, 40% positive
- Plan for replacement within 2-3 years
- Plan for increasing seam failures, repairs
- Standing Water issues – base aggregates suspect even in 2000 and again in 2013.
    1. Plan for significant remediation work with turf replacement
    2. Drill relief holes

Civic Stadium Track & Field

- Last Surfacing Application 2017-2018
- Score 3.25/5.0, 35% positive
- Plan for resurfacing 2-3 years
- West D-Area Drainage
    1. Inspect & Jet CB, Pipes
    2. Clear surface debris
    3. Drill relief holes
- Discus/Hammer Cage replacement
- Soil/Grass/Irrigation improvements, Discus/Hammer Landing Area
- Pole Vault Landing (east), landing systems space allowance
- Javelin Runway wear, update layout

1450 114th Ave SE
Suite 225
Bellevue, WA 98004

p. 206-285-0400
f. 206-285-0480
www.dahogan.com

Downer Fields

- No As-Built Data
- 3.75/5.0, 25% positive
- Accessibility improvements
- Replace Backstops/Dugouts/Ball Control
- Irrigation Audit
- Turf & Soil Management

Geri Field 4

- 1998-1999 Construction
- Score 3.5/5.0, 30% positive
- Accessibility issues (temp. housing)
- Irrigation Audit
- Soil/Turf Management
- Test/Amend Infield Soils

Geri Fields 1-3

- 1980-1981 Construction
- Score 4.0/5.0, 20% positive, OSPI “replacement” threshold
- Alternate Use
- “Write off” Field 3
- Rebuild 1 & 2

Bellingham Civic Complex

Example draft StoryMap

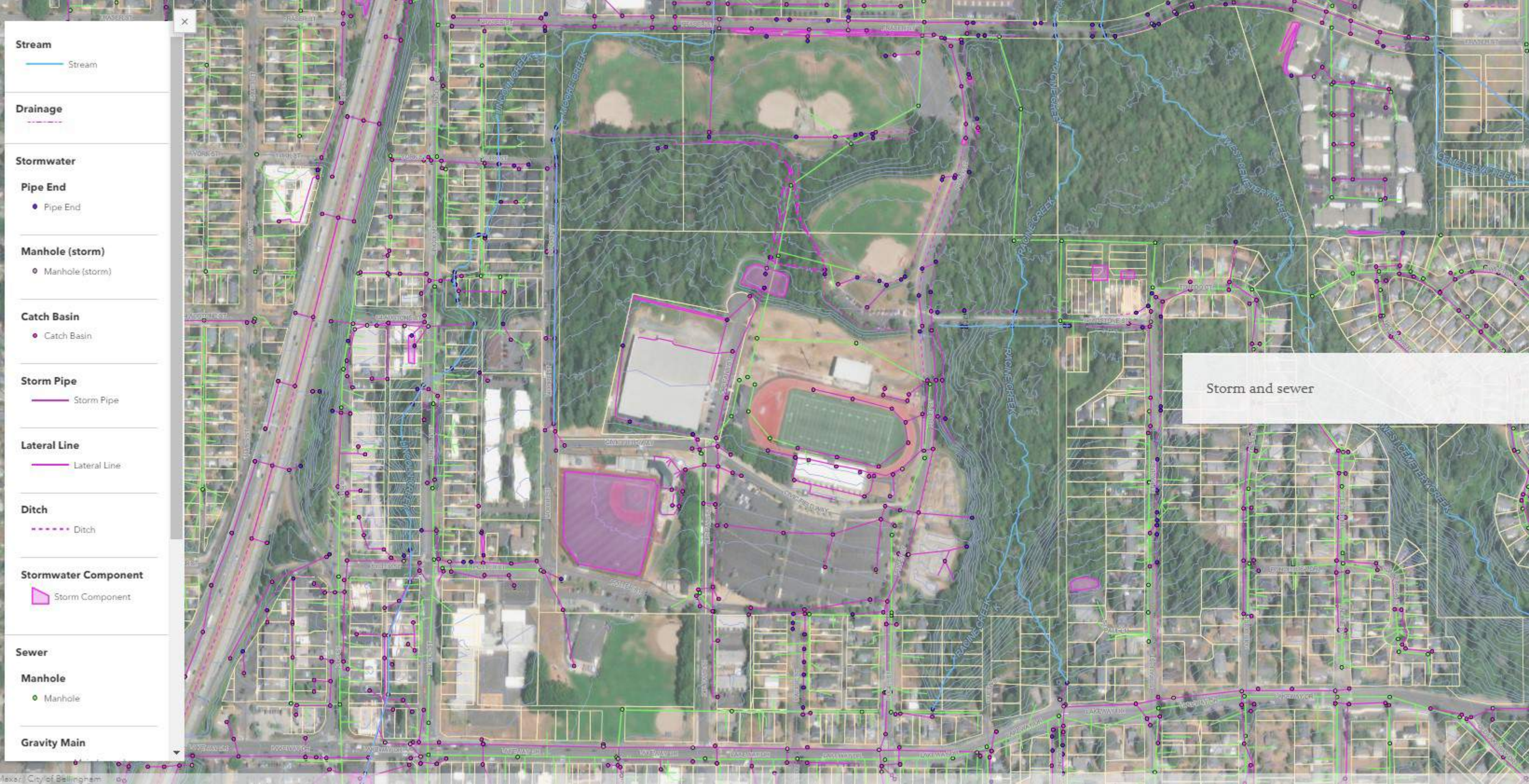
Herrera Environmental Consultants

Project Overview

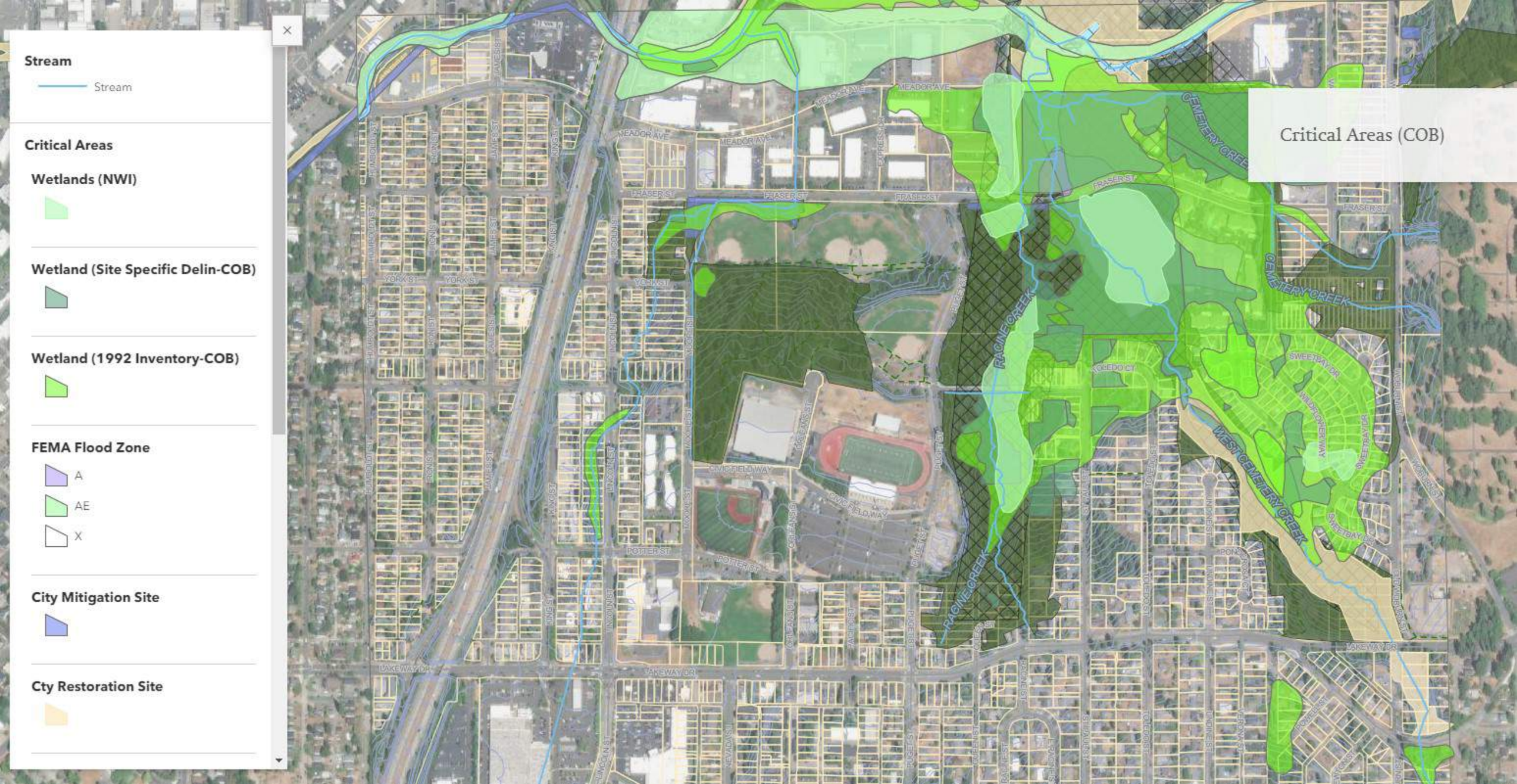
An overview map of the study area within the City of Bellingham (can be any scale; would have highways, city boundary, waterbody labels)

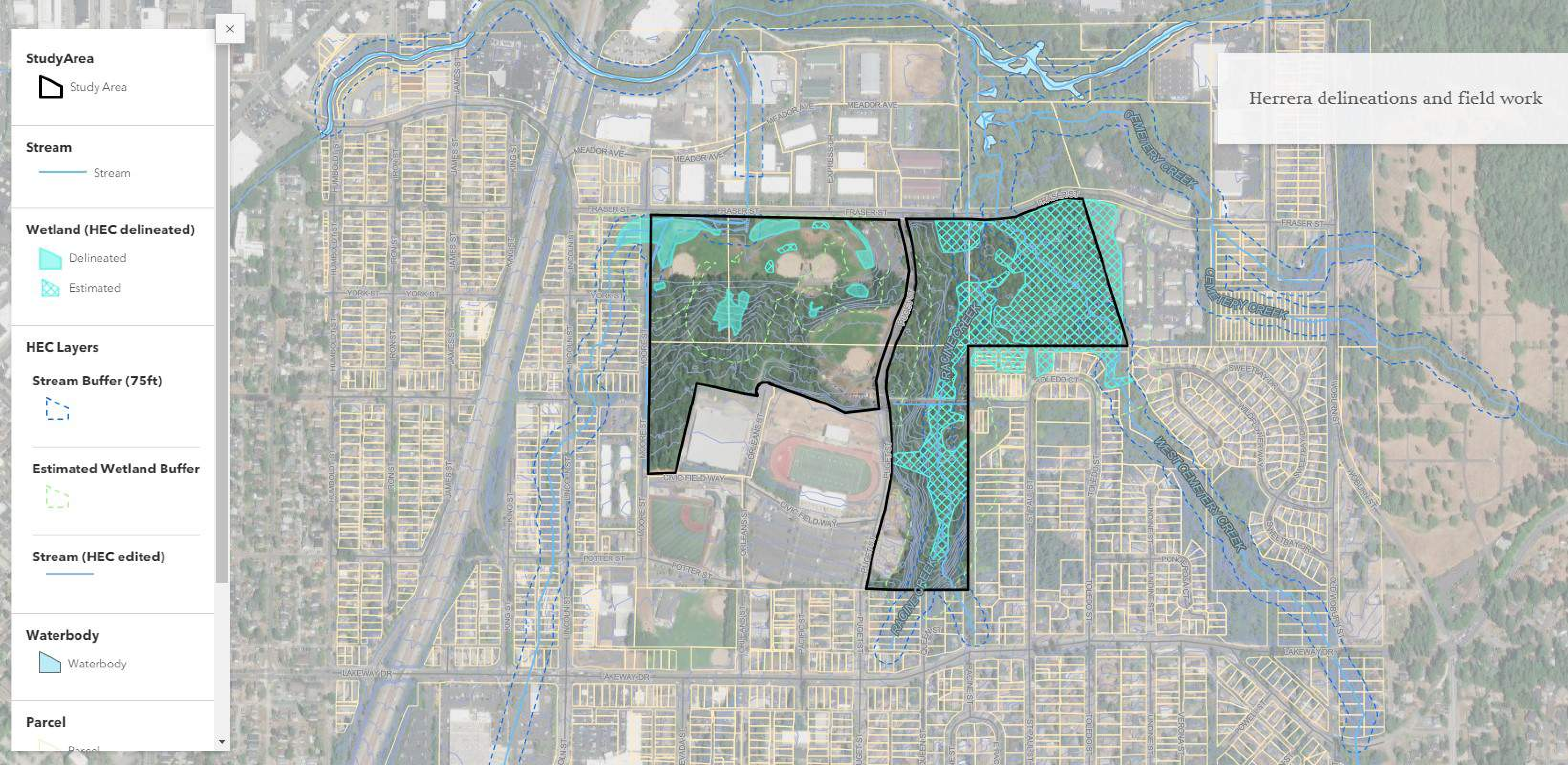
Can include text boxes, pictures, links, videos, timeline etc. in addition to the maps.





Stream
Stream
Drainage
Stormwater
Pipe End
Pipe End
Manhole (storm)
Manhole (storm)
Catch Basin
Catch Basin
Storm Pipe
Storm Pipe
Lateral Line
Lateral Line
Ditch
Ditch
Stormwater Component
Storm Component
Sewer
Manhole
Manhole
Gravity Main
Storm and sewer
City of Bellingham


Stream
Stream
Waterbody
Waterbody
Building
Parcel
Parcel
Easement
Easement
Road
Road
Parcels, easements, and building footprints
MEADOR AVE
FRASER ST
CEMETERY CREEK
RACINE CREEK
WEST CEMETERY CREEK
CIVIC FIELD WAY
POTTER ST
LAKEWAY DR
YORK ST
QUEBEC ST


Stream
Stream
Critical Areas
Wetlands (NWI)
Wetland (Site Specific Delin-COB)
Wetland (1992 Inventory-COB)
FEMA Flood Zone
A
AE
X
City Mitigation Site
Cty Restoration Site
Critical Areas (COB)
MEADOR AVE
FRASER ST
YORK ST
POTTER ST
CIVIC FIELD WAY
LAKEWAY DR
RACINE CREEK
CEMETERY CREEK
WEST CEMETERY CREEK
SWEETBAY DR


StudyArea
Study Area
Stream
Stream
Wetland (HEC delineated)
Delineated
Estimated
HEC Layers
Stream Buffer (75ft)
Estimated Wetland Buffer
Stream (HEC edited)
Waterbody
Waterbody
Parcel
Herrera delineations and field work
MEADOR AVE
FRASER ST
YORK ST
CEMETERY CREEK
WEST CEMETERY CREEK
RACINE CREEK
CIVIC FIELD WAY
POTTER ST
LAKEWAY DR
TOLEDO CT
SWEETBAY DR

Observations on Civic Athletic Complex

destination:venue balkanized large-scale blurry boundaries opportunistic illegible inconsistent

Civic Athletic Complex

Civic Athletic Campus

destination: campus **integrated** **human-scaled** **clear thresholds** **intentional** **legible structure** **consistent**

ADROIT

Arrival - What is your first impression of the site?

Decompression - How do you leave the journey behind?

Reception - How are you welcomed?

Orientation - What are the opportunities here?

Interpretation - What are the stories of this place?

Transformation - How did visiting change you in some way?

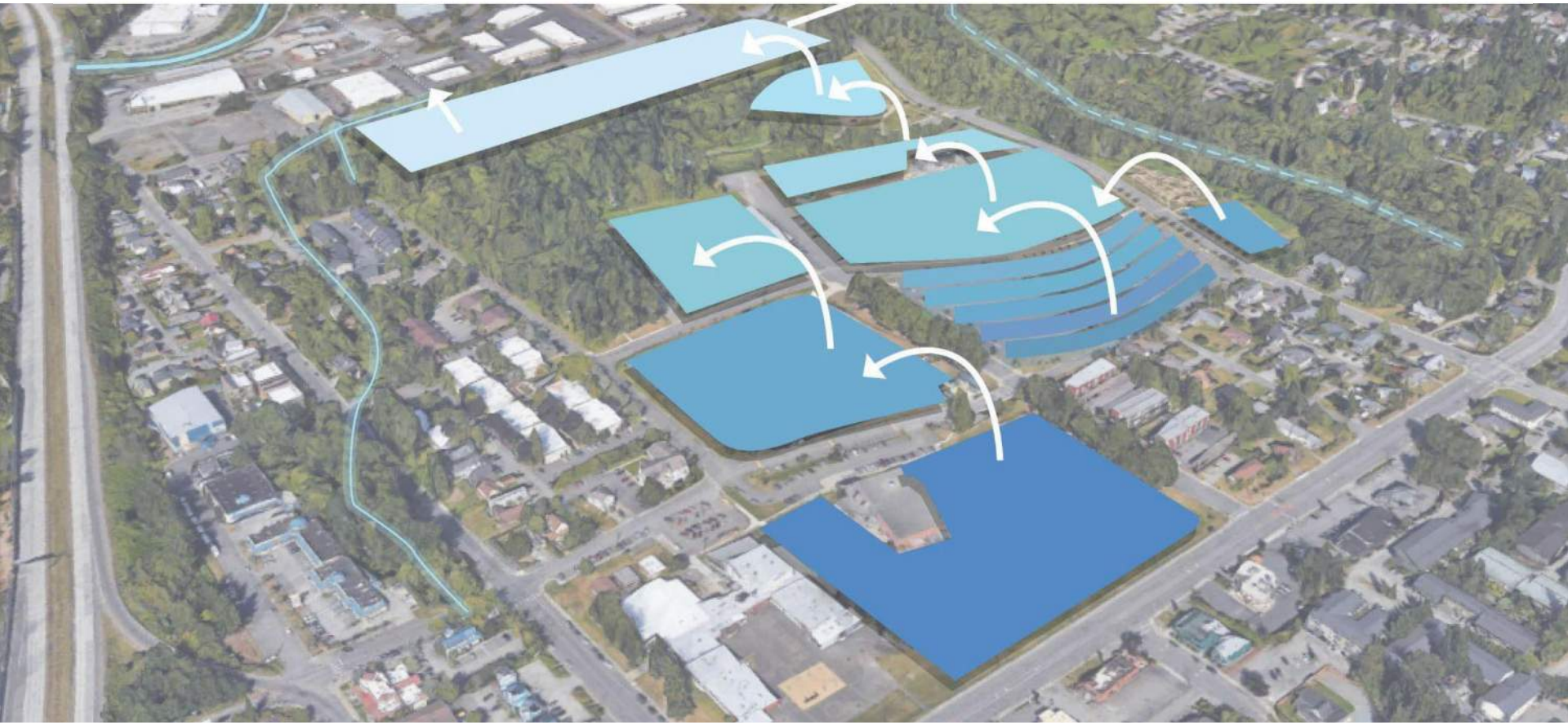
ADROIT	STRATEGIES
Arrival - What is your first impression of the site?	**signage, gateways, consistent branding**
Decompression - How do you leave the journey behind?	**wayfinding, defined spaces, nearby nature**
Reception - How are you welcomed?	**trailhead, restroom, water fountain, rules**
Orientation - What are the opportunities here?	**kiosk, map of site, storytelling, app**
Interpretation - What are the stories of this place?	**athletics, memorials, streams, health**
Transformation - How did visiting change you?	**exercise, walk, compete, learn, etc**

Have I entered yet? Where is my destination?

Is the connective tissue compelling to explore?

Are spaces ambiguous or clearly bounded?

Is the site integrated? Might it tell more stories?



DRAFT Public Engagement Plan

DEFINING MESSAGES

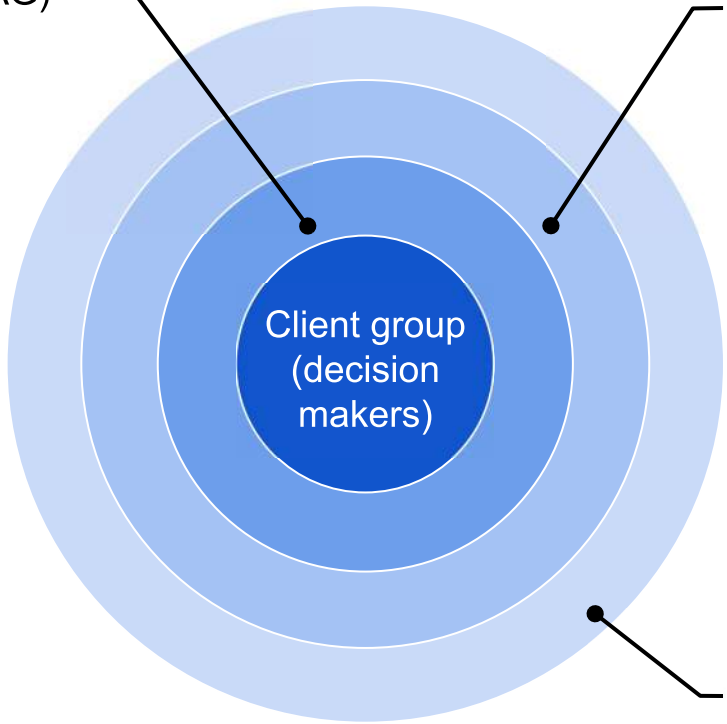
1. The Civic Athletic Campus is a **much-loved and valued site** within both Bellingham's and Whatcom County's athletic traditions,
2. Many of the facilities are showing signs of wear and tear and will require varying levels of investment and/or replacement in the coming years. The City is **assessing the current conditions of the buildings, landscapes and infrastructure** at the Civic Athletic Campus.
3. Through a series of public engagement activities, the City of Bellingham is looking to develop a broadly supported framework plan for the Civic Athletic Complex's future to:
    a. preserve the site's role as a **hub for athletics**,
    b. **diversify uses** to maximize the public's all-season enjoyment of the site,
    c. **increase environmental stewardship** of the adjoining streams and natural areas, and
    d. create a **legible, coherent sense of place** at the site.

DEFINING PEP GOALS

1. Inform members of the public and invite them to participate;
2. Transparently convey current and future steps in the process
3. Solicit knowledge, feedback, and advice from key stakeholders via a Community Advisory Group (CAG)
4. Hold community trust with consistent, uniform messaging and transparent decision making.
5. Foster long term support for the Civic Athletic Complex's framework vision.

PEP Advisory Structure

Community Advisor Group (CAG)
- existing partners
- neighbors



Parks and Recreation Advisory Board + Planning Commission

General Public

MxM LANDSCAPE ARCHITECTURE RMC ARCH

PEP Advisory Strategies

In addition to a strong web and branding presence, conduct:

1. Focus groups: existing sports partners, other partners, neighbors
2. In-person open houses
3. Online surveys
4. Event tabling

Appendix F
Client Group Meeting Notes

F.3 Client Group Meeting
March 31, 2023

RMC ARCHITECTS

Attn:	Gina Austin		
Company:	City of Bellingham – Parks Development Division	**Date:**	March 31, 2023
Project:	Civic Athletic Complex Phase 1 Assessment	☐	**Transmittal**
Job#:	2220	☑	**Memo**
From:	Neil McCarthy	☐	**Phone Record**
RE:	March 31 Client Group Meeting	☐	**Other:**

Message

Attendees:

Gina Austin, Project Manager
Nicole Oliver, Parks Director
Melissa Bianconi, Recreation Manager
Alex King, Athletic Facilities Supervisor
Brent Baldwin, PW Development Director
Chad Schulhauser, PW Assistant Director
Colleen Mitchell, Herrera
Lacy Lackey, Herrera
Lillian Hansen, Herrera
Eric Gold, DA Hogan
Brice Maryman, MxM
Neil McCarthy, RMC

1. Purpose of Meeting

This meeting was a follow up to a March 3rd meeting where the consultant team presented findings as part of their research and analysis. This meeting was intended to focus on possible future improvements to the complex as well as mapping out next steps after Phase 1 Assessment concludes.

Nicole directed the team to prioritize a study alternate sites for Carl Cozier Elementary School as part of the initial work in the next phase.

2. Consultant Observations

The consultant team presented observations about possible future development from each discipline's perspective. We noted that our observations are not yet at the level of recommendations. Some of the ideas presented are not compatible with other ideas and that is part of the process. The goal is to brain storm possibilities and encourage the client group to do likewise. Reconciling ideas will happen in the next phase and will involve prioritization and deeper levels of analysis. The client groups responses to consultant observations along with new ideas from the group will inform that process.

Eric presented a view of potential future development through the lens of sports facilities. His ideas included upgrades to various playfields and potentially abandoning the underperforming Geri Field 3 to accommodate critical areas infrastructure. He suggested a couple of possible locations for a pickleball facility. The Downer Field location was transformed into a park entry with more informal activies.

Colleen considered the civil and environmental point of view. She proposed a stormwater park at the Geri Field 2 and 3 location with improved stormwater features throughout. Using the stormwater features as a public amenity was a theme. Enhanced trails and healthy forests were important components. Colleen also highlighted including multiuse facilities. Housing and

emergency shelters were featured and included sustainable design practices such as rainwater collection and photovoltaic roof panels. Parking was reconfigured and a new community center with aquatics was included at the current location of Carl Cosier Elementary.

Brice presented an option grounded in the PRO Plan's statement of principles. He moved parking to the perimeter to minimize the visual impact of large parking fields and to encourage climate-friendly mobility. He suggested pricing parking at certain times to manage demand and pay for improvements. He introduced gateway roundabouts to welcome people into the site, slow traffic down, and facilitate safe pedestrian crossings. A central lawn was provided to be both a destination and a point of departure for folks exploring the complex. The space will serves the larger athletic facilities before and after events, plus it can be programed as a public space with events such as movies or concerts. He relocated Carl Cosier to the south side of the green space and suggested sharing use of facilities with the school district. A more permanent location for SwiftHaven was provided on the vacant lot north of the Sportsplex. A green jobs training program could be included for those that want skills training. That program could be include maintaining vegetation, composting, opening/closing restrooms, and other win-win tasks for the complex and for the trainees.

Neil followed up by looking at potential development sites. He addressed the Carl Cosier relocation question by identifying potential school district needs and overlaying that footprint in different locations throughout the complex for comparison purposes. He then presented a diagram where Carl Cozier could be relocated to Geri Fields 1 and 2. A central plaza was added at the intersection of Joe Martin Field, Sportsplex, and Civic Stadium. Downer Fields was relocated to the forth corner and parking was dispersed throughout the site to reduce the impact on the overall complex. A community center addition was located next to the Aquatic Center. An addition to the Sportsplex was also included.

3. Client Group Feedback
The client group was invited to comment and add their impressions regarding possible future development. Comments included:

Alex suggested looking at relocation of Carl Cozier to the forested area behind the SportsPlex. Colleen indicated there may be some restrictions about developing in that area. A follow up after the meeting found that the area is mapped as "Forest Action: Protection" in the City's Habitat Restoration Technical Assessment. The designation doesn't carry any regulatory authority but should be considered if development in this area is intended.

Nicole commented that dispersed parking is a good idea. Analysis of existing parking would be a helpful exercise. She also noted that relocation of Carl Cosier had been studied previously and the preferred site was the Geri Fields along Fraser. If that came to pass, loss of the Geri Fields would have to be dealt with.

Chad suggested we bring the school district into the conversation early. Their next school is intended as a "swing school" to allow future school projects to occur on existing sites.

Melissa commented that aquatics could be integrated into a new school project. Nicole agreed and noted that Dr Baker is committed to aquatics so that every child has an opportunity to learn to swim.

Eric noted that the school could share a ball field such as Geri 4.

Gina raised possible concerns regarding locating a school adjacent to the Haskel Industrial Park. Analysis of the industrial uses and compatibility with a school is needed. She also noted that it may be possible to move ball tournaments to Squalicum by adding another field. This would free up space at the complex.

Eric noted that refurbishing existing fields is typically much less expensive that building a new field from scratch. He also noted that the proximity of ball fields to an industrial use can be a good thing when considering lights and disruption to neighbors.

Gina commented that the subdrainage of Civic Field has already had two resurfacing exemptions. The next project will need to address updated storm subdrainage. Brent concurred.

Nicole noted that previous studies of additions to the Aquatic Center used the Downer Field site. This should be kept in mind. We do want to expand aquatics. Ideally we want to minimize moving uses.

Colleen commented that multiuse of facilities is a key component to increase capacity at the complex.

Melissa said the complex needs an actual community center with a gym.

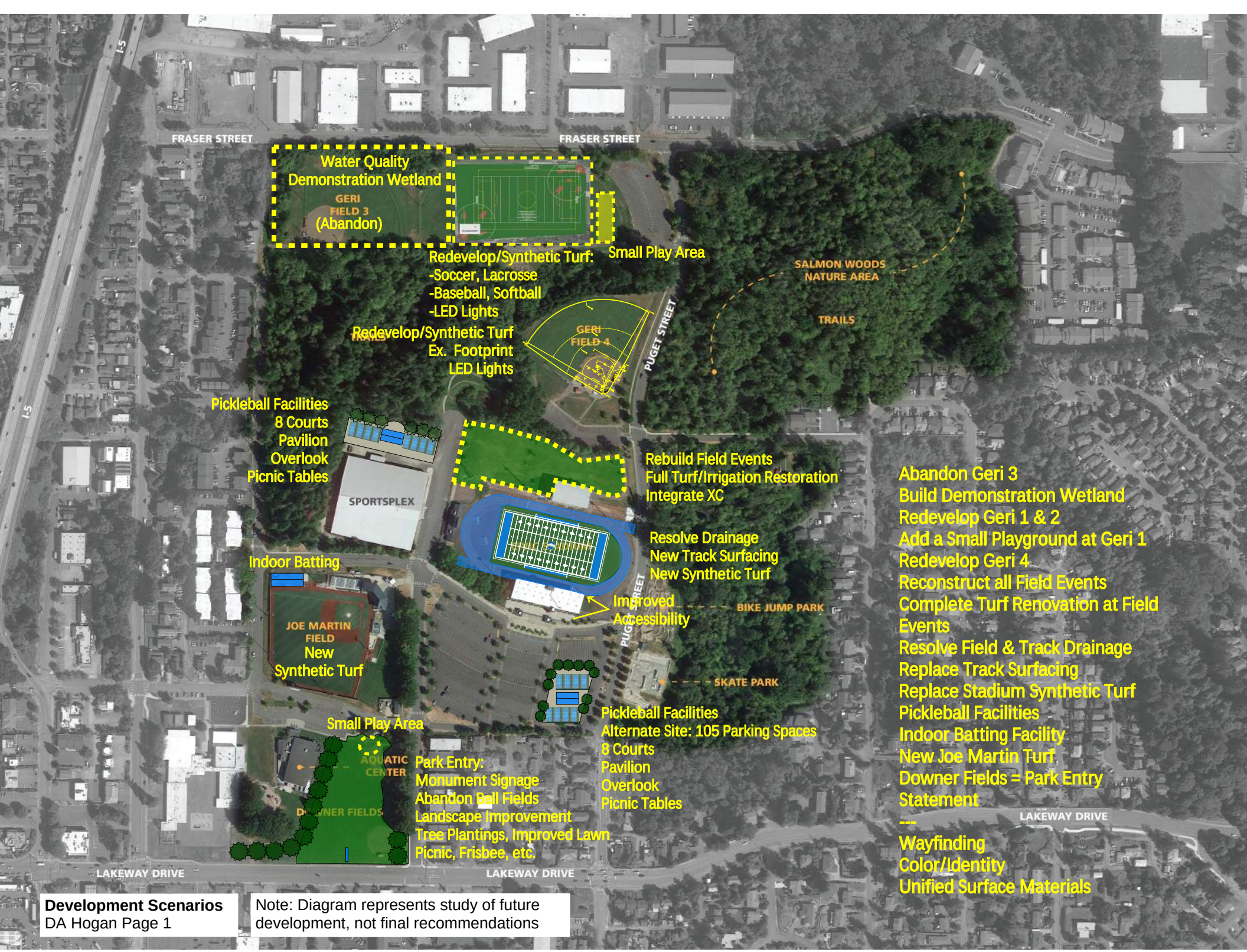
4. Next Steps

A general discussion occurred about next steps. After considering when to engage with the school district and when neighbors should be invited to join, we settled on a three step process. First is a charrette with the client group and the consultant team to better define the city's needs. Next is a follow up charrette with the school district to explore school relocation possibilities. The charrette should begin with a presentation to the school regarding our analysis to date. We'd then resume the more normal public engagement process to come up with a master plan for the site. Neil commented that we should keep preliminary master plan options in mind during the first two steps so that we don't end up with another ad hoc addition to the complex.

Gina and Neil will work with this information to develop a scope and fee for Phase 2. A decision making matrix should be considered. Nicole would like the phase to include budget numbers and timelines. Nicole noted that the school district is a willing partner and would share in the costs of the analysis.

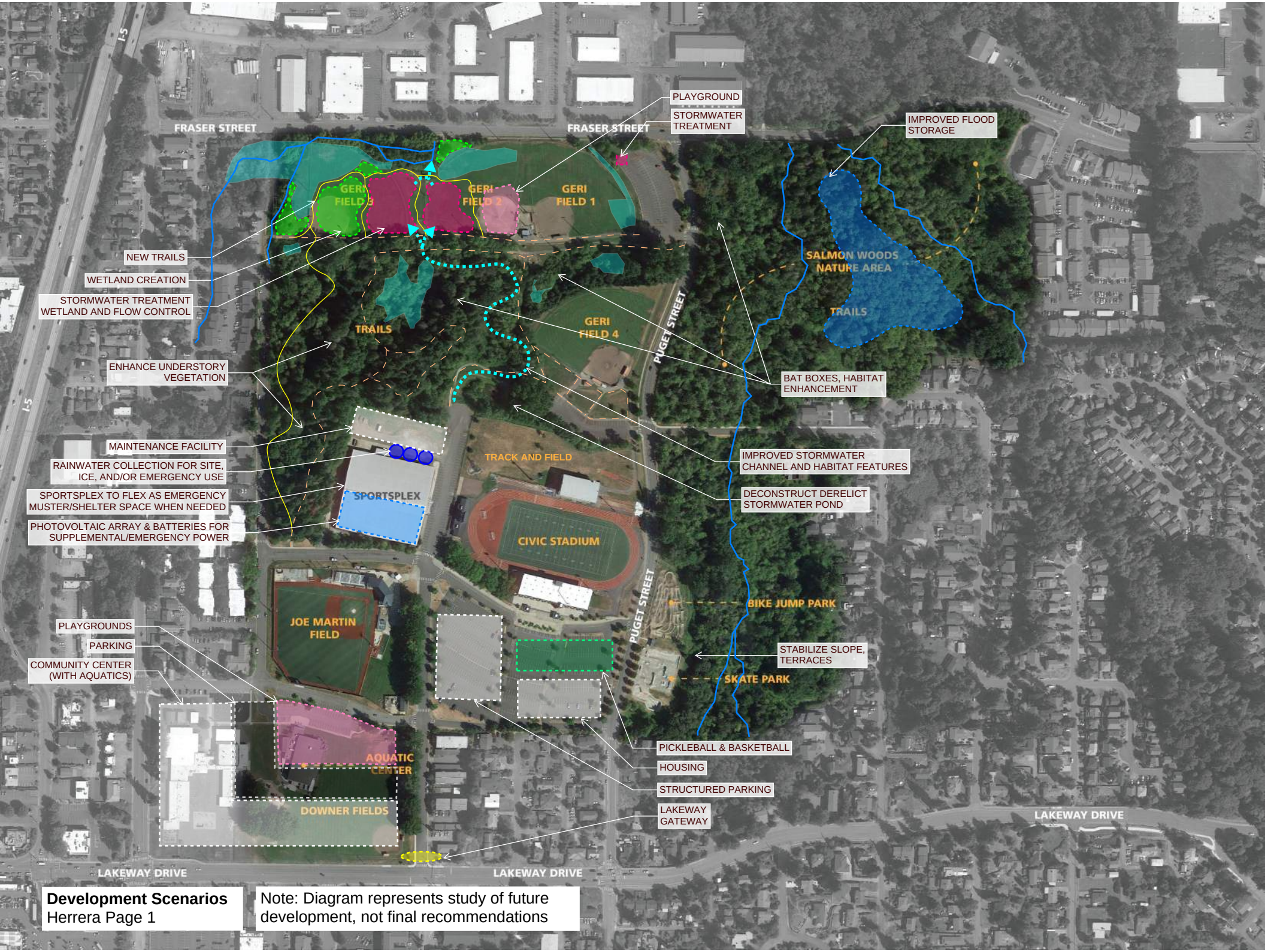
Brice commented that this is the start of the conversation with the school district. While this will help define a direction, there will be a lot of further study and design needed. It will probably take 6 months or so to develop an initial MOU between the city and the school district.

Gina would like to evaluate the Haskel question early in the process. We should also consider a traffic consultant. Chad indicated there will be a new track person hired by the City in the near future.



Development Scenarios
DA Hogan Page 1

Note: Diagram represents study of future development, not final recommendations



Development Scenarios
Herrera Page 1

Note: Diagram represents study of future development, not final recommendations

Preservation

- *Create a wetland/flood control/interpretive complex at the north end of the park site.*
- *Integrate natural amenities throughout the complex using on-site stormwater management (OSM) and green storm-water infrastructure (GSI) strategies that are strategically integrated into the plan.*
- *Preserve existing vegetation and street trees.*
- *Plant new street trees, and vegetated beds to establish and reinforce a human scaled hierarchy at the site.*
- *Use more native plants to promote biodiversity.*
- *Consider IPM practices to reduce the use of pesticides and herbicides on the site.*
- *To the extent feasible, electrify maintenance and operations at the site to reduce reliance on fossil fuels.*

Connection

- *Improve connections to the surrounding neighborhoods and create an active invitation into the complex.*
- *Create a "center" where people feel like they have arrived at a centralized destination within the complex.*
- *Limit parking toward the perimeter of the campus.*
- *Price parking to mitigate parking demand, encourage other modes of travel, open up park land for other uses, and help pay for improvements.*
- *Create zones of both active and passive recreation.*
- *Create spaces for "neighborhood" recreation within the context of the regional park.*
- *Consider trauma-informed and biophilic design principles given that parks have become a safety net below the safety net.*

Play

- *Consider integrating play into the everyday experience of people at the park. Everything from swing seating to "skate dots" to balancing stepping stone to hopscotch can be used to create a site that promotes play.*
- *Maintain and enhance existing active recreation facilities.*
- *Program and activate the site to encourage play (e.g. dance, yoga, etc).*
- *Consider a regional playground destination.*
- *If a school is located at the site, consider collocation and shared use agreements for the use of recreation and play resources.*
- *Consider a spray park amenity.*

Equity

- *Recognize and mitigate the differential power dynamic of local, low-income neighbors and other constituents at the site.*
- *Consider how much of the park is "off-limits" or behind an effective paywall (either through admissions or via a need to use a vehicle to effectively access it) to adjacent residents and find ways to open more of the park to more income levels.*
- *Expand access to free park amenities.*
- *Consider how ADA improvements might allow greater access to the park's amenities throughout the year.*
- *Explore how partnerships with social service providers for temporary/emergency shelter can enhance the viability and public perception of the Civic Athletic Complex.*

Resiliency

- *Integrate OSM and GSI throughout the park to future proof the space as climate change brings on warmer, wetter weather.*
- *Plan for forest health given changing vegetation dynamics related to climate change.*
- *Encourage multimodal options and electrification of transportation.*
- *Encourage mode shifts by pricing parking.*
- *Install solar and other renewable energy sources at the site.*
- *Use sustainable building practices and establish environmental performance standard for all new and retrofit construction (LEED, Living Building, etc)*

Inclusivity

- *Promote non-SOV trips to represent a broader diversity of the traveling public (people with disabilities, kids, elders who can no longer drive, etc).*
- *Include representatives from local neighborhoods, particularly low-income neighbors, in the decision making process and mitigate the unbalanced power dynamics between these residents and other constituents.*

Development Scenarios
MxM Page 2

Note: Diagram represents study of future development, not final recommendations

MxM LANDSCAPE ARCHITECTURE

Development Scenarios
MxM Page 3

Note: Diagram represents study of future development, not final recommendations

MxM LANDSCAPE ARCHITECTURE

Development Scenarios
MxM Page 4

Note: Diagram represents study of future development, not final recommendations

MxM LANDSCAPE ARCHITECTURE

Development Scenarios
MxM Page 5

Note: Diagram represents study of future development, not final recommendations

MxM LANDSCAPE ARCHITECTURE

Development Scenarios
MxM Page 6

Note: Diagram represents study of future development, not final recommendations

MxM LANDSCAPE ARCHITECTURE

Development Scenarios
RMC page 1

Note: Diagram represents study of future development, not final recommendations

Carl Cozier

Phase 2 (WK Footprint) - Demo existing school; build parking & play

5-2-17

Nichols Consulting LLC

Carl Cozier Elementary

Bellingham Public Schools Bond Planning

Development Scenarios
RMC page 2

Development Scenarios
RMC page 3

Note: Diagram represents study of future development, not final recommendations

Development Scenarios
RMC page 4

Note: Diagram represents study of future development, not final recommendations

Appendix G
MxM Public Engagement Plan

MxM LANDSCAPE ARCHITECTURE

To: **Neil McCarthy, RMC Architects**

From: **Brice Maryman, MxM**

Re: **Bellingham Civic Athletic Complex Planning**
Public Engagement Plan
MxM #2215

Date: **March 24, 2023**

INTRODUCTION

The purpose of the Public Engagement Plan (PEP) is to outline and describe the roles, responsibilities, tools, and timeline for future community involvement activities that will help guide and inform the Civic Athletic Complex Planning project.

The Public Engagement Plan provides guidelines for the engagement goals, target audiences, engagement activities, schedule and roles of City of Bellingham (CoB) staff, Consultant, staff and team members that may implement the outreach tasks.

ENGAGEMENT GOALS

The engagement approach is built on the following key messages:

1. The Civic Athletic Campus is a **much-loved and valued site** within both Bellingham and Whatcom County's athletic traditions and beyond,
2. Many of the facilities are showing signs of wear and tear and will require varying levels of investment and/or replacement in the coming years.
3. The City of Bellingham is looking to develop a broadly supported framework plan for the Civic Athletic Complex's future to:
    a. preserve the site's role as a **hub for athletics and community use**,
    b. **diversify uses** to maximize the public's all-season enjoyment of the site,
    c. **increase environmental stewardship** of the adjoining streams and natural areas, and create a **legible, coherent sense of place** at the site.

With these messages in mind, the goals of the engagement process are to:

1. Inform members of the public that this effort is happening, and invite them to participate;
2. Transparently convey current and future steps in the process, how the project is soliciting and incorporating community feedback, and who has advisory and decision making authority.
3. Solicit knowledge, feedback, and advice from key stakeholders via a Community Advisory Group (CAG)
4. Hold community trust with consistent, uniform messaging and transparent decision making.
    a. The team will develop a contact list and network of interested residents, agencies and groups and provide clear messaging around the purpose of the plan, the planning process and opportunities to be involved.
    b. Open houses, tabling, and easily accessible online input forms will make it easier for community members from across the community as well as interest groups (e.g., park users, neighbors, high schools, the school district, NGOs, etc) to provide meaningful input.
5. Foster long term support for the Civic Athletic Complex's framework vision.
    a. Engagement activities maybe held throughout the project to foster community buy-in and support for the new framework plan.
    b. The process is designed to encourage involvement and build social capital so that residents who are involved in the planning process stay involved and contribute to solutions, funding and activities in support of City parks.

Engagement Scheduling

A tentative meeting and outreach schedule will be established at the onset of future Phase 2 of the project to provide check-in points with the Client Group, Community Advisory Group (CAG), Parks and Recreation Board, Planning Commission, and the public at key project milestones. This proposed timeline may be modified by the City and its consultant team during the course of the project as needed to support Framework Plan development, review, and adoption. Meeting dates will be posted on the project website to keep residents informed about opportunities to participate.

In general, the schedule is structured such that the consultant team provides the staff Client Group with draft project deliverables (e.g. site assessment), which is then externally reviewed and vetted by the CAG, Parks and Recreation Advisory Board, Greenway Advisory Committee, and/or the public before being finalized. Final versions may incorporate feedback from these groups.

II. CLIENT GROUP

Numerous interests from within the City of Bellingham are represented at the Civic Athletic Campus. These include, but are not limited to:

1. Recreation
2. Stormwater
3. Engineering & Traffic
4. Temporary Shelters
5. Natural resources
6. Police & Fire
7. Planning and Community Development
8. City Council Parks Committee Chair

A cross section of City staff perspectives will serve as the Client Group and provide key city leadership on this project. The Client Group will recommend the preferred framework plan approach to department leadership and, ultimately, the City's elected officials for adoption.

II. ADVISORY GROUPS

The Community Advisory Group (CAG), Parks and Recreation Advisory Board (PRAB), and Greenway Advisory Committee may provide higher level policy input to the Client Group, ensure coordination with existing City goals, and vet the Framework Plan deliverables during the process. As liaisons to various constituencies, these groups' input will be critical in shaping the ultimate contours of the plan.

Community Advisory Group (CAG)

The CAG will provide overarching policy direction and guidance for Framework Plan development. The CAG will receive updates on the project at the regular meetings. CAG meetings will be held at a time that works for CAG members and the Client Group.

The CAG shall be drawn from existing CAC partners and from the surrounding communities and interest groups and may include the following members:

1. Interagency Partners (BSD, WRA, BB, and others)
2. Neighborhood Association Representatives
3. Temporary shelter organizations
4. WTA
5. Youth sports clubs

While encouraging in-person attendance, CAG meetings may be conducted in a hybrid format, making accommodations for CAG members who are not able to attend in person.

The following meeting topics and check-in points are proposed:

CAG #1: Project Introduction: Assets, Issues and Opportunities

CAG #2: Project Alternative Testing

CAG #3: Project Emerging Preferred Alternative Presentation

CAG #4 (if needed): Deliverable Review and Recommendation for Adoption

Parks and Recreation Advisory Board (PRAB) and Greenway Advisory Committee (GAC)

City staff team will check in with the PRAB and GAC at key moments during the plan's development to solicit public advice and feedback about the options and emerging direction for the framework plan, and vet project deliverables before the consultant team and Client Group finalize them. These dialogues will occur during regularly scheduled meetings of these existing groups.

The PRAB may receive updates on the project during its regular meetings, typically held at 7:30am on the second Wednesday of each month. The PC will receive briefings at their regular meetings, which are scheduled on the first and third Thursdays of each month.

The following meeting topics are proposed:

- PRAB/PC Briefing #1: Project Introduction: Assets, Issues and Opportunities + Alternative Testing
- PRAB/PC Briefing #2: Emerging Preferred Alternative Presentation

Feedback from both the PRAB and GAC will be brought back to both the CAG and GAC to consider prior to finalizing the assessment and framework plan.

III PUBLIC ENGAGEMENT PLAN

To reach as broad of a cross section as possible, the Public Engagement Plan uses several strategies to solicit input and feedback. These include focus groups, in-person open houses, online surveys, and grafted tabling events.

Focus Groups

Up to three focus groups may be conducted at the site. We propose the following user constituencies to hear their voices during the focus group conversations:

1. Organized sports partners: athletic boosters and schools that regularly use Civic Stadium or other organized team sports at the site
2. Park partners (and potential partners): the tiny home village organizers, school district, Whatcom Mountain Bike Coalition, the aquatic center, the skating community, Sportsplex management, etc
3. Neighbors: surrounding neighbors from both low and middle income neighborhoods that can represent how the current site impacts their communities

In-Person Public Open Houses

As the project team develops alternatives to test, we will host a public open house to inform the broader community about feedback to date, test the pros and cons of each alternative, and widen the circle of engagement by activating partner and CAG networks to bring more people into the conversation around the CAC's future.

Online Surveys

During the course of the project, the city staff may put two online feedback questionnaires in the field.

The first questionnaire will help bring forth the public's hopes and aspirations (as well as concerns) for the CAC site by testing messages and program opportunities around issues like athletics, environmental stewardship, transportation, and housing. This online instrument may have a recorded introduction from either team members or City staff, and will record respondents' emails and responses to grow the number of people engaged in the conversation. To both the client group and CAG, we will be able to report back public sentiment and, at future public outreach events, we can reflect back to the public what we have heard from them during the engagement process.

The second online survey instrument may be paired with the In-Person Open House to hear from community members who were not able to attend the event. This questionnaire will be specifically targeted to testing whether particular alternative scenarios resonate with the public. This online survey will have a narrated, pre-recorded, introductory presentation to ground all survey respondents in the process and alternatives.

Feedback from each of these public engagement strategies will be brought back to the CG and CAG for consideration in shaping and informing the final deliverables.

Event Tabling

During large community events (e.g. the high school football season), there will be opportunities for tabling. By grafting onto events that community members are already attending, tabling can be done to meet people where they are and simultaneously advance engagement goals.

IV. PUBLIC INFORMATION AND NOTIFICATION

Three project tasks are designed to keep stakeholders and interested residents informed about the planning process:

- Project Branding and Design: A document banner and tagline may be created for all documents, reports and online announcements to promote the project, distinguish it from earlier work, and increase visibility and public knowledge of the plan.

- Contact list emails and social media updates. An Engage Bellingham page will provide easy access to online information.

- Contact List/Network Development: the consultant team and City staff may create a dynamic contact list for community members who are interested and should be informed about the Civic Athletic Complex's future. This is a long-term asset for the City of Bellingham.

- Project notifications may go to:

    - Engage Bellingham Page
    - Client Group
    - Advisory Groups
    - Press Releases

Appendix H
Document Review List

SHAREFILE LOG

01. GERI FIELDS 1, 2, AND 3

01.1 AS-BUILTS

A. Folder
1. Frank & Geri Fields 1980
2. 2009 Lincoln Creek Habitat Enhancement

B. Files
1. None

01.2 BID OR DESIGN PLANS

A. Folders
1. None.

B. Files
1. None

01.3 RECREATION INFO UTILIZATION

A. Folders
1. None.

B. Files
1. Geri_Utilization.pdf

01.4 REPORTS

A. Folders
1. None.

B. Files
1. None

02. GERI FIELDS 4

02.1 AS-BUILTS

A. Folders
1. Frank & Geri Fields 1980
2. Geri 4 Restroom As-builts

B. Files
1. None.

02.2 BID OR DESIGN PLANS

A. Folder
1. None.

B. Files
1. Geri 4_Restroom.pdf

02.3 RECREATION INFO UTILIZATION

A. Folders
1. None.

B. Files
1. Geri_Utilization

02.4 REPORTS

A. Folders
1. Geri Field 4 RCO Agreements

B. Files
1. Geri_4_DrainageBasin1998.pdf

03. CIVIC STADIUM

03.1 AS-BUILTS

A. Folders
1. Civic Complex Imps 2005-2007 incl CAD
2. Civic Conc Rpr & Seat Replace
3. Civic Field Turf 2013
4. Civic Field Turf and Improvements 2000
5. Civic North Grandstand
6. Civic South Locker Room Remodel 1994
7. Civic Stadium Plans 1961

B. Files
1. A-9-6-20 Civic Stadium Lighting.pdf
2. GrandstandSeatingPlan.pdf
3. GrandstandSeatingPlan.pub

03.2 BID OR DESIGN PLANS

A. Folders
1. None.

B. Files
1. 38B-2013_DWGS.pdf
2. Bellingham Civic Track Bid Set Drawings 4-20-18.pdf
3. BID #27B-2018 CIVIC STADIUM NORTH.pdf

03.3 RECREATION INFO UTILIZATION

A. Folders
1. None.

B. Files
1. Civic Field_Utilization.pdf

03.4 REPORTS

A. Folders
1. Civic Field RCO Agreements

B. Files
1. GeoEngineer_GeoTech_Complete.pdf

04. DIRT BIKE JUMP TRACK

04.1 AS-BUILTS

A. Folders
1. None.

B. Files
1. 2013 As-built Civic Bike Jump Park.pdf

04.2 BID OR DESIGN PLANS

A. Folders
1. None.

B. Files
1. None.

04.3 RECREATION INFO UTILIZATION

A. Folders
1. None.

B. Files
1. None.

04.4 REPORTS

A. Folders
1. None.

B. Files
1. None.

05. SKATE PARK

05.1 AS-BUILTS

A. Folders
1. Civic Complex Imps 2005-2007 incl CAD
2. Skate Park - Phase 1
3. Skate Park – Phase II 2007
4. Skate Park As-Built PD2004-Cb

B. Files
1. Skate Park Preliminary Master Plan undated.pdf

05.2 BID OR DESIGN PLANS

A. Folders
1. None.

B. Files
1. SkateParkPh_2_All.pdf

05.3 RECREATION INFO UTILIZATION

A. Folders
1. None.

B. Files
1. None.

05.4 REPORTS

A. Folders
1. None.

B. Files
1. GeoEngineer_GeoTech_Complete.pdf.

06. CIVIC STADIUM PARKING

06.1 AS-BUILTS

A. Folders

1. Civic Complex Imps 2005-2007 incl CAD

B. Files
1. None.

06.2 BID OR DESIGN PLANS

A. Folders
1. None.

B. Files
1. None.

06.3 RECREATION INFO UTILIZATION

A. Folders
1. None.

B. Files
1. None.

06.4 REPORTS

A. Folders
1. None.

B. Files
1. GeoEngineers_GeoTech_Complete.pdf

07. DOWNER FIELDS

07.1 AS-BUILTS

A. Folders
1. None.

B. Files
1. None.

07.2 BID OR DESIGN PLANS

A. Folders
1. None.

B. Files
1. None.

07.3 RECREATION INFO UTILIZATION

A. Folders
1. None.

B. Files
1. Downer-Utilization.pdf

07.4 REPORTS

A. Folders
1. None.

B. Files
1. None.

08. AQUATIC CENTER

08.1 AS-BUILTS

A. Folders
1. Aquatic Center

B. Files
1. None.

08.2 BID OR DESIGN PLANS

A. Folders
1. None.

B. Files
1. 2b-2013Specifications_AHA2013.pdf
2. 76-2008 Plans.pdf

08.3 RECREATION INFO UTILIZATION

A. Folders
1. None.

B. Files
1. None.

08.4 REPORTS

A. Folders
1. None.

B. Files
1. None.

09. JOE MARTIN FIELD

09.1 AS-BUILTS

A. Folders
1. Civic Complex Imps 2005-2007 incl CAD
2. Joe Martin Field 2007
3. Joe martin pre-2000
4. Joe Martin Score Board Wire
5. Joe Martin Synthetic Turf 2015

B. Files
1. Joe Martin As-Builts Master Set.pdf
2. Joe_SitePlan.pdf

09.2 BID OR DESIGN PLANS

A. Folders
1. Joe Martin Concession

B. Files
1. JoeMartin-Storage-Bldg.pdf

09.3 RECREATION INFO UTILIZATION

A. Folders
1. None.

B. Files
1. JMF Utilization.pdf

09.4 REPORTS

A. Folders
1. Joe Martin RCO Agreements
2. Joe Martin Field Drainage Reports

B. Files
1. GeoEngineer_GeoTech_Complete.pdf

10. SPORTSPLEX

10.1 AS-BUILTS

A. Folders
1. Sportsplex

B. Files
1. None.

10.2 BID OR DESIGN PLANS

A. Folders
1. None.

B. Files
1. None.

10.3 RECREATION INFO UTILIZATION

A. Folders
1. None.

B. Files
1. None

10.4 REPORTS

A. Folders
1. None.

B. Files
1. Civic Sportsplex – Building Evaluation Report.pdf
2. Sportsplex_Appraisal_2018.pdf

11. SPORTSPLEX STORMWATER FACILITY

11.1 AS-BUILTS

A. Folders
1. None.

B. Files
1. IMG_3124.JPG
2. IMG_3125.JPG
3. IMG_3126.JPG
4. IMG_3127.JPG
5. IMG_3128.JPG
6. IMG_3129.JPG
7. IMG_3130.JPG
8. IMG_3131.JPG
9. IMG_3132.JPG
10. IMG_3133.JPG

11. SKM_C450i22062711510.pdf
12. SKM_C450i22062711550.pdf
13. SKM_C450i22062712020.pdf
14. SKM_C450i22062712021.pdf
15. SKM_C450i22062712040.pdf
16. SKM_C450i22062712050.pdf
17. SKM_C450i22062712051.pdf
18. SKM_C450i22062712060.pdf
19. SKM_C450i22062712061.pdf
20. SKM_C450i22062712070.pdf
21. SKM_C450i22062712120.pdf
22. SKM_C450i22062712140.pdf
23. SKM_C450i22062712150.pdf
24. SKM_C450i22062712170.pdf
25. SKM_C450i22062712171.pdf
26. SKM_C450i22062712210.pdf

11.2 BID OR DESIGN PLANS

A. Folders
1. None.

B. Files
1. None.

11.3 RECREATION INFO UTILIZATION

A. Folders
1. None.

B. Files
1. None.

11.4 REPORTS

A. Folders
1. None.

B. Files
1. 06-12-06 SP Storm.PDF
2. JonesStormwater_Complete.pdf
3. R&E_Stormwater_Complete.pdf

12. PARK TRAIL SYSTEM

12.1 AS-BUILTS

A. Folders
1. None.

B. Files
1. None.

12.2 BID OR DESIGN PLANS

A. Folders
1. None.

B. Files
1. None.

12.3 RECREATION INFO UTILIZATION

A. Folders

1. None.

B. Files

1. None.

12.4 REPORTS

A. Folders

1. None.

B. Files

1. None.

13. OPEN

14. OPEN

15. OPEN

16. OPEN

17. OPEN

18. OPEN

19. OPEN

20. GENERAL

20.1 GENERAL – AS-BUILT PLANS

A. Folders

1. Civic Complex Lighting 2002 – hard to read
2. Civic Complex pre-2000 utility as-builts
3. Civic Complex Signage 2007
4. Civic Complex signage Electrical Conduit
5. Site Plans and Masterplans
6. Z – not readable
7. Wilson Survey 2022.10.21
8. Fraser Puget Street Improvements

B. Files

1. A-9-6-18 Complex Boundary and SS.pdf
2. Civic Athletic Complex as-builts records.xlsx
3. Puget St utility info from ST-929.jpg

20.2 GENERAL – RECREATION INFO UTILIZATION

A. Folders
1. None.

B. Files
1. REC NEEDS ASSESSMENT DATA-CONSULTANTS.PDF

20.3 GENERAL – BID OR DESIGN PLANS

A. Folders
1. None.

B. Files
1. Civic Athletic Complex – 1980 Master Plan

20.4 GENERAL – REPORTS

A. Folders
1. Deeds, Leases, and Use Agreements
2. Zoning and Parcel Information

B. Files
1. 07-04-25 COBM0064 SSP REVISED.pdf
2. 2019-11-7-vfa-park-asset-report.pdf
3. Building Square footage.xls
4. Civic-Wetlands-2005.pdf
5. Lincoln-Lakeway-Study-Final-Report-Oct-2021.pdf
6. Herrera Draft Critical Areas Report 2022.10.21.pdf
7. Herrera Data Gaps Report 2022.10.21.pdf
8. 2020 – Parks, Recreation and Open Space (PRO) plan.pdf
9. 2022_Recreation_Needs_Assessment-full_report.pdf
10. 2022-11-22 Existing Leases and Facility Use Agreements

END

City of Bellingham Civic Athletic Complex							9/25/2023
Campus Location	File Type*	Date	Title	Folder	Author	Sharefile Location	Comments
Geri Fields 1,2,3	As-Builts	1980	Frank & Geri Fields 1980	X	The ORB Organization	01.1.A.1	
Geri Fields 1,2,3	As-Builts	2009	2009 Lincoln Creek Habitat Enhancement	X	COB/others	01.1.A.2	
Geri Fields 1,2,3	Report	6/13/2022	Geri 4_Utilization.pdf		unknown	01.3.B.1	
Geri Fields 4	As-Builts	1980	Frank & Geri Fields 1980	X	The ORB Organization	02.1.A.1	
Geri Fields 4	As-Builts	+/-AUG2000	Geri 4 Restroom As-builts	X	HGE/Romtec/David Evans	02.1.A.2	Electrical/Restroom
Geri Fields 4	Bid-Design	10/1/2000	Geri 4_Restroom.pdf		David Evans & Associates	02.2.B.1	8pgs
Geri Fields 4	Report	6/13/2022	Geri_Utilization.pdf		unknown	02.3.B.1	
Geri Fields 4	Report	updated 2022	Geri Fields 4 RCO Agreements	X	WA St. Rec & Conserv. Office	02.4.A.1	
Geri Fields 4	Report	3/1/1998	Geri_4_DrainageBasin1998.pdf		Millennium Engineering Group	02.4.B.1	45pgs
Civic Stadium	As-Builts	2005-2007	Civic Complex Imps 2005-2007 incl CAD	X		03.1.A.1	
Civic Stadium	As-Builts	2008	Civic Conc Rpr & Seat Replace	X		03.1.A.2	
Civic Stadium	As-Builts		Civic Field Turf 2013	X		03.1.A.3	
Civic Stadium	As-Builts	2000	Civic Field Turf and Improvements 2000	X		03.1.A.4	
Civic Stadium	As-Builts		Civic North Grandstand	X	various	03.1.A.5	
Civic Stadium	As-Builts	1994	Civic South Locker Room Remodel 1994	X		03.1.A.6	
Civic Stadium	As-Builts	1961	Civic Stadium Plans 1961	X		03.1.A.7	
Civic Stadium	As-Builts	4/5/1961	A-9-6-20 Civic Stadium Lighting.pdf		Dr. Charles Slosser	03.1.B.1	10pgs
Civic Stadium	As-Builts	unknown	GrandstandSeatingPlan.pdf		unknown	03.1.B.2	2 pages
Civic Stadium	As-Builts	unknown	GrandstandSeatingPlan.pub		unknown	03.1.B.3	
Civic Stadium	Bid-Design	5/29/2013	38B-2013_DWGS.pdf		DA Hogan	03.2.B.1	7pgs
Civic Stadium	Bid-Design	4/20/2018	Bellingham Civic Track Bid Set Drawings 4-20-18.pdf		DA Hogan	03.2.B.2	4 pgs
Civic Stadium	Bid-Design	5/30/2018	BID #27B-2018 CIVIC STADIUM NORTH.pdf		BergerABAM	03.2.B.3	7pgs
Civic Stadium	Report	6/13/2022	Civic Field_Utilization.pdf		Unknown	03.3.B.1	
Civic Stadium	Report	updated 2022	Civic Field RCO Agreements	X	WA St. Rec & Conserv. Office	03.4.A.1	
Civic Stadium	Report	12/3/2004	GeoEngineer_GeoTech_Complete.pdf		GeoEngineers	03.4.B.1	62pgs
Dirt Bike Jump Track	As-Builts	11/18/2013	2013 As-built Civic Bike Jump Park.pdf		COB, spw	04.1.B.1	2pgs
Skate Park	As-Builts	2005-2007	Civic Complex Imps 2005-2007 incl CAD	X		05.1.A.1	
Skate Park	As-Builts	1/25/2000	Skate Park - Phase 1	X		05.1.A.2	
Skate Park	As-Builts	1/2/2007	Skate Park - Phase II 2007	X		05.1.A.3	
Skate Park	As-Builts	1/25/2000	Skate Park As-Built PD2004-Cb	X		05.1.A.4	
Skate Park	As-Builts	Unknown	Skate Park Preliminary Master Plan undated.pdf		Purkiss-Rose-RSI	05.1.B.1	
Skate Park	Bid-Design	1/2/2007	SkateParkPh_2_All.pdf		S+KP	05.2.B.1	
Skate Park	Report	12/3/2004	GeoEngineer_GeoTech_Complete.pdf		GeoEngineers	05.4.B.1	62pgs
Civic Stadium Parking	As-Builts	2005-2007	Civic Complex Imps 2005-2007 incl CAD	X		06.1.A.1	
Civic Stadium Parking	Report	12/3/2004	GeoEngineer_GeoTech_Complete.pdf		GeoEngineers	06.4.B.1	62pgs
Downer Fields	Report	6/13/2022	Downer-Utilization.pdf		Unknown	07.3.B.1	
Aquatic Center	As-Builts		Aquatic Center	X		08.1.A.1	
Aquatic Center	Bid-Design	2/1/2013	2b-2013Specifications_AHAC2013.pdf		COB Parks & Recreation	08.2.B.1	122pg Bid #2B-2013 Arne Hanna Aquatic Center Pool Resurfacing & Tile Repair
Aquatic Center	Bid-Design	5/15/2008	76B-2008 Plans.pdf		Zervas Group Architects	08.2.B.2	5 Sheets Arne Hanna Aquatic Center Acoustical Baffles

*Note: Utilization Data is included with Reports

City of Bellingham Civic Athletic Complex							9/25/2023
Campus Location	File Type*	Date	Title	Folder	Author	Sharefile Location	Comments
Joe Martin Field	As-Builts	2005-2007	Civic Complex Imps 2005-2007 incl CAD	X		09.1.A.1	
Joe Martin Field	As-Builts	2007	Joe Martin Field 2007	X		09.1.A.2	
Joe Martin Field	As-Builts		Joe martin pre-2000	X		09.1.A.3	
Joe Martin Field	As-Builts		Joe Martin Score Board Wire	X		09.1.A.4	
Joe Martin Field	As-Builts	2015	Joe Martin Synthetic Turf	X		09.1.A.5	
Joe Martin Field	As-Builts	6/4/2014	Joe Martin As-Built Master Set.pdf		COB/DA Hogan	09.1.B.1	
Joe Martin Field	As-Builts	Unknown	Joe_SitePlan.PDF		Unknown	09.1.B.2	
Joe Martin Field	Bid-Design		Joe Martin Concession	X		09.2.A.1	
Joe Martin Field	Bid-Design	3/30/2007	JoeMartin-Storage-Bldg.pdf		Snyder|Hartung|Kane|Strauss Arch	09.2.B.1	11pg A, C, M, E
Joe Martin Field	Report	6/13/2022	JMF Utilization.pdf		Unknown	09.3.B.1	
Joe Martin Field	Report		Joe Martin RCO Agreements	X	WA St. Rec & Conserv. Office	09.4.A.1	
Joe Martin Field	Report		Joe Martin Field Drainage Reports	X	GeoEngineers/Jones/R+E/LPD	09.4.A.2	
Joe Martin Field	Report	6/3/2004	GeoEngineer_GeoTech_Complete.pdf		GeoEngineers	09.4.B.1	Geotechnical Report Civic Field Complex Improvements
Sportsplex	As-Builts		Sportsplex	X		10.1.A.1	
Sportsplex	Report	4/13/2022	Civic Sportsplex-Building Evaluation Report.pdf		Coffman Engineers	10.4.B.1	243 pg report
Sportsplex	Report	2/11/2022	Combined Appendices.pdf		Coffman Engineers	10.4.B.2	213 pg report
Sportsplex	Report	10/19/2018	Sportsplex_Appraisal_2018_Final.pdf		Valbridge Property Advisors	10.4.B.3	193 pg report
Sportsplex Stormwater Facility	As-Builts	1/12/1999	IMG_3124.JPG		Whitewater Engineering	11.1.B.1	Civic Ice Arena Hydrology -Detention Pond Grading & Geometry
Sportsplex Stormwater Facility	As-Builts	1/12/1999	IMG_3125.JPG		Whitewater Engineering	11.1.B.2	Civic Ice Arena Hydrology -Hydrology & Master Drainage Plan
Sportsplex Stormwater Facility	As-Builts	3/15/1999	IMG_3126.JPG		Whitewater Engineering	11.1.B.3	Civic Ice Arena Hydrology -Detention Pond Grading & Geometry
Sportsplex Stormwater Facility	As-Builts	3/18/1999	IMG_3127.JPG		Whitewater Engineering	11.1.B.4	Civic Ice Arena Hydrology -Hydrology & Master Drainage Plan
Sportsplex Stormwater Facility	As-Builts	12/21/1998	IMG_3128.JPG		Whitewater Engineering	11.1.B.5	C-9 Grading & Drainage Plan Sportsplex Phase 2
Sportsplex Stormwater Facility	As-Builts	12/21/1998	IMG_3129.JPG		Whitewater Engineering	11.1.B.6	C-9 Grading & Drainage Plan Sportsplex Phase 2
Sportsplex Stormwater Facility	As-Builts	12/21/1998	IMG_3130.JPG		Whitewater Engineering	11.1.B.7	C-9 Grading & Drainage Plan Sportsplex Phase 2
Sportsplex Stormwater Facility	As-Builts	12/21/1998	IMG_3131.JPG		Whitewater Engineering	11.1.B.8	C-9 Grading & Drainage Plan Sportsplex Phase 2
Sportsplex Stormwater Facility	As-Builts	8/25/2003	IMG_3132.JPG		Whitewater Engineering	11.1.B.9	C-1 Asbuilt Site Plan Civic Complex Detention Pond
Sportsplex Stormwater Facility	As-Builts	6/10/1996	IMG_3133.JPG		Wilson/Whitewater Engineering	11.1.B.10	General and Specific Binding Site Plan Civic Sports Arena
Sportsplex Stormwater Facility	As-Builts	3/14/2001	SKM_C450i22062711510.pdf		Jones Engineers	11.1.B.11	Letter to Bill Reilly Public Wks Department, COB
Sportsplex Stormwater Facility	As-Builts	2/12/1999	SKM_C450i22062711550.pdf		Jones Engineers	11.1.B.12	Addendum to Civic Field Ice Arena Drainage Basin Analysis & Surface Water Management Facilities Two Sheet Plan Set. 39 pgs
Sportsplex Stormwater Facility	As-Builts	11/4/1998	SKM_C450i22062712020.pdf		City of Bellingham	11.1.B.13	Letter -Unpermitted work
Sportsplex Stormwater Facility	As-Builts	8/28/1996	SKM_C450i22062712021.pdf		Whitewater Ice/COB	11.1.B.14	14pgs Determination of Nonsignificance
Sportsplex Stormwater Facility	As-Builts	9/23/1999	SKM_C450i22062712040.pdf		City of Bellingham Parks & Rec	11.1.B.15	Civic Field Storm Water Detention Pond-Memo
Sportsplex Stormwater Facility	As-Builts	11/26/2002	SKM_C450i22062712050.pdf		Brian Dempsey-COB Utility Engineer	11.1.B.16	4 pgs Mods to Storm Water Detention (forwarded on 11/04/2003)
Sportsplex Stormwater Facility	As-Builts	unknown	SKM_C450i22062712051.pdf		unknown	11.1.B.17	1 pg no date
Sportsplex Stormwater Facility	As-Builts	11/25/2002	SKM_C450i22062712060.pdf		Brian Dempsey-COB Utility Engineer	11.1.B.18	3pgs includes plans
Sportsplex Stormwater Facility	As-Builts	10/2/2003	SKM_C450i22062712061.pdf		City of Bellingham	11.1.B.19	
Sportsplex Stormwater Facility	As-Builts	unknown	SKM_C450i22062712070.pdf		City of Bellingham	11.1.B.20	Response to Inspection by PW Engineering
Sportsplex Stormwater Facility	As-Builts	9/22/1980	SKM_C450i22062712120.pdf		The ORB Organization	11.1.B.21	7 pgs
Sportsplex Stormwater Facility	As-Builts	8/16/2001	SKM_C450i22062712140.pdf		City of Bellingham	11.1.B.22	Grading Permit application
Sportsplex Stormwater Facility	As-Builts	5/25/2001	SKM_C450i22062712150.pdf		City of Bellingham	11.1.B.23	
Sportsplex Stormwater Facility	As-Builts	11/1/2018	SKM_C450i22062712170.pdf		City of Bellingham PW	11.1.B.24	6 pgs Notice of Non-Compliance
Sportsplex Stormwater Facility	As-Builts	11/1/2018	SKM_C450i22062712171.pdf		City of Bellingham PW	11.1.B.25	12 pgs Notice of Non-Compliance
Sportsplex Stormwater Facility	As-Builts	rev. 1/12/1999	SKM_C450i22062712210.pdf		Martin Kjelstad PE	11.1.B.26	Addendum to Drainage and Erosion Control Study

*Note: Utilization Data is included with Reports

City of Bellingham Civic Athletic Complex							9/25/2023
Campus Location	File Type*	Date	Title	Folder	Author	Sharefile Location	Comments
Sportsplex Stormwater Facility	Report	4/17/2006	06-12-06 SP Storm.PDF		Reichhardt & Ebe Engineering	11.4.B.1	Civic Field - Skate Park Additions Re-Bid
Sportsplex Stormwater Facility	Report	1/27/2000	JonesStormwater_Complete.pdf		Jones Engineers	11.4.B.2	Drainage Study, 166 pgs
Sportsplex Stormwater Facility	Report	rev 1/2006	R&E_Stormwater_Complete.pdf		Reichhardt & Ebe Engineering	11.4.B.3	Stormwater Report, 33 pgs
Park Trail System	none			X		12	
General	As-Builts	3/30/2007	Civic Complex Lighting 2002 - hard to read	X		20.1.A.1	
General	As-Builts		Civic Complex pre-2000 utility as-builts	X		20.1.A.2	
General	As-Builts	4/9/2007	Civic Complex Signage 2007	X	HKS	20.1.A.3	
General	As-Builts		Civic Complex Signage Electrical Conduit	X	Unknown	20.1.A.4	
General	As-Builts		Site Plans and Masterplans	X		20.1.A.5	
General	As-Builts		z - not readable	X	Unknown	20.1.A.6	
General	As-Builts	10/21/2022	Wilson Survey and Report 2022.10.21	X	Wilson	20.1.A.7	
General	As-Builts	2007	Fraser Puget Street Improvements	X	COB Public Works Engineering	20.1.A.8	drawings/specs
General	As-Builts	12/1/1960	A-9-6-18 Complex Boundary and SS.pdf		Galen W Bentley, Architect	20.1.B.1	
General	As-Builts	unknown	Civic Athletic Complex as-builts records.xlsx		unknown	20.1.B.2	
General	As-Builts	11/1/1997	Puget St utility info from ST-929.jpg		COB Public Works Engineering	20.1.B.3	
General	Reports	6/2/2022	REC NEEDS ASSESSMENT DATA-CONSULTANTS.pdf		Engage Bellingham	20.2.B.1	
General	Reports		Deeds, Leases, and Use Agreements	X		20.4.A.1	
General	Reports		Zoning and Parcel Information	X		20.4.A.2	
General	Reports	Apr-07	07-04-25 COBM0064 SSP REVISED.pdf		David Evans & Associates	20.4.B.1	
General	Reports	11/7/2019	2019-11-7-vfa-park-asset-report.pdf		City of Bellingham	20.4.B.2	
General	Reports	unknown	Building Square footage.xls		unknown	20.4.B.3	
General	Reports	Sep-05	Civic-Wetlands-2005.pdf		NW Ecological Servies	20.4.B.4	
General	Reports	Oct-21	Lincoln- Lakeway-Study-Final-Report-Oct-2021.pdf		Transpo Group	20.4.B.5	
General	Reports	Jun-22	Herrera Draft Critial Areas Report 2022.10.21.pdf		Herrera	20.4.B.6	
General	Reports	10/21/2021	Herrera Data Gaps Report 2022.10.21.pdf		Herrera	20.4.B.7	
General	Reports	2/24/2020	2020-Parks Recreation and Open Space (PRO) -plan.pdf		City of Bellingham	20.4.B.8	
General	Reports	Spring 2022	2022_Recreation_Needs_Assessment-full_report.pdf		Bellingham Parks & Rec	20.4.B.9	
General	Reports	9/25/2023	2022-11-22 Existing Leases and Facility Use Agreements.pdf		Bellingham Parks & Rec	20.4.B.10	

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