

BAKERVIE MEADOWS PARK MASTER PLAN



EXECUTIVE SUMMARY

The Bakerview Meadows Park Master Plan provides a long-term vision to guide the future development and stewardship of the park as a welcoming, inclusive, and resilient community space. The plan builds on existing site assets while identifying opportunities to create a park that supports the growing neighborhood and protects natural resources for generations to come.

Developed through community engagement and site analysis, the plan reflects input from residents, stakeholders, and project partners. The result is a balanced approach that supports a wide range of recreational activities while improving the site's natural character and environmental functions.

Key elements of the plan include recreational amenities, such as a playground, multi-use trails, open lawn spaces, and gathering areas designed to serve people of all ages and abilities. Circulation improvements will strengthen connections within the park and to surrounding neighborhoods, making it easier and safer for visitors to walk, bike, and access the park.

A central focus of the plan is the protection and enhancement of the park's natural features. Wetlands, creeks, forest canopy and habitat areas will be conserved and restored, supporting biodiversity and improving ecological health while providing the community with passive recreation opportunities and the chance to "just be in nature". Sustainable design practices are incorporated throughout the plan to increase resilience to changing environmental conditions.

Implementation of the master plan is intended to occur in phases, allowing improvements to be made over time as funding becomes available. This flexible approach ensures that early investments provide immediate community benefit while supporting the long-term vision for the park.

Overall, the Bakerview Meadows Park Master Plan aims to create a vibrant, connected, and sustainable public space that meets the evolving needs of the community while respecting and enhancing the site's natural landscape.



Photo Credit: Peter Gill



ACKNOWLEDGMENTS

LAND ACKNOWLEDGMENT

We acknowledge that we gather on territory that has been the traditional and ancestral homeland to the Lhaq'temish (the Lummi people), the Nooksack people, and other Coast Salish tribes of this region Since Time Immemorial.

We honor our shared responsibility to this land and these waters, we commit to learning from Indigenous wisdom, and we strive to repair and deepen our relationships as neighbors and friends.

We gratefully acknowledge the support of the following team members who made this master plan possible.

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Photo Credit: Peter Gill

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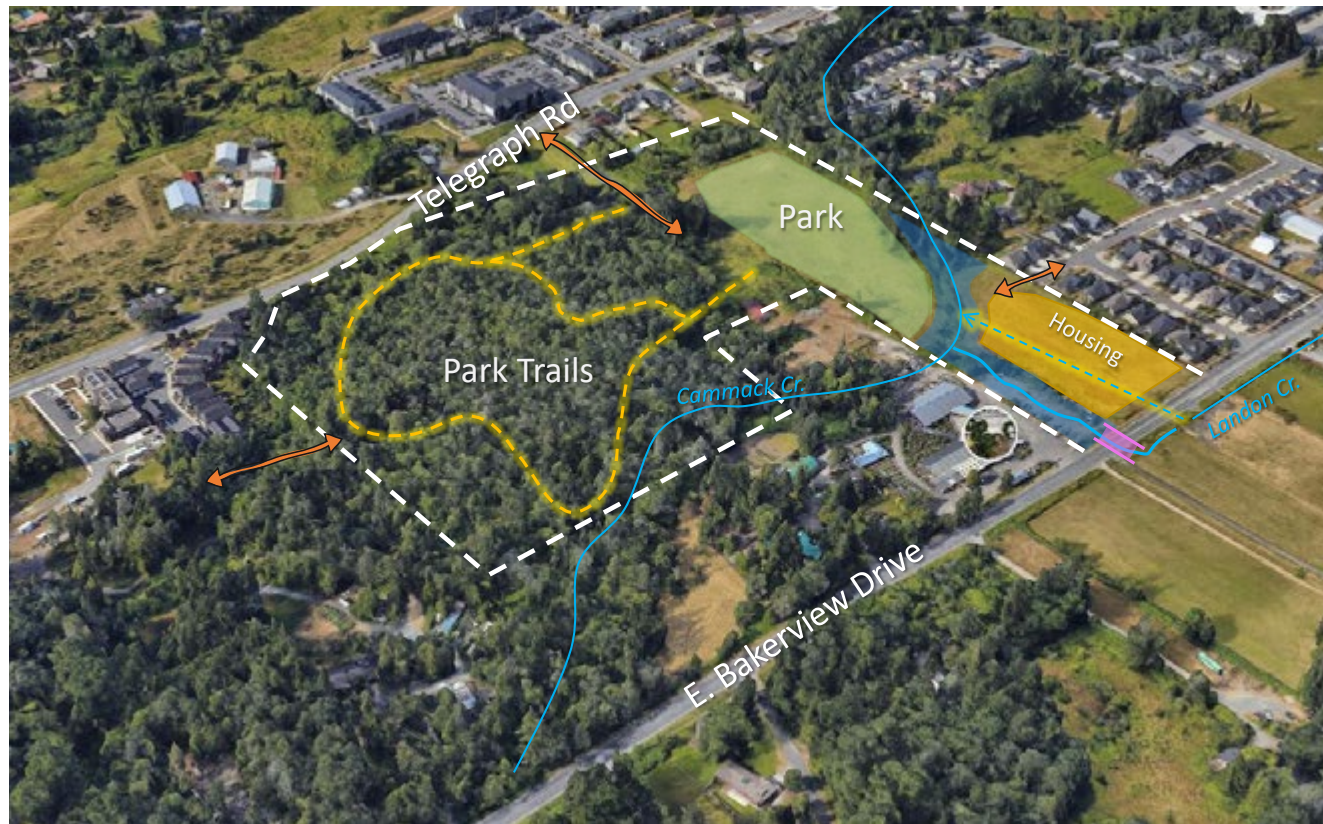
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Bakerview Park looking southwest showing the park and housing areas. Image Credit: Peter Gill



As identified in the PROS Plan, the Meridian and King Mountain Neighborhoods lie in a portion of the city where there is a gap in park access to all residents within a 10 min walk.

PROJECT GOALS

Bakerview Meadows park, encompassing 29 acres, was purchased by the Parks and Recreation Department in 2020 with the Greenways Levy fund and a grant from the Washington State Recreation and Conservation Office. With a rapidly growing City and developing neighborhood the property offers a rare opportunity to achieve two of the City's goals: 1) expand and connect the City's parks and greenspace system in an underserved neighborhood, and 2) set aside a portion of building area for affordable housing. Following a feasibility study that explored creek daylighting, critical wetlands and infrastructure needs like utilities and road improvements, the parcel will be divided with approximately 3 acres dedicated to housing along E Bakerview Road, and 26 acres for park and green space encompassing meadows, wetlands, three creeks (Landon, Cammack and North Fork Baker) and a large forested area.

The location of the park is significant and creating a park for the residents of the King and Meridian neighborhoods has long been a top priority to the City of Bellingham. These neighborhoods support about 7,800 residents and are continuing to grow, yet they lack neighborhood parks. Located between Deemer Rd and James St, this new park will provide much needed outdoor space for current and future residents within a 10 minute walk (1/4 mile). Its central location will serve as an important trail hub connecting to the rest of the City, while welcoming all ages and user groups with a wide array of active and passive recreation opportunities across its large swaths of varied habitat. The unique character of the site provides a wonderful opportunity to create a community space that reflects the identity of the neighborhood.

This master plan documents the careful planning and community engagement processes involved in creating the preferred design option for the Bakerview neighborhood park. Guided by City planning documents and input from over 1,000 participants this master plan outlines the vision for a neighborhood park that can be phased over time. It celebrates the sites many assets, reflects the neighborhoods collective vision, and allows flexibility for evolving recreational interests while expanding the city's park system to better serve the community.

PARKS, RECREATION, AND OPEN SPACE PLAN

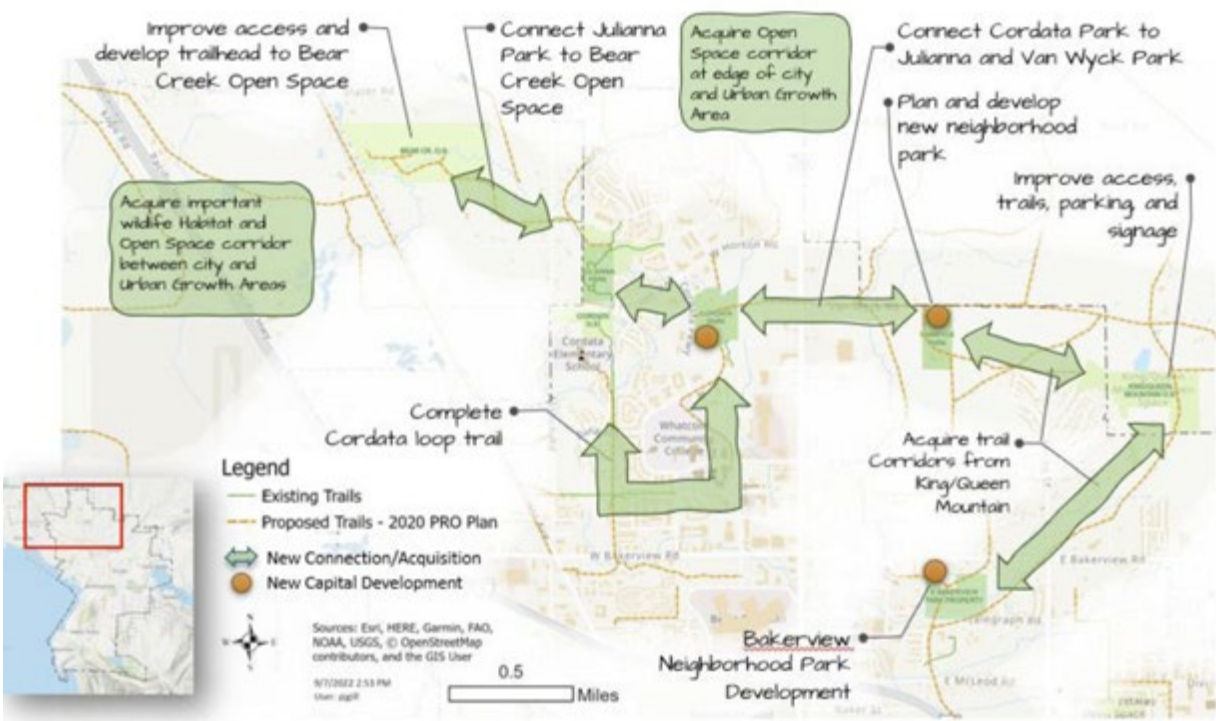
The recently adopted Parks, Recreation, and Open Space (PROS) Plan outlines the City's goals over the next 20 years for its parks, recreation and open space system. Primary goals for Equity, Design, Conservation, Play and Connection provide a framework for the design of Bakerview Park with construction of the park listed as a near-term priority and trails included in long-term planning. This master plan showcases these goals with several priorities met via a high-quality park facility with a 10-min walk of residents, integrating

and connecting people and nature, supporting and fostering wellness, conserving nature, creating a sense of place, developing diverse recreation programs and activities, utilizing trails to interconnect the City’s park system, cultivating community collaboration and much more.

GREENWAYS STRATEGIC PLAN

The Greenways Levy has been an important source of funding for the City’s parks and trails program since 1990 in support of the PROS plan. Funds are used to “acquire, improve, develop and maintain greenways, open space sites, parks, park facilities and trails”

The Greenways Strategic Plan facilitates the use of the levy funds over the duration of the levy and beyond. It presents several priority greenway corridors with Bakerview Park a key component of the northern corridor - the Cordata to King & Queen Mountain. Bakerview Park is the bridge linking this developing greenway to both the growing northern communities and to the rest of the city, providing safe, multimodal, car free access with prolific opportunities to connect to nature while also protecting important habitat corridors.



The Greenways Strategic Plan outlines a northern trail corridor including Bakerview Park as a key component.

EQUITY	PR-1	Provide a system of parks, trails and open space so that all residents live within one-half mile safe route of a developed park and trail.
	PR-2	Target property acquisitions that provide key trail linkages and enable infill parks in underserved areas.
	PR-3	Target facility and program improvements that decrease barriers and expand park and recreation use by underserved communities.
	PR-4	Provide recreational programs and cultural events that celebrate the diversity of the community.
	PR-5	Prioritize new community gardens in underserved areas to improve food access, foster community and provide environmental benefits.
DESIGN	PR-6	Develop new park forms and provide recreational opportunities based on setting and level of use.
	PR-7	Develop parks and trails to take advantage of views of water, islands, ridgelines and mountains.
	PR-8	Design parks, open space and shorelines that respect and integrate natural systems and connect people to nature.
	PR-9	Provide opportunities for education and interpretation of historic, environmental and cultural resources in the park system.
	PR-10	Improve safety and extend hours of use with ground lighting in parks, trails and parking areas.
	PR-11	Activate open spaces with trails, trailheads, loop trails and events.
	PR-12	Incorporate art and whimsy into park facilities.
	PR-13	Acquire and develop additional water access for the public.
	PR-14	Design and develop facilities to be efficient, with low maintenance and operations costs.
	PR-15	Design and prioritize system upgrades that respond to condition assessments, capital improvement plans, community vision and preferences.

The priorities of the recently adopted PROS Plan guides park planning and maintenance. The Bakerview Meadows Park Master Plan achieves 27 of the 42 priorities with room for ongoing operations and system resilience in the future as the park develops.

CONSERVATION	Conserve nature and enhance climate resilience within the park system.	
	PR-16	Acquire environmental features that reflect Bellingham’s unique natural character, including ridgelines, critical areas, forests and wildlife corridors.
	PR-17	Manage urban forests and street trees for human wellness and safety, to provide shade, improve wildlife habitat, sequester greenhouse gases and mitigate fire hazards.
	PR-18	Take action to improve facilities, parks and beaches as areas of respite during extreme weather events.
	PR-19	Continue to incorporate the City’s climate response objectives into park design and development projects to reduce greenhouse gas emissions.
PLAY	PR-20	Acquire property within designated open space corridors between and within urban growth areas that provide recreation opportunities, protect habitat, species migration, critical areas, forest cover and buffer working lands.
	PR-21	Balance the demand for public access and interpretive education with protection of environmentally sensitive areas and historic sites.
	PR-22	Develop programming and facilities that promote public health and wellness, encourage leisure, fun and games and strengthen community connections.
	PR-23	Enhance safety with a presence in parks and trails through programming, recreation, education and enforcement.
CONNECTION	UTILIZE TRAILS TO INTERCONNECT THE CITY’S PARKS AND OPEN SPACES	
	PR-27	Integrate and expand signage, wayfinding and outreach materials that guide users through and between trails and clearly establish rules for use.
	PR-28	Explore trail surface alternatives that balance the natural character of Bellingham’s trail system with accessibility requirements, long-term maintenance, sustainable development practices and availability of local materials.
	PR-29	Improve public education about safe trail use to ensure they function for a range of recreation and transportation users.
	PR-30	Target improvements that connect trails with transit stops, key destinations, bike routes and sidewalks to improve non-motorized transportation options.

PROJECT BACKGROUND

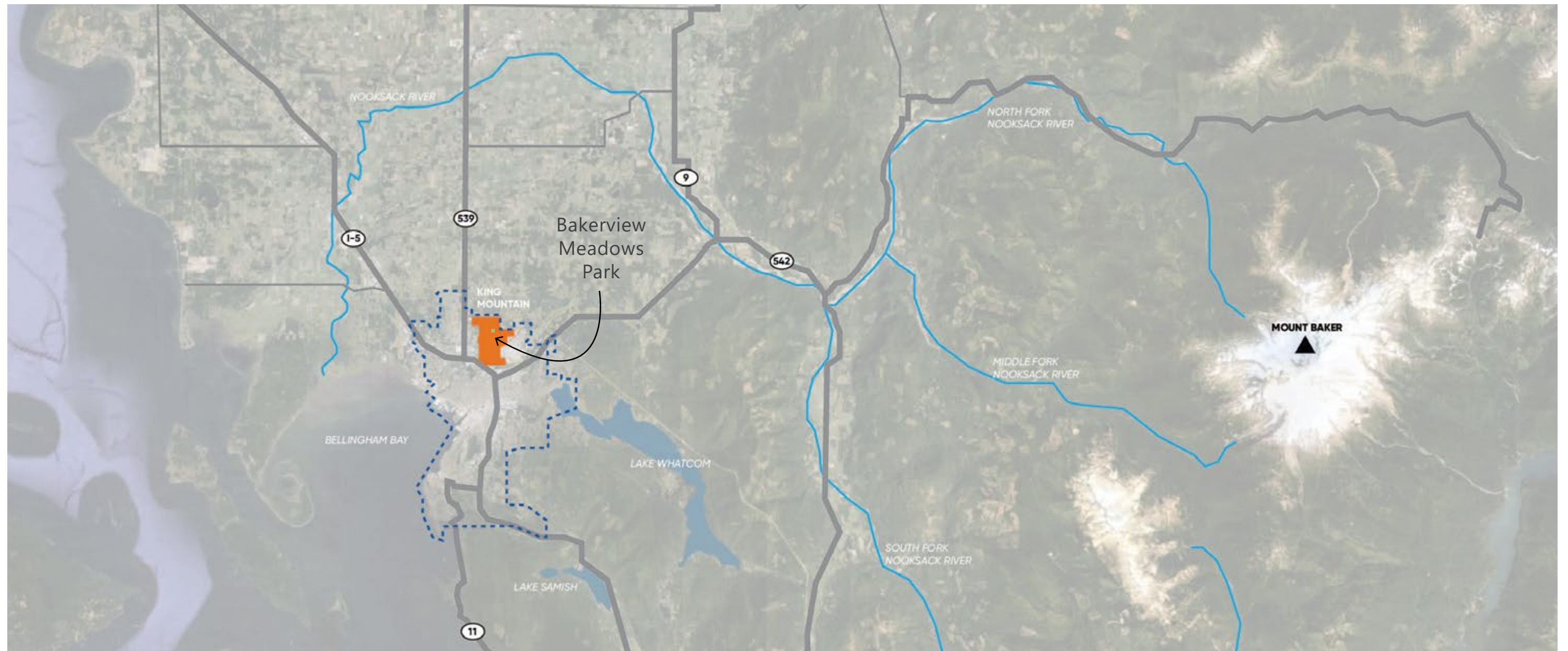
REGIONAL CONTEXT

Centrally located between the cool waters of the Puget Sound and the foothills of the North Cascades the City of Bellingham is an ideal place to live, work and play.

While a nexus between major transportation connections on the north-south corridor between Canada and Seattle, as well as east-west ties to the San Juan Islands and highway 20; this University town, has retained an enduring small town vibe. However, this is changing as the high quality of life and easy access to recreation attracts more new residents every year. With an expected annual increase of 1,200 residents over the

next 20 years* the city is taking measures to plan for this growth while also maintaining a livable city. One avenue for achieving this goal is the forward thinking, combined effort to provide affordable housing and a park space in underserved neighborhoods at the north end of the city. While Bakerview Meadows Park sets out to achieve this multifunctional goal, this document focuses on the park planning portion of this goal.

* City of Bellingham Housing Statistics Story Maps <https://storymaps.arcgis.com/stories/3e1c77f31cbf4cc8bf94b39f62970fdf>

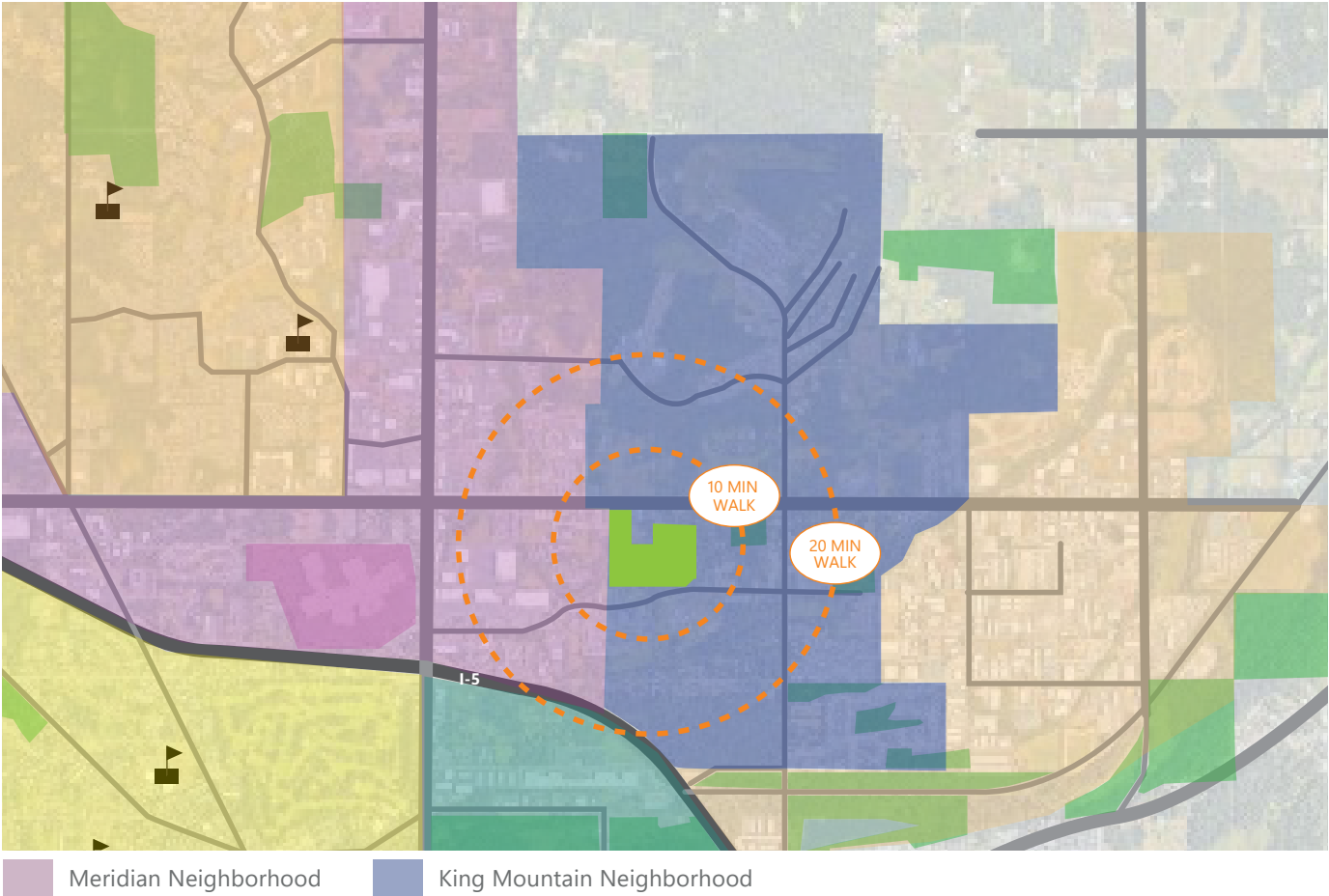


KING MOUNTAIN NEIGHBORHOOD

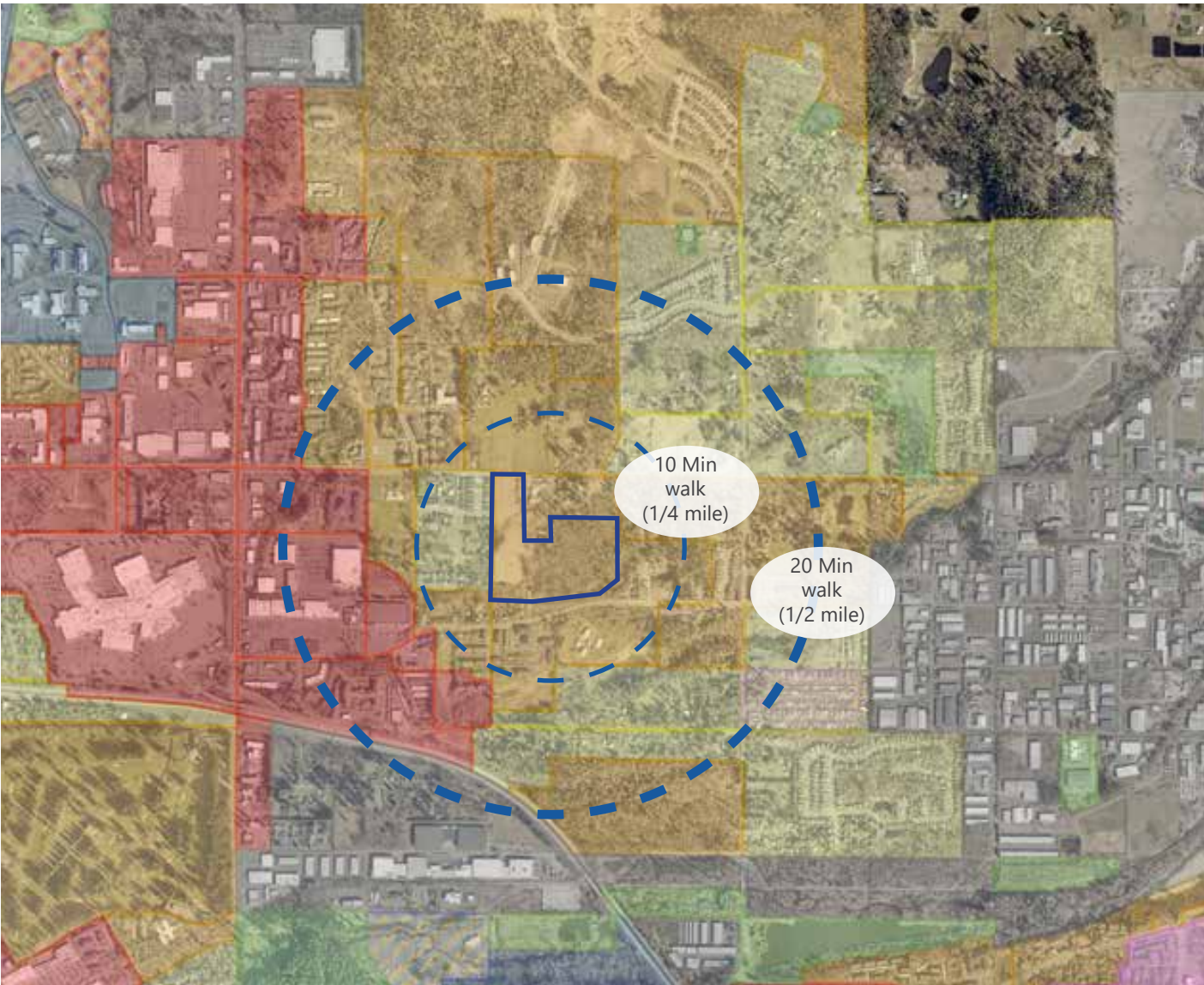
On the north end of the city, wedged between major commercial and industrial centers, this neighborhood currently includes a mix of housing from low density on large lots, to high-density on small lots, plus farmland, some light commercial, and large tracks of undeveloped forests, wetlands and three major streams Baker Creek, Silver Creek and Squalicum Creek. A large topographic feature on the north end of the neighborhood, King Mountain, provides panoramic views, and the name for the neighborhood. There aren't any developed parks yet, though there are several undeveloped open spaces and easement areas bordering the north and south. Clear views to Mt Baker to the east provide a scenic backdrop.

MERIDIAN NEIGHBORHOOD

To the west of the park, this neighborhood encompasses a large regional shopping area, community college, large expanses of commercial and industrial uses, with some residential development at the outer edges and limited open space. Traffic is higher with I-5, Meridian Street, and Bakerview Road serving major transportation corridors to and through this major commercial district. For the workers, residents, and visitors, a park nearby will be a respite.



Neighborhood map for the Meridian and King Mountain Neighborhoods.



Zoning around the park within the Meridian and King Mountain Neighborhoods.

ZONING

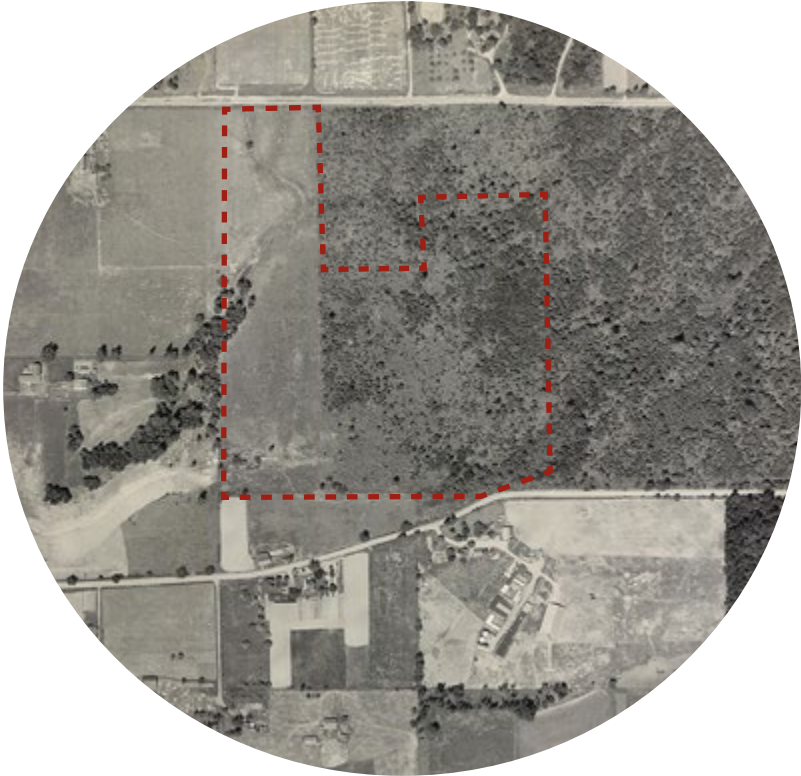
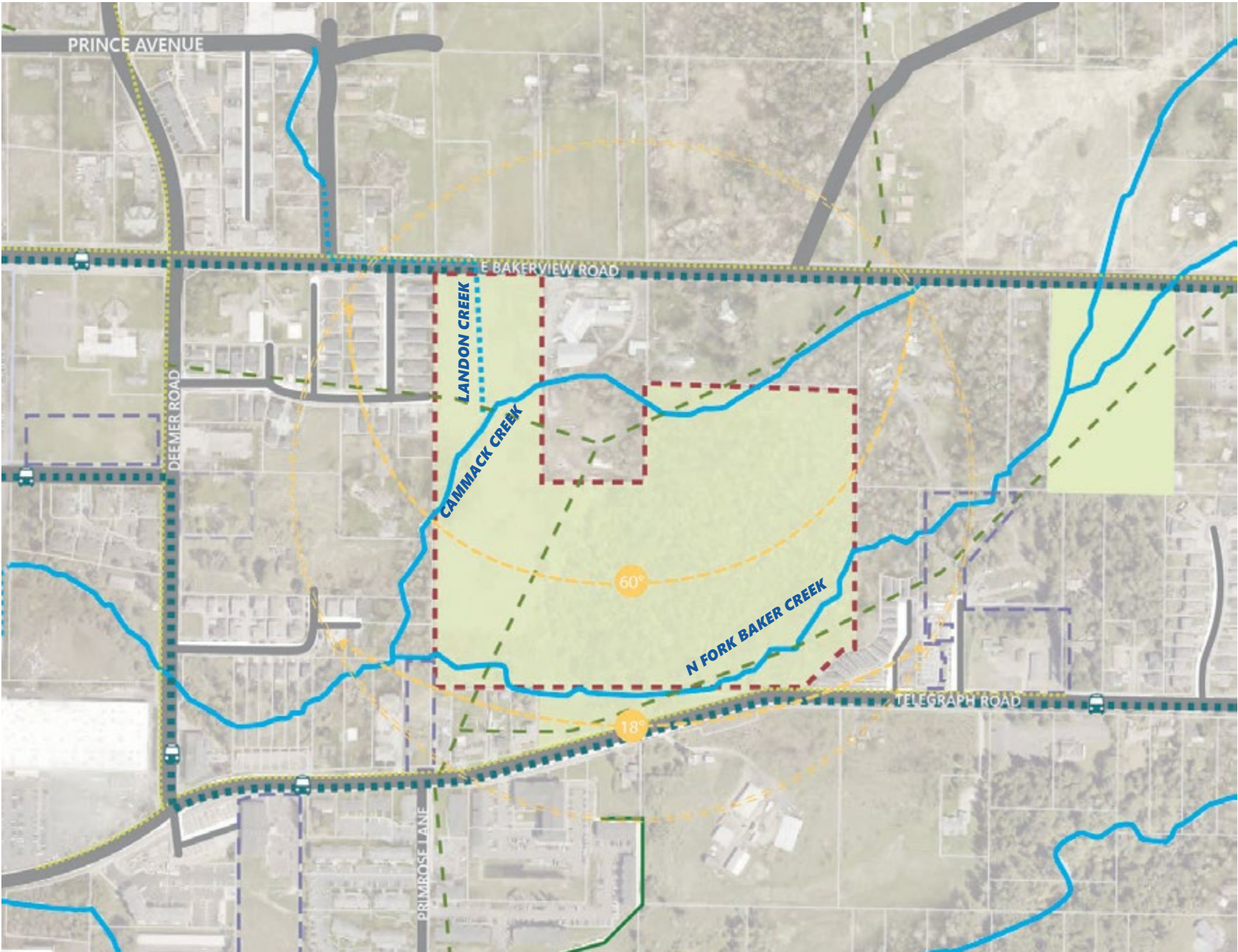
The two neighborhoods comprise strikingly different yet complimentary land uses with predominantly commercial uses in Meridian and mixed residential designations in King Mountain. With increased density slated for this area targeting medium to high density and an already underserved neighborhood the need for more park space and affordable housing is paramount.

SITE CONTEXT

- Bakerview Meadows’s 26 acres nestle between two busy roads, E Bakerview Road on the north and Telegraph Road on the south, that serve as prominent east west connectors. Housing developments border the south, east and west with transitioning farmland on the north.
- Formerly farmland itself, the site contains moderately sloping former hayfields that border Cammack Creek. To the south the property gains tree canopy as it slopes down to the North Fork Baker Creek and the Telegraph storm berm. The forested portion of the property runs from about where the berm aligns all the way to the east property line. Landon Creek flows

under the northern portion of the property in a culvert that crosses under E Bakerview Road. Woodbury Way provides direct access to the park from the west neighborhood. To the east, connections through adjacent trail easements will allow future accessible connections to Telegraph Road and eventually to the multimodal trails on James Street.

To guide the master plan additional site analysis explored the sites history and existing features with the following results.



1950s aerial showing historic landuse of farmland and forestry within the approximate park boundaries and surrounding area

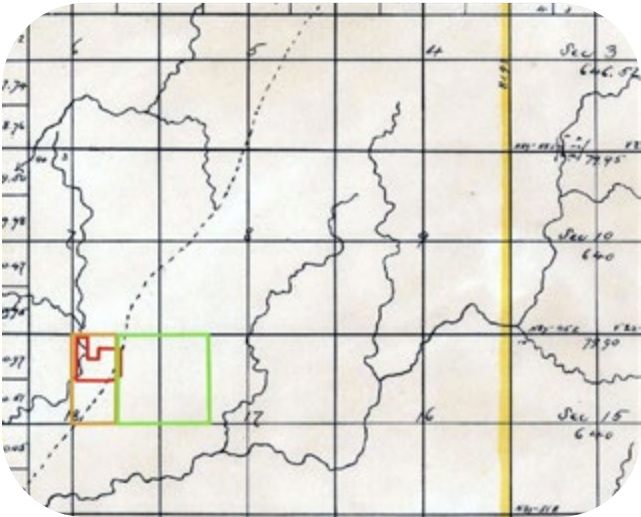


History

The southeast corner of the site once held a portion of the Nooksack Trail (or Whatcom Trail) a prominent trade route for the Northwest Coast Salish between Whatcom Creek and Sumas and Cultus Lakes in Canada’s Fraser River Valley. This route was later used by gold prospectors, followed by a spur telegraph line before it was replaced by trans-Atlantic cable service. While the telegraph technology has been replaced, the name still holds in the place name for Telegraph Road.

Since the 1930s, records show that the site has long been part of a rural agricultural landscape under ownership of large landowners like Brown Farms, Inc, followed by Clark Feed and Seed. Through this time, the general land use of pasture and hayfields comprising the west portion and forest in the eastern portion persists.

In 2025, An Archaeological Survey and Field Report were completed. No artifacts of significance were observed.



Top: a historic sign highlighting the telegraph route and placename.
Bottom: 1874 GLO map showing the location of the Nooksack Trail in the Southeast corner of the site (dashed line).

Critical Areas

The park site has a variety of natural features including critical streams, wetlands and habitat that require protection. In 2024 a critical areas memo was completed to understand how park planning can incorporate critical areas and minimize impacts.

The memo highlights three streams: North Fork Baker Creek, Cammack Creek, and Landon Creek with varying degrees of fish-bearing designations including potential for multiple salmonid species. There are also 14 wetlands and three small intermittent drainage outlets.

Although priority wildlife species have not been officially documented, wildlife abounds. Visual clues such as scat, browse, bedding, as well as songs and calls indicate an array of species. Big brown bat was mapped within the township indicating that protection of the stream, forest and large snags will benefit this species.



Cammack Creek drains into fish-bearing streams and has habitat features that could support fish habitat. Photo Credit: Molly Porter

Infrastructure

Development of the park parcel requires infrastructure updates to provide access into the park and to connect utilities. City policy requires vehicular access via Woodbury Way with a firetruck turn around. While neighborhood parks do not typically provide parking, a small parking area improves visitor access especially for mobility assistance and it will reduce pressure on the neighborhood. A bridge across Cammack Creek will bring visitors to the park while protecting this critical stream, and will serve as a utility crossing for water, electrical and sewer.

Trails

Many social trails meander across the meadow and some old trails in the forest used by the former owners are quickly growing over. Adjacent trail connections include the Palakika Trail easement on the south across Telegraph Road, and the Kulshan Community Land Trust easement to the east. As properties develop along Bakerview Road street improvements will include new sidewalks helping to bring safe access to the park from the north side.

Housing

Last, but not least, while more than 25 acres will be set aside for trails, active and passive recreation pursuits, in the future there will be an additional three acres bordering Bakerview Road dedicated to affordable housing. The footprint will be limited by the requirements for access to the park from Woodbury Way, street improvements along E Bakerview Road, and daylighting Landon Creek. With careful planning, and collaboration with the City, enough units could be developed to make the project financially feasible.

PUBLIC ENGAGEMENT PROCESS

SCHEDULE

In 2020, the City purchased the property to become the first neighborhood park in the Meridian and King Mountain Neighborhoods. Over the following years, there were feasibility studies completed for affordable housing and park activities that defined the housing footprint and program sizing for what park activities could be accommodated. The master planning effort for just the park portion of the project began in June of 2025 with a public engagement process involving at least 1,200 participants via online surveys, tabling events, town halls and a project webpage. The pages that follow summarize this process and the valuable community feedback that helped shape the design of their future park.



DISCOVERY

DESIGN OPTIONS

PREFERRED OPTION

**ADOPT FINAL
MASTER PLAN**



JULY
2025



OCTOBER
2025



Q1 2026



Q2 2026



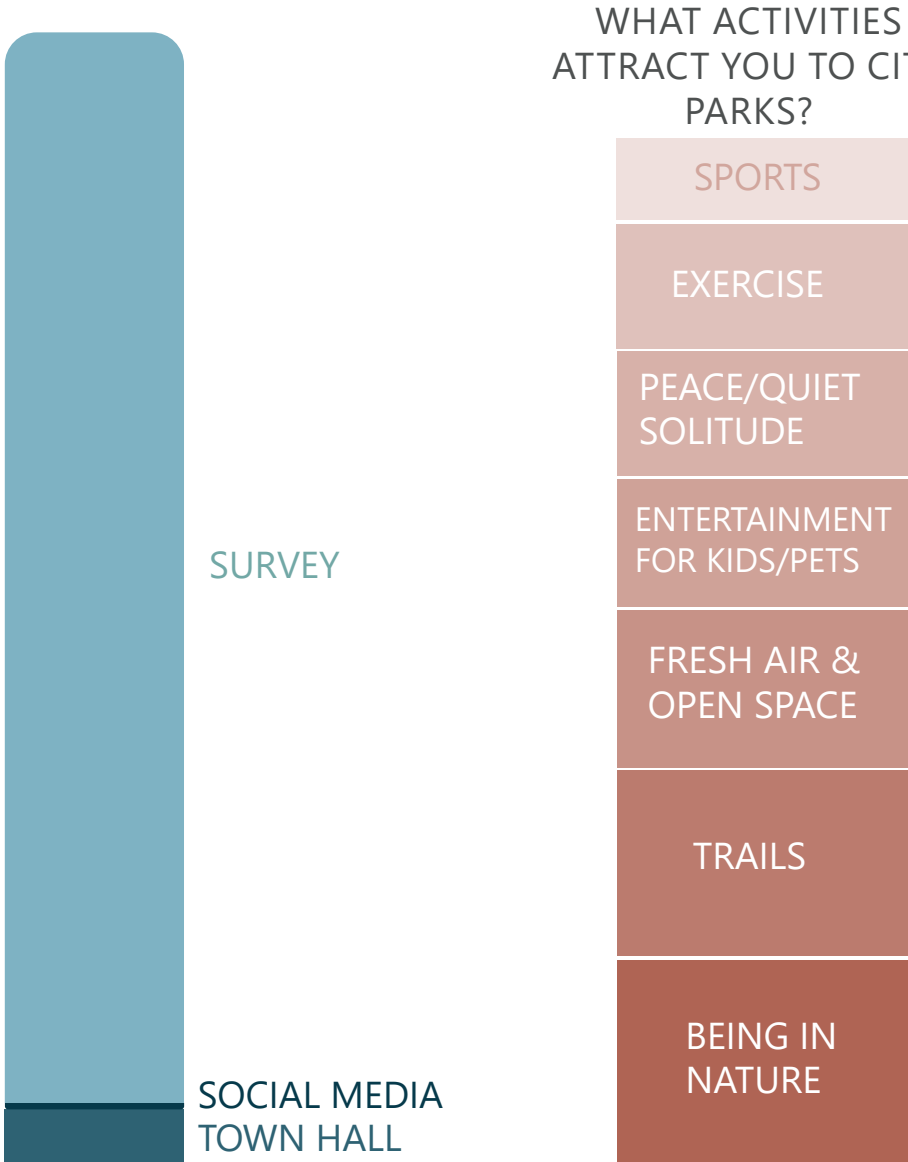
DISCOVERY - SEEKING THE COMMUNITY’S VISION

The first Town Hall meeting introduced the community to the goals of the project and outlined the existing conditions of the site such as critical areas, access, and current vegetation cover to help form a foundation for what they would like to see included in this park.

The community was also asked to select their preferred activities with choices covering active and passive recreation as well as trails and trail amenities. A special kid’s corner was also provided asking kids to help design playground features and other amenities that they would like to see in their park.

A follow up survey was posted for those who were unable to participate in person. Participants answered similar questions with the addition of a write-in for sharing what they thought was unique about this neighborhood to help build a placemaking and identity component.

697 Responses



PREFERRED PARK AMENITIES

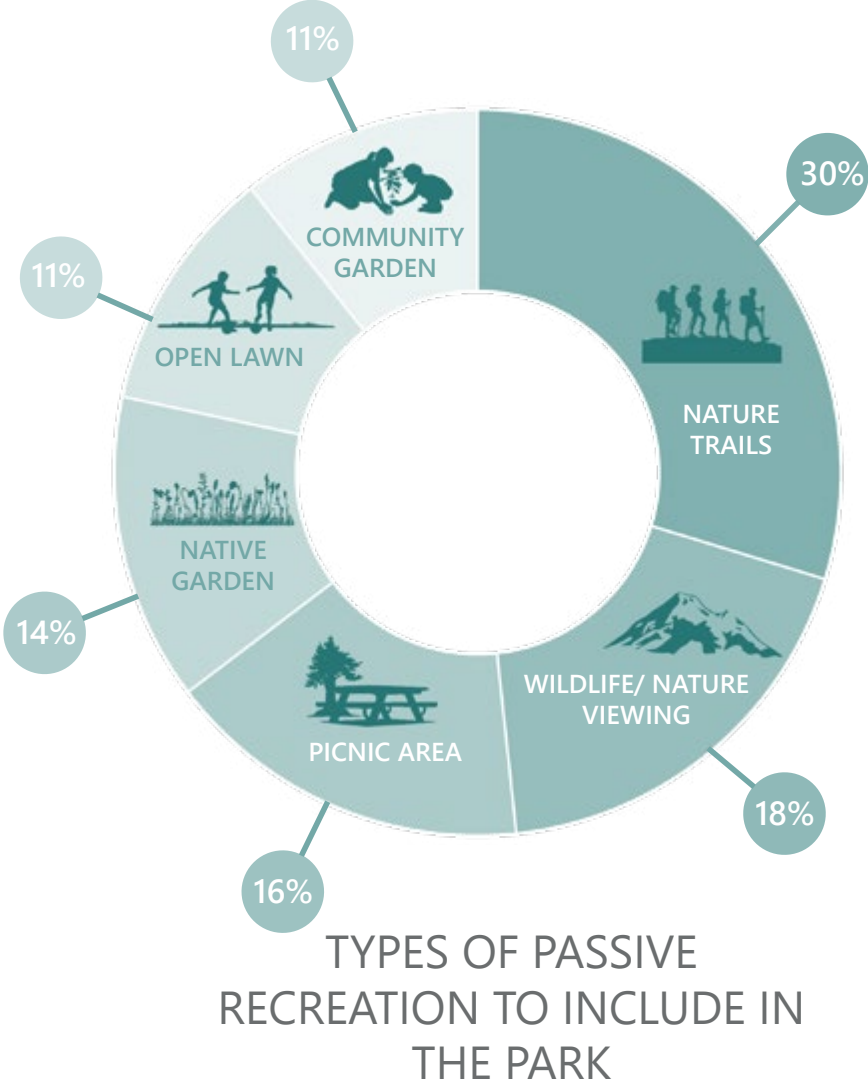
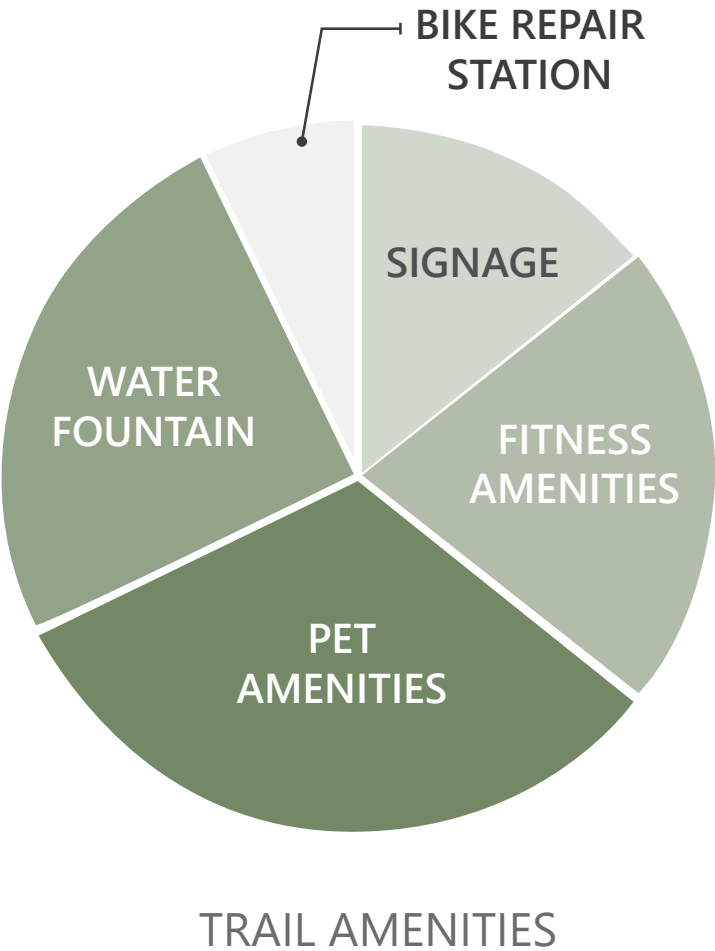


DISCOVERY - COMMUNITY INPUT RESULTS

The feedback shared by the community supported a combination of active and passive recreation with strong support for parking sufficient to support visitors with varying mobility capabilities, as well as gear. Playground features that support all ages and abilities with emphasis on multi-generational play figured prominently in the feedback. The community also requested amenities like a picnic shelter, benches, restrooms and shade to make these spaces comfortable through the seasons.

Trails figured prominently in the feedback. The community shared that trails facilitate connection to the sites natural environment, as well as create opportunities to connect to and through the rest of the city. Different trail types that support a variety of movement through the park were appreciated as well as trail amenities that support wayfinding, repairs and dispersed fitness.

Passive recreation was also strongly supported with feedback for community and native gardens and areas to view nature and wildlife though picnic areas or view points.



NATURE THEME

CLIMBING

HIDE & SEEK TUNNEL

SWINGS

ACCESSIBLE

SHADE

SPINNER WHEELS

ZIPLINE

SPACE THEME

TRAMPOLINE

PARKOUR

TEENS AREA

WATER FEATURE

GAGA BALL

KIDS ANSWERED "WHAT KINDS OF FEATURES WOULD YOU LIKE AT THIS NEW NEIGHBORHOOD PLAYGROUND?"

CONCEPTUAL DESIGN

Building on the informative community input along with the site conditions, two design options were presented to the community for feedback at an October Townhall event, as well as through an online survey.

Option 1:

The first option presented a nature focused theme, called Nature’s Gem. Smaller, dispersed active recreation elements were woven between tracks of natural areas. In turn, several small active areas like a forested picnic area were brought into the forest creating a strong connection to nature throughout the park.

Picnic shelter and restroom structures were shown with a more rustic in-the-woods aesthetic, and playground features were styled in nature play with large wood elements that foster physical challenge, imaginative play and are accessible for all visitors.

This option also incorporated a large native garden with sizable areas of wetland and forest restoration including educational signage for passive enjoyment of the park.

Disc golf in the forested area, a large flexible lawn space and climbing wall were included as options for active recreation.

Multiple types of trails provide diverse experiences for visitors. A wide multimodal paved loop path in the active zone with spurs into the woods for a more immersive experience with the forest environment. Dispersed adult exercise alongside the trail edges were presented as options for repurposing stumps and downed logs while encouraging fitness.



Forest Playground



All Ages Play and Trail Fitness



Nature Education



Option 1 NATURE’S GEM

CONCEPTUAL DESIGN

Option 2:

This option presented the site’s history through farmland and the unique Nooksack trail and telegraph line under a concept called Time & History. Themed features, materials, educational installations or historic artifacts would engage visitors and share the sites history.

Active recreational features and natural areas were consolidated into larger separate spaces creating focused experiences. Just past Cammack Creek a central area focuses active recreational activities such as a multisport court, grassy play fields, dog park, skate dot, playground and a small plaza gathering space. A larger forest clearing in the woodlands provides positive activation in this remote area.

Natural areas focus on the restoration of wetlands and forest enhancement and a community garden adjacent to the Woodbury Way entrance.

Trail options are also varied in this concept with a wide multimodal path along the active zone with a spur trail into the woods to access the forest clearing. A creek path along the future daylighting of Landon Creek will provide a nature trail experience that continues along Cammack Creek and into the woods and eventually connecting with adjacent trail easements.

Opportunities for temporary art installations, historical markers or signs and themed play features were also presented to the community.



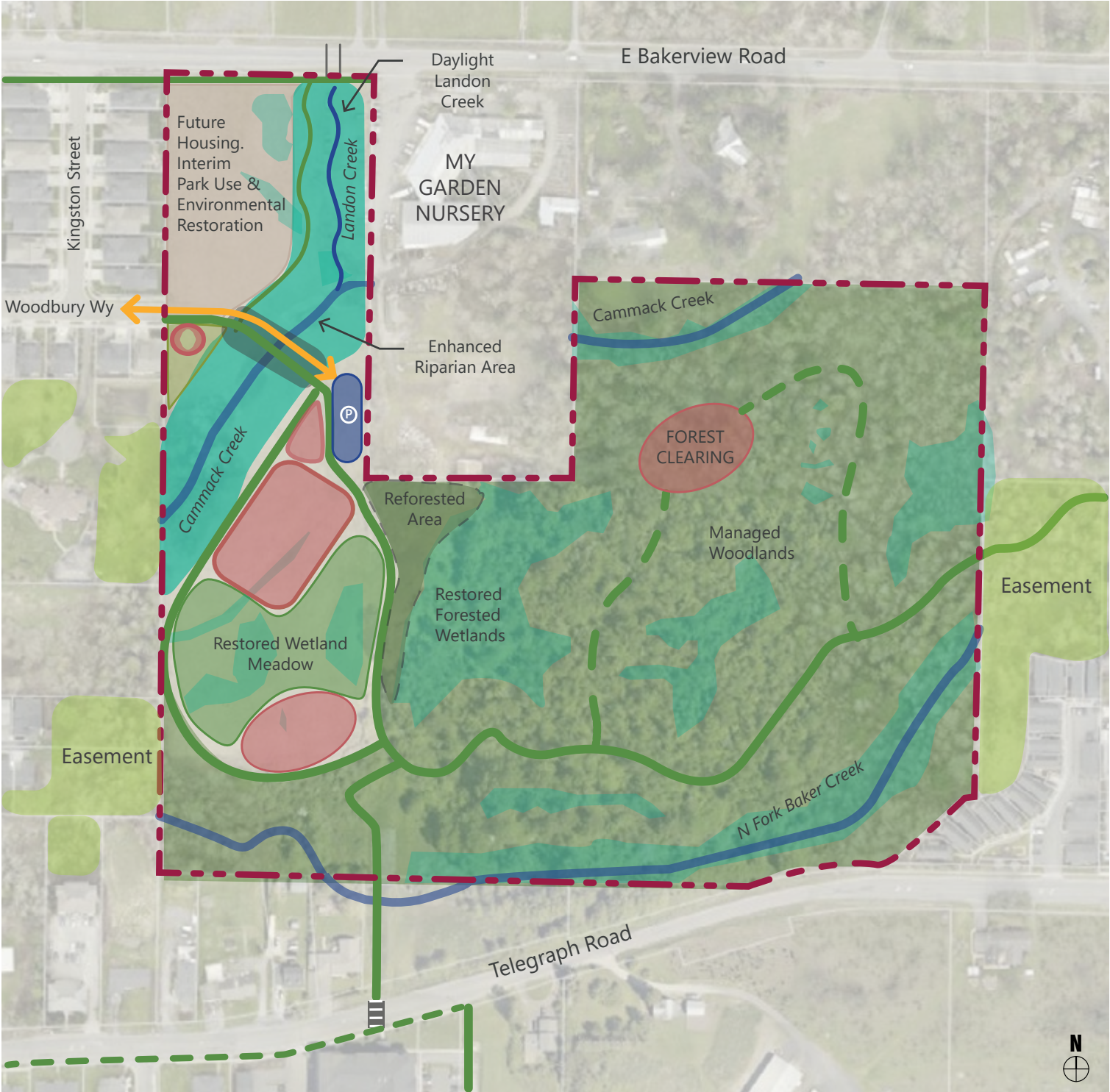
Art Installation



Multi-Use Sport Court



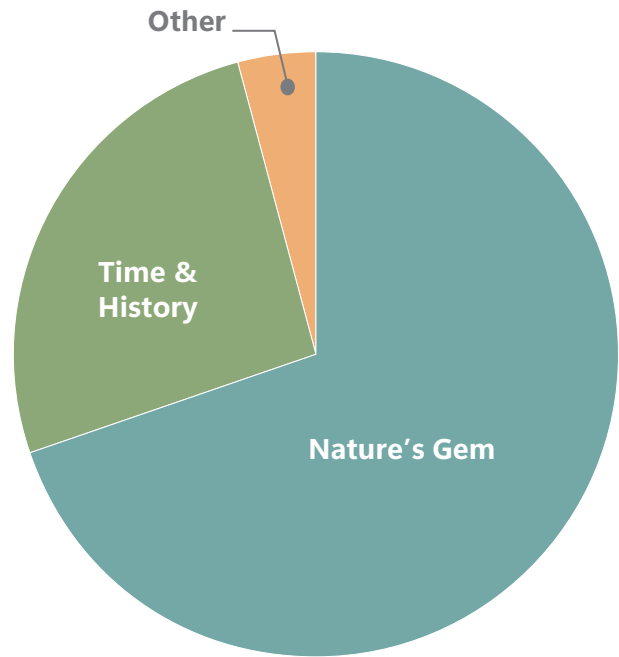
Forested Picnic Area



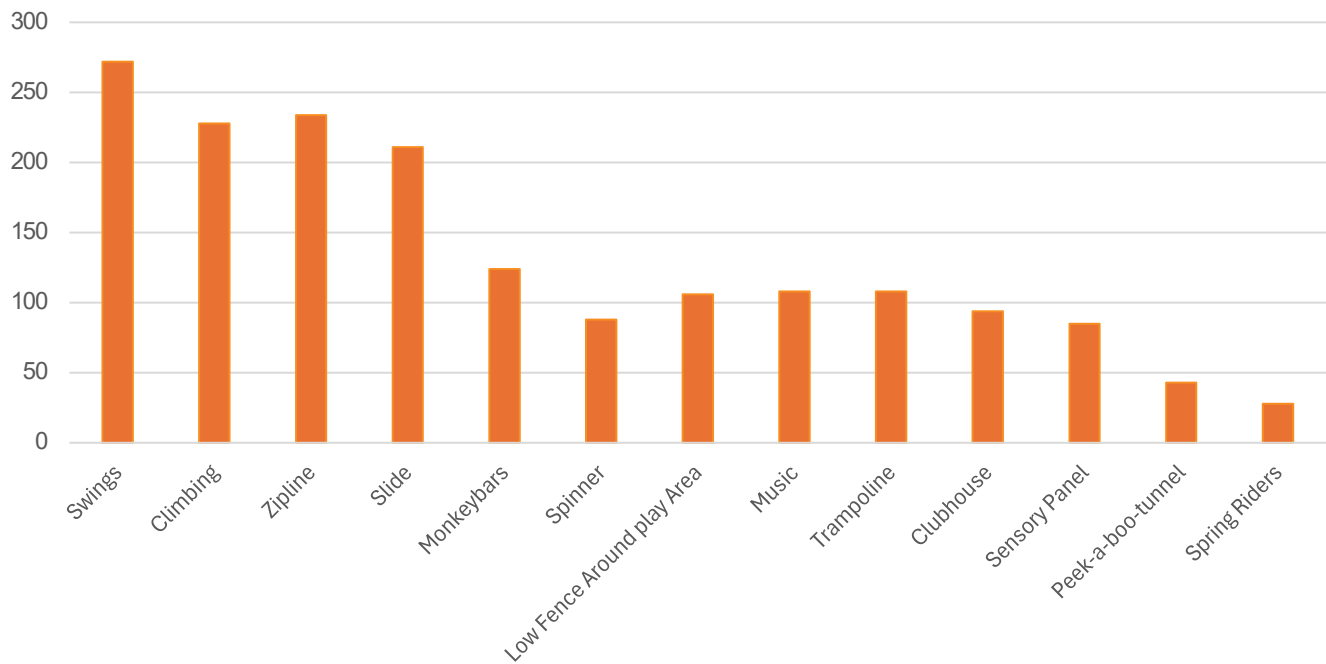
Option 2 TIME & HISTORY

CONCEPTUAL DESIGN PUBLIC FEEDBACK RESULTS

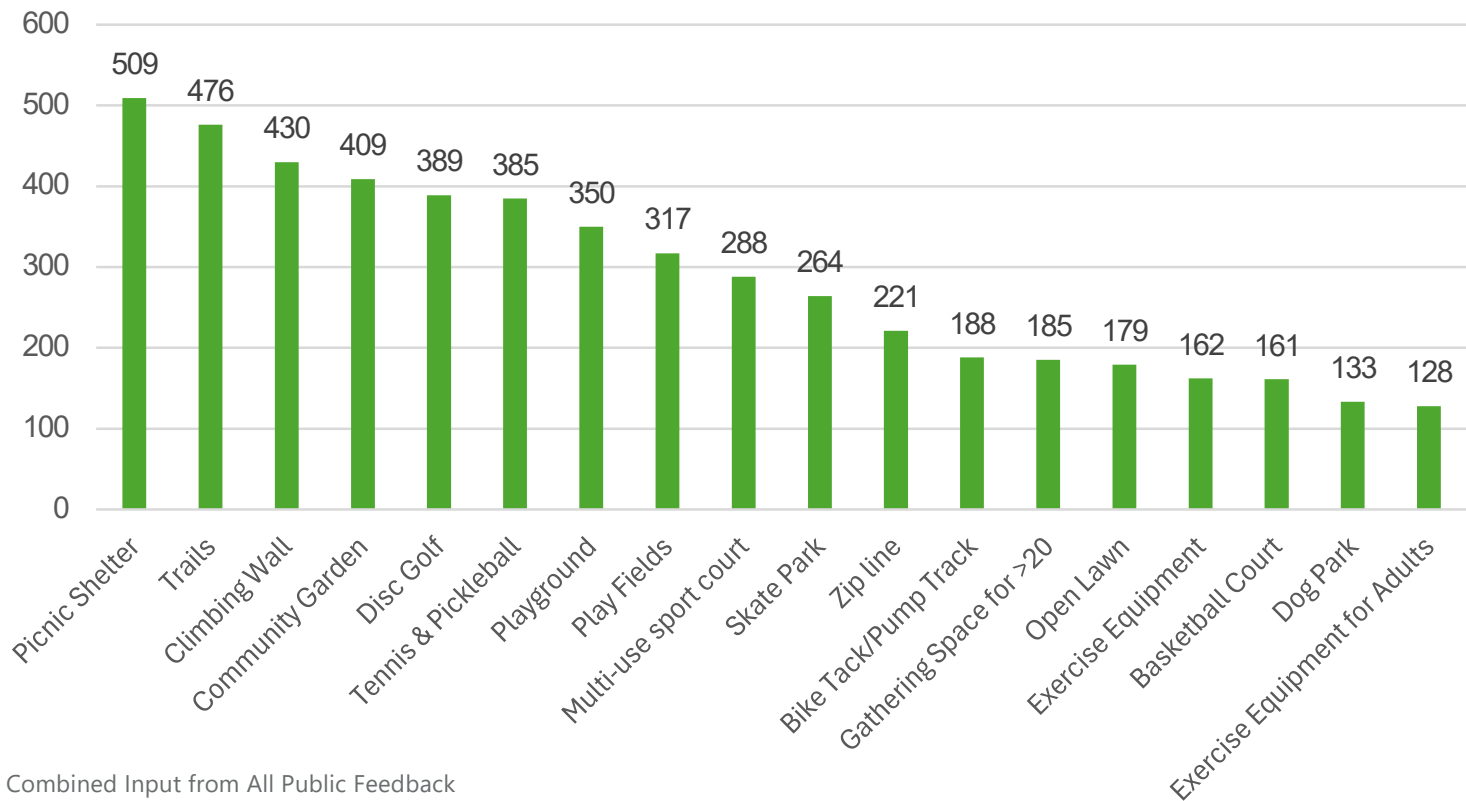
The community shared their thoughts on the two options and their preferred theme was the first option - Nature's Gem. They also confirmed their preferences for types of playground features and park amenities.



Response for Preferred Park Theme



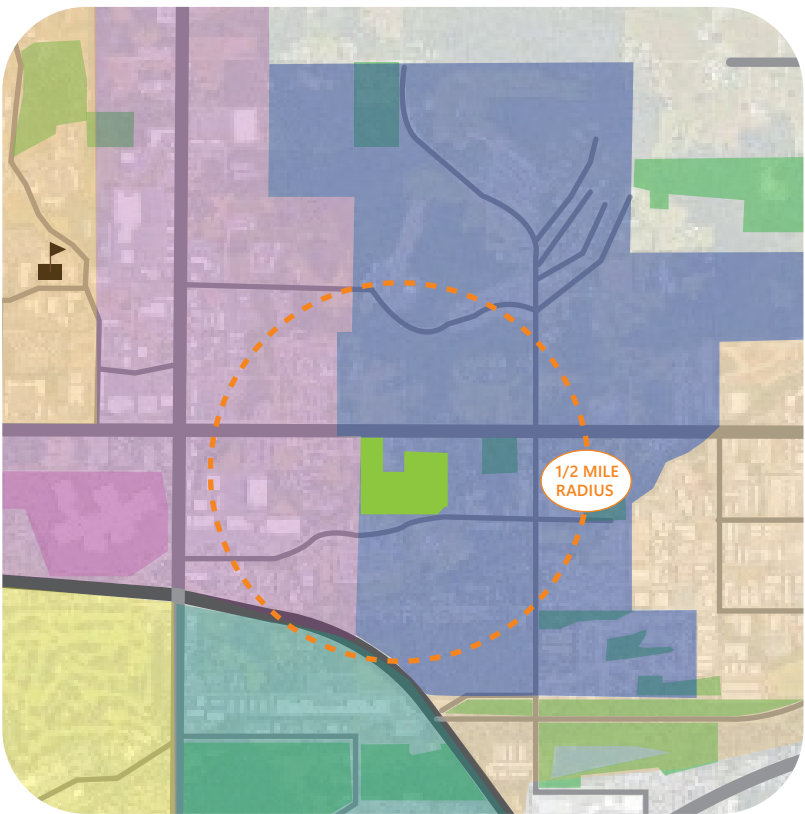
Survey Response for Preferred Playground Features



Combined Input from All Public Feedback

PREFERRED DESIGN CONCEPT

Guided by the vision and goals of the community, the planning framework of the City, and the site’s existing conditions, the design team developed a conceptual approach to steer the design of the final preferred concept.



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HEARTWOOD

This centrally located new park provides the opportunity to engage and connect north Bellingham neighborhoods, forming a scaffolding for building community and creating a strong sense of place as the neighborhoods continues to grow and develop.

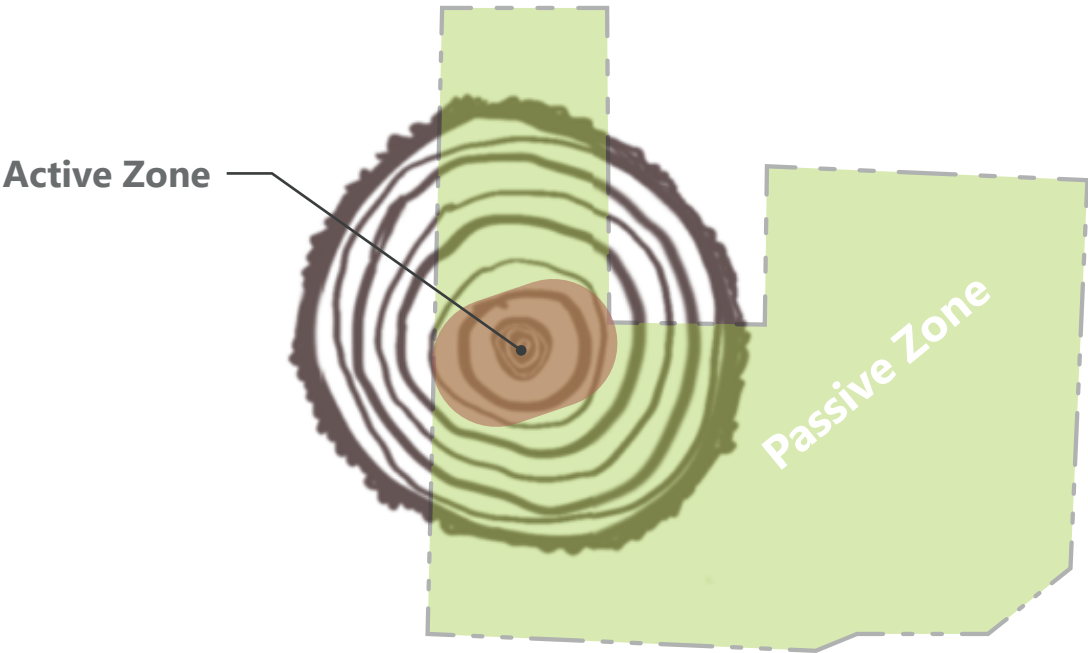
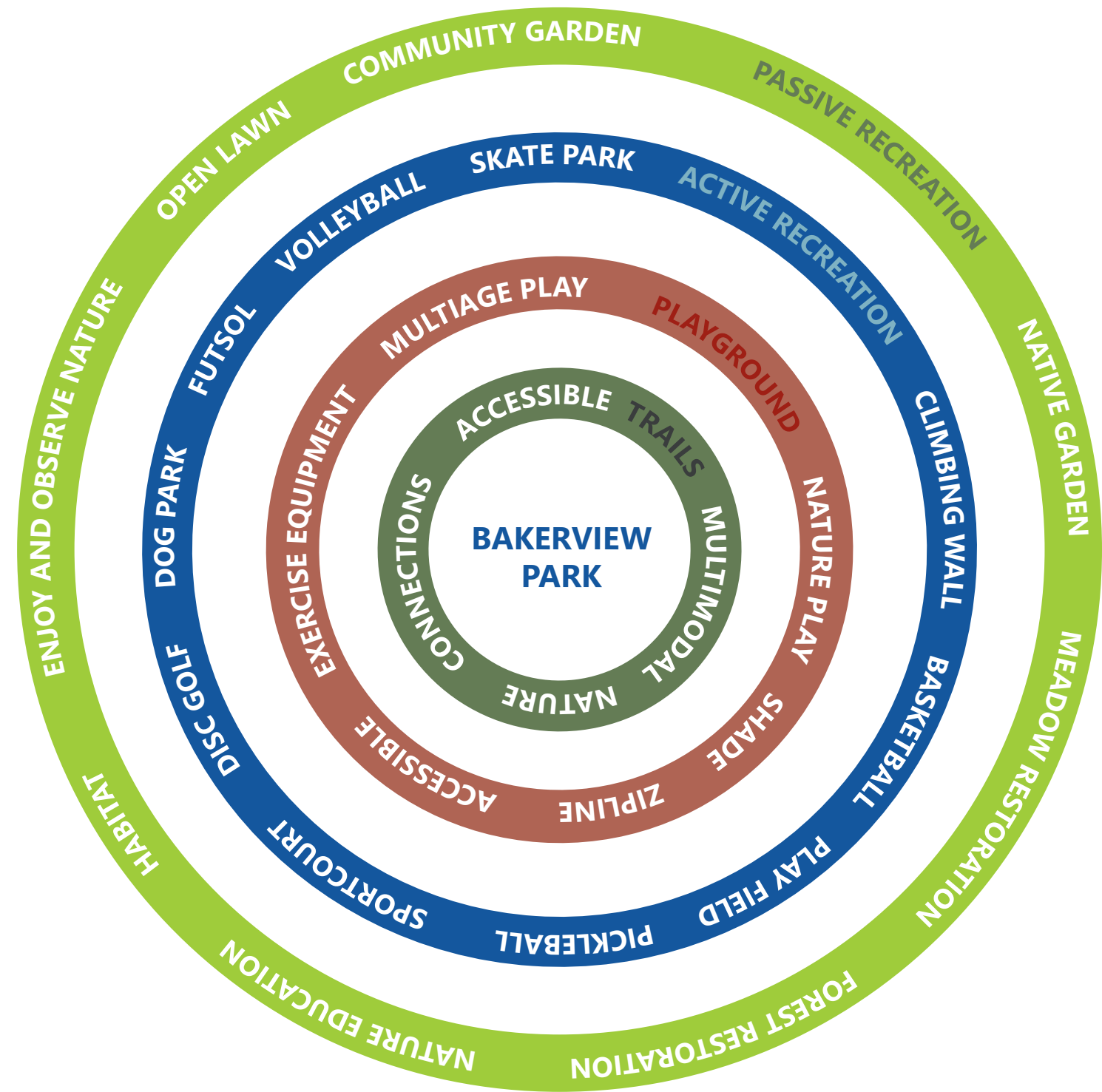
The historic use of the property through careful stewardship and cultivation combined with the abundance of woodlands and wetlands allows today’s community to connect with and celebrate nature.

At the center of it all, forming the structural support, resilience, and stability, is the heartwood. While the community grows around it the park will serve as an anchor for their life stories, remaining a steadfast conduit for memories, connections, and vitality.

PREFERRED DESIGN CONCEPT

Community Goals

Grouping the requested park activities, four prominent goals emerge for the new park. Trails are at the core, followed by the playground and active recreation, all wrapped together by passive recreation and nature.



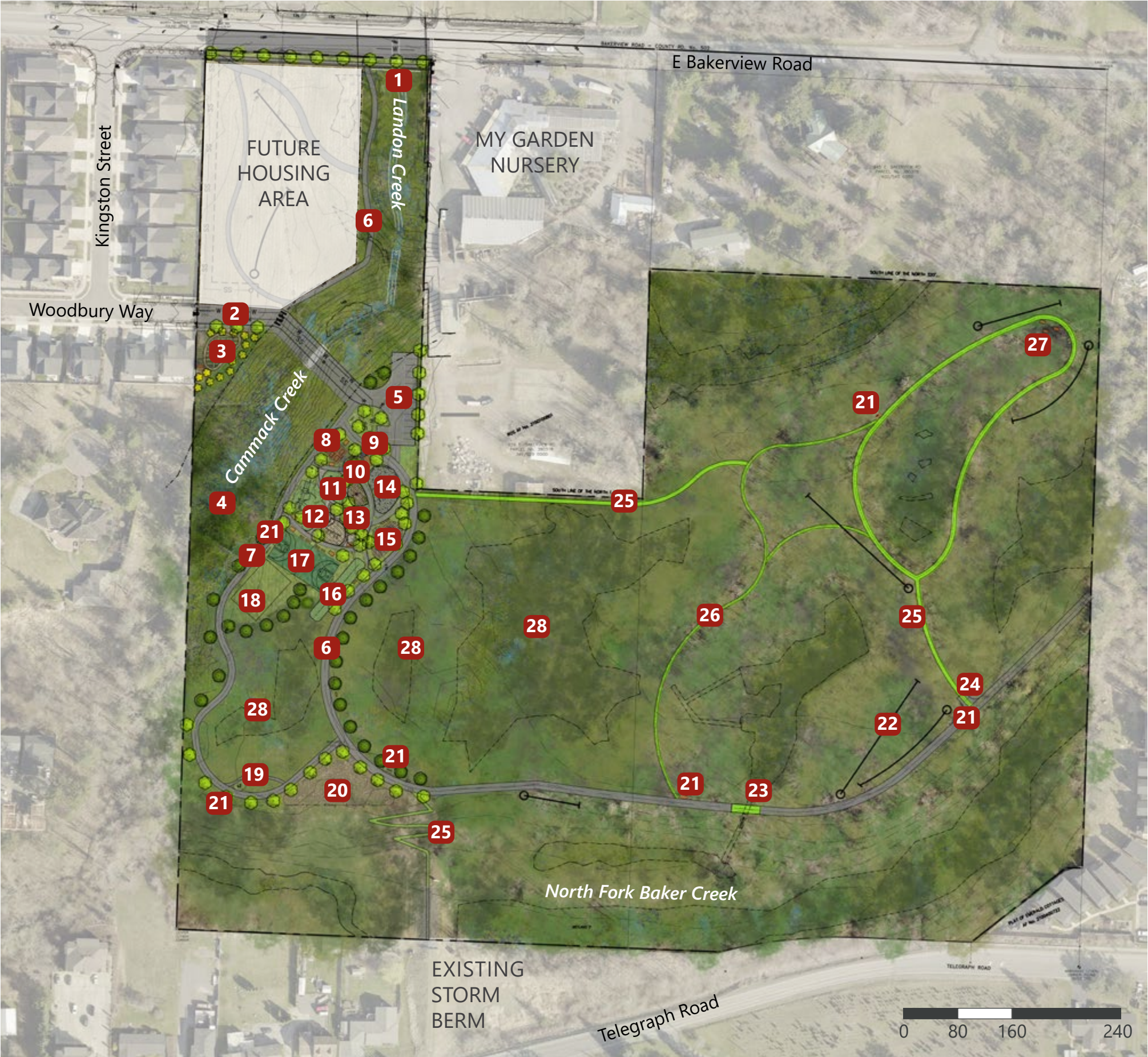
Design Concept

The community’s vision for the park amenities and the limited area of buildable space allow for concentrated use within the heart of the park surrounded by the lush natural features that facilitate nature and passive enjoyment. The growing City trail network and natural areas facilitate greater connection between the neighborhood and across the City.

MASTER PLAN

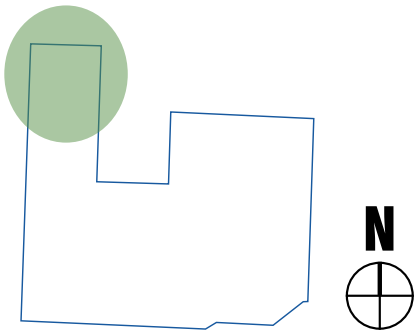
Legend

- | | |
|----|---|
| 1 | Daylight Landon Creek |
| 2 | Woodbury Way Entry & Gate |
| 3 | Community Gardens |
| 4 | Cammack Creek Restoration |
| 5 | Parking Lot (18 stalls)
Includes Firetruck Hammerhead |
| 6 | Multi-Use Trail |
| 7 | Nature Trail |
| 8 | Picnic Shelter |
| 9 | Restrooms |
| 10 | Central Plaza with Art, Historical Feature or
Signature Tree |
| 11 | Playground 2-5yo with Fencing |
| 12 | Playground 5-12yo with Fencing |
| 13 | Adult Exercise Gym |
| 14 | Skate Dot |
| 15 | Climbing Area |
| 16 | Zip Line |
| 17 | Multi-Use Sport Court (94x50) |
| 18 | Open Lawn |
| 19 | Nature Overlook |
| 20 | Dog Park |
| 21 | Dispersed Exercise Equipment |
| 22 | Pocket Disc Golf Course (10 holes) |
| 23 | Boardwalk over Stream |
| 24 | Maintenance Truck Turn Around |
| 25 | Secondary Trail |
| 26 | Tertiary Trail |
| 27 | Forest Picnic Area |
| 28 | Wetland Restoration |





Key Plan



LANDON CREEK DAYLIGHTING & E BAKERVIEW ROAD IMPROVEMENTS

Bakerview Road will provide a northern entry point for pedestrians through right-of-way improvements. These updates will include extending the sidewalk along the north property along with utilities. Currently there is existing sidewalk to the west that connects to Kingston Street and Woodbury Lane.

Daylighting Landon Creek will address two culverts, one under E Bakerview Road will be upgraded for fish passage and flood planning. The second culvert from Bakerview Road south through the meadow will be removed to recreate a stream channel for this small drainage that connects to Cammack Creek along with

required buffers. A nature trail adjacent to the restored creek channel is planned to help connect park visitors to nature and to the rest of the park. Educational signage, wayfinding and benches will create moments to engage, rest and enjoy the natural landscape.

For the future housing the creek restoration, park, and nature trail will be an important amenity.



Sidewalk improvements at E Bakerview Road

WOODBURY WAY ENTRANCE

- This will serve as the main vehicular access into the park and crossing of Cammack Creek.
- A gate will maintain park operating hours. A small parking lot includes room for a firetruck turn-around and provides maintenance trucks access to the rest of the site, plus a material and equipment staging area. Low impact design strategies for the parking lot and roadway will address stormwater and improve the aesthetics of the hardscapes.

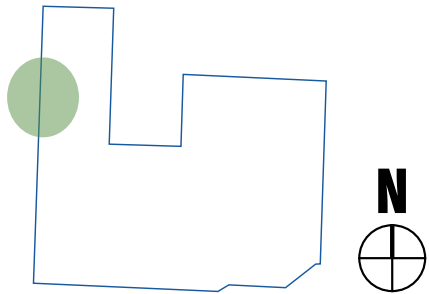


Stream Crossing Bridge Example from Julianna Park



Low Impact Design Parking Area

Key Plan



Park gate

Parking/
loading spot

Garden
Plots

Garden
shed

Orchard /
Botanical
Garden

Cammack
Creek
Restoration

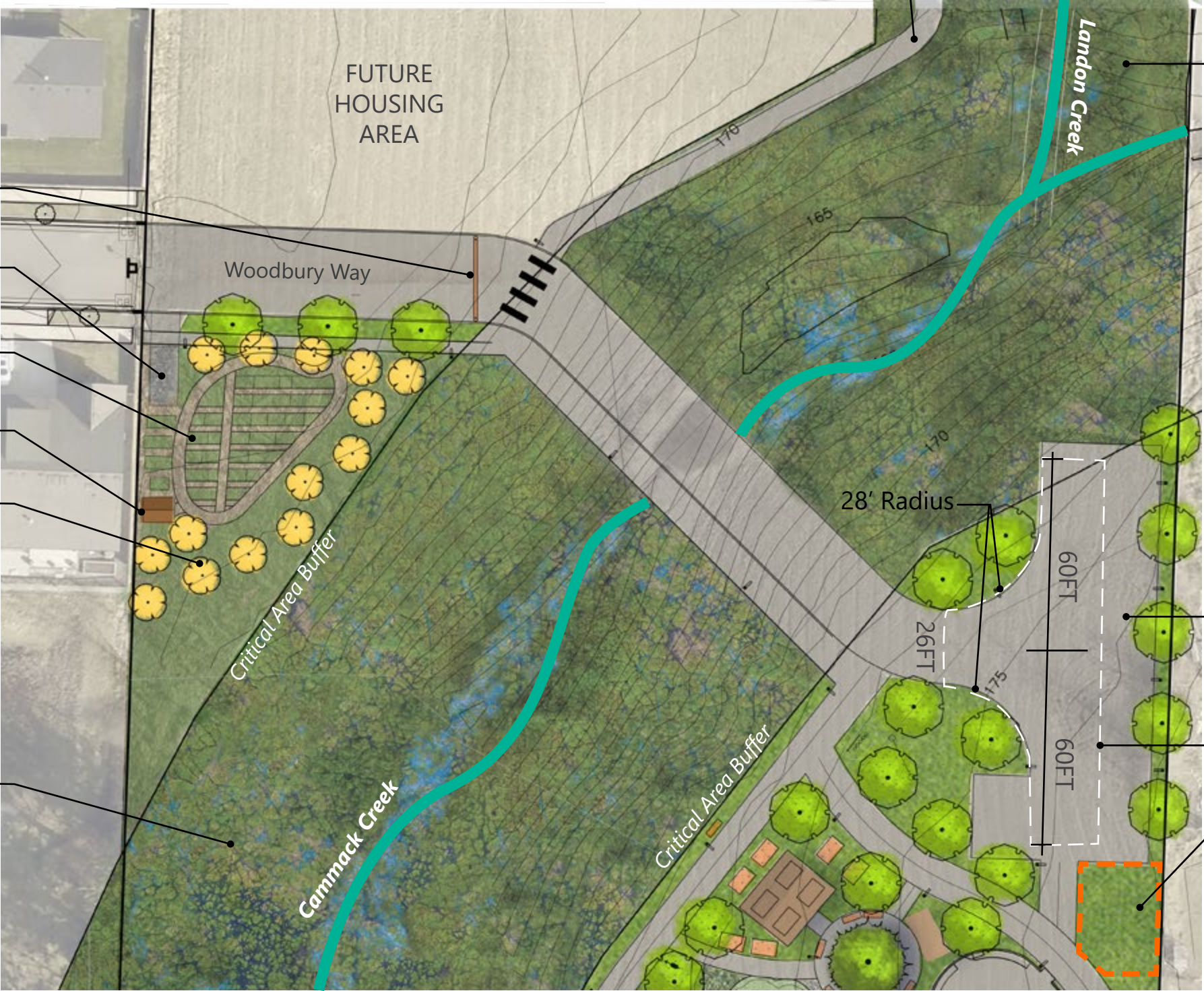
Trail Connection
from E Bakerview Rd

Landon Creek
Daylighting &
Restoration

Parking (18
stalls)

Firetruck
hammerhead

Material
staging
area +/-
1,000sf



WOODBURY WAY ENTRANCE

Upon first entering the park, a community garden and orchard provide a warm greeting. The gardens are a natural transition between the adjacent neighborhood and are within easy access for the future housing site.

Educational signage can include education for gardeners and park visitors alike. Other amenities include pathways, tool and material storage and a short-term loading area parking spot to bring in materials and supplies.

Restoration efforts in Cammack Creek will also be a key component of this area of the park.



Community Garden



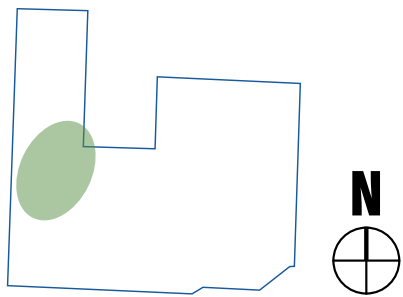
Native Garden | Orchard



Community garden at Woodbury Way entrance

CENTRAL ZONE

Key Plan



Legend

- 1 Cammack Creek Restoration
- 2 Picnic Shelter
- 3 Central Feature
- 4 Restrooms
- 5 Skate Dot
- 6 Climbing Area
- 7 2-5yo Playground (fenced)
- 8 5-12yo Playground (fenced)
- 9 Adult Exercise Area
- 10 Zipline
- 11 Multiuse Sport court (94x50)
- 12 Open Field
- 13 Dispersed Exercise Dot
- 14 Hammock Posts
- 15 Nature Trail
- 16 Bench
- 17 Picnic Bench
- 18 Wetland Restoration



CENTRAL ZONE

The central zone is the active heart of the park. It is where you meet your friend at the specimen tree before biking out to the forest, or keep an eye on your kids in the playground while walking the many paths that loop through this zone. Shoot a few hoops before eating snacks in the picnic area, or see if you can make it to the top of the climbing area. Side-by-side activities offer ample opportunity to meet and connect with your community, and provides the flexibility for the whole family to participate in an activity they enjoy. Key features of this active zone are:

Gathering Area

The central hub of the park is the central gathering area. A specimen tree, or art piece draws visitors in, where a picnic shelter, restrooms and ample seating can be enjoyed. Trails and meandering paths circulate out through this zone.

Playground

Separate accessible play areas for younger and older kids include features that allow interaction with parents, exploration, challenge and imagination. Preferences and ideas shared by kids during the design process are also included.

Active Play

Packed altogether, this recreational playground offers a small all-wheels skating area, climbing wall with a range of skill levels, zip line, an open lawn play field, and a sport court designed for basketball, soccer, futsal and more. Dispersed adult exercise equipment also help round out or expand exercise needs. Ample seating provide resting space or viewing areas for spectators.



Active recreation opportunities are concentrated in the heart of the park, or the Central Zone



Gathering Area

The central hub of the park is the gathering area. A central placemaking feature is flanked by a picnic shelter, restrooms and ample seating. Trails and meandering paths circulate out through this zone.



Picnic Shelter



Restrooms



Central Feature Seating



Accessible Picnic Tables

Playground

Play features challenge kids to play, explore and learn. They are inviting, allow caretakers to participate and support universal design. Nature themed features encourage connection with nature.



Multi-age interactive play



Nature themed universal play



Natural and movable materials



Adult exercise area





Active Play

Packed altogether, this recreational playground offers a diverse menu:

Climbing where variable courses and levels of challenge invite all experience levels to try a route

Multisport Court with uniform surface is sized for college level basketball, but with additional hoops could support two short court games at a time. Futsol or soccer nets could be similarly arranged to allow for one full court game or two short-court games. Low walls will help enclose the space and provide better ball containment and practice surfaces.

Dispersed Fitness - distributed throughout this zone to help round out workout routines and target specific muscle groups

Open Field - the lawn area is sized for smaller soccer games (U8), other field sport pick-up games or interval training. Picnics and other passive recreation could also be enjoyed.

Skate Dot - Small area for skating and all wheels with built in features to practice tricks

Zipline - this element should reflect the natural aesthetic of the park landscape and provide an accessible thrilling experience for park visitors.

Hammock Posts - Hanging hammocks in parks is a growing and popular pastime. While the trees are maturing in this young park, designated posts can encourage this activity and protect delicate vegetation

Active Play



Climbing Area



All Wheels Skate Dot



Multisport Court



Zipline



Dispersed Fitness



Hammock/Slack-line Posts



Open Field



Seating



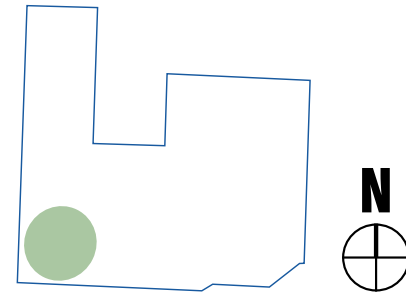
Flexible field space allow a variety of recreation both active and passive.

SOUTH ZONE

On the south end of the meadow the nature trail leads to a large restored wetland meadow and wildlife overlook that invites visitors to stop and observe the natural scenery and any wildlife that might be in view or study the interpretive signs. Clear days may afford views to Mt Baker and the nearby foothills.

Further down the trail will be an off leash dog park. This fenced in area will provide a safe area for dogs to run, meet their friends and play.

Key Plan



Nature Viewing Overlook



Small Nature Viewing Features

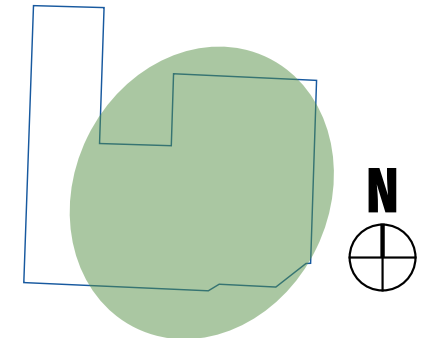


Fenced Dog Park

EAST ZONE

Moving away from the meadow area and into the woods, the east side of the park is predominantly forested. Trails will be the primary recreational amenity with wayfinding, benches and dispersed fitness features providing supporting amenities. To help activate this zone and limit undesirable activity nature trails, disc golf, and a forest picnic area will invite visitors to adventure into the woods.

Key Plan



Disc Golf



Forest Picnic Area



Dispersed Fitness in the Forest



Accessible Trails

TRAILS

Throughout the public engagement process trails were strongly advocated for by the community participants and align with the City’s planning documents and goals outlined in the PROS Plan and Greenways Strategic Plan.

The presence of the historic Nooksack/Telegraph Trail on site is an exciting opportunity to celebrate this important cultural history.

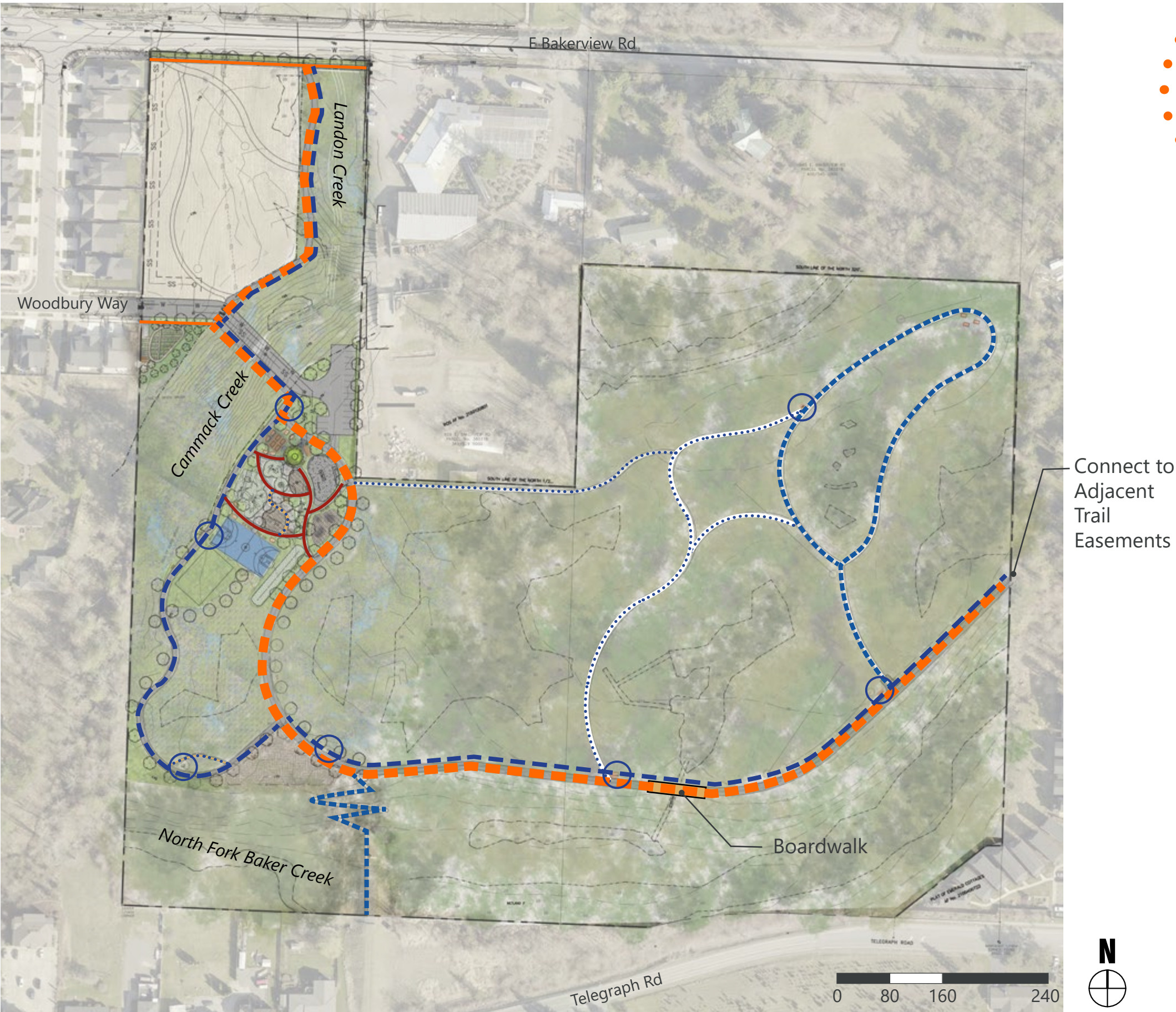
Trails are a primary feature in the future park and will offer a variety of experiences for visitors including nature trails, active mobility trails, small meandering pathways like a strider/ trike route in the playground, or single-track paths into the woods. There are trails for everyone.

Legend

- SIDEWALK
- PRIMARY TRAIL
- NATURE PRIMARY TRAIL
- SECONDARY TRAIL - ACTIVE
- SECONDARY TRAIL - FOREST TRAIL
- TERTIARY TRAIL - FOREST
- BOARDWALK
- DISPERSED ADULT EXERCISE



Historic Telegraph/Nooksack Trail/Road



TRAIL TYPES



1A PRIMARY TRAIL - PROGRAM SPACES

Multimodal trail, 10ft-12ft wide. Comfortable for bikers and walkers alike, they serve to connect the many active program areas and minimize circulation conflict. Durable surfacing materials like asphalt or concrete support high use while minimizing maintenance.



1B PRIMARY TRAIL - NATURAL AREAS

Multimodal trail, 8ft wide path with 1ft shoulders. Over time, natural debris such as pine needles and leaves, may build up a soft layer to soften the stone surface. These paths safely connect major points between and through the park.

TRAIL TYPES



2 SECONDARY TRAIL

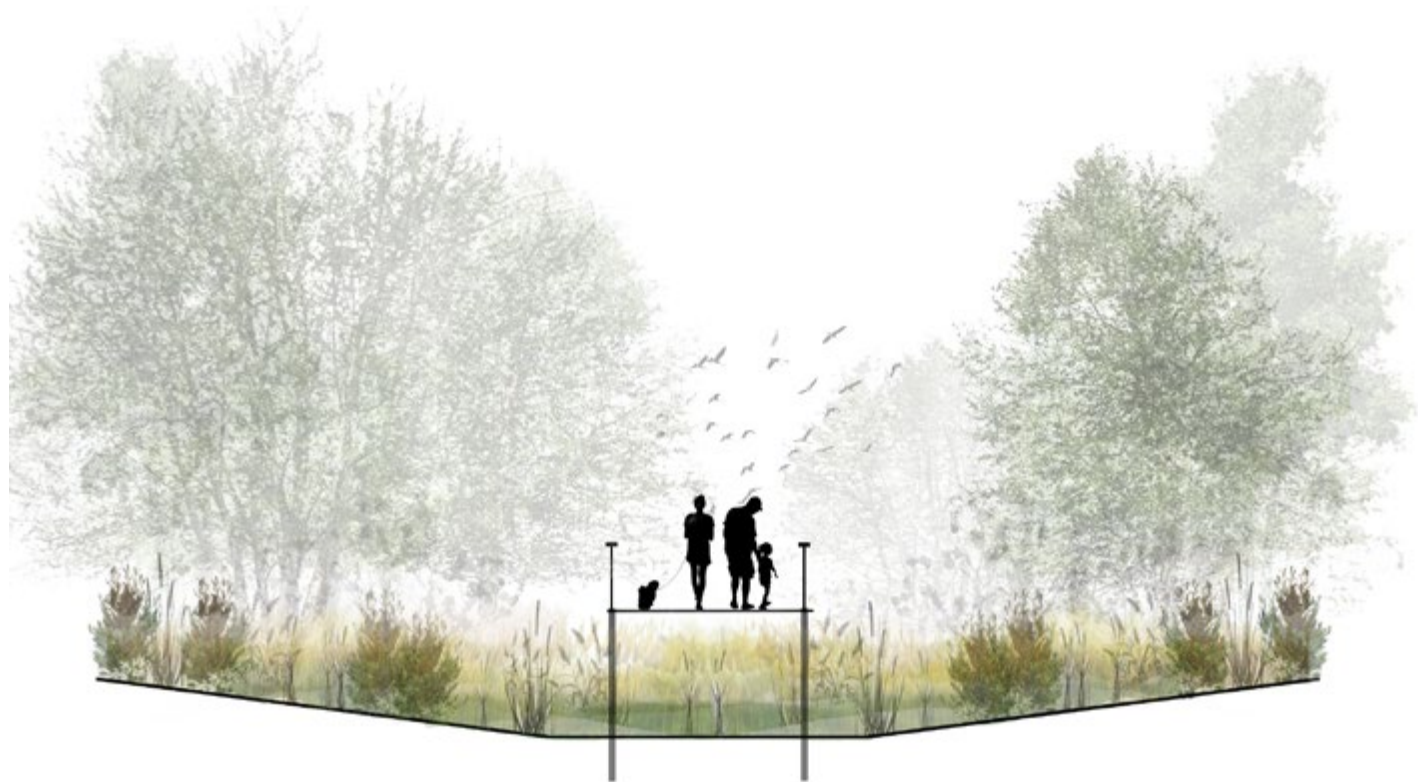
4ft wide path with 1ft shoulders on each side. Surfacing material comprised of crushed limestone. Typically softer trails through natural areas with less traffic than the primary trails.



3 TERTIARY TRAIL

Single track trails with soft material surfacing like mulch and duff. Smaller trails within the natural areas for closer connections to nature and ample opportunities to explore the forest edge.

TRAIL TYPES



4 BOARDWALK TRAIL

Elevated pathway through sensitive areas allowing access while minimizing impacts. Provide rich opportunities to explore and learn about these dynamic habitats.

TRAIL FEATURES



Accessible Trail for All Mobilities



Multisensory Trail Experiences



Educational Signage



Trail Wayfinding



Dispersed Fitness



Disc Golf

CONNECT WITH NATURE & RESTORATION

Some of the greatest assets of this site are the large swaths of intact natural features including creeks, wetlands and forest all in one park. While many areas need restoration work to remove invasive species, reestablish habitat, and remove impacts of historic land use practices like culverts, over time these spaces will be restored allowing the natural ecosystems to thrive.

Visitors will be able to enjoy the abundant natural features via nature trails, wildlife viewing areas, and benches/picnic areas dispersed throughout the park.

Community stewardship programs could be applied to foster connections to nature, extend resources and create educational opportunities.



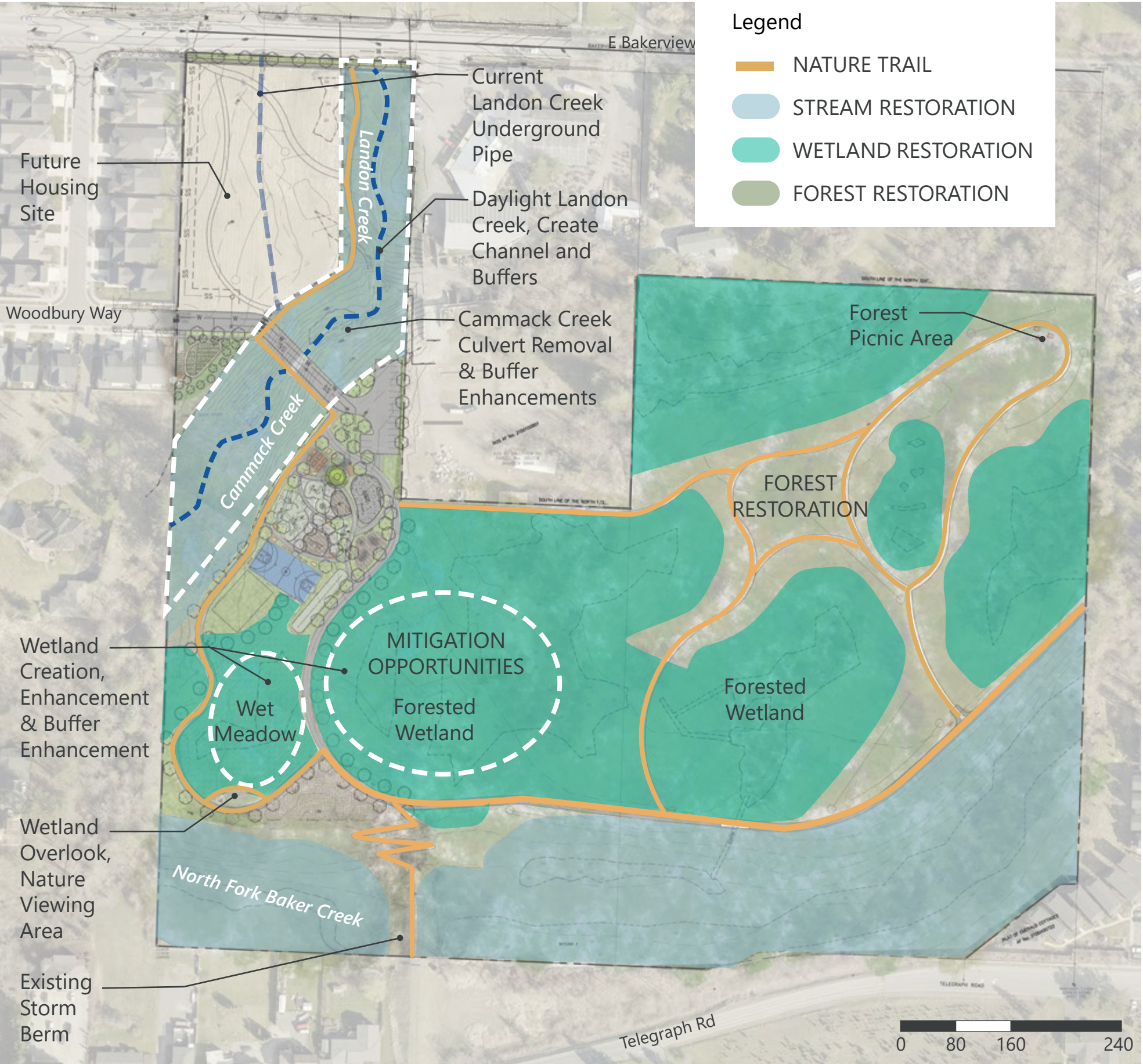
Nature Trail



Nature Education



Community Stewardship & Restoration



PLANTING GOALS

The diversity of habitats in this park offers an incredible opportunity to share these dynamic spaces and ecosystems with park visitors. Plants are one of the most visual and sensorial aspects of these different ecosystems and significantly shape visitor experience. Throughout the seasons, visitors will experience a wide variety of foliage, flowers, scent, texture, fruit/seed, not to mention the wildlife species that thrive in each habitat.

The plant communities that give structure to these spaces and experiences will need a careful stewardship to restore and catalyze their (re)establishment. It is important to note that this document does not entail the complete process necessary for habitat restoration as that work is already outlined in documents such as the City's Habitat Restoration Technical Assessment amongst many other resources. It is the goal of this document to discuss the different plant community goals that shape the character and aesthetics of the park spaces to maximize visitor experience.

To guide these efforts the different plant community types can be broken out into major focus areas with specific stewardship goals outlined for these spaces. For instance, wetlands and fish bearing streams, upland forest, meadow and open lawn are very different habitat types with distinct plant communities that require different horticultural protocols.

There are three primary focus areas: Priority Habitats and Invasive Species Removal, Restoration, and Cultivation & Aesthetics.



Priority Habitats

- Protect intact native habitat such as mature forest, meadow, stream and wetlands
- Promote the diversity of habitat types & wildlife
- Provide opportunities for education & passive enjoyment for visitors
- Monitor and adjust protected areas as needed to reflect wildlife needs

Priority Habitats

Areas with mature vegetation, or that demonstrate high ecological function should be prioritized for protection with ongoing maintenance tasks charged with ensuring these areas remain intact and undisturbed. Priority habitats identified so far include wetlands, riparian corridors and buffers, meadows, forests, and the edge habitat between them.

Stewardship goals will focus on protecting and enhancing the diversity of plant communities in these priority habitats, and the wildlife species that depend on them with emphasis on native, adaptive and climate resilient species with consideration for nesting, roosting, and foraging opportunities for wildlife species.

Public access will be directed in ways that avoid or minimize impacts while providing educational opportunities for park visitors to experience these priority habitats. Access may be adjusted seasonally to protect sensitive species, wildlife life cycles, migration or ecological processes.

Restoration & Invasive Species Removal

Large swaths of invasive species, Himalayan blackberry, orchard grass, English ivy to name a few, are established throughout the park. Measures to eradicate invasive species will stop their spread and allow the re-establishment of native, adaptive and climate resilient species that in time will regenerate into high priority habitats. Partnering with the community to host volunteer events can establish an invested stewardship program in support of the City's maintenance team or other work crews.



Restoration & Invasive Species Removal

- Targets removal of invasive species and reestablishment of native and climate adapted species
- Identifies critical areas for restoration of ecologically sensitive areas
- Includes mitigation steps necessary for impacts to wetlands and their buffers
- Must meet local, state and federal requirements

For restoration in the critical areas there are local, state and federal regulatory obligations that will require specific permitted restoration measures. Great care has been taken to avoid impacts to these critical areas, but some of the park improvements will result in impacts. Mitigation for these impacts will be determined as the park develops and undergoes permit review, but it is anticipated that they can be completed on site to restore and enhance existing critical wetland, streams and buffer areas.

Cultivation & Aesthetics

Equally valuable to visitor experience, ecological health and for addressing food insecurity are opportunities for the cultivation of food, fiber, medicine and culturally significant plants. The community garden and orchard offer a concentrated location for these activities for participants of the City’s community garden program. Placement of these plants should minimize maintenance requirements, for instance keeping messier, fruit trees away from formal areas or paths. Educational opportunities such as signage, or volunteer events can help showcase the abundant options available and even help select the species for cultivation.

Areas that receive higher visitor use such as around the active central zone, or along trails require more careful selection of plants. These areas need to be hardier, create safe, welcoming and inclusive experiences through Crime Prevention Through Environmental Design (CPTED) considerations and minimize maintenance demands.

Plant selection and design needs to carefully consider aesthetics as the visual character of the landscape helps create an intentional and beautiful park experience, reinforces a strong sense of place, and supports how visitors perceive and value the space.



Cultivation & Aesthetics

- Creates areas for cultivation of plants for food, fiber or cultural value such as a community garden, orchard or ethnobotanical plantings
- Plant selection and design places a higher value on aesthetics and safety when located close to high use public spaces

Plant Selection Qualities

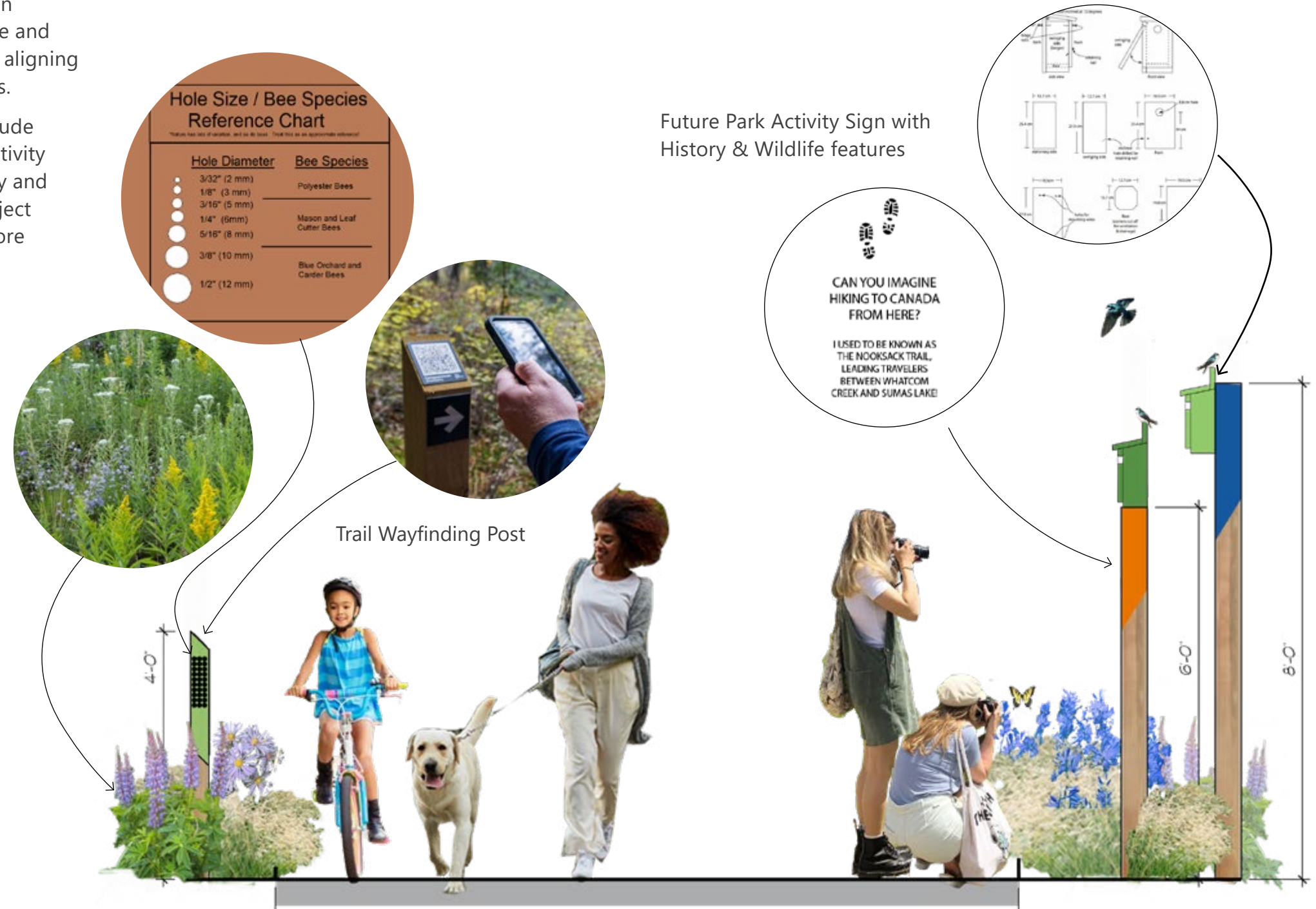
Further refinement of plant selection requires establishing the desired qualities that promote the goals of the plant community types, ecological restoration, and other City goals such as climate resiliency and safety. Some of these qualities are listed below (in no order).

- | | |
|-----------------------|------------------|
| Low Maintenance | Visual Appeal |
| Climate Adapted | Complexity |
| Drought Tolerant | Layered Canopies |
| Support Wildlife | Soil |
| Support Pollinators | Hardiness |
| Shade | Foliage Type |
| Species Diversity | Solar Exposure |
| Safety Considerations | Texture |
| Cultural Value | Form & Habit |
| Seasonal Interest | Resilience |
| Non-Toxic | Proportion |
| Screening | Ethnobotanical |
| Habitat Value | Sense-of-Place |

WAYFINDING

Visitors will need signage to help guide them through the park and to their desired destination safely and confidently. Signage should identify key access points, destinations, and decision nodes through a coordinated hierarchy of markers, directional signs, and information panels. Signage should be legible, durable and reflect the character of the site while also aligning to the City’s parks and trail sign standards.

The proposed signs for this new park include Trail Wayfinding Posts and Future Park Activity signs that while intended to be temporary and used during the initial phasing of the project they could be repurposed and used in more permanent applications.



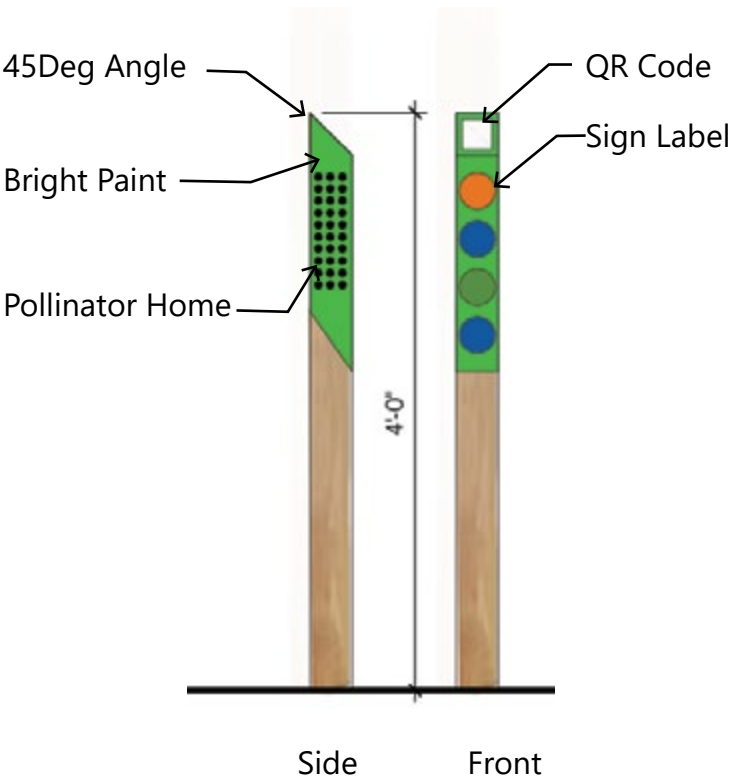
TRAIL WAYFINDING - Trail Types

Clearly defining the trail type can help visitors safely and efficiently navigate through the park and identify which trails are appropriate for specific activities.

High contrast colors, large block print lettering, and braille will help the sign stand out against variable backgrounds and support visually impaired visitors.

Numbers and colors align to the trail type indicating if the trail is a primary, secondary or tertiary trail, whether it is multimodal or pedestrian only, or if it's a nature trail. Distances will also provide meaningful information to help visitors plan their routes and destinations.

Providing pollinator habitat on the sign post is a secondary benefit that supports biodiversity.



TRAIL TYPES - SIMPLE

			
Multimodal Primary Trail	Secondary Nature Trail	Tertiary Nature Trail	Multimodal Boardwalk

MULTIMODAL TRAIL WITH MILEAGE

			
Primary Trail		Secondary Trail	Tertiary Trail

NATURE TRAIL WITH MILEAGE

			
Primary Trail		Secondary Trail	Tertiary Trail

TRAIL WAYFINDING - Activities, Direction & Special Designations

Trail Wayfinding signs identify direction, accessibility and activities.

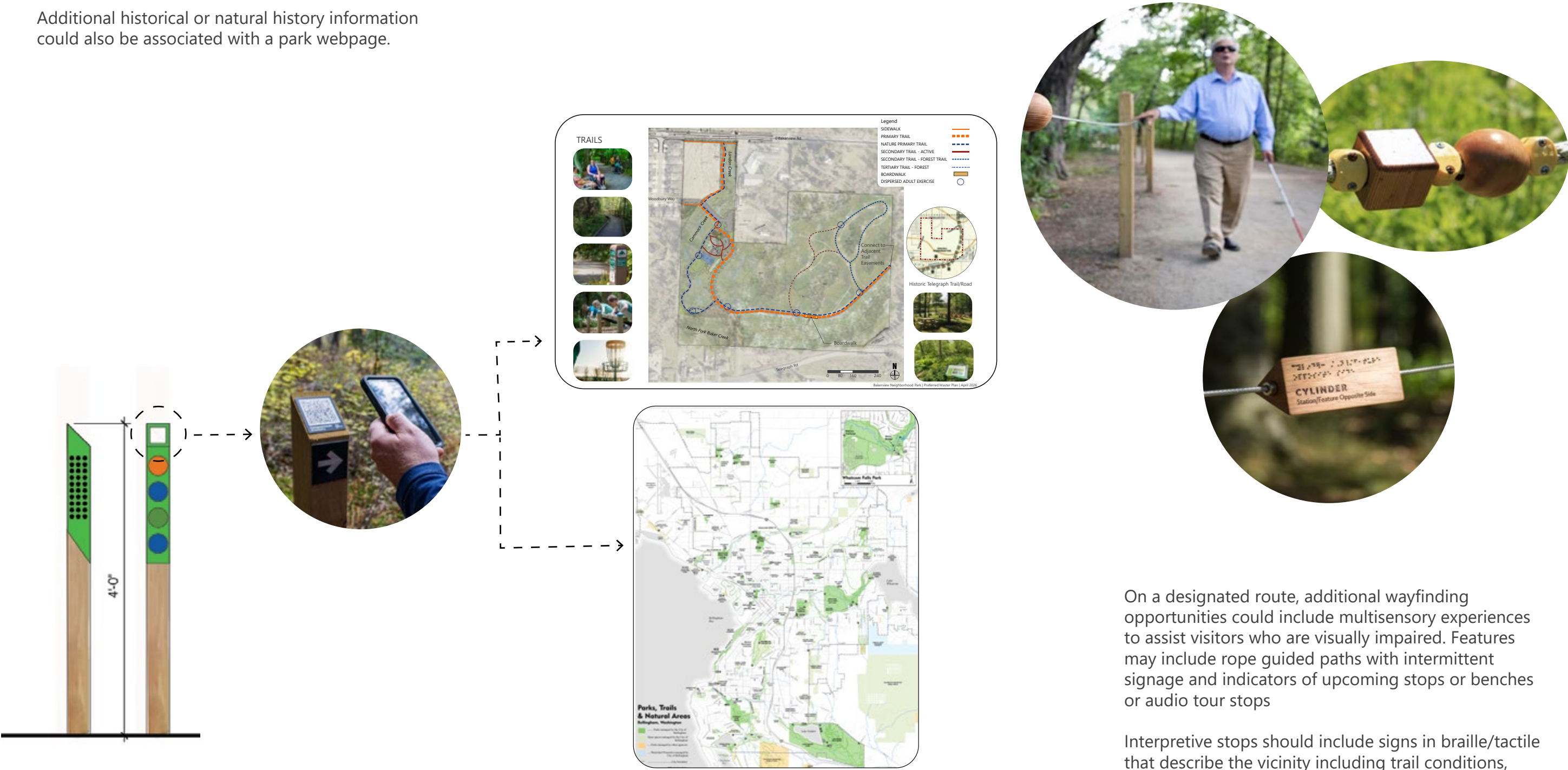
High contrast colors, large block print lettering, and either braille or raised images will help the sign stand out against variable backgrounds at a distance, and support visually impaired visitors.



TRAIL WAYFINDING - QR Code

QR code links to the parks trail system and adjacent connections, as well as the city's parks, trails and natural areas map.

Additional historical or natural history information could also be associated with a park webpage.



On a designated route, additional wayfinding opportunities could include multisensory experiences to assist visitors who are visually impaired. Features may include rope guided paths with intermittent signage and indicators of upcoming stops or benches or audio tour stops

Interpretive stops should include signs in braille/tactile that describe the vicinity including trail conditions, materials as well as any noteworthy site features.

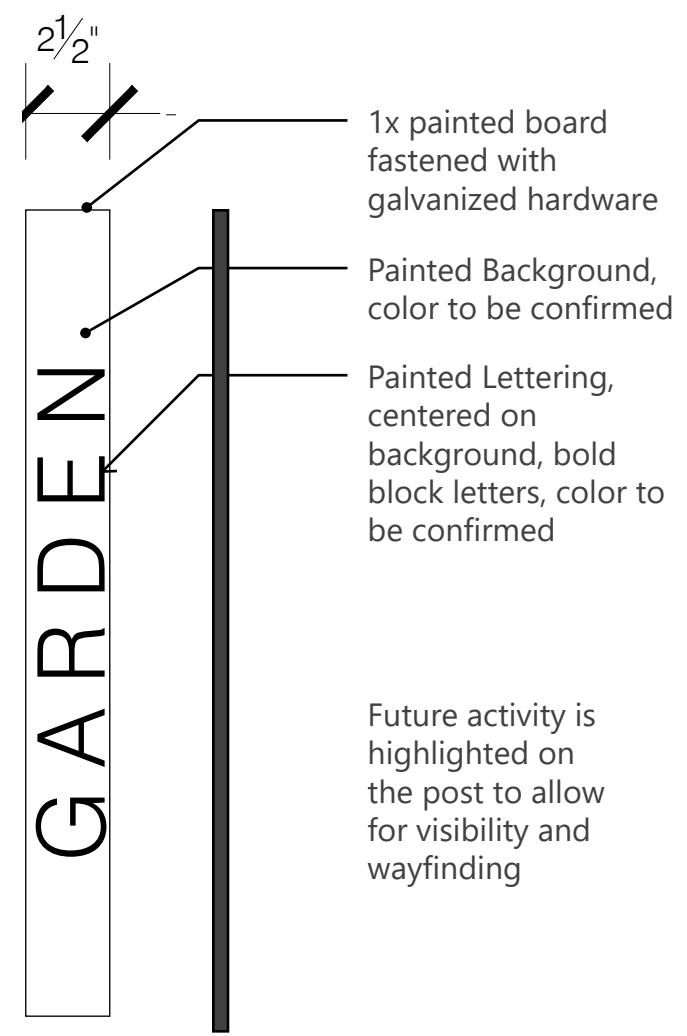
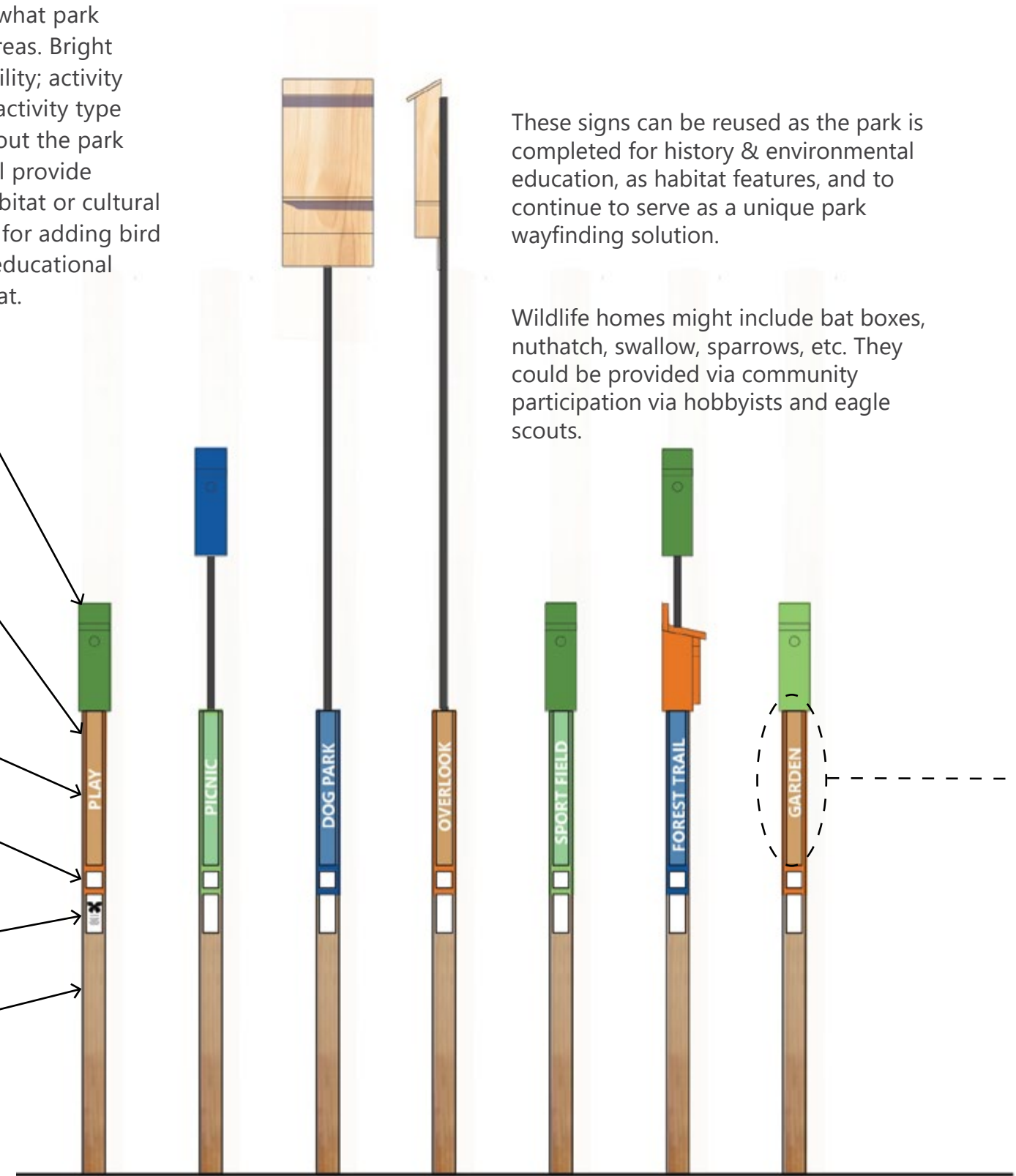
FUTURE PARK ACTIVITY WITH WILDLIFE & HISTORY POSTS

Before the park is completely installed these signs will serve as guideposts for what park activity is planned for particular areas. Bright colors offer high contrast for visibility; activity labels and QR codes indicate the activity type and provide more information about the park planning efforts. Special labels will provide information about key species, habitat or cultural history. Additional considerations for adding bird houses or bat boxes will provide educational opportunities plus potential habitat.

These signs can be reused as the park is completed for history & environmental education, as habitat features, and to continue to serve as a unique park wayfinding solution.

Wildlife homes might include bat boxes, nuthatch, swallow, sparrows, etc. They could be provided via community participation via hobbyists and eagle scouts.

- Wildlife home, orientation and elevation as needed for the specific species
- Bright colors to call attention to sign, improves visibility across park
- Label for future park activity
- QR Code - links to rendered views of future activity
- Special history & species label
- 4x4 6FT HT cedar post, direct embed into ground 2'-0"



Future activity is highlighted on the post to allow for visibility and wayfinding

FUTURE PARK ACTIVITY WITH WILDLIFE & HISTORY POSTS - SPECIAL LABELS

QR code link visitors to the planned future park activity via renderings and project background. Special labels provide educational opportunities for visitors about history or the environment.





CRIME PROTECTION THROUGH ENVIRONMENTAL DESIGN (CPTED)

This master plan incorporates Crime Prevention Through Environmental Design (CPTED) principles to promote a safe, welcoming, and inclusive environment for all users. CPTED strategies are integrated throughout the site design to enhance visibility, reinforce appropriate use, and foster a strong sense of community ownership.

Natural Surveillance - prioritizes clear sight lines across the park to maximize visibility and reduce opportunities for concealment. Key elements include:

- Strategic placement of pathways, activity areas, and seating to ensure users can be easily seen from multiple vantage points
- Maintaining open views into and throughout the park from adjacent streets and neighboring properties
- Limiting dense vegetation near pathways and gathering areas, while maintaining ecological function. In wooded areas, selective pruning and understory management will maintain visibility beneath tree canopies while preserving native habitat and healthy forests. Along wetlands and creeks, vegetation will be arranged to preserve key site corridors along primary trails and overlooks, while maintaining required buffers and habitat functions. Edge conditions between open areas and forest for wetland zones will be designated to avoid abrupt visual barriers, using layered planting that allows filtered visibility rather than solid screening
- Incorporating appropriate lighting along primary circulation routes and key activity zones to support visibility during evening hours

Access Control - Park circulation is designed to clearly guide users through appropriate entries and along designated routes, reducing undefined or hidden access areas:

- Clearly defined entrances that are visible and welcoming
- Pathway systems that connect key destinations while discouraging creation of informal or hidden trails or the formation of desire paths
- Low-impact barriers (e.g., logs, boulders and native planting) will be used to subtly guide movement without introducing hard edges
- Use of landscape elements, topography, and low barriers to direct movement without creating a fortress-like environment

- Post signs with rules, and park hours at park entrances to establish appropriate use and expectations
- Utilize a park gate to keep vehicles from staying past park hours

Territorial Reinforcement - establish a strong sense of ownership and care by clearly defining the park as a valued community space.

- Use of signage, site furnishings, and landscape design to communicate intended uses and expectations
- Interpretive signage and trailhead elements at entrances will reinforce stewardship expectations and communicate transition to more sensitive environments
- Distinct transitions between public, semi-public, and service areas including gradual transitions between developed park areas and natural resource areas will clearly signal appropriate uses

Maintenance and Management - Long-term safety is supported through durable design and planned maintenance strategies.

- Selection of materials and plantings that are resilient, low-maintenance, and appropriate for the local climate
- Vegetation management in natural areas will follow CPTED-informed best practices for “natural area maintenance,” balancing habitat complexity with visibility by managing understory density and pruning lower limbs where appropriate
- Designing to avoid overgrowth that could obscure views or create hiding places. Special attention will be given to edge conditions along trails adjacent to wetlands and creeks where seasonal growth can rapidly reduce visibility if not actively managed.
- Providing access for maintenance and operations to ensure the park can be consistently cared for

CRIME PROTECTION THROUGH ENVIRONMENTAL DESIGN (CPTED)

Activity Support and Activation - The master plan encourages consistent, positive use of the park by a diverse range of users, which inherently improves safety.

- Locating active and passive recreation elements to promote regular use throughout the day. Overlooks, boardwalks, and nature-oriented amenities (e.g., wildlife viewing areas) will be strategically located along wetland and creek corridors to increase legitimate use and passive surveillance in these areas.
- Providing amenities that attract a wide demographic, including families, youth, and seniors
- Trail loops and activities through wooded areas will be designed to maintain visibility and connectivity, reducing isolated segments while enhancing recreational value.
- Encouraging adjacency and visibility between different activity zones to increase informal supervision

Lighting Strategy - Lighting is incorporated to enhance safety while respecting neighborhood context and environmental considerations.

- Illumination of primary pathways, parking entrances, and gathering areas
- Avoidance of glare and light spill into adjacent residential areas and sensitive habitats.
- Consistent with Bellingham Municipal Code requirements for shoreline and environmentally sensitive areas, lighting will be minimized near wetlands and creeks to protect ecological function, particularly for fish and wildlife. Where lighting is necessary, it will use shielded fixtures, low illumination levels, and carefully controlled photometrics to balance safety with habitat protection

Park Stewards - Select local volunteers through the city's park steward program to provide extra care and support

- Walk the trails every day and report illicit activity
- Manage vegetation consistent with these CPTED principals
- Report graffiti, dumping, or any damage

This master plan integrates CPTED principles with the City of Bellingham's emphasis on environmental stewardship, connectivity, and community safety by carefully balancing visibility, access, and habitat protection. By tailoring CPTED strategies to wetlands, creeks, and forested environments, the design supports both safety and ecological function—creating a park that is actively used, visually accessible, and environmentally resilient.



SUSTAINABILITY

The master plan directly supports the City’s sustainability and climate goals as outlined in the Climate Action Plan. The following framework reflects a commitment to responsible resource management, enhancement of ecological function, reduction of green house gas emissions and supporting a healthy, equitable and resilient community. The strategies are intended to support durable, adaptable solutions that respond to the site-specific conditions while advancing broader, long-term objectives to achieve climate resilience. They are design guidelines to support the Parks planning and operations team.

Low-Carbon and Resource-Efficient Materials

The design emphasizes the use of materials that are carbon smart and support circular material use.

- Prioritization of crushed aggregate surfaces for secondary trails and low-impact circulation routes, which reduce material processing and better integrate with the natural landscape
- Use of recycled aggregate materials, diverting construction waste from landfills and reducing demand for new raw materials
- Prioritize bio-based materials to promote renewable resources and carbon drawdown
- Low-carbon concrete mixes for hardscape applications such as foundations, curbs and roadways, and primary trails. These reduce greenhouse gas emissions associated with conventional cement production. Consider helical piles instead of concrete foundations.
- Use of warm mix asphalt (WMA) for paved surfaces, which is produced at lower temperatures and reduces energy consumption and emissions compared to conventional asphalt
- Source materials locally to reflect local context, support local economy, and reduce impacts from transportation

Recycled Content and Circular Design

Reuse of materials to minimize waste and reduce the project’s overall environmental footprint.

- Integration of reclaimed asphalt pavement and recycled concrete where feasible to reduce reliance on virgin materials
- Selection of construction materials and furnishings with high recycled

content and ease of disassembly to repurpose at end of life creating a circular resource cycle

- Utilize Life Cycle Analysis and Environmental Product Declarations (EPDs) when selecting materials and products or consider for the whole project
- Designing park elements for durability and adaptability to extend service life and minimize replacement needs

Soil Health and Carbon Sequestration

Landscape strategies focus on improving soil performance while contributing to climate goals.

- Enhance on site wetlands and the forest ecosystems to support carbon sequestration and storage, retain existing native or adaptive vegetation where feasible
- Use of biochar as a soil amendment to improve soil structure, enhance nutrient retention, and increase water-holding capacity. Biochar incorporation supports long-term carbon sequestration by storing carbon in soils and contributing to lower overall greenhouse gas emissions.

Low-Maintenance and Climate-Responsive Planting

The planting approach should be designed to reduce long-term maintenance, water use, and inputs while supporting ecological function.

- Restoration and protection of established native or adaptive species
- Use of Pacific Northwest native and climate-adapted plant species that are well-suited to local rainfall patterns and soil conditions. These species require less irrigation, fertilization and pest management once established, reducing maintenance inputs and operational costs
- Grouping of plant communities into hydrozones to optimize irrigation efficiency and support plant health
- Reduction of conventional turf areas in favor of native groundcovers, meadow plantings, and naturalized landscapes
- Use of mulch and soil-building strategies to reduce weed growth, retain soil moisture, and improve long-term soil performance

SUSTAINABILITY

Low-Maintenance Surface and Infrastructure Design

The master plan reduces long-term operational impacts through material and layout choices.

- Selection of durable, low-maintenance materials that reduce lifecycle maintenance and replacement needs
- Use of permeable and semi-permeable surfaces where appropriate to support natural drainage and reduce runoff
- Minimization of hardscape areas in sensitive natural zones to reduce disturbance and improve site resilience

Integrated Water and Ecological Performance

Sustainability strategies are coordinated with the park’s natural systems to improve overall performance.

- Use of naturalized stormwater management approaches, including vegetated swales and infiltration areas
- Soil amendments such as biochar support stormwater filtration and pollutant reduction while improving plant health
- Design that works with existing hydrology and topography to minimize grading and disturbance

Resources

- Carbon Smart Materials Palette <https://www.materialspalette.org/palette/>
- Carbon Conscience <https://www.carbonconscience.sasaki.com/>
- Climate Positive Design <https://climatepositivedesign.org/education/design-toolkit/>
- Green Futures Lab Materials Matter Designing the Climate Responsible City <https://greenfutures.be.uw.edu/2025/07/14/materials-matter/>
- USGBC Building Product Disclosure and Optimization - Environmental Product Declarations <https://www.usgbc.org/credits/new-construction-core-and-shell-schools-new-construction-retail-new-construction-data-43>

PRIORITY STRATEGIES



PHASING

PHASE 0 - MAINTENANCE & PUBLIC ACCESS

This early phase primarily focuses on creating trails and encouraging the community to visit and activate the park.

Visitors arrive to the park through the existing pedestrian access via Woodbury Way and E Bakerview Road. Wide mown trails will be cut into the meadow in the location of the future, permanent trails. In the forest, brush clearing, tree limbing and invasive species removal will open these trail corridors with an overlay of wood chips to protect the forest floor.

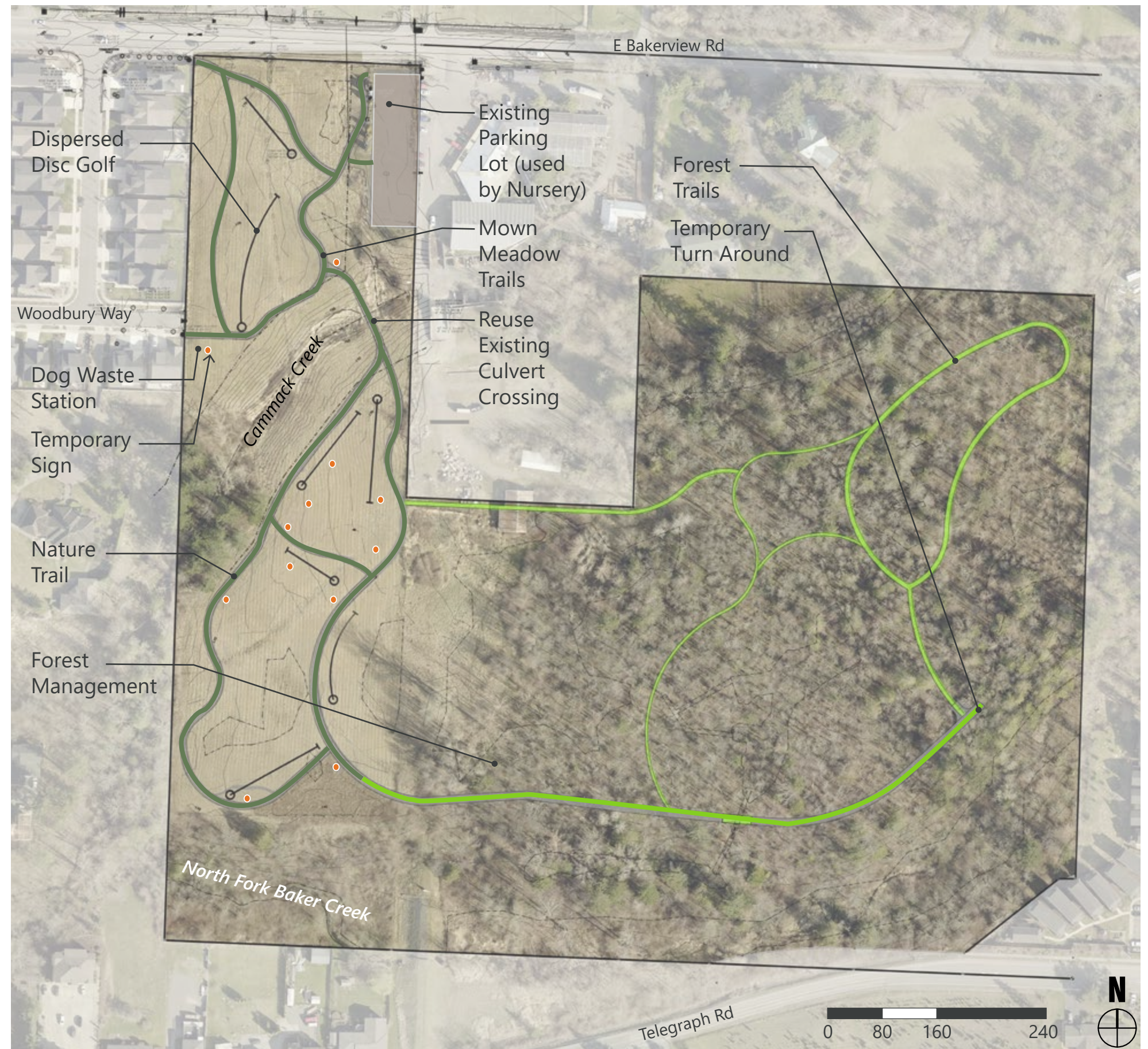
Disc golf targets will be distributed throughout the open areas to encourage positive activation throughout.

Temporary wayfinding will allow ease of navigation, provide visuals for future park activities and educational information with a touch of whimsy.

This scope assumes most work is completed by the parks maintenance and operations department with potential for volunteer stewardship events.



Photo Credit: Peter Gill





PHASE 1 - RESTORATION & INFRASTRUCTURE

The next major step will bridge across Cammack Creek to create a permanent entry for visitors and parking. Woodbury Way will extend into the park terminating at a small parking lot that includes a firetruck hammerhead.

Permanent trails meeting Parks standards will replace the mown trails in the meadow and the multimodal path through the forest. Mown trails in the north parcel will be maintained to continue to support this entry point.

The central gathering area will start to take shape with the picnic shelter, restrooms, and central gathering area and signature tree. Utilities to support these features will be extended along with the Cammack Creek crossing.

Additional activities include the community garden along Woodbury Way, a fenced off-leash dog park at the south end of the park, and ongoing disc golf targets throughout the park as well as benches, picnic tables and hammock/slack-line posts.

Restoration work for Cammack Creek and meadow wetlands will start to restore vegetation and reestablish wildlife habitat.

PHASE 2 PLUS - PARK AMENITIES & RESTORATION

In these future phases additional park activities will be added as feasible. A playground, zipline, multisport court, climbing area, adult exercise area and dispersed exercise equipment, playfield and skate dot along with permanent wayfinding signage, lighting, planting and other amenities. Additional connections to the City’s trail network will also be explored.

E Bakerview Road street frontage improvements will help add a sidewalk along the north end creating safer pedestrian access along with updating the roadway to meet City street standards. At that time, Landon Creek will daylight in the park with a new fish passable culvert under E Bakerview Road.

Restoration and mitigation work will continue in the creeks, wetlands and forests helping create a natural wonderland.



Future trail connections through adjacent trail easements



COST ESTIMATES

PHASE 0 PROGRAM COSTS

Site Preparation	\$15,000-\$25,000
General Site Features	\$35,000-\$50,000

PHASE I PROGRAM COSTS

Woodbury Way Street Extension	\$400,000-\$600,000
Cammack Creek Crossing	\$1,100,000-\$2,500,000
Utilities	\$350,000-\$550,000
Permanent Trails	\$250,000-\$350,000
Community Garden	\$30,000-\$50,000
Picnic Shelter & Restroom	\$175,000-\$300,000
Central Plaza	\$15,000- \$25,000
Off-leash Dog Area	\$35,000-\$50,000
Dispersed Exercise	\$35,000- \$75,000
Planting & Irrigation	\$40,000-\$100,000
General Site Amenities	\$30,000-\$75,000
1 Ac Wetland Restoration	\$400,000-\$800,000
Cammack Creek Mitigation	\$200,000-\$400,000

PHASE II & BEYOND PROGRAM COSTS

Bakerview Road Street Improvements	\$350,000-\$500,000
Landon Creek Culvert Replacement & Stream Daylighting	\$1,500,000-\$2,700,000
Utilities	\$150,000-\$200,000
Playground	\$250,000-\$750,000
Zipline	\$75,000-\$100,000
Multisport Court	\$250,000-\$350,000
Bouldering Area	\$75,000-\$90,000
Skate Area	\$250,000-\$500,000
Adult Exercise Area	\$60,000-\$80,000
Open Field	\$65,000-\$95,000
Planting & Irrigation	\$150,000-\$250,000
General Site Features	\$250,000-\$400,000
2 Ac Wetland Restoration	\$800,000-\$1,600,000

The costs shown in these tables are approximate and for planning purposes only. Additional design is needed to determine more accurate values.



SCHEDULE

PARK DEVELOPMENT

**PHASE 0
MAINTENANCE &
PUBLIC ACCESS**



2026

**PHASE I
PARK DEVELOPMENT
RESTORATION &
INFRASTRUCTURE**



**PHASE II
PARK DEVELOPMENT
PARK AMENITIES &
RESTORATION**



**HOUSING
DEVELOPMENT**



5-10 YEARS



APPENDICES

Appendix A -Mitigation Feasibility Memo for Bakerview Neighborhood Park

Appendix B - Public Engagement Survey Response Summaries



